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TO: SLRD RGS Member Municipalities

FROM: SLRD Planning Department

DATE: October 25, 2018

**RE: Squamish-Lillooet Regional District Regional Growth Strategy Amendment Bylaw No. 1562-2018 (RGS Review) – Second Reading Referral**

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The "Squamish-Lillooet Regional District Regional Growth Strategy Bylaw No. 1062, 2008, Amendment Bylaw No. 1562-2018" (RGS Review) was given second reading, as amended, by the SLRD Board on October 24, 2018.

The SLRD is appreciative of the input received from member municipality referral responses and the public open houses. The Second Reading DRAFT reflects this input, with revisions developed and endorsed by the RGS Steering Committee. Note this is the second member municipality courtesy referral, intended to confirm revisions are acceptable to member municipalities. The formal 60-day affected local government referral for acceptance, as required by section 436 of the *Local Government Act*, will take place prior to third reading of RGS Amendment Bylaw 1562-2018.

**Enclosed is a copy of the associated SLRD Board report and Amendment Bylaw. The SLRD Board looks forward to the receipt of any comments received from your organization.**

For further information on the process to date, including background documents and reports, see the SLRD website: <http://www.slrd.bc.ca/inside-slrd/current-projects-initiatives/regional-growth-strategy-rgs-review>

Should you have any questions regarding the SLRD RGS Review, please contact Kim Needham, Director of Planning and Development Services at [kneedham@slrd.bc.ca](mailto:kneedham@slrd.bc.ca) or Claire Daniels, Planner at the SLRD at [cdaniels@slrd.bc.ca](mailto:cdaniels@slrd.bc.ca).

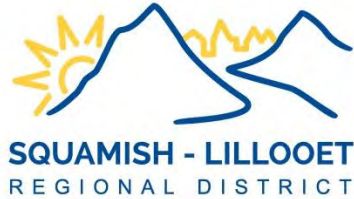
**Please submit your comments to me by Thursday January 31, 2019.** Should you have any questions, please feel free to contact me directly.

Sincerely,

Claire Daniels  
Planner  
Squamish-Lillooet Regional District

enclosures: SLRD staff report: REQUEST FOR DECISION Regional Growth Strategy  
Amendment Bylaw No. 1562-2018 (RGS Review) – Second Reading

CC: Kim Needham, SLRD Director of Planning and Development Services



## REQUEST FOR DECISION

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

**Meeting date:** October 24, 2018

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**To:** SLRD Board

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### RECOMMENDATIONS:

THAT Bylaw No. 1562-2018, cited as “Squamish-Lillooet Regional District Regional Growth Strategy Bylaw No. 1062, 2008, Amendment Bylaw No. 1562-2018”, be given second reading, as amended.

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

### KEY ISSUES/CONCEPTS:

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

The Squamish-Lillooet Regional District (SLRD) initiated a major amendment of the *Squamish-Lillooet Regional District Regional Growth Strategy Bylaw No. 1062, 2008* to address specific housekeeping amendments, clarify implementation processes (including updates to the Minor Amendment Criteria), and address specific content gaps (namely food/agriculture and climate change). It should be noted that any updates to a minor amendment criteria trigger a major amendment process, as per the LGA.

### Previous Board Resolutions

The following resolutions were made by the SLRD Board at the April 18 and 19, 2018 Board meeting:

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

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

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

An Information Report providing an update on the input received through the referrals and community open houses, as well as resulting next steps in the RGS Review process was brought to the July 25, 2018 SLRD Board meeting.

The RGS Steering Committee met on September 20, September 27 and October 17, 2018 to:

- 1) review and discuss input received from member municipality referrals and public open houses on the RGS Amendment Bylaw 1562-2018, and
- 2) prepare any additional content revisions to address input.

This report summarizes how input from the public open houses and member municipality referrals has been incorporated into the Second Reading version of the RGS Review DRAFT (RGS Amendment Bylaw 1562-2018). See Appendix A – tracked changes version for the full proposed revisions. A clean copy of the bylaw is also attached.

#### **RELEVANT POLICIES:**

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

#### **BACKGROUND:**

##### **RGS Framework:**

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

##### **Purpose of the RGS Review:**

###### Meet LGA Requirements

The LGA requires a regular review of regional growth strategies, with a review to be considered at least once every five years.

### Improve implementation

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

### Evolve Policy and Processes

The SLRD has experienced considerable change since the RGS was initiated in 2003. There have also been changes at the provincial and federal level that have impacted regional district planning. Finally, member municipalities, through the RGS Steering Committee, identified a number of areas requiring updates. The RGS Review has provided the opportunity to evolve policy and processes to reflect the current and future context.

### Continue Collaboration:

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

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

### **Content and Process:**

#### Content

**The RGS Review is intended to be an update not an overhaul of the current RGS.**

Some content revisions and additions are proposed (i.e. the development of a Food Systems Goal and Climate Change Goal, preferred modes of transportation policy and priorities, and expanded affordable housing policies), but the focus is really toward implementation of the RGS and developing criteria and processes to support collective agreement and responsibility. The RGS Review was initiated as a major amendment, as revisions to the minor amendment criteria are proposed. The RGS Review also provides an opportunity to address various housekeeping amendments (i.e. updating population, employment and dwelling unit projects; updating monitoring indicators; and updating terminology and references, etc.) reflecting the "living" nature of strategies, and to improve the function and relevance of the document.

#### Process

The RGS Steering Committee (composed of the planning director, or another representative, of the SLRD and the four member municipalities – District of Lillooet,

Village of Pemberton, Resort Municipality of Whistler, and District of Squamish) has been guiding the RGS Review process and content development/revisions. Three elected officials forums were also hosted to solicit direction from SLRD and member municipality elected officials during the RGS Review process – growth management, transportation and affordable housing were areas of key concern and discussion. The Intergovernmental Advisory Committee (IAC) (composed of senior representatives of the Provincial government and Provincial government agencies and corporations, determined and appointed by the minister: Ministry of Indigenous Relations and Reconciliation; Ministry of Agriculture; Agricultural Land Commission; Ministry of Municipal Affairs and Housing; Ministry of Natural Gas Development; Ministry of Forests, Lands, Natural Resources Operations and Rural Development; Vancouver Coastal Health Authority; Interior Health Authority; Ministry of Transportation and Infrastructure; BC Hydro; TransLink; BC Transit; Ministry of Energy and Mines; Ministry of Environment; Ministry of Health; Ministry of Jobs, Tourism and Innovation; BC Housing) provided key input through review and comments on the Discussion Draft via a Preliminary Referral in September 2017.

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

#### Consultation

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

#### RGS Steering Committee

The RGS Steering Committee has been guiding the RGS Review process and content development/amendments, with 10 RGS Steering Committee meetings held during the scoping period, 12 RGS Steering Committee meetings held during the *review & revise* and *share* phases and 3 RGS Steering Committee meetings held to date during the *adopt* phase.

**ANALYSIS:**

The tables below summarize the proposed amendments based on public input and referral comments.

Public Input (Community Open Houses)

Generally, input from the community open houses was positive. Key common issues that were discussed include: affordable housing; transportation; and natural recreation access.

NOTED STRENGTHS:	NOTED GAPS:	PROPOSED CONTENT REVISION
<p><i>Preferred Modes of Transportation Priorities</i> – including enhancing cycling infrastructure on highway 99 and advocating for better bus and passenger rail service.</p> <p><i>Food Systems</i> – including support for agricultural land trusts, protecting agricultural land, and providing incentives for affordable land lease options.</p> <p><i>Climate Action</i> – including pursuing Corporate and Community Emissions Inventories.</p> <p><i>Expanded Affordable Housing</i> policies and tools – including Inclusionary Zoning and new definition of affordable housing.</p>	<p><i>Access Points</i> - Goal 6: Encourage the Sustainable Use of Parks and Natural Areas – identified as an area needing attention. In particular, access points to natural recreation – both in terms of managing current access points and developing new access points.</p> <p><i>Tourism</i> - Goal 4: Achieve a Sustainable Economy – identified as an area needing attention. In particular, the importance of tourism to the regional economy was noted as a gap; it was felt there is a need for a greater emphasis and strategic directions related to tourism.</p> <p><i>Duffy Lake Road Infrastructure</i> – the need for more passing lanes and pull outs, as well as public facilities and more access points to natural recreation areas was noted as a gap.</p>	<ul style="list-style-type: none"> <li>• Goal 6: Encourage the Sustainable Use of Parks and Natural Areas ADD: strategic direction around the exploration of access points to parks and natural areas</li>   <li>• Goal 4: Achieve a Sustainable Economy ADD: reference to support Recreational Tourism opportunities and encouraging outdoor recreation tourism. ADD: strategic direction to support diversified and sustainable economic growth and productivity.</li>   <li>• Table 4 Regional Road Network Improvement Priorities ADD: increase passing lanes and pull outs on Duffy Lake Road. ADD: public facilities infrastructure</li> </ul>

Member Municipality Input (Referral Responses)

Generally, support was given from the 4 member municipalities. District of Squamish and the RMOW provided comments requesting changes to the RGS Amendment Bylaw 1562-2018.

District of Squamish First Reading Referral Comments

**REFERRAL COMMENTS**

*That the language stipulating that, for RCS revisions triggering an RGS amendment, these amendments must be processed concurrently with the RGS amendment adopted prior to acceptance of the revised RCS, be removed from the RGS update.*

**RGS STEERING COMMITTEE RECOMMENDATION**

Action agreed to by Steering Committee: Remove language and depend solely on the *Local Government Act*.

**PROPOSED CONTENT REVISION**

Remove language.

RMOW First Reading Referral Comments

**REFERRAL COMMENTS**

*Specifically, the RMOW is seeking the following changes:*

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

- *Require new destination resorts, within Electoral Areas C or D, or the municipalities within those areas (Squamish, Pemberton and Whistler) to trigger a major amendment.*
- *Require new Backcountry Resorts or significant expansions of backcountry resorts in Electoral Areas C and D, or municipalities within those areas to trigger a minor RGS amendment.*
- *Revise, clarify or augment proposed language establishing Settlement Area boundaries as “conceptual” to specifically exclude, and to trigger a major RGS amendment for the following:*
  - *“Satellite development” i.e. developing lands outside of established Settlement Areas and that are not contiguous with a Settlement Area.*
  - *“Leapfrog development” or “Incremental development” that would have a cumulative effect of exceeding the RGS’s growth limits in terms of scale or geographic extent. For example, by permitting multiple backcountry resorts in close proximity thereby creating the same impact of a destination resort, or a series of adjacent minor developments beyond established Settlement Areas having the cumulative effect of a major extension of the Settlement Area boundary.*

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

*\*Note it was confirmed that this comment is requesting that the option sites be designated Urban under the RGS Settlement Mapping.*



## **RGS STEERING COMMITTEE RECOMMENDATION – ITEM #1 GROWTH MANAGEMENT POLICIES**

Action agreed to by the Steering Committee: The current proposed RGS Minor Amendment Criteria, endorsed by Elected Officials at the EOF #1, is seen to address the RMOW First Reading Referral Comments Item 1, bullets 1-3.

### RGS Minor Amendment Criteria

*Although not considered an exhaustive list, the following types of amendments are considered regionally significant [and thus trigger a major amendment]:*

- *Those that include land in the Agricultural Land Reserve or will negatively impact agricultural lands;*
- *Those that involve development of non-settlement lands that are not contiguous to existing designated settlement areas;*
- *Those that would have significant impacts to the regional highway system and may negatively affect level of service; and,*
- *Those that would have significant impacts to regional energy emissions and may negatively affect Climate Change reduction and/or adaptation.*

Additionally, the following points should be noted:

- Any amendment considered *regionally significant* triggers a major amendment process, as per the RGS Minor Amendment Criteria. Thus item 1, bullet 2 of the RMOW’s comments is not workable.
- Backcountry resorts to continue to be supported in the Non-settlement Areas, understanding that zoning and OCP amendment processes are still required. Note a majority vote is required for both a minor amendment (once an RGS is determined to be a minor amendment) and OCP/Zoning amendments, the only difference being that the Electoral Area A Director does not vote on RGS matters. Additionally, “Significant expansions” of backcountry resorts would be considered as per the minor amendment criteria, understanding that Backcountry Resorts in the Non-Settlement Area are 100 bed units/50 rooms or less in scale.
- The SLRD RGS Bylaw was and continues to be written so as not to fetter future Board’s decision-making abilities, but can provide guidance and criteria to support decision-making. This is why the RGS includes criteria and not specific, exact requirements.

## **PROPOSED CONTENT REVISION – ITEM #1 GROWTH MANAGEMENT POLICIES**

None.

## **RGS STEERING COMMITTEE RECOMMENDATION – ITEM #2 OPTION SITES**

- The RMOW Option Sites include seven new parcels of land (currently in the designated non-settlement lands of the RGS) which are estimated to comprise approximately 492 acres (199 ha). The RMOW has requested that the SLRD update the RGS mapping to include the Option Sites as designated “*Urban Settlement Lands*”.
- It should be noted that Options Sites were not included in mapping that was presented at the four RGS open houses that were held in June 2018, as they had not been publically identified at that time,

Action agreed to by the Steering Committee: The RGS Steering Committee has agreed to support the acceptance of the Option Sites mapping revision, understanding the importance of these sites for future community economic and reconciliation opportunities. Additionally, it is understood that any proposed development of any Option Sites is subject to an RMOW OCP amendment and rezoning consistent with the evaluation criteria in the RMOW OCP Chapter 4: Growth Management, which are consistent with the goals of the RGS. It is felt the Options Sites still represent the intent of the RGS to direct growth to urban areas.

### **PROPOSED CONTENT REVISION – ITEM #2 OPTION SITES**

Accept the Option Sites mapping revision as part of the SLRD initiated RGS Review. See Regional Growth Strategy Mapping (Map 1 and Map 1d) in Appendix A (tracked changes version).

### Housekeeping Revisions

A few housekeeping revisions were also made to the RGS Projections section to address Census data changes and to the Backcountry Resort definition so as to reference accommodation rooms rather than bed units (a term that is not defined in the RGS nor used by the SLRD; the overall maximum of rooms has not changed, just the terminology used). Additionally, wording was amended with respect to the Minor Amendment Process references to make the terminology correct. As the SLRD has its own Minor Amendment Criteria, the RGS Bylaw must clearly state that once the affirmative 2/3's vote takes place, the amendment bylaw is adopted as per usual majority vote of those entitled to vote. See section [437 \(2\) for list for required provisions](#).

### RGS Review Next Steps

1. Second Reading and Member Municipality Referrals (second courtesy referral; end of January 2019 deadline to provide comments) – NOW
2. Provide an update report to the SLRD Board – IF NECESSARY
3. Affected Local Government & Ministerial Referrals (official 60-day referral for acceptance)
4. Third Reading and Adoption
5. Member municipality Regional Context Statement updates – 2 years to submit revised regional context statements for acceptance

**Note: the SLRD Steering Committee has reviewed and endorsed the Second Reading DRAFT (RGS Amendment Bylaw 1562-2018), shown with tracked changes in Appendix A: Squamish-Lillooet Regional District Regional Growth Strategy Bylaw No. 1062, 2008, Amendment Bylaw No. 1562-2018.**

### **REGIONAL IMPACTS ANALYSIS:**

The SLRD RGS is an initiative of and applies to the four member municipalities and Electoral Areas B, C and D. It is a tool to support collaboration and achievement of *smart growth*. Any amendments to the RGS will impact all those who are signatory to the RGS Bylaw. Further, amendments conducted through the major amendment process involve referrals to and acceptance by all affected local governments.

**OPTIONS:**

Option 1 (PREFERRED OPTION)

Give second reading of “Squamish-Lillooet Regional District Regional Growth Strategy Bylaw No. 1062, 2008, Amendment Bylaw No. 1562-2018” and refer out to member municipalities for comments.

Option 2

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

Option 3

As per Board direction.

**FOLLOW UP ACTION:**

As per Board’s direction.

**ATTACHMENTS:**

Appendix A: Squamish-Lillooet Regional District Regional Growth Strategy Bylaw No. 1062, 2008, Amendment Bylaw No. 1562-2018 including Schedule A “The Regional Growth Strategy” (RGS Review draft)

Appendix B: RGS Review – background and previous staff reports:

<https://www.slrd.bc.ca/inside-slrd/current-projects-initiatives/regional-growth-strategy-rgs-review>

Submitted by: C. Daniels, Planner

Reviewed by: K. Needham, Director of Planning and Development Services

Approved by: L. Flynn, Chief Administrative Officer

**SQUAMISH-LILLOOET REGIONAL DISTRICT**

**BYLAW NO. 1562-2018**

A bylaw to amend the Regional Growth Strategy for the Squamish-Lillooet Regional District

**WHEREAS** the *Local Government Act* provides for a regional district to undertake the development, adoption, implementation, monitoring and review of a regional growth strategy under Part 13,

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

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

1. This bylaw may be cited for all purposes as "Squamish-Lillooet Regional District Growth Strategy Bylaw No. 1062, 2008, Amendment Bylaw No. 1562-2018".
2. The Squamish-Lillooet Regional District Growth Strategy Bylaw No. 1062, 2008 is amended as follows:
  - (a) By updating the Summary of Amendments table to include this bylaw.
  - (b) Schedule "A" attached to and forming part of Bylaw 1062, 2008 is hereby deleted and replaced with a new Schedule A, as attached.

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

READ A FIRST TIME this 18<sup>th</sup> day of APRIL, 2018.

READ A SECOND TIME this 24<sup>th</sup> day of OCTOBER, 2018.

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

READ A THIRD TIME this day of , 2018.

ADOPTED this day of , 2018.

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Kristen Clark  
Corporate Officer

# Squamish-Lillooet Regional District Regional Growth Strategy

Schedule "A" to Bylaw 1062, 2008





## Our Mission

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

SUMMARY OF AMENDMENTS  
CONSOLIDATED FOR CONVENIENCE ONLY

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

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

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DRAFT

## PART 1

### Introduction

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

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

The Regional Growth Strategy provides a broad policy framework describing the common direction that the regional district and member municipalities will follow in promoting development and services that are sustainable, recognizing a long-term responsibility for the quality of life for future generations. A sustainable future is one that provides for balanced economic, social and environmental well-being and acknowledges the duty to use land and resources in a way that does not diminish their natural capacities and intrinsic values. The SLRD Board recognizes the benefit of endorsing a science and systems based framework for planning towards sustainability. To this end, we understand the benefit of creating a long-term vision informed by the key (science-based) principles of sustainability, and then 'looking back' to the present to reveal the steps that will take us closer to our vision. Subsequent planning and decision-making will be guided by our vision of a sustainable future, including the Smart Growth Principles that form the basis of the Regional Growth Strategy.

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

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

The SLRD Regional Growth Strategy supports collaborative planning and consensus-based problem solving across the region. It is important to acknowledge that First Nations Land Use Plans and Provincial Land and Resource Management Plans exist alongside the Regional Growth Strategy. A key focus is to encourage coordination and cooperation between local, senior and First Nations governments in providing greater economic certainty and balancing community development, recreation and tourism, and environmental protection in the region. Through this approach to decision-making, we will embark on a path to our future in a manner that works toward a prosperous balance between the environmental, economic, social and health needs of our communities.

## PART 2

### Context

#### *Overview*

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

The SLRD is found within the traditional territories of several First Nations, including the Skwxwú7mesh (Squamish), St'át'imc and Líl'wat, which is a distinct Nation with linguistic, cultural, familial and political ties to the St'át'imc Nation. Each Nation is independent and self-governing. Small parts of the SLRD also overlap with the traditional territories of the Stó:lō, Tsleil-Waututh, Nlaka'pamux, Tsilhqot'in, and Secwepemc Nations.

Economic change has been dramatic in the region, with primary resource extraction and manufacturing in decline and being replaced by tourism and service sector jobs as a primary source of income. The northern part of the SLRD, including Lillooet and surrounding Electoral Areas A and B, is challenged by slow population growth and economic change, while the southern communities of the Sea-to-Sky Corridor face population growth pressures and escalating housing costs. The diversity in contexts creates challenges for regional planning, as the needs and goals of these sub-regions vary significantly.



Figure 1: SLRD RGS Context Map

## RGS Projections – Population, Dwelling Unit & Employment Projections

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

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

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

### Population Projections

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

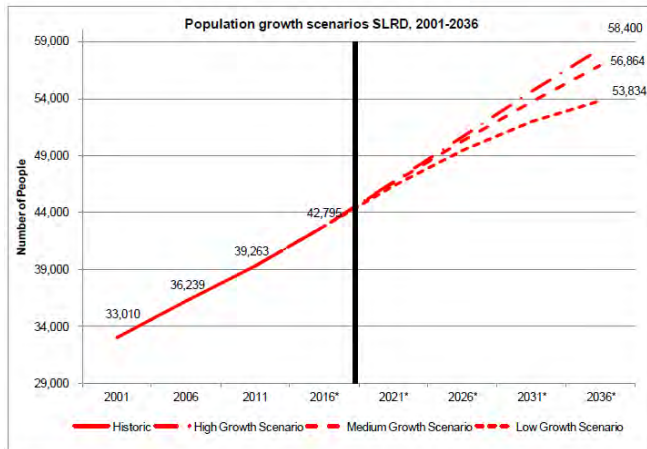


Figure 2: Population Projection, Three Scenarios for SLRD, 2001-2036; Source Urbanics Consultants Ltd. 2017

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

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

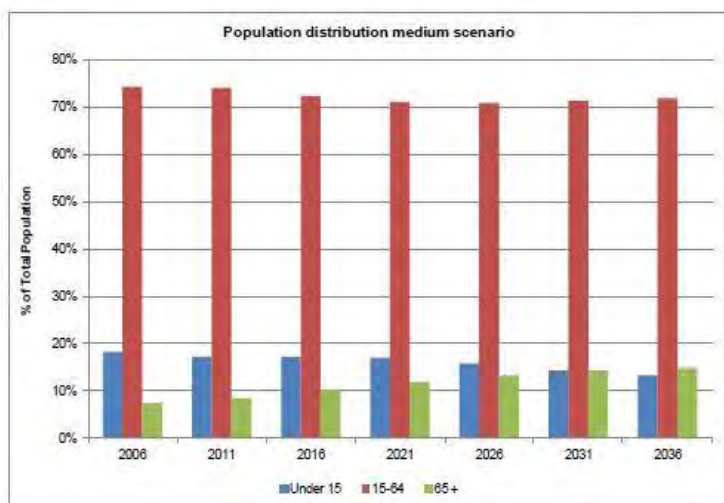


Figure 3: Population Distribution, Medium Scenario, 2001-2036; Source Urbanics Consultants Ltd. 2017

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

have import across demographics, implementation of the RGS to achieve these goals will require balancing the sometimes diverse needs of our communities.

### *Dwelling Unit Projections*

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

#### PRIVATE DWELLINGS VS OCCUPIED PRIVATE DWELLINGS

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

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

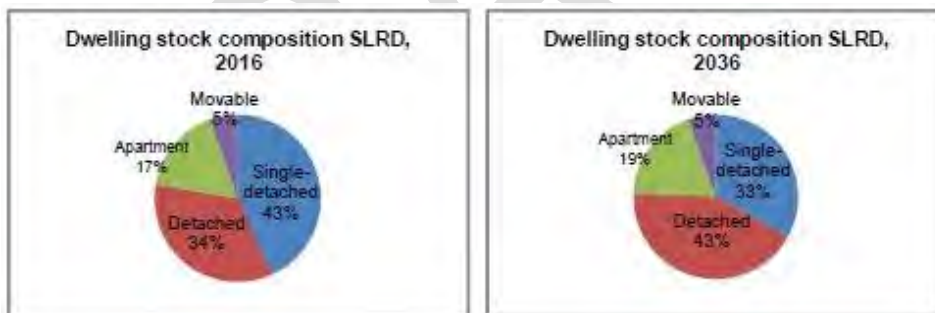


Figure 4: SLRD Dwelling Unit Composition, 2016 vs 2036; Source Urbanics Consultants Ltd. 2016

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

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



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

	2016 (Actual)		2036 (Projected)		Population Share	
	Population	Dwellings	Population	Dwellings	2016	2036
<b>Squamish</b>	19,512	7,260	25,674	9,089	49.4%	50.3%
<b>Whistler</b>	11,854	4,612	15,358	5,395	30%	30.1%
<b>Pemberton</b>	2,574	964	4,297	1,510	6.5%	8.4%
<b>Lillooet</b>	2,275	1,074	2,530	1,126	5.8%	5.0%
<b>Area D</b>	1,057	439	<del>1,135</del> <sup>948</sup>	<del>466</del> <sup>02</sup>	2.7%	1.9%
<b>Area C</b>	1,663	655	1,697	776	4.2%	3.3%
<b>Area B</b>	363	183	329	156	0.9%	0.64%
<b>Area A</b>	187	112	209	110	0.5%	0.4%
<b>TOTAL</b>	39,485	15,299	51,041	18,563	100%	100%
<b>TOTAL (including reserve lands)</b>	42,665	16,416	56,864	21,899		

Note: 2016 data is sourced from the 2016 Census. Indigenous community populations are included in the 2016 Census population count of 42,665 for the SLRD (2016). Total Population Share numbers above only include incorporated municipalities and electoral areas, not reserve lands.

### Employment Projections

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

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

Between 2001-2011, the Region’s employment base grew substantially and diversified in its concentration of industrial segments. In particular, four industry sectors realized significant gains in terms of overall share of the labour force: Construction (rose from 9 percent to 13 percent); Retail

Trade (rose from 10 percent to 11 percent); Professional, Scientific and Technical Services (rose from 4 percent to 6 percent); and Public Administration (rose from 6 percent to 8 percent).

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

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

### What type of growth is desirable?

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

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

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

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

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

## RGS Smart Growth Principles

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

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

THE RGS SMART GROWTH PRINCIPLES summarize the core values that guided the development of the SLRD RGS and that continue to guide its implementation throughout the region.

## PART 3

### The Strategy

#### *Vision*

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

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

#### *Goals*

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

GOAL 1 Focus Development into Compact, Complete, Sustainable Communities

GOAL 2 Improve Transportation Linkages and Options

GOAL 3 Generate a Range of Quality Affordable Housing

GOAL 4 Achieve a Sustainable Economy

GOAL 5 Protect Natural Eco-system Functioning

GOAL 6 Encourage the Sustainable Use of Parks and Natural Areas

GOAL 7 Create Healthy and Safe Communities

GOAL 8 Enhance Relations with Indigenous Communities and First Nations

GOAL 9 Improve Collaboration among Jurisdictions

GOAL 10 Protect and Enhance Food Systems

GOAL 11 Take Action on Climate Change

## GOAL 1 Focus Development into Compact, Complete, Sustainable Communities

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

### The Regional Growth Strategy:

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

*(ii) Directs population growth and settlement development primarily to compact Urban Areas and Master Planned Communities on the basis of Smart Growth Principles. New urban communities will not be considered outside of the established settlement areas.*

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

*iv) Encourages economic development, urban growth and revitalization in the Northern area.*

### Compact, complete, sustainable communities will be achieved by:

- Accommodating major growth within the urban boundaries of Squamish, Whistler, Pemberton and Lillooet, with appropriate policies for in-fill and increased population density.
- Delineating the existing and future settlement areas and, in accordance with *Smart Growth Principles*, provide for the phased extension of urban boundaries to clearly distinguish the urban/non-urban edge.
- Maintaining Nodal Development in the Sea to Sky Corridor, with well-planned centres separated by natural resource and rural land uses, and avoiding the potential for continuous or dispersed linear development.
- Encouraging urban growth and revitalization of central Lillooet as the major service centre in the northern sub-region in conjunction with economic development initiatives.
- Providing for a mix of land uses in community development, particularly at Porteau Cove, Furry Creek and Britannia Beach, to enhance the potential for more integrated, complete

communities.

- Maintaining the integrity of 'non-settlement' lands that have particular physical constraints or values, and ensuring rural residential or resource development is compatible with the rural landscape.
- Protecting the integrity and productivity of the agricultural land base through the Agricultural Land Reserve and agricultural planning.

## Strategic Directions:

1.1 The SLRD and member municipalities agree that:

a) The *Settlement Planning Maps* will be used in conjunction with Official Community Plans to:

- Direct growth and settlement development towards Member Municipalities and existing SLRD Master Planned Communities;
- maintain the rural, low density character of Serviced Residential and Rural Residential Areas; and
- protect and maintain Non-Settlement Areas.

Official Community Plans should:

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

Member municipalities shall:

- (i) prepare and update Regional Context Statements which identify the relationship between an Official Community Plan and the SLRD Regional Growth Strategy (and if applicable, how the Official Community Plan is to be made consistent with the RGS over time);
- (ii) submit the Regional Context Statements to the Squamish Lillooet Regional District Board for approval as per s. 446 of the Local Government Act; and
- (iii) once the context statement is approved, amend their Official Community Plan to include the approved Regional Context Statement.

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

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

- **Urban Areas**, as shown on the *Regional Settlement Planning Map 1*, the *Squamish Settlement Planning Map 1a*, the *Whistler Settlement Planning Map 1b*, the *Pemberton/Mount Currie Settlement Planning Map 1c*, and the *Lillooet Settlement Planning Map 1d* will accommodate most of the future population growth, consistent with *Smart Growth* Principles applied in Official Community Plans for the District of Squamish, Resort Municipality of Whistler, Village of Pemberton, and the District of Lillooet. The objective for these areas is to encourage compact, mixed-use urban communities within well-defined urban boundaries.
- **Master Planned Communities** refers to larger scale developments that are planned on a comprehensive basis within the defined boundaries of Britannia Beach, Furry Creek and Porteau Cove, as shown on the *Regional Settlement Planning Map* and the *Howe Sound Settlement Planning Map 1e*.
  - For existing SLRD Master Planned Communities, further growth is not supported beyond what is currently contemplated in SLRD Official Community Plans (OCPs) and what is specified in the SLRD Regional Growth Strategy (RGS). Zoning and OCP amendments that propose to increase density or area of existing SLRD Master Planned Communities are not supported.
  - New Master Planned Communities and/or urban areas are not supported outside of the established settlement areas.

