



PUBLIC HEARING ELECTORAL AREA 'D'

Squamish-Lillooet Regional District Electoral Area D
Official Community Plan Bylaw No. 1135-2013,
Amendment Bylaw No. 1717-2021

ELECTORAL AREA D

DEVELOPMENT PERMIT AREAS

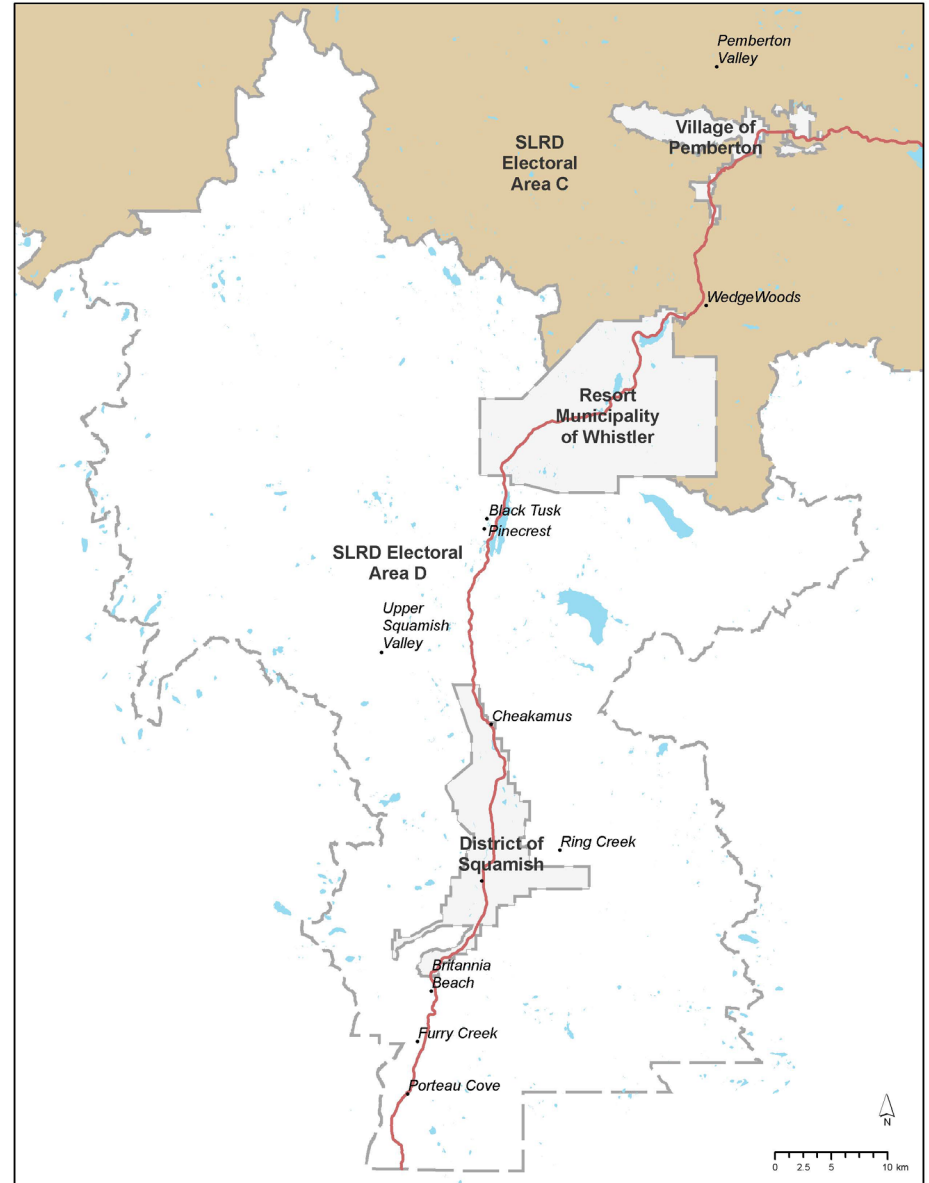
WHAT: Development Permit Areas (DPAs) are established under provisions of the *Local Government Act* to guide planning and development within environmentally sensitive or hazardous areas, as well as conservation and form and character of intensive residential, commercial, industrial and multi-family residential development

