

**VILLAGE OF PEMBERTON
-REGULAR COUNCIL MEETING AGENDA -**

Agenda for the **Regular Meeting** of Council of the Village of Pemberton to be held Tuesday, March 20, 2018, at 9:00 a.m. at the **Council Chambers, 7400 Prospect Street**. This is Meeting No. 1466.

“This meeting is being recorded on audio tape for minute-taking purposes as authorized by the Village of Pemberton Audio recording of Meetings Policy dated September 14, 2010.”

<u>Item of Business</u>	Page No.
1. CALL TO ORDER	
In honour of the Lil'wat7ul, the Village of Pemberton acknowledges that we are meeting within the unceded territory of the Lil'wat Nation.	
2. APPROVAL OF AGENDA	1
Recommendation: THAT the Agenda be approved as presented.	
3. RISE WITH REPORT FROM IN CAMERA (CLOSED)	
4. ADOPTION OF MINUTES	
a) Regular Council Meeting No. 1465 – Tuesday, March 06, 2018	4
Recommendation: THAT the minutes of Regular Council Meeting No. 1465, held Tuesday, March 6, 2018, be adopted as circulated.	
5. BUSINESS ARISING FROM THE PREVIOUS REGULAR COUNCIL MEETING	
6. BUSINESS ARISING FROM THE COMMITTEE OF THE WHOLE	
7. COMMITTEE MINUTES - FOR INFORMATION	
There are no Committee Minutes for presentation.	
8. DELEGATIONS	
There are no Delegation presentations.	
9. REPORTS	
a) Office of the Chief Administrative Officer	
i. Verbal Update – Standing Item	

ii. Nu'kw7ántwaí 2018 Gathering Summary Report 14

Recommendation One:

THAT Council receive the 2018 Nu'kw7ántwaí Regional Gathering report for information.

Recommendation Two:

THAT Council appoint one Councillor and an alternate to the Intergovernmental Relations Committee.

b) Corporate & Legislative Services Department

i. Short Term/Nightly Rentals - Update 18

Recommendation: THAT the report be received for information.

c) Mayor's Report

d) Councillor Reports

10. BYLAWS

There are no Bylaws for reading or adoption.

11. CORRESPONDENCE

a) For Action

- i. Patricia Westerholm, dated March 13, 2018, requesting that Council incorporate a rainbow crosswalk in the downtown enhancement planning process. 34**

Recommendation: THAT Council forward the request to Staff.

- ii. Heather Quamme, Counselor, Pemberton Secondary School, dated March 13, 2018, requesting confirmation of the Village of Pemberton Student Bursary for 2018. 35**

Recommendation: THAT a member of Council be appointed to the Village of Pemberton Student Bursary Committee.

b) For Information

- i. Jack Crompton, Board Chair, SLRD, dated March 7, 2018, informing Council of the adoption of an amendment to the Squamish-Lillooet Regional Growth Strategy Bylaw No. 1062, 2008, Amendment Bylaw No. 1514-2017. 37**

- ii. Cindy Graves, Corporate Officer, Township of Spallumcheen, dated February 22, 2018, thanking the City of Courtenay for their letter of support for the Township of Spallumcheen's resolution recommending a common communications approach to Asset Management Practices. 113**

- iii. **Jan Simpson, dated March 13, 2018, requesting that Council consider the addition of murals to beautify Pemberton.** 114
- iv. **Wendy Booth, President, Union of B.C. Municipalities, inviting the Village of Pemberton to renew its membership with the UBCM.** 115
- v. **Selina Robinson, Minister of Municipal Affairs & Housing, Wendy Booth, President, UBCM, Patti Bridal, President, LGMA, dated March 6, 2018, providing an update on the work being undertaken by the Working Group on Responsible Conduct.** 116

Recommendation: THAT the above correspondence be received for information.

12. DECISION ON LATE BUSINESS

13. LATE BUSINESS

14. NOTICE OF MOTION

15. QUESTION PERIOD 120

16. IN CAMERA

THAT pursuant to Section 90 (1) (k) Negotiations of the *Community Charter*, the Council of the Village of Pemberton serves notice to hold an In-Camera Meeting on today's date for the purpose of dealing with matters for which the public shall be excluded from attending.

17. ADJOURNMENT

**VILLAGE OF PEMBERTON
-REGULAR COUNCIL MEETING MINUTES-**

Minutes of the Regular Meeting of Council of the Village of Pemberton held on Tuesday, March 6, 2018 at 5:30 p.m. in Council Chambers, 7400 Prospect Street. This is Meeting No. 1465.

IN ATTENDANCE: Mayor Mike Richman
Councillor James Linklater
Councillor Karen Ross
Councillor Jennie Helmer
Councillor Ted Craddock

STAFF IN ATTENDANCE: Nikki Gilmore, Chief Administrative Officer
Sheena Fraser, Manager of Corporate & Legislative Services
Tim Harris, Manager of Operations & Development Services
Lena Martin, manager of Finance and Administration
Lisa Pedrini, Senior Planner
Elysia Harvey, Legislative Assistant
Gwendolyn Kennedy, Legislative Assistant

Public : 9

Budget Information Session

The Village of Pemberton Draft 2018 Budget was presented and reviewed. Members of the public asked questions and requested clarification on a few items.

1. CALL TO ORDER

At 5:53 p.m. Mayor Richman called the meeting to order.

In honour of the Lil'wat7ul, the Village of Pemberton acknowledges that we are meeting within the unceded territory of the Lil'wat Nation.

2. APPROVAL OF AGENDA

Moved/Seconded

THAT the agenda be approved as presented/amended.

CARRIED

3. RISE WITH REPORT FROM IN CAMERA (CLOSED)

Council deferred the Rise with Report until the end of the meeting.

4. ADOPTION OF MINUTES

a) Regular Council Meeting No. 1464 – Tuesday, February 20, 2018

Moved/Seconded

THAT the minutes of Regular Council Meeting No. 1464, held Tuesday, February 20, 2018, be adopted as circulated.

CARRIED

5. BUSINESS ARISING FROM THE PREVIOUS REGULAR COUNCIL MEETING

The recommendation to rescind and revise the previous resolution respecting the allocation of funds for the One Mile Lake Boardwalk Repairs was deferred to a future Council meeting.

6. BUSINESS ARISING FROM THE COMMITTEE OF THE WHOLE MEETING

Recommendations from the Committee of the Whole Meeting No. 173, held earlier in the day:

a) Municipal Natural Assets Initiative

Moved/Seconded

THAT the Municipal Natural Assets Initiative no longer be pursued as there is no 2018 intake and future opportunities for this program are uncertain.

CARRIED

Moved/Seconded

THAT Staff continue to actively pursue future funding opportunities for natural asset initiatives.

CARRIED

Recommendations from the Committee of the Whole Meeting No. 172, held February 20, 2018:

b) Budget Session No. 2 – 2018 REVISED Operating, Project and Capital Expenses and Tax Implications

Capital Projects:

BC Hydro Box Cover Project

Moved/Seconded

THAT funds, up to \$4,000, be allocated from the Community Enhancement Fund, for the Village of Pemberton's share of the BC Hydro Box Beautification Grant, to cover Pad Mounted Transformers (PMT) at Signal Hill Elementary School, the Pemberton & District Community Centre and at Portage Station.

CARRIED

Asset Management

Moved/Seconded

THAT the updated Underground Services Asset Management Grant which increased to \$115,000, be approved with expanded allocation from Gas Tax Reserves of \$60,000 in 2018.

CARRIED

Moved/Seconded

THAT the updated Underground Services Asset Management Grant be approved with expanded allocation from Gas Tax Reserves of \$45,000 in 2019.

CARRIED

Snow Blower Skid Steer:

Moved/Seconded

THAT the Snow Blower Skid Steer Capital Project, in the amount of \$7,000, be approved for the 2018 budget.

CARRIED

Deferred Capital Projects:

Moved/Seconded

THAT the following projects be deferred to 2019:

- Grizzly Salting Screen
- Snow Bucket
- Benchlands Stairs

CARRIED

Fire Budget:

Moved/Seconded

THAT the 2018 Fire Department budget be approved as amended.

CARRIED

Development Services:

Moved/Seconded

THAT the 2018 Development Services Budget be approved as amended.

CARRIED

7. COMMITTEE MINUTES – FOR INFORMATION

There are no Committee Minutes to be received.

8. DELEGATIONS

a) Corporal Michael Hamilton, Pemberton Supervisor, RCMP Sea to Sky Regional Detachment – Community Policing Update

Corporal Hamilton introduced himself to Council and provided an update of the activities of the RCMP that included a comparison of the 2017 crime statistics within the Village of Pemberton to previous years. Top priorities for 2018 were identified as fostering new officers, road safety and distracted driving, particularly within school zones, impaired driving, and being pro-active within the community. Corporal Hamilton identified 2017 successes as zero tolerance for distracted driving, identifying prolific break and enter offenders, and promoting fentanyl awareness.

Corporal Hamilton sought feedback from Council on ideas for improved community policing and outreach. The RCMP intends to conduct fentanyl awareness outreach initiatives at Pemberton Secondary School.

9. REPORTS

a) Operations and Development Services Department

i. Major Development Permit Application No. 012 – 7350 Crabapple Court (Orion) – Form and Character Review

Form and Character renderings of the Orion building were presented at the Council Meeting including updated landscaping details and the two proposed exterior finishes and colours.

b) Office of the Chief Administrative Officer

i. Pemberton Valley Utilities and Services (PVUS) Committee – Budget Deliberation – Verbal Update

Nikki Gilmore, Chief Administrative Officer, presented a verbal update respecting the budget deliberations that took place at the PVUS Committee meeting held on Friday, March 2nd. Budget deliberations addressed the planned Youth Centre upgrades, plans to generate revenue while prioritizing youth and senior use, and changing the Youth Coordinator from a part-time to full-time position and keeping the Pemberton

Search and Rescue budget the same as 2017. Ms. Gilmore noted that as a result of budget amendments the Village's contribution to services has been reduced by approximately \$17,000 from the initial budget discussions.

Moved/Seconded

THAT the Pemberton Valley Utilities and Services Committee budget deliberation verbal update be received for information.

CARRIED

ii. Short Term/Nightly Rentals

CAO Gilmore, provided a verbal report on current Air BnB listings within the Village of Pemberton. Staff is continuing to monitor these postings and work with Stratas to encourage them to amend their bylaws regarding short term rentals, which has been an effective tool for enforcement. Staff is committed to continuing to work with residents to educate them and to encourage input through the Zoning Bylaw Amendment public consultation in April.

Moved/Seconded

THAT the Short Term/Nightly Rentals verbal report be received for information.

CARRIED

c) Corporate & Legislative Services Department

i. Lower Mainland Local Government Association - Resolutions for Consideration

Implementation of the Cannabis Act Implementation

Moved/Seconded

THAT the resolution to the LMLGA regarding the implementation of the *Cannabis Act* be approved.

CARRIED

Backcountry Tourism

Moved/Seconded

THAT the resolution to the LMLGA regarding backcountry tourism be approved.

CARRIED

ii. Bylaw Enforcement Policy Amendment

Moved/Seconded

THAT Bylaw Enforcement Policy (ADM-022) be approved as amended.

CARRIED

d) Mayor's Report

Mayor Richman reported on the following:

- Addressed the ongoing internet connectivity issues in Pemberton.
- Attended the Fire Rescue Budget Review meeting.

- Attended the SLRD Board meeting where topics included:
 - Adoption of the Regional Growth Strategy Amendment
 - LMLGA resolutions
 - Postponement of Pemberton & District curbside pick-up project.
- Attended SLRD Committee of the Whole.
- Attended Squamish-Lillooet Hospital District Board Meeting.
- Attended Lions Society Meeting. Discussion focussed on funding of the basketball court through the Recreation Department, fundraising opportunities and social housing.
- Attended Nukw7ántwał Gathering.
- Advised that on February 21, the Passenger Transportation Board (PTB) announced it has approved changes to Greyhound Canada's service around British Columbia, including substantial reductions in the Sea to Sky Corridor. The PTB has approved a reduction in service between Vancouver and Pemberton/Mount Currie and has also eliminated some bus stops on the route. The new minimum route frequency has been set at two trips weekly in each direction between Vancouver and Pemberton. The Village, in partnership with the RMOW, SLRD and Lil'wat Nation have issued a news release to express our disappointment. A copy of the news release was issued in the Village's eNews letter and is available at www.pemberton.ca.
- Will be attending the upcoming Mayors Caucus in Squamish
- Will be attending an upcoming meeting with MP Pamela Goldsmith Jones.
- Invited those in attendance to join Council on Tuesday, March 13th at the Downtown Community Barn for a Major Infrastructure Funding announcement.
- The Village of Pemberton welcomes Gwendolyn Kennedy as the new term Legislative Assistant and wishes Elysia Harvey all the best on the birth of her child.

Events

- Growing Great Children is hosting their Under the Big Top Play Date on March 17th. This is a FREE family event that promotes foundational movement and physical literacy for children 0-6 yrs.
- 4th Annual PSS Coffee House is taking place on Thursday, March 8th at 8pm. The fundraiser is for the school library.
- Signal Hill PAC is hosting their 2nd Annual Family Beach party on Friday, March 9th.
- Boomerang Bags is hosting a Sewing Circle on March 21st and April 5th, 6pm-9pm. The Sewing Circle will be up-cycling 250 pillow cases into cloth bags. These white bags will then be brought to the school for all the kids to decorate, draw, paint etc. all the while learning about plastics, garbage and social responsibility.

At 7:20 p.m., Mayor Richman departed the meeting and Councillor Linklater, as Acting Mayor, assumed the role of Chair.

e) Councillor Reports

i. Councillor Karen Ross

Councillor Ross reported on the following:

- PVUS Meeting and budget review
- Economic Development Task Force Collaborative Meeting

ii. Councillor Ted Craddock

Councillor Craddock reported on the following:

- Attended the Nukw7ántwaí Gathering.

iii. Councillor James Linklater

Councillor Linklater reported on the following:

- Acknowledged CAO Gilmore for her contribution to PVUS budget discussions.
- Reported on the upcoming 13th annual Rotary Golf Tournament.
- Acknowledged the achievements of the Pemberton Secondary School Red Devils basketball teams.

iv. Councillor Helmer

Councillor Helmer did not report.

10. BYLAWS

There are no Bylaws for reading or adoption.

11. CORRESPONDENCE

a) For Action

- i. Councillor Corisa Bell, Past President Chair, 2018 Nominating Committee Lower Mainland Local Government Association (LMLGA), dated January 10, 2018, calling for nominations for Lower Mainland LGA Executive positions.**

Moved/Seconded

THAT the correspondence from Councillor Corisa Bell calling for nominations for Lower Mainland LGA executive positions be received for information.

CARRIED

- ii. Jamee Justason, Executive & Association Services Coordinator, Union of BC Municipalities, LMLGA, dated February 19, 2018, extending an invitation to attend CivX 2018: Smart Communities, Smart Region, on April 12, 2018.**

Moved/Seconded

THAT the correspondence from Jamee Justason extending an invitation to attend CivX 2018 event be received for information.

CARRIED

- iii. **Cathy Peters, anti-human trafficking educator, dated February 26, 2018, raising awareness for child sex trafficking and requesting that Council provide a letter of support to Premier John Horgan and Public Safety Minister/Solicitor General Mike Farnworth.**

Moved/Seconded

THAT the correspondence from Cathy Peters requesting a letter of support to Ministers be received for information.

CARRIED

- iv. **Ji Ai Cho, Principal, School District 48, dated March 1, 2018, extending an invitation to attend the Housing and Transportation Project Forum on April 6th, 2018, at Whistler Secondary School.**

Moved/Seconded

THAT the correspondence from Ji Ai Cho extending an invitation to attend the Housing and Transportation Project Forum be received for information and Council will confirm attendance at a later date.

CARRIED

- v. **Kristin Clark, Director of Legislative and Corporate Services, SLRD, dated March 1, 2018, requesting consent from the Village of Pemberton respecting the proposed Pemberton Valley Recreational Trails Service Establishment Bylaw amendment.**

Moved/Seconded

THAT Council give participating area approval by consenting, on behalf of the electors of the Village of Pemberton, to the adoption, by the Squamish-Lillooet Regional District, of proposed SLRD Bylaw 1565-2018, cited as "Pemberton Valley Recreational Trails Service Establishment Bylaw No. 1035-2006, Amendment Bylaw No. 1565-2018;

AND THAT Village of Pemberton Staff notify the SLRD Board of the Village of Pemberton's consent.

CARRIED

- vi. **Jamee Justason, Executive & Association Services Coordinator, UBCM, dated March 1, 2018, providing notification of upcoming Lower Mainland LGA AGM and Convention on May 9-11, 2018, and a reminder to submit resolutions to LMLGA and upcoming CivX 2018 event.**

Moved/Seconded

THAT the correspondence from Jamee Justason regarding the upcoming Lower Mainland LGA AGM be received for information.

CARRIED

b) For Information

- i. **Alice Finall, Mayor, North Saanich, dated February 21, 2018, regarding resolutions passed in relation to Marijuana Addiction Treatment, Prevention and Education.**

- ii. Peter Ronald, Programs Officer, Local Government Program Services, dated February 8, 2018, providing Pemberton Community Wildfire Protection Plan update.
- iii. Peter Ronald, Programs Officer, Local Government Program Services, dated February 16, 2018, advising of approval of Strategic Wildfire Prevention Initiative - Fuel Management Prescription.
- iv. Judy Darcy, Member of Parliament, dated February 9, 2018, responding to UBCM discussion regarding Child and Youth Mental Health and Substance Use Collaborative.
- v. Greg McCune, Mayor, City of Enderby, dated February 20, 2018, regarding equitable sharing of Cannabis tax revenues between Provincial and Local Governments.
- vi. Hon. Katrine Conroy, Minister of Children and Family Development and Hon. Katrina Chen, Minister of State for Child Care, dated February 27, 2018, providing Budget 2018 materials and information.

Moved/Seconded

THAT the above correspondence be received for information.

CARRIED

12. DECISION ON LATE BUSINESS

There was no late business for consideration

13. LATE BUSINESS

There was no late business for consideration

14. NOTICE OF MOTION

There was no Notice of Motion presented for consideration.

15. QUESTION PERIOD

Joel Barde, Pique Newsmagazine, asked about the availability of a consolidated budget, inquired about a written report on the Short Term Rental issue, and requested clarification on the proposed Pemberton Valley Recreational Trails Service Establishment Bylaw amendment and the Village of Pemberton noise bylaw amendment.

At 7:40 p.m., the Regular Council Meeting was recessed and Council moved to In Camera.

Moved/Seconded

THAT pursuant to Section 90 (1) (g) and (i) Legal Matters of the *Community Charter*, the Council of the Village of Pemberton serves notice to hold an In-Camera Meeting for the purpose of dealing with matters for which the public shall be excluded from attending.

CARRIED

16. RISE WITH REPORT FROM IN CAMERA (CLOSED)

At 7:48 p.m. Council Rose with/without Report.

17. ADJOURNMENT

Moved/Seconded

THAT the Regular Meeting be adjourned.

CARRIED

At 7:48 p.m. the Regular Council Meeting was adjourned.

Mike Richman
Mayor

Sheena Fraser
Corporate Officer

Date: March 20, 2018

To: Nikki Gilmore, Chief Administrative Officer

From: Jill Brooksbank, Sr. Communications & Grants Coordinator

Subject: 2018 Nu'kw7ántwaí Regional Gathering - Report

PURPOSE

The purpose of this report is to provide a summary of the 2018 Nu'kw7ántwaí Regional Gathering held on Friday, February 23, 2018.

BACKGROUND

On March 1st and 2nd 2017, Village Staff and Council attended the Nu'kw7ántwaí Regional Gathering, held at Ull'us Community Complex. The Gathering was supported financially by the Community to Community Program, the Squamish-Lillooet Regional District (SLRD), and the Lil'wat Nation. Planning and coordination for the Gathering was done by an Organizing Committee that included Staff from the Lil'wat Nation, Lower Stl'atl'imx Tribal Council, N'Quatqua First Nation, Squamish-Lillooet Regional District and the Village of Pemberton.

The two-day Gathering was part of an on-going effort to strengthen relationships between neighboring communities in the Southern Stl'atl'imx region and begin to develop a shared understanding of what reconciliation could look like in the region. Feedback from participant evaluation forms was overwhelmingly positive. This reflected the genuine interest of participants to continue to learn more about each other and explore collaborative projects.

As a result of the discussions and outcomes of the Gathering, the 2017 Nu'kw7ántwaí Regional Gathering Final Report (attached) was drafted summarizing the discussions and activities. The Report included four (4) recommendations to ensure dialogue continues beyond the Gathering:

1. The Council/Board of each participating organization receive the Gathering Report and commit to moving forward with reconciliation by way of a Council/Board resolution allocating the staff resources needed to keep the Nu'kw7ántwaí Regional Gathering Organizing Committee intact to lead the development of recommendations 2-4.
2. Convene a leadership meeting to draft a formal joint declaration on reconciliation that all governments in the Southern Stl'atl'imx region are invited to sign.
3. Create a standing Nu'kw7ántwaí Intergovernmental Relations Committee to strengthen relationships, improve communication and foster regional collaboration; including a commitment of resources to support the committee.

4. Convene a meeting to discuss the future of Winds of Change, including the possibility of changing it into a regional citizen-based reconciliation initiative. Consider changing the name and reframing the terms of reference so that the committee mandate is to increase knowledge and awareness, to facilitate local dialogue, and to inspire individual commitment to reconciliation.

At the Regular Meeting of Council held on Tuesday, April 11th 2017, Council supported an application to UBCM's Community to Community Program to host and fund a follow up Gathering in 2018. Below are the Council recommendations with respect to the UBCM Community to Community application:

Moved/Seconded

THAT the funding application to UBCM, in the amount of \$5,000, to host a Community to Community Forum be approved.

CARRIED

Moved/Seconded

THAT the remaining surplus, in the amount of \$6,667, from the 2016 Community Initiatives and Opportunities Fund (CIOF), be allocated to the 2017 budget for the Community to Community Forum.

CARRIED

Moved/Seconded

THAT if the grant application is successful and if the Village is unable to facilitate the workshop through the funds allocated to this project, correspondence be sent to SLRD Electoral Area C Director requesting a contribution of up to \$500 to cover the shortfall.

CARRIED

At the Regular Council Meeting No. 1448, held Tuesday, May 2, 2017, the Final Report was presented to Council and the following recommendations were supported with respect to the 2017 Nukw7ántwał Regional Gathering:

Moved/Seconded

THAT Council received the Report for information;

AND THAT the Council supports in principle the recommendations in the Nukw7ántwał Regional Gathering Report and Recommendations Report;

AND THAT staff work with the SLRD to confirm the interest and support of the Gathering Participants on the recommendations from the Gathering Report.

CARRIED

As Staff was successful in obtaining funding for a 2018 Gathering, the Organizing Committee was reconvened in the summer of 2017 to begin planning the 2018 Gathering.

DISCUSSION & COMMENTS

Held on February 23rd in N'Quatqua's Traditional Territory, the second one-day Nukw7ántwał Regional Gathering was attended by Elected Officials and Senior Staff from Lil'wat Nation, N'Quatqua, Samahquam, Squamish-Lillooet Regional District and Village of Pemberton. The Gathering focused on developing regional relationships, while furthering the Final Report recommendations from our 2017 Nukw7ántwał Regional Gathering, also funded by UBCM.

A special focus of this year's gathering was confirming support for Recommendation #3, the creation of a standing Nukw7ántwał Intergovernmental Relations Committee. A draft Terms of Reference was presented to the group. Small-group work was undertaken to further develop a vision, values for the Committee, in addition to establishing priorities for 2018/2019. The formation of the Committee received strong support from the Elected Officials, and Staff were given direction to proceed with the formation of the Committee and finalize the Terms of Reference.

As per Council's support of the recommendations from the 2017 Nukw7ántwał Regional Gathering Final Report and discussion that took place at the 2018 Gathering, the Organizing Committee is seeking a Council and Staff appointee to sit on the Intergovernmental Relations Committee.

COMMUNICATIONS

Indigenous relations has been incorporated into the day-to-day activities of all the Departments of the Village of Pemberton. Through the Office of the CAO, the Sr. Communications & Grants Coordinator (SCGC) has been part of the Steering Committee of the Nukw7ántwał Regional Gathering and should the Intergovernmental Relations Committee undertake a project that requires communications, the SCGC will work with the Committee to develop a communications plan, and review with Council prior to execution.