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

- **Rural Communities** are historical, small-scale settlements such as Mount Currie, D'Arcy, and Seton Portage/Shalalth, as shown on the *Regional Settlement Planning Map*. The objective for these areas is to encourage compact residential and local commercial and small-scale mixed use developments within distinct small villages or development nodes with community water and sewer services.
- **Serviced Residential Areas** will be located at Black Tusk Village, Pinecrest Estates and WedgeWoods Estates as shown on the *Regional Settlement Planning Map*. The objective for these areas is to maintain rural character, encourage compact, clustered, low-density and primarily residential development with community water and sewer services, surrounded by non-settlement resource lands.
- **Rural Residential Areas** will maintain their predominant rural character and land use within defined areas, as shown on the *Regional Settlement Planning Map*. These areas provide for a variety of rural land uses, particularly low density residential land use on larger parcels with on-site services. The objective for these areas is to protect the rural landscape and to prevent small-lot subdivision and development sprawl outside of the defined areas. Rural Residential Areas will remain with very low density land uses over the long term,

except in exceptional circumstances where they may be in transition to Urban Areas, as set out in Official Community Plans and in a manner consistent with *Smart Growth Principles*.

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

c) Settlement Planning Map Amendments, including proposed changes to designation boundaries through RGS revision – must be based on clearly defined *Smart Growth Principles* and demonstrate a commitment to the concept of ‘Compact, Complete, Sustainable Communities’ as described in the RGS.

d) Growth and transportation will be addressed concurrently.

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



## Settlement Planning Maps

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

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

The Settlement Planning Maps (*Regional Settlement Planning Map* (Map 1) and Settlement Planning Maps for each Member Municipality and Howe Sound (Maps 1a – 1e)) provide a general guide for a regional settlement pattern that reflects a commitment to compact, complete, sustainable communities. **This mapping is conceptual with an expression of intent with regard to settlement and non-settlement boundaries that will assist more detailed land use planning within Official Community Plans.** Settlement Planning Maps are submitted to the SLRD by Member Municipalities to support collaborative planning; they are not submitted as part of Regional Context Statements.

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

Table 3: Description of Settlement Planning Maps

Regional Land Use Designation	Area Descriptions	Map
<b>SETTLEMENT AREAS</b>		
<b>URBAN AREAS</b>	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.	
	<b>District of Squamish</b> As per Map 1e.	<b>Map 1e</b>
	<b>Resort Municipality of Whistler</b> As per Map 1d.	<b>Map 1d</b>
	<b>Village of Pemberton</b> As per Map 1b and Map 1c	<b>Map 1b and Map 1c</b>
	<b>District of Lillooet</b> As per Map 1d	<b>Map 1a</b>
<b>NON-URBAN AREAS</b>	Non-urban includes any unincorporated or incorporated settlement area, and includes small Rural Communities, Serviced Residential areas, Rural Residential areas, and Master Planned Communities.	
<b>Serviced Residential</b>	<b>Black Tusk Village, Pinecrest Estates and WedgeWoods Estates</b> Serviced Residential means a settlement that contains primarily residential uses serviced by community water and/or sewer systems.	<b>Map 1 and Map 1c</b>
<b>Master Planned Communities</b>	<b>Furry Creek, Porteau Cove, Britannia Beach</b> Master Planned Community means larger scale developments that are non-urban, mixed use and are planned on a comprehensive basis.	<b>Map 1f</b>
<b>Rural Communities</b>	<b>Mount Currie, D'Arcy, Seton Portage/Shalalth</b> 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.	<b>Map 1</b>
<b>Rural Residential</b>	<b>Non-ALR outskirts of Pemberton, Seton Lake, D'Arcy, Seton Portage/Shalalth, Mount Currie, Ivey Lake, Walkerville, Owl Ridge, Poole Creek, Lillooet Lake Estates, Birken and Devine, Pavillion Lake, Paradise Valley, Squamish Valley, Ring Creek, 5 Coves</b> 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.	<b>Map 1</b>
<b>NON-SETTLEMENT AREAS</b>		
All other areas, including all ALR lands.		
Non-Settlement Area means an area predominantly used for agriculture, including non-farm uses approved by the ALC in accordance with the Agricultural Land Commission Act and Regulation, rangeland, forestry, outdoor recreation or resource extraction uses or areas of undisturbed natural environments. Non-settlement areas include watersheds, conservation areas, farmland, forests, and major parks and large areas of unsurveyed Crown land. They may be characterized by some sparse settlement and localized, historic subdivisions. Parcel areas are generally greater than 15 hectares (40 acres) in non-settlement areas.		

## GOAL 2 Improve Transportation Linkages and Options

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

### WHAT ARE OUR PREFERRED MODES OF TRANSPORTATION?

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

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

### The Regional Growth Strategy:

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

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

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

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

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

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

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

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

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

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

Transportation will be improved by:

- Building cooperation among stakeholders and pursuing collaborative regional transportation solutions that anticipate projected population growth.
- Adhering to *Smart Growth Principles* to create compact, walkable communities and neighbourhoods that provide transportation choices and support efficient public transit.
- Promoting a Transportation Demand Management (TDM is an alternative to increasing capacity) approach in the Sea to Sky Corridor that supports an integrated and viable transportation system.
- Prioritizing preferred modes of transportation choices/ options to reduce reliance on single-occupant vehicle travel within neighbourhoods and between communities.
- Addressing connectivity (inter-regional and intra-regional) between communities, especially in the north and with adjacent regions.
- Working collaboratively to promote a high level of service across the region that will move more people, goods and services efficiently, with travel times and key measures.

Strategic Directions:

2.1 The SLRD and member municipalities agree to:

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

This will be pursued by implementing Goal 1: Focus Development into Compact, Complete, Sustainable Communities, whereby land uses are integrated so that people can easily accomplish basic trips on foot or bicycles; retail development is clustered near residential to attract more walking trips; residential developments are in close proximity (within walking distance) to parks, schools, transit, shops and services; pedestrian friendly environments exist that are safe, vibrant,

and interesting for those who walk, cycle and take transit; and streets and trail networks are highly interconnected and maintained according to the seasons, reducing distance and time needed to get from one place to another.

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

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

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

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

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

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

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

This will be pursued through discussions with community organizations, Sea to Sky Trail and Friendship Trail (Pemberton to Mount. Currie) participants, the Ministry of Transportation and Infrastructure, the Ministry of Community, Sport and Cultural Development, CN Rail and property

owners. The trail/routes will facilitate transportation alternatives and outdoor recreation activities within a regional trails and bicycle network.

f) Approach the issue of regional air service in a coordinated manner that takes into account regional demands, and the various advantages and constraints associated with the existing airports infrastructure and business plans.

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

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

h) Support broadband internet services that promote local employment opportunities close to home (encouraging telecommuting) and reduce travel needs.

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

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

Table 4: Regional Road Network Improvement Priorities

Capital Improvements	Rehabilitation Improvements
<i>Southern Routes (south of Pemberton)</i>	
<ul style="list-style-type: none"> <li>• Traffic safety improvements to the Hwy #99 Whistler-Pemberton route</li> <li>• Construct a Highway #99 “Suicide Hill” solution to switchback turns, erosion and excessive grade</li> <li>• Traffic calming and speed restriction signage at 18 Mile on the Upper Squamish River Road</li> <li>• Highway capacity and safety improvements in accordance with <a href="#">the development of</a> a Sea to Sky Corridor Sustainable Transportation Plan</li> <li>• Britannia Beach traffic flow upgrade</li> <li>• Connect Highway 99 to Downtown and Squamish Terminals via Clarke Dr. intersection and a new Pemberton Ave. bridge.</li> <li>• Improve connectivity of future neighbourhoods north of Garibaldi Way to Highway 99.</li> </ul>	<ul style="list-style-type: none"> <li>• Improve vehicle/pedestrian safety and connectivity at Highway 99 intersections with Darrel Bay Rd., Alice Lake Rd. and Cleveland Ave.</li> <li>• Single lane bridges on Garibaldi Park Rd (Ring Creek)</li> <li>• Upgrade Upper Cheakamus Road to MOTI specifications.</li> <li>• Upgrade the Site B access/egress to Highway 99.</li> </ul>
<i>Northern Routes (north and east of Pemberton)</i>	
<ul style="list-style-type: none"> <li>• Upgrade all single lane bridges on Duffey Lake Road</li> <li>• Address the slide area 15 km south of Lillooet on Highway 12 “The Big Slide” possibly through construction of a tunnel</li> <li>• Upgrade the Hurley from Forest Service Road to MOTI Road classification to ensure better/more maintenance, supporting the development of tourism opportunities and providing a vital link to the Bridge River Valley</li> <li>• Redesign existing wide turns through the Fountain Reserve including the underpass on Highway #99 where there is no vision until in the turn</li> <li>• Address high risk areas on Highway 40 between Lillooet and Gold Bridge including widening from the dam to Gold Bridge, roadside barriers and paving</li> <li>• Fountain Slide (10 Mile Slide) Area (works underway)</li> <li>• Five Nations Highway</li> <li>• <a href="#">Build an alternate route connecting Harrison and Mount Currie including upgrades to Lillooet Lake Road</a></li> <li>• <a href="#">Increase number of passing lanes and pull-outs on the Duffey Lake Road</a></li> <li>• <a href="#">Public Facilities Infrastructure</a></li> </ul>	<ul style="list-style-type: none"> <li>• Address erosion and undermining of highways throughout the sub-region</li> <li>• 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</li> <li>• Upgrade to year round, no weight restriction roads to stimulate local economy particularly in rural Lillooet</li> <li>• Undertake improvements to Duffey Lake Road communications including installation of communications boxes or consistent cellular coverage</li> <li>• Replace all one lane bridges in the subregion including Devine and Birken</li> <li>• Provide parking facilities for boats/trailers at Anderson Lake ‘end of road’</li> </ul>

*Table 5: Regional Preferred Modes of Transportation Priorities*

<b>Capital Improvements</b>	<b>Rehabilitation Improvements</b>
<i>Region Wide Improvements</i>	
<ul style="list-style-type: none"> <li>• Explore high-speed passenger rail service</li> <li>• Seek opportunities to implement pedestrian/bicycle infrastructure in conjunction with other capital projects</li> <li>• Develop Regional Design Guidelines to support Preferred Modes of Transportation</li> <li>• Install Share the Road Signage along highways and busy roadways</li> <li>• Expand bicycle storage facilities</li> </ul>	
<i>Southern Routes (south of Pemberton)</i>	
<ul style="list-style-type: none"> <li>• Highway 99 Cycling Infrastructure Enhancements</li> <li>• Sea-to-Sky Regional Transit Service</li> <li>• Maintain and enhance Sea-to-Sky Trail</li> <li>• Explore marine transportation options between Squamish and Metro Vancouver</li> <li>• Develop Commuter/Car Pool/Park and Ride Lots to support Highway 99 transportation system</li> <li>• Support Safe Routes to School programming</li> </ul>	<ul style="list-style-type: none"> <li>• Widen shoulders and/or provide dedicated routes required between Pemberton and Whistler to accommodate the significant volume of cyclists.</li> <li>• Encourage <i>Complete Streets</i> designs in all new development and road projects</li> </ul>
<i>Northern Routes (north and east of Pemberton)</i>	
<ul style="list-style-type: none"> <li>• Complete Friendship Trail connecting Pemberton and Mount Currie</li> <li>• Re-establish passenger rail service to Lillooet and beyond</li> <li>• Highway 99 Cycling Infrastructure Enhancements</li> </ul>	<ul style="list-style-type: none"> <li>• Widen shoulders and/or provide dedicated routes required between Whistler and D'Arcy to accommodate the significant volume of bicyclists and pedestrians</li> </ul>

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## GOAL 3 Generate a Range of Quality Affordable Housing

The Regional Growth Strategy aspires to generate an adequate supply of quality affordable housing and a diversity of housing types for employees, seniors and people in need in the region. Affordable housing means rental or ownership housing priced so that monthly payments are less than 30% of gross household income. Securing housing availability and affordability in perpetuity is of particular importance – for both ownership and rental. Access to stable and affordable housing is critical to our quality of life, contributing to economic development while supporting diversity and community well-being. Changing demographics will also require particular attention to the generation of housing that facilitates *aging in place*.

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

### The Regional Growth Strategy:

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

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

### Expanded housing choice and affordability will be achieved by:

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

## Strategic Directions:

3.1 The SLRD and member municipalities agree to:

a) Establish collaborative and consistent affordable housing policies, targets and tools to generate an adequate supply of quality affordable housing and a diversity of housing types for employees, seniors and people in need in the region.

This will be pursued by requiring a description of affordable housing policies, targets and tools within member municipality Regional Context Statements and SLRD Official Community Plans.

Specifically, statements/descriptions should include the following:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## GOAL 4 Achieve a Sustainable Economy

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

### The Regional Growth Strategy:

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

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

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

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

### A sustainable economy will be achieved by:

- Building cooperation among stakeholders and pursuing collaborative regional economic development solutions.
- Adhering to *Smart Growth Principles* to foster distinct, attractive, economically sustainable communities with a strong sense of place.
- Diversifying the regional economy, including support for opportunities in Arts and Culture, [Recreational Tourism](#), and expanding the opportunity for a range of employment types and pay levels.
- Supporting small businesses and encouraging local spending.
- Recognizing the importance of agriculture to the region's economy.
- Engaging the business community to provide leadership and support for sustainable economic development initiatives, including partnering with Indigenous communities and First Nations.
- Improving regional transportation infrastructure.
- Increasing the supply of affordable housing for people living in the region, and addressing the affordability of goods and services for local residents, particularly for those with low or

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

- Protecting farmland for agricultural purposes.

## Strategic Directions:

4.1 The SLRD and member municipalities agree to:

a) Support diversified and sustainable economic growth and productivity.

This will be pursued through collaboration between the SLRD, member municipalities, provincial ministries/agencies and local organizations.

b) 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.

c) 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.

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

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

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

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

f) Implement the recommendations of the Northern SLRD Economic Development Assessment, Strategy and Action Plan and the Northern SLRD Economic Development Governance Model Feasibility Study, including working to establish an inclusive, multi-party regional economic development committee.

**Commented [CD1]:** Note: Strategic Directions have been reordered; all 2<sup>nd</sup> reading new content is shown as tracked changes.

Implementation will be pursued by undertaking a series of strategic initiatives outlined in the reports that will guide future investment in the Lillooet area economy in collaboration with the St'át'imc.

g) 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.

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

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

i) Support the economic viability of the local agricultural sector.

This will be pursued by developing regulations that strengthen the capacity of local farmers to produce and reach their markets and highlighting/recognizing the importance of agriculture to the region's economy in decision-making.

j) Support the development of a comprehensive, locally relevant, place-based approach to agritourism.

This will be pursued by consulting with the local agricultural community, Indigenous communities and First Nations, Ministry of Agriculture and the Agricultural Land Commission to ensure local government plans, policies and strategies reflect the provincial regulations and local needs/opportunities.

k) Work together to encourage outdoor recreation tourism, recognizing its importance to the regional economy, while at the same time working to ensure growth in this sector is aligned with the regional carrying capacity.

This will be pursued through collaboration between the regional district, member municipalities, provincial ministries/agencies and local organizations.

l) 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 embraces *Smart Growth Principles* to guide future development and settlement patterns in a manner that best conserves natural capital and promotes natural ecosystem functioning. Issues that are of concern to the region's residents include: air quality, reduction of greenhouse gas emissions, climate change, visual quality, water quality, wildlife habitat fragmentation, environmental degradation and natural hazards. Map 3 Regional Natural Assets shows the geographic locations and extent of natural assets within the Region.

### The Regional Growth Strategy:

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

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

### Natural ecosystem functioning will be protected by:

- Protecting critical and sensitive habitats and ecological areas.
- Promoting connectivity through landscape level planning and maintaining and creating wildlife corridors.
- Maintaining the integrity of watershed processes and promoting the use of best management practices in land use planning and vegetation management (e.g., land use planning and management based on natural units and systems such as drainage, watersheds and ecosystems).
- Protecting and enhancing healthy air and water quality throughout the region.
- Promoting best management practices in water conservation and surface/ground water management.
- Implementing the SLRD Solid Waste and Resource Management Plan (SWRMP).
- Undertaking noxious weed and invasive species control initiatives.
- Promoting public education of environmental issues and stewardship.
- Being prepared for the potential consequences of climate change on the region's natural resources.

## Strategic Directions

5.1 The SLRD and member municipalities agree to:

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

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

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

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

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

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

d) Strive for continuous improvement of regional air quality.

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

e) Strive toward achieving the SLRD SWRMP goal of reducing waste to 350kgs per person per year and further progress towards Zero Waste.

This will be pursued by implementation of the SLRD SWRMP.

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

This will be pursued by: promoting alternatives to chemical treatments; enforcing SLRD and member municipality Soil Deposit and Removal bylaws; supporting the works of the Sea to Sky



Invasive Species Council and Lillooet Regional Invasive Species Society; and investigating the introduction of a noxious weed bylaw and awareness program (e.g. restricting fill movements, etc.).

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

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

h) Utilize the SLRD Integrated Sustainability Plan, adopted March 2013, to inform internal and external policy direction, organizational decision making, and implementation of the RGS.

i) Protect Drinking Water Supplies (quality and quantity).

This will be pursued through proactive land use management and planning, in conjunction with provincial agencies, health authorities and First Nations, and including the identification of future potential sources and maintenance of existing sources.

j) Promote best practices in the development and maintenance of on-site sewerage systems in un-serviced rural areas.

This will be pursued through collaboration with provincial agencies and health authorities and by incorporating appropriate measures in OCPs, regulatory bylaws and public works programs.

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## GOAL 6 Encourage the Sustainable Use of Parks and Natural Areas

The Regional Growth Strategy advocates the sustainable use and appropriate management of parks and natural areas, to protect wildlife habitat and corridors and to maintain open space for active and passive recreation. Natural area conservation is a priority throughout the Region. The RGS promotes the sustainable use and management of parks and natural areas on a regional level in context with the Provincial Land and Resource Management Plans. Promoting the sustainable use and management of parks and natural areas on a regional level will contribute to their management by other levels of government. Defining areas for new local and regional parks and green space will create a legacy for future generations and ensure a diversity of recreational opportunities.

### The Regional Growth Strategy:

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

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

Sustainable use of parks and natural areas will be encouraged by:

- Establishing a regional network of greenways for ecosystem, wildlife and recreational functions.
- Promoting responsible stewardship of green spaces, marine/aquatic and sensitive areas.
- Protecting public access to public lands and waterways in conjunction with the Lillooet and Sea to Sky Land and Resource Management Plans (LRMPs).
- Promoting / ensuring a variety of accessible recreational facilities.
- Ensuring opportunities for wilderness /natural (primitive) experiences.
- Recognizing significant places noted in First Nations land use plans.
- Harmonizing local, provincial & First Nations land use plans with respect to recreation.
- Building upon our reputation as a world-class outdoor recreation destination.

### Strategic Directions

6.1 The SLRD and member municipalities agree to:

a) Support the retention ~~and~~ continued operation and potential expansion of existing provincial parks as recreational and natural areas and support adventure tourism activities that are appropriate to the long-term goals of the park.

This will be pursued by supporting the provincial government in their management of existing parks and recreational areas, by advocating for increased management in high-use parks and natural areas, and through input to Crown land referral applications.

b) Explore the various options for managing green spaces and natural areas at a regional level (e.g. the establishment of a regional parks function).

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

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

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

d) Continue supporting the development of the Sea to Sky Trail as a regional amenity, and continue advancing the goals of the Sea to Sky Recreation Trails Program. As trails are developed, they will be designed to be compatible with farm and ranching operations.

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

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

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

e) Support the management of access points to parks and natural areas within the SLRD to identify key access points, new opportunities, management strategies and important infrastructure enhancements, with an emphasis on addressing capacity issues in high-use areas.

This will be pursued through lobby efforts with the provincial government, UBCM and partnerships with local organizations.

## GOAL 7 Create Healthy and Safe Communities

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

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

### The Regional Growth Strategy:

(i) *Supports the integration of health promotion and emergency preparedness in community planning and development.*

(ii) *Promotes cooperative, community-based initiatives to address health and safety issues.*

### Healthy and safe communities will be created by:

- Developing mixed-use, pedestrian-oriented, complete communities and neighbourhoods.
- Maintaining and strengthening sense of place, with a strong community spirit.
- Creating opportunities for improving the quality of life so that people will choose to live and remain in the region.
- Enhancing accessibilities for people with disabilities.
- Promoting high quality (level, range and appropriateness) health, social, cultural, educational, recreational, and commercial services to meet the needs of people of various ages, abilities, and income levels.
- Respecting and celebrating ethnic and cultural diversity, including First Nations heritage.
- Ensuring a safe community through attention to drug awareness, policing, and emergency preparedness.
- Bringing provincial and community partners together to work in collaboration towards the common goal of keeping our communities safe.
- Supporting 911 emergency services through-out the region.
- Building community resilience through emergency management, preparedness and response.
- Considering conflicting land uses and promoting building design that minimizes exposure to environmental contaminants and nuisances.

## Strategic Directions

7.1 The SLRD and member municipalities agree to:

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

This will be pursued through collaboration with provincial and federal agencies and First Nations.

b) Ensure land use planning encourages the development of healthy, compact and walkable communities that promote safety through environmental design and *Smart Growth Principles*, natural hazards and environmental contaminants protection and FireSmart principles, and provisions for seniors and universal, accessible design.

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

c) Undertake integrated, coordinated emergency preparedness planning on a regional basis, including strategic planning for fire protection services, natural hazards management, extreme weather events, other large-scale emergencies, and expanding 911 emergency services.

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

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

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

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

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

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

## GOAL 8 Enhance Relations with Indigenous Communities and First Nations

The Regional Growth Strategy seeks to enhance our working relationships with the Skwxwú7mesh (Squamish), Líl'wat and St'át'imc Nations. There is significant opportunity to build constructive and enduring relationships with Indigenous communities and First Nations through the implementation of the RGS. The SLRD Board has declared itself to be a Regional District of Reconciliation and will continue to work towards turning these words into actions. The organization has adopted several calls to action from the Truth and Reconciliation Commission of Canada 2015 Summary Report, *Honouring the Truth, Reconciling for the Future*, and has endorsed in principle Call to Action #43, which calls upon all levels of government to fully adopt and implement the *United Nations Declaration on the Rights of Indigenous Peoples* (UNDRIP) as the framework for reconciliation.

The UNDRIP was adopted by the United Nations General Assembly in September 2007, and endorsed by the Government of Canada without qualification in May 2016 and by the Province of British Columbia in September 2017. The UNDRIP recognizes Indigenous Peoples' rights to their lands, and rights to self-determination, to maintain and strengthen their political, legal, economic, social and cultural institutions, to participate in decisions that could affect their rights, to maintain and strengthen their distinct spiritual relationships with their territories, to revitalize, use, develop and transmit to future generations their histories and language, and to designate and retain their own names for communities, places and persons, and to uphold their responsibilities to future generations and to conservation and protection of their territories. With mutual respect, recognition, reciprocity, and responsibility as overarching principles for stronger relationships, the SLRD and its partners acknowledge the important role local governments have in enhancing relationships between Indigenous and non-Indigenous communities and governments.

Building strong, respectful and effective working relationships with Indigenous communities and First Nations is especially important given the many growth pressures and challenges in the region and the complexity of issues facing all levels of government. While the Skwxwú7mesh, Líl'wat and St'át'imc are not signatories to a RGS under the *Local Government Act*, there are benefits in improved communication, information sharing and coordinated planning and servicing in areas of mutual interest. Engagement with Indigenous communities and First Nations will be pursued in the spirit of enhancing relationships and exploring opportunities for cooperation, collaboration and learning. The strategic direction under the RGS does not prejudice or affect any inherent Aboriginal Title, right or interest, recognizing that the legal context within which Aboriginal Title, rights and interests exist continues to evolve and change, thus impacting the ways in which Title, rights and interests are exercised.

## The Regional Growth Strategy:

*(i) Supports expanding the means of dialogue, learning and cooperation with Indigenous communities and First Nations.*

*(ii) Supports establishing MOU's, Implementation Agreements, and/or Protocol Agreements between First Nations and local governments that address issues of mutual interest/concern.*

*(iii) Recognizes Indigenous communities and First Nations have existing and distinctive Aboriginal rights, including Aboriginal Title, flowing from the ongoing and organized occupation of their traditional territories and recognized and affirmed in Section 35 of the Constitution Act (1982); implementation of the RGS will proceed without prejudice to any Aboriginal Title or rights that may currently exist, or be defined further through treaty or other processes.*

### Relations with Indigenous communities and First Nations will be enhanced by:

- Acknowledging and respecting cultural differences, while recognizing that Indigenous and non-Indigenous governments have overlapping and mutual interests, that their decisions impact one another, and that the residents in the entire region are best served by Indigenous and non-Indigenous governments working together in a spirit of cooperation.
- Formalizing communication and information sharing protocols.
- Supporting collaboration on economic development, land use planning and service partnerships and other collaborative activities among the SLRD, member municipalities and First Nations.
- Exploring and encouraging cross-cultural learning opportunities within our governments and communities.
- Building trust and shared understanding by continuing to support Community Forums.
- Understanding and respecting the differences between the distinct government authorities, their jurisdictions and responsibilities.
- Advocating resolution and accommodation of Aboriginal Title and rights.
- Acknowledging that establishing and maintaining mutually respectful and effective relationships is a shared responsibility that requires political will, joint leadership, mutual trust, accountability, transparency and an investment of resources.

## Strategic Directions

### 8.1 The SLRD and member municipalities agree to:

a) Support processes that advocate the fair and timely resolution of Aboriginal Title and rights for all Indigenous communities and First Nations within whose traditional territory the SLRD is located. This will be pursued through ongoing engagement with Indigenous communities, First Nations and senior levels of government.

b) Continue to support the creation of SLRD-Indigenous Liaison Committees to work on information sharing protocols, learning resources, and engagement tools on matters of joint interest such as land use planning, servicing, economic development, etc.

This will be pursued through discussions with Indigenous communities, First Nations and relevant member municipalities.

c) Engage with Indigenous communities and First Nations on the development and implementation of official community plans, zoning bylaws and the RGS shall be encouraged and proceed without prejudice to any Aboriginal Title and rights that may currently exist, or be further defined through treaty or other processes.

This will be pursued through referrals to adjacent Indigenous communities and First Nations and by pursuing engagement that is meaningful and timely.

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

This will be pursued through discussions with First Nations and referral processes to encourage coordinated land use planning and to jointly improve servicing efficiency and community liveability.

e) Continue using tools, such as Protocol / Implementation Agreements and Memorandums of Understanding, with all interested First Nations in the Region to assist with improving relationships.

f) Support an ongoing process of information sharing and mutual learning to increase understanding, build trust, and foster collaboration.

This will be pursued by supporting community-to-community forums and other opportunities for mutual dialogue and discovery.

g) Encourage opportunities to learn about the many First Nations and Indigenous communities within whose traditional territory the SLRD operates, including culture, history, laws, rights, governance, roles, and responsibilities.

This will be pursued by exploring opportunities to implement cross cultural professional development training on relevant topics and skills, such as: the history of Indigenous peoples; including the history and legacy of residential schools; the United Nations Declaration on the Rights of Indigenous Peoples; Treaties and Aboriginal rights; and intercultural competency, conflict resolution, human rights and anti-racism.



## GOAL 9 Improve Collaboration among Jurisdictions

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

### The Regional Growth Strategy

*(i) Supports expanding the opportunities for participation and communication in Regional District decision making.*

Collaboration among jurisdictions will be improved by:

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

### Strategic Directions

9.1 The SLRD and member municipalities agree to:

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

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

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

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

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

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

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

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

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## GOAL 10 Protect and Enhance Food Systems

The Regional Growth Strategy endorses *Smart Growth Principles*, which includes ensuring the integrity of a productive agricultural land base. The highest and best use of agricultural land is for agriculture and the protection of agricultural land helps to promote the agricultural sector. Further, predicted changes in climate, energy costs, population growth, water availability and agricultural production suggest that protecting and enhancing the capacity of the regional food system is vital to community resilience. The ability to grow and access food is a key component of developing complete communities.

### WHAT IS OUR FOOD SYSTEM?

An integrated view of the production, processing, distribution, consumption and waste management of food.

The SLRD and its partners acknowledge that local governments have the ability to undertake local and regional approaches benefiting community-based food systems, such as: the protection, acquisition and management of agricultural land; the development and implementation of policy/regulations to encourage agriculture, including urban agriculture, and neighbourhood-based food assets; agricultural economic development; management of problem wildlife and invasive species; watershed management; riparian protection; and provision of affordable water and irrigation services. The value of our food systems is recognized and celebrated as a strength and source of economic development within the region.

### The Regional Growth Strategy:

- i. *Supports a regional food system that is healthy, accessible and resilient.*
- ii. *Promotes growth and development in the local agricultural sector.*
- iii. *Supports the protection and preservation of farmland and sustainable agriculture as the highest and best use of the Agricultural Land Reserve.*

### Food systems will be protected and enhanced by:

- Developing supportive policies and regulations for both rural/remote and urban settings.
- Maintaining the integrity of the Agricultural Land Reserve and agricultural resources, including water, land and knowledge.
- Developing mechanisms to preserve and enhance the agricultural land base for working agriculture.
- Improving the economic viability of the local agricultural sector within the region.
- Increasing community awareness of and support for agriculture.
- Strengthening regional connections, collaborations and partnerships around food systems.
- Fostering collaboration between Indigenous communities and the farming community.

- Supporting traditional and modern teachings about food preservation, seed saving, eating seasonally, and eating locally.
- Prioritizing a localized food system in support of *community food security*.
- Supporting sustainable agricultural and harvesting practices, including marine and aquaculture.
- Encouraging water conservation and climate change preparedness.

## Strategic Directions:

10.1 The SLRD and member municipalities agree to:

- Implement Agricultural Plans in conjunction with Indigenous communities and First Nations, the Ministry of Agriculture and the Agricultural Land Commission.  
This will be pursued by ensuring that local and regional land use policies and bylaws reflect and support the vision and priorities set forth in the Agricultural Plans, and by supporting local community groups, organizations and initiatives in their implementation efforts.
- Preserve the agricultural land base for sustainable agriculture through the recognition that the highest and best use of agricultural land is for agriculture.  
This will be pursued by supporting the management of the Agricultural Land Reserve (ALR) by the provincial government, encouraging the provincial government to protect the agricultural land base through the ALR, and utilizing appropriate Zoning Bylaw, OCP, and RGS policy tools to strictly regulate non-farm uses and the subdivision of farmland in accordance with the Agricultural Land Commission Act and Regulation.
- Promote agricultural viability with an emphasis on food production and sustainable practices.  
This will be pursued by working with other levels of government to ensure all jurisdictional regulations are aligned and beneficial to producers and food production, including pursuing strategies and actions to increase actively farmed agricultural land, encourage sustainable land-based aquaculture, emphasize food production, support local food processing and distribution, and reduce barriers to the economic viability of agricultural activities. This will be pursued further by encouraging communities to set policies/targets for local and sustainable food procurement.
- Strengthen regional connections with community-based food initiatives and organizations in support of an economically viable and ecologically sustainable food system.  
This will be pursued by recognizing and supporting the efforts and visions of community-based food system initiatives, strategies and organizations, including Indigenous communities and First Nations – and by ensuring that urban and rural planning facilitates greater connectivity in the food systems, including decision-making. This may also involve the development of a Regional Food System Strategy.