WHERE: DPAs apply to a mapped or designated area and include guidelines for development activities

WHY: DPAs help to ensure development is consistent with the goals, objectives and policies of the OCP

LOCATION - CONTEXT

Amendment Bylaw 1717-2021 applies to the entire Electoral Area D, although some DPAs only apply in certain areas or for certain types of development



BACKGROUND

- SLRD Electoral Area D Development Permit Areas (DPAs) require updating to address:
 - new development concerns
 - legislative changes
 - current planning practices
- Howe Sound East developments in particular require more extensive DPAs to guide development in these existing and future neighbourhoods



BACKGROUND

- SLRD has received two applications for development in Howe Sound East – Furry Creek and Britannia South (Tiger Bay)
- Nature and extent of the proposed developments require new expanded DPAs to guide planning and development
- As planned communities, DPAs present an important opportunity to ensure a high-quality built environment – with safe, functional and liveable neighbourhoods and a cohesive landscape
- DPAs are also a tool to encourage energy and water conservation and reductions in greenhouse gas emissions

PROJECT DESCRIPTION

The following DPAs form the updated Section 7 within the Electoral Area D Official Community Plan

DEVELOPMENT PERMIT AREA	AMENDMENT DETAILS
Riparian Protection Development Permit Area	Updated
Environmental Protection Development Permit Areas	Expanded and now a separate DPA from the Comprehensive
Natural Hazards Protection Development Permit Areas	Expanded and now a separate DPA from the Comprehensive
Wildfire Protection Development Permit Area	Updated
Slope Stability Protection Development Permit Area	Updated (formerly Comprehensive DPA)
Form, Character & Conservation Development Permit Area	Expanded and now a separate DPA from the Comprehensive
Farming Protection Development Permit Area	Now a separate DPA from Comprehensive

HOWE SOUND EAST DEVELOPMENTS

- Howe Sound East is subject to natural hazards
 - DPAs provide a means to limit development within or near hazardous areas while also minimizing the potential that new development and alterations of land will increase hazards to adjacent lands and existing development
 - DPAs ensure adequate professional evaluation of geohazards and associated mitigation works
- Howe Sound East is home to environmentally sensitive and important ecosystems
 - DPAs provide a means to protect the environmental, intrinsic and aesthetic values of ecosystems as well as wildlife species and habitat at risk

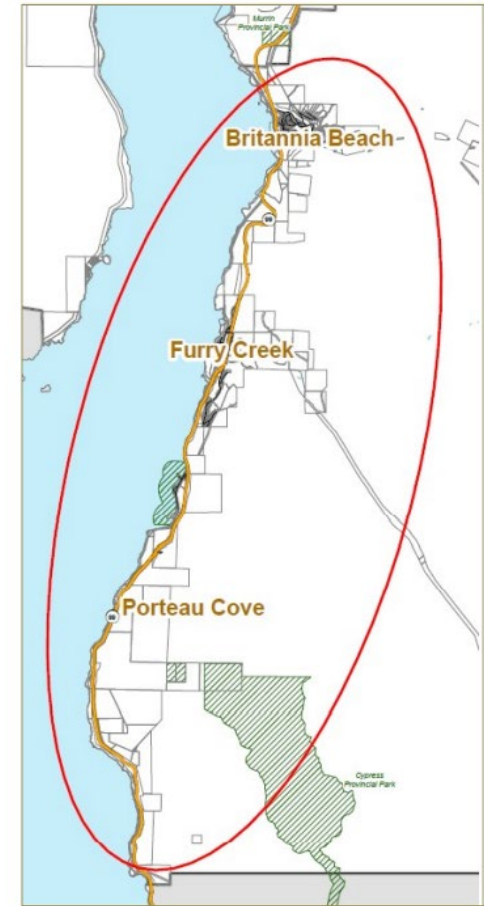
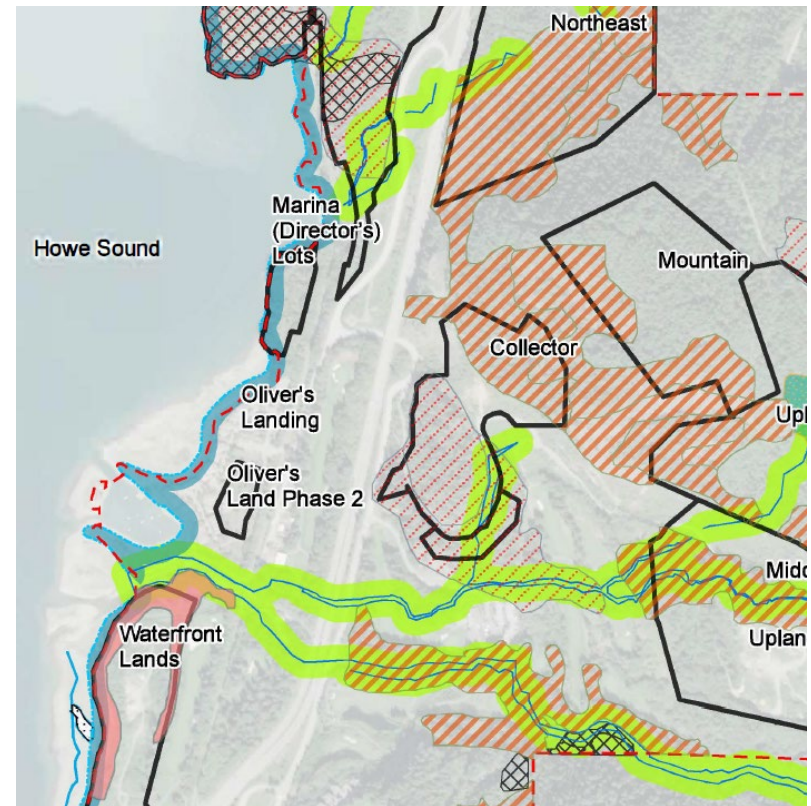


