



REQUEST FOR DECISION

Furry Creek Neighbourhood – OCP and Zoning Amendment (First Reading)

Meeting Date: July 28, 2021

To: SLRD Board

Applicant: Fine Peace Furry Creek Development Ltd.

Location: Furry Creek, Electoral Area D

Legal Descriptions: Various – see Appendix A

RGS Designation: Master Planned Community	OCP Designation: Planned Community	Zoning: Unzoned Furry Creek Residential 2	Development Permit Areas: Riparian Protection Environmental Protection Natural Hazard Protection Wildfire Protection Form, Character & Conservation
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RECOMMENDATIONS:

THAT Bylaw 1726-2021, cited as “Squamish-Lillooet Regional District Electoral Area D Official Community Plan Bylaw No. 1135-2013, Amendment Bylaw No. 1726-2021” be introduced and given first reading.

THAT Bylaw 1726-2021, cited as “Squamish-Lillooet Regional District Electoral Area D Official Community Plan Bylaw No. 1135-2013, Amendment Bylaw No. 1726-2021” be referred to the appropriate First Nations, District of Squamish, and provincial agencies including the Ministries of Transportation and Infrastructure, Forests, Lands, Natural Resource Operations and Rural Development, and Vancouver Coastal Health for comment.

THAT Bylaw 1727-2021, cited as “Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016, Amendment Bylaw No. 1727-2021” be introduced and given first reading.

THAT Bylaw 1727-2021, cited as “Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016, Amendment Bylaw No. 1727-2021” be referred to the appropriate First Nations, District of Squamish, and provincial agencies including the Ministries of Transportation and Infrastructure, Forests, Lands, Natural Resource Operations and Rural Development, and Vancouver Coastal Health for comment.

THAT a Development Lands Section 219 Covenant (land development agreement) be prepared in advance of second reading and provided in registrable form, prior to bylaw adoption.

THAT a Housing Agreement Bylaw be prepared in advance of second reading and provided in registrable form, prior to bylaw adoption.

THAT Fine Peace Furry Creek Development Ltd. retain consultants to prepare a 1:10,000 geotechnical hazard study, to be completed prior to bylaw adoption, as per MOTI requirements.

KEY ISSUES/CONCEPTS:

In March 2019 the SLRD received a development application from Fine Peace Furry Creek Development Ltd. (FPFCD) for Comprehensive Development Zoning at Furry Creek. An OCP Amendment is required to update the Furry Creek Neighbourhood section of the Howe Sound East Sub Area Plan, including the addition of Development Permit Areas and Mapping.

At the December 2019 and September 2020 Committee of the Whole meetings the SLRD Board reviewed the development application; the Board generally supported the directions being taken but raised a number of questions and concerns for further consideration. Determining how best to provide firefighting services to accommodate the proposed mid-rise and high-rise buildings as well as the overall density increase, given the current Britannia Beach Volunteer Fire Department model and staffing, has been a key focus of work for staff and the proponent.

The proponent has prepared an addendum report to demonstrate how the new plans address the comments and questions raised by staff and the Board. See Appendix B.

Staff have prepared Zoning and OCP Amendment Bylaws (See Appendix C and D), considering the input provided by the Board to date as well as additional reports and information from consultants – geotechnical, environmental, fiscal, fire, servicing and legal.

Zoning Amendment Bylaw 1727-2021

The proposed development includes zoned and unzoned lands, which have existing Ministry of Transportation and Infrastructure (MOTI) development approvals dating back to 1991 (Preliminary Layout Approval (PLA)) and two Section 219 land development agreements (Waterfront and Uplands Covenants). SLRD staff propose that the rights and obligations set out in these Covenants and PLA be incorporated in a new Section 219 land development agreement and Comprehensive Development Zoning Bylaw, along with more detailed development controls (gross floor area, height, siting, parcel area/coverage, etc.), development permit areas, and more diversified housing options (original development was largely single family dwellings -SFDs).