- e) Explore options for local governments to champion Agricultural Land Trusts, in which land is purchased for community food growing and protected in perpetuity as an investment in long-term food security.  
This will be pursued by investigating the establishment of an Agricultural Land Trust Fund that could be used to purchase and/or lease agricultural land.
- f) Encourage urban agriculture and ensure the ability to grow and access food is part of developing complete communities.  
This will be pursued by expanding land regulations that encourage urban agriculture throughout the community and integrate food growing (gardens, small plot farming) on regional district and municipal lands and parks. This will be further pursued by encouraging innovation with regard to land use and policies that support the food system, ensuring all new development is designed with the ability to grow and store food, including the provision of community gardens, greenhouses and community kitchens.
- g) Support opportunities to educate, increase awareness and celebrate local food systems.  
This will be pursued by continuing to support: farmers markets; festivals/events; school, youth and community-based education programs; farm-to-school/institution programs; community gardens and kitchens; and traditional foods initiatives and teachings about food preservation, seed saving, eating seasonally, and eating locally.
- h) Seek input and advice from the local agricultural community on food system issues.  
This will be pursued through maintaining and regularly engaging with the Agricultural Committees, Farmers Institutes/Societies and organizations, and by working with indigenous communities and First Nations.
- i) Manage wildlife/human conflicts and invasive species.  
This will be pursued by continuing to engage and partner with the regional Invasive Species Councils/Societies to control invasive species on farms, participating in management solution initiatives to passively and actively deter predator populations from damaging crops (urban and rural) and livestock (such as Bear Aware), and encouraging the use of best management practices to mitigate effects of wildlife and invasive species and maximize the efficient use of resources.
- j) Ensure sustainable watershed management to support food production.  
This will be pursued by considering agricultural needs in all watershed, drought, stormwater management, groundwater management and floodplain management plans.
- k) Collaborate with provincial agencies to prepare a regional agriculture climate adaptation strategy for the SLRD.

This will be pursued by engaging the food system communities throughout the regional district to collaborate with provincial agencies.

l) Reduce potential farm/non-farm conflicts.

This will be pursued through proactive land use planning, regulations and development permit areas, as well as education and communications in collaboration with the Ministry of Agriculture and the ALC.

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## GOAL 11 Take Action on Climate Change

The Regional Growth Strategy seeks to address climate change through the directions put forth in all ten SLRD RGS Goals. Additionally, the RGS recognizes the need for climate responsibility and a continued commitment to climate leadership. The Province of BC has identified the biggest sectoral contributors to *greenhouse gas (GHG) emissions* as transportation (37 percent), built environment (24 percent), industry & utilities (18 percent), and oil & gas (18 percent). Taking action on climate change will require provincial and federal leadership to support sector-based changes. It will also require local leadership and broad community commitment – by local governments, by community members, by business owners and entrepreneurs, and by visitors. Personal transport continues to be the most significant (over 50 percent of all estimated community-level emissions) contributor to local community-based GHG emissions and the single largest reason why communities are failing to maintain interim target reduction levels, suggesting that shifting the way we travel is critical.

The Regional Growth Strategy supports taking action on climate change through mitigation and adaptation. Mitigation strategies seek to reduce GHG emissions and energy consumption, with targets being critical motivators for action on mitigation. Adaptation strategies identify and address the potential local impacts of climate change, with intention of using various methods to build community *resilience*.

A RESILIENT COMMUNITY is one that takes intentional action to enhance the personal and collective capacity of its citizens and institutions to respond to and influence the course of social, economic, and environmental change. (SLRD Energy Resilience Task Force Report)

### The Regional Growth Strategy:

- (i) Supports efforts to reduce inter and intra community-based GHG emissions and energy consumption.*
- (ii) Supports planning for climate change and building community resilience through adaptation strategies that prevent or minimize key potential impacts.*
- (iii) Prioritizes land use and transportation strategies as the foundation of our climate action.*

### Action on Climate Change will be achieved by:

- Reducing community-based GHG emissions and energy consumption.
- Preventing or minimizing potential local impacts.
- Supporting localized, *renewable energy* systems toward community resilience.
- Protecting the carbon sequestration value of natural systems.
- Engaging our communities on climate change.
- Ensuring climate change mitigation and adaptation planning is integrated in all community decision-making.

## Strategic Directions:

11.1 The SLRD and member municipalities agree to:

a) Adopt Provincial GHG reduction targets.

This will be pursued by incorporating targets into SLRD and member municipality OCPs and establishing/maintaining corporate and community emissions inventories. Under the Greenhouse Gas Reduction Targets Act and reconfirmed through the Climate Leadership Plan (2016), the following targets are established for the purpose of reducing BC GHG emissions:

(i) by 2020 and for each subsequent calendar year, BC greenhouse gas emissions will be at least 33% less than the level of those emissions in 2007;

(ii) by 2050 and for each subsequent calendar year, BC greenhouse gas emissions will be at least 80% less than the level of those emissions in 2007.

b) Maintain status as BC Climate Action Charter signatories.

The SLRD and member municipalities are signatories to the BC Climate Action Charter. Signatory Local Governments agree to develop strategies and take actions to achieve the following goals: *(i) being carbon neutral in respect of their operations by 2012, recognizing that solid waste facilities regulated under the Environmental Management Act are not included in operations for the purposes of this Charter. (ii) measuring and reporting on their community's GHG emissions profile; and (iii) creating complete, compact, more energy efficient rural and urban communities (e.g. foster a built environment that supports a reduction in car dependency and energy use, establish policies and processes that support fast tracking of green development projects, adopt zoning practices that encourage land use patterns that increase density and reduce sprawl.)*

c) Explore the development of climate change adaptation and mitigation plans and options to measure, monitor, evaluate and report on community GHG emissions.

This will be pursued by developing/maintaining climate change adaptation and mitigation plans and/or monitoring and reporting programs, and by lobbying the province to re-establish the Community Energy and Emissions (CEEI) Inventory in support of community-level monitoring and meeting Climate Action Charter commitments.

d) Explore the feasibility of preparing a regional climate action strategy.

This will be pursued through discussions with federal and provincial agencies, community organizations and the Union of BC Municipalities.

e) Substantially reduce GHG emissions:

*i. from mobile sources*



This will be pursued by limiting growth outside of established urban areas and prioritizing infrastructure development and policies that support *preferred modes of transportation* for inter and intra community travel.

ii. *from stationary sources*

This will be pursued through collective prioritization of energy efficient development and may include establishing Green Building Policies, creating incentive structures, encouraging retrofit programs, exploring development controls, exploring district energy systems, and lobbying the province for building code extensions. Additionally, the SLRD and member municipalities agree to explore the BC Energy Step Code.

BC ENERGY STEP CODE:

The Province brought the BC Energy Step Code into force in April 2017. The BC Energy Step Code is a voluntary roadmap that establishes progressive performance targets (i.e., steps) that support market transformation from the current energy-efficiency requirements in the BC Building Code to net zero energy ready buildings. It establishes a set of incremental performance steps for new buildings that aims to communicate the future intent of the Building Code and improve consistency in building requirements across B.C. to transition to net zero energy ready buildings by 2032. It is a voluntary tool local governments across B.C. can use to encourage—or require—the construction of more energy-efficient buildings in their communities, and do so in a consistent, predictable way.

The BC Energy Step Code takes a new, performance-based approach rather than the traditional prescriptive approach. This means the BC Energy Step Code does not specify *how* to construct a building, but identifies an energy-efficiency target that must be met and lets the designer/builder decide how to meet it. In addition to being a voluntary standard for builders, the BC Energy Step Code may also be referenced in local government bylaws and policies as an ‘unrestricted matter’ under the Building Act.

iii. *associated with solid waste management*

This will be pursued by continuing to develop and implement policies, practices and targets toward achieving Zero Waste Goals.

f) Ensure regional/municipal decision-making is structured to achieve GHG reduction targets and energy goals.

This will be pursued by supporting compact, complete, efficient land use patterns and using an integrated asset management approach in which consideration is given to the full costs throughout an asset’s life cycle (lifecycle costs), prioritizing opportunities for GHG and energy reduction. This may also involve expanding/updating corporate purchasing policies.

g) Utilize local third party accredited carbon offset programs and explore the creation of locally and/or regionally planned and managed third party accredited carbon credit/trading systems, with potential offsets going towards tangible local projects.

This will be pursued by working with community organizations, local governments and provincial agencies/authorities.

h) Protect the carbon sequestration value of natural systems, including forested lands and wetlands, and explore opportunities to strategically acquire protected areas that contribute to climate change mitigation.

This will be pursued by protecting forested lands and wetlands under local government jurisdiction, expanding protected areas where possible, and considering carbon sequestration values in provincial referral responses.

i) Consider impacts to local community GHG emissions in decision-making around GHG-intensive industries and utilities, LNG, and commercial recreation and leisure operators.

This will be pursued through development approval and environmental assessment processes and lobbying efforts with provincial and federal government.

j) Prioritize developing strategies and taking action to reduce personal transport emissions.

This will be pursued by developing compact, complete land use patterns and expanding the share of preferred modes of transportation.

k) Encourage the development and use of renewable energy across the region.

This will be pursued through partnerships and in consultation with communities, exploring options at both the building-level and grid or system level. It may include advancing opportunities to incent small-scale, renewable energy production and use, exploring new technologies through pilot projects, and supporting provincial building code extensions and other tools to facilitate renewable energy systems in local development and construction.

l) Build climate resilience.

This will be pursued through efforts to address the vulnerability that communities have to the environmental consequences of climate change and expand the capacity of citizens, institutions and infrastructure to respond to and influence change. Special consideration must be made for those in our communities who are most vulnerable and least able to respond or influence.

m) Plan for climate change.

This will be pursued by ensuring new land use, buildings and infrastructure are planned and designed with tomorrow's climate in mind.

n) Prepare for extreme weather events, natural hazards and other large-scale emergencies that may increase in frequency and intensity as a result of climate change.

This will be pursued by expanding on emergency preparedness and management plans/strategies and enhancing community resiliency and self sufficiency – both human and physical infrastructure.

o) Pursue community engagement and consultation opportunities around climate change – with a focus on mitigation and adaptation.

This will be pursued by collaborating with local organizations, agencies, and stakeholders to build awareness, empowerment and commitment to take local action on climate change.

p) Ensure Climate Action is evidence-based.

This will be pursued by using data and modeling to inform climate action planning and decision-making.

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## Part 4 Implementation

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

### Implementation Process

The RGS implementation process will involve the following tasks:

- a) The development and adoption of Regional Context statements within Official Community Plans, as required by the *Local Government Act*;
- b) Continued development of a RGS implementation program based on the directives contained in the RGS where the SLRD undertakes the required follow-up action;
- c) The development and application of specific Implementation Agreements between SLRD and member municipalities, provincial agencies and First Nations, where they can assist in addressing mutual concerns;
- d) The preparation of Implementation Guidelines, provided as resources to support collective implementation of the RGS.
- e) Annual progress reporting to the SLRD Board on implementation of the RGS strategic directives presented in the preceding pages;
- f) Annual monitoring of Integrated SLRD RGS and ISP Goals & Indicators (Appendix A).
- g) Implementation of completed Economic Development Studies and Agricultural Plans, which may result in amendments to the RGS.

### Regional Context Statements

Successful implementation of the RGS depends on cooperation between the SLRD and member municipalities, and the ability of local plans, policies and programs to contribute to the regional planning goals identified in the RGS. Regional Context Statements set out the relationship between the RGS and the member municipality Official Community Plans, and as such, they are the main implementation tool of the RGS.



Section 446 of the *Local Government Act* establishes the requirement for local governments to prepare Regional Context Statements. Regional Context Statements must identify the relationship between the Official Community Plan and the goals and strategic directions identified in the RGS. If applicable, Regional Context Statements will identify how the Official Community Plan will be made consistent with the RGS over time. Regional Context Statements are accepted by resolution, meaning a majority vote of the SLRD Board is needed. A regional public hearing is not required.

Regional Context Statements have been accepted for all four member municipalities.

### Coordination with Other Governments and Agencies

The SLRD will work with neighbouring jurisdictions, namely the Fraser Valley Regional District, Cariboo Regional District, Metro Vancouver Regional District, Powell River Regional District, Sunshine Coast Regional District, Strathcona Regional District, and Thompson-Nicola Regional District to facilitate the compatibility of regional growth planning and initiatives.

The SLRD and member municipalities will work with the provincial and federal governments and their agencies on major investments in the regional transportation system, expansion of affordable housing choices, the location of public facilities, and any other initiatives that supports the goals and strategies specified in the RGS.

The SLRD and member municipalities will work with the Agricultural Land Commission to protect the region's agricultural land base.

The SLRD and member municipalities will seek to build relationships and to work with First Nations. (Refer to Goal 8).

### Recognition of Aboriginal Title

First Nations have asserted/continue to exercise Aboriginal Title and rights to traditional territories within which the SLRD is located. The implementation of the RGS will proceed without prejudice to any Aboriginal Title or right that may currently exist, or be defined further through treaty or other processes.

### Implementation Agreements

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

### Implementation Guidelines

The SLRD may periodically prepare guidelines to assist in the implementation of the RGS, including but not limited to, guidelines for the preparation of and amendments to Regional Context Statements, for amendment of the Regional Growth Strategy, and, for establishing referral protocols. Implementation Guidelines are provided as resources, living outside the RGS, to support collective agreement and responsibility. They provide a set of norms that all parties of the RGS agree to and are to be read in conjunction with the SLRD RGS Bylaw No. 1062, 2008 as amended from time to time – they do not replace or supersede the content of, or requirements in, the RGS.

## Legislative Requirements

### *Annual Monitoring and Reporting*

Section 452 of the *Local Government Act* requires annual monitoring and reporting of regional growth strategies. Monitoring is the process of collecting information, analyzing trends and gauging progress toward goals. Monitoring of the RGS has two purposes – to measure progress in RGS implementation and to measure substantive improvements in the core conditions or results that are targeted by the RGS. Reporting includes evaluation and is the process of communicating the results of the monitoring.

To facilitate the monitoring and reporting process, Table X, Appendix A presents the key indicators that will be used to measure overall implementation of the RGS. Data sources and reporting procedures will be specified in the Annual Monitoring reports.

### *Five-year Review*

To ensure that the Regional Growth Strategy continues to respond to current and future needs, at least once every five years the SLRD will consider whether the Regional Growth Strategy must be reviewed for possible amendment, pursuant to Section 452 of the *Local Government Act*.

## Regional Growth Strategy Amendments

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

### *RGS Amendment Criteria and Process*

- a) The process to initiate amendments to the Regional Growth Strategy is by resolution of the SLRD Board. Member municipalities may, by Council resolution, request amendments; typically this will also involve a Regional Context Statement/OCP Amendment, with all amendments processed concurrently.
- b) On receipt of a resolution from a member municipality or the SLRD Board to amend the Regional Growth Strategy, SLRD staff will prepare a preliminary report for review by the RGS Steering Committee. RGS Steering Committee comments and recommendations will be forwarded to the SLRD Board to assist in its decision on whether the application should be processed as a minor or major amendment.
- c) The SLRD Board will assess the application in terms of the minor amendment criteria and determine if the amendment application should be treated as a minor or major amendment.

Table 6: Minor Amendment Criteria

<b>MINOR Amendment Criteria</b>
<p>Criteria under which a proposed amendment to the Regional Growth Strategy may be considered a minor amendment include the following:</p> <ol style="list-style-type: none"> <li>1. Where a land use or development proposal requires an amendment to the Regional Growth Strategy, and, in the opinion of the Board:               <ol style="list-style-type: none"> <li>a) is not considered to be of regional significance in terms of scale, impacts or precedence; and</li> <li>b) is not inconsistent with the goals of the Regional Growth Strategy.</li> </ol> </li> <li>2. Those text and map amendments required to correct errors or as a result of more accurate information being received relative to existing information;</li> <li>3. Those housekeeping amendments to population, dwelling unit and employment projections, housing demand estimates, performance measures, tables, figures, key indicators, grammar, or numbering, that do not alter the intent of the Regional Growth Strategy;</li> <li>4. Anything that is determined to <i>not</i> be a minor amendment is to be treated as a major amendment.</li> </ol> <p>Although not considered an exhaustive list, the following types of amendments are considered regionally significant:</p> <ul style="list-style-type: none"> <li>• Those that include land in the Agricultural Land Reserve or will negatively impact agricultural lands;</li> <li>• Those that involve development of non-settlement lands that are not contiguous to existing designated settlement areas;</li> <li>• Those that would have significant impacts to the regional highway system and may negatively affect level of service; and,</li> <li>• Those that would have significant impacts to regional energy emissions and may negatively affect Climate Change reduction and/or adaptation.</li> </ul>

d) An affirmative 2/3 vote of the SLRD Board members attending the meeting is required to proceed with a minor amendment process.

Table 7: Minor & Major Amendment Process

<b>MINOR Amendment Process</b>	<b>MAJOR Amendment Process</b>
<p>Where the SLRD Board resolves to proceed with an amendment application as a minor amendment, the Board will:</p> <ol style="list-style-type: none"> <li>i. give 30 days written notice to each affected local government, including notice that the proposed amendment has been determined to be a minor amendment. The notice shall include a summary of the proposed amendment and any staff reports, other relevant supporting documentation and the date, time and place of the Board meeting at which the amending bylaw is to be considered for first reading;</li> <li>ii. consider any representations and written comments provided by the affected local governments prior to giving first reading to the proposed amendment bylaw.</li> </ol> <p><u>Procedures for adopting the minor amendment bylaw:</u>            Where the SLRD Board resolves to proceed with an amendment application as a minor amendment, bylaw readings will require a majority vote with section 212 of the <i>Local Government Act</i> outlining voting rights and as per The minor amendment bylaw shall be adopted in accordance with the procedures that apply to the adoption of a regional growth strategy under sections 212 and 437</p>	<p>Where the SLRD Board resolves to not proceed with an amendment application as a minor amendment, the amendment becomes a major amendment and may only be adopted through the process outlined in section 436 of the <i>Local Government Act</i>.</p>

of the *Local Government Act* and Squamish-Lillooet Regional District Procedure Bylaw No. 1260-2012, as amended from time to time.  
No public hearing is required for minor amendments to the RGS.

**Commented [CD2]:** This revision was at the request of the RGS Steering Committee to add clarity as to the procedures for adopting minor amendment bylaws. It was noted that this procedural information is missing from the current RGS, but is required to be specified as per the LGA.

As the SLRD has its own Minor Amendment Criteria, the RGS Bylaw must clearly state that once the affirmative 2/3's vote takes place, the amendment bylaw is adopted as per usual majority vote of those entitled to vote. See section [437 \(2\) for list for required provisions](#).

## Regional Context Statement Amendments

After a Regional Context Statement has been accepted by the SLRD Board there are three instances in which municipalities will be required to submit a revised or new Regional Context Statement:

1. When a new Official Community Plan is being developed.
2. When amendments to an existing Official Community Plan are proposed that are not consistent with the accepted Regional Context Statement.
3. Within five years of the Board's latest acceptance of the Regional Context Statement and/or in association with an RGS Review.

The process for amending an accepted Regional Context Statement is the same as the process for initial acceptance of the Regional Context Statement, as per Section 448 of the *Local Government Act*.

~~For Regional Context Statement revisions that trigger an RGS amendment, the SLRD requires these amendments to be processed concurrently, with the RGS amendment adopted prior to the revised Regional Context Statement being accepted.~~

**Commented [CD3]:** Removed as per DoS Referral request; action agreed to by the RGS SC at the Sept, 27, 2018 meeting.

DRAFT



## Roles and Responsibilities

### **Squamish-Lillooet Regional District:**

- Assist in the development and approval of Regional Context Statements and Amendments.
- Ensure Regional Context Statements are consistent with the Agricultural Land Commission Act and Regulation.
- Adopt Regional Context Statements that serve to implement RGS *Goals* and *Strategic Directions* within electoral area Official Community Plans.
- Chair and provide technical support to RGS Steering Committee.
- Coordinate follow-up implementation of the RGS *Goals* in accordance with RGS *Strategic Directions*.
- Monitor and report on implementation of the RGS *Goals*.
- Monitor RGS and ISP Indicators.

### **Member Municipalities:**

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

### **Regional Growth Strategy Steering Committee:**

- Guide the implementation of the RGS *Goal* and *Strategic Directions*. This includes: reviewing the annual monitoring report on progress made in achieving the goals of the RGS; reviewing all requested amendments to the RGS; and guiding the process of reviewing and updating the RGS;
- Advise the Board and member municipalities on Regional Growth Strategy issues/matters, including providing comments and recommendations to the Board/Councils on proposed Regional Growth Strategy amendments and development issues of regional, inter-municipal, and inter-agency significance.

### **Inter-Governmental Advisory Committee:**

- Advise applicable local governments on the development and implementation of RGS, including RGS reviews, and to facilitate coordination of Provincial and local government actions, policies and programs as they relate to the development and implementation of the RGS.

## Glossary of Terms

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

**Aging in Place** Aging in place means having the health and social supports and services you need to live safely and independently in your home or your community for as long as you wish and are able.

**Backcountry Resort** refers to a commercial recreation development with a maximum of 50 accommodations rooms ~~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.

**Commented [CD4]:** Bed units are not referenced anywhere else in the RGS and are not a term or calculation the SLRD uses. Proposing that this instead just speak to 50 accommodation rooms (which is equivalent to ~100 bed units).

**BC Energy Step Code** is a voluntary compliance path within the BCBC (via new Subsections 9.36.6. and 10.2.3. of Division B) that establishes progressive performance targets (or steps) to support transformation from the current energy-efficiency requirements in the BC Building Code to net zero energy-ready buildings by 2032. Effective April 7, 2017, the BC Energy Step Code has been introduced as an amendment to the 2012 BC Building Code (BCBC).

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

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

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

**Community food security (CFS):** is defined as a situation in which all community residents obtain a safe, culturally acceptable, nutritionally adequate diet through a sustainable food system that maximizes community self-reliance and social justice (BC Provincial Health Services Society).

**Co-operative (co-op) Housing** means is a type of housing that residents own and operate as part of a membership.

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

**Flex Housing** means a multi-unit built form designed for adaptability of units to accommodate changing family size and needs over time with a minimum of expense

**Food Security** exists when all people, at all times, have physical, social and economic access to sufficient safe and nutritious food that meets their dietary needs and food preferences for an active and healthy life (United Nations Food and Agriculture Organization (FAO)).

**Food Systems** a food system provides an integrated view of and includes the production, processing, distribution, consumption and waste management of food.

**Greenhouse Gas Emissions** are any gaseous compound in the atmosphere that is capable of absorbing infrared radiation, thereby trapping and holding heat in the atmosphere. By increasing the heat in the atmosphere, greenhouse gases are responsible for the greenhouse effect, which ultimately leads to global climate change.

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

**Master Planned Communities** means larger scale developments that are non-urban, mixed use and are planned on a comprehensive basis.

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

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

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

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

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

**Occupied Private Dwelling** means a separate set of living quarters which has a private entrance either directly from outside or from a common hall, lobby, vestibule or stairway leading to the outside, and in which a **person or a group of persons live permanently**.

**Preferred mode of transportation** the SLRD Prioritizes preferred modes of transportation in the following order: 1. pedestrian, bicycle and other non-motorized means (active transportation), 2. transit, rail, ferry and movement of goods, 3. private automobile (HOV, and leading low-impact technologies), 4. private automobile (SOV, traditional technology).

**Private Dwelling** means a separate set of living quarters which has a private entrance either directly from outside or from a common hall, lobby, vestibule or stairway leading to the outside (includes all dwellings – vacant, occupied by temporary residents and occupied by permanent residents).

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

**Resilience** means the ability to anticipate risk, limit or mitigate impacts, and adapt, evolve and grow when faced with change.

**Resilient community** is self-reliant and ensures those most in need have access to essential services such as food, housing, water, and energy to support ongoing social, economic and environmental health. A resilient community is one that takes intentional action to enhance the personal and collective capacity of its citizens and institutions to respond to and influence the course of social, economic, and environmental change.

**Renewable Energy** is generally defined as energy that is collected from resources which are naturally replenished on a human timescale, such as sunlight, wind, rain, tides, waves, and geothermal heat. Renewable energy often provides energy in four important areas: electricity generation, air and water heating/cooling, transportation, and rural (off-grid) energy services.

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

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

**Senior (housing)** means an adult aged 55 years or older. Note housing programs, partners and housing providers may define senior by a different age.

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

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

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

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

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

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

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

**PLANNING TERMS:**

**Vision:** an overall description of our desired future.

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

**Strategic Directions:** actions designed to guide RGS implementation.

## APPENDIX A Integrated SLRD RGS and ISP Goals & Indicators

Table 8 outlines a series of indicators developed for the purposes of tracking and evaluating trends in community growth and development. Each indicator has an accompanying description in order to obtain data. The indicators are based not only on *Smart Growth Principles* but align with the indicators of the SLRD Integrated Sustainability Plan (ISP), thereby allowing collection of data to serve two monitoring programs within the SLRD.

An important outcome of the RGS will be to monitor these indicators over time to evaluate the progress made, or changes occurring within these key parameters, as a measure of how well the region is managing the overall quality of life of present and future generations.

*Table 8: Integrated RGS and ISP Monitoring*

<b>RGS &amp; ISP GOAL</b>	<b>INDICATORS</b>	<b>DESCRIPTION</b>
<b>GOAL 1 FOCUS DEVELOPMENT INTO COMPACT, COMPLETE, SUSTAINABLE COMMUNITIES</b>	Energy Use	Total energy used
	Greenhouse Gas Emissions	Total greenhouse gas (GHG) emissions
	Landfill Waste	Total amount of solid waste sent to landfills from SLRD communities.
	Population Density	Population per ha of developed land
<b>GOAL 2 IMPROVE TRANSPORTATION LINKAGES AND OPTIONS</b>	Highway Safety	Fatalities on certain highways
	Transit Commutes	Percent commuting to work via transit
	Number of Vehicles	ICBC vehicle ownership data
<b>GOAL 3 GENERATE A RANGE OF QUALITY AFFORDABLE HOUSING</b>	Housing Affordability	Ratio of median income to median assessed residential property value
	Housing Diversity	Diversity of housing stock in settlement areas, including mixed use where possible for new areas
<b>GOAL 4 ACHIEVE A SUSTAINABLE ECONOMY</b>	Diversity of Industry	Labour force concentration in industries that bring in outside money to the region (export-like industries such as tourism, logging, building homes, etc.)
	Median Income	Real median income of SLRD based tax filers

	Total Income	Total income reported by SLRD based tax filers
	Room Revenue	Room Revenue for the SLRD tourism Communities
	Population	Population and Sustainable Population Ratios
	Connectivity	Number of communities (and/or residents and businesses) with access to high speed communications technology
<b>GOAL 5 PROTECT NATURAL ECOSYSTEM FUNCTIONING</b>	Species at Risk	Number of vascular species at risk within the SLRD
	Water Use	Total amount of water extracted then delivered from municipal and SLRD water plants to end users in the SLRD.
	Regional Air Quality	Number of hours where the AQI for Whistler and Squamish is below low
<b>GOAL 6 ENCOURAGE THE SUSTAINABLE USE OF PARKS AND NATURAL AREAS</b>	Recreation Facilities	Recreation facilities and parks/ fields area.
	Commercial Recreation Operators	The number of commercial operators in the region (indicator aims to represent the commercial recreation activity in the SLRD)
<b>GOAL 7 CREATE HEALTHY AND SAFE COMMUNITIES</b>	Child Development	Proportion of total kindergarten children considered vulnerable based on the Early Childhood Development Index (EDI).
	Drinking Water Quality	Drinking Water Quality Index
	Socio-Economic Index	BC Stats Socio-Economic Index
	Leisure Activity	The population aged 12 and over who reported an active or moderately active level of physical activity on Canadian Community Health Survey
	Trail Length	The length of official commuter trails as well as recreation trails that are generally accessible to a large segment of the population (lower grade, wider, gravel or paved).
<b>GOAL 8 ENHANCE RELATIONS WITH INDIGENOUS COMMUNITIES AND FIRST NATIONS</b>	SLRD-Indigenous Meetings	The number of meetings held between the SLRD and Indigenous communities and First Nations on an annual basis.
<b>GOAL 9 IMPROVE COLLABORATION</b>	Voter turnout	Proportion of the registered voters voting in SLRD Community/ Electoral Area elections
	RGS Collaboration	Number of RGS steering committee meetings