Figure 1: Map of Howe Sound East Sub-area Plan area.

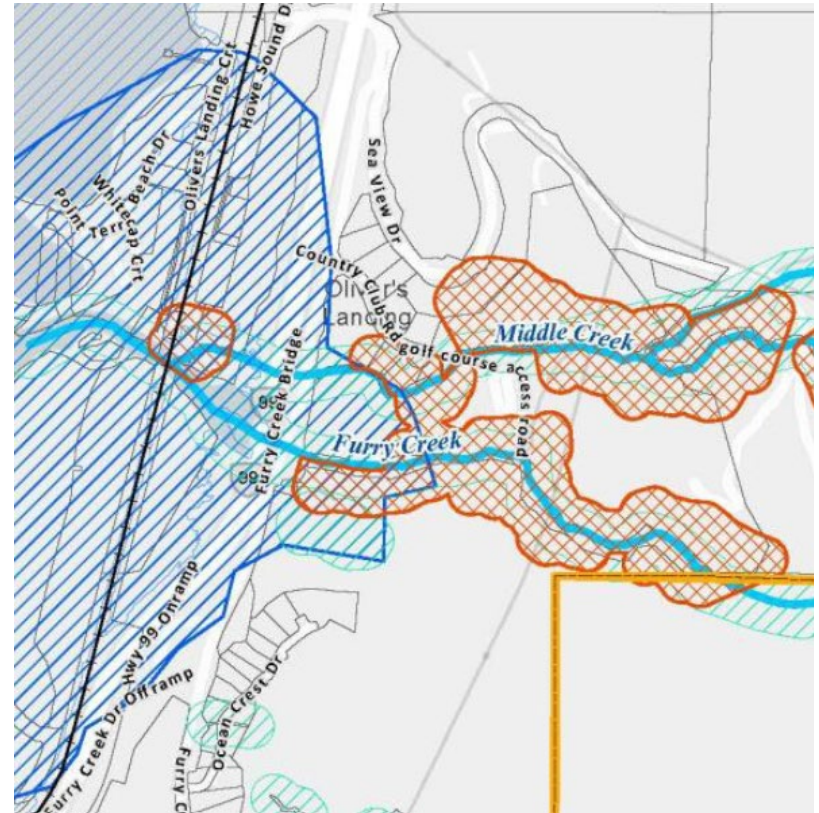
ENVIRONMENTAL PROTECTION DPA

- New expanded DPA will apply to the Howe Sound East neighbourhoods of Britannia South, Furry Creek and Porteau Cove
- DPA content only is being brought forward under the subject Amendment Bylaw; detailed mapping will be presented with each project/development specific Amendment Bylaw (developer to retain consultant to undertake detailed mapping) and will be included in the Howe Sound East Sub Area Plan
- Includes Marine Shoreline Area Guidelines, Wildlife Habitat Areas Guidelines, and Ecological Sustainability Area Guidelines