LEGAL CONSIDERATIONS

There are no legal, legislative or regulatory considerations at this time.

IMPACT ON BUDGET & STAFFING

There are no impacts on budget or staffing for the creation of the Intergovernmental Relations Committee. Once the Committee has met and finalized the Terms of Reference, a review of the priorities established at the 2018 Nukw7ántwał Regional Gathering may result in budget implications, however, it is not known at this time.

INTERDEPARTMENTAL IMPACT & APPROVAL

The above noted project will not impact the day to day operations of any departments, other than the Office of the CAO.

IMPACT ON THE REGION OR NEIGHBOURING JURISDICTIONS

To date, the Village of Pemberton and the Squamish-Lillooet Regional District have been working closely on improved Indigenous relations, including providing joint training opportunities, joint event planning and sharing resources.

With respect to Nukw7ántwał Regional Gatherings, the Village of Pemberton and Squamish-Lillooet Regional District have alternated in applying for funding and subsidizing the shortfall for these events.

ALTERNATIVE OPTIONS

There are no alternative options for consideration at this time.

POTENTIAL GOVERNANCE CONSIDERATIONS

Indigenous relations align with *Strategic Priority Two: Good Governance* whereby the Village is committed to citizen engagement, being an open and accountable government, and to fiscal responsibility; and *Strategic Priority Four: Social Responsibility* whereby the Village strives to create a strong and vibrant community, recognizing the importance and benefits of healthy, engaged citizens as well as an accessible and well managed natural environment.

RECOMMENDATIONS

Recommendation One:

THAT Council receive the 2018 Nukw7ántwał Regional Gathering report for information.

Recommendation Two:

THAT Council appoint one Councillor and an alternate to the Intergovernmental Relations Committee.

Submitted by:	Jill Brooksbank, Sr. Communications & Grants Coordinator
CAO Approval by:	Nikki Gilmore, Chief Administrative Officer

Date: March 20, 2018

To: Nikki Gilmore, Chief Administrative Officer

From: Sheena Fraser, Manager of Corporate & Legislative Services

Subject: Short Term Nightly/Vacation Rental - Update

PURPOSE

The purpose of this report is to provide Council with an update on the actions Staff has been taking with respect to enforcement against short term nightly/vacation rentals within the Village of Pemberton.

BACKGROUND

At the Regular Council Meeting No. 1413, held December 1, 2015, Councillor Craddock made a Notice of Motion regarding Zoning Contraventions related to short term vacation rentals. The Motion was brought forward for consideration at the Regular Council Meeting No. 1414, held Tuesday, December 15, 2015, at which the following resolution was passed:

Moved/Seconded

THAT Council direct administration to have Bylaw Enforcement attend to the residences in the Village of Pemberton operating as private short term rentals to explain and educate that they are operating in contravention of our Zoning bylaws and must cease operating immediately.

CARRIED

As a result of the direction provided at that time, Staff monitored both AirBnB.ca and VRBO.com. These two websites both facilitate short term vacation rentals. There are other companion sites that host nightly rental listings but as the Village does not have the resources to effectively monitor them as well the focus has been on AirBnB in particular.

At the Regular Council Meeting No. 1417, held Tuesday, February 2, 2016, a report was presented on short term nightly rental enforcement and Staff was able to confidently identify thirteen (13) homes within the Village boundaries that were listed on AirBnB and VRBO of which eight (8) were in strata complexes (RT-1) and five (5) were single family homes (RS-1). It was also noted that legitimate Bed and Breakfast operators also had several listings on AirBnB as well. The report is attached as **Appendix A**.

As a result of Council's review the following resolution was passed:

Short Term Vacation Rentals – Enforcement:

Moved/Seconded

THAT Staff be directed to consider the issue of short term/nightly rentals as part of the Zoning Bylaw review and update, proposed in the 2016 budget.

CARRIED

BC Assessment Authority (BCAA) Review:

Moved/Seconded

THAT Staff be directed to contact BC Assessment to inquire if properties running short-term vacation rentals can be reassessed as commercial.

CARRIED

Throughout 2016 and 2017, Staff continued to monitor the AirBnB website as time permitted, sent out letters to those properties that could be identified and responded to complaints received by residents related to nightly rental concerns. As a result considerable time has been allocated to enforcement with respect to educating and gaining compliance not only through the Zoning Bylaw but the Business Licence Bylaw as well. This has included tracking and following up on letters sent, contacting property owners through other means (email or by phone) and meeting with property owners to go over the Zoning Bylaw regulations as they currently exist. As well, Staff worked with three property owners who wished to come into compliance which resulted in the issuance of Business Licences.

In early 2017, the Zoning Bylaw Review began and as part of that process the Village undertook community engagement respecting short term or nightly vacation rentals. In this regard, a report was presented to the Committee of the Whole on September 12, 2017.

At the Regular Council Meeting No. 1456, also held on September 12th, the recommendations from the Committee were brought forward and the following resolutions were passed by Council:

SHORT-TERM VACATION RENTALS – MANAGEMENT OPTIONS

Moved/Seconded

THAT staff be directed to create a definition of short-term vacation rental in the draft new Zoning Bylaw and permit their use under the following conditions:

- Only in those zones that currently permit a bed and breakfast (as defined by Zoning Bylaw No. 466, 2001);
- Only permitted within the principal dwelling, unless the property owner receives a Temporary Use Permit (TUP) for their property to allow this use in a secondary suite (a TUP would allow the use on a temporary basis for up to a maximum of three (3) years, with the ability to renew once for a maximum of three (3) more years, and would require an application fee, notification as per the Local Government Act, and the opportunity to include other specific conditions as needed), thus keeping a majority of secondary suites in the long term rental pool;
- Up to a maximum of two (2) guests per bedroom, to a total household maximum of eight (8) guests with one (1) off-street parking space provided per bedroom used for short term vacation rental;
- Operators of short term vacation rentals will be required to apply for a business licence, which entails zoning, building and fire safety inspections;
- The total number of business licences issued for short term vacation rental properties would be limited to a certain number for the community as a whole with appropriate caps per neighbourhood and per street at a number to be determined, and applications would be accepted on an annual first come first served basis;

- Operators of short term vacation rentals would be required to maintain a \$2,500 infraction deposit with the Village of Pemberton, which would be drawn upon in the case of complaints warranting staff time;
- Operators of short term vacation rentals would be required to enter into a 'Good Neighbour Agreement', details of which to be developed;
- Operators of short term vacation rentals will be subject to the same utility rates as bed and breakfast operators;
- Breakfast would not have to be included.

CARRIED

OPPOSED: COUNCILLOR CRADDOCK

Moved/Seconded

THAT upon adoption of the Zoning Bylaw, staff be directed to amend the Business Licence Bylaw to include a definition of short term vacation rentals (in alignment with the Zoning Bylaw definition), establish a separate Business Licence fee, and require proof of insurance for short term vacation rental business licences;

AND THAT and the Municipal Ticketing Information Utilization Bylaw be amended to support the regulation of this new type of home-based commercial business.

CARRIED

OPPOSED: COUNCILLOR CRADDOCK

As such, the direction received from Council has been incorporated into the proposed new Zoning Bylaw which will be presented to the Committee of the Whole in draft form in April.

BC Assessment Authority (BCAA) Review:

As per the direction of Council in 2016, Staff reached out to the BC Assessment Authority (BCAA) with respect to whether or not a property listed on Airbnb can be considered commercial and therefore assessed as Class 6 (Business/Commercial). BCAA has advised that depending on the number of rooms rented or offered for rent as short term overnight accommodation, Bed and Breakfast properties may be entirely included in Class 1 (Residential) or split between Class 1 and Class 6 (Business/Commercial) and other¹. There are a number of determining factors but in essence only those Bed and Breakfast properties that have four (4) or more rooms rented/offered as short term overnight accommodation, for at least half the year ended October 31 prior to the completion of the roll, may be considered to be included for a Class 6 assessment².

DISCUSSION & COMMENTS

As noted above, since late 2015, Staff has been actively monitoring AirBnB.ca and if a property can be identified, correspondence is sent to the property owner advising that nightly or short term vacation rentals are not permitted. For properties in the Residential Single Family (RS-1) Zone, the property owner is advised that at this time nightly rental is only permitted as a Bed and Breakfast pursuant to Section 224 of the Zoning Bylaw No. 466, 2011. In the case of those properties located within the Residential Townhouse (RT-1) or a Comprehensive Development (CD) Zone, the property owner is advised that this form of use is not permitted at all.

¹ BCAA, Classifying Bed and Breakfasts: Class 1 and 6, dated September 29, 2014. p2.

² IBID. p3.

Staff has prepared an overview and update with respect to AirBnB activity within the Village of Pemberton.

Listings by Location:

A recent scan of the Airbnb website indicates that there were a total of 107 listings for “Pemberton”. It should be noted that the properties listed are not just within the Village boundaries but are also in SLRD Electoral Area C and even in Whistler. The Table below shows a breakdown of listings as at March 14, 2018.

Breakdown of Listings by Location within the Pemberton Valley

Location	All Listings	Licensed Properties	Listings Attributed to a Business Licence
Regional District (Area C)	64	NA	
RMOW	2	NA	
Village of Pemberton*	41	8	15
Total Listings	107		

* (includes a listing for a tent trailer that is not to be used at the owner’s residence)

As a result of frequent monitoring, Staff has established that the total number of listings within the Pemberton area changes. In this regard, Staff has noted that there may be as many as 108 listings and as few as 62 listing on any given day. This can be attributed to listings being removed and/or added or changes to availability or the time of year (ie: Christmas, March Break, Summer vacation). The number of listings will also fluctuate depending on which search engine is used (ie: Chrome, Internet Explorer, FireFox, Microsoft Edge). As such, the numbers shown above may not necessarily be typical and variations must be considered as is noted in the Table below under Listings by Location within the Village of Pemberton.

Business Licence:

As of 2018, a total of seven (7) Business Licences have been issued for the purposes of a Bed and Breakfast operation within the Village of Pemberton and one (1) Business Licence issued for the Gateway Village Suites Hotel. However, three (3) of those businesses have more than one listing (ie: a listing per each room available). For example, the Pemberton Gateway Village Suites Hotel advertises six (6) units on AirBnB and the Log House B&B Inn and Greenwood Country Inn both advertise two (2) rooms. As a result, at this time, there are fifteen (15) listings for which a valid Business Licence is currently held.

Listings by Location within the Village of Pemberton:

As of March 14, 2018, the Tables below provide a breakdown based on location and zoning of those listings that the Village has been able to identify and includes those listings that conform. There are several properties with multiple listings; therefore the number of listings does not correspondence to the number of properties that are actually advertised on AirBnB.ca.

Strata Properties:

Strata Property	# of Units	# of listings	Zoning	Website Listing
Meadows Lane	2	2	RT-1	AirBnB.ca
Pemberton Plateau Townhomes	1	1	RT-1	AirBnB.ca
Mountain Trails (calendar is blocked*)	1	1	CD-2	AirBnB.ca

Single Family Homes:

Location/Street	# of Properties	# of listings	Zone	Business Licence	Website Listing
ASPEN FIELDS			RS-1		
Willow Drive	2	3		0	AirBnB & VRBO
Alder Street (calendar is blocked*)	1	1		0	AirBnB
Aspen Blvd	1	1		0	AirBnB
Poplar Street	Trailer	1			AirBnB
THE GLEN			RS-1		
Hemlock Street	2	2		2	AirBnB
PEMBERTON NORTH			RS-1		
Collins Road	2	2		2	AirBnB
PEMBERTON PLATEAU			RS-1		
Pinewood	3	3		0	AirBnB
DOWNTOWN CORE			RS-1		
Frontier Street (calendar blocked for one listing*)	2	3		1	AirBnB/ alltherooms
BENCHLANDS			RS-1		
Greenwood Street	2	6		1	AirBnB
Dogwood Street (calendar blocked for one listing*)	2	2		0	AirBnB
Elmwood Street	1	2		1	AirBnB
VILLAGE GATEWAY			C-2		
Pemberton Gateway Village Suites Hotel	1	6		1	AirBnB
UNIDENTIFIED	5	5			
	28	41		8	TOTAL

*Calendar Blocked means that the unit/room/home is not available for rental at any time. This could be as a result of the space no longer being rented out nightly or because the property owner only opens up the unit/room/home for specific periods of time during the year. As well, the Village has worked with some property owners and allowed the listing to remain on the site until a mutually agreed upon date.

It is not uncommon for a property owner that has more than one rental space to post a listing for each room/unit. For example, one property owner on Greenwood Street has posted a listing for each of the four (4) rooms available for rent, another property owner on Willow Drive has listed both their principle residence as well as the suite and yet another owner on Frontier Street has

listed a conforming suite along with a non-conforming suite for rental. These numbers are reflected in the table above.

The Village is currently following up with the property owners of the listings identified with an aim to gain compliance through a Business Licence. If this cannot be achieved the Village requests that the listing be removed or the calendars blocked. With respect to those units within the RT-1 Zone, of which there are four (4) identified, the property owners have been asked to remove the listing as it is not possible to come into compliance and the Strata Council's advised of the listings.

Bylaw Enforcement:

The Village's approach to gaining bylaw compliance is through education. As such, a first notice is sent by Registered Mail. This notice includes information respecting the Village's Zoning Bylaw, explains the direction Council has provided to Staff and requests that the property owner ceases operating or contact Staff to discuss how they may come into compliance. The letter also provides an update with respect to the Zoning Bylaw Review that is currently underway and encourages participation by providing feedback and/or input directly to the Senior Planner.

If there is no response a second notice is sent a month later reminding of the Zoning regulations and requesting that the listing either be removed if in the RT-1 or CD Zones or the calendar blocked out if the property is in the RS-1 Zone until a Business Licence is applied for and approved subject to the property owner being able to meet the Bed & Breakfast regulations. The property owner is again requested to contact Staff to learn more.

If there is no action after the second letter the Village sends a third letter advising that the matter of non-compliance will be referred to the Village Solicitor to seek application for a Court Order to cease and desist. At this time, the Village does have active legal files and compliance is being sought through legal avenues.

As of March 14, 2018, the total number of letters sent out since 2015 is shown in Table below:

Zone	1st Notices	2nd	3rd	Legal Letter	TOTAL
Strata (RT-1,C-1,CD-Zones)	11	2	1		14
Single Family (RS-1)	19	7	2	1	29
TOTAL	30	9	3	1	43

The Village has been met with several challenges with respect to enforcement on this matter. It has proven to be extremely time consuming; correspondence has been returned unopened which has required Staff to seek other avenues of contacting a property owner; in some cases residents who disagree with the Village's interpretation of the Bylaw continue to operate despite knowing they are not compliant; and some listing photos and Host details have been altered in such a way that the Village is no longer able to identify either the property or the Host. As well, there have been instances whereby a tenant was advertising the property without the property owner's knowledge. In these cases, as the letters were initially hand delivered, it took several weeks to realize the property owner did not receive the notification. Subsequently, once the property owner was made aware the listings were removed.

That said, through this process the Village has been able to work with several AirBnB Hosts to bring their listing into compliance which has resulted in the issuance of three (3) Business Licences. As well, as a result of having a better understanding of the Zoning and Business Bylaw and with the knowledge that the Village is working on addressing this issue, several Hosts have either removed their listing and/or blocked the calendar so that no further bookings may be made. As in two cases, future bookings have already been confirmed and in order to avoid disappointment and/or cause a Guest to have a bad experience while visiting Pemberton, the Village has entered into Agreements with the property owner to allow for those last few rentals subject to the calendar being closed after an agreed upon date (not more than 90 days maximum) and the listing removed.

The Village has also learned that Hosts may have created a listing to support their profiles as AirBnB Guests. The profile and positive reviews they receive as a Host or Guest enhances their reputation on AirBnB. As well, at least two properties are simply listed for the time a family is away on vacation (two to three weeks) and are not available any other time throughout the year.

Residential Townhouse (RT-1) Zone:

The Village's current Zoning Bylaw does not permit nightly rental in the RT-1 or CD Zones. In this regard, the property owner of a listing identified as being located within a Strata property is provided notice that nightly rentals are not permitted in this zone and a copy of the notification is also sent to the Strata Council. As a result of the work that Staff have been doing, five (5)³ out of thirteen (13) Strata Councils have either adopted or are putting in place new Strata Bylaws prohibiting nightly rentals in the complex, which includes a fine issued by Strata Council if found to be operating, to align with the Village's zoning regulations.

With new Strata regulations in place the Village is able to refer the matter of non-compliance to the Strata and as a result the Village is noticing a reduction in the number of listings within the RT-1 Zone. Further correspondence has recently been sent to all Strata Council's to remind of the Zoning Regulations and seeking their support in aligning their bylaws with the Village's with respect to nightly rentals not being permitted. As well, correspondence has been sent to the Pemberton Plateau Strata Council outlining the regulations for the RS-1 Zone.

Residential Single Family (RS-1) Zone:

The Village's current Zoning Bylaw does not permit nightly rentals in the RS-1 Zone unless registered as a Bed and Breakfast and compliant with section 224 of the Zoning Bylaw No. 466, 2001. To meet compliance the following must be achieved:

224 • Bed and Breakfast

- (1) *The principal use of the Dwelling Unit which may have bedrooms used for bed and breakfast accommodation shall remain a family residence;*
- (2) *That family, or a member of it, shall alone be engaged in the operation of the bed and breakfast business, but the operator or operators may hire employees to work on the premises;*

³ The following Strata's have adopted or are in the process of adopting new bylaws to prohibit nightly rentals: Cottonwood Court, Mountain Trails, The Peaks, Woodbridge and Elements.

- (3) *Not more than two (2) bedrooms in the Dwelling Unit shall be used for bed and breakfast accommodation within the RS-1 zone;*
- (4) *One off-street parking space shall be provided for each bedroom used as bed and breakfast; and*
- (5) *Signage shall be limited to an area not to exceed 0.4 m² for bed and breakfast within the RS-1 zone;*
- (6) *Notwithstanding the maximum number of bedrooms permitted in Section 224(3), bed and breakfast operations that existed at the time of the adoption of this Bylaw may have up to three (3) bedrooms in a Dwelling Unit that is used for bed and breakfast accommodation.*

Many of the listings within the RS-1 Zone are for either the whole home, the suite (conforming and/or non-conforming) or several rooms within the home. The Village's interpretation of the Zoning Regulations is that nightly rental in this Zone is not permitted other than through a Bed and Breakfast designation. However, in the absence of clear regulations respecting the nightly rental of a suite or the whole house, the Village has taken the approach of working with property owners until the new Zoning Bylaw is in place. Those interested in renting more than just a room (ie suite) have been asked to make application for a Business Licence and to seek compliance through the Bed and Breakfast process. As such, as noted above, three (3) new Business Licences have been issued.

Listings Removed Since December 2015

As a result of the monitoring and follow up that has taken place since 2015, a total of fifteen (15) listings have been removed and the breakdown is provided in the Table below:

Zone	Listings Removed
RT-1/CD Zones (includes Pemberton Plateau)	8
RS-1 (Single Family)*	7
TOTAL	15

*One property, that holds a valid Business Licence, is no longer listed on AirBnB; however is listed on a new site called Alltherooms.com. Another property that was removed has recently been re-listed.

There is still more work to be done and it is anticipated that new regulations as proposed in the Draft Zoning Bylaw will assist significantly as they will be easier to interpret for both Staff and property owners. That said, enforcement of the current Zoning Bylaw or the new proposed changes will require time and resources. At this time, the current level of enforcement is putting a strain on Staff's workload; should enforcement continue, especially with respect to the additions in the new Zoning Bylaw, additional Staff resources will be required.

COMMUNICATIONS

Communications elements have been discussed throughout the content of this report.

LEGAL CONSIDERATIONS

Seeking compliance for Zoning Regulation infractions is not easy as the Village does not have the ability to issue tickets rather a matter must be referred to the court process. In this regard, there are two options that can be considered:

Petition with Affidavit Process:

In this instance, Village Staff prepare documentation showing proof of the infraction and signs an Affidavit of the evidence being submitted. This option tends to be faster with a more streamlined process and is used when the evidence collected by the Village is fairly conclusive.

Notice of Civil Claim:

The second option is to proceed by a Notice of Civil Claim (NOCC) without affidavits. This option will take longer and has mechanisms for obtaining documents and information from the property owner who the Village is issuing a Claim against.

Regardless of the option chosen, it does take time and there is a considerable amount of work required on the part of Staff to prepare all the documentation, submit it to the Court and then there is time before the matter will be heard by the Court. There are also additional legal fees associated with the preparation of the documents and attendance in Court by the Village's Solicitor. When moving a matter to the Courts the Village will always include in its application that it will be seeking Court costs which could be up to or more than \$5,000.

IMPACT ON BUDGET & STAFFING

Monitoring of the Airbnb website is time consuming and often frustrating as it is not always possible to identify the property or Host/property owners. As well, as noted above, the listings are constantly changing or being changed by the Host. As a result, it can often take one to two hours of research, which may require Staff time from other Departments, before an address can even be determined.

Although this initiative has been incorporated into the day to day operations of the Corporate and Legislative Services Department, monitoring and follow up is increasingly taking more and more time which is impacting work on other initiatives or projects.

The establishment of a new Zoning Bylaw that includes regulations respecting nightly or short term vacation rentals, particularly in the RS-1 Zone, will have further impact with respect to bylaw enforcement. The impact on the budget and Staff time is unknown and has not been investigated for the purposes of this report. In addition, there are costs associated with sending Registered Letters and for legal review as may be necessary and those costs are not currently known and are not always recouped.

INTERDEPARTMENTAL IMPACT & APPROVAL

This initiative was facilitated by Corporate & Legislative Services.

IMPACT ON THE REGION OR NEIGHBOURING JURISDICTIONS

This initiative has no impact on the Region or neighbouring jurisdictions at this time.

ALTERNATIVE OPTIONS

As this report is being presented for information there are no options for consideration at this time.

POTENTIAL GOVERNANCE CONSIDERATIONS

The provision of providing an update respecting a Village initiative meets with Strategic Priority No. Two: Good Governance.

RECOMMENDATIONS

THAT the report be received for information.

ATTACHMENTS:

Appendix A: Staff Report to Council, dated February 2, 2016.
(Note: Attachments to this report are not included)

Submitted by:	Sheena Fraser, Manager of Corporate & Legislative Services
CAO Approval by:	Nikki Gilmore, Chief Administrative Officer



Report to Council

Date: February 2, 2016

To: Nikki Gilmore, Chief Administrative Officer

From: Tim Harris, Manager of Operations and Development Services
Sheena Fraser, Manager of Corporate & Legislative Services

Subject: Short Term Vacation Rentals - Update

PURPOSE

The purpose of this report is to provide an update to Council with respect to enforcement of the Zoning Bylaw regarding Short Term Vacation Rentals.

BACKGROUND

At the Regular Council Meeting No. 1413, held December 1st, 2015, Councillor Craddock made a Notice of Motion regarding Zoning Contraventions related to short term vacation rentals. The Motion was brought forward for consideration at the Regular Council Meeting No. 1414, held Tuesday, December 15, 2015, at which the following resolution was passed:

Moved/Seconded

THAT Council direct administration to have Bylaw Enforcement attend to the residences in the Village of Pemberton operating as private short term rentals to explain and educate that they are operating in contravention of our Zoning bylaws and must cease operating immediately.

CARRIED

DISCUSSION & COMMENTS

As a result of the direction provided by Council, Staff monitored AirBnB.ca and VRBO.com. These two websites both facilitate short term vacation rentals.

Through a review of both sites, Staff identified thirteen (13) homes within the Village of Pemberton boundaries that were listed. Eight (8) of the thirteen (13) homes listed were located within Strata properties of which three (3) of the Strata properties are zoned RT-1 and one (1) is zoned RS-1. A listing of the properties is as follows:

Strata Property	# of Units	Zoning	Website Listing
The Peaks	1	RT-1	VRBO.com
Pioneer Junction	3	RT-1	VRBO.com & AirBnB.ca
Mountain Trails	1	CD-2	AirBnB.ca
Pemberton Plateau	3*	RS-1	AirBnB.ca

*Of the three listings at the Plateau one was a single family home and two were accessory suites in a single family home.