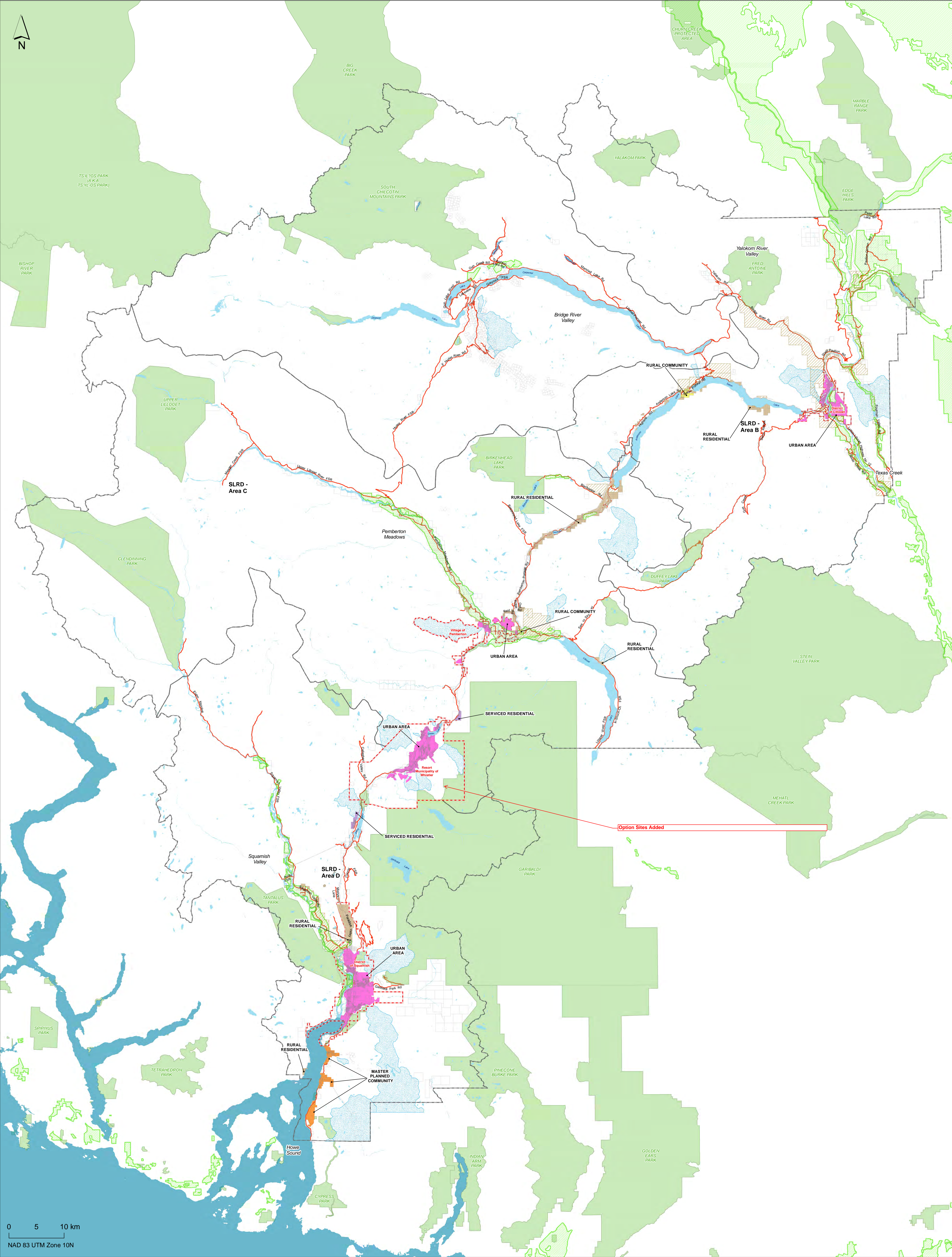
<b>GOAL 10 PROTECT AND ENHANCE FOOD SYSTEMS</b>	Active Farms	Total ha of active farms
	Status of the ALR	Number of subdivisions; number of non-farm use applications approved; amount of land removed from the ALR; amount of land included in the ALR.
	Urban Agriculture	Total ha of urban agriculture (community gardens, greenhouses, small plots, etc.) Number of people participating in community garden programs.
<b>GOAL 11 TAKE ACTION ON CLIMATE CHANGE</b>	Energy Use	Total energy used
	Greenhouse Gas Emissions	Total greenhouse gas (GHG) emissions

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# REGIONAL GROWTH STRATEGY MAPPING

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**Regional Settlement Plan - Map 1**  
**Squamish - Lillooet Regional District**  
**Bylaw No. 1062**












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|---------------------------|---------------------------|--------------------------------------|--------------------------|---------------------|
| Indigenous Reserves       | Community Watersheds      | <b>Regional Land Use Designation</b> | Master Planned Community | Non-Settlement Area |
| Agricultural Land Reserve | Municipal Boundaries      | Urban                                | Rural Residential        |                     |
| Parks & Protected Areas   | Electoral Area Boundaries | Rural Community                      | Serviced Residential     |                     |

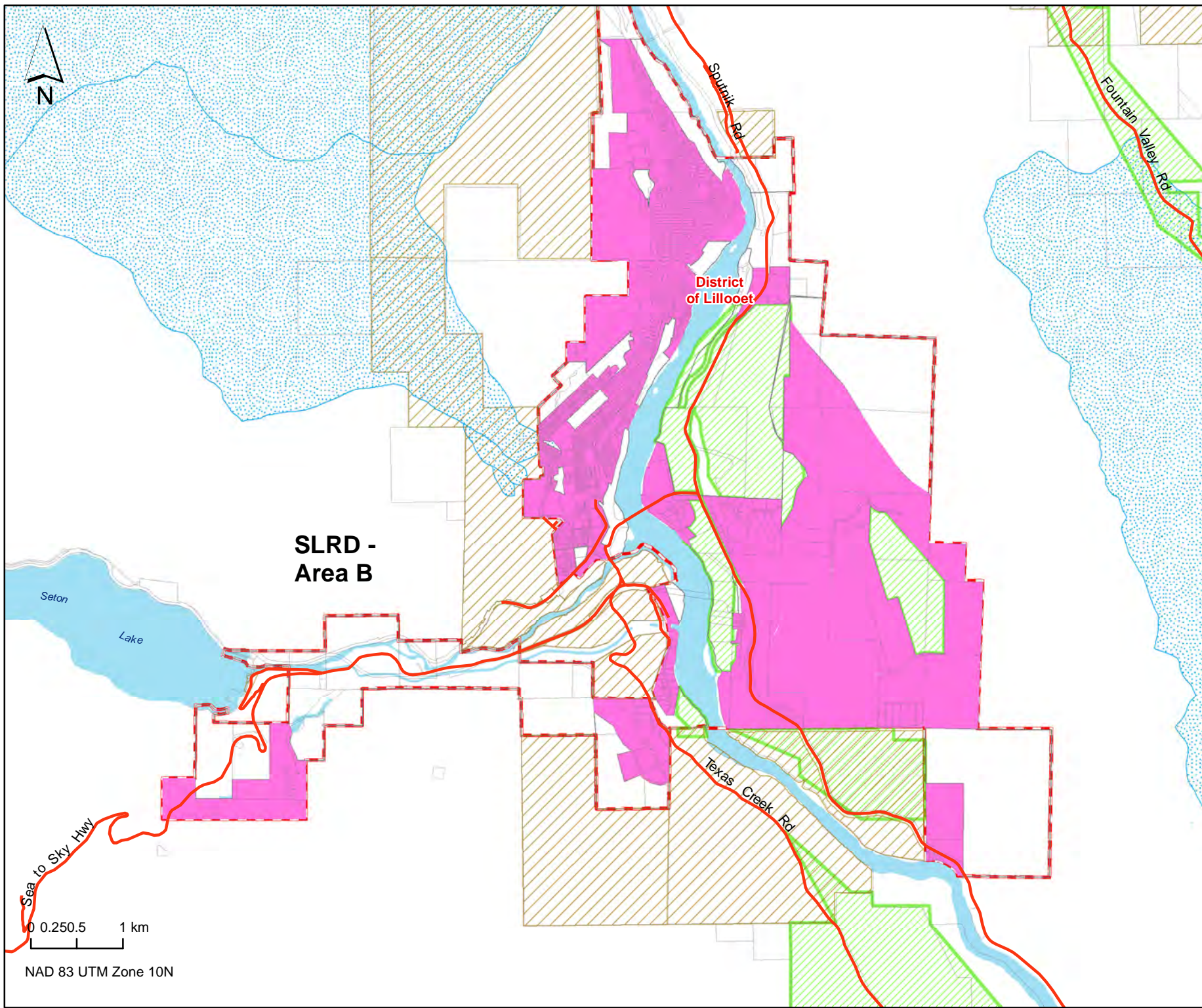


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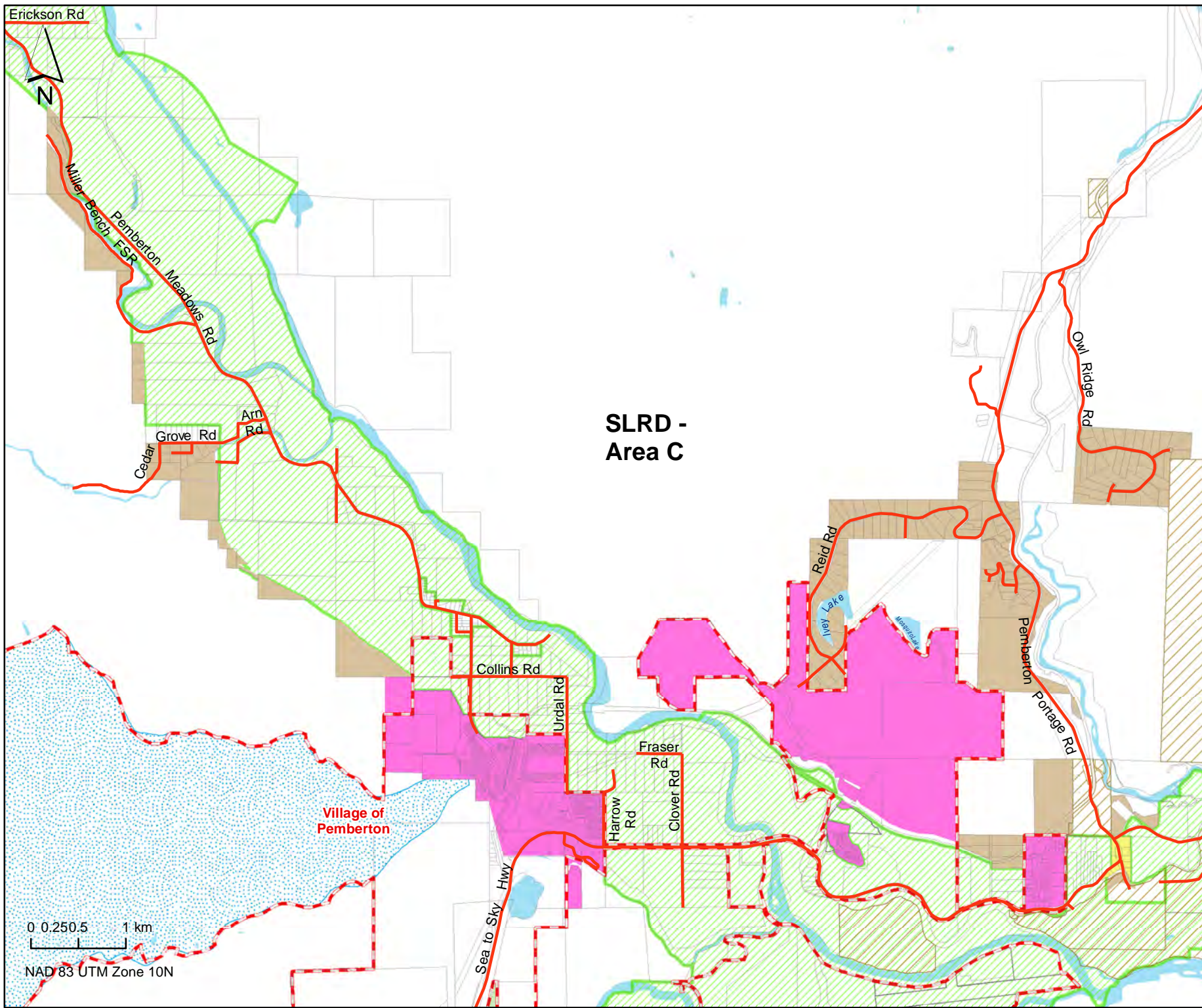
# Lillooet Settlement Plan

Squamish - Lillooet Regional District  
Bylaw No. 1062  
Map 1a

-  Indigenous Reserves
-  Agricultural Land Reserve
-  Community Watersheds
-  Municipal Boundaries
-  Electoral Area Boundaries
-  Urban
-  Rural Community
-  Master Planned Community
-  Rural Residential
-  Serviced Residential
-  Non-Settlement Area















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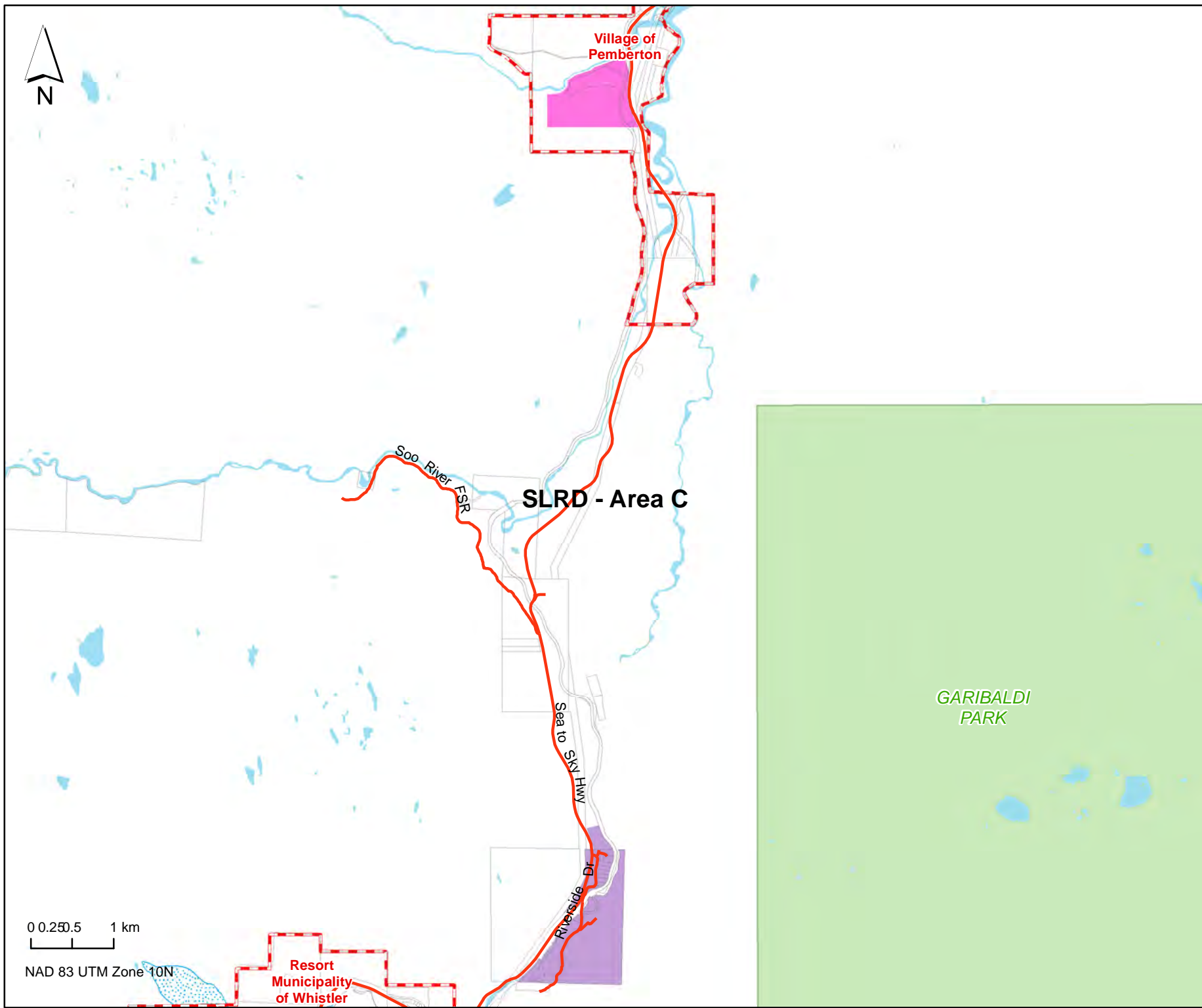


# Pemberton/Area C Settlement Plan

## Squamish - Lillooet Regional District Bylaw No. 1062 Map 1b

-  Indigenous Reserves
-  Agricultural Land Reserve
-  Parks & Protected Areas
-  Community Watersheds
-  Municipal Boundaries
-  Electoral Area Boundaries
-  Urban
-  Rural Community
-  Master Planned Community
-  Rural Residential
-  Serviced Residential
-  Non-Settlement Area





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Resort Municipality of Whistler












Village of Pemberton

SLRD - Area C

GARIBALDI PARK

# Pemberton/Area C Settlement Plan

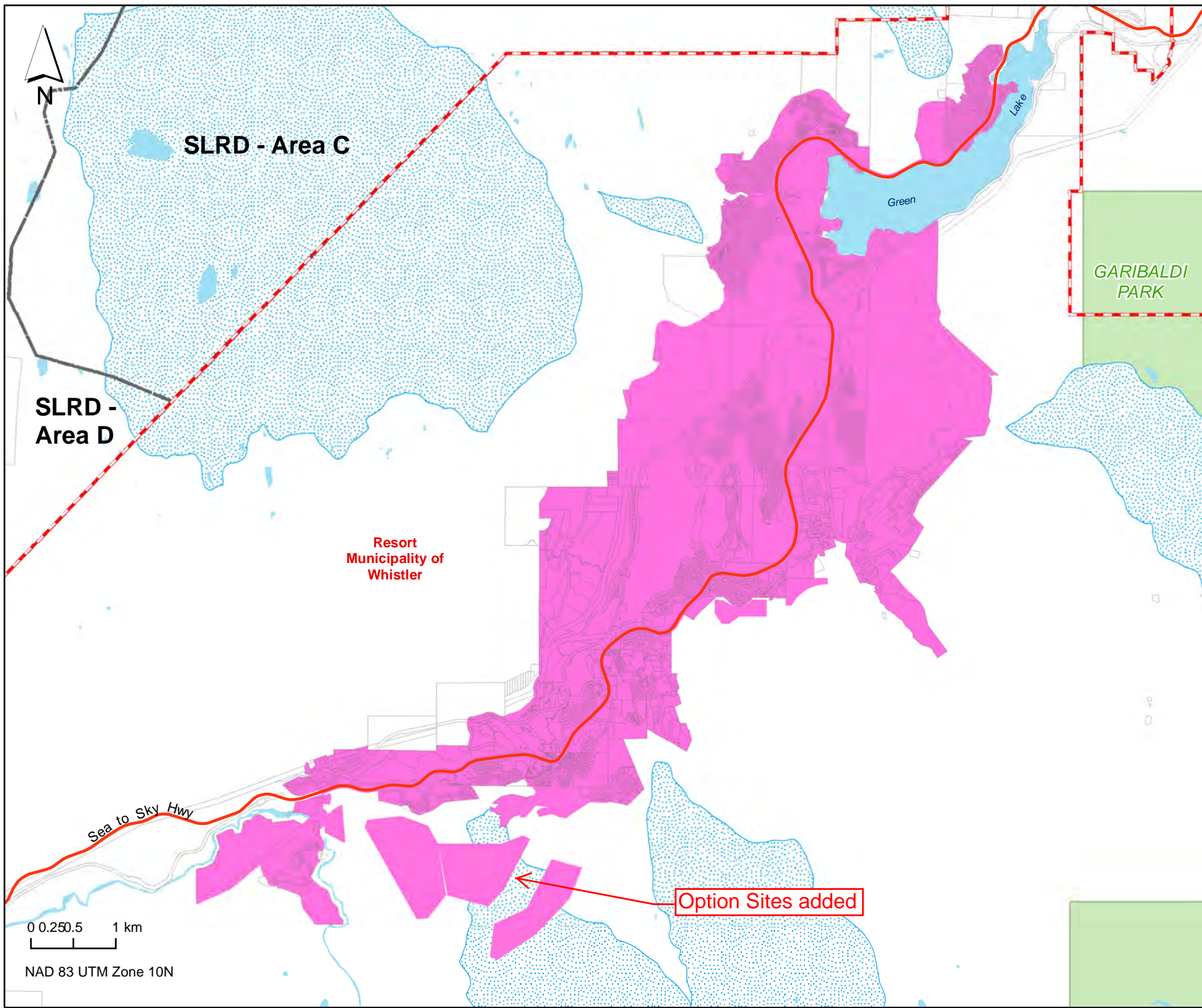
## Squamish - Lillooet Regional District Bylaw No. 1062 Map 1c

-  Agricultural Land Reserve
-  Parks & Protected Areas
-  Community Watersheds
-  Municipal Boundaries
-  Electoral Area Boundaries
-  Urban
-  Rural Community
-  Master Planned Community
-  Rural Residential
-  Serviced Residential
-  Non-Settlement Area



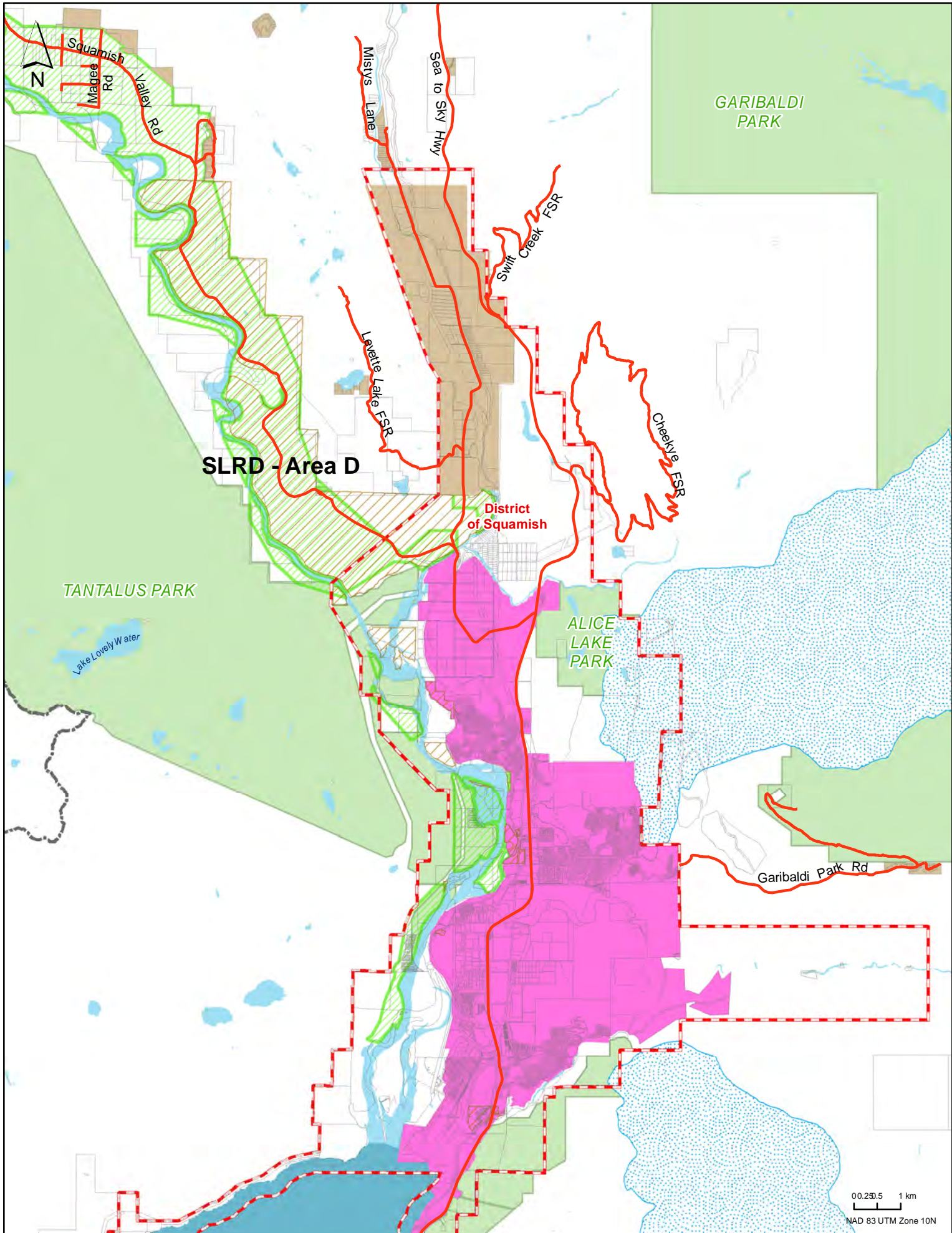
# Whistler Settlement Plan

Squamish - Lillooet Regional District  
Bylaw No. 1062  
Map 1d












- Parks & Protected Areas
- Community Watersheds
- Municipal Boundaries
- Electoral Area Boundaries
- Urban
- Rural Community
- Master Planned Community
- Rural Residential
- Serviced Residential
- Non-Settlement Area



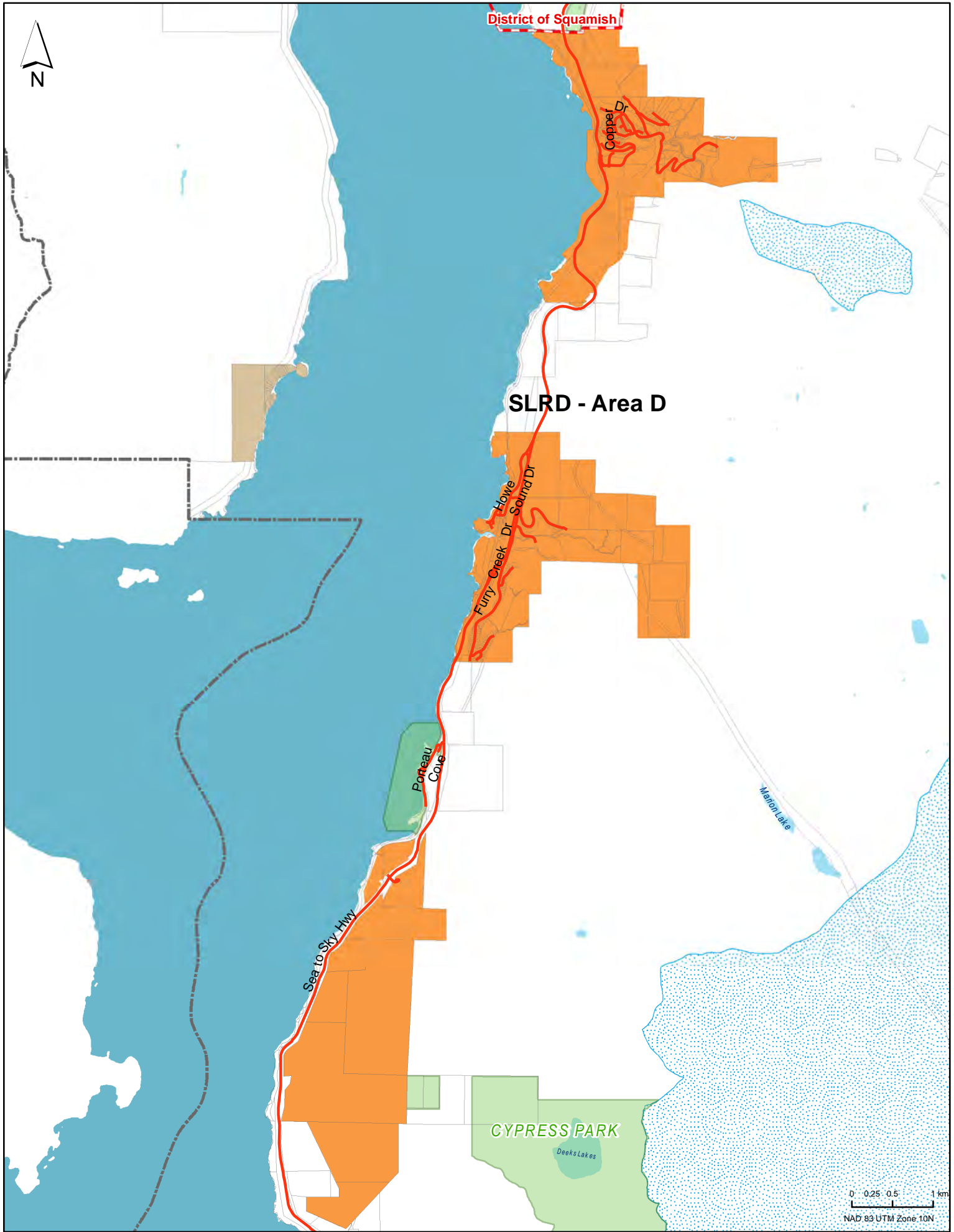


# Squamish Settlement Plan

Squamish - Lillooet Regional District  
 Bylaw No. 1062  
 Map 1e








- |   |                           |   |                           |   |                     |
|---|---------------------------|---|---------------------------|---|---------------------|
|  | Indigenous Reserves       |  | Community Watersheds      |  | Urban               |
|  | Agricultural Land Reserve |  | Municipal Boundaries      |  | Rural Residential   |
|  | Parks & Protected Areas   |  | Electoral Area Boundaries |  | Non-Settlement Area |





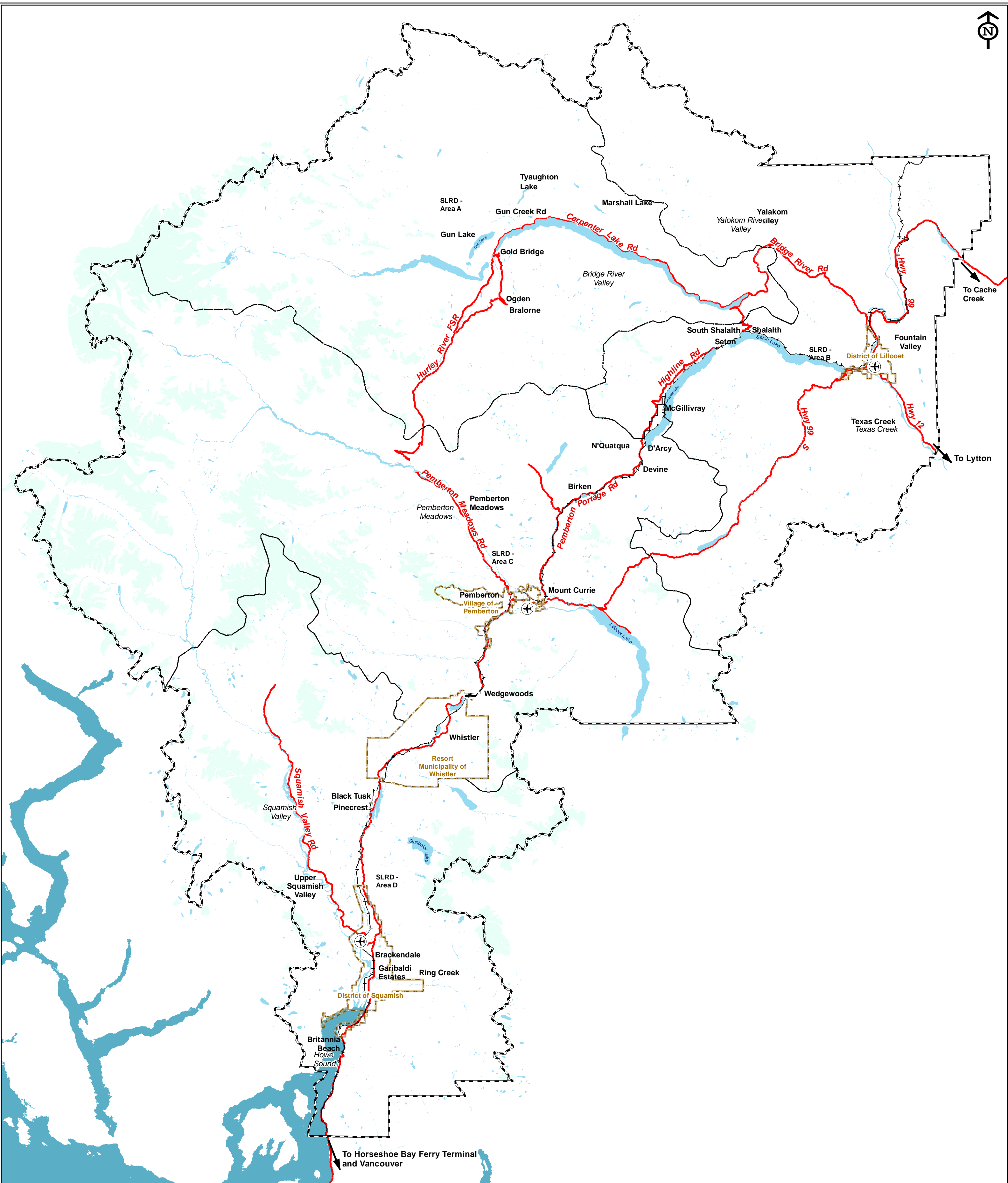
# Howe Sound Settlement Plan

Squamish - Lillooet Regional District  
 Bylaw No. 1062  
 Map 1f

- |   |  |
|---|--|
|  Parks & Protected         |  Master Planned Community |
|  Community Watersheds      |  Rural Residential        |
|  Municipal Boundaries      |  Non-Settlement           |
|  Electoral Area Boundaries |  |