The Furry Creek Comprehensive Development 3 Zone (CD3 Zone) provides for:

- up to 870 dwelling units – including a minimum of 120 non-market affordable dwelling units;
- up to 120 resort hotel tourist accommodation units;
- 1400m² of village/community commercial;
- Community centre (372m²), administration office (93m²), and child care facility (139m²);
- 19.1 ha of parks, trails and open space;
- Transportation Hub – including park & ride, bicycle lockers, electric vehicle charging stations and transit shelters;
- Fire hall – including apparatus/aerial ladder truck and equipment (\$190,000) and transitional training funding (\$50,000); and
- Public works yard.

OCP Amendment Bylaw 1726-2021

The subject lands are designated Planned Community under the Electoral Area D Official Community Plan Bylaw No. 1135-2013, which provides for the proposed development. The OCP Amendment Bylaw seeks to replace the existing Furry Creek Neighbourhood section with updated content and mapping, recognizing the focussed planning process that has now taken place.

The new Furry Creek Neighbourhood section of the Howe Sound East Sub Area Plan includes:

- updated Furry Creek Neighbourhood vision, objectives and policies; and
- Riparian Protection, Environmental Protection and Natural Hazards Protection Development Permit Area (DPA) mapping (DPA guidelines under separate Amendment Bylaw 1717-2021 as will apply more broadly to other Howe Sound East developments).
- Note the Form, Character & Conservation Development Permit Area (proposed under Amendment Bylaw 1717-2021) will also apply to all intensive residential, commercial and multi-family development and the Wildfire Development Permit Area will apply to all areas in Electoral Area D.

The subject lands are designated Master Planned Community under the SLRD Regional Growth Strategy Bylaw No. 1062, 2008 (RGS) and the proposed development is generally aligned with the goals and strategic directions of the RGS. The proposal also directly addresses recommendations from the recently completed SLRD Housing Need and Demand Study (2020), which recommends that the SLRD “*require a minimum of 15% of units in new developments to be affordable housing units. Utilize restrictive covenants and housing agreements to secure units at affordable rental rates in new developments. One of the key gaps is workforce housing and affordability should be defined as no more than 30% of typical wages and salaries in the community*”.

SLRD staff are generally supportive of the application in that it provides for a greater variety of housing choices within the community, including the addition of non-market affordable housing. SLRD staff are comfortable the site can accommodate the development proposed based on the submitted professional geotechnical reports and proposed Natural Hazards Protection DPA. SLRD staff are also comfortable environmentally sensitive and significant areas will be protected based on the submitted qualified environmental professional reports and proposed Environmental Protection DPA.

Zoning Amendment Bylaw No. 1727-2021 and OCP Amendment Bylaw No. 1726-2021 are being presented for consideration of first reading. Further technical information may be requested through the referral process to provincial agencies, adjacent local governments and First Nations, to come after first reading. Work on the related housing agreements and land development covenants will occur following first reading, should the Board provide direction to proceed, and will be presented to the Board at second reading. Further design details will be addressed at the development permit stage.

RELEVANT POLICIES:

[Squamish-Lillooet Regional District Regional Growth Strategy Bylaw No. 1062, 2008](#)

[Squamish-Lillooet Regional District Electoral Area D Official Community Plan Bylaw No. 1135-2013](#)

[Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016](#)

[Squamish-Lillooet Regional District Housing Need and Demand Study, 2020](#)

BACKGROUND:

Project Description

The Furry Creek Neighbourhood comprises approximately 419 hectares (1036 acres) of property to the north and south of Furry Creek along the Sea-to-Sky Highway.

A Preliminary Layout Approval (PLA) issued by the Ministry of Transportation and Highways in April 1991 approved an overall plan for the Furry Creek development, which “included a golf course, marina of not less than 80 berths, a resort or hotel with up to 300 rooms, and up to 920 single-family and multi-family residential units and neighbourhood commercial facilities”. The development also included community facilities, a variety of parks, trails, and waterfront access. There are two existing Section 219 land development agreements: the Waterfront covenant allows 250 dwelling units and 15,000 square feet of commercial space; and the Uplands Covenant allows 670 dwelling units and sets out the landowner’s obligation to provide a Fire Hall, Community Centre, Administrative Offices, and a Public Works Yard.

To date, the golf course and clubhouse have been completed, along with 56 condominium dwelling units on the Waterfront and 90 single-family and 4 duplex dwelling units in the Uplands.