There were five (5) homes within the RS-1 Zone listed for short term rental. Two of the listings identified that it was the accessory suite available and two of the listings indicated that the single family accommodation was available while one home had several rooms available. A listing of the properties is below:

Location/Street	# of Properties	Zoning	Website Listing
Aspen Fields/Willow Drive	2*	RS-1	AirBnB.ca & VRBO.com
The Glen/Hemlock	1	RS-1	AirBnB.ca
The Glen/Laburnum	1**	RS-1	AirBnB.ca
Downtown Core/Cedar Lane	1	RS-1	AirBnB.ca

*One of the properties on Willow Drive has both the main house and the accessory suite listed. The property owner does live in the residence so it is presumed that depending on which unit is rented the family moves to the other space for the duration of the renters stay.

**This property has four separate listings showing different rooms within the home available for nightly rental.

It should be noted that the Log House Inn & B &B and the Greenwood Country Inn both have listings on AirBnB.ca. However, as both properties are zoned for a Bed and Breakfast and the owners hold valid business licences there was no requirement to seek compliance as they meet with the regulations as established in the Zoning and Business Licence Bylaws.

Correspondence was prepared in which property owners were advised that the Village has been monitoring the above noted websites and that the Village of Pemberton Zoning Bylaw No. 466, 2001 does not allow for nightly rentals within these zones. The property owners were further advised that short term rental is considered to be a commercial enterprise and therefore non-compliant with the Zoning bylaw. Property owners were requested to cease this activity immediately.

The Village's Bylaw Enforcement Officer either hand delivered or left the letter on the front door of the single family home/properties that Village Staff was able to identify by address. The same letter was also sent by Registered Mail to ensure receipt of the letter in the event that the property owner was either not at home or the property was being rented to someone other than the owner. In the case of those properties located within Strata, as it was difficult to identify the address of each unit listed, the correspondence was sent to the Strata Council with a request to advise the property owner of the zoning regulations.

At this time, Village Staff have received responses from six (6) property owners and fielded a number of questions that include how compliance could be achieved. Property owners were advised that if they intend on continuing to provide short term accommodations, the only section in the Zoning Bylaw that can accommodate nightly rental is an ancillary use as a Bed and Breakfast. In this regard, it was recommended that application be made for a Bed and Breakfast Business License which would require appropriate inspections to ensure the use meets with the intent of the Zoning Bylaw.

It should be noted that the Village of Pemberton's Zoning Bylaw No 466, 2001 includes *bed and breakfast* as a permitted use in RS-1 zone only. AirbnB/VRBO postings/rentals are not in compliance with the Zoning Bylaw, as in some circumstances entire homes/apartments are being offered for short term rental and as such are not auxiliary uses; although there are *bed and breakfast* provisions that the principal use of the dwelling unit may have two (2) bedrooms used for *bed and breakfast* accommodation provided the dwelling is owner/resident occupied.

Section 224 of the Zoning Bylaw No 466, 2001 states:

224 • Bed and Breakfast

- (1) *The principal use of the Dwelling Unit which may have bedrooms used for bed and breakfast accommodation shall remain a family residence;*
- (2) *That family, or a member of it, shall alone be engaged in the operation of the bed and breakfast business, but the operator or operators may hire employees to work on the premises;*
- (3) *Not more than two (2) bedrooms in the Dwelling Unit shall be used for bed and breakfast accommodation within the RS-1 zone;*
- (4) *One off-street parking space shall be provided for each bedroom used as bed and breakfast; and*
- (5) *Signage shall be limited to an area not to exceed 0.4 m² for bed and breakfast within the RS-1 zone;*
- (6) *Notwithstanding the maximum number of bedrooms permitted in Section 224(3), bed and breakfast operations that existed at the time of the adoption of this Bylaw may have up to three (3) bedrooms in a Dwelling Unit that is used for bed and breakfast accommodation.*

There are also safety requirements set out in the *BC Building Code*, which are addressed through the building permit process for dwellings utilized as a *bed and breakfast*. This is important, as the *BC Building Code* requires that all suites in residential occupancies shall be separated from adjacent rooms and suites by a fire separation having a fire-resistance rating of not less than 45 minutes, visible exit plans and fire extinguishers, if required by the fire inspector through a business licence application process.

At this time, the Village has received one application for a *bed and breakfast* business license for a property which is located within a strata development that is within the RS-1 zone. This application is currently under review. Another application is anticipated but it is understood that the property owner, whose property is also in the same strata noted above, is awaiting the outcome of the application that is currently in-house before pursuing this option.

Another property owner within the RS-1 zone has advised Staff that they have blocked out all available dates on the listing; however this cannot be confirmed as AirBnB requires you to contact the owner directly once you have selected your dates at which time you are advised if the property is booked. A review of the AirBnB website and this listing indicates that the property owner continues to operate based on review comments by guests as recent as this month.

Two property owners of homes located within the RS-1 zone advised that they would consider the Bed and Breakfast option and make application for a business licence. One of the properties owners has listed an accessory suite for rental and the other lists several rooms within the main house. As of the preparation of this report neither property owner has made application for a business licence and a review of the website indicates the property owners may have removed their listing or they may be booked so the listing no longer shows availability.

The Village did receive a response from the property owners of a unit in The Peaks which is attached as Appendix A for information. Since the time of this initiative another property owner believed to be within The Peaks has now listed a room within their two bedroom unit for nightly rental.

The Village has received no response from the remaining seven property owners who were provided notice either directly or through their Strata Councils. One registered letter was returned unopened. A review of both AirBnB.ca and VRBO.com indicate that four of the properties the Village had no response from appear to be no longer listed but may also be booked and therefore do not show for the dates selected and three of the listings are still active. This review also resulted in finding a new listing for an accessory suite within The Glen; however, Staff has been unable to determine the address or owner of the property as this information is not provided and the photographs of the suite give no clue as to the location within The Glen. As a result of the work on this initiative it has been determined that many of those properties listed on these two sites are also listed on companion sites such as Pemberton Rentals, Craigslist, tripping.ca, homeaway.com, Kijiji.ca, ownerdirect.com, propertytrovit.com, vacationrental.com, rentbyowner.com, EMRvacationrentals.com, stayvacationrentals.com. Village Staff has not done any further investigation or monitoring of these other sites at this time.

Zoning Enforcement:

The Village's Zoning Bylaw is silent on provisions that would restrict short term or vacation in the RS-1, RT-1 and CD-1 zones; and short term or vacations rentals are not expressly permitted in any other zone, including the Residential Country Inn (RC-1) Zone or Tourist Commercial (C-2) Zone. Furthermore, there is no definition of short term or vacation rental in the Definitions (Section 104) or regulations related to the duration of stay applicable to the tourist accommodation uses that are permitted. It can be argued that the fact that short term or vacation rentals are not listed as a permitted use in any zone, is that the intent of the Bylaw currently does not permit these uses anywhere within the Village boundaries.

However, as is noted in the correspondence from Ms. Maconachie and Mr. Sullivan, the Bylaw as it is currently written can be broadly interpreted. As a result, if there is a desire to address the legitimacy of short term or nightly rentals in the Village's Zoning Bylaw, it is recommended that this be incorporated as a component for inclusion as part of the Zoning Bylaw Review and Update that is on the work plan for 2016.

COMMUNICATIONS

There was no communications element required as part of this initiative; however, there was an article in The Pique Newsmagazine on December 10, 2015 which is attached as Appendix B for information.

LEGAL CONSIDERATIONS

Should it be determined that the Village continue with pursuing compliance it will have to do so through legal channels which may include court proceedings against non-compliant property owners; however, as identified above, it can be argued that the bylaw could be broadly interpreted. Further work would be required to understand if there is legal precedent that could be followed.

IMPACT ON BUDGET & STAFFING

At this time, approximately thirty-five (35) hours of staff time has been allocated to this initiative which includes research, investigation and monitoring of the websites, identification of properties, preparation and delivery of the correspondence, follow up to all enquiries, meetings with property owners and the preparation of this report.

INTERDEPARTMENTAL IMPACT & APPROVAL

This initiative was facilitated by Corporate & Legislative Services and Operations & Development Services.

IMPACT ON THE REGION OR NEIGHBOURING JURISDICTIONS

This initiative has no impact on the region or neighbouring jurisdictions, although as a note the SLRD Planning staff presented a report on this topic at the SLRD Board meeting, held Wednesday, January 27, 2016, outlining how other jurisdictions are addressing or attempting to address the issue of short term/vacation rentals. The report is attached for information as Appendix C. The SLRD Board resolved to refer the Airbnb staff report to the Electoral Area Directors Committee meeting in February.

ALTERNATIVE OPTIONS

There are no alternative options for consideration at this time.

POTENTIAL GOVERNANCE CONSIDERATIONS

Undertaking review of the Village's Zoning Bylaw and monitoring compliance with the regulations as established meets with Strategic Priority No. Two: Good Governance.

RECOMMENDATIONS

THAT Council provide direction with respect to ongoing monitoring of short term vacation rentals;

THAT Council direct staff to consider the issue of short term/nightly rentals as part of the Zoning Bylaw review and update, proposed in the 2016 budget.

Attachments:

Appendix A: Correspondence from Heather Maconachie and John Sullivan, dated January 5, 2016.

Appendix B: Pique Newsmagazine Article, December 10, 2015.

Appendix C: SLRD Information Report – AirBnB Issues and Approaches, dated January 27, 2106.

Tim Harris
Manager of Operations & Development Services

Sheena Fraser
Manager of Corporate & Legislative Services

CHIEF ADMINISTRATIVE OFFICER REVIEW

Nikki Gilmore
Chief Administrative Officer

First Name: Patricia

Last Name: Westerholm

Street Address: 7455 Beechwood Street

PO Box: 128

Town/City: Pemberton

Province: BC

Postal Code: V0N 2L0

Phone Number: 604-384-1009

Email: [REDACTED]

Please attach any related documents (if applicable):

Message to Mayor & Council: Dear Mayor and Council, I read with great interest today the news regarding the \$5.3M infrastructure-funding announcement for the Village of Pemberton. This is exciting news for our community! I would like to put forward a suggestion – as I am sure you are all aware, several of our crosswalks are in need of attention. In some cases, the crosswalk markings are no longer visible, making crossing the street at some intersections quite dangerous. I would kindly request that if consideration is being given to updating crosswalks, that the Village of Pemberton consider designating at least one crosswalk as a rainbow crosswalk. Both Squamish and Whistler have added rainbow crosswalks in recent years and I would suggest that it is time for Pemberton to consider doing the same. Incorporating a rainbow crosswalk would demonstrate Pemberton’s inclusive nature as a community welcoming to all. Thank you for your time and consideration. Kind regards, Patricia Westerholm
Pemberton, BC

March 13, 2018

Re. Village of Pemberton Student Bursary

Hello and Happy 2018!

The time of year has come for Pemberton Secondary School to start assembling the scholarships and bursaries that will be offered to the 2018 Graduates of Pemberton Secondary School. Your organization has been very generous to our students in the past, and we are hopeful that you are again in a position to offer this much needed student support.

If you are able to offer a bursary or scholarship this year, we kindly request that you complete the attached form which includes the following information:

- Donor contact information
- Dollar amount offered for scholarship/bursary
- Selection criteria

-Grades, work ethic, community service, attitude, program for post-secondary, etc.

-Please clearly outline criteria for recipient selection including dates award should be claimed and the method of choosing recipient

-recipient may be chosen by donor; by Pemberton Secondary Scholarship Committee; or by donor and Pemberton Secondary Scholarship Committee together

- Name of Presenter awarding or request for a school representative presenter

-Will you or a member of your organization present the award at the graduation ceremony and if so please include full name and title of individual; or would you prefer a Pemberton Secondary School staff member to present on behalf of your organization?

- Choose a method of payment

(Please note that to receive an official tax receipt cheques must be made out to School District 48)

-Cheques may be made payable to School District 48 or Pemberton Secondary School (please let us know if proof of registration is required)

-Cheques from donors may be mailed to the recipient once proof of registration is confirmed

-Cheques may be presented to the recipient at the Farewell Ceremonies (proof of registration not required).

Students will begin the application process for available scholarships/bursaries in the beginning of March, so a response would be appreciated by **Wednesday, Feb. 14th, 2018**. Please complete and return the attached confirmation form via email or fax (604-894-5437) at your earliest convenience.

Our Farewell Ceremonies will take place on Saturday, June 16, 2018 at 10:00 am in the Pemberton Secondary School gymnasium.

Thank you for your continuing support of our students at Pemberton Secondary School. Please contact me should you require further information or have any questions.

Sincerely,

Heather Quamme
Counselor
Tel. 604-894-6318
Email: hquamme@sd48.bc.ca



Box 219, 1350 Aster Street,
Pemberton, BC V0N 2L0
Ph. 604-894-6371, 800-298-7753
F: 604-894-6526
info@slrd.bc.ca www.slrd.bc.ca

March 7, 2018

Dear Affected Local Government or Improvement District:

RE: Squamish-Lillooet Regional District Regional Growth Strategy Bylaw No. 1062, 2008, Amendment Bylaw No. 1514-2017 – ADOPTION

The Squamish-Lillooet Regional District (SLRD) initiated an amendment of the *Squamish-Lillooet Regional District Regional Growth Strategy Bylaw No. 1062, 2008* to address specific text amendments in support of the SLRD Regional Growth Strategy (RGS) *Goal 1: Focus Development into Compact, Complete, Sustainable Communities* - specifically to:

- *Replace the first bullet under Strategic Direction 1.1 a) with: Direct growth and settlement development towards Member Municipalities and existing SLRD Master Planned Communities.*
- *Amend the Master-Planned Communities land use designation description by replacing the phrase “Significant future growth will be accommodated in these communities” with:*
 - *For existing SLRD master planned communities, further growth is not supported beyond what is currently contemplated in SLRD Official Community Plans (OCPs) and what is specified in the SLRD Regional Growth Strategy (RGS). Zoning and OCP amendments that propose to increase density or area of existing SLRD master planned communities are not supported.*
 - *New master planned communities and/or urban areas are not supported outside of the established settlement areas.*
- *Remove the Destination Resort language found on pages 24-26 of the RGS Bylaw.*

Written notice was given to affected local governments and the minister on the 17th day of May, 2017. Unanimous acceptance was received by affected local governments as of the 8th day of January 2018. On February 28, 2018 the following resolutions were passed by the SLRD Board:

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

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

THAT pursuant to s.443 of the Local Government Act, the Board direct staff to send a copy of the regional growth strategy to the affected local governments, any greater boards and improvement districts within the SLRD, and the Minister of Municipal Affairs and Housing.

As per the above resolutions, and in accordance with section 443 of the *Local Government Act*, please find enclosed a consolidated copy of Squamish-Lillooet Regional District Regional Growth Strategy Bylaw No. 1062, 2008. The RGS Bylaw is also available on the SLRD website: <https://www.slrld.bc.ca/inside-slrld/bylaws/regional-growth-strategy-bylaw>

The SLRD Board is appreciative of your organizations contributions to this process.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jack Crompton', with a long horizontal stroke extending to the right.

Jack Crompton
Board Chair
Squamish-Lillooet Regional District

enclosures: Squamish-Lillooet Regional District Regional Growth Strategy Bylaw
No. 1062, 2008 (Consolidated March 2018)

SQUAMISH-LILLOOET REGIONAL DISTRICT

BYLAW NO. 1062, 2008, AMENDMENT BYLAW NO. 1356-2014

A Bylaw to Amend the Regional Growth Strategy for the Squamish-Lillooet Regional District

WHEREAS the Local Government Act provides for a regional district to undertake the development, adoption, implementation, monitoring and review of a regional growth strategy under Part 25,

AND WHEREAS the Squamish-Lillooet Regional District adopted a regional growth strategy on June 28, 2010,

NOW THEREFORE, the Board of the Squamish-Lillooet Regional District, in open meeting assembled, enacts as follows:

1. Schedule "A" attached to and forming part of Bylaw 1062, 2008 is hereby deleted and replaced with a new Schedule "A" as attached.
2. This Bylaw may be cited as "Squamish-Lillooet Regional District Growth Strategy Bylaw No. 1062, 2008, Amendment Bylaw No. 1356-2014".
3. If any section, subsection, clause or phrase of this Bylaw is for any reason deemed invalid by a Court of Law, such a decision shall not affect the validity of the remaining sections, subsections, clauses or phrases of this Bylaw.

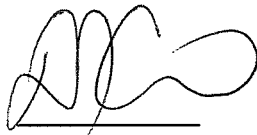
READ A FIRST TIME this 27th day of October, 2014.

READ A SECOND TIME this 27th day of October, 2014.

REFERRED TO AFFECTED LOCAL GOVERNMENTS on the 30 day of October, 2014.

READ A THIRD TIME this 28th day of January, 2015

ADOPTED this 28th day of January, 2015



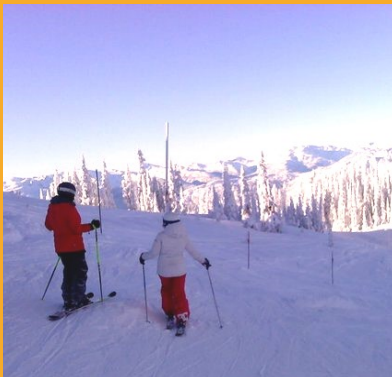
Jack Crompton
Chair



Peter DeJong
Secretary



Squamish - Lillooet
REGIONAL DISTRICT
Regional Growth Strategy



**Exploring New Opportunities
Consolidated March 2018**

SLRD Regional Growth Strategy Bylaw No. 1062, 2008, Amendment Bylaw No. 1356-2014



Our Mission

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

The Squamish Lillooet Regional District Regional Growth Strategy authorizing bylaw No. 1062 was adopted in 2008.

Without changing the content, the bylaw has been modified slightly for publication purposes.

For more information, please contact the Squamish Lillooet Regional District:

PO Box 219, 1350 Aster Street, Pemberton BC V0N 2L0

Toll Free: 1-800-298-7753

Phone: 604-893-6371

SUMMARY OF AMENDMENTS

CONSOLIDATED FOR CONVENIENCE ONLY

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

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

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PART 1

Introduction

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

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

The SLRD Regional Growth Strategy is the result of several years of public consultation and intergovernmental dialogue. It supports collaborative planning and consensus-based problem solving across the region.

The Regional Growth Strategy is intended to provide a broad policy framework describing the common direction that the regional district and member municipalities will follow in promoting

development and services which are sustainable, recognizing a long term responsibility for the quality of life for future generations. A sustainable future is one that provides for balanced economic, social and environmental well-being and that acknowledges the duty to use land and resources in a way that does not diminish their natural capacities and intrinsic values. The SLRD Board recognizes the benefit of endorsing a science and systems based framework for planning towards sustainability. To this end, we understand the benefit of creating a long term vision informed by the key (science-based) principles of sustainability, and then 'looking back' to the present to reveal the steps which will take us to closer to our chosen vision. Subsequent planning and decision-making will be guided by our vision of a sustainable future, including the *smart growth* principles that form the basis of the Regional Growth Strategy Memorandum of Understanding which was established at the outset of the process.



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

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



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

- Responsibility for co-hosting the 2010 Winter Olympics and the desire by all residents to benefit from related socio-economic opportunities;
- Infrastructure and legacies associated with this significant international event, including major upgrading of the Sea to Sky Highway;
- Urban and rural land use pressures and the desire for managed growth in the southern part of the region (Sea to Sky corridor);
- Declining employment and the desire for managed economic recovery in the northern part of the region;
- Leadership in land and resource management being taken by First Nations with traditional territory in the region and the desire for improved relations and better cross-cultural communication with our First Nations neighbours;
- Active promotion of crown land development by the Province and its agencies and the desire for a coordinated, collaborative approach among all levels of government.

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

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

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

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



PART 2

Context

Overview

The Squamish-Lillooet Regional District is a complex region, comprising a wide range of landscapes and lifestyles and covering a total area of 16,500 square kilometers of land. Straddling the southern Pacific Ranges of the Coast Mountains, the SLRD encompasses a diversity of ecosystems and biogeoclimatic zones, from the wet Coastal Western Hemlock zone along Howe Sound, to the drier Interior Douglas Fir zone of the Lillooet River watershed. The land is varied and includes steep mountainous terrain, heavily forested areas, glaciers, river valleys and floodplains. Approximately 20% of the SLRD landscape is located within parks and protected areas, yet the least protection is afforded to the biologically diverse, lower elevation areas that are also most desirable for human settlement. The SLRD contains a range of settlement types from remote aboriginal communities, to small, historic mining

towns like Bralorne, to the international mountain destination resort municipality of Whistler.

There are four incorporated municipalities and four electoral areas in the SLRD, as shown on Figure 1 – SLRD Context Map. The four municipalities are: the District of Lillooet, the Village of Pemberton, the Resort Municipality of Whistler and the District of Squamish. The four electoral areas are: Area A (Upper Bridge River Valley), Area B (Pavilion Lake / Yalakom Valley), Area C (Pemberton Valley / Mount Currie to D’Arcy corridor) and Area D (Howe Sound East / Upper Squamish Valley / Squamish to Whistler corridor / Callaghan Valley). All four municipalities and three electoral areas (Areas B, C and D) participated in the development of the RGS. The Regional Growth Strategy does not apply to Electoral Area A, which was permitted to opt out of the RGS.



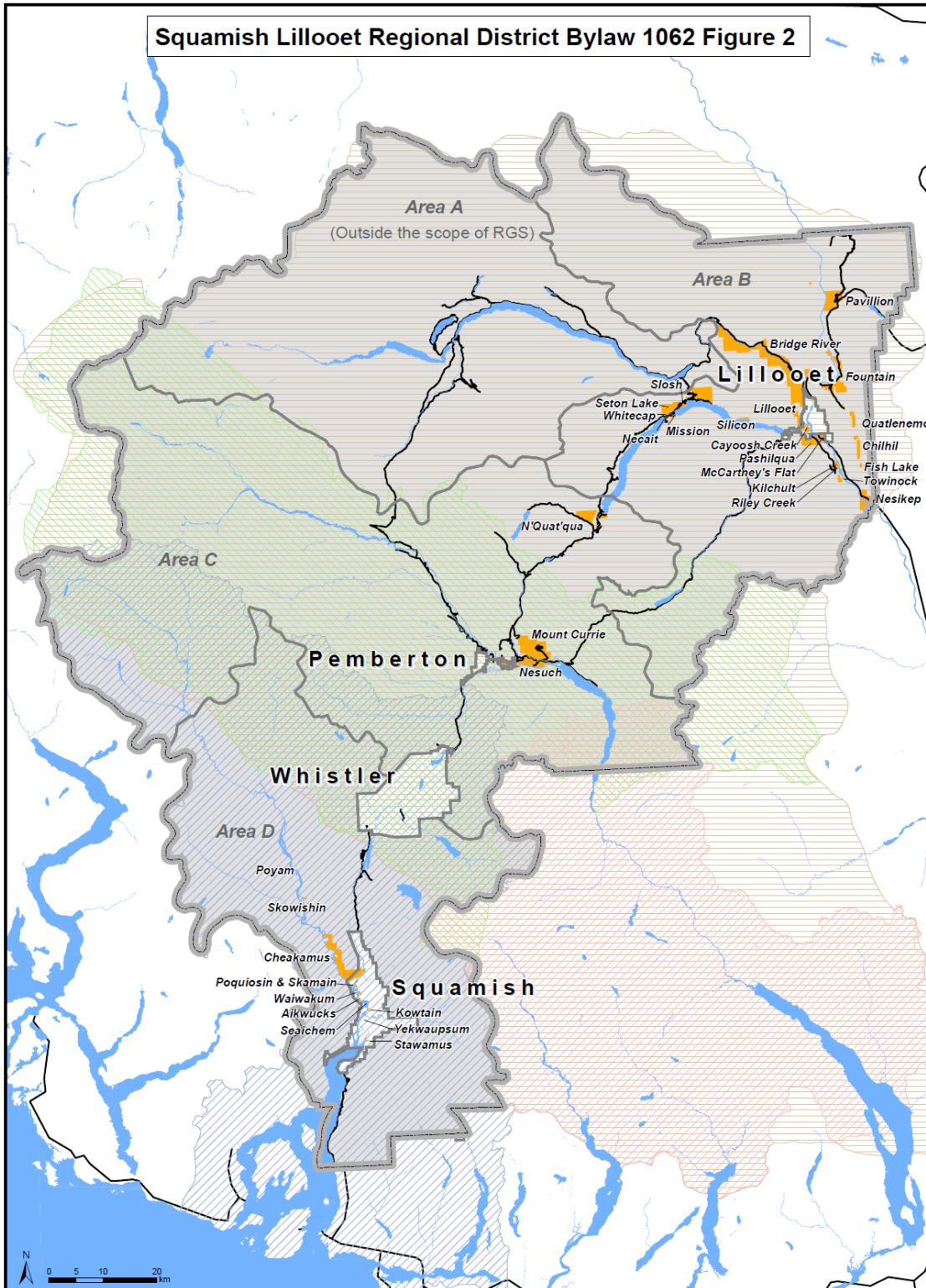
There are several First Nations which have reserve lands and asserted traditional territory partially or wholly located within the boundaries of the SLRD, as shown on Figure 2 – Aboriginal Communities. The majority belong to the Squamish Nation and the St’át’imc. The traditional territory of the St’át’imc includes the participating St’át’imc communities of Lil’wat (Mount Currie), N’Quát’qua (Anderson Lake), Shalalth (Seton Lake), Nxw’sten (Bridge River), Sekw’el’wás (Cayoose Creek), T’it’q’et (Lillooet), Ts’kw’aylacw (Pavilion), and Xaxl’ip (Fountain) Bands. The In-SHUCK-ch Nation also partially overlaps with the SLRD boundaries and consists of the Samahquam, Skatin and Douglas Bands.