NATURAL HAZARDS PROTECTION DPA

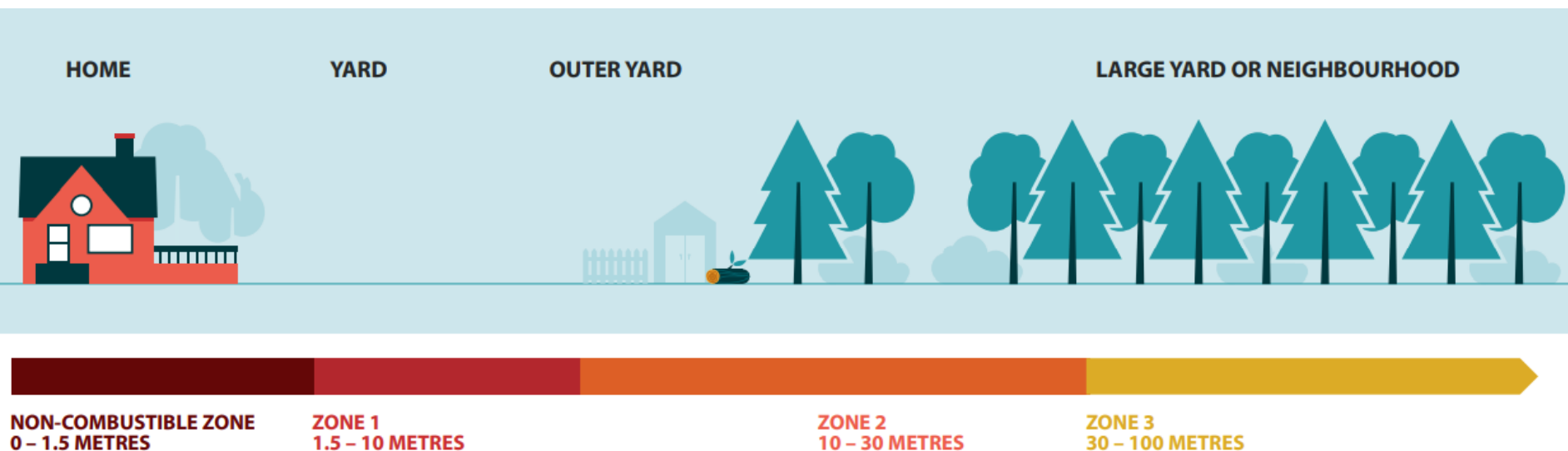
- New expanded DPA will apply to the Howe Sound East neighbourhoods of Britannia South, Furry Creek and Porteau Cove
- DPA content only is being brought forward under the subject Amendment Bylaw; detailed mapping will be presented with each project/development specific Amendment Bylaw
- Includes Landslide Hazard Areas Guidelines, Excavated Rock and Foundation Stability Hazard Areas Guidelines, Seismic Liquefaction and Fan Stability Hazard Areas Guidelines, Coastal Hazard Areas Guidelines and Creek Hazard Guidelines