Unit Mix & Type

The project and zoning propose:

- 870 dwelling units (120 of which are non-market affordable dwelling units);
- 120 resort hotel units; and
- 1400m² of village/community commercial.

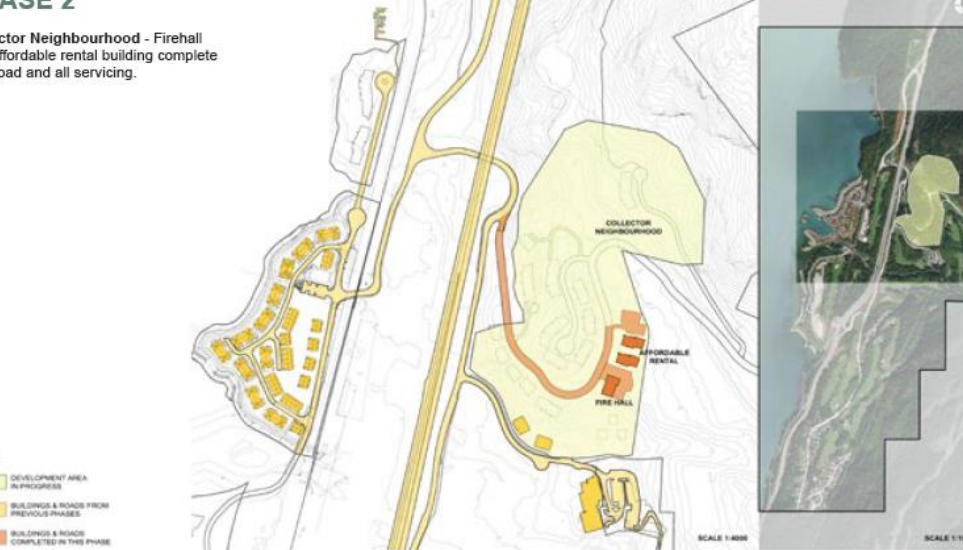
The project and zoning also provide a much greater variety of housing choices within the community, including townhouse (with policy that prioritizes triplex and fourplex), duplex, apartment, auxiliary dwelling units, lock-off suites and a maximum of 50 single family dwellings.

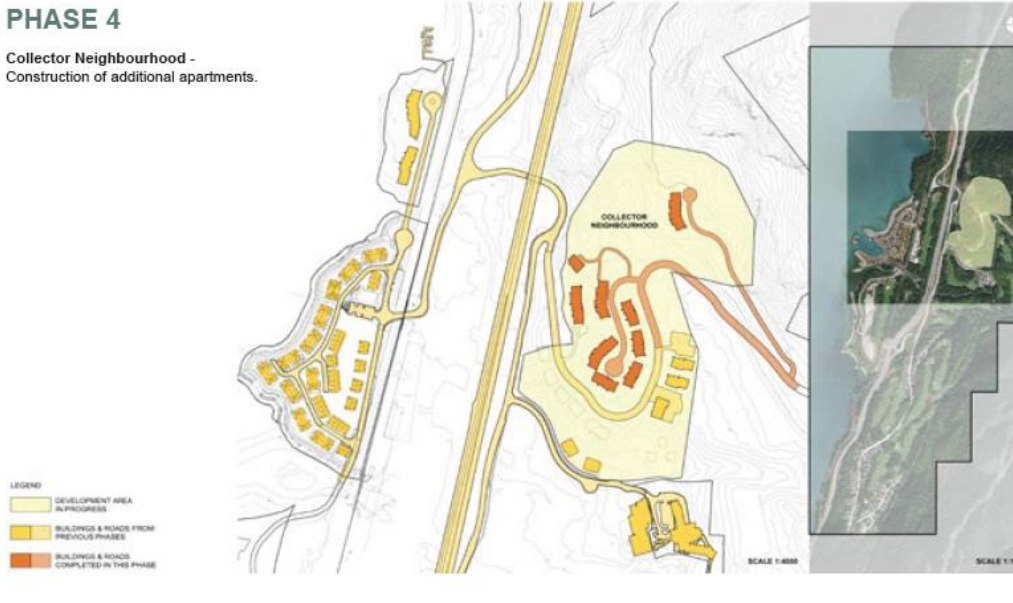
Amenities

The project and zoning confirm important amenity details such as:

- the locations and sizes for the neighbourhood commercial village, community centre and child care facility, resort/hotel facilities and proposed marina (see Appendix C Schedule B13);
- the location and size for the fire hall (including apparatus/aerial ladder truck and equipment) and public works yard (see Appendix C Schedule B13 and Appendix F);
- the locations and sizes of trails, parks and open space as well as connections to the regional trails network (see Appendix C Schedule B12);
- transportation hub, transit stops/shelters and pedestrian connectivity (see Appendix C Schedule B13 and Appendix F);

Phasing

<i>*Orange indicates buildings and roads completed at each phase. See Appendix B for higher resolutions of the phase images</i>	<i>Additional staff notes on phasing</i>
PHASE 1 Marina Neighbourhood - The community wharf with gravel road. Oliver's Landing - Completion of 16 townhouses with waterfront road and connection to Marina road. 	the completion of 16 townhouses at Oliver's Landing is already provided for under existing zoning
PHASE 2 Collector Neighbourhood - Firehall and affordable rental building complete with road and all servicing. 	- Fire Hall 40 non-market rental affordable housing dwelling units 4 storey maximum

PHASE 3 Resort Hotel - At golf clubhouse. Marina Neighbourhood - Waterfront apartments.  LEGEND - DEVELOPMENT AREA IN PROGRESS - BUILDINGS & ROADS FROM PREVIOUS PHASES - BUILDINGS & ROADS COMPLETED IN THIS PHASE SCALE 1:4000	- Up to 120 resort hotel units (in total for all CD3 Zone) 6 storey maximum for waterfront apartments and resort hotel
PHASE 4 Collector Neighbourhood - Construction of additional apartments.  LEGEND - DEVELOPMENT AREA IN PROGRESS - BUILDINGS & ROADS FROM PREVIOUS PHASES - BUILDINGS & ROADS COMPLETED IN THIS PHASE SCALE 1:4000	6 storey maximum for apartments - Public works yard required prior to issuance of a Building Permit for the 101st market dwelling unit

PHASE 5 Village Commercial - Includes Community Centre.  LEGEND - DEVELOPMENT AREA IN PROGRESS - BUILDINGS & ROADS FROM PREVIOUS PHASES - BUILDINGS & ROADS COMPLETED IN THIS PHASE SCALE 1:4000 SCALE 1:10000	• 1400 m² Village Commercial • Community Centre, Administration Office, and Child Care Facility completed prior to issuance of a Building Permit for the 201st market dwelling unit • Dwelling units permitted above main floor • 3 storey maximum
PHASE 6 Lot 2 Waterfront - Waterfront apartments including bridge, road, dyke adjustments, trails and park.  LEGEND - DEVELOPMENT AREA IN PROGRESS - BUILDINGS & ROADS FROM PREVIOUS PHASES - BUILDINGS & ROADS COMPLETED IN THIS PHASE SCALE 1:4000 SCALE 1:10000	• 10 storey maximum for apartments • Public dyke pathway • Waterfront park • underpass upgrade to accommodate pedestrians • transportation hub • transit stops

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PHASE 7 Northwest Neighbourhood - Eastern portion.  LEGEND - DEVELOPMENT AREA IN PROGRESS - BUILDINGS & ROADS FROM PREVIOUS PHASES - BUILDINGS & ROADS COMPLETED IN THIS PHASE SCALE 1:8000	• 10 storey maximum • Single family, duplex townhouse and multi-family provided for under CD3 Zone
BALANCE OF DEVELOPMENT ORDER TO BE DETERMINED • Northwest Neighbourhood - Western portion • Northeast Neighbourhood - Including bridge • Uplands South Neighbourhood • Uplands North Neighbourhood • Upper Benchlands Neighbourhood • Mountain Neighbourhood  SCALE 1:10000	• 15 storey maximum • Single family, duplex townhouse and multi-family provided for under CD3 Zone • By 351st market dwelling unit, all 60 non-market rental and 60 non-market ownership units must be constructed for a total of 120 affordable and covenanted dwelling units

Sustainability

➤ BC Energy Step Code

The developer has committed to Step 3 of the BC Energy Step Code. Further, the developer has stated that if the SLRD adopts higher standards in the future, these will be adhered to. Note the Step Code obligations will be included in the land development agreement between the developer and the SLRD, the execution of which will be a condition of final adoption of the zoning amendment.