Economic change has been dramatic in the region, with primary resource extraction and manufacturing in decline and being replaced by tourism and service sector jobs as a primary source of income. This trend has been particularly evident in the southern area of the SLRD. The northern part of the SLRD, including Lillooet and surrounding electoral areas, has been challenged by slow population growth and economic change over the past 5-10 years, while the southern communities of the Sea-to-Sky Corridor faced higher growth rates and escalating housing costs. This has created challenges for regional planning, as the needs and goals of these sub-regions vary significantly.





Squamish Lillooet Regional District Bylaw 1062 Figure 2





Squamish - Lillooet
REGIONAL DISTRICT
Regional Growth Strategy

Aboriginal Communities











	SLRD Boundary		Reserve Land
	SLRD Electoral Area Boundary		Squamish Traditional Territory
	Municipality/District		Lil'wat Traditional Territory
	Major Road		St'tat'imx Traditional Territory
	Waterbody		In-SHUCK-ch Traditional Territory

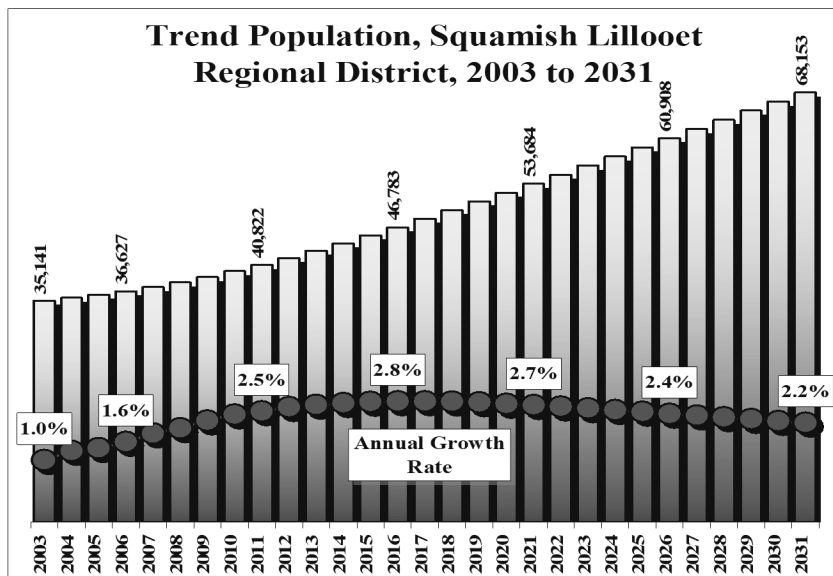
Figure 2

Population Projections

The rate of population growth in the region has been consistently higher than the provincial average, although there has been a province-wide slowing trend over time. The population of the SLRD more than doubled from 16,232 residents to 35,225 residents in the thirty year period from 1976 to 2006 (Census Canada). During this time period, the population in the region increased at an annual rate of approximately 3.9%, while the provincial population increased by 2.3% over the same period. Some of the primary factors driving growth include lifestyle reasons, increasing demand for recreational services, economic and employment opportunities, natural beauty and environmental qualities, and proximity to the Lower Mainland.

Strong, sustained growth is predicted for the SLRD in the next thirty years. The population of the region is projected to almost double again in the period from 2003 to 2031: from 35,141 residents to 68,153 residents (Urban Futures). Figure 3 shows a gradual increase in the annual growth rate from less than one percent in the near term to approximately 2.8 % per year by 2016 before declining to 2.2 percent by 2031 (Urban Futures).

Figure 3: Population Trend

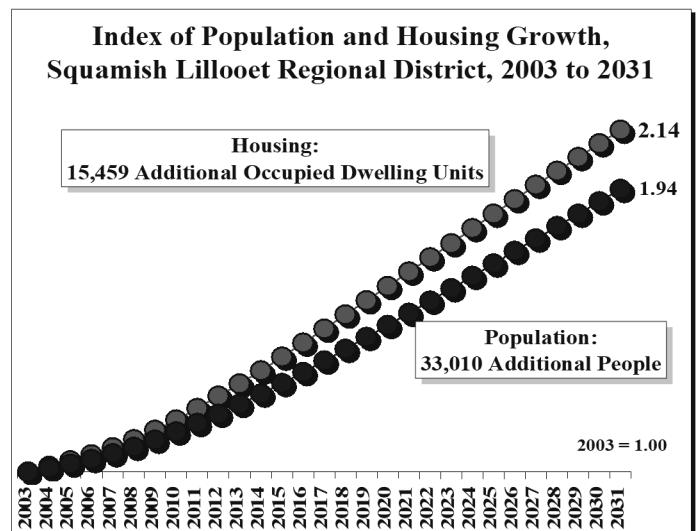


Source: Urban Futures, 2004

During this period of overall growth, the mix of age groups within the population is expected to change substantially. Figure 4 compares the 2003 and projected 2031 age structure. Senior citizens will form a much larger demographic, resulting in greater demands for health care, housing, recreation and other services related to older age groups. Population growth in First Nations communities will outpace growth in other areas. First Nations populations will have a much younger age profile, resulting in high demands for housing, education and job opportunities. A more detailed analysis of population trends and projections is found in the 2005 SLRD Regional Growth Strategy Base Case Report.

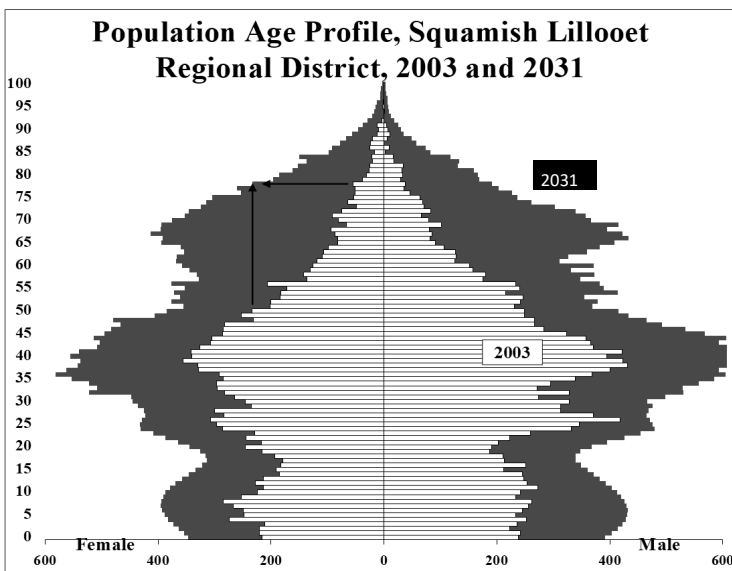
Population change will play a significant role in driving future housing occupancy demand in the region over the next three decades. This is due to the lifecycle of housing occupancy where the propensity to maintain a household increases with age. Figure 5 shows population increasing 94% (33,010 new residents) and housing occupancy demand increasing by 114% between 2003 and 2031(15,459 new dwelling units).

Figure 5: Population and Housing Growth



Source: Urban Futures, 2004

Figure 4: Population Age Profile Trend



Source: Urban Futures, 2004

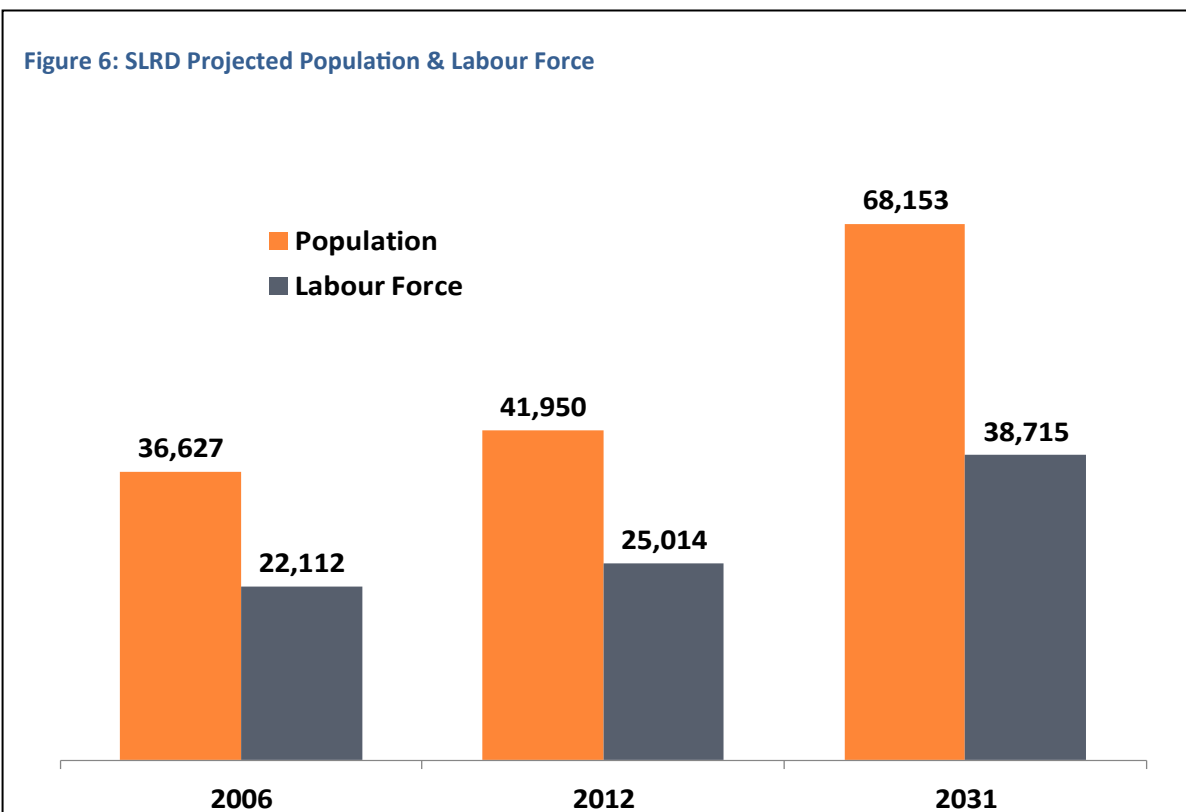
Employment Projections

Despite the SLRD having among the youngest populations in BC, the 55+ population is projected to grow by almost four times the rate of the under 55 population over the next couple of decades.

This aging of the population will cause the regional labour force to grow at a somewhat lower rate (55%) than the total population (62%) from 2012 to 2031.

Using a projected unemployment rate of 7%, and assuming that the same proportion of commuters and those with jobs that have no fixed place of work, the SLRD's future (2012—2031) labour force has the following composition:

- 28,950 jobs with a fixed place of work in the SLRD
- 6,100 employed residents with no fixed place of work (such as construction workers)
- 950 more employed residents who commute out of the region than external residents who commute into the SLRD
- 2,700 unemployed residents.



What type of growth is desirable?

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

- Living within the limits imposed by natural systems;
- Reducing our dependence on non-renewable resources;
- Encouraging zero-waste, re-use and recycling;
- Minimizing disturbance of ecological and physical processes;
- Managing land, water and air wisely and efficiently;

- Recognizing and reducing human impacts leading to climate change;
- Understanding the interconnections among economy, society and environment; and
- Distributing resources and opportunities fairly and with an awareness of future generations.

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

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

For rural areas, land use patterns should support traditional rural lifestyles and economic transitions, while at the same time protect environmental values and resources on which both the urban and rural areas depend, and prevent sprawl and extension of urban services into the rural land base.

RGS Smart Growth Principles¹

The Squamish-Lillooet Regional District and member municipalities collaboratively developed and endorsed *smart growth* principles that are included within a *Memorandum of Understanding* established to guide the preparation of the RGS. These include:

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



¹The RGS Smart Growth principles summarize the core values that have guided the development of the RGS and that will also guide its application in the Squamish

PART 3

The Strategy

Vision

Our vision of the Squamish-Lillooet Regional District in 2025 and beyond is of a region comprised of diverse, distinct and liveable communities that share a commitment to:

- Practice economic, social and environmental sustainability;
- Protect the region’s natural beauty;
- Enhance the region’s world-class outdoor recreation;
- Foster balanced and equitable economic growth; and

Goals

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

GOAL 1 Focus Development into Compact, Complete, Sustainable Communities

GOAL 2 Improve Transportation Linkages and Options

GOAL 3 Support a Range of Quality Affordable Housing

GOAL 4 Achieve a Sustainable Economy

GOAL 5 Protect Natural Eco-system Functioning

GOAL 6 Encourage the Sustainable Use of Parks and Natural Areas

GOAL 7 Create Healthy and Safe Communities

GOAL 8 Enhance Relations with Aboriginal Communities

GOAL 9 Improve Collaboration among Jurisdictions

GOAL 1

Focus Development into Compact, Complete, Sustainable Communities

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

The Regional Growth Strategy provides a smart growth framework that recognizes a range of opportunities to apply these principles across different settlement types. The purpose of this framework is not to limit development in the region but rather to shape the pattern and quality of development along a more sustainable path. Population growth and settlement development will be primarily directed to compact Urban Areas and Master Planned Communities on the basis of smart growth principles. New urban communities will not be considered outside of the established settlement areas. Non-Settlement Areas that have important agricultural, environmental, back-country recreational, aesthetic and natural resource values will be protected.

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

Compact, complete, sustainable communities will be achieved by:

- **Developing Compact Urban Form**
Accommodating major growth within the urban boundaries of Squamish, Whistler, Pemberton and Lillooet, with appropriate policies for in-fill and increased population density.
- **Establishing Long-term Settlement Boundaries**
Delineating the existing and future settlement areas and, in accordance with *smart growth* principles, provide for the phased extension of urban boundaries to clearly distinguish the urban/non-urban edge.
- **Maintaining Nodal Development in the Sea to Sky Corridor**
Concentrating development in the Howe Sound to D'Arcy corridor into compact, well-planned centres separated by natural resource and rural land uses and avoid the potential for continuous or dispersed linear development.

- **Encouraging Urban Growth and Revitalization in Lillooet**

Supporting urban development of central Lillooet as the major service centre in the northern sub-region in conjunction with economic development initiatives.

- **Promoting More Complete Communities**

Providing for a mix of land uses in community development, particularly at Porteau Cove, Furry Creek and Britannia Beach, to enhance the potential for more integrated, complete communities.

- **Protecting Rural / Resource Landscapes**

Maintaining the integrity of ‘non-settlement’ lands that have particular physical constraints or values, and ensure rural residential or resort development is compatible with the rural landscape.

- **Protecting the Agricultural Land Base** Protecting the productivity of farmland through Agricultural Planning.



Settlement Planning Map

A *Regional Settlement Planning Map*, attached as Map 1, identifies the settlement types and provides the spatial context for growth management strategies. The purpose of this map within the RGS is to guide the land use and community planning processes by defining the long-term urban boundaries where they are known, identifying areas where further planning is required to determine such boundaries, and assisting in delineating the defined non-settlement areas within the region.

Land use designations have been mapped to assist the implementation of Goal 1 of the RGS. These include:

- **Urban Areas** – areas designated in Official Community Plans or otherwise identified for existing and future urban growth, including serviced rural residential areas that are contiguous with and functionally part of existing urban areas, but excluding non-settlement areas that have agricultural, environmental, open space, parks and protected areas, hazard lands and other limited use constraints. Table 1 lists the identified Urban Areas.
- **Non-Urban Settlement Areas** – areas designated in Official Community Plans or otherwise classified as *Master Planned Community*, *Rural Community* and *Serviced Residential* settlements and for long-term low density *Rural Residential* land uses, excluding areas that have agricultural, environmental, open space, parks and protected areas, hazard lands and other limited use

constraints. Table 1 lists the Non-Urban Settlements: Master Planned Community, Serviced Residential, Rural Community, and Rural Residential Areas.

- **Non-Settlement Areas** – lands designated as Agricultural Land Reserve (ALR), limited use, environmentally sensitive and hazard lands, parks, open space or protected areas, and Crown forest lands where major settlement development will be discouraged.

The Settlement Areas Planning Map provides a general guide for a regional settlement pattern that reflects a commitment to compact, complete, sustainable communities. This is a conceptual map with an expression of intent with regard to settlement and non-settlement boundaries that will assist more detailed land use planning within Official Community Plans.

- **Special Planning Areas**, identified on the *Whistler Settlement Plan Map 1b* and the *Lillooet Settlement Plan Map 1d* as “Subregional Planning Study Area” indicates where further planning may be required. Further review and updating of Official Community Plans may refine the RGS settlement policies and area designations in these Special Planning Areas. Subsequent amendment to the RGS may be required and this is provided for in the RGS Implementation Process.

Strategic Directions:

1.1 The SLRD and member municipalities agree that:

- a) The RGS *Settlement Planning Map* will be used in conjunction with Official Community Plans to:
- direct growth and settlement development towards Member Municipalities and existing SLRD Master Planned Communities;
 - maintain the rural, low density character of Serviced Residential and Rural Residential Areas, and
 - protect and maintain Non-Settlement Areas.

Official Community Plans should:

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

Member municipalities shall:

- (i) prepare and update Regional Context Statements which identify the relationship between an Official Community Plan and the SLRD Regional Growth Strategy (and if applicable, how the Official Community Plan is to be made consistent with the RGS over time);

- (ii) submit the Regional Context Statements to the Squamish Lillooet Regional District Board for approval as per s. 866 of the Local Government Act; and
- (iii) once the context statement is approved, amend their Official Community Plan to include the approved Regional Context Statement.

If, after the adoption of a Regional Context Statement in an Official Community Plan, a municipality proposes to amend its Official Community Plan and the amendment may affect the Regional Context Statement, the municipality will consult with the Squamish-Lillooet Regional District before proceeding with the Official Community Plan amendment.

- b) **Urban Areas**, as shown on the *Regional Settlement Planning Map 1*, the *Squamish Settlement Planning Map 1a*, the *Whistler Settlement Planning Map 1b*, and the *Pemberton/Mount Currie Settlement Planning Map 1c*, will accommodate most of the future population growth, consistent with *smart growth* principles applied in Official Community Plans for the District of Squamish, Resort Municipality of Whistler, and Village of Pemberton.² The objective for these areas is to encourage compact, mixed-use urban communities within well-defined urban boundaries.

- c) **Master-planned Communities** refers to larger scale developments that are planned on a comprehensive basis within the defined boundaries of Britannia Beach, Furry Creek and Porteau Cove, as shown on the *Regional Settlement Planning Map* and the *Howe Sound Settlement Planning Map 1e*.
 - For existing SLRD master planned communities, further growth is not supported beyond what is currently contemplated in SLRD Official Community Plans (OCPs) and what is specified in the SLRD Regional Growth Strategy (RGS). Zoning and OCP amendments that propose to increase density or area of existing SLRD master planned communities are not supported.
 - New master planned communities and/or urban areas are not supported outside of the established settlement areas.

The objective for these areas is to encourage compact, clustered residential and local commercial, mixed use developments with distinct edges and full community water and sewer services.



²The Base Case Study estimated that 84 % of projected population in 2010 and 87% in 2025 will reside within the existing municipal areas, compared to the current 83% of population in 2005.

- d) **Rural Communities** are historical, small-scale settlements such as Mount Currie, D'Arcy, and Seton Portage/Shalalth, as shown on the *Regional Settlement Planning Map*. The objective for these areas is to encourage compact residential and local commercial and small-scale mixed use developments within distinct small villages or development nodes with community water and sewer services.
- e) **Serviced Residential Areas** will be located at Black Tusk Village, Pinecrest Estates and WedgWoods as shown on the Regional Settlement Planning Map. The objective for these areas is to maintain rural character, encourage compact, clustered, low-density and primarily residential development with community water and sewer services, surrounded by non-settlement resource lands.
(Amendment Bylaw No. 1367)
- f) **Rural Residential Areas** will maintain their predominant rural character and land use within defined areas, as shown on the *Regional Settlement Planning Map*. These areas provide for a variety of rural land uses, particularly low density residential land use on larger parcels with on-site services. The objective for these areas is to protect the rural landscape and to prevent small-lot subdivision and development sprawl outside of the defined areas. Rural Residential Areas will remain with very low density land uses over the long term, except in exceptional circumstances where they may be in transition to Urban Areas, as

- h) **Non-settlement Areas** will be maintained in a predominantly non-settled state without significant urban or rural land development and in accordance with *smart growth* principles which direct residential development toward compact communities and maintain the integrity of the resource lands that separate the settlement areas. Major land developments will be limited to agricultural developments in the Agricultural Land Reserve, resource extraction and industrial uses (forestry, mining, etc.) on resource lands, Backcountry Resorts and Destination Resorts without residential components. Residential development in the designated Non-Settlement Areas will be discouraged by generally maintaining subdivision minimum parcel sizes of 40 ha.



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

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

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

k) **Settlement Planning Map Amendment** – Proposed changes to designation boundaries, through RGS revision, must be based on clearly defined *smart growth* principles and demonstrate a commitment to the concept of ‘Compact, Complete, Sustainable Communities’ as described in the RGS.

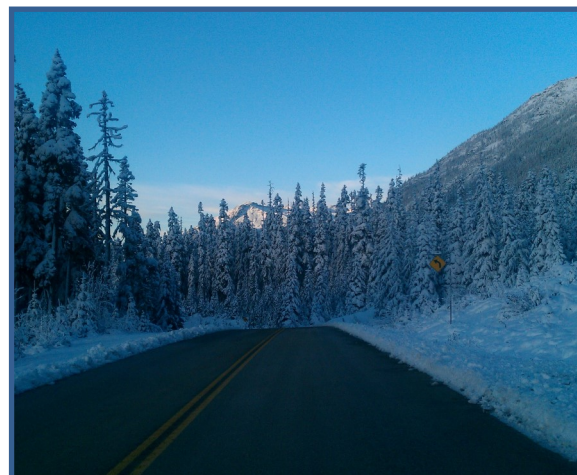


Table 1: Description of Settlement Planning Map

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

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

GOAL 2

Improve Transportation Linkages and Options

The Regional Growth Strategy intends to promote transportation choices across the region and to support an improved regional transportation system that sustains compact, liveable communities, economic vibrancy and a healthy environment.

The Regional Growth Strategy:

- (i) Encourages the development of neighbourhoods and communities that are compact with a mix of land uses, well-connected streets and trails, and a pedestrian friendly environment to encourage active forms of transportation.*
- (ii) Supports minimizing auto-dependency where possible, and increasing transportation choices and connectivity within the region and between the region and the Lower Mainland and the Interior.*
- (iii) Supports the development of a regional transit system that is convenient, efficient, integrated with land uses and other transportation modes, and is financially sustainable.*
- (iv) Supports improving the efficiency and effectiveness of the regional road network (access, mobility, safety, reliability), making better use of capacity and managing issues such as traffic volumes, speed, noise and air quality.*

Transportation needs in the regional growth strategy have been identified as an expression of local priorities for improvements. Where the province has responsibility for local roads, improvement decisions will be based on a proper evaluation that considers cost and benefits and impact on safety. In the northern part of the region, safety concerns, the need for highway service improvement, and the lack of public and/or private transportation options are the primary transportation issues. Improvements to the Duffey Lake Road and other northern routes [Hurley Forest Service Road (FSR), In-Shuck-CH FSR, Highway 40, Highway 12, and the Highline Road / Douglas Trail] are suggested in order to improve accessibility, enhance safety and support economic development.