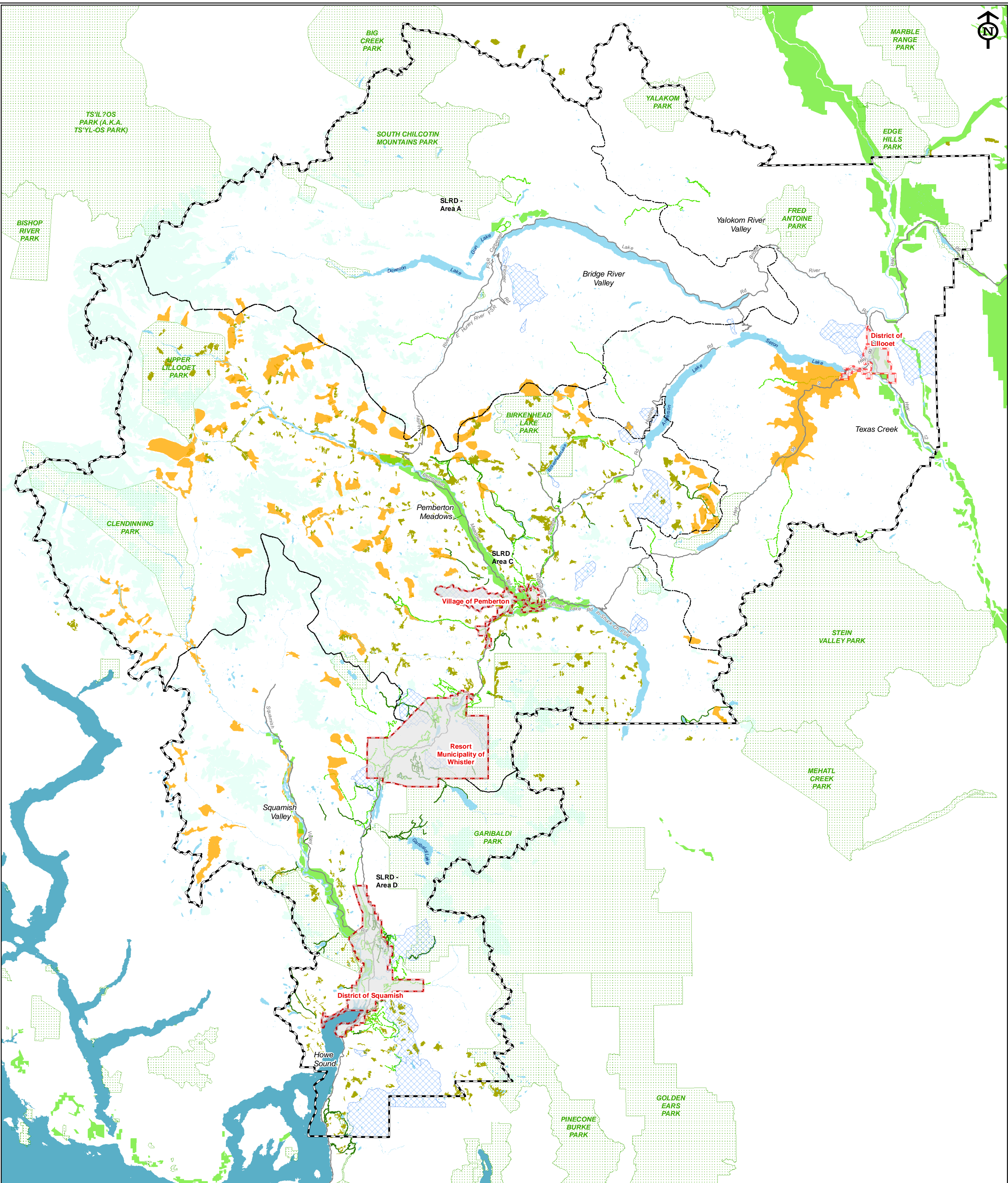
Squamish - Lillooet Regional District  
Bylaw 1062 Map 2

**REGIONAL TRANSPORTATION**

- Municipal Boundaries
- Electoral Area Boundaries
- SLRD Boundary
- Heliport
- Airstrip
- Railway
- Road
- Ocean
- Lakes & Rivers

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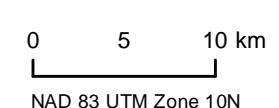




**Squamish - Lillooet Regional District  
Bylaw 1062 Map 3**

**REGIONAL NATURAL ASSETS**

- |                           |                           |                             |                          |
|---------------------------|---------------------------|-----------------------------|--------------------------|
| SLRD Boundary             | Ice Masses                | Wildlife Habitat Areas      | Forest Tenure Rec Trails |
| Municipal Boundaries      | Ocean                     | Old Growth Management Areas | Recreation Trails        |
| Electoral Area Boundaries | Lakes & Rivers            | Parks & Protected Areas     |                          |
| Community Watersheds      | Agricultural Land Reserve |                             |                          |



**SQUAMISH-LILLOOET REGIONAL DISTRICT**

**BYLAW NO. 1562-2018**

A bylaw to amend the Regional Growth Strategy for the Squamish-Lillooet Regional District

**WHEREAS** the *Local Government Act* provides for a regional district to undertake the development, adoption, implementation, monitoring and review of a regional growth strategy under Part 13,

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

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

1. This bylaw may be cited for all purposes as “Squamish-Lillooet Regional District Growth Strategy Bylaw No. 1062, 2008, Amendment Bylaw No. 1562-2018”.
2. The Squamish-Lillooet Regional District Growth Strategy Bylaw No. 1062, 2008 is amended as follows:
  - (a) By updating the Summary of Amendments table to include this bylaw.
  - (b) Schedule “A” attached to and forming part of Bylaw 1062, 2008 is hereby deleted and replaced with a new Schedule A, as attached.

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

READ A FIRST TIME this 18<sup>th</sup> day of APRIL, 2018.

READ A SECOND TIME this 24<sup>th</sup> day of OCTOBER, 2018.

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

READ A THIRD TIME this day of , 2018.

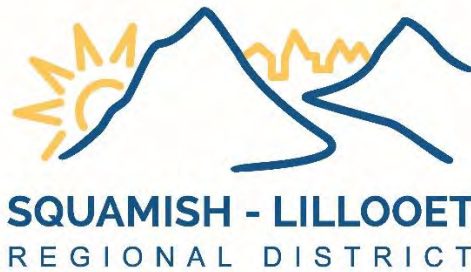
ADOPTED this day of , 2018.

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Kristen Clark  
Corporate Officer

# Squamish-Lillooet Regional District Regional Growth Strategy

Schedule "A" to Bylaw 1062, 2008





## Our Mission

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

SUMMARY OF AMENDMENTS  
 CONSOLIDATED FOR CONVENIENCE ONLY

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

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

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## PART 1

### Introduction

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

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

The Regional Growth Strategy provides a broad policy framework describing the common direction that the regional district and member municipalities will follow in promoting development and services that are sustainable, recognizing a long-term responsibility for the quality of life for future generations. A sustainable future is one that provides for balanced economic, social and environmental well-being and acknowledges the duty to use land and resources in a way that does not diminish their natural capacities and intrinsic values. The SLRD Board recognizes the benefit of endorsing a science and systems based framework for planning towards sustainability. To this end, we understand the benefit of creating a long-term vision informed by the key (science-based) principles of sustainability, and then 'looking back' to the present to reveal the steps that will take us closer to our vision. Subsequent planning and decision-making will be guided by our vision of a sustainable future, including the Smart Growth Principles that form the basis of the Regional Growth Strategy.

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

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

The SLRD Regional Growth Strategy supports collaborative planning and consensus-based problem solving across the region. It is important to acknowledge that First Nations Land Use Plans and Provincial Land and Resource Management Plans exist alongside the Regional Growth Strategy. A key focus is to encourage coordination and cooperation between local, senior and First Nations governments in providing greater economic certainty and balancing community development, recreation and tourism, and environmental protection in the region. Through this approach to decision-making, we will embark on a path to our future in a manner that works toward a prosperous balance between the environmental, economic, social and health needs of our communities.

## PART 2

### Context

#### *Overview*

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

The SLRD is found within the traditional territories of several First Nations, including the Skwxwú7mesh (Squamish), St’át’imc and Líl’wat, which is a distinct Nation with linguistic, cultural, familial and political ties to the St’át’imc Nation. Each Nation is independent and self-governing. Small parts of the SLRD also overlap with the traditional territories of the Stó:lō, Tsleil-Waututh, Nlaka’pamux, Tsilhqot’in, and Secwepemc Nations.

Economic change has been dramatic in the region, with primary resource extraction and manufacturing in decline and being replaced by tourism and service sector jobs as a primary source of income. The northern part of the SLRD, including Lillooet and surrounding Electoral Areas A and B, is challenged by slow population growth and economic change, while the southern communities of the Sea-to-Sky Corridor face population growth pressures and escalating housing costs. The diversity in contexts creates challenges for regional planning, as the needs and goals of these sub-regions vary significantly.

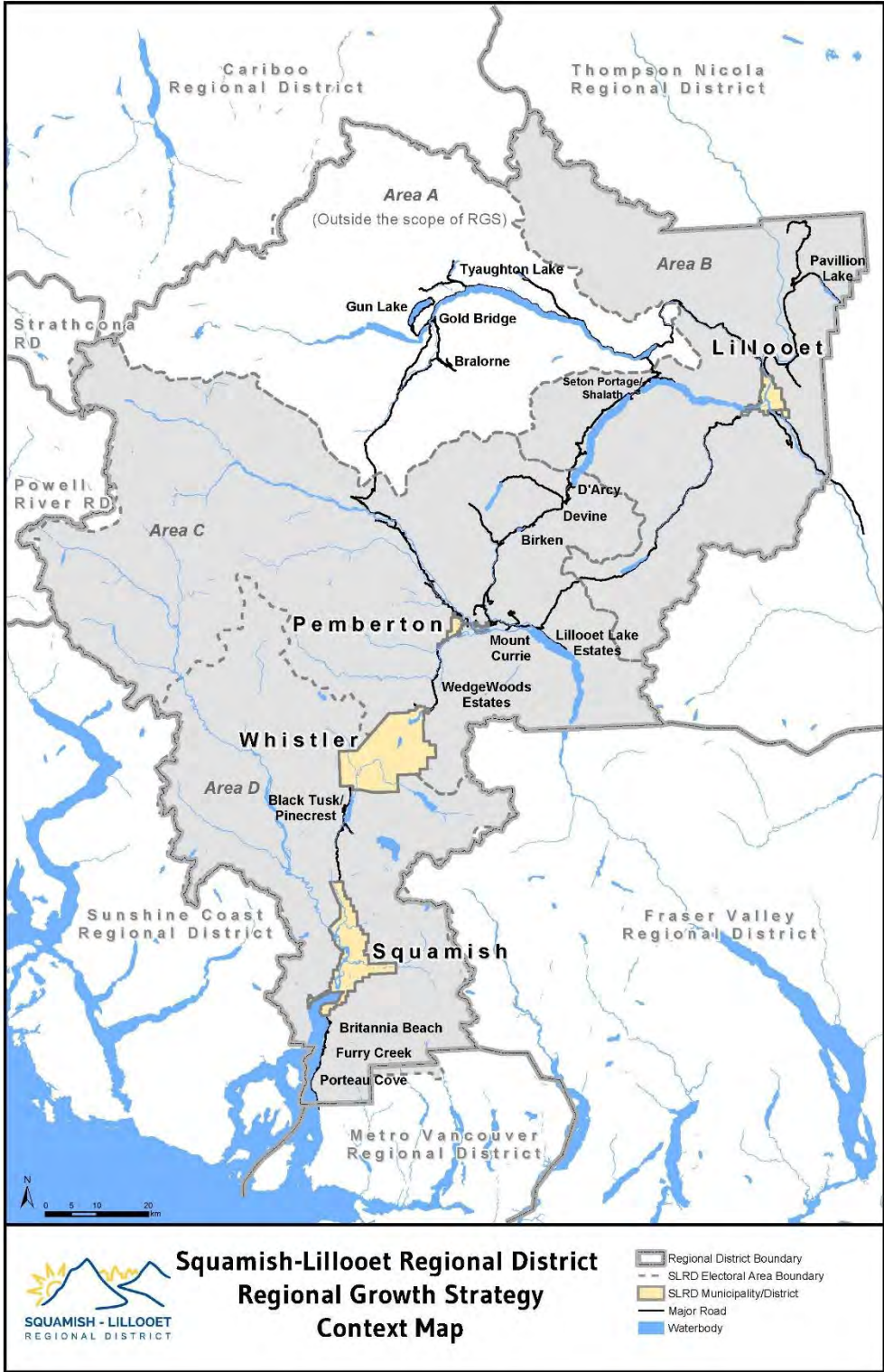


Figure 1: SLRD RGS Context Map

## RGS Projections – Population, Dwelling Unit & Employment Projections

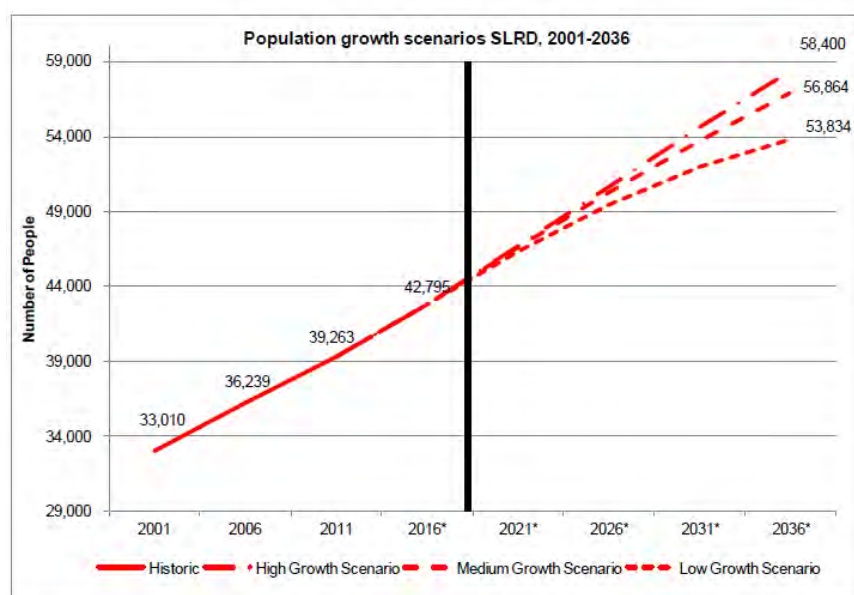
The RGS population projections estimate the likely path of population growth in the Region and can provide valuable information for evaluating long-term housing and employment goals. The dwelling unit projections are based on the population projections and look at shifts in composition of housing across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

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

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

### Population Projections

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



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

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

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

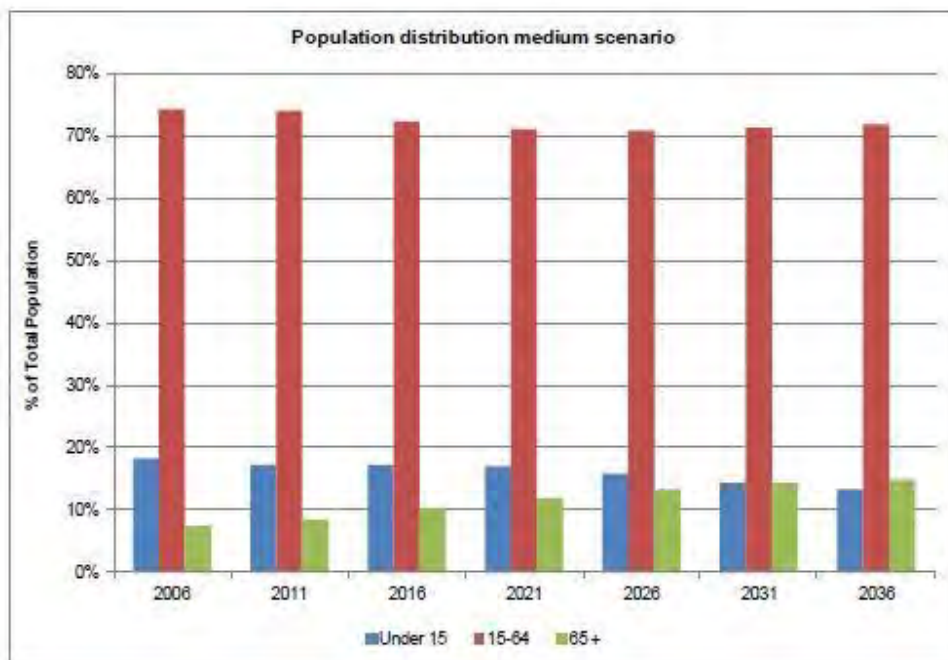


Figure 3: Population Distribution, Medium Scenario, 2001-2036; Source Urbanics Consultants Ltd. 2017

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

have import across demographics, implementation of the RGS to achieve these goals will require balancing the sometimes diverse needs of our communities.

*Dwelling Unit Projections*

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

**PRIVATE DWELLINGS VS OCCUPIED PRIVATE DWELLINGS**

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

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

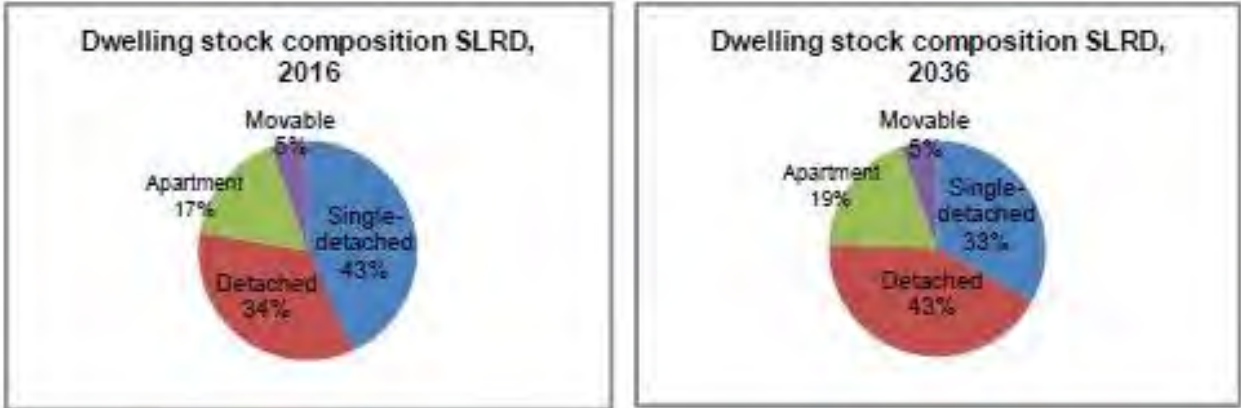


Figure 4: SLRD Dwelling Unit Composition, 2016 vs 2036; Source Urbanics Consultants Ltd. 2016

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

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

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

	2016 (Actual)		2036 (Projected)		Population Share	
	Population	Dwellings	Population	Dwellings	2016	2036
<b>Squamish</b>	19,512	7,260	25,674	9,089	49.4%	50.3%
<b>Whistler</b>	11,854	4,612	15,358	5,395	30%	30.1%
<b>Pemberton</b>	2,574	964	4,297	1,510	6.5%	8.4%
<b>Lillooet</b>	2,275	1,074	2,530	1,126	5.8%	5.0%
<b>Area D</b>	1,057	439	1,135	466	2.7%	1.9%
<b>Area C</b>	1,663	655	1,697	776	4.2%	3.3%
<b>Area B</b>	363	183	329	156	0.9%	0.64%
<b>Area A</b>	187	112	209	110	0.5%	0.4%
<b>TOTAL</b>	39,485	15,299	51,041	18,563	100%	100%
<b>TOTAL (including reserve lands)</b>	42,665	16,416	56,864	21,899		

Note: 2016 data is sourced from the 2016 Census. Indigenous community populations are included in the 2016 Census population count of 42,665 for the SLRD (2016). Total Population Share numbers above only include incorporated municipalities and electoral areas, not reserve lands.

### *Employment Projections*

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

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

Between 2001-2011, the Region's employment base grew substantially and diversified in its concentration of industrial segments. In particular, four industry sectors realized significant gains in terms of overall share of the labour force: Construction (rose from 9 percent to 13 percent); Retail



Trade (rose from 10 percent to 11 percent); Professional, Scientific and Technical Services (rose from 4 percent to 6 percent); and Public Administration (rose from 6 percent to 8 percent).

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

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

### What type of growth is desirable?

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

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

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

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

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

## RGS Smart Growth Principles

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

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

THE RGS SMART GROWTH PRINCIPLES summarize the core values that guided the development of the SLRD RGS and that continue to guide its implementation throughout the region.

## PART 3

### The Strategy

#### *Vision*

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

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

#### *Goals*

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

GOAL 1 Focus Development into Compact, Complete, Sustainable Communities

GOAL 2 Improve Transportation Linkages and Options

GOAL 3 Generate a Range of Quality Affordable Housing

GOAL 4 Achieve a Sustainable Economy

GOAL 5 Protect Natural Eco-system Functioning

GOAL 6 Encourage the Sustainable Use of Parks and Natural Areas

GOAL 7 Create Healthy and Safe Communities

GOAL 8 Enhance Relations with Indigenous Communities and First Nations

GOAL 9 Improve Collaboration among Jurisdictions

GOAL 10 Protect and Enhance Food Systems

GOAL 11 Take Action on Climate Change

## GOAL 1 Focus Development into Compact, Complete, Sustainable Communities

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

### The Regional Growth Strategy:

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

*(ii) Directs population growth and settlement development primarily to compact Urban Areas and Master Planned Communities on the basis of Smart Growth Principles. New urban communities will not be considered outside of the established settlement areas.*

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

*iv) Encourages economic development, urban growth and revitalization in the Northern area.*

### Compact, complete, sustainable communities will be achieved by:

- Accommodating major growth within the urban boundaries of Squamish, Whistler, Pemberton and Lillooet, with appropriate policies for in-fill and increased population density.
- Delineating the existing and future settlement areas and, in accordance with *Smart Growth Principles*, provide for the phased extension of urban boundaries to clearly distinguish the urban/non-urban edge.
- Maintaining Nodal Development in the Sea to Sky Corridor, with well-planned centres separated by natural resource and rural land uses, and avoiding the potential for continuous or dispersed linear development.
- Encouraging urban growth and revitalization of central Lillooet as the major service centre in the northern sub-region in conjunction with economic development initiatives.
- Providing for a mix of land uses in community development, particularly at Porteau Cove, Furry Creek and Britannia Beach, to enhance the potential for more integrated, complete

communities.

- Maintaining the integrity of 'non-settlement' lands that have particular physical constraints or values, and ensuring rural residential or resource development is compatible with the rural landscape.
- Protecting the integrity and productivity of the agricultural land base through the Agricultural Land Reserve and agricultural planning.

## Strategic Directions:

1.1 The SLRD and member municipalities agree that:

a) The *Settlement Planning Maps* will be used in conjunction with Official Community Plans to:

- Direct growth and settlement development towards Member Municipalities and existing SLRD Master Planned Communities;
- maintain the rural, low density character of Serviced Residential and Rural Residential Areas; and
- protect and maintain Non-Settlement Areas.

Official Community Plans should:

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

Member municipalities shall:

- (i) prepare and update Regional Context Statements which identify the relationship between an Official Community Plan and the SLRD Regional Growth Strategy (and if applicable, how the Official Community Plan is to be made consistent with the RGS over time);
- (ii) submit the Regional Context Statements to the Squamish Lillooet Regional District Board for approval as per s. 446 of the Local Government Act; and
- (iii) once the context statement is approved, amend their Official Community Plan to include the approved Regional Context Statement.

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

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

- **Urban Areas**, as shown on the *Regional Settlement Planning Map 1*, the *Squamish Settlement Planning Map 1a*, the *Whistler Settlement Planning Map 1b*, the *Pemberton/Mount Currie Settlement Planning Map 1c*, and the *Lillooet Settlement Planning Map 1d* will accommodate most of the future population growth, consistent with *Smart Growth* Principles applied in Official Community Plans for the District of Squamish, Resort Municipality of Whistler, Village of Pemberton, and the District of Lillooet. The objective for these areas is to encourage compact, mixed-use urban communities within well-defined urban boundaries.
- **Master Planned Communities** refers to larger scale developments that are planned on a comprehensive basis within the defined boundaries of Britannia Beach, Furry Creek and Porteau Cove, as shown on the *Regional Settlement Planning Map* and the *Howe Sound Settlement Planning Map 1e*.
  - For existing SLRD Master Planned Communities, further growth is not supported beyond what is currently contemplated in SLRD Official Community Plans (OCPs) and what is specified in the SLRD Regional Growth Strategy (RGS). Zoning and OCP amendments that propose to increase density or area of existing SLRD Master Planned Communities are not supported.
  - New Master Planned Communities and/or urban areas are not supported outside of the established settlement areas.

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

- **Rural Communities** are historical, small-scale settlements such as Mount Currie, D’Arcy, and Seton Portage/Shalalth, as shown on the *Regional Settlement Planning Map*. The objective for these areas is to encourage compact residential and local commercial and small-scale mixed use developments within distinct small villages or development nodes with community water and sewer services.
- **Serviced Residential Areas** will be located at Black Tusk Village, Pinecrest Estates and WedgeWoods Estates as shown on the *Regional Settlement Planning Map*. The objective for these areas is to maintain rural character, encourage compact, clustered, low-density and primarily residential development with community water and sewer services, surrounded by non-settlement resource lands.
- **Rural Residential Areas** will maintain their predominant rural character and land use within defined areas, as shown on the *Regional Settlement Planning Map*. These areas provide for a variety of rural land uses, particularly low density residential land use on larger parcels with on-site services. The objective for these areas is to protect the rural landscape and to prevent small-lot subdivision and development sprawl outside of the defined areas. Rural Residential Areas will remain with very low density land uses over the long term,

except in exceptional circumstances where they may be in transition to Urban Areas, as set out in Official Community Plans and in a manner consistent with *Smart Growth Principles*.

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

c) Settlement Planning Map Amendments, including proposed changes to designation boundaries through RGS revision – must be based on clearly defined *Smart Growth Principles* and demonstrate a commitment to the concept of ‘Compact, Complete, Sustainable Communities’ as described in the RGS.

d) Growth and transportation will be addressed concurrently.

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

## Settlement Planning Maps

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

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

The Settlement Planning Maps (*Regional Settlement Planning Map* (Map 1) and Settlement Planning Maps for each Member Municipality and Howe Sound (Maps 1a – 1e)) provide a general guide for a regional settlement pattern that reflects a commitment to compact, complete, sustainable communities. **This mapping is conceptual with an expression of intent with regard to settlement and non-settlement boundaries that will assist more detailed land use planning within Official Community Plans.** Settlement Planning Maps are submitted to the SLRD by Member Municipalities to support collaborative planning.; they are not submitted as part of Regional Context Statements.

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



Table 3: Description of Settlement Planning Maps

Regional Land Use Designation	Area Descriptions	Map
<b>SETTLEMENT AREAS</b>		
<b>URBAN AREAS</b>	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.	
	<b>District of Squamish</b> As per Map 1e.	<b>Map 1e</b>
	<b>Resort Municipality of Whistler</b> As per Map 1d.	<b>Map 1d</b>
	<b>Village of Pemberton</b> As per Map 1b and Map 1c	<b>Map 1b and Map 1c</b>
	<b>District of Lillooet</b> As per Map 1d	<b>Map 1a</b>
<b>NON-URBAN AREAS</b>	Non-urban includes any unincorporated or incorporated settlement area, and includes small Rural Communities, Serviced Residential areas, Rural Residential areas, and Master Planned Communities.	
<b>Serviced Residential</b>	<b>Black Tusk Village, Pinecrest Estates and WedgeWoods Estates</b> Serviced Residential means a settlement that contains primarily residential uses serviced by community water and/or sewer systems.	<b>Map 1 and Map 1c</b>
<b>Master Planned Communities</b>	<b>Furry Creek, Porteau Cove, Britannia Beach</b> Master Planned Community means larger scale developments that are non-urban, mixed use and are planned on a comprehensive basis.	<b>Map 1f</b>
<b>Rural Communities</b>	<b>Mount Currie, D’Arcy, Seton Portage/Shalalth</b> 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.	<b>Map 1</b>
<b>Rural Residential</b>	<b>Non-ALR outskirts of Pemberton, Seton Lake, D’Arcy, Seton Portage/Shalalth, Mount Currie, Ivey Lake, Walkerville, Owl Ridge, Poole Creek, Lillooet Lake Estates, Birken and Devine, Pavillion Lake, Paradise Valley, Squamish Valley, Ring Creek, 5 Coves</b> 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.	<b>Map 1</b>
<b>NON-SETTLEMENT AREAS</b>		
All other areas, including all ALR lands.		
Non-Settlement Area means an area predominantly used for agriculture, including non-farm uses approved by the ALC in accordance with the Agricultural Land Commission Act and Regulation, rangeland, forestry, outdoor recreation or resource extraction uses or areas of undisturbed natural environments. Non-settlement areas include watersheds, conservation areas, farmland, forests, and major parks and large areas of unsurveyed Crown land. They may be characterized by some sparse settlement and localized, historic subdivisions. Parcel areas are generally greater than 15 hectares (40 acres) in non-settlement areas.		