➤ Sustainable Building and Siting Design

The application states that in addition to the OCP Development Permit Area Guidelines (Form, Character and Conservation DPA being presented for first reading under Amendment Bylaw 1717-2021), the project will incorporate a number of sustainability features, with all projects encouraged to employ design philosophies and incorporate practices and materials that significantly reduce energy and water use, greenhouse gas emissions, and employ renewable energy sources where possible. Proposed *Sustainable Building and Siting Design* features include:

- Siting of buildings to harmonize with the natural setting and topography and take advantage of passive solar gain to optimize winter heating and summer cooling.
- Reduction of overall building volumes and footprints and minimizing site disturbance, cut-and-fill.
- The retention of natural features, rock outcrops, water courses, native vegetation and tree stands.
- Rainwater management and landscape resiliency for available water
- The use of sustainable, green, healthy building materials sourced locally including stone, salvaged materials and finishes with low “embodied energy” from rapidly renewable sources.
- Simplified building forms that minimize the overall building volume, and footprint-to-volume ratio
- Avoidance of materials containing harmful chemicals such as hydrochlorofluorocarbons or extruded polystyrene.
- Use of high-performance window frames, glazing units and exterior doors and low volatile organic compound (VOC) building products.
- Incorporation of energy efficient building design including highly insulated and air leakage resistant building.
- While respecting Fire Safe design requirements, wood will be a dominant material throughout the community. It is expected that ‘heavy timber’ CLT construction will be incorporated into building design as the community progresses.
- Where concrete is used, more sustainable forms of ‘green’ concrete will be specified.

Detailed conservation (energy efficiency and greenhouse gas reduction) and sustainability design opportunities will be explored at the development permit stage, and will be required as per the Form, Character and Conservation DPA.

➤ Creating a low-carbon community

The application acknowledges the SLRD Board objective to develop a Community Energy and Climate Action Plan in line with the United Nations Intergovernmental Panel on Climate Change science-based targets and including water conservation and food sustainability as guiding principles, and further states the reduction of greenhouse gas emissions at Furry Creek will be achieved through:

- Elimination of high VOC materials
- Reduction and ultimately elimination of fossil fuel combustion for heating and cooling of new developments in the CD3 Zone. (Details related to this commitment shall be included in the land development agreement.)

The application also states new developments will include the following additional features to assist in energy and resource conservation:

- Energy efficient lighting
- "Energy Star" appliances
- Low flow and low flush plumbing fixtures
- Rainwater detention facilities
- Charging for electric vehicles and bicycles
- Drought resistant landscape selections to reduce outdoor water usage
- Programmable thermostats

Affordable Housing

The application proposes the total number of units permitted on the lands be increased so that up to 15% of the approximately 800 remaining units be available as affordable units. The CD3 Zone proposes 750 market dwelling units and 120 non-market affordable dwelling units. It is envisioned that these non-market units would include:

- 'workforce rental housing' for those working at the golf course, cafes and restaurants, and resort facilities;
- smaller self-contained units, and shared living accommodation; and
- co-housing living development, catering to families with and without children.

The CD3 Zone also sets out the timing for the provision of the 120 non-market affordable dwelling units:

- 40 units are committed to be constructed in the initial phase of development, in conjunction with the fire hall.
- All non-market affordable dwelling units will be provided for prior to the 351st market dwelling unit, for a total of 60 affordable and covenanted rental *dwelling units* and 60 affordable and covenanted ownership *dwelling units*.
- The terms and conditions for affordability and tenure of the non-market affordable *dwelling units* shall be secured by the housing agreement authorized under a housing agreement bylaw, to be drafted in advance of second reading and executed in advance of bylaw adoption. Requirements will also be outlined in the land development agreement.
- Preliminary arrangements have been made with Sea-to-Sky Community Services to assist with the management of the affordable housing.
- The precise location and size of the non-market affordable dwelling units will be determined in conjunction with SLRD staff as the community development proceeds.