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

Transportation will be improved by:

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

Strategic Directions:

- 2.1 The SLRD and member municipalities agree to:
- a) Strongly encourage compact, mixed use developments that allow for minimized use of vehicles and encourage walking, cycling and the use of public transit.



This will be pursued by implementing Goal 1 – Compact, Complete, Sustainable Communities, whereby land uses are integrated so that people can easily accomplish basic trips on foot or bicycles; retail development is clustered near residential to attract more walking trips; residential developments are in close proximity (within walking distance) to parks, schools, transit, shops and services; pedestrian friendly environments exist that are safe, vibrant, and interesting for those who walk, cycle and take transit; and streets and trail networks are highly interconnected, reducing distance and time needed to get from one place to another.

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

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

Table 2: Regional Road Network Improvement Priorities identifies regional priorities. These will be pursued by encouraging priority road improvements that reflect safety and reliability needs in the region. Particular note is made of the Duffey Lake – Lillooet – Highway 12 route

improvements that will enhance economic development and urban growth opportunities in the Lillooet area, the potential upgrades in the Whistler-Pemberton corridor, and long range planning of southern alternative routes. Discussions with Ministry of Forests are also proposed to address road access and maintenance issues in certain rural areas.

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

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

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

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

- f) Continue to support region-wide 911 and cell phone service to enhance the safety of the public in remote areas in the event of an accident or emergency situation through improved communication with emergency responders.
- g) Support broadband internet services that promote local employment opportunities close to home (encouraging telecommuting) and reducing travel needs.

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

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



TABLE 2: Regional Road Network Improvement Priorities

Capital Improvements	Rehabilitation Improvements
Southern routes (south of Pemberton)	
<ul style="list-style-type: none"> • Traffic safety improvements to the Hwy #99 Whistler-Pemberton route • Construct a Highway #99 “Suicide Hill” solution to switchback turns, erosion and excessive grade • Traffic calming and speed restriction signage at 18 Mile on the Upper Squamish River Road • Highway capacity and safety improvements in accordance with a Sea to Sky Corridor Sustainable Transportation Plan 	<ul style="list-style-type: none"> • Upgrade access and improve connectivity between Squamish Port, CN Rail and Highway 99. This will contribute towards a future strategic, integrated, sustainable transportation plan. • Single lane bridges on Garibaldi Park Rd (Ring Creek)
Northern routes (north and east of Pemberton)	
<ul style="list-style-type: none"> • Upgrade all single lane bridges on Duffey Lake Road • Address the Texas Creek slide area on Highway 12 possibly through construction of a tunnel • Upgrade the Hurley Forest Service Road, preferably to highway status, to support potential sales of Crown Land, the development of tourism opportunities and to provide a vital link to the Bridge River Valley • Redesign existing wide turns through the Fountain Reserve including the underpass on Highway #99 where there is no vision until in the turn • Address high risk areas on Highway 40 between Lillooet and Gold Bridge including widening from the dam to Gold Bridge, roadside barriers and paving • Build an alternate route connecting Harrison and Mount Currie including upgrades to Lillooet Lake Road 	<ul style="list-style-type: none"> • Address erosion and undermining of highways throughout the sub-region • Expedite subsurface rehabilitation and repaving of all highways in the sub-region including Highway #97 – Lillooet to Cache Creek, Pemberton Valley Road, Pemberton to Anderson Lake • Upgrade to year round, no weight restriction roads to stimulate local economy particularly in rural Lillooet • Undertake improvements to Duffey Lake Road communications including installation of communications boxes or consistent cellular coverage • Add a rail crossing on Portage Road in Pemberton for connectivity and safety • Replace all one lane bridges in the sub-region including Devine and Birken • Provide parking facilities for boats/trailers at Anderson Lake ‘end of road’ • Widen shoulders and/or provide dedicated routes required between Whistler and D’Arcy to accommodate the significant volume of bicyclists and pedestrians

GOAL 3

Support a Range of Quality Affordable Housing

The Regional Growth Strategy aspires to improve the provision of quality affordable housing and support a range of housing types in the region.³ Affordable housing is intended for households of low and moderate incomes - those that have household earning 80% or less than the area's median income reported by Statistics Canada in the previous Census. However, many low to middle income regional residents and employees face affordability issues. In the south especially, affordability is an issue even with above-average household incomes that may exceed affordable housing benchmarks. Whistler has gained important experience in its efforts to house three-quarters of its workforce in the municipality. Also, with increasing numbers of seniors in the region, it will be crucial to create a variety of housing options that meet these particular needs.

Affordable housing is recognized as a regional issue, needing cooperative approaches that build upon a common strategy to support a range of quality affordable housing across the region.

The Regional Growth Strategy:

- (i) *Supports a regional forum for affordable housing that will serve to strengthen communication and coordination of local efforts by municipalities, housing authorities and community organizations.*
- (ii) *Encourages higher-density and mixed use neighbourhoods with housing close to where residents live, work and play as part of the*

solution to the affordability issue. This strategy could involve incentives for targeted affordable units, infill housing, units above commercial space and mixed use developments that address the needs of families, singles, seniors and low-income earners.



Expanded housing choice and affordability will be achieved by:

- Building cooperation among stakeholders and pursuing collaborative regional affordable housing solutions.
- Adhering to *smart growth* principles to create communities that advocate a range of affordable housing options within Official Community Plans.
- Creating a range of housing types for seniors and other population groups with special needs and lifestyles.
- Securing a range of housing that remains affordable for local employees and residents over the long-term.

³Affordable housing means rental or ownership housing priced so that monthly payments are less than 30% of gross household income.

- Integrating affordable housing in existing communities and in close proximity to services.
- Promoting consistent affordable housing policies across the region, drawing upon lessons learned to date.

Strategic Directions:

3.1 The SLRD and member municipalities agree to:

- a) Establish a regional Affordable Housing Strategy that encourages innovative and alternative methods for the provision of affordable housing, such as regional housing trust funds, partnerships with non-profit organizations, and exchange of experiences.

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

- b) Adopt policies and regulations that support live-work studio space, mixed-use neighbourhoods, and a variety of residential intensification strategies such as allowing secondary suites, providing for 'flex-housing' (a multi-unit built form designed for adaptability of units to accommodate changing family size and needs over time), encouraging infill housing and small lot development, density bonusing and other tools that will support housing affordability. This will be pursued in the review and updating of Official Community Plans and the overall development of an affordable housing strategy within the region.

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

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

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

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

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

This will be pursued by as part of an affordable housing strategy and through discussions on lessons learned by the Whistler Housing Authority and in affordable housing experiences in Squamish and Pemberton.

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

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



GOAL 4

Achieve a Sustainable Economy

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

The Regional Growth Strategy:

- (i) Promotes northern development initiatives that contribute to a wider geographic balancing of economic growth throughout the region.*
- (ii) Supports strengthening transportation linkages within the region and with the Interior and the Lower Mainland that support new investment.*
- (iii) Supports undertaking various investment strategies (industrial, tourism, agriculture, etc.) at a regional and sub-regional level that complement sustainable economic development and diversification and assist the transition from traditional resource industries.*

A sustainable economy will be achieved by:

- Building cooperation among stakeholders and pursuing collaborative regional economic development solutions.
- Adhering to *smart growth* principles to foster distinct, attractive, economically sustainable communities with a strong sense of place.
- Diversifying the regional economy, including support for opportunities in Arts and Culture, and expanding the opportunity for a range of employment types and pay levels.
- Supporting small businesses and encouraging local spending.
- Recognizing the existing and potential regional, provincial and international markets for agricultural products.
- Engaging the business community to provide leadership and support for sustainable economic development initiatives, including partnering with First Nations.
- Improving regional transportation infrastructure.

- Increasing the supply of affordable housing for people living in the region; and addressing the affordability of goods and services for local residents, particularly for those with low or moderate incomes to increase residents' ability to remain in the region and add to its social fabric.
- Exploring the potential for a regional industrial development strategy.
- Protecting farmland for agricultural purposes.



Strategic Directions:

4.1 The SLRD and member municipalities agree to:

- a) Implement the SLRD Northern Economic Development Strategy completed in 2013, which involved a broad range of business and community interests, the Province and the Federal Government in establishing a northern economic development partnership.

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

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

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

- c) Consider developing further specific sector-based development strategies appropriate to the region. For example: Regional Industrial Strategy; Regional Aggregate Resources Strategy; Regional Tourism Strategy; Regional Arts and Cultural strategy (focussing on tourism, arts, culture, performing arts); Alternative Energy; Education; Agriculture; Timber and non-timber Forest Resources; and local manufacturing which utilizes local resources.

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

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

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

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

This will be pursued by re-establishing a SLRD economic development function and recognizing the economic development opportunities associated with providing adequate supply of

industrial land with good access to the Interior and the Lower Mainland.

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

Implementation is pursued by the regional district staff in consultation with the Electoral Area Agricultural Advisory Committees, member municipalities, local stakeholders, and the Ministry of Agriculture - subject to availability of funding.



- g) Further the work undertaken by the SLRD to advance a regional Independent Power Production (IPP) development strategy in context with integrated watershed management that provides a framework for long term IPP development. This will be pursued by the regional district in collaboration with UBCM.

GOAL 5

Protect Natural Ecosystem Functioning

The Regional Growth Strategy seeks to protect ecosystem functioning and to conserve and steward its natural assets. These assets include both renewable and non-renewable resources including living organisms, water, air, land, vegetation and the habitats and ecological processes that support living organisms. The quality of life in the region is directly dependent on maintaining our natural assets. Population growth in the SLRD is based in large part on the quality of life offered by the region, and with future opportunities in the tourism industry dependent on the natural environment, the Regional Growth Strategy intends to protect environmental quality and retain its spectacular natural assets.

The Regional Growth Strategy:

- (i) Supports minimizing adverse impacts by carefully managing where and how development occurs, how wastes are reduced and how resources are managed; and*

- (ii) Supports promoting ecological restoration and enhancement opportunities.*

The Regional Growth Strategy embraces *smart growth* principles to guide future development and settlement patterns in a manner that best conserves natural capital and promotes natural ecosystem functioning. Issues that are of concern to the region's residents include: air quality, reduction of greenhouse gas emissions, climate change, visual

quality, water quality, wildlife habitat fragmentation, environmental degradation and natural hazards.



Natural ecosystem functioning will be protected by:

- Protecting critical and sensitive habitats and ecological areas.

- Promoting connectivity through landscape level planning and maintaining and creating wildlife corridors.

- Maintaining the integrity of watershed processes and promoting the use of best management practices in land use planning and vegetation management (e.g., land use planning and management based on natural units and systems such as drainage, watersheds and ecosystems).

- Maintaining healthy air and water quality throughout the region.

- Promoting best management practices in water conservation and surface/ground water management.
- Implementing a regional strategy aimed at reducing solid and liquid wastes.
- Undertaking noxious weed and invasive species control initiatives.
- Promoting public education of environmental issues and stewardship.
- Being prepared for the potential consequences of climate change on the region's natural resources.
- Adopting Provincial Greenhouse Gas (GHG) reduction targets to see a reduction in emissions by 33% in year 2020 and 80% in 2030.⁴

Strategic Directions

5.1 The SLRD and member municipalities agree to:

- Consolidate existing information into an inventory (data set) of regional ecologically-sensitive areas and biodiversity values, and further develop the Sea to Sky Sensitive Habitat Atlas as a planning tool (or coarse filter) for determining significant ecologically sensitive areas (ESA's) and natural biodiversity of the region that will assist in land use decision-making.

This will be pursued through collaboration with federal and provincial agencies, regional districts and local conservation organizations.

- Promote Best Management Practices, including bylaws that encourage development design that limits environmental impact and promotes integrated storm water management, to manage surface water, drainage and groundwater to protect the supply and quality of water resources.

This will be pursued by incorporating appropriate measures in OCPs, regulatory bylaws and public works programs.



- Investigate the need for a regional or sub-regional water conservation strategy, aimed at educating residents on water conservation methods and reducing water consumption and introduction of tools for water conservation and demand management (e.g., metering, pricing incentives).

This will be pursued through ongoing drinking water improvement plans and review of community water service operations.

⁴Provincial Greenhouse Gas (GHG) reduction targets apply only to the SLRD Electoral Areas; member municipalities have their own GHG reduction targets.

- d) Strive for continuous improvement of regional air quality.

This will be pursued through implementation of the Sea to Sky Air Quality Management Plan and the region-wide use of good planning principles such as *smart growth*, the promotion of a carbon-neutral region, support of new technologies, and the use of clean energy sources.

- e) Strive toward achieving Zero Waste as a means of reducing waste generation levels beyond the current 50% target.

This will be pursued by implementation of the SLRD Solid Waste Management Plan.



- f) Take an active approach to responsible vegetation management, including, where appropriate, consideration of alternatives to herbicides in rights-of-way maintenance, and cost-effective measures to control the spread of noxious weeds and alien invasive species.

This will be pursued by promoting alternatives to chemical treatments, and investigating introduction of a noxious weed bylaw and awareness program (e.g. restricting fill movements, etc.).

- g) Encourage community involvement and stewardship efforts, including the adoption of Bear Smart programs at the local level, and habitat conservation, restoration and enhancement.

This will be pursued through discussions with federal and provincial agencies and conservation organizations.

- h) Explore the feasibility of preparing a regional climate change strategy that would examine the potential consequences of global warming on the region's flora, fauna and water supplies and identifies strategies for taking local action on climate change.

This will be pursued through discussions with federal and provincial agencies, conservation organizations and the Union of BC Municipalities, and through the promotion of energy efficiency and conservation.

- i) Utilize the SLRD Integrated Sustainability Plan, adopted March 2013, to inform policy direction with regards to RGS Strategic Direction and decision making.

GOAL 6

Encourage the Sustainable Use of Parks and Natural Areas

The Regional Growth Strategy advocates the sustainable use and appropriate management of parks and natural areas, to protect wildlife habitat and corridors and to maintain open space for active and passive recreation.

Natural area conservation is a priority in the two most urban municipalities within the SLRD (e.g. see RMOW 2020, District of Squamish Official Community Plan, 2009). However, a broader perspective is necessary given that SLRD communities, and in particular the smaller municipalities and settlement areas throughout most of the region, are characterized by predominantly “natural” and rural surroundings. The RGS promotes the sustainable use and management of parks and natural areas on a regional level in context with the Provincial Land and Resource Management Plans. Promoting the sustainable use and management of parks and natural areas on a regional level will contribute to their management by other levels of government. Defining areas for new local and regional parks and green space will create a legacy for future generations and ensure a diversity of recreational opportunities.

The Regional Growth Strategy:

(i) Supports maintaining the designated non-settlement areas for rural, agricultural and forestry land uses (including agricultural development in the Agricultural Land Reserve), and the protection of ecological and recreational values.

(ii) Supports the establishment of a regional district ‘Green Plan’ network of local and regional parks and greenways for the purpose of recreational activities, wildlife habitats and natural ecological functions, consistent with the Provincial LRMP.



A diversity of sustainable outdoor recreational opportunities will be created and enhanced by:

- Establishing a regional network of greenways for ecosystem, wildlife and recreational functions.
- Promoting responsible stewardship of green spaces and sensitive areas.

- Protecting public access to public lands and waterways in conjunction with the Lillooet and Sea to Sky Land and Resource Management Plans (LRMPs).
- Promoting / ensuring a variety of accessible recreational facilities.
- Ensuring opportunities for wilderness /natural (primitive) experiences.
- Recognizing significant places noted in First Nations Land Use Plans.
- Harmonizing local, provincial & First Nations Land Use plans with respect to recreation.
- Building upon our reputation as a world-class outdoor recreation destination.

This will be pursued by investigating the potential for a regional parks system and region-wide conservation strategy. A 'no net loss' policy for important natural areas will also be considered as part of a Conservation Strategy.

- c) Support the creation (and management) of an inter-connected network of regional green spaces / corridors to serve as recreation and wildlife corridors, growth boundaries and wildfire interface areas.

This will be pursued by considering preparation of a regional district 'Green Plan' in collaboration with local conservation and recreation organizations and First Nations and in conjunction with actions to implement RGS Goal 5 and relevant provisions of the Provincial LRMPs.

- d) Continue supporting the development of the Sea to Sky Trail as a regional amenity, continue advancing the goals of the Sea to Sky Recreation Trails Program and explore possibilities to connect the Sea to Sky Trail to, or have it become part of, the Trans Canada Trail.

This will be pursued in collaboration with provincial, regional and local land managers including the Agricultural Land Commission, land owners in the ALR, clubs and stakeholders to preserve and maintain existing trails and plan new trails for the future.

Strategic Directions

6.1 The SLRD and member municipalities agree to:

- a) Support the retention and continued operation of existing provincial parks as recreational and natural areas and support adventure tourism activities that are appropriate to the long term goals of the park.
- b) Explore the various options for managing green spaces and natural areas at a regional level (e.g. the establishment of a regional parks function).

- e) Compile (from existing sources) and undertake a new inventory of the variety and features of recreational opportunities & facilities available in the region and linkage opportunities.

This inventory will be pursued by coordinating trail planning with settlement and transportation plans and considering trails within a regional parks system. It will identify forest road recreation access opportunities and issues, boat launching potential and other backcountry recreation interests of regional stakeholders.

- f) Continue to support local, voluntary organizations in stewardship of recreational areas and natural assets.

This will be pursued in conjunction with federal, provincial and private sector environmental conservation and restoration programs.



GOAL 7

Create Healthy and Safe Communities

The Regional Growth Strategy supports the creation of healthy, secure, safe and accessible communities. A healthy community approach is one that is continually improving the physical and social environments that people live, learn, work and play in. They are mutually supportive and allow individuals the opportunity to live in a healthy, safe and meaningful society.

The SLRD and its partners acknowledge that local governments have the ability to influence many of the determinants of community health and safety, given the interaction between land use and design, transportation planning, environmental protection, multi-hazard mitigation and recreation. The healthy communities approach includes community involvement, political commitment, volunteerism, partnerships among different community interests, and public policy that supports community health. Building complete communities with compact development can promote healthy lifestyles, including walking or cycling to work and services, and will improve environmental sustainability. The following statement is found in the *Winds of Change* Document for Pemberton – Mount Currie:

“neighbours, friends and relatives working together to reduce the harmful effects of drugs and alcohol on our communities”,

and provides a model for community action on social issues.

The Regional Growth Strategy:

- (i) *Supports the integration of health promotion and emergency preparedness in community planning and development.*
- (ii) *Promotes cooperative, community-based initiatives to address health and safety issues.*

Healthy and safe communities will be created by:

- Developing mixed-use, pedestrian-oriented, complete communities and neighbourhoods.
- Maintaining and strengthening sense of place, with a strong community spirit.
- Creating opportunities for improving the quality of life so that people will choose to live and remain in the region.
- Enhancing accessibilities for people with disabilities.
- Promoting high quality (level, range and appropriateness) health, social, cultural, educational, recreational, and commercial services to meet the needs of people of various ages, abilities, and income levels.
- Respecting and celebrating ethnic and cultural diversity, including First Nations heritage.

- Ensuring a safe community through attention to drug awareness, policing, and emergency preparedness.
- Bringing provincial and community partners together to work in collaboration towards the common goal of keeping our communities safe.
- Supporting 911 emergency services through-out the region.

This will be pursued through discussions with provincial and federal agencies. It will build upon the *Winds of Change: A Healing Vision* – a Pemberton, Mount Currie program based on the four principles of promoting healthy lifestyle choices, increasing awareness, improving services and community leadership and responsibility.



Strategic Directions

7.1 The SLRD and member municipalities agree to:

- Work in conjunction with regional health authorities, local social development organizations, School Districts, RCMP and Tribal Police to promote healthy public policy.
- Encourage a regional strategic plan, in conjunction with the RCMP and Tribal Police, which would focus on crime prevention, harm reduction, rehabilitation and reintegration, and restorative justice.

- Ensure land use planning encourages the development of healthy, compact and walkable communities that promote safety through environmental design and *smart growth* principles, natural hazards protection and *FireSmart* principles, and provisions for seniors and universal, accessible design.

This will be pursued in the review and updating of Official Community Plans.

d) Undertake integrated, coordinated emergency preparedness planning on a regional basis, including strategic planning for fire protection services, natural hazards management and expanding 911 emergency services.

This will be pursued by a Regional District committee and staff.

e) Encourage a well-functioning system of volunteerism that recognizes and acknowledges the ongoing contributions of those who improve our communities' well-being.

This will be pursued by engaging community organizations and citizens in the planning and delivery of appropriate social and community support services.

f) Work in conjunction with appropriate local agencies and vulnerable, at-risk populations to address short-term solutions and long-term strategies.

This will be pursued through discussions with provincial and federal agencies.

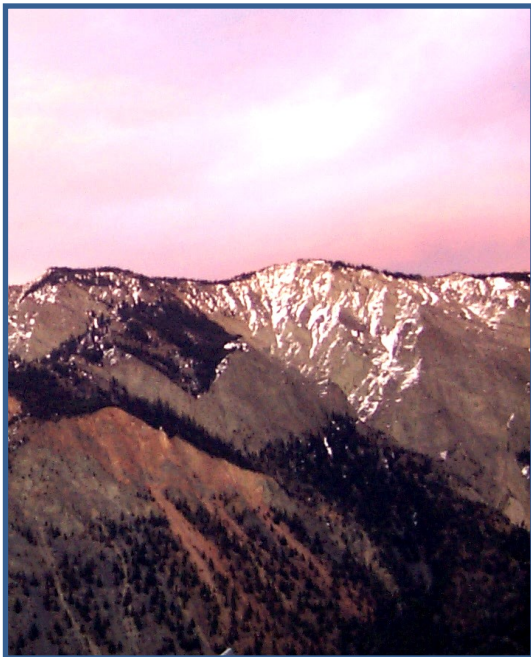
g) Support the development of infrastructure / recreational trail and greenway systems that link communities with regional parks.



GOAL 8

Enhance Relations with Aboriginal Communities

The Regional Growth Strategy seeks to enhance our working relationships with the Squamish, Lil'wat and St'át'imc. The SLRD recognizes the significant opportunity to build constructive and enduring relationships with aboriginal communities through the RGS process, and this work provides a foundation for continued constructive dialogue into the future on regional land use and growth management issues. As part of the RGS public consultation process, the SLRD board and staff sought innovative and effective ways to involve the First Nations communities of the region in the development of the RGS, through invitations to participate in orientation and information-sharing, Elected Officials Forums and technical working groups.⁵



As well, a sub-regional planning study for the Village of Pemberton, SLRD Electoral Area C and the Lil'wat Nation was undertaken within the Regional Growth Strategy for managing long-term urban growth in the Pemberton-Mt. Currie area and to address other areas of interest in Area C.

In addition to land use planning, building strong and respectful working relationships with First Nations is especially important given the many development pressures and challenges in the region and the complexity of issues facing all levels of government. While the Squamish, Lil'wat and St'át'imc are not signatories to a RGS under the Local Government Act, there are mutual benefits in coordinating land use and servicing issues. The strategic direction under RGS recognizes the implications for aboriginal communities and endeavours to set up processes to align Regional District and First Nations' visions and plans, without prejudice to treaty negotiations or other negotiations with senior governments, recognizing that we have a common interest in a sustainable future.

The Regional Growth Strategy:

- (i) *Supports expanding the means of dialogue and cooperation with First Nations.*
- (ii) *Supports establishing MOU's between aboriginal communities and local governments that address issues of mutual concern.*

⁵The Lil'wat Nation's involvement in the RGS does not constitute in any way consultation and accommodation for any infringement of any aboriginal rights and aboriginal title, whether or not substantiated in law, of the Lil'wat Nation and neither in any way does such involvement abrogate or derogate from the aboriginal rights and aboriginal title of the Lil'wat Nation nor is it intended to provide, and it does not provide, a release, settlement or agreement for any claims or infringement of aboriginal rights and aboriginal title, arising directly or indirectly, in

Relations with Aboriginal Communities will be enhanced by:

- Formalizing communication and information-sharing protocols.
- Building a co-operative relationship by continuing to support Community Forums.
- Understanding and respecting the differences between the distinct government authorities, their jurisdictions and responsibilities.
- Acknowledging that the residents in the entire region are best served by native and non-native governments working together in a spirit of cooperation.
- Advocating resolution and accommodation of Aboriginal title and rights.
- Encouraging land use planning and service partnerships and other collaborative activities among the SLRD, member municipalities and aboriginal communities.