WILDFIRE PROTECTION DPA

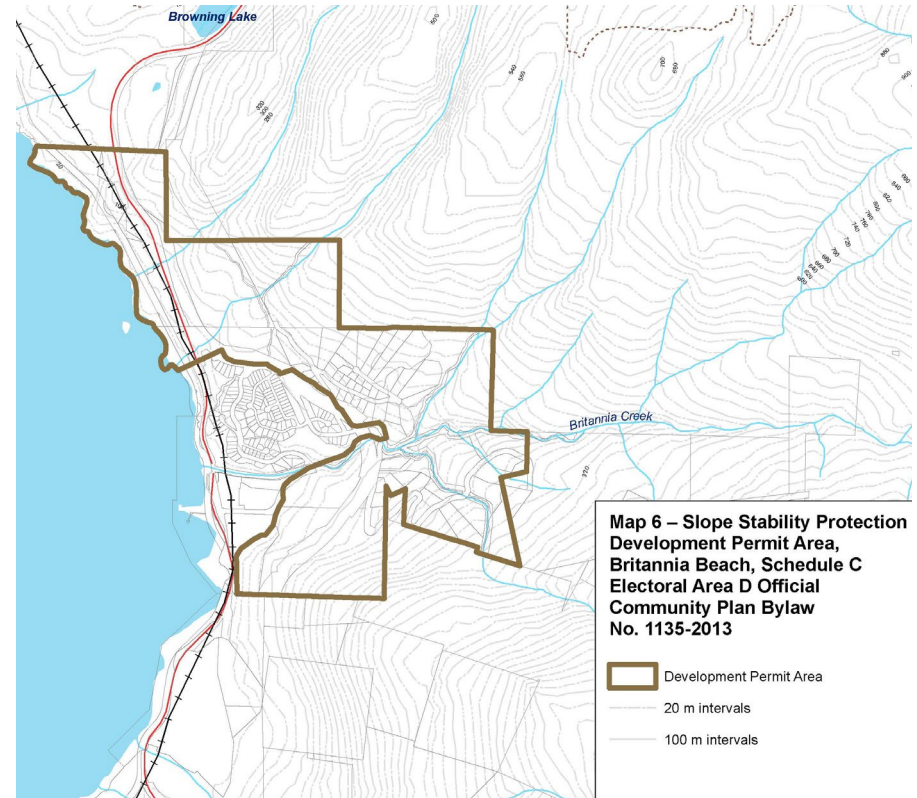
- Existing DPA has been updated to apply to the entire Electoral Area D, rather than based on a hazard rating
- Aligned with best practices and knowledge around the need for community-level “FireSmarting” as well as the need for increased wildfire protection to support climate change mitigation/adaptation
- Some updated language also proposed to reflect current BC FireSmart best practices and BC Building Code terminology

*Area A and B the Wildfire Protection DPA currently applies to the whole Electoral Area and the same approach is being proposed for Area C



SLOPE STABILITY DPA

- Formerly the Comprehensive DPA, the updated Slope Stability DPA applies to Britannia North and focuses on subdivision, land/vegetation alteration, clearing and development on steep slopes
- **Applicable where slopes are 30 % or greater**
- The Furry Creek Neighbourhood, Britannia South Neighbourhood, and Porteau Cove Neighbourhood addressed through separate Natural Hazards Protection DPAs



FORM, CHARACTER & CONSERVATION

- New expanded DPA will apply to **all intensive residential (duplex and small lot subdivision), multi-family, industrial and commercial development** in the Electoral Area D
- Form, Character & Conservation guidelines were previously included in the Comprehensive DPA; these expanded upon and brought forward under a separate DPA
- Some guidelines only apply to Commercial or Multi-family development
- New guideline sub-areas include:

Context, Character, Siting, and Orientation;
Building Form, Massing and Variation;
Building Materials and Colours;
Landscaping;
Outdoor Open Space, Common Areas and Amenity Spaces;
Rainwater and Stormwater Management;

Energy Conservation;
Accessibility;
Parking,
Transportation and Circulation;
Lighting and Signage;
Solid Waste

OTHER HOUSEKEEPING

- Riparian Protection DPA
 - Existing DPA guidelines expanded based on Cascade Environmental report recommendations
 - New Map 6 Riparian Protection DPA – now the only spatially significant DPA that applies to the whole of Electoral Area D
- Farming Protection DPA
 - Existing DPA content from the Comprehensive DPA pulled out into a standalone Farming Protection DPA, as it only applies to land within 300 m of the ALR and challenging to implement under the current DPA approach
- Medical Marihuana Production Facility DPA – deleted
 - Cannabis production (industrial) is covered by the Form, Character & Conservation DPA, so DPA is redundant
 - Note agricultural cannabis production (soil-based) is considered a farm use and not able to be regulated by local governments as per the *ALC Act and Regulations*