The CD3 Zone also provides for 'lock-off-suites' and accessory dwelling units to further broaden rental housing options.

See Appendix B: May 2021 Furry Creek – A Complete Recreational/Residential Community Addendum Report to 2019 Comprehensive Zoning Application for full details of project description, including neighbourhood plans, phasing, renderings, amenities, affordable housing, and sustainability commitments.

SLRD Board Resolutions and Direction to Date

May 22, 2019 SLRD Board

DIRECTION REQUEST	Permission to proceed with review of FPFCD's zoning and OCP amendment application.
BOARD RESOLUTION	<i>THAT the Squamish-Lillooet Regional District (SLRD) Board grant permission to proceed with a review of the comprehensive zoning amendment application at Furry Creek, Electoral Area D submitted by Fine Peace Furry Creek Developments Ltd.</i> <i>THAT staff work with the applicant in respect of the following matters:</i> • <i>the BC Energy Step Code (intended to make buildings net-zero energy ready by 2032);</i> • <i>current building trends; and</i> • <i>a transit management plan.</i> <i>THAT should the application proceed, water, waste water and storm water masterplans consistent with the requirements of Electoral Area D Subdivision and Development Servicing (Planned Communities) Bylaw No. 741, 2002 be approved by the SLRD Board prior to adoption of a zoning amendment bylaw.</i>

- Updated Sewer and Water Masterplans have been submitted by FPFCD's engineers and approved by SLRD staff and WSP Senior Engineer Brian Walker (SLRD consultant).
- These Masterplans consider future climate change, proposed residential, commercial and hospitality uses, and all fire protection requirements.
- Note WSP previously expressed some concern about the adequacy of the Wastewater Treatment Plan (WWTP) site to accommodate the total community. Following careful study and analysis, it has been concluded that the property provided for the sewage treatment facility is likely adequately sized to accommodate any required future expansion. However, Creus in consultation with SLRD and WSP have identified additional lands adjacent to the WWTP that could be used if deemed necessary in the future. FPFCD has therefore offered to put a 'no build covenant' on this property to ensure adequate lands for any required future expansion
- A 'no build covenant' will be placed on this property to ensure adequate lands for any required future expansion, to be further specified in the land development agreement.
- land development agreement will also include a requirement for compliance with Masterplans to be confirmed with issuance of development permits.

December 19, 2019 Committee of the Whole

DIRECTION REQUEST	The SLRD Board to provide direction to staff regarding the Fine Peace Furry Creek Development Ltd. OCP amendment and rezoning application with respect to: • Building heights; • Development Covenant obligations regarding provision of a park in lieu of a pier; and • Transfer of village commercial zoning and relocation of community facilities to a new site.
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BOARD RESOLUTION	At the December 19, 2019 Committee of the Whole meeting, it was resolved: <i>THAT, based on the feedback provided by the SLRD Directors at the December 19, 2019 Committee of the Whole meeting, staff continue to work on the Fine Peace Furry Creek Developments Ltd. OCP amendment and rezoning application and bring back a report to a future SLRD Committee of the Whole meeting.</i>
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- Board feedback on building heights, park in lieu of a pier and relocation of community facilities are reflected in the updated proposal (Appendix B) and CD3 Zone (Appendix C).

September 17, 2020 Committee of the Whole

DIRECTION REQUEST	The Board to provide further input and direction to staff in respect of the significant amount of work and progress on the Fine Peace Furry Creek Development Ltd. ("Fine Peace") OCP amendment and rezoning application since the previous Committee of the Whole review in December 2019.
BOARD RESOLUTION	<i>THAT staff continue to pursue work on the Fine Peace rezoning application, taking into consideration the comments made by the Committee at the September 17, 2020 Committee of the Whole meeting.</i>

At the September 17, 2020 Committee of the Whole meeting, Board comments and discussion focused around the following issues:

- **Fire Safety and related issues:** including funding of capital and operating costs, training programs, potential service agreements with Squamish and Lions Bay, fire prevention, additional fire safety measures; and fiscal impacts to existing residents.
- **Affordable Housing:** including the proposed percentage and number of units, tenure, level of affordability, timing, and future management arrangements.
- **Sustainability:** including building energy performance, alternatives to fossil fuels, tree retention, protection of sensitive areas and wildlife corridors, and measures to protect birds.
- **Transportation Hub, Transit Stops and Pedestrian Connectivity:** clarification was requested on the pedestrian network connecting to planned public transit bus stops.