## GOAL 2 Improve Transportation Linkages and Options

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

### WHAT ARE OUR PREFERRED MODES OF TRANSPORTATION?

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

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

### The Regional Growth Strategy:

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

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

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

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

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

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

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

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

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

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

Transportation will be improved by:

- Building cooperation among stakeholders and pursuing collaborative regional transportation solutions that anticipate projected population growth.
- Adhering to *Smart Growth Principles* to create compact, walkable communities and neighbourhoods that provide transportation choices and support efficient public transit.
- Promoting a Transportation Demand Management (TDM is an alternative to increasing capacity) approach in the Sea to Sky Corridor that supports an integrated and viable transportation system.
- Prioritizing preferred modes of transportation choices/ options to reduce reliance on single-occupant vehicle travel within neighbourhoods and between communities.
- Addressing connectivity (inter-regional and intra-regional) between communities, especially in the north and with adjacent regions.
- Working collaboratively to promote a high level of service across the region that will move more people, goods and services efficiently, with travel times and key measures.

Strategic Directions:

2.1 The SLRD and member municipalities agree to:

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

This will be pursued by implementing Goal 1: Focus Development into Compact, Complete, Sustainable Communities, whereby land uses are integrated so that people can easily accomplish basic trips on foot or bicycles; retail development is clustered near residential to attract more walking trips; residential developments are in close proximity (within walking distance) to parks, schools, transit, shops and services; pedestrian friendly environments exist that are safe, vibrant,

and interesting for those who walk, cycle and take transit; and streets and trail networks are highly interconnected and maintained according to the seasons, reducing distance and time needed to get from one place to another.

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

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

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

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

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

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

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

This will be pursued through discussions with community organizations, Sea to Sky Trail and Friendship Trail (Pemberton to Mount. Currie) participants, the Ministry of Transportation and Infrastructure, the Ministry of Community, Sport and Cultural Development, CN Rail and property

owners. The trail/routes will facilitate transportation alternatives and outdoor recreation activities within a regional trails and bicycle network.

f) Approach the issue of regional air service in a coordinated manner that takes into account regional demands, and the various advantages and constraints associated with the existing airports infrastructure and business plans.

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

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

h) Support broadband internet services that promote local employment opportunities close to home (encouraging telecommuting) and reduce travel needs.

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

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

*Table 4: Regional Road Network Improvement Priorities*

Capital Improvements	Rehabilitation Improvements
<i>Southern Routes (south of Pemberton)</i>	
<ul style="list-style-type: none"> <li>• Traffic safety improvements to the Hwy #99 Whistler-Pemberton route</li> <li>• Construct a Highway #99 “Suicide Hill” solution to switchback turns, erosion and excessive grade</li> <li>• Traffic calming and speed restriction signage at 18 Mile on the Upper Squamish River Road</li> <li>• Highway capacity and safety improvements in accordance with the development of a Sea to Sky Corridor Sustainable Transportation Plan</li> <li>• Britannia Beach traffic flow upgrade</li> <li>• Connect Highway 99 to Downtown and Squamish Terminals via Clarke Dr. intersection and a new Pemberton Ave. bridge.</li> <li>• Improve connectivity of future neighbourhoods north of Garibaldi Way to Highway 99.</li> </ul>	<ul style="list-style-type: none"> <li>• Improve vehicle/pedestrian safety and connectivity at Highway 99 intersections with Darrel Bay Rd., Alice Lake Rd. and Cleveland Ave.</li> <li>• Single lane bridges on Garibaldi Park Rd (Ring Creek)</li> <li>• Upgrade Upper Cheakamus Road to MOTI specifications.</li> <li>• Upgrade the Site B access/egress to Highway 99.</li> </ul>
<i>Northern Routes (north and east of Pemberton)</i>	
<ul style="list-style-type: none"> <li>• Upgrade all single lane bridges on Duffey Lake Road</li> <li>• Address the slide area 15 km south of Lillooet on Highway 12 “The Big Slide” possibly through construction of a tunnel</li> <li>• Upgrade the Hurley from Forest Service Road to MOTI Road classification to ensure better/more maintenance, supporting the development of tourism opportunities and providing a vital link to the Bridge River Valley</li> <li>• Redesign existing wide turns through the Fountain Reserve including the underpass on Highway #99 where there is no vision until in the turn</li> <li>• Address high risk areas on Highway 40 between Lillooet and Gold Bridge including widening from the dam to Gold Bridge, roadside barriers and paving</li> <li>• Fountain Slide (10 Mile Slide) Area (works underway)</li> <li>• Five Nations Highway</li> <li>• Build an alternate route connecting Harrison and Mount Currie including upgrades to Lillooet Lake Road</li> <li>• Increase number of passing lanes and pull-outs on the Duffy Lake Road</li> <li>• Public Facilities Infrastructure</li> </ul>	<ul style="list-style-type: none"> <li>• Address erosion and undermining of highways throughout the sub-region</li> <li>• 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</li> <li>• Upgrade to year round, no weight restriction roads to stimulate local economy particularly in rural Lillooet</li> <li>• Undertake improvements to Duffey Lake Road communications including installation of communications boxes or consistent cellular coverage</li> <li>• Replace all one lane bridges in the subregion including Devine and Birken</li> <li>• Provide parking facilities for boats/trailers at Anderson Lake ‘end of road’</li> </ul>

*Table 5: Regional Preferred Modes of Transportation Priorities*

Capital Improvements	Rehabilitation Improvements
<i>Region Wide Improvements</i>	
<ul style="list-style-type: none"> <li>• Explore high-speed passenger rail service</li> <li>• Seek opportunities to implement pedestrian/bicycle infrastructure in conjunction with other capital projects</li> <li>• Develop Regional Design Guidelines to support Preferred Modes of Transportation</li> <li>• Install Share the Road Signage along highways and busy roadways</li> <li>• Expand bicycle storage facilities</li> </ul>	
<i>Southern Routes (south of Pemberton)</i>	
<ul style="list-style-type: none"> <li>• Highway 99 Cycling Infrastructure Enhancements</li> <li>• Sea-to-Sky Regional Transit Service</li> <li>• Maintain and enhance Sea-to-Sky Trail</li> <li>• Explore marine transportation options between Squamish and Metro Vancouver</li> <li>• Develop Commuter/Car Pool/Park and Ride Lots to support Highway 99 transportation system</li> <li>• Support Safe Routes to School programming</li> </ul>	<ul style="list-style-type: none"> <li>• Widen shoulders and/or provide dedicated routes required between Pemberton and Whistler to accommodate the significant volume of cyclists.</li> <li>• Encourage <i>Complete Streets</i> designs in all new development and road projects</li> </ul>
<i>Northern Routes (north and east of Pemberton)</i>	
<ul style="list-style-type: none"> <li>• Complete Friendship Trail connecting Pemberton and Mount Currie</li> <li>• Re-establish passenger rail service to Lillooet and beyond</li> <li>• Highway 99 Cycling Infrastructure Enhancements</li> </ul>	<ul style="list-style-type: none"> <li>• Widen shoulders and/or provide dedicated routes required between Whistler and D’Arcy to accommodate the significant volume of bicyclists and pedestrians</li> </ul>

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## GOAL 3 Generate a Range of Quality Affordable Housing

The Regional Growth Strategy aspires to generate an adequate supply of quality affordable housing and a diversity of housing types for employees, seniors and people in need in the region. Affordable housing means rental or ownership housing priced so that monthly payments are less than 30% of gross household income. Securing housing availability and affordability in perpetuity is of particular importance – for both ownership and rental. Access to stable and affordable housing is critical to our quality of life, contributing to economic development while supporting diversity and community well-being. Changing demographics will also require particular attention to the generation of housing that facilitates *aging in place*.

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

### The Regional Growth Strategy:

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

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

### Expanded housing choice and affordability will be achieved by:

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



## Strategic Directions:

3.1 The SLRD and member municipalities agree to:

a) Establish collaborative and consistent affordable housing policies, targets and tools to generate an adequate supply of quality affordable housing and a diversity of housing types for employees, seniors and people in need in the region.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## GOAL 4 Achieve a Sustainable Economy

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

### The Regional Growth Strategy:

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

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

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

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

### A sustainable economy will be achieved by:

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

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

- Protecting farmland for agricultural purposes.

## Strategic Directions:

### 4.1 The SLRD and member municipalities agree to:

a) Support diversified and sustainable economic growth and productivity.

This will be pursued through collaboration between the SLRD, member municipalities, provincial ministries/agencies and local organizations.

b) 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.

c) 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.

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

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

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

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

f) Implement the recommendations of the Northern SLRD Economic Development Assessment, Strategy and Action Plan and the Northern SLRD Economic Development Governance Model Feasibility Study, including working to establish an inclusive, multi-party regional economic development committee.

Implementation will be pursued by undertaking a series of strategic initiatives outlined in the reports that will guide future investment in the Lillooet area economy in collaboration with the St'át'imc.

g) 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.

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

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

i) Support the economic viability of the local agricultural sector.

This will be pursued by developing regulations that strengthen the capacity of local farmers to produce and reach their markets and highlighting/recognizing the importance of agriculture to the region's economy in decision-making.

j) Support the development of a comprehensive, locally relevant, place-based approach to agritourism.

This will be pursued by consulting with the local agricultural community, Indigenous communities and First Nations, Ministry of Agriculture and the Agricultural Land Commission to ensure local government plans, policies and strategies reflect the provincial regulations and local needs/opportunities.

k) Work together to encourage outdoor recreation tourism, recognizing its importance to the regional economy, while at the same time working to ensure growth in this sector is aligned with the regional carrying capacity.

This will be pursued through collaboration between the regional district, member municipalities, provincial ministries/agencies and local organizations.

l) 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 embraces *Smart Growth Principles* to guide future development and settlement patterns in a manner that best conserves natural capital and promotes natural ecosystem functioning. Issues that are of concern to the region's residents include: air quality, reduction of greenhouse gas emissions, climate change, visual quality, water quality, wildlife habitat fragmentation, environmental degradation and natural hazards. Map 3 Regional Natural Assets shows the geographic locations and extent of natural assets within the Region.

### The Regional Growth Strategy:

- (i) Supports minimizing adverse impacts by carefully managing where and how development occurs, how wastes are reduced/diverted and how resources are managed; and*
- (ii) Supports promoting ecological restoration and enhancement opportunities.*

### Natural ecosystem functioning will be protected by:

- Protecting critical and sensitive habitats and ecological areas.
- Promoting connectivity through landscape level planning and maintaining and creating wildlife corridors.
- Maintaining the integrity of watershed processes and promoting the use of best management practices in land use planning and vegetation management (e.g., land use planning and management based on natural units and systems such as drainage, watersheds and ecosystems).
- Protecting and enhancing healthy air and water quality throughout the region.
- Promoting best management practices in water conservation and surface/ground water management.
- Implementing the SLRD Solid Waste and Resource Management Plan (SWRMP).
- Undertaking noxious weed and invasive species control initiatives.
- Promoting public education of environmental issues and stewardship.
- Being prepared for the potential consequences of climate change on the region's natural resources.

## Strategic Directions

5.1 The SLRD and member municipalities agree to:

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

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

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

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

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

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

d) Strive for continuous improvement of regional air quality.

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

e) Strive toward achieving the SLRD SWRMP goal of reducing waste to 350kgs per person per year and further progress towards Zero Waste.

This will be pursued by implementation of the SLRD SWRMP.

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

This will be pursued by promoting alternatives to chemical treatments; enforcing SLRD and member municipality Soil Deposit and Removal bylaws; supporting the works of the Sea to Sky Invasive

Species Council and Lillooet Regional Invasive Species Society; and investigating the introduction of a noxious weed bylaw and awareness program (e.g. restricting fill movements, etc.).

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

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

h) Utilize the SLRD Integrated Sustainability Plan, adopted March 2013, to inform internal and external policy direction, organizational decision making, and implementation of the RGS.

i) Protect Drinking Water Supplies (quality and quantity).

This will be pursued through proactive land use management and planning, in conjunction with provincial agencies, health authorities and First Nations, and including the identification of future potential sources and maintenance of existing sources.

j) Promote best practices in the development and maintenance of on-site sewerage systems in un-serviced rural areas.

This will be pursued through collaboration with provincial agencies and health authorities and by incorporating appropriate measures in OCPs, regulatory bylaws and public works programs.



## GOAL 6 Encourage the Sustainable Use of Parks and Natural Areas

The Regional Growth Strategy advocates the sustainable use and appropriate management of parks and natural areas, to protect wildlife habitat and corridors and to maintain open space for active and passive recreation. Natural area conservation is a priority throughout the Region. The RGS promotes the sustainable use and management of parks and natural areas on a regional level in context with the Provincial Land and Resource Management Plans. Promoting the sustainable use and management of parks and natural areas on a regional level will contribute to their management by other levels of government. Defining areas for new local and regional parks and green space will create a legacy for future generations and ensure a diversity of recreational opportunities.

### The Regional Growth Strategy:

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

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

### Sustainable use of parks and natural areas will be encouraged by:

- Establishing a regional network of greenways for ecosystem, wildlife and recreational functions.
- Promoting responsible stewardship of green spaces, marine/aquatic and sensitive areas.
- Protecting public access to public lands and waterways in conjunction with the Lillooet and Sea to Sky Land and Resource Management Plans (LRMPs).
- Promoting / ensuring a variety of accessible recreational facilities.
- Ensuring opportunities for wilderness /natural (primitive) experiences.
- Recognizing significant places noted in First Nations land use plans.
- Harmonizing local, provincial & First Nations land use plans with respect to recreation.
- Building upon our reputation as a world-class outdoor recreation destination.

## Strategic Directions

6.1 The SLRD and member municipalities agree to:

a) Support the retention, continued operation and potential expansion of existing provincial parks as recreational and natural areas and support adventure tourism activities that are appropriate to the long-term goals of the park.

This will be pursued by supporting the provincial government in their management of existing parks and recreational areas, by advocating for increased management in high-use parks and natural areas, and through input to Crown land referral applications.

b) Explore the various options for managing green spaces and natural areas at a regional level (e.g. the establishment of a regional parks function).

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

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

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

d) Continue supporting the development of the Sea to Sky Trail as a regional amenity, and continue advancing the goals of the Sea to Sky Recreation Trails Program. As trails are developed, they will be designed to be compatible with farm and ranching operations.

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

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

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

e) Support the management of access points to parks and natural areas within the SLRD to identify key access points, new opportunities, management strategies and important infrastructure enhancements, with an emphasis on addressing capacity issues in high-use areas.

This will be pursued through lobby efforts with the provincial government, UBCM and partnerships with local organizations.

## GOAL 7 Create Healthy and Safe Communities

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

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

### The Regional Growth Strategy:

(i) *Supports the integration of health promotion and emergency preparedness in community planning and development.*

(ii) *Promotes cooperative, community-based initiatives to address health and safety issues.*

### Healthy and safe communities will be created by:

- Developing mixed-use, pedestrian-oriented, complete communities and neighbourhoods.
- Maintaining and strengthening sense of place, with a strong community spirit.
- Creating opportunities for improving the quality of life so that people will choose to live and remain in the region.
- Enhancing accessibilities for people with disabilities.
- Promoting high quality (level, range and appropriateness) health, social, cultural, educational, recreational, and commercial services to meet the needs of people of various ages, abilities, and income levels.
- Respecting and celebrating ethnic and cultural diversity, including First Nations heritage.
- Ensuring a safe community through attention to drug awareness, policing, and emergency preparedness.
- Bringing provincial and community partners together to work in collaboration towards the common goal of keeping our communities safe.
- Supporting 911 emergency services through-out the region.
- Building community resilience through emergency management, preparedness and response.
- Considering conflicting land uses and promoting building design that minimizes exposure to environmental contaminants and nuisances.

## Strategic Directions

7.1 The SLRD and member municipalities agree to:

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

This will be pursued through collaboration with provincial and federal agencies and First Nations.

b) Ensure land use planning encourages the development of healthy, compact and walkable communities that promote safety through environmental design and *Smart Growth Principles*, natural hazards and environmental contaminants protection and FireSmart principles, and provisions for seniors and universal, accessible design.

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

c) Undertake integrated, coordinated emergency preparedness planning on a regional basis, including strategic planning for fire protection services, natural hazards management, extreme weather events, other large-scale emergencies, and expanding 911 emergency services.

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

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

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

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

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

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

## GOAL 8 Enhance Relations with Indigenous Communities and First Nations

The Regional Growth Strategy seeks to enhance our working relationships with the Skwxwú7mesh (Squamish), Líl'wat and St'át'imc Nations. There is significant opportunity to build constructive and enduring relationships with Indigenous communities and First Nations through the implementation of the RGS. The SLRD Board has declared itself to be a Regional District of Reconciliation and will continue to work towards turning these words into actions. The organization has adopted several calls to action from the Truth and Reconciliation Commission of Canada 2015 Summary Report, *Honouring the Truth, Reconciling for the Future*, and has endorsed in principle Call to Action #43, which calls upon all levels of government to fully adopt and implement the *United Nations Declaration on the Rights of Indigenous Peoples* (UNDRIP) as the framework for reconciliation.

The UNDRIP was adopted by the United Nations General Assembly in September 2007, and endorsed by the Government of Canada without qualification in May 2016 and by the Province of British Columbia in September 2017. The UNDRIP recognizes Indigenous Peoples' rights to their lands, and rights to self-determination, to maintain and strengthen their political, legal, economic, social and cultural institutions, to participate in decisions that could affect their rights, to maintain and strengthen their distinct spiritual relationships with their territories, to revitalize, use, develop and transmit to future generations their histories and language, and to designate and retain their own names for communities, places and persons, and to uphold their responsibilities to future generations and to conservation and protection of their territories. With mutual respect, recognition, reciprocity, and responsibility as overarching principles for stronger relationships, the SLRD and its partners acknowledge the important role local governments have in enhancing relationships between Indigenous and non-Indigenous communities and governments.

Building strong, respectful and effective working relationships with Indigenous communities and First Nations is especially important given the many growth pressures and challenges in the region and the complexity of issues facing all levels of government. While the Skwxwú7mesh, Líl'wat and St'át'imc are not signatories to a RGS under the *Local Government Act*, there are benefits in improved communication, information sharing and coordinated planning and servicing in areas of mutual interest. Engagement with Indigenous communities and First Nations will be pursued in the spirit of enhancing relationships and exploring opportunities for cooperation, collaboration and learning. The strategic direction under the RGS does not prejudice or affect any inherent Aboriginal Title, right or interest, recognizing that the legal context within which Aboriginal Title, rights and interests exist continues to evolve and change, thus impacting the ways in which Title, rights and interests are exercised.

## The Regional Growth Strategy:

*(i) Supports expanding the means of dialogue, learning and cooperation with Indigenous communities and First Nations.*

*(ii) Supports establishing MOU's, Implementation Agreements, and/or Protocol Agreements between First Nations and local governments that address issues of mutual interest/concern.*

*(iii) Recognizes Indigenous communities and First Nations have existing and distinctive Aboriginal rights, including Aboriginal Title, flowing from the ongoing and organized occupation of their traditional territories and recognized and affirmed in Section 35 of the Constitution Act (1982); implementation of the RGS will proceed without prejudice to any Aboriginal Title or rights that may currently exist, or be defined further through treaty or other processes.*

## Relations with Indigenous communities and First Nations will be enhanced by:

- Acknowledging and respecting cultural differences, while recognizing that Indigenous and non-Indigenous governments have overlapping and mutual interests, that their decisions impact one another, and that the residents in the entire region are best served by Indigenous and non-Indigenous governments working together in a spirit of cooperation.
- Formalizing communication and information sharing protocols.
- Supporting collaboration on economic development, land use planning and service partnerships and other collaborative activities among the SLRD, member municipalities and First Nations.
- Exploring and encouraging cross-cultural learning opportunities within our governments and communities.
- Building trust and shared understanding by continuing to support Community Forums.
- Understanding and respecting the differences between the distinct government authorities, their jurisdictions and responsibilities.
- Advocating resolution and accommodation of Aboriginal Title and rights.
- Acknowledging that establishing and maintaining mutually respectful and effective relationships is a shared responsibility that requires political will, joint leadership, mutual trust, accountability, transparency and an investment of resources.

## Strategic Directions

### 8.1 The SLRD and member municipalities agree to:

a) Support processes that advocate the fair and timely resolution of Aboriginal Title and rights for all Indigenous communities and First Nations within whose traditional territory the SLRD is located. This will be pursued through ongoing engagement with Indigenous communities, First Nations and senior levels of government.

b) Continue to support the creation of SLRD-Indigenous Liaison Committees to work on information sharing protocols, learning resources, and engagement tools on matters of joint interest such as land use planning, servicing, economic development, etc.

This will be pursued through discussions with Indigenous communities, First Nations and relevant member municipalities.

c) Engage with Indigenous communities and First Nations on the development and implementation of official community plans, zoning bylaws and the RGS shall be encouraged and proceed without prejudice to any Aboriginal Title and rights that may currently exist, or be further defined through treaty or other processes.

This will be pursued through referrals to adjacent Indigenous communities and First Nations and by pursuing engagement that is meaningful and timely.

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

This will be pursued through discussions with First Nations and referral processes to encourage coordinated land use planning and to jointly improve servicing efficiency and community liveability.

e) Continue using tools, such as Protocol / Implementation Agreements and Memorandums of Understanding, with all interested First Nations in the Region to assist with improving relationships.

f) Support an ongoing process of information sharing and mutual learning to increase understanding, build trust, and foster collaboration.

This will be pursued by supporting community-to-community forums and other opportunities for mutual dialogue and discovery.

g) Encourage opportunities to learn about the many First Nations and Indigenous communities within whose traditional territory the SLRD operates, including culture, history, laws, rights, governance, roles, and responsibilities.

This will be pursued by exploring opportunities to implement cross cultural professional development training on relevant topics and skills, such as: the history of Indigenous peoples; including the history and legacy of residential schools; the United Nations Declaration on the Rights of Indigenous Peoples; Treaties and Aboriginal rights; and intercultural competency, conflict resolution, human rights and anti-racism.

## GOAL 9 Improve Collaboration among Jurisdictions

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

### The Regional Growth Strategy

*(i) Supports expanding the opportunities for participation and communication in Regional District decision making.*

Collaboration among jurisdictions will be improved by:

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

### Strategic Directions

9.1 The SLRD and member municipalities agree to:

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

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

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

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

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

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



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

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

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## GOAL 10 Protect and Enhance Food Systems

The Regional Growth Strategy endorses *Smart Growth Principles*, which includes ensuring the integrity of a productive agricultural land base. The highest and best use of agricultural land is for agriculture and the protection of agricultural land helps to promote the agricultural sector. Further, predicted changes in climate, energy costs, population growth, water availability and agricultural production suggest that protecting and enhancing the capacity of the regional food system is vital to community resilience. The ability to grow and access food is a key component of developing complete communities.

### WHAT IS OUR FOOD SYSTEM?

An integrated view of the production, processing, distribution, consumption and waste management of food.

The SLRD and its partners acknowledge that local governments have the ability to undertake local and regional approaches benefiting community-based food systems, such as: the protection, acquisition and management of agricultural land; the development and implementation of policy/regulations to encourage agriculture, including urban agriculture, and neighbourhood-based food assets; agricultural economic development; management of problem wildlife and invasive species; watershed management; riparian protection; and provision of affordable water and irrigation services. The value of our food systems is recognized and celebrated as a strength and source of economic development within the region.

### The Regional Growth Strategy:

- i. *Supports a regional food system that is healthy, accessible and resilient.*
- ii. *Promotes growth and development in the local agricultural sector.*
- iii. *Supports the protection and preservation of farmland and sustainable agriculture as the highest and best use of the Agricultural Land Reserve.*

### Food systems will be protected and enhanced by:

- Developing supportive policies and regulations for both rural/remote and urban settings.
- Maintaining the integrity of the Agricultural Land Reserve and agricultural resources, including water, land and knowledge.
- Developing mechanisms to preserve and enhance the agricultural land base for working agriculture.
- Improving the economic viability of the local agricultural sector within the region.
- Increasing community awareness of and support for agriculture.
- Strengthening regional connections, collaborations and partnerships around food systems.
- Fostering collaboration between Indigenous communities and the farming community.

- Supporting traditional and modern teachings about food preservation, seed saving, eating seasonally, and eating locally.
- Prioritizing a localized food system in support of *community food security*.
- Supporting sustainable agricultural and harvesting practices, including marine and aquaculture.
- Encouraging water conservation and climate change preparedness.

## Strategic Directions:

### 10.1 The SLRD and member municipalities agree to:

- Implement Agricultural Plans in conjunction with Indigenous communities and First Nations, the Ministry of Agriculture and the Agricultural Land Commission.  
This will be pursued by ensuring that local and regional land use policies and bylaws reflect and support the vision and priorities set forth in the Agricultural Plans, and by supporting local community groups, organizations and initiatives in their implementation efforts.
- Preserve the agricultural land base for sustainable agriculture through the recognition that the highest and best use of agricultural land is for agriculture.  
This will be pursued by supporting the management of the Agricultural Land Reserve (ALR) by the provincial government, encouraging the provincial government to protect the agricultural land base through the ALR, and utilizing appropriate Zoning Bylaw, OCP, and RGS policy tools to strictly regulate non-farm uses and the subdivision of farmland in accordance with the Agricultural Land Commission Act and Regulation.
- Promote agricultural viability with an emphasis on food production and sustainable practices.  
This will be pursued by working with other levels of government to ensure all jurisdictional regulations are aligned and beneficial to producers and food production, including pursuing strategies and actions to increase actively farmed agricultural land, encourage sustainable land-based aquaculture, emphasize food production, support local food processing and distribution, and reduce barriers to the economic viability of agricultural activities. This will be pursued further by encouraging communities to set policies/targets for local and sustainable food procurement.
- Strengthen regional connections with community-based food initiatives and organizations in support of an economically viable and ecologically sustainable food system.  
This will be pursued by recognizing and supporting the efforts and visions of community-based food system initiatives, strategies and organizations, including Indigenous communities and First Nations – and by ensuring that urban and rural planning facilitates greater connectivity in the food systems, including decision-making. This may also involve the development of a Regional Food System Strategy.

- e) Explore options for local governments to champion Agricultural Land Trusts, in which land is purchased for community food growing and protected in perpetuity as an investment in long-term food security.  
This will be pursued by investigating the establishment of an Agricultural Land Trust Fund that could be used to purchase and/or lease agricultural land.
- f) Encourage urban agriculture and ensure the ability to grow and access food is part of developing complete communities.  
This will be pursued by expanding land regulations that encourage urban agriculture throughout the community and integrate food growing (gardens, small plot farming) on regional district and municipal lands and parks. This will be further pursued by encouraging innovation with regard to land use and policies that support the food system, ensuring all new development is designed with the ability to grow and store food, including the provision of community gardens, greenhouses and community kitchens.
- g) Support opportunities to educate, increase awareness and celebrate local food systems.  
This will be pursued by continuing to support: farmers markets; festivals/events; school, youth and community-based education programs; farm-to-school/institution programs; community gardens and kitchens; and traditional foods initiatives and teachings about food preservation, seed saving, eating seasonally, and eating locally.
- h) Seek input and advice from the local agricultural community on food system issues.  
This will be pursued through maintaining and regularly engaging with the Agricultural Committees, Farmers Institutes/Societies and organizations, and by working with indigenous communities and First Nations.
- i) Manage wildlife/human conflicts and invasive species.  
This will be pursued by continuing to engage and partner with the regional Invasive Species Councils/Societies to control invasive species on farms, participating in management solution initiatives to passively and actively deter predator populations from damaging crops (urban and rural) and livestock (such as Bear Aware), and encouraging the use of best management practices to mitigate effects of wildlife and invasive species and maximize the efficient use of resources.
- j) Ensure sustainable watershed management to support food production.  
This will be pursued by considering agricultural needs in all watershed, drought, stormwater management, groundwater management and floodplain management plans.
- k) Collaborate with provincial agencies to prepare a regional agriculture climate adaptation strategy for the SLRD.

This will be pursued by engaging the food system communities throughout the regional district to collaborate with provincial agencies.

l) Reduce potential farm/non-farm conflicts.

This will be pursued through proactive land use planning, regulations and development permit areas, as well as education and communications in collaboration with the Ministry of Agriculture and the ALC.

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## GOAL 11 Take Action on Climate Change

The Regional Growth Strategy seeks to address climate change through the directions put forth in all ten SLRD RGS Goals. Additionally, the RGS recognizes the need for climate responsibility and a continued commitment to climate leadership. The Province of BC has identified the biggest sectoral contributors to *greenhouse gas (GHG) emissions* as transportation (37 percent), built environment (24 percent), industry & utilities (18 percent), and oil & gas (18 percent). Taking action on climate change will require provincial and federal leadership to support sector-based changes. It will also require local leadership and broad community commitment – by local governments, by community members, by business owners and entrepreneurs, and by visitors. Personal transport continues to be the most significant (over 50 percent of all estimated community-level emissions) contributor to local community-based GHG emissions and the single largest reason why communities are failing to maintain interim target reduction levels, suggesting that shifting the way we travel is critical.

The Regional Growth Strategy supports taking action on climate change through mitigation and adaptation. Mitigation strategies seek to reduce GHG emissions and energy consumption, with targets being critical motivators for action on mitigation. Adaptation strategies identify and address the potential local impacts of climate change, with intention of using various methods to build community *resilience*.

A RESILIENT COMMUNITY is one that takes intentional action to enhance the personal and collective capacity of its citizens and institutions to respond to and influence the course of social, economic, and environmental change. (SLRD Energy Resilience Task Force Report)

### The Regional Growth Strategy:

- (i) Supports efforts to reduce inter and intra community-based GHG emissions and energy consumption.
- (ii) Supports planning for climate change and building community resilience through adaptation strategies that prevent or minimize key potential impacts.
- (iii) Prioritizes land use and transportation strategies as the foundation of our climate action.

### Action on Climate Change will be achieved by:

- Reducing community-based GHG emissions and energy consumption.
- Preventing or minimizing potential local impacts.
- Supporting localized, *renewable energy* systems toward community resilience.
- Protecting the carbon sequestration value of natural systems.
- Engaging our communities on climate change.
- Ensuring climate change mitigation and adaptation planning is integrated in all community decision-making.

## Strategic Directions:

11.1 The SLRD and member municipalities agree to:

a) Adopt Provincial GHG reduction targets.