RGS ALIGNMENT

The Form, Character and Conservation DPA supports the strategic directions of the following SLRD RGS Goals:

- Goal 1 - Focus Development into Compact, Complete, Sustainable Communities;
- Goal 2 Improve Transportation Linkages and Options;
- Goal 3 Generate a Range of Quality and Affordable Housing;
- Goal 7 Create Healthy and Safe Communities; and
- Goal 11 Take Action on Climate Change

The Farming Protection DPA supports the strategic directions of the SLRD RGS Goal 10 Protect and Enhance Food Systems

The Riparian Protection, Environmental Protection, and Conservation DPAs support the strategic directions of the SLRD RGS Goal 5 Protect Natural Ecosystem Functioning

The Natural Hazards Protection, Wildfire Protection, and Slope Stability Protection DPAs support the strategic directions of the SLRD RGS Goal 7 Create Healthy and Safe Communities and Goal 11 Take Action on Climate Change.

REFERRAL COMMENTS

VANCOUVER COASTAL HEALTH	SLRD RESPONSES
• Consideration for the cumulative impact on groundwater resources be required in the siting and design of buildings and amenities • Heat mitigation through design • Expanded accessibility language	• Guidelines were added to address these recommendations

REFERRAL COMMENTS

DISTRICT OF SQUAMISH	SLRD RESPONSES
• Comments were provided around bonding or security for DPs where environmental monitoring or restoration works are required for completion • Marine Assessment Area to include foreshore as well as backshore • Wildfire Protection at subdivision stage • Slope stability for areas abutting highway 99 • Slope stability – restricting development on slopes 40 % or greater	• Bonding approach outlined on next slide • Foreshore is managed by DFO • Wildfire protection at subdivision stage is addressed through an OCP policy, as SLRD does not have subdividing authority • Guidelines added • Much of Britannia North is already under restrictive covenants due to geotechnical hazards, and would capture this aspect of restricting development entirely where hazards are high

REFERRAL COMMENTS

MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE (MOTI)

- MOTI confirmed Preliminary Approval is granted for one year pursuant to section 52(3)(a) of the Transportation Act

SLRD BOARD RESOLUTION

ENVIRONMENTAL BONDING

At the January 26, 2022 SLRD Board meeting it was resolved:

THAT prior to consideration of third reading of Squamish-Lillooet Regional District Electoral Area D Official Community Plan Bylaw No. 1135-2013, Amendment Bylaw No. 1717-2021, staff bring back a revised approach for how much bonding is required for environmental restoration.

SECURITY & BONDING

Staff have since confirmed that Section 7 of the OCP already provides direction as to the amount to request for bonding/securities.

*“Following a review, and pursuant to Section 489 of the Local Government Act, conditions or restrictions may be imposed on the development. In addition, the **SLRD may require security in the form of an Irrevocable Letter of Credit in the amount of 135% of estimated costs**, to be held until the requirements of the permit have been fulfilled to the SLRD’s satisfaction.”*

Thus no action is required

REGIONAL IMPACT ANALYSIS

Impacts of the Electoral Area D DPA amendments will largely be localized, as the amendments are only applicable to Electoral Area D

The DPAs are aligned with the Regional Growth Strategy and support implementation toward achieving the regional goals therein

NEXT STEPS

Staff will bring Amendment Bylaw 1717-2021 back to the SLRD Board for consideration of 3rd reading and MOTI approval, tentatively scheduled for April 2022

COMMENTS & SUBMISSIONS?

PARTICIPATION INSTRUCTION

(via Zoom Online Video or Phone Conferencing)

Online Video

For members of the public wishing to make a submission, **please use the 'raise hand' feature.**

Phone Conferencing

For **those on the phone, the raise hand feature can be accessed by pressing star nine [*9]**. We will use the last three digits of your phone number to call on you to speak

Written Submissions

Written submissions can be sent in until the end of the Hearing by email to cdewar at slrd dot bc dot ca (cdewar@slrd.bc.ca)

When speaking please address the Chair and commence your remarks by clearly stating your name and address or community of residence

After the conclusion of this Public Hearing, the SLRD Board cannot receive representations from the public on the proposed Bylaw