Strategic Directions

8.1 The SLRD and member municipalities agree to:

- a) Support processes that advocate the fair and timely resolution of asserted aboriginal rights and title for all aboriginal communities falling within the SLRD's boundaries.

This will be pursued through ongoing consultation with First Nations and senior governments.

- b) Establish a SLRD-First Nations Liaison Committee to work on information sharing protocols and consultation tools on matters of joint interest such as land use planning, servicing, economic development, etc.

This will be pursued through discussions with First Nations.

- c) Consultation with aboriginal communities with regards to the development of Official Community Plans and further regional growth strategy implementation plans shall be encouraged and proceed without prejudice to any aboriginal rights or title that may currently exist, or be further defined through treaty or other processes.

This will be pursued through referral of OCPs to adjacent First Nations.

- d) Encourage First Nations to consult with local governments on the development of their land use plans.

This will be pursued by discussions with First Nations and referral processes to encourage coordinated local government – Indian Reserve land use planning and to jointly improve servicing efficiency and community liveability.

- e) Continue using tools, such as Protocol / Communications Agreements and Memorandums of Understanding, with all interested First Nation

GOAL 9

Improve Collaboration among Jurisdictions

bands in the region to assist with improving relationships.

Decision making over land use, health, safety, natural resources, environmental protection and many other issues of concern to residents within the regional district is a shared responsibility. The Regional Growth Strategy intends to improve collaboration between all levels of government within the region: municipal, regional, provincial, federal and First Nations. Better collaboration can lead to improved coordination and cooperation which in turn can reduce duplication and inefficiencies in local governance and improve service delivery. It also builds on the core competencies of existing jurisdictions so that limited resources are utilized efficiently.

The Regional Growth Strategy supports *expanding the opportunities for participation and communication in Regional District decision making.*

Collaboration among jurisdictions will be improved by:

- Making decisions in ways that are inclusive, coordinated, and transparent, based on mutual respect, respect for the rights of others, and a culture of collaborative management.
- Promoting early and on-going communication, and collaborative dialogue among jurisdictions with an interest in the regional district.

- Continuing to develop a collaborative, multi-faceted approach to governance.

Strategic Directions

9.1 The SLRD and member municipalities agree to:

- a) Continue using the round table format (i.e., RGS Elected Officials Forums) on a regular basis as a means for continued cross-regional communication and coordination.

This will be pursued through consultation activities related to a variety of regional issues.



- b) Encourage SLRD member municipality staff (administrators, planners, finance, engineering, etc.) to develop mechanisms by which they may share information, collaborate and co-operate with their respective peers across the jurisdictions including, but not limited to: regular staff meetings, referral systems, working committees, etc.

This will be pursued through consultation activities related to a variety of regional issues.

- d) Utilize ground rules and other protocol measures established in advance to assist with inter-jurisdictional disputes and conflict resolution.

This will be pursued through consultation activities related to a variety of regional issues.

This will be pursued by through collaborative approaches to regional and trans-boundary issues.

- c) Establish MOU's, protocol agreements and working committees between various jurisdictions (i.e., local, regional, First Nation, provincial and federal) to improve collaboration and coordination.



PART 4

Implementation and Monitoring

The RGS is intended as a strategic guide to future land use development and services in accordance with the *Local Government Act*. The operational challenges will include managing settlement growth in a manner that is consistent with the RGS *smart growth* principles while also preventing development sprawl in the rural and resource areas, improving transportation systems in a way that enhances efficiency, safety and sustainability goals, and developing the processes for communication and cooperation between local government, provincial and federal agencies and First Nations in a common commitment to responsible land use planning and management.

Implementation Process

The RGS implementation process will involve the following tasks:

- a) The development and adoption of Regional Context statements within Official Community Plans, as required by the *Local Government Act*;
- b) Continued development of a RGS implementation program based on the directives contained in *the RGS* where the SLRD undertakes the required follow-up action;
- c) The development and application of specific Implementation Agreements between SLRD and member municipalities, provincial agencies and First Nations, where they can assist in addressing mutual concerns;

- d) Progress reporting to the Regional Board on implementation of the RGS strategic directives presented in the preceding pages;
- e) Monitoring of key indicators (Table 3) and Integrated RGS & ISP Goals (Appendix B).
- f) Implementation of the Northern Economic Development Study and completed Agricultural Plans, which may result in amendments to the RGS.

Implementation Agreements

Implementation Agreements (IA) will provide operational tools for ongoing RGS implementation. These agreements will identify processes and activities to implement certain provisions of the RGS.

The implementation agreements will provide for the development of collaborative land use planning processes and relationships with a focus on the following implementation objectives:

- ***To resolve specific issues related to the application of the RGS including delineating the final settlement area boundaries where this may be required.***

It is proposed to prepare a RGS *Implementation Agreement on Growth Management* – an MOU between SLRD and the member municipalities that further defines the manner in which long-term settlement growth and development will be

encouraged consistent with the RGS. This will focus on preparation of Regional Context Statements to be included within Official Community Plans and the role of the RGS Settlement Planning Map in growth management and definition of regional significance.

- ***To further coordinate and harmonize local government planning and Crown land and resource management decision making.***

It is proposed that a RGS *Implementation Agreement on Crown Land - RGS Coordination* be prepared - an MOU between SLRD and relevant provincial agencies that outlines the process for coordination of RGS directives with implementation of regional LRMPs and the application of Crown land adjudication processes in the context of RGS.

- ***To further develop effective dialogue and working relationships with First Nations regarding their economic development aspirations and best practices/sustainable land use strategies.***

It is proposed to prepare *RGS Implementation Agreements on First Nations Land Use Planning and Development* – MOUs between SLRD and specified First Nations that establish an arrangement, without prejudice to ongoing treaty negotiations, for information exchange and coordination of land use planning of Crown land transfers and other land development initiatives in an effort to encourage cooperative approaches to long term development and sustainability.

Performance Monitoring

Monitoring has two purposes – to measure progress in RGS implementation and to measure substantive improvements in the core conditions or results that are targeted by the RGS.

To facilitate the monitoring and reporting process, Table 3 presents the key indicators that will be used to measure overall implementation of the RGS. Data sources and reporting procedures will be specified in the Implementation Process. More detailed monitoring may occur using a broader range of quality of life and environmental indicators as shown in Appendix B.

Minor Amendments

Squamish-Lillooet Regional District and member municipalities will work to ensure Official Community Plan policies are consistent with the RGS *Settlement Planning Map*, or provide for a process that will lead to consistency over time, recognizing the economic, social and environmental benefits of compact community development, with particular attention to growth management that assists economic development in Pemberton and revitalization of the Lillooet area. The following outlines the criteria and process for considering minor amendments to the SLRD Regional Growth Strategy.

Criteria for a Minor Amendment

Criteria under which a proposed amendment to the Regional Growth Strategy may be considered a minor amendment include the following:

1. Where a land use or development proposal is inconsistent with the Regional Growth Strategy, and, in the opinion of the Board:
 - a) is not considered to be of regional significance in terms of scale, impacts or precedence; and
 - b) contributes to achieving a compact, complete and sustainable community.
2. Text and map amendments which are not directly related to enabling specific proposed developments may be considered minor if, in the opinion of the Board, the amendment is not of regional significance.

Minor Amendment Process

- a) On receipt of an application from a member municipality to amend the Regional Growth Strategy, SLRD staff will prepare a preliminary report for review by the RGS Steering Committee. Steering Committee comments and recommendations will be forwarded to the Regional Board to assist in its decision on whether the application should be processed as a minor amendment.
- b) The SLRD Board will assess a land use or development proposal or text amendment in terms of the minor amendment criteria.

The Board may resolve, by an affirmative vote of 2/3 of the board members attending the meeting, to proceed with an amendment application as a minor amendment. Where the Board resolves to proceed with an amendment application as a minor amendment, the Board will:

- i. determine the appropriate form of public consultation required in conjunction with the proposed minor amendment;
 - ii. give 30 days written notice to each affected local government, including notice that the proposed amendment has been determined to be a minor amendment. The notice shall include a summary of the proposed amendment and any staff reports, other relevant supporting documentation and the date, time and place of the board meeting at which the amending bylaw is to be considered for first reading;
 - iii. consider the written comments provided by the affected local governments prior to giving first reading to the proposed amendment bylaw.
- c) At the time of consideration of first reading, the Board will determine whether a public hearing on the RGS minor amendment bylaw is required.
 - d) The minor amendment bylaw shall be adopted in accordance with the procedures that apply to the adoption of a regional growth strategy under section 791 of the *Local Government Act* and SLRD Procedural Bylaw No. 1260-2012.

Table 3: Key Indicators of RGS Goals

<p>GOAL 1</p> <p>Focus Development into Compact, Complete, Sustainable Communities</p>	<ul style="list-style-type: none"> • Regional Context Statements within OCPs conform with and assist the RGS implementation. • Major development applications are consistent with RGS directives and land use designations. • Increased population densities within Settlement Areas as a result of <i>smart growth</i> strategies. • Increased proportion of compact, mixed use developments in settlement growth.
<p>GOAL 2</p> <p>Improve Transportation Linkages and Options</p>	<ul style="list-style-type: none"> • Highway safety and reliability improvements implemented as planned. • Decrease in fatalities per km travel. • Decreased intra and inter-region travel times between major centres for commercial transport. • Increased average number of occupants per vehicle. • Increased transit ridership and transit proportion of travel demand. • Transit authority or commission established and actively promoting transit. • Regional trails and bicycling network implemented and being used.
<p>GOAL 3</p> <p>Support a Range of Quality Affordable Housing</p>	<ul style="list-style-type: none"> • Diversity of housing stock including number of affordable units. • Affordable housing strategy established and actively assisting housing initiatives as viewed by participants. • Explicit affordable housing policies and regulations integrated into OCPs and zoning bylaws. • Number of new initiatives by community organizations and the private sector to finance affordable housing. • Number of new affordable housing units established, including seniors housing.
<p>GOAL 4</p> <p>Achieve a Sustainable Economy</p>	<ul style="list-style-type: none"> • Northern development strategy established and resulting in increased economic investment. • Increased employment and income in the northern sub-region. • Increased proportion of urban population and development in Lillooet and Pemberton. • Increased number of tourists and tourism expenditures. • Increased agricultural investment, employment and income. • Increase in irrigated areas, and stable and secure sources of irrigation water.

GOAL 5	<ul style="list-style-type: none"> • Area of representative ecosystem types under protection status. • Adoption and implementation of a regional water conservation strategy and rates of water consumption per capita. • Compliance with federal and provincial air and water quality standards and objectives. • Achievement of waste reduction targets and implementation of the solid waste management plan. • Number of initiatives to conserve, restore or enhance natural habitats and ecosystems and areas under such initiatives.
Protect Natural Ecosystem Functioning	
GOAL 6	<ul style="list-style-type: none"> • Area of parks and greenways and km of trails per capita. • Resident and visitor participation rates in outdoor recreation activities. • Community participation and stewardship initiatives for parks and green spaces. • Scope and range of recreation facilities.
Encourage the Sustainable Use of Parks and Natural Areas	
GOAL 7	<ul style="list-style-type: none"> • Decreased community crime rates. • Participation rates in sports, recreation and health-related activities. • Status of emergency preparedness plans.
Create Healthy and Safe Communities	
GOAL 8	<ul style="list-style-type: none"> • MOU's and agreements adopted between the regional district and aboriginal communities. • Number of regional district meetings involving aboriginal representatives.
Enhance Relations with Aboriginal Communities	
GOAL 9	<ul style="list-style-type: none"> • Number of participatory forums related to RGS implementation. • Status of RGS monitoring and reporting.
Improve Collaboration among Jurisdictions	

Roles and Responsibilities

Squamish-Lillooet Regional District:

- Assist in the development and approval of Regional Context Statements and Amendments.
- Ensure Regional Context Statements are consistent with the *Agricultural Land Commission Act* and regulations.
- Adopt Regional Context Statements that serve to implement RGS directives within electoral area Official Community Plans.
- Chair and provide technical support to RGS Steering Committee.
- Coordinate follow-up implementation of the RGS directives in accordance with an Implementation Agreement.
- Monitor and report on implementation of the RGS directives.
- Monitor Quality of Life & Environmental Indicators.

Member Municipalities:

- Adopt Regional Context Statements that serve to implement RGS directives within Official Community Plans.
- Assist and cooperate in the implementation of the RGS directives.

Inter-Governmental Advisory Committee:

- Assist and advise on implementation of RGS directives.

Glossary of Terms

Affordable housing means rental or ownership housing priced such that it costs less than 30% of gross household income. Affordable housing is intended for households of low and moderate incomes - those that have household incomes that are 80% or less of the median income reported by Statistics Canada in the previous Census.

Backcountry Resort refers to a commercial recreation development with a maximum of 100 bed units that focuses on one or more recreation/adventure tourism activities that provide a high quality recreation opportunity and which may include accessory commercial activities but no residential development other than staff accommodations.

Board means the Regional Board of the Squamish-Lillooet Regional District; for the purposes of the RGS only those Board members who participate in the RGS service may participate in RGS decision making.

Community means an identifiable or distinct settlement of people, living and interacting with one another in a defined geographic area, who may share a common culture, values and norms and similar environmental conditions.

Complete community means a type of settlement where necessary and desired services, features and attributes allow residents to live, work, play, shop, and learn within close proximity of their home. A more complete community is one where there is a range of opportunities for day-to-day activities, resulting in jobs closer to where people live,

accessibility to transit, shops and services near home, and a wider range of housing types.

Destination Resort Development means self contained, master planned tourism developments in areas of significant natural amenity that provide single or multi-season recreational activities and facilities focusing on intensively developed recreation infrastructure that is directly associated with the provision of sport, leisure, entertainment or similar recreation activities; and which includes real estate development primarily oriented to short term visitor accommodation (50% of total bed units or more).

FireSmart means structured and practical solutions or mitigative approaches to reduce the hazard posed by interface fires to communities and homes.

Flex Housing means a multi-unit built form designed for adaptability of units to accommodate changing



family size and needs over time with a minimum of expense (e.g. UniverCity Highlands neighbourhood in Burnaby; for further information <http://www.cmhc-schl.gc.ca/en/co/buho/flho/index.cfm>).

Healthy community is one that is continually creating and improving those physical and social environments and expanding those community resources that enable people to mutually support each other in performing all the functions of life and in developing to their maximum potential.

Natural Capital: refers to living organisms (i.e., plants, animals, bacteria), water, air, land, non-renewable stocks (i.e. oil and gas, minerals). The value of natural capital is based on the quantity & quality of the *goods* (timber, food, fuel, genetic resources, biochemicals) and *services* that flow from these stocks. Services are those that are essential, support all life and are extremely complex; and include climate regulation, water purification, waste treatment, erosion control, air quality management, nutrient recycling, photosynthesis, soil formation, pest and disease control, and protection from extreme weather damage. Natural capital is one approach to ecosystem valuation, an alternative to the traditional view of all non-human life as passive natural resources, and to the idea of ecological health.

Neighbourhood means a local, identifiable area within a settlement area, either **urban** or **non-urban**, which has some quality or character which distinguishes it from other areas.

Non-market housing means housing that is owned or controlled by a government or non-profit entity and is rented to low or moderate income households at less than market rent, or made available for purchase at less than market value.

Non-settlement area means an area predominantly used for agriculture, rangeland, forestry, outdoor recreation or resource extraction uses or areas of undisturbed natural environments. Non-settlement areas include watersheds, conservation areas, farmland, forests, and major parks and large areas of unsurveyed Crown land. They may be characterized by some sparse settlement and localized, historic subdivisions. Parcel areas are generally greater than 15 hectares (40 acres) in non-settlement areas.

Non-urban means any unincorporated or incorporated settlement areas, and includes small **Rural Communities**, **Serviced Residential** areas and **Rural Residential** areas.

Regional refers to the Squamish-Lillooet Regional District and its member municipalities.

Rural Communities means settlements that are closely built up, with a mix of land uses, community water and sewer systems, and a systematic street pattern. Rural Communities generally have a population of less than 1,000 people.

Rural Residential means a settlement that contains dispersed residential uses usually on small acreage parcels which are not serviced by community water or sewer services.

Serviced Residential means a settlement that contains primarily residential uses serviced by community water and/or sewer systems.

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

Smart Growth means a pattern of development that makes efficient use of our limited land base and our existing infrastructure systems, protects important resource lands and natural areas, promotes a wide variety of transportation and housing options, creates more complete communities, and fosters high quality and environmentally sensitive development practices. Smart growth recognizes the connections between development and quality of life, and leverages new growth to improve the community.

Transportation Demand Management: programs designed to reduce demand for transportation through various means, such as the use of transit and of alternative work hours.

Urban means a closely built up settlement characterized by buildings, asphalt, concrete, and a systematic street pattern within an incorporated municipality. Urban areas include residential, commercial, industrial, transportation, communications, utilities, and mixed urban land uses. Undeveloped land completely surrounded by developed areas, such as cemeteries, golf courses, and urban parks is recognized within urban areas. The extent of urban areas is determined by the existence of a dense systematic street pattern and the relative concentration of buildings.



Urban Containment Boundary refers to a set of land-use regulations that prohibit urban level development outside a certain boundary; a regulatory tool used to shape the geographical pattern of urban growth.

Zero Waste means the goal of eliminating waste wherever possible by encouraging a systems approach to avoid the creation of waste in the first place. A Zero Waste Systems approach turns material outputs from one process into resources for other processes.

PLANNING TERMS:

Vision: an overall description of our desired future.

Goals: elements that collectively comprise the realization of our vision.

Strategic Directions: actions designed to guide RGS implementation.

APPENDIX A

Consultation Process used to develop the RGS

The RGS developed through four stages of consultation. Each stage was designed to include engagement of residents, elected officials, First Nations, provincial and federal government agencies, neighbouring regional districts and other stakeholders. A Steering Committee, comprised of SLRD and member municipality administrators and planners, provided leadership throughout the process.

Stage 1 (July – December 2004) focused on identifying growth management priorities, goals and objectives.

The consultation in this stage included a Regional Ideas Symposium, a series of four public engagement workshops, an Elected Officials Forum, an Intergovernmental Advisory Committee meeting, and various communications activities.

Stage 2 (January 2005 – January 2006) focused on reviewing and developing the results of Stage 1 and developing a pre-RGS MOU.

The primary consultation activity in this stage was collection of feedback through online and hard copy feedback forms and dialogue with Mayor and Council of each member municipality and with the Electoral Area Directors Committee. Feedback forms focused primarily on the draft goals. Dialogue with member councils and electoral area directors focused primarily on the draft vision

statement. Meetings of the Intergovernmental Advisory Committee and the Elected Officials Forum addressed both the vision and goals. The SLRD and member municipalities developed the RGS Memorandum of Understanding.

Stage 3 (January 2006 - May 2007) focused on developing a draft RGS.

Consultation in this stage included formation and engagement of five technical working groups, two Elected Officials Forums, and two Intergovernmental Advisory Committee meetings, and meetings with First Nations. The results were used in developing the draft RGS.

Stage 4 (June 2007 to June 2008) involves a final public review of the draft RGS.

Consultation activities in Stage 4 include further consultation with First Nations, a second series of four public open houses, an Elected Officials Forum, first and second reading of the RGS Bylaw, a formal 120 day referral of the RGS bylaw to member municipalities and a public hearing in four locations.

APPENDIX B

Quality of Life and Environmental Indicators⁶

The following is the new rationale for using the more updated, streamlined and measurable ISP indicators as a realistic set of data for the RGS going forward.

Table 4 outlines a series of indicators developed for the purposes of tracking and evaluating trends in community growth and development. Each indicator has an accompanying description in order to obtain data. The indicators are based not only on *smart growth* principles but align with the proposed indicators of the SLRD Integrated Sustainability Plan, thereby allowing collection of data to serve two monitoring programs within the SLRD.

An important outcome of the regional growth strategy will be to monitor these indicators over time to evaluate the progress made, or changes occurring within these key parameters, as a measure of how well the region is managing the overall quality of life in communities.



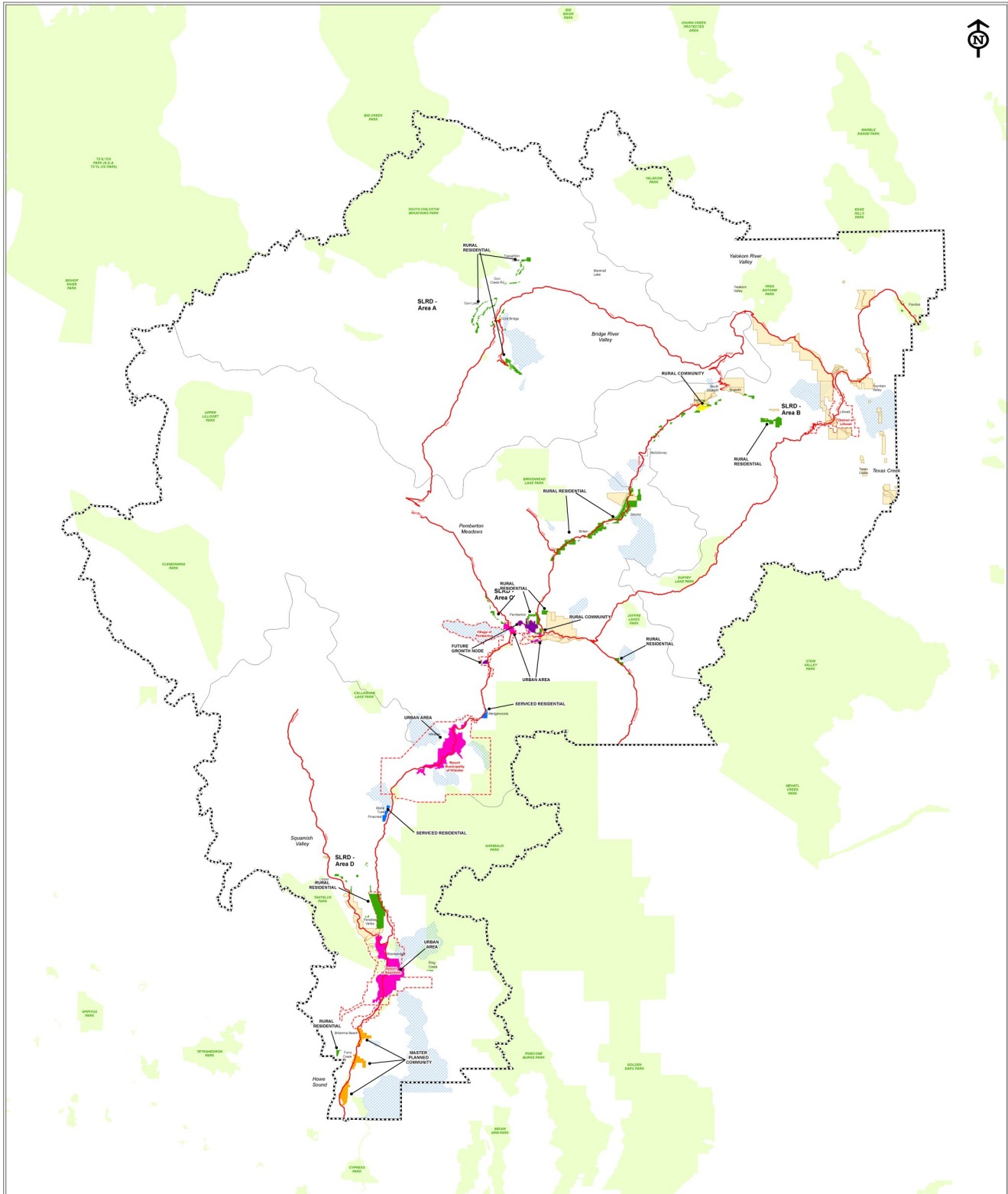
⁶This material derives from Section 2 of the Base Case Report.