This will be pursued by incorporating targets into SLRD and member municipality OCPs and establishing/maintaining corporate and community emissions inventories. Under the Greenhouse Gas Reduction Targets Act and reconfirmed through the Climate Leadership Plan (2016), the following targets are established for the purpose of reducing BC GHG emissions:

- (i) by 2020 and for each subsequent calendar year, BC greenhouse gas emissions will be at least 33% less than the level of those emissions in 2007;
- (ii) by 2050 and for each subsequent calendar year, BC greenhouse gas emissions will be at least 80% less than the level of those emissions in 2007.

b) Maintain status as BC Climate Action Charter signatories.

The SLRD and member municipalities are signatories to the BC Climate Action Charter. Signatory Local Governments agree to develop strategies and take actions to achieve the following goals: *(i) being carbon neutral in respect of their operations by 2012, recognizing that solid waste facilities regulated under the Environmental Management Act are not included in operations for the purposes of this Charter. (ii) measuring and reporting on their community's GHG emissions profile; and (iii) creating complete, compact, more energy efficient rural and urban communities (e.g. foster a built environment that supports a reduction in car dependency and energy use, establish policies and processes that support fast tracking of green development projects, adopt zoning practices that encourage land use patterns that increase density and reduce sprawl.)*

c) Explore the development of climate change adaptation and mitigation plans and options to measure, monitor, evaluate and report on community GHG emissions.

This will be pursued by developing/maintaining climate change adaptation and mitigation plans and/or monitoring and reporting programs, and by lobbying the province to re-establish the Community Energy and Emissions (CEEI) Inventory in support of community-level monitoring and meeting Climate Action Charter commitments.

d) Explore the feasibility of preparing a regional climate action strategy.

This will be pursued through discussions with federal and provincial agencies, community organizations and the Union of BC Municipalities.

e) Substantially reduce GHG emissions:

- i. from mobile sources*

This will be pursued by limiting growth outside of established urban areas and prioritizing infrastructure development and policies that support *preferred modes of transportation* for inter and intra community travel.

ii. *from stationary sources*

This will be pursued through collective prioritization of energy efficient development and may include establishing Green Building Policies, creating incentive structures, encouraging retrofit programs, exploring development controls, exploring district energy systems, and lobbying the province for building code extensions. Additionally, the SLRD and member municipalities agree to explore the BC Energy Step Code.

BC ENERGY STEP CODE:

The Province brought the BC Energy Step Code into force in April 2017. The BC Energy Step Code is a voluntary roadmap that establishes progressive performance targets (i.e., steps) that support market transformation from the current energy-efficiency requirements in the BC Building Code to net zero energy ready buildings. It establishes a set of incremental performance steps for new buildings that aims to communicate the future intent of the Building Code and improve consistency in building requirements across B.C. to transition to net zero energy ready buildings by 2032. It is a voluntary tool local governments across B.C. can use to encourage—or require—the construction of more energy-efficient buildings in their communities, and do so in a consistent, predictable way.

The BC Energy Step Code takes a new, performance-based approach rather than the traditional prescriptive approach. This means the BC Energy Step Code does not specify *how* to construct a building, but identifies an energy-efficiency target that must be met and lets the designer/builder decide how to meet it. In addition to being a voluntary standard for builders, the BC Energy Step Code may also be referenced in local government bylaws and policies as an 'unrestricted matter' under the Building Act.

iii. *associated with solid waste management*

This will be pursued by continuing to develop and implement policies, practices and targets toward achieving Zero Waste Goals.

f) Ensure regional/municipal decision-making is structured to achieve GHG reduction targets and energy goals.

This will be pursued by supporting compact, complete, efficient land use patterns and using an integrated asset management approach in which consideration is given to the full costs throughout an asset's life cycle (lifecycle costs), prioritizing opportunities for GHG and energy reduction. This may also involve expanding/updating corporate purchasing policies.

g) Utilize local third party accredited carbon offset programs and explore the creation of locally and/or regionally planned and managed third party accredited carbon credit/trading systems, with potential offsets going towards tangible local projects.



This will be pursued by working with community organizations, local governments and provincial agencies/authorities.

h) Protect the carbon sequestration value of natural systems, including forested lands and wetlands, and explore opportunities to strategically acquire protected areas that contribute to climate change mitigation.

This will be pursued by protecting forested lands and wetlands under local government jurisdiction, expanding protected areas where possible, and considering carbon sequestration values in provincial referral responses.

i) Consider impacts to local community GHG emissions in decision-making around GHG-intensive industries and utilities, LNG, and commercial recreation and leisure operators.

This will be pursued through development approval and environmental assessment processes and lobbying efforts with provincial and federal government.

j) Prioritize developing strategies and taking action to reduce personal transport emissions.

This will be pursued by developing compact, complete land use patterns and expanding the share of preferred modes of transportation.

k) Encourage the development and use of renewable energy across the region.

This will be pursued through partnerships and in consultation with communities, exploring options at both the building-level and grid or system level. It may include advancing opportunities to incent small-scale, renewable energy production and use, exploring new technologies through pilot projects, and supporting provincial building code extensions and other tools to facilitate renewable energy systems in local development and construction.

l) Build climate resilience.

This will be pursued through efforts to address the vulnerability that communities have to the environmental consequences of climate change and expand the capacity of citizens, institutions and infrastructure to respond to and influence change. Special consideration must be made for those in our communities who are most vulnerable and least able to respond or influence.

m) Plan for climate change.

This will be pursued by ensuring new land use, buildings and infrastructure are planned and designed with tomorrow's climate in mind.

n) Prepare for extreme weather events, natural hazards and other large-scale emergencies that may increase in frequency and intensity as a result of climate change.

This will be pursued by expanding on emergency preparedness and management plans/strategies and enhancing community resiliency and self sufficiency – both human and physical infrastructure.

o) Pursue community engagement and consultation opportunities around climate change – with a focus on mitigation and adaptation.

This will be pursued by collaborating with local organizations, agencies, and stakeholders to build awareness, empowerment and commitment to take local action on climate change.

p) Ensure Climate Action is evidence-based.

This will be pursued by using data and modeling to inform climate action planning and decision-making.

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## Part 4 Implementation

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

### Implementation Process

The RGS implementation process will involve the following tasks:

- a) The development and adoption of Regional Context statements within Official Community Plans, as required by the Local Government Act;
- b) Continued development of a RGS implementation program based on the directives contained in the RGS where the SLRD undertakes the required follow-up action;
- c) The development and application of specific Implementation Agreements between SLRD and member municipalities, provincial agencies and First Nations, where they can assist in addressing mutual concerns;
- d) The preparation of Implementation Guidelines, provided as resources to support collective implementation of the RGS.
- e) Annual progress reporting to the SLRD Board on implementation of the RGS strategic directives presented in the preceding pages;
- f) Annual monitoring of Integrated SLRD RGS and ISP Goals & Indicators (Appendix A).
- g) Implementation of completed Economic Development Studies and Agricultural Plans, which may result in amendments to the RGS.

### Regional Context Statements

Successful implementation of the RGS depends on cooperation between the SLRD and member municipalities, and the ability of local plans, policies and programs to contribute to the regional planning goals identified in the RGS. Regional Context Statements set out the relationship between the RGS and the member municipality Official Community Plans, and as such, they are the main implementation tool of the RGS.



Section 446 of the *Local Government Act* establishes the requirement for local governments to prepare Regional Context Statements. Regional Context Statements must identify the relationship between the Official Community Plan and the goals and strategic directions identified in the RGS. If applicable, Regional Context Statements will identify how the Official Community Plan will be made consistent with the RGS over time. Regional Context Statements are accepted by resolution, meaning a majority vote of the SLRD Board is needed. A regional public hearing is not required.

Regional Context Statements have been accepted for all four member municipalities.

## Coordination with Other Governments and Agencies

The SLRD will work with neighbouring jurisdictions, namely the Fraser Valley Regional District, Cariboo Regional District, Metro Vancouver Regional District, Powell River Regional District, Sunshine Coast Regional District, Strathcona Regional District, and Thompson-Nicola Regional District to facilitate the compatibility of regional growth planning and initiatives.

The SLRD and member municipalities will work with the provincial and federal governments and their agencies on major investments in the regional transportation system, expansion of affordable housing choices, the location of public facilities, and any other initiatives that supports the goals and strategies specified in the RGS.

The SLRD and member municipalities will work with the Agricultural Land Commission to protect the region's agricultural land base.

The SLRD and member municipalities will seek to build relationships and to work with First Nations. (Refer to Goal 8).

## Recognition of Aboriginal Title

First Nations have asserted/continue to exercise Aboriginal Title and rights to traditional territories within which the SLRD is located. The implementation of the RGS will proceed without prejudice to any Aboriginal Title or right that may currently exist, or be defined further through treaty or other processes.

## Implementation Agreements

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

## Implementation Guidelines

The SLRD may periodically prepare guidelines to assist in the implementation of the RGS, including but not limited to, guidelines for the preparation of and amendments to Regional Context Statements, for amendment of the Regional Growth Strategy, and, for establishing referral protocols. Implementation Guidelines are provided as resources, living outside the RGS, to support collective agreement and responsibility. They provide a set of norms that all parties of the RGS agree to and are to be read in conjunction with the SLRD RGS Bylaw No. 1062, 2008 as amended from time to time – they do not replace or supersede the content of, or requirements in, the RGS.

## Legislative Requirements

### *Annual Monitoring and Reporting*

Section 452 of the *Local Government Act* requires annual monitoring and reporting of regional growth strategies. Monitoring is the process of collecting information, analyzing trends and gauging progress toward goals. Monitoring of the RGS has two purposes – to measure progress in RGS implementation and to measure substantive improvements in the core conditions or results that are targeted by the RGS. Reporting includes evaluation and is the process of communicating the results of the monitoring.

To facilitate the monitoring and reporting process, Table X, Appendix A presents the key indicators that will be used to measure overall implementation of the RGS. Data sources and reporting procedures will be specified in the Annual Monitoring reports.

### *Five-year Review*

To ensure that the Regional Growth Strategy continues to respond to current and future needs, at least once every five years the SLRD will consider whether the Regional Growth Strategy must be reviewed for possible amendment, pursuant to Section 452 of the *Local Government Act*.

## Regional Growth Strategy Amendments

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

### *RGS Amendment Criteria and Process*

- a) The process to initiate amendments to the Regional Growth Strategy is by resolution of the SLRD Board. Member municipalities may, by Council resolution, request amendments; typically this will also involve a Regional Context Statement/OCP Amendment, with all amendments processed concurrently.
- b) On receipt of a resolution from a member municipality or the SLRD Board to amend the Regional Growth Strategy, SLRD staff will prepare a preliminary report for review by the RGS Steering Committee. RGS Steering Committee comments and recommendations will be forwarded to the SLRD Board to assist in its decision on whether the application should be processed as a minor or major amendment.
- c) The SLRD Board will assess the application in terms of the minor amendment criteria and determine if the amendment application should be treated as a minor or major amendment.

Table 6: Minor Amendment Criteria

<b>MINOR Amendment Criteria</b>
<p>Criteria under which a proposed amendment to the Regional Growth Strategy may be considered a minor amendment include the following:</p> <ol style="list-style-type: none"> <li>1. Where a land use or development proposal requires an amendment to the Regional Growth Strategy, and, in the opinion of the Board:               <ol style="list-style-type: none"> <li>a) is not considered to be of regional significance in terms of scale, impacts or precedence; and</li> <li>b) is not inconsistent with the goals of the Regional Growth Strategy.</li> </ol> </li> <li>2. Those text and map amendments required to correct errors or as a result of more accurate information being received relative to existing information;</li> <li>3. Those housekeeping amendments to population, dwelling unit and employment projections, housing demand estimates, performance measures, tables, figures, key indicators, grammar, or numbering, that do not alter the intent of the Regional Growth Strategy;</li> <li>4. Anything that is determined to <i>not</i> be a minor amendment is to be treated as a major amendment.</li> </ol> <p>Although not considered an exhaustive list, the following types of amendments are considered regionally significant:</p> <ul style="list-style-type: none"> <li>• Those that include land in the Agricultural Land Reserve or will negatively impact agricultural lands;</li> <li>• Those that involve development of non-settlement lands that are not contiguous to existing designated settlement areas;</li> <li>• Those that would have significant impacts to the regional highway system and may negatively affect level of service; and,</li> <li>• Those that would have significant impacts to regional energy emissions and may negatively affect Climate Change reduction and/or adaptation.</li> </ul>

- d) An affirmative 2/3 vote of the SLRD Board members attending the meeting is required to proceed with a minor amendment process.

Table 7: Minor & Major Amendment Process

<b>MINOR Amendment Process</b>	<b>MAJOR Amendment Process</b>
<p>Where the SLRD Board resolves to proceed with an amendment application as a minor amendment, the Board will:</p> <ol style="list-style-type: none"> <li>i. give 30 days written notice to each affected local government, including notice that the proposed amendment has been determined to be a minor amendment. The notice shall include a summary of the proposed amendment and any staff reports, other relevant supporting documentation and the date, time and place of the Board meeting at which the amending bylaw is to be considered for first reading;</li> <li>ii. consider any representations and written comments provided by the affected local governments prior to giving first reading to the proposed amendment bylaw.</li> </ol> <p>Procedures for adopting the minor amendment bylaw: Where the SLRD Board resolves to proceed with an amendment application as a minor amendment, bylaw readings will require a majority vote with section 212 of the <i>Local Government Act</i> outlining voting rights and as per Squamish-Lillooet Regional District Procedure Bylaw No. 1260-2012, as amended from time to time. No public hearing is required for minor amendments to the RGS.</p>	<p>Where the SLRD Board resolves to not proceed with an amendment application as a minor amendment, the amendment becomes a major amendment and may only be adopted through the process outlined in section 436 of the <i>Local Government Act</i>.</p>

## Regional Context Statement Amendments

After a Regional Context Statement has been accepted by the SLRD Board there are three instances in which municipalities will be required to submit a revised or new Regional Context Statement:

1. When a new Official Community Plan is being developed.
2. When amendments to an existing Official Community Plan are proposed that are not consistent with the accepted Regional Context Statement.
3. Within five years of the Board's latest acceptance of the Regional Context Statement and/or in association with an RGS Review.

The process for amending an accepted Regional Context Statement is the same as the process for initial acceptance of the Regional Context Statement, as per Section 448 of the *Local Government Act*.

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## Roles and Responsibilities

### **Squamish-Lillooet Regional District:**

- Assist in the development and approval of Regional Context Statements and Amendments.
- Ensure Regional Context Statements are consistent with the Agricultural Land Commission Act and Regulation.
- Adopt Regional Context Statements that serve to implement RGS *Goals* and *Strategic Directions* within electoral area Official Community Plans.
- Chair and provide technical support to RGS Steering Committee.
- Coordinate follow-up implementation of the RGS *Goals* in accordance with RGS *Strategic Directions*.
- Monitor and report on implementation of the RGS *Goals*.
- Monitor RGS and ISP Indicators.

### **Member Municipalities:**

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

### **Regional Growth Strategy Steering Committee:**

- Guide the implementation of the RGS *Goal* and *Strategic Directions*. This includes: reviewing the annual monitoring report on progress made in achieving the goals of the RGS; reviewing all requested amendments to the RGS; and guiding the process of reviewing and updating the RGS;
- Advise the Board and member municipalities on Regional Growth Strategy issues/matters, including providing comments and recommendations to the Board/Councils on proposed Regional Growth Strategy amendments and development issues of regional, inter-municipal, and inter-agency significance.

### **Inter-Governmental Advisory Committee:**

- Advise applicable local governments on the development and implementation of RGS, including RGS reviews, and to facilitate coordination of Provincial and local government actions, policies and programs as they relate to the development and implementation of the RGS.



## Glossary of Terms

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

**Aging in Place** Aging in place means having the health and social supports and services you need to live safely and independently in your home or your community for as long as you wish and are able.

**Backcountry Resort** refers to a commercial recreation development with a maximum of 50 accommodations rooms that focuses on one or more recreation/ adventure tourism activities that provide a high quality recreation opportunity and which may include accessory commercial activities but no residential development other than staff accommodations.

**BC Energy Step Code** is a voluntary compliance path within the BCBC (via new Subsections 9.36.6. and 10.2.3. of Division B) that establishes progressive performance targets (or steps) to support transformation from the current energy-efficiency requirements in the BC Building Code to net zero energy-ready buildings by 2032. Effective April 7, 2017, the BC Energy Step Code has been introduced as an amendment to the 2012 BC Building Code (BCBC).

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

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

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

**Community food security (CFS):** is defined as a situation in which all community residents obtain a safe, culturally acceptable, nutritionally adequate diet through a sustainable food system that maximizes community self-reliance and social justice (BC Provincial Health Services Society).

**Co-operative (co-op) Housing** means is a type of housing that residents own and operate as part of a membership.

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

**Flex Housing** means a multi-unit built form designed for adaptability of units to accommodate changing family size and needs over time with a minimum of expense

**Food Security** exists when all people, at all times, have physical, social and economic access to sufficient safe and nutritious food that meets their dietary needs and food preferences for an active and healthy life (United Nations Food and Agriculture Organization (FAO)).

**Food Systems** a food system provides an integrated view of and includes the production, processing, distribution, consumption and waste management of food.

**Greenhouse Gas Emissions** are any gaseous compound in the atmosphere that is capable of absorbing infrared radiation, thereby trapping and holding heat in the atmosphere. By increasing the heat in the atmosphere, greenhouse gases are responsible for the greenhouse effect, which ultimately leads to global climate change.

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

**Master Planned Communities** means larger scale developments that are non-urban, mixed use and are planned on a comprehensive basis.

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

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

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

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

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

**Occupied Private Dwelling** means a separate set of living quarters which has a private entrance either directly from outside or from a common hall, lobby, vestibule or stairway leading to the outside, and in which a **person or a group of persons live permanently**.

**Preferred mode of transportation** the SLRD Prioritizes preferred modes of transportation in the following order: 1. pedestrian, bicycle and other non-motorized means (active transportation), 2. transit, rail, ferry and movement of goods, 3. private automobile (HOV, and leading low-impact technologies), 4. private automobile (SOV, traditional technology).

**Private Dwelling** means a separate set of living quarters which has a private entrance either directly from outside or from a common hall, lobby, vestibule or stairway leading to the outside (includes all dwellings – vacant, occupied by temporary residents and occupied by permanent residents).

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

**Resilience** means the ability to anticipate risk, limit or mitigate impacts, and adapt, evolve and grow when faced with change.

**Resilient community** is self-reliant and ensures those most in need have access to essential services such as food, housing, water, and energy to support ongoing social, economic and environmental health. A resilient community is one that takes intentional action to enhance the personal and collective capacity of its citizens and institutions to respond to and influence the course of social, economic, and environmental change.

**Renewable Energy** is generally defined as energy that is collected from resources which are naturally replenished on a human timescale, such as sunlight, wind, rain, tides, waves, and geothermal heat. Renewable energy often provides energy in four important areas: electricity generation, air and water heating/cooling, transportation, and rural (off-grid) energy services.

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

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

**Senior (housing)** means an adult aged 55 years or older. Note housing programs, partners and housing providers may define senior by a different age.

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

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

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

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

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

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

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

## PLANNING TERMS:

**Vision:** an overall description of our desired future.

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

**Strategic Directions:** actions designed to guide RGS implementation.

## APPENDIX A Integrated SLRD RGS and ISP Goals & Indicators

Table 8 outlines a series of indicators developed for the purposes of tracking and evaluating trends in community growth and development. Each indicator has an accompanying description in order to obtain data. The indicators are based not only on *Smart Growth Principles* but align with the indicators of the SLRD Integrated Sustainability Plan (ISP), thereby allowing collection of data to serve two monitoring programs within the SLRD.

An important outcome of the RGS will be to monitor these indicators over time to evaluate the progress made, or changes occurring within these key parameters, as a measure of how well the region is managing the overall quality of life of present and future generations.

*Table 8: Integrated RGS and ISP Monitoring*

RGS & ISP GOAL	INDICATORS	DESCRIPTION
<b>GOAL 1 FOCUS DEVELOPMENT INTO COMPACT, COMPLETE, SUSTAINABLE COMMUNITIES</b>	Energy Use	Total energy used
	Greenhouse Gas Emissions	Total greenhouse gas (GHG) emissions
	Landfill Waste	Total amount of solid waste sent to landfills from SLRD communities.
	Population Density	Population per ha of developed land
<b>GOAL 2 IMPROVE TRANSPORTATION LINKAGES AND OPTIONS</b>	Highway Safety	Fatalities on certain highways
	Transit Commutes	Percent commuting to work via transit
	Number of Vehicles	ICBC vehicle ownership data
<b>GOAL 3 GENERATE A RANGE OF QUALITY AFFORDABLE HOUSING</b>	Housing Affordability	Ratio of median income to median assessed residential property value
	Housing Diversity	Diversity of housing stock in settlement areas, including mixed use where possible for new areas
<b>GOAL 4 ACHIEVE A SUSTAINABLE ECONOMY</b>	Diversity of Industry	Labour force concentration in industries that bring in outside money to the region (export-like industries such as tourism, logging, building homes, etc.)
	Median Income	Real median income of SLRD based tax filers

	Total Income	Total income reported by SLRD based tax filers
	Room Revenue	Room Revenue for the SLRD tourism Communities
	Population	Population and Sustainable Population Ratios
	Connectivity	Number of communities (and/or residents and businesses) with access to high speed communications technology
<b>GOAL 5 PROTECT NATURAL ECOSYSTEM FUNCTIONING</b>	Species at Risk	Number of vascular species at risk within the SLRD
	Water Use	Total amount of water extracted then delivered from municipal and SLRD water plants to end users in the SLRD.
	Regional Air Quality	Number of hours where the AQI for Whistler and Squamish is below low
<b>GOAL 6 ENCOURAGE THE SUSTAINABLE USE OF PARKS AND NATURAL AREAS</b>	Recreation Facilities	Recreation facilities and parks/ fields area.
	Commercial Recreation Operators	The number of commercial operators in the region (indicator aims to represent the commercial recreation activity in the SLRD)
<b>GOAL 7 CREATE HEALTHY AND SAFE COMMUNITIES</b>	Child Development	Proportion of total kindergarten children considered vulnerable based on the Early Childhood Development Index (EDI).
	Drinking Water Quality	Drinking Water Quality Index
	Socio-Economic Index	BC Stats Socio-Economic Index
	Leisure Activity	The population aged 12 and over who reported an active or moderately active level of physical activity on Canadian Community Health Survey
	Trail Length	The length of official commuter trails as well as recreation trails that are generally accessible to a large segment of the population (lower grade, wider, gravel or paved).
<b>GOAL 8 ENHANCE RELATIONS WITH INDIGENOUS COMMUNITIES AND FIRST NATIONS</b>	SLRD-Indigenous Meetings	The number of meetings held between the SLRD and Indigenous communities and First Nations on an annual basis.
<b>GOAL 9 IMPROVE COLLABORATION</b>	Voter turnout	Proportion of the registered voters voting in SLRD Community/ Electoral Area elections
	RGS Collaboration	Number of RGS steering committee meetings

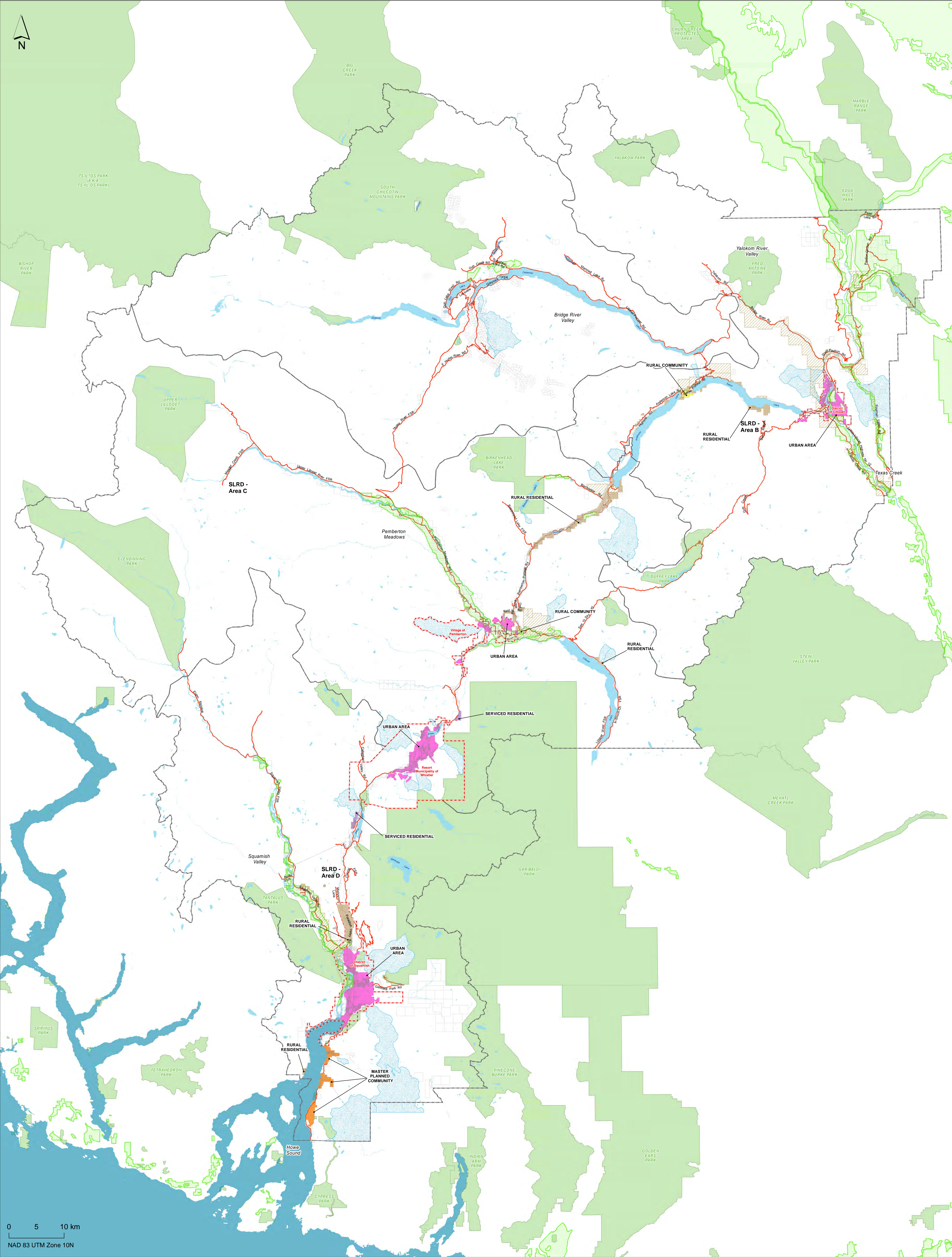
<b>GOAL 10 PROTECT AND ENHANCE FOOD SYSTEMS</b>	Active Farms	Total ha of active farms
	Status of the ALR	Number of subdivisions; number of non-farm use applications approved; amount of land removed from the ALR; amount of land included in the ALR.
	Urban Agriculture	Total ha of urban agriculture (community gardens, greenhouses, small plots, etc.) Number of people participating in community garden programs.
<b>GOAL 11 TAKE ACTION ON CLIMATE CHANGE</b>	Energy Use	Total energy used
	Greenhouse Gas Emissions	Total greenhouse gas (GHG) emissions

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# REGIONAL GROWTH STRATEGY MAPPING

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
**Regional Settlement Plan - Map 1**  
**Squamish - Lillooet Regional District**  
**Bylaw No. 1062**

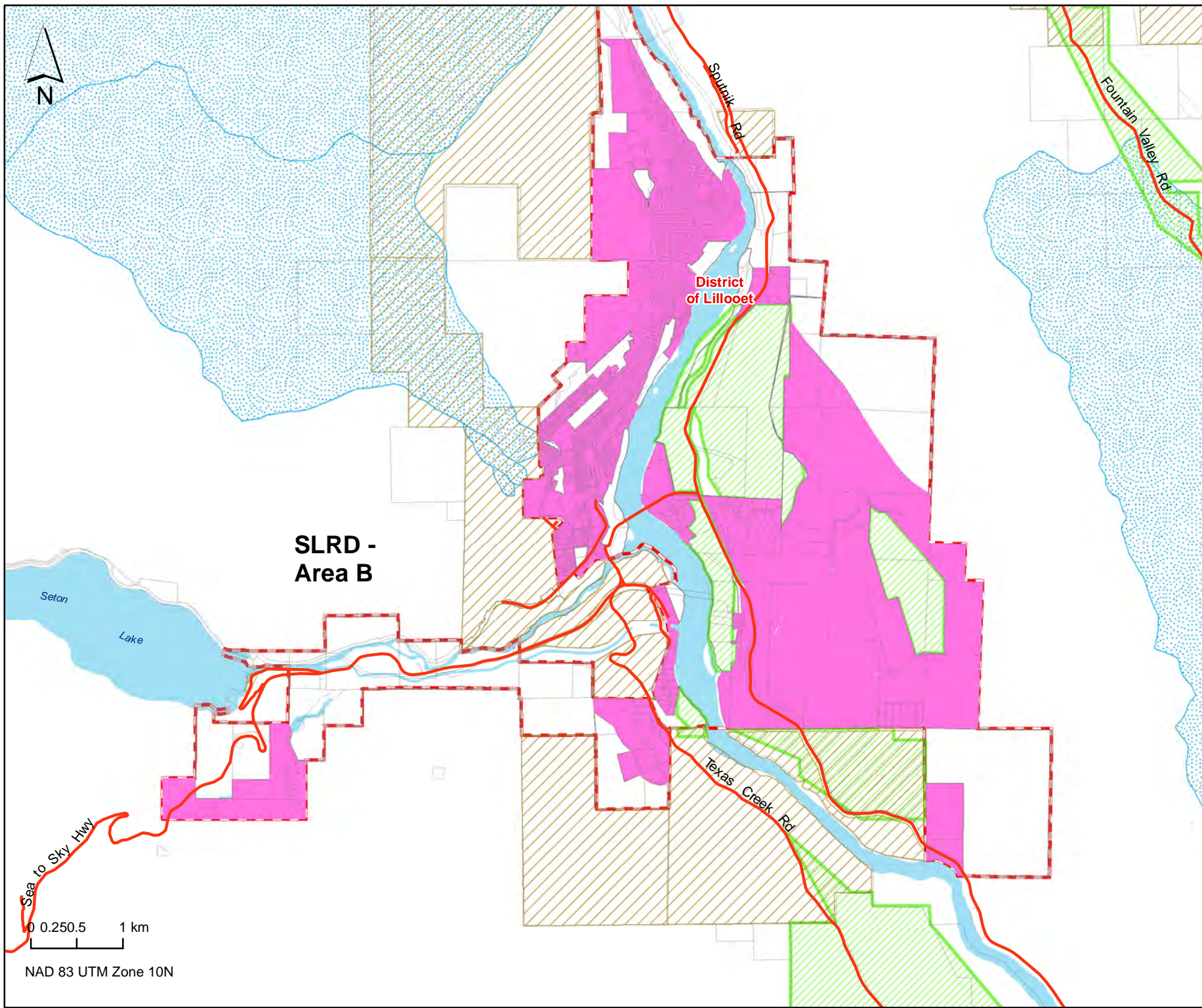
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| Indigenous Reserves       | Community Watersheds      | <b>Regional Land Use Designation</b> | Master Planned Community | Non-Settlement Area |
| Agricultural Land Reserve | Municipal Boundaries      | Urban                                | Rural Residential        |                     |
| Parks & Protected Areas   | Electoral Area Boundaries | Rural Community                      | Serviced Residential     |                     |



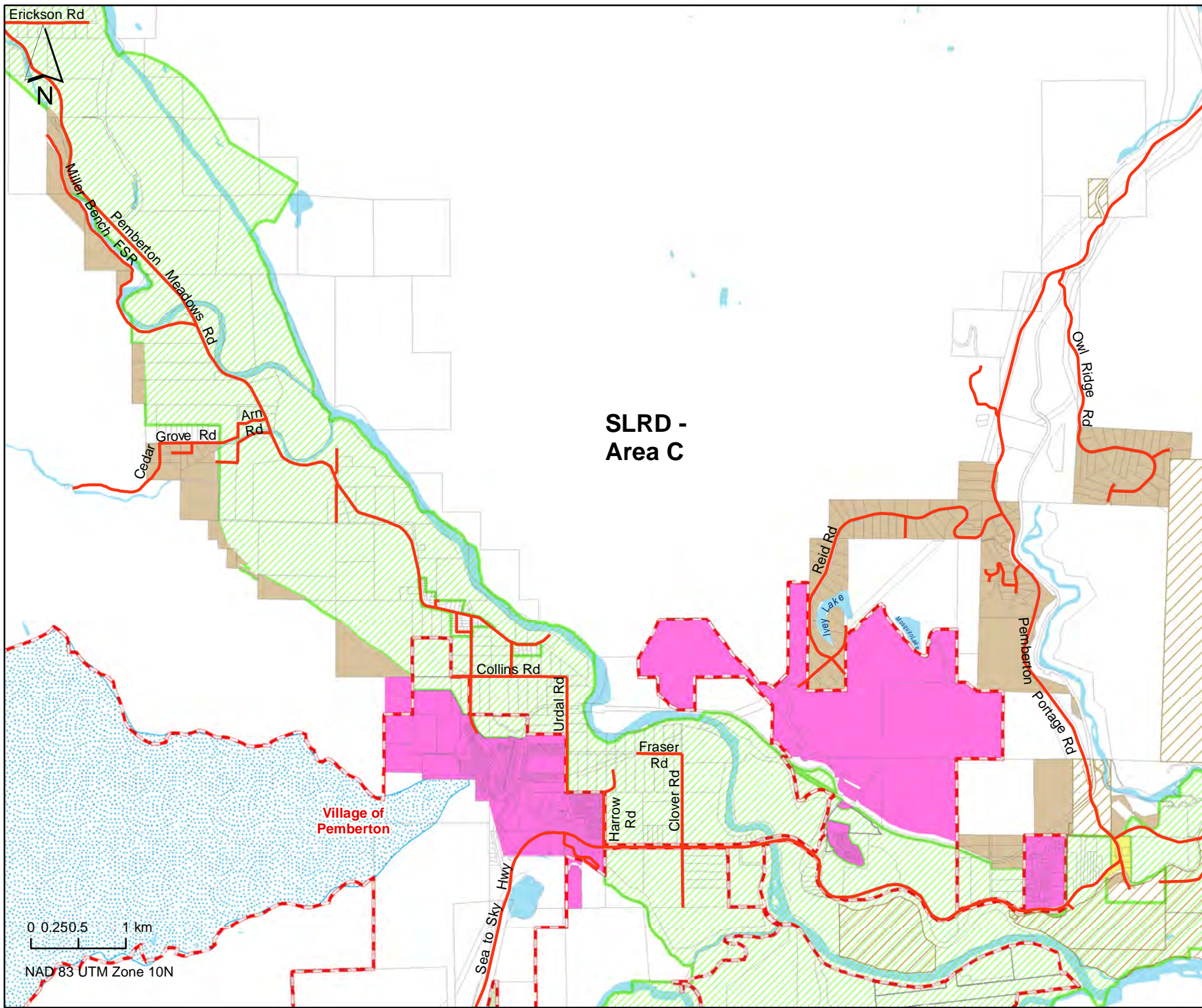
# Lillooet Settlement Plan

Squamish - Lillooet Regional District  
Bylaw No. 1062  
Map 1a

-  Indigenous Reserves
-  Agricultural Land Reserve
-  Community Watersheds
-  Municipal Boundaries
-  Electoral Area Boundaries
-  Urban
-  Rural Community
-  Master Planned Community
-  Rural Residential
-  Serviced Residential
-  Non-Settlement Area















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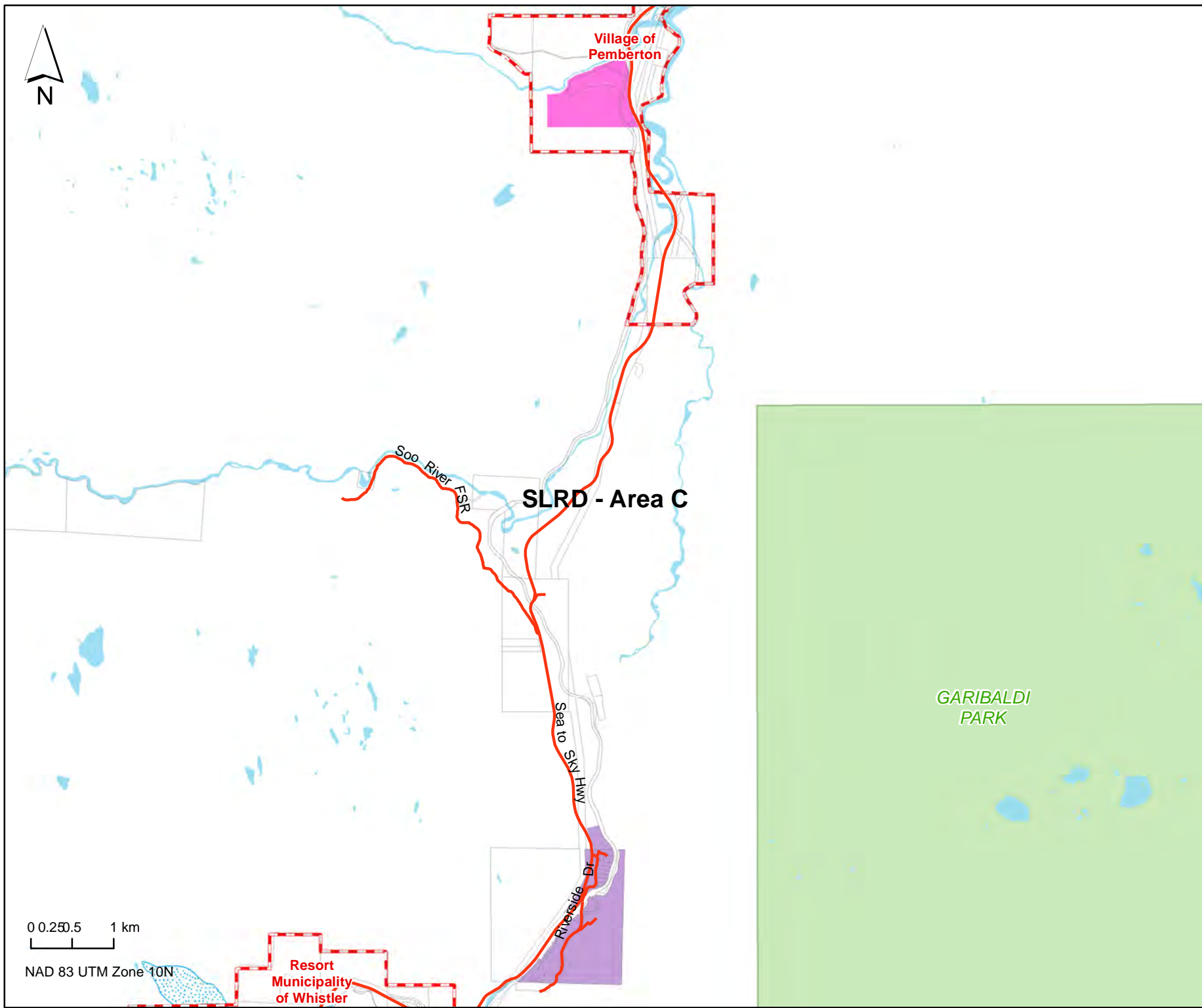


# Pemberton/Area C Settlement Plan

## Squamish - Lillooet Regional District Bylaw No. 1062 Map 1b

-  Indigenous Reserves
-  Agricultural Land Reserve
-  Parks & Protected Areas
-  Community Watersheds
-  Municipal Boundaries
-  Electoral Area Boundaries
-  Urban
-  Rural Community
-  Master Planned Community
-  Rural Residential
-  Serviced Residential
-  Non-Settlement Area





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Resort Municipality of Whistler












Village of Pemberton

SLRD - Area C

GARIBALDI PARK

# Pemberton/Area C Settlement Plan

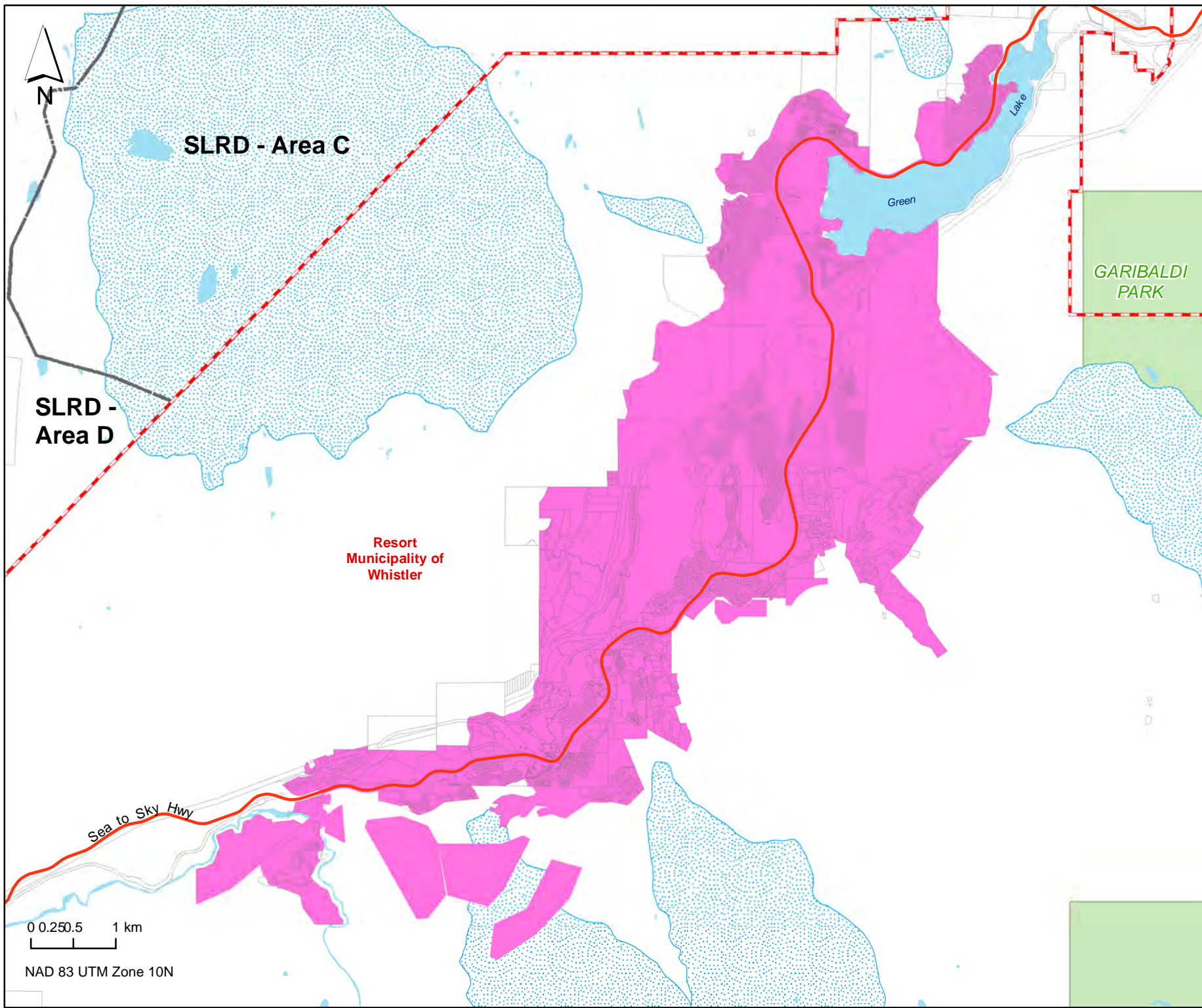
## Squamish - Lillooet Regional District Bylaw No. 1062 Map 1c

-  Agricultural Land Reserve
-  Parks & Protected Areas
-  Community Watersheds
-  Municipal Boundaries
-  Electoral Area Boundaries
-  Urban
-  Rural Community
-  Master Planned Community
-  Rural Residential
-  Serviced Residential
-  Non-Settlement Area



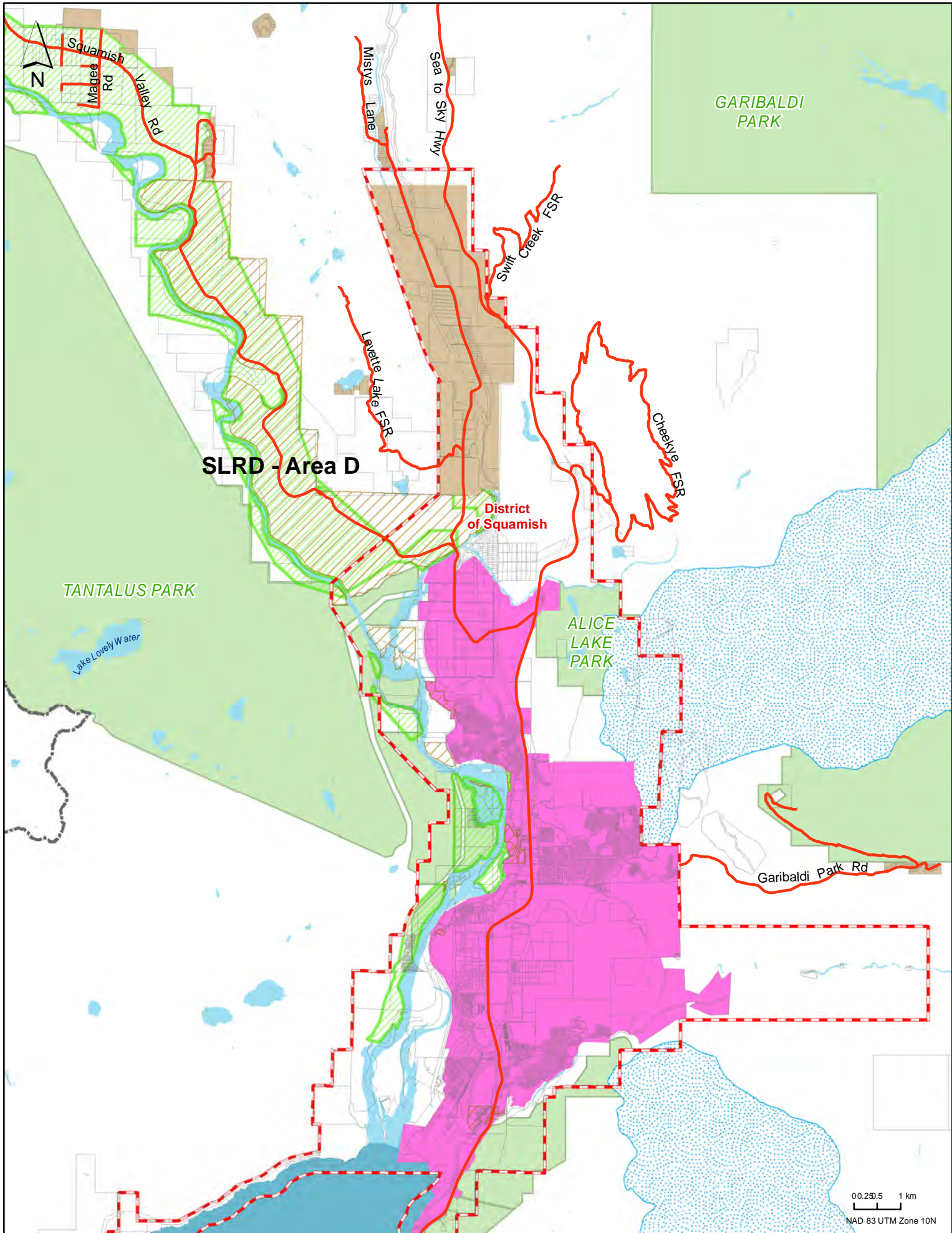
# Whistler Settlement Plan

Squamish - Lillooet  
Regional District  
Bylaw No. 1062  
Map 1d












- Parks & Protected Areas
- Community Watersheds
- Municipal Boundaries
- Electoral Area Boundaries
- Urban
- Rural Community
- Master Planned Community
- Rural Residential
- Serviced Residential
- Non-Settlement Area



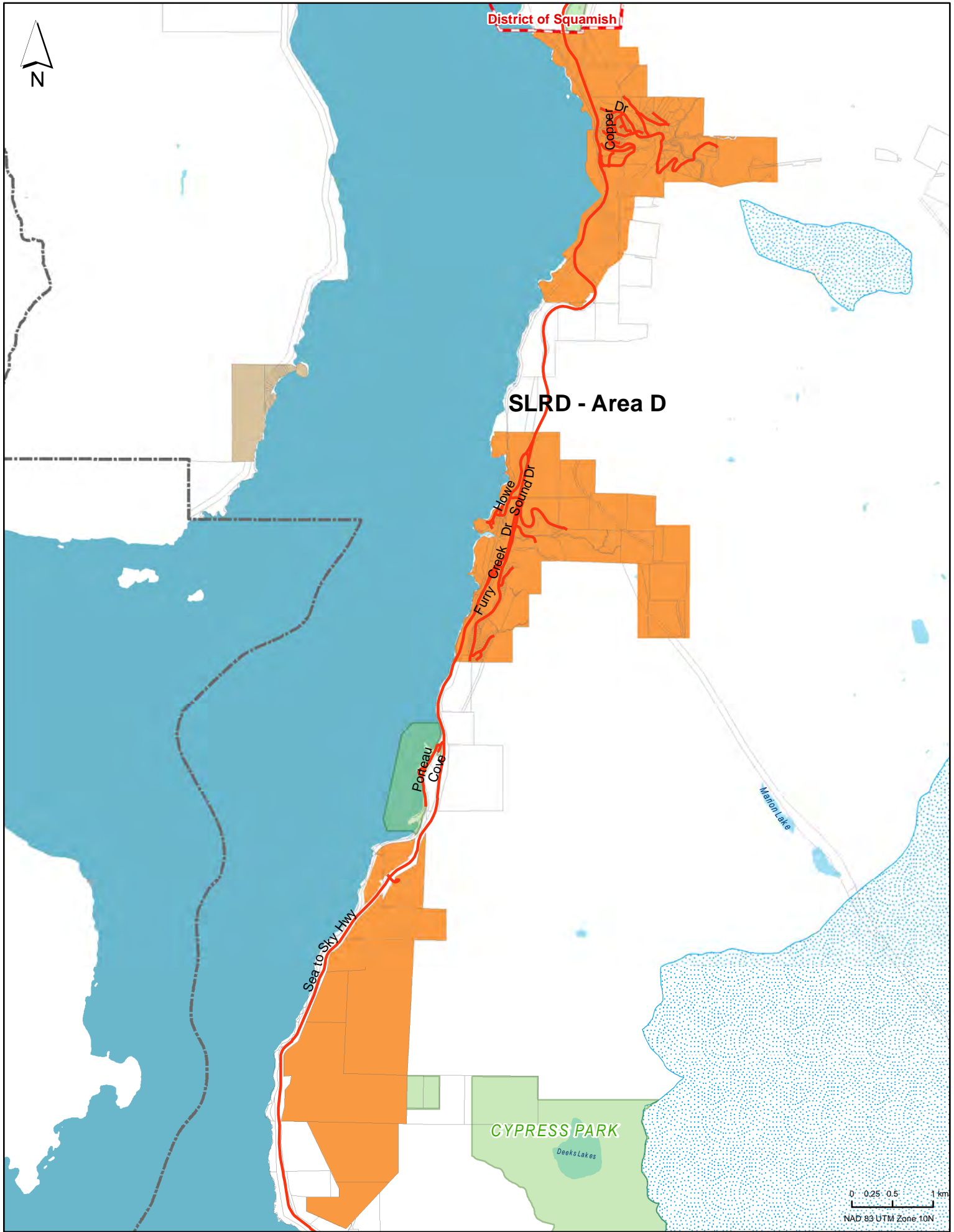


# Squamish Settlement Plan

Squamish - Lillooet Regional District  
 Bylaw No. 1062  
 Map 1e








- |   |                           |   |                           |   |                     |
|---|---------------------------|---|---------------------------|---|---------------------|
|  | Indigenous Reserves       |  | Community Watersheds      |  | Urban               |
|  | Agricultural Land Reserve |  | Municipal Boundaries      |  | Rural Residential   |
|  | Parks & Protected Areas   |  | Electoral Area Boundaries |  | Non-Settlement Area |



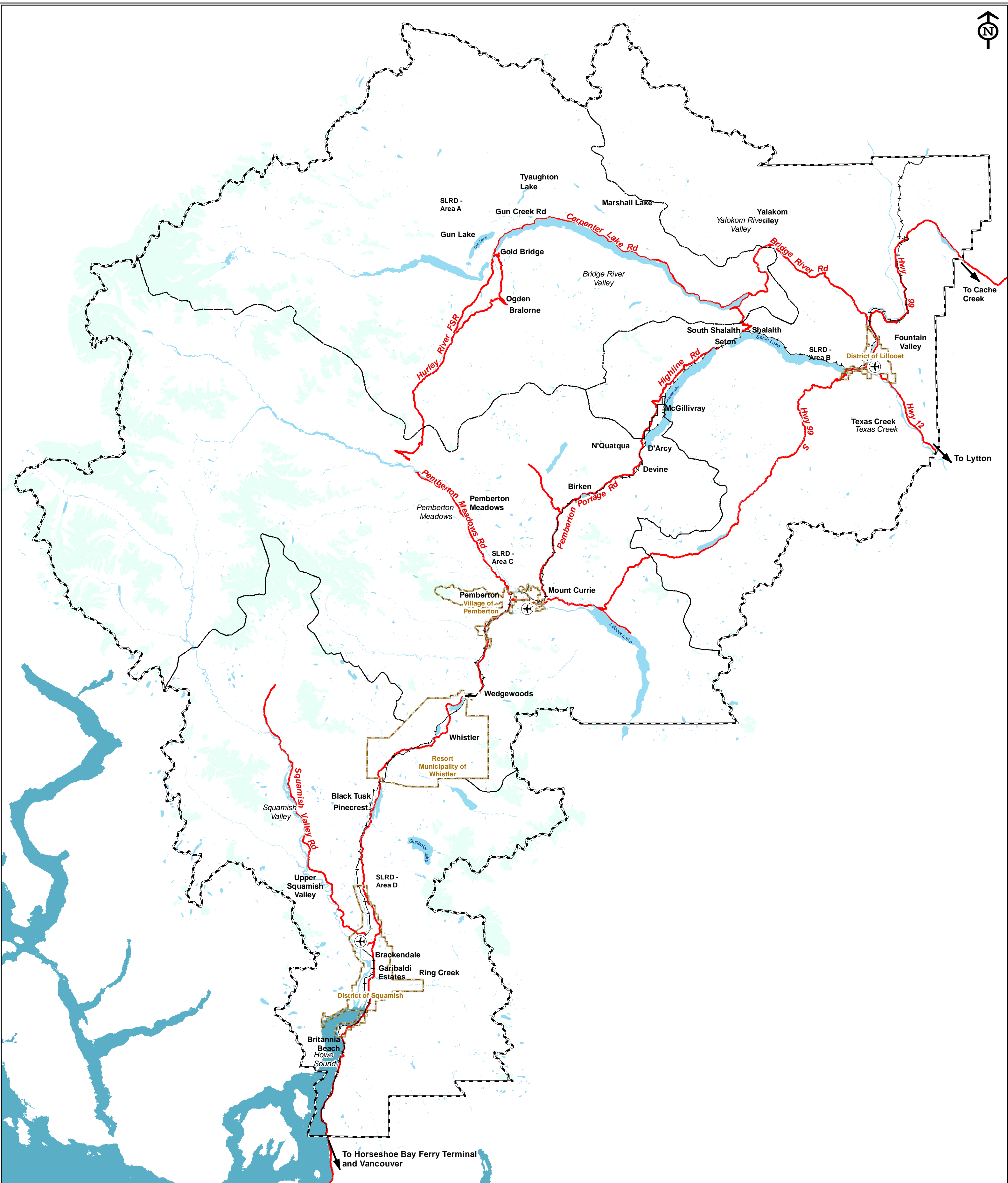


# Howe Sound Settlement Plan

Squamish - Lillooet Regional District  
 Bylaw No. 1062  
 Map 1f

- |   |  |
|---|--|
|  Parks & Protected         |  Master Planned Community |
|  Community Watersheds      |  Rural Residential        |
|  Municipal Boundaries      |  Non-Settlement           |
|  Electoral Area Boundaries |  |

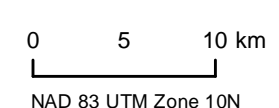




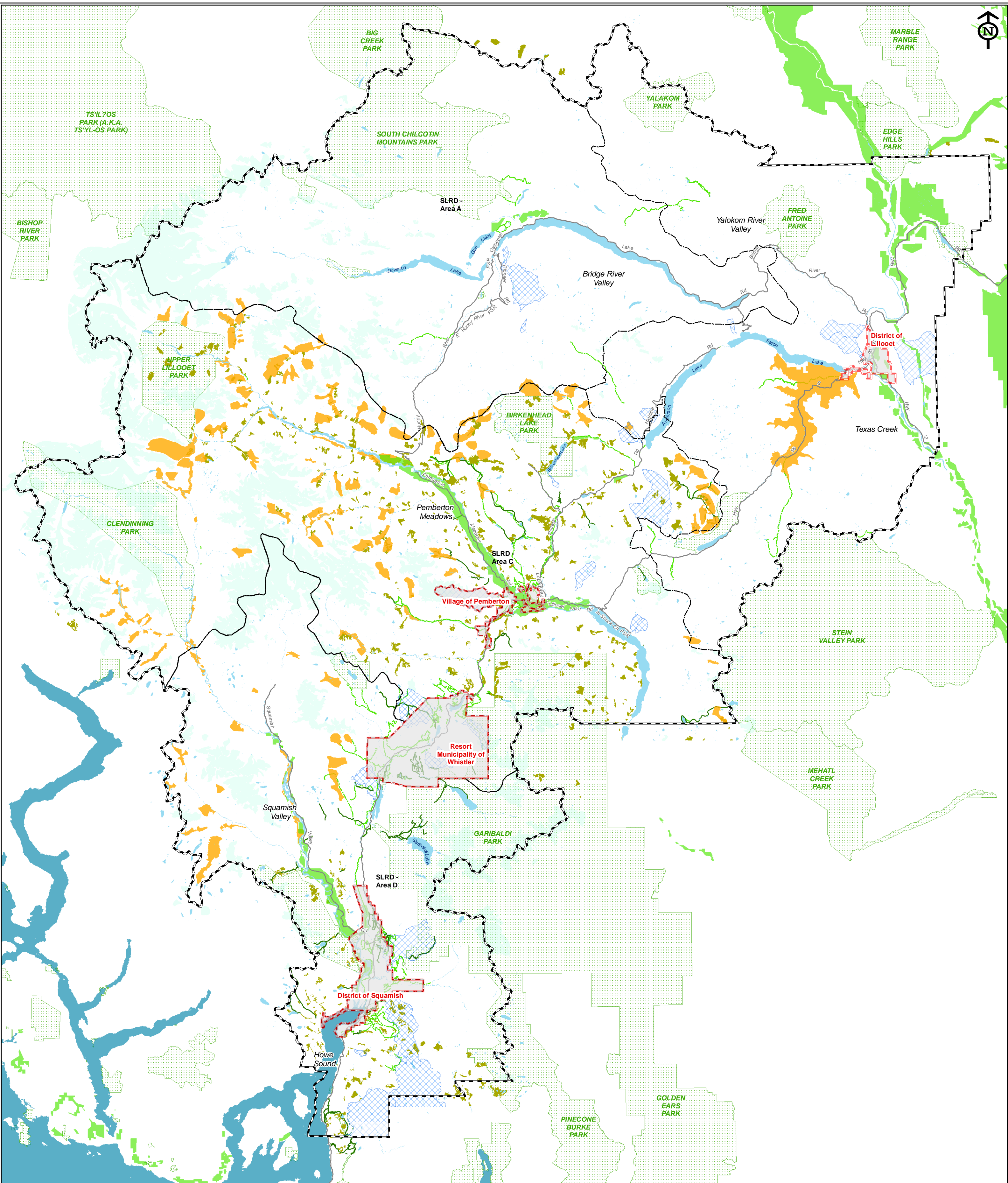
Squamish - Lillooet Regional District  
Bylaw 1062 Map 2

**REGIONAL TRANSPORTATION**

- Municipal Boundaries
- Electoral Area Boundaries
- SLRD Boundary
- Heliport
- Airstrip
- Railway
- Road
- Ocean
- Lakes & Rivers







**Squamish - Lillooet Regional District**  
**Bylaw 1062 Map 3**

**REGIONAL NATURAL ASSETS**

- |                           |                           |                             |                          |
|---------------------------|---------------------------|-----------------------------|--------------------------|
| SLRD Boundary             | Ice Masses                | Wildlife Habitat Areas      | Forest Tenure Rec Trails |
| Municipal Boundaries      | Ocean                     | Old Growth Management Areas | Recreation Trails        |
| Electoral Area Boundaries | Lakes & Rivers            | Parks & Protected Areas     |                          |
| Community Watersheds      | Agricultural Land Reserve |                             |                          |

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