Table 4: Integrated RGS & ISP Goals

RGS & ISP Goal	Indicators	Description
GOAL 1	Energy Use	Total energy used.
Focus Development into Compact, Complete, Sustainable Communities	Greenhouse Gas Emissions	Total greenhouse gas (GHG) emissions.
	Material Use	Estimated amount of all materials used (includes landfilled, recycled, composted etc...).
	Population Density	Population per ha of developed land.
	Mixed Use	Ha of mixed use where possible for new areas.
GOAL 2	Highway safety	Fatalities on certain highways.
Improve Transportation Linkages and Options	Transit Commutes	% commuting to work via transit.
	Number of vehicles	ICBC Vehicle ownership data.
	Travel Time between Key Centres	Length of trip time between major Sea to Sky <u>Centres</u> .
GOAL 3	Housing Affordability	Ratio of median income to median assessed residential property value.
Support a Range of Quality Affordable Housing		Housing Diversity
	GOAL 4	Diversity of Primary Industry
Achieve a Sustainable Economy	Median Income	Real median income of SLRD based tax filers.
	Total Income	Total income reported by SLRD based tax filers.
	Room Revenue	Room Revenue for the SLRD tourism Communities.
	Active Farms	Total ha of active farms
	Population	Population and Sustainable Population Ratios.
	Connectivity	Number of communities (and/or residents and businesses) with access to high speed communications technology.

GOAL 5	Species at Risk	Number of vascular species at risk within the SLRD.
Protect Natural Ecosystem Functioning	Regional Air Quality	Number of hours where the AQI for Whistler and Squamish is worse than low.
GOAL 6	Recreation Facilities	Recreation facilities and parks/fields area.
Encourage the Sustainable Use of Parks and Natural Areas	Commercial Recreation Participants	Number of commercial recreation participant trips.
GOAL 7	Child Development	Proportion of total kindergarten children considered vulnerable based on the Early Childhood Development Index (EDI).
Create Healthy and Safe Communities	Drinking Water Quality	Drinking Water Quality Index
	Socio-Economic Index	BC Stats Socio-Economic Index.
	Recreation activities by residents (Health Survey)	
	Trail Length	
GOAL 8	First Nations Referral Response Rate	Proportion of SLRD referrals that receive a response from First Nation governments.
Enhance Relations with Aboriginal Communities		
GOAL 9	Voter Turnout	Proportion of the registered voters voting in SLRD Community/Electoral Area elections.
Improve Collaboration among Jurisdictions	RGS Collaboration	Number of RGS steering committee meetings.

REGIONAL GROWTH STRATEGY MAPPING



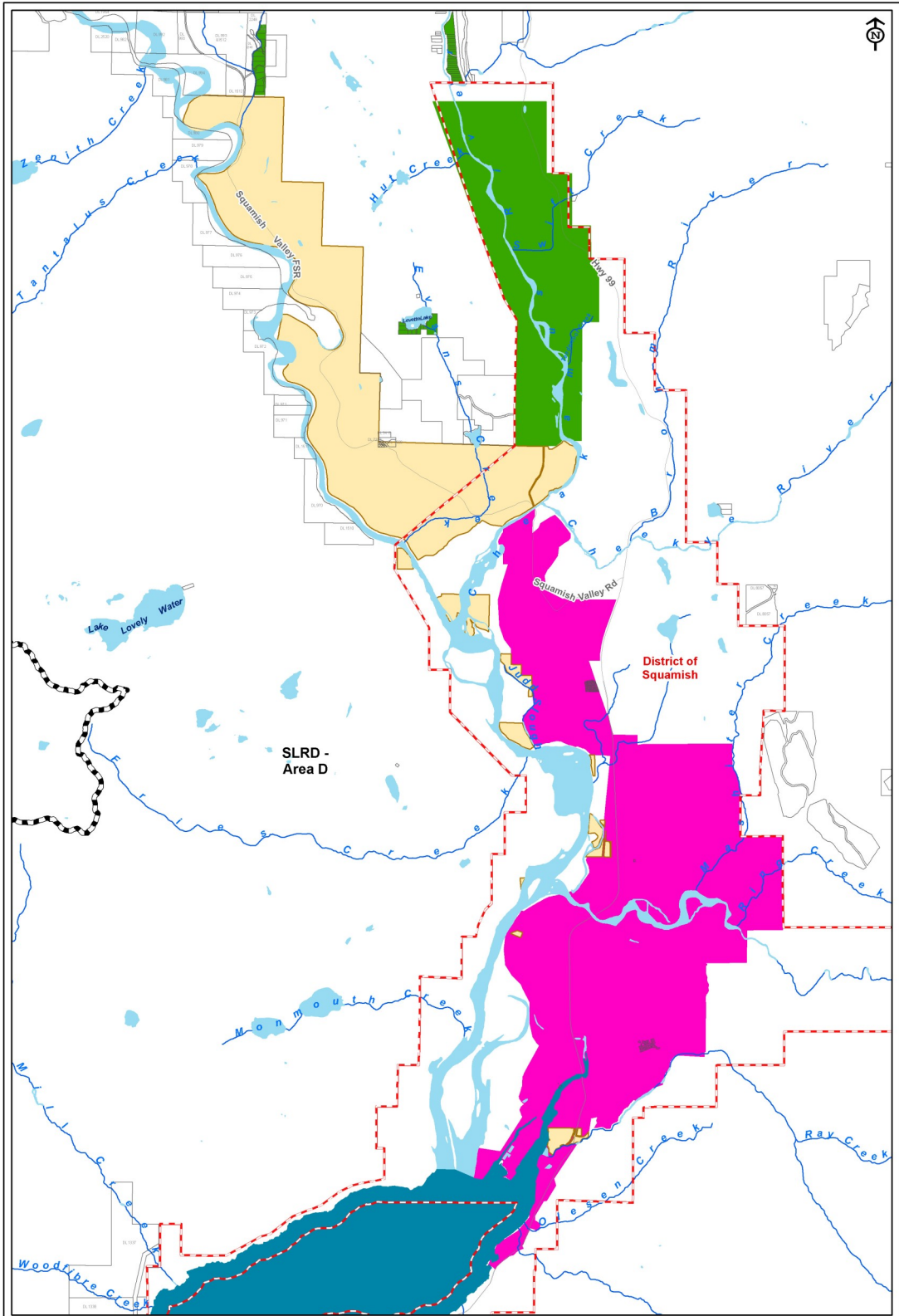
Squamish - Lillooet Regional District
Bylaw 1062 Map 1

REGIONAL SETTLEMENT PLAN

- | | | | | |
|---------------------------|---------------|--------------------------|---------------------|----------------------|
| IR | SLRD Boundary | Settlement Areas | Non-Settlement Area | Serviced Residential |
| Municipal Boundaries | Road | Future Growth Node | Rural Community | Urban |
| Electoral Area Boundaries | | Master Planned Community | Rural Residential | |

0 5 10 km
NAD 83 UTM Zone 10N





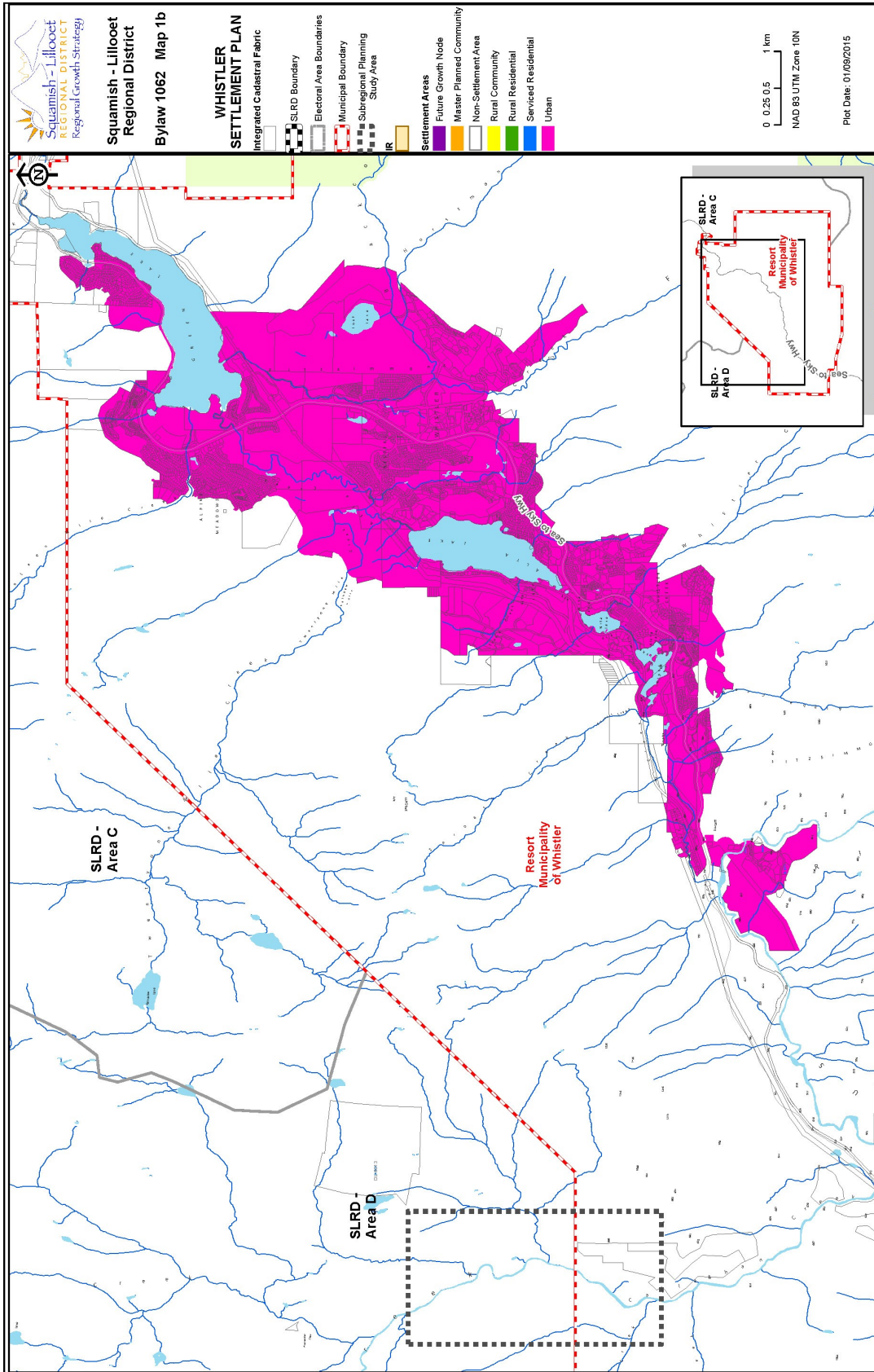
Squamish - Lillooet Regional District
Bylaw 1062 Map 1a

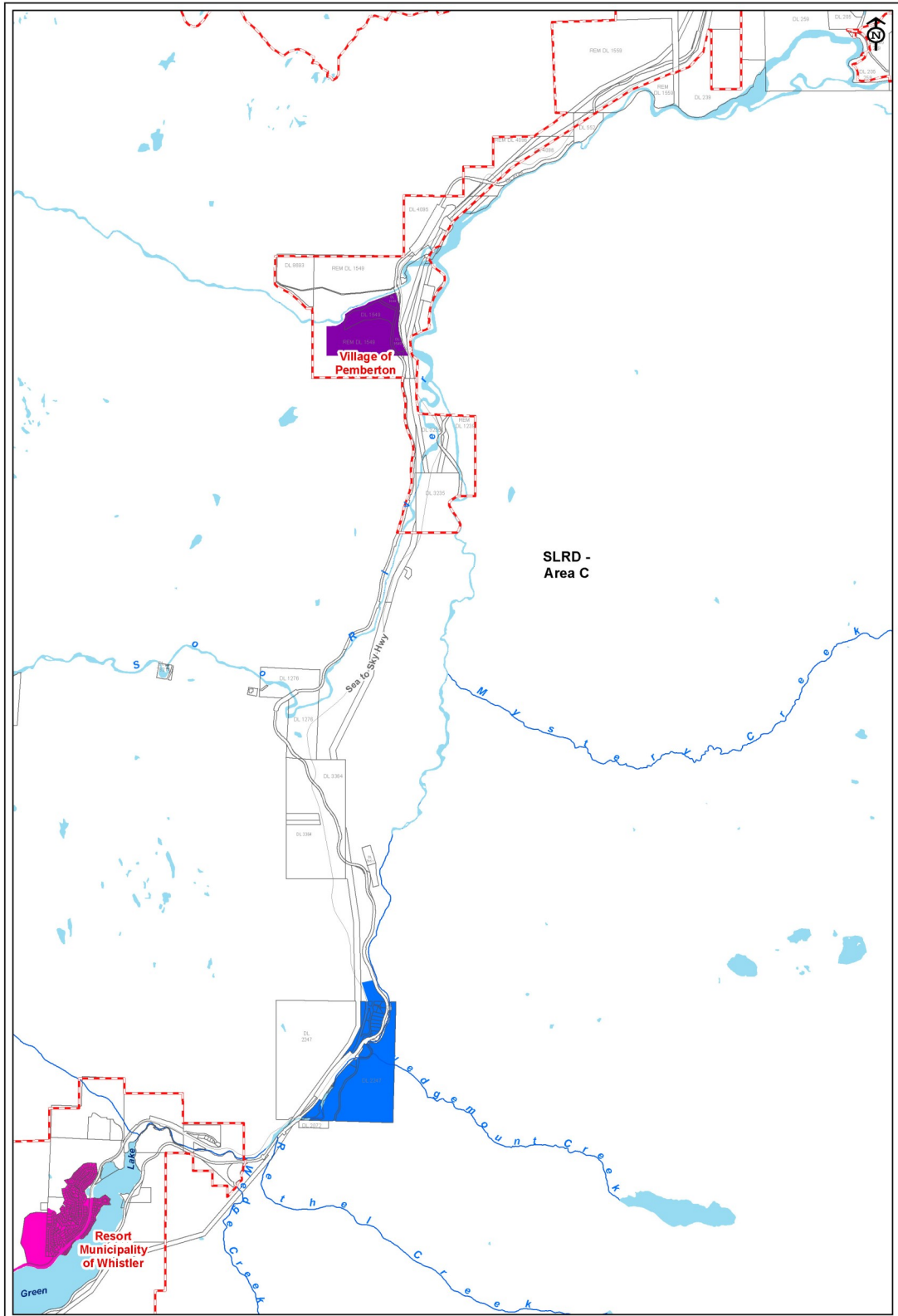
SQUAMISH SETTLEMENT PLAN

Integrated Cadastral Fabric	Municipal Boundaries	Future Growth Node	Rural Community
SLRD Boundary	IR	Master Planned Community	Rural Residential
Electoral Area Boundaries	Non-Settlement Area	Serviced Residential	Urban

Scale: 0 0.25 0.5 1 km
NAD 83 UTM Zone 10N
Plot Date: 07/04/2014

Squamish - Lillooet
REGIONAL DISTRICT
Regional Growth Strategy





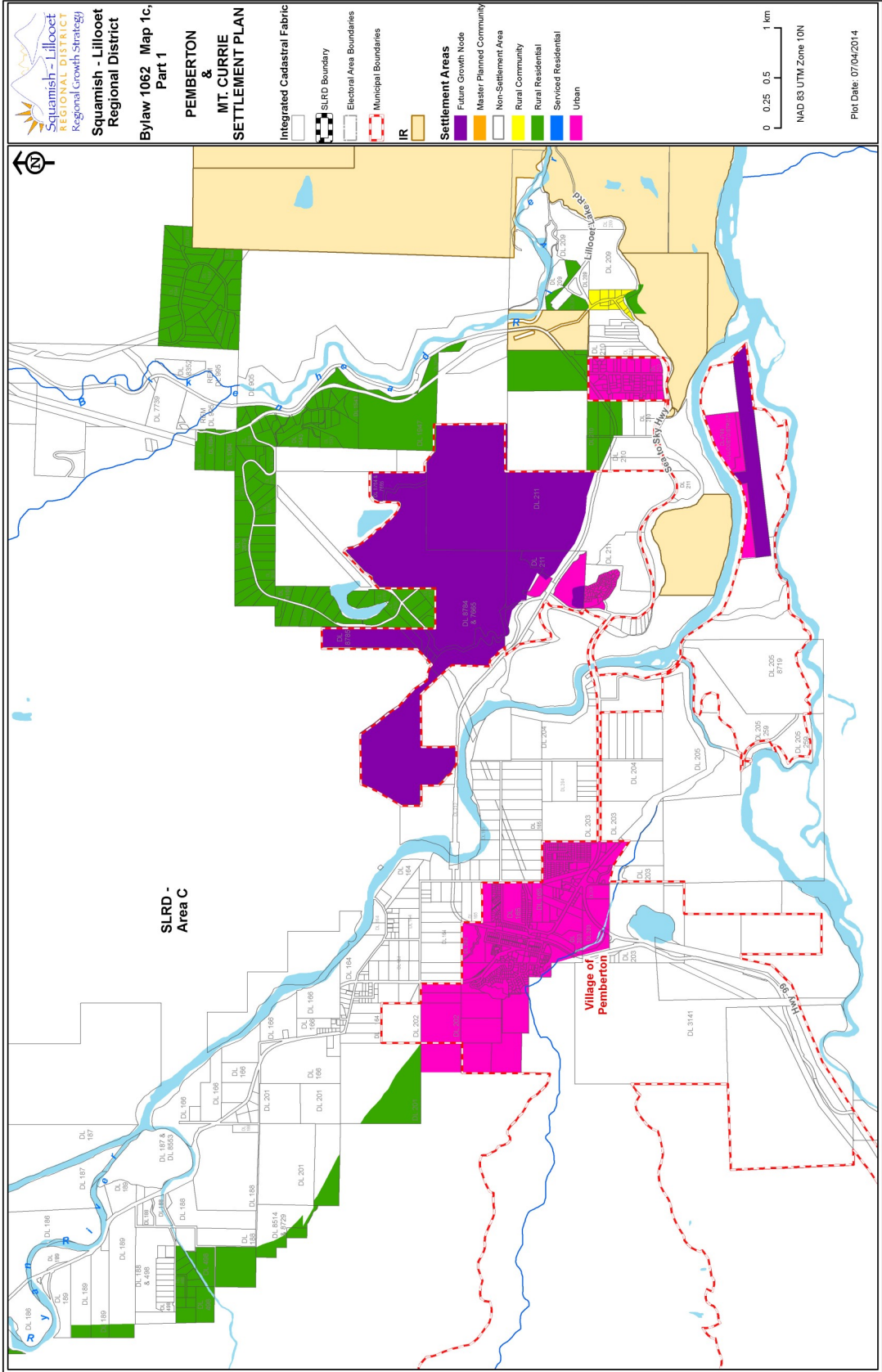
Squamish - Lillooet Regional District
Bylaw 1062 Map 1c, Part 2

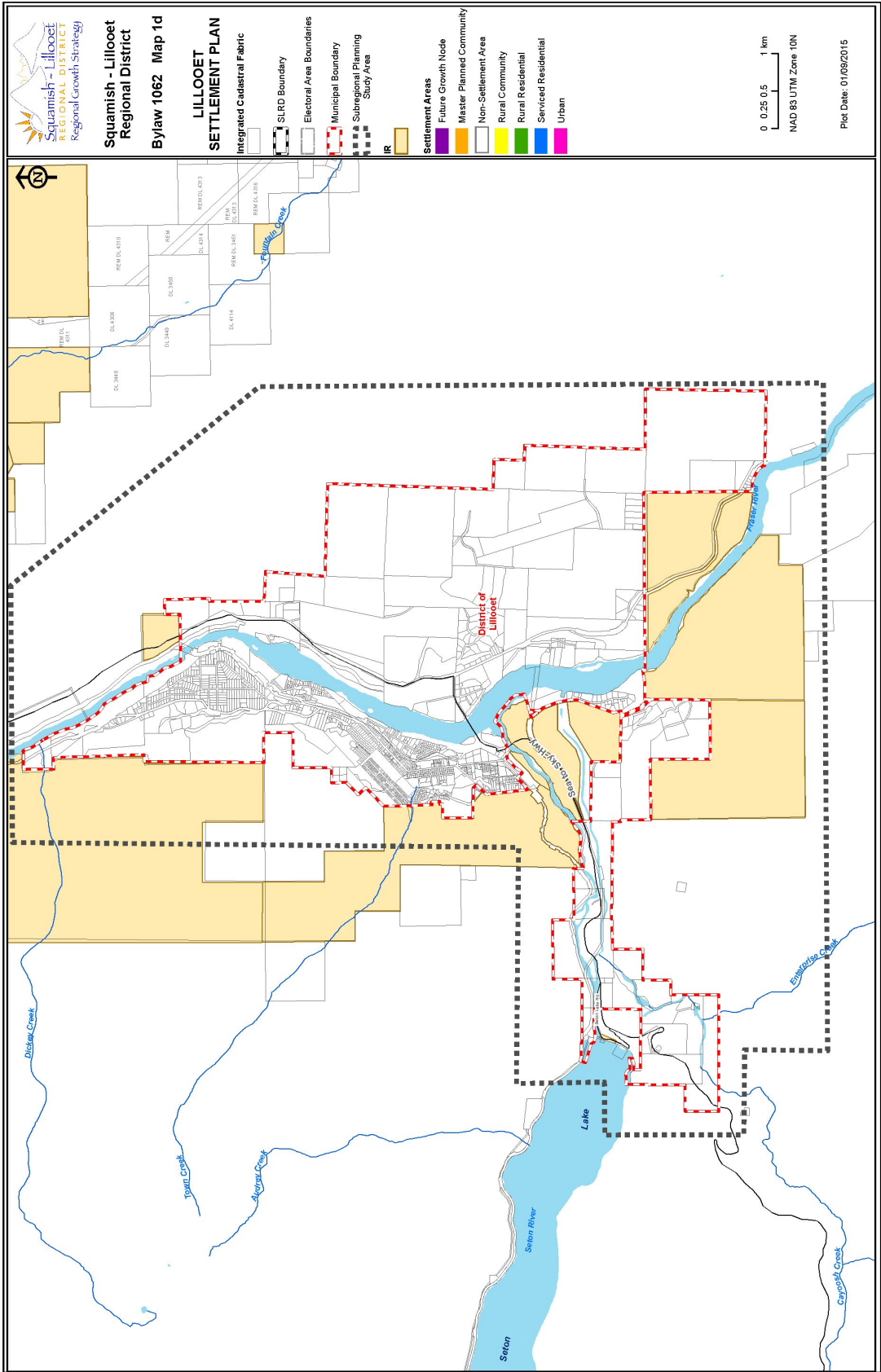
ELECTORAL AREA C SOUTH SETTLEMENT PLAN

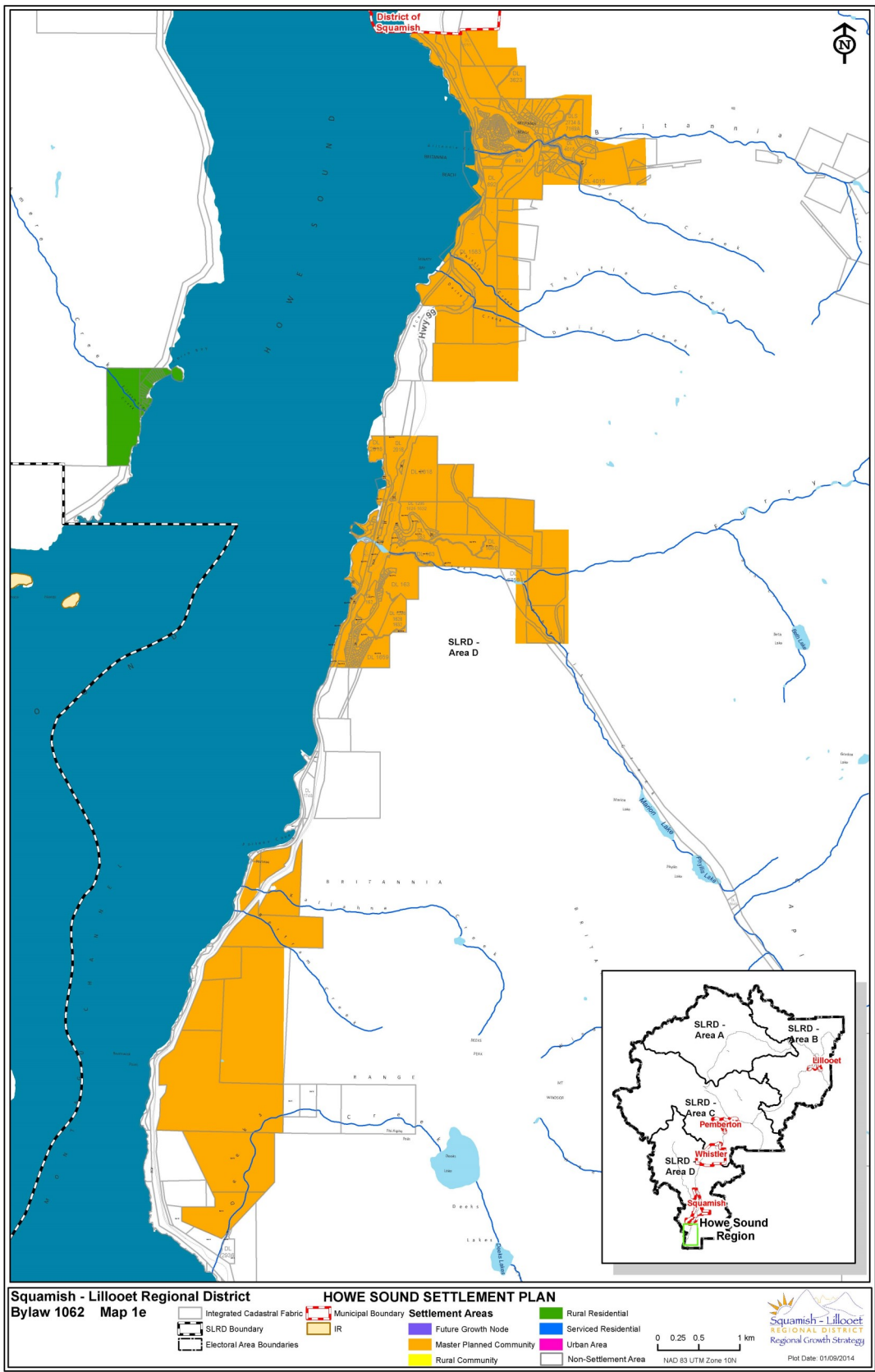
Integrated Cadastral Fabric	Municipal Boundaries	Settlement Areas	Rural Community
SLRD Boundary	JR	Future Growth Node	Rural Residential
Electoral Area Boundaries		Master Planned Community	Serviced Residential
		Non-Settlement Area	Urban

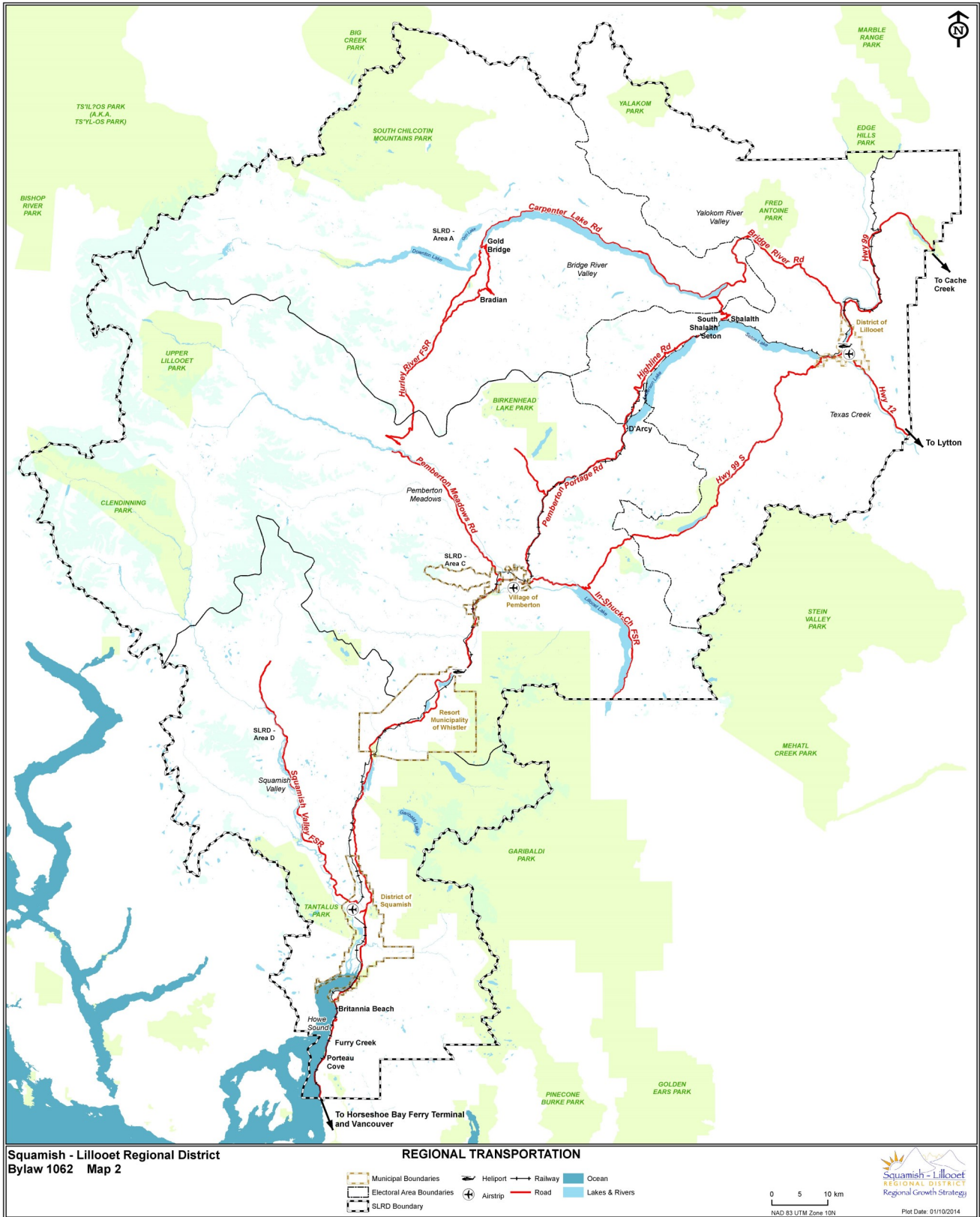
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NAD 83 UTM Zone 10N
Plot Date: 03/20/2015

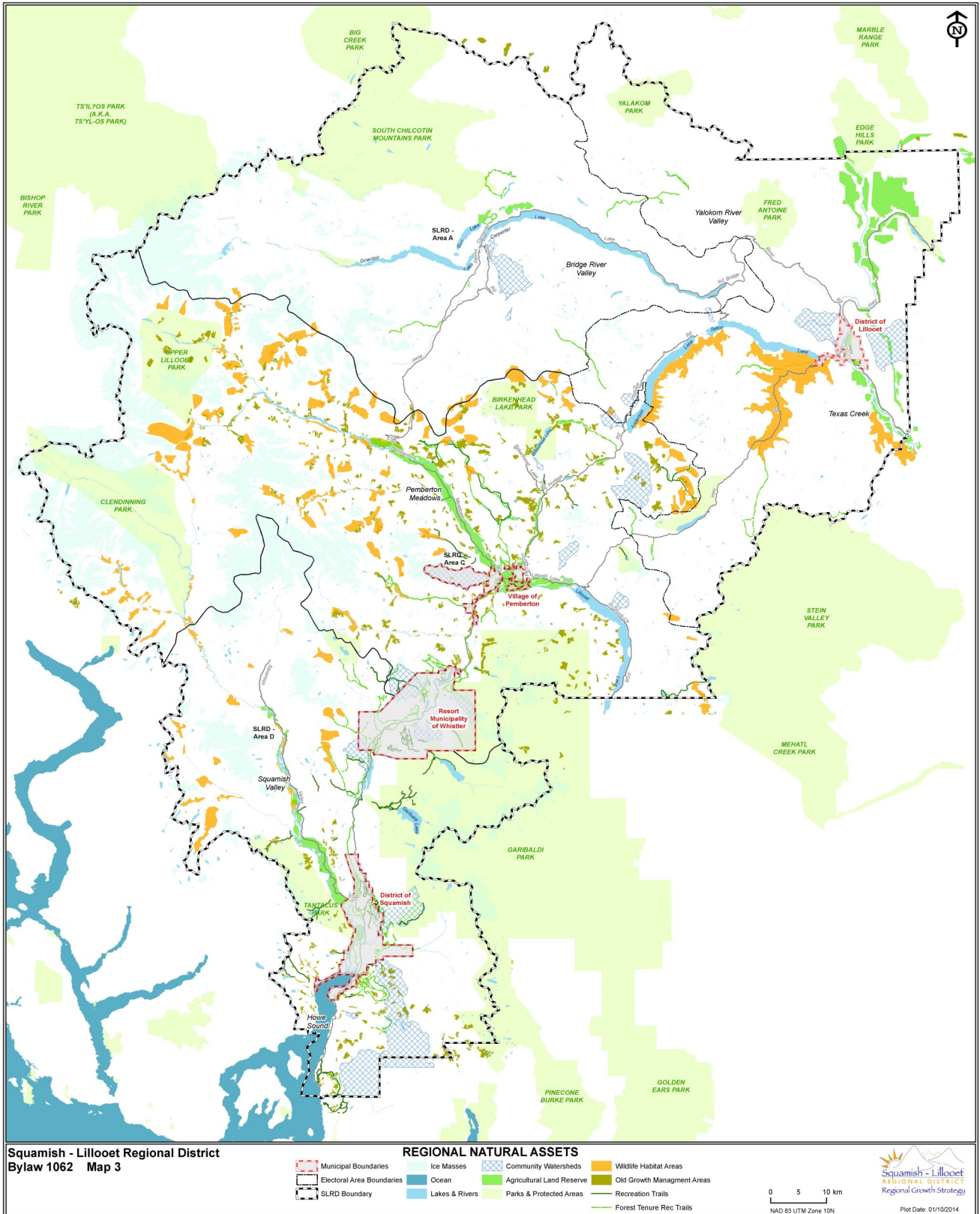
Squamish - Lillooet REGIONAL DISTRICT
Regional Growth Strategy





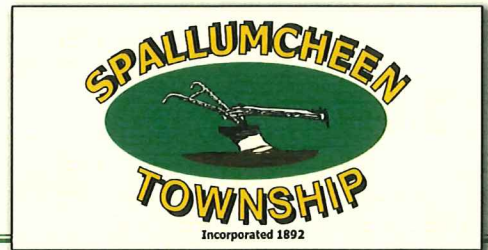






THE CORPORATION OF THE TOWNSHIP OF SPALLUMCHEEN

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Phone: 250-546-3013 • Fax: 250-546-8878 • Toll Free: 1-866-546-3013
Email: mail@spallumcheentwp.bc.ca • Website: www.spallumcheentwp.bc.ca



February 22nd, 2018

David Allen
Chief Administrative Officer
City of Courtenay
830 Cliffe Ave., Courtenay, BC
V9N 2J7

To David Allen:

Re: 2018 Resolution – Asset Management

Thank you for your email dated February 13th, 2018, providing a copy of the City of Courtenay's letter that was sent to the Association of Vancouver Island and Coastal Communities regarding Asset Management.

This is to advise that the Township of Spallumcheen Council passed the following resolution at its Monday, February 19th, 2018 Regular Meeting:

“WHEREAS the purposes of a British Columbia Municipality and Regional District included providing for stewardship of the public assets of its community;

AND WHEREAS, the power, duties and functions of British Columbia municipal and regional district Chief Administrative Officers include:

- (a) Overall management of the operations of the local government;***
- (b) Ensuring that the policies, programs and other directions of the council or board are implemented; and***
- (c) Advising and informing the council or boards on the operation and affairs of the local government.***

NOW THEREFORE BE IT RESOLVED THAT the Township of Spallumcheen supports sound Asset Management practices as the means to achieve local Sustainable Service Delivery;

THAT BC municipalities and regional districts, their respective CAO's and Staff would benefit from guidance to a common communications approach to enhance Asset Management Practices; and

THAT the Township of Spallumcheen recommends the Union of BC Municipalities resolve to develop and implement such a common communications approach in partnership with the LGMA and Asset Management BC.”

If you have any questions in this regard, please contact the undersigned.

Respectfully,

A handwritten signature in blue ink, appearing to read "Cindy Graves", is written over a blue circular scribble.

Cindy Graves
Corporate Officer

Cc: All BC Municipalities

First Name: Jan

Last Name: Simpson

Street Address: [REDACTED]

PO Box:

Town/City: Pemberton

Province: Bc

Postal Code: V0n2l1

Phone Number: [REDACTED]

Email: [REDACTED]

Please attach any related documents (if applicable):

Message to Mayor & Council: Please consider artists creating murals in some of the ugly walls around town now there is an village enhancement plan and a budget for it. So much talent local. Let's help them out.



March 1, 2018

Mayor Mike Richman and Council Members
Village of Pemberton
Box 100
Pemberton, BC V0N 2L0



Dear Mayor and Council Members:

Re: UBCM Membership

I am writing to invite Village of Pemberton to renew its membership with the Union of B.C. Municipalities (UBCM).

UBCM has served as the voice for local government in British Columbia since 1905. Created by local government to serve local government, our policy-based, non-partisan approach to advocacy has made us the recognized voice for B.C. communities.

Over the past year we have taken a leading role in areas as diverse as cannabis legalization, housing policy and responsible conduct. We have also continued to advocate for a stronger, integrated response to the opioid crisis and a place at the table for local government in the design of new infrastructure programs. 2018 will provide new challenges and opportunities to advance the agenda on these and other issues shared in common by our membership.

Our credibility as an organization is grounded in strong local government support. In 2017 we celebrated the 39th consecutive year that 100% of B.C. local governments have chosen to be members of UBCM. Through the renewal membership by your Council, our aim is to maintain the same level of support from B.C. communities for 2018.

It has been an honour to work on your behalf this past year. If you have any questions or comments about our work, please contact me.

Yours truly,

A handwritten signature in black ink that reads "Wendy Booth". The signature is fluid and cursive.

Wendy Booth, President



March 6, 2018

RE: Update on the Working Group on Responsible Conduct

Dear Mayor and Council, Chair and Board and Chief Administrative Officers:

This letter provides an update on the status of the work being undertaken by the Working Group on Responsible Conduct (Working Group).

Responsible conduct -- which broadly refers to how local government elected officials conduct themselves with their elected colleagues, with staff, and with the public -- continues to be an important topic of interest in British Columbia. In fall 2016, the Working Group was formed to better understand issues related to responsible conduct and to explore how British Columbia's responsible conduct framework could be further strengthened. The Working Group is a staff level committee with members from the Union of British Columbia Municipalities (UBCM), the Local Government Management Association (LGMA) and the Ministry of Municipal Affairs and Housing (MAH).

At the 2017 UBCM Convention, UBCM members endorsed a policy paper prepared by the Working Group that included several recommendations to strengthen British Columbia's responsible conduct framework. The Working Group has since been collaboratively working to start implementing the recommendations.

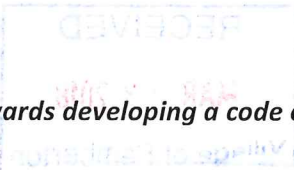
Foundational principles of responsible conduct are now available for use

As its first priority, the Working Group has identified and defined four foundational principles -- *integrity, accountability, respect, and leadership and collaboration* -- that can be used as a resource to guide the conduct of both individual elected officials and the collective council/board. While the principles are already reflected in the actions of elected officials in communities across British Columbia, they will be of real value in enhancing everyone's shared understanding of expectations around responsible conduct.

We encourage each of you to use these principles by integrating them into your everyday actions, as well as your governments' policies and practices, as you see fit. As a start, for instance, there may be value in including these principles in information materials for prospective candidates, and in orientation materials for when new councils and boards are elected after October 2018.

Working Group members have begun to integrate the foundational principles into resources, such as education materials for the 2018 general local elections, and will continue to incorporate them into other guidance materials as opportunities arise. The LGMA will also be working with its members to determine how the foundational principles could be further embedded into other local government documents, such as oaths of office, procedure bylaws, and existing codes of conduct, in advance of the 2018 elections.

.../2



Moving towards developing a code of conduct framework

Moving forward, the Working Group will be focusing on developing a code of conduct framework – that means thinking not just about the content of a code of conduct but also about the mechanisms for implementing such a code.

Developing this framework needs to be done thoughtfully and carefully – it will involve a number of important design choices along the way as important questions are considered about, for example, how a code of conduct is reviewed and adopted, how a code of conduct is enforced, and what happens if it is breached. We know from UBCM’s and LGMA’s consultations with members in spring 2017 that while there is agreement that a code of conduct framework would be useful in enhancing responsible conduct, there is not yet any consensus on the specific design for such a framework.

The Working Group will be focusing on developing the content of a “default” or “model” code of conduct -- which could be of real value as new and returning elected officials come together after the October 2018 elections -- while starting to identify the many design questions that will need to be answered as the complete framework is developed. Input on this work will be sought from UBCM and LGMA members -- specifically about code of conduct content -- in the next few months. For the 2018 UBCM Convention, the Working Group is also aiming to have prepared a critical path of key questions and considerations for the development of a code of conduct framework.

We very much appreciate the collaborative work undertaken by the Working Group to date and expect that the code of conduct framework will be developed thoughtfully, and will lead to an approach that respects the autonomy of local governments, is supported by elected officials and provides confidence for the public.

We look forward to the Working Group’s ongoing collaboration to further strengthen responsible conduct and support the good governance of local governments in British Columbia.

If you have any questions about the Working Group’s activities, please contact any of the member organizations.

Sincerely,

Selina Robinson
Minister of Municipal Affairs & Housing
LGgovernance@gov.bc.ca
250 387-4020

Wendy Booth
President, UBCM
UBCM@UBCM.ca
604 270-8826

Patti Bridal
President, LGMA
office@lgma.ca
250 383-7032

Leadership and Collaboration: an ability to lead, listen to, and positively influence others; coming together to create or meet a common goal through collective efforts.

- Demonstrate behaviour that builds and inspires public trust and confidence in local government.
- Calmly face challenges and provide considered direction on the issues of the day, while empowering colleagues and staff to do the same.
- Create space for open expression by others, take responsibility for one's own actions and reactions, and accept the decisions of the majority.
- Accept that it is the equal responsibility of the individual elected official, the council/board as a collective, the community and stakeholders to work together to achieve common goals.
- Be an active participant in ensuring the foundational principles are followed in all local government dealings (e.g., including among elected officials, between council/board members and staff, with community members, with other orders of government, in the decisions of a council/board, and in services and other activities of the local government).



LGMA

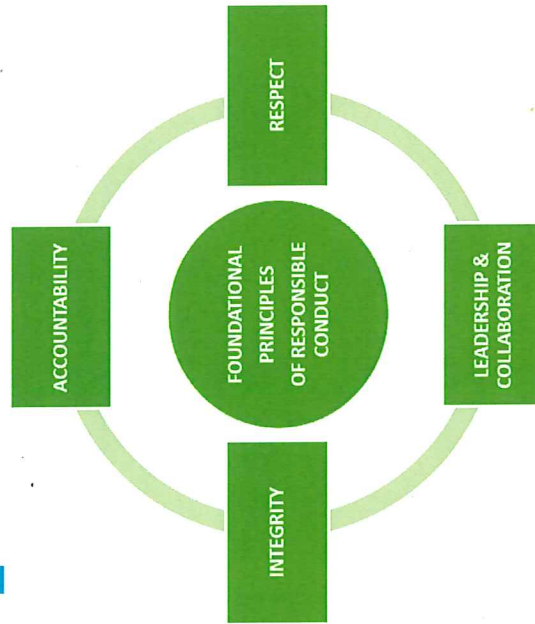


The Working Group on Responsible Conduct is a joint initiative between the UBCM, LGMA and the Ministry of Municipal Affairs & Housing. The Group was formed to undertake collaborative research and policy work around issues of responsible conduct of local government elected officials.

How do the principles “fit” with legal obligations?

It is the duty of elected officials to understand and abide by all legal requirements that apply to elected officials and local governments¹, and nothing in this document should be interpreted as taking precedence over such legal obligations.

Local government elected officials should interpret the principles described below in accordance with the responsibilities and obligations set out in B.C.'s local government legislation, other applicable legislation, the common law and the policies and bylaws of the local government.



¹ Many legal obligations apply to elected officials and local governments, including but not limited to rules about: ethical standards such as conflict of interest; open meetings; protecting confidential information; workplace safety such as harassment; and expenditure of local government funds.

Foundational Principles Of Responsible Conduct

FOR B.C.'S LOCAL GOVERNMENTS

Key Foundational Principles

- ◇ INTEGRITY
- ◇ ACCOUNTABILITY
- ◇ RESPECT
- ◇ LEADERSHIP & COLLABORATION

PRODUCED BY THE WORKING GROUP ON RESPONSIBLE CONDUCT

January 2018

What are foundational principles?

This document outlines four key foundational principles -- *integrity, accountability, respect, and leadership & collaboration* -- to guide the conduct of local government elected officials in B.C.

The foundational principles provide a basis for how local government elected officials fulfill their roles and responsibilities, including in their relationships with each other, with local government staff and with the public.

These principles are intended to guide both the conduct of individual elected officials and the collective behaviour of the local government council or board. The principles are also meant to guide local governments in fulfilling their corporate functions and responsibilities to their communities.

Responsible conduct at all of these levels is key to furthering a local government's ability to provide good governance to its community.

"The foundational principles provide a basis for how local government elected officials fulfill their roles and responsibilities, including in their relationships with each other, with local government staff and with the public."

Integrity: being honest and demonstrating strong ethical principles.

- Be truthful, honest and open in all dealings.
- Behave in a manner that promotes public confidence in local government, including actively avoiding any perceptions of conflicts of interest, improper use of office, or unethical conduct.
- Uphold the public interest, serving citizens diligently to make decisions in the best interests of the community.
- Ensure alignment between stated values and actions, including following through on commitments, engaging in positive communication with the community, and correcting errors in a timely, transparent manner.

Accountability: an obligation and willingness to accept responsibility or to account for one's actions.

- Be transparent in how an elected official individually, and a council/board collectively, conducts business and carries out their duties.
- Ensure information is accessible, and citizens can view the process and rationale behind each decision and action, while protecting confidentiality where appropriate or necessary.
- Accept and uphold that the council/board is collectively accountable for local government decisions, and that individual elected officials are responsible and accountable for the decisions they make in fulfilling their roles as council/board members.
- Listen to and consider the opinions and needs of the community in all decision making, and allow for discourse and feedback.

Respect: having due regard for others' perspectives, wishes, and rights; displaying deference² to the offices³ of local government, and the role of local government in community decision making.

- Treat every person, including other members of council/board, staff and the public, with dignity, understanding and respect.
- Show consideration at all times for colleagues and staff, including by honouring people's values, beliefs, ideas, roles, contributions and needs.
- Create an environment of trust, including displaying awareness and sensitivity around comments and language that may be perceived as offensive or derogatory.
- Value the role of diverse perspectives and debate in decision making.
- Act in a way that is respectful of the roles and responsibilities of the offices of Mayor/Chair and Councillor/Director.
- Value the distinct roles and responsibilities of local government staff and the community in local government considerations and operations, and commit to foster a positive working relationship between staff, the public and elected officials.
- Call for and expect respect from the community towards elected officials and staff, and their roles and responsibilities within the local government system.

² Displaying deference is acting in a way that is respectful of both the tradition and legacy enshrined in the various local government positions, as well as their intended functions.

³ 'Offices' of local government refers to the roles/responsibilities of the various roles and positions within the local government system, such as Mayor, Chair, Councillor or Director.

OPEN QUESTION PERIOD POLICY

THAT the following guidelines for the Open Question Period held at the conclusion of the Regular Council Meetings:

- 1) The Open Question Period will commence after the adjournment of the Regular Council Meeting;
- 2) A maximum of 15 minutes for the questions from the Press and Public will be permitted, subject to curtailment at the discretion of the Chair if other business necessitates;
- 3) Only questions directly related to business discussed during the Council Meeting are allowed;
- 4) Questions may be asked of any Council Member;
- 5) Questions must be truly questions and not statements of opinions or policy by the questioner;
- 6) Not more than two (2) separate subjects per questioner will be allowed;
- 7) Questions from each member of the attending Press will be allowed preference prior to proceeding to the public;
- 8) The Chair will recognize the questioner and will direct questions to the Councillor whom he/she feels is best able to reply;
- 9) More than one Councillor may reply if he/she feels there is something to contribute.

*Approved by Council at Meeting No. 920
Held November 2, 1999*

*Amended by Council at Meeting No. 1405
Held September 15, 2015*