FPFCD has also considered and planned for the following items (discussed in further detail in the Analysis section of this report), as the Board has indicated these are priorities within the Howe Sound East Developments:

- Affordable housing units required to support workforce housing (i.e. fire fighters; hospitality)
- Child care facility
- Secondary School site
- Regional trail network
- Community gardens
- Building design to support entrepreneurial ventures
- Triplexes, fourplexes
- No LNG connection
- Committed to Step Code Level 3 at a minimum (note the SLRD has currently not adopted the Step Code)

Community Consultation

To date community consultation has been initiated by FPFCD. It has included annual year end presentations, a two-day design workshop, and annual reports to the Furry Creek Community Association and Oliver's Landing Strata AGMs. FPFCD has also confirmed meetings have been held with key individuals and community leaders to discuss special areas of interest including trails and open space, marina facilities, and the proposed resort facilities and new housing choices. Below is a summary of the community meetings (this has been provided by FPFCD).

- The first meeting with Furry Creek residents was held from 5pm to 8pm on November 28th, 2017. It was promoted as an opportunity to begin a conversation about the future planning of the community. A copy of the presentation is attached for your information. You will note that many of the ideas in the current application were first introduced at this event. Approximately 100 people were in attendance.
- This was followed by a two-day community Design Workshop/charrette on January 26 and 27, 2018. A number of new design ideas came from the community, especially related to parks, trails and open space, and resort facilities, that were incorporated into the plans. 130 residents were in attendance over the two days.
- In May 2018, a presentation was made to the Howe Sound Community Forum at which representatives of various interest groups were in attendance.
- On December 17, 2018 a holiday reception was held with the community at which an update on the plans was presented. It was attended by approximately 110 people.
- In April 2019, a presentation was made to approximately 65 Oliver's Landing residents to discuss the proposed plans with a particular focus on the proposals for nearby properties and the future of their Recreation Centre.
- On May 16, 2019 a presentation was made to the Furry Creek Community Association. About 80 people were in attendance.
- On November 28, 2019, a presentation was made to the residents of the Ocean Crest strata to discuss the proposed plans for the relocated village centre and community centre. Approximately 20 people were in attendance.
- On December 11th 2019 another year end holiday reception was held. Approximately 125 people were in attendance to review the zoning amendment that had been submitted.
- On December 21, 2020 a 'Virtual Holiday Reception' was held at which a comprehensive update on the history of the planning process and status of the zoning amendment was presented. Over 100 people were in attendance.

While FPFCD acknowledges a few residents have reservations regarding aspects of the proposal, they state overall there is very strong resident support for what is being proposed. It is noted that support is especially strong for the broader range of housing choices as well as new retail, resort, and community facilities.

A Public Hearing will take place following second reading of the amendment bylaws; this will provide additional opportunity for community input.

ANALYSIS:

SLRD Regional Growth Strategy Bylaw No. 1062, 2008 – Review

Goal 1 Focus Development into Compact, Complete, Sustainable Communities

The subject properties are designated Master Planned Community under the SLRD Regional Growth Strategy (RGS). Under the RGS, Master Planned Communities are defined as:

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 project is within Furry Creek and does not propose an increase in density or area. 920 dwelling units and 300 resort hotel units were approved under the PLA. The CD3 Zone provides for 750 market dwelling units, 120 non-market affordable dwelling units and 120 resort hotel units. With the existing developed units at Furry Creek, there will be a total of 900 market dwelling units, 120 non-market dwelling units, and 120 resort hotel units – so less resort hotel units and additional non-market units, with less density overall.

Further, the RGS encourages Smart Growth, which is defined as:

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.

- The project expands housing options – both tenure and form – in the Howe Sound East Sub Area, with more diverse housing options proposed compared to the original plans.
- The project intends to create a more complete community in Furry Creek and Howe Sound East, through the provision of local commercial/retail, affordable rental and ownership housing, a community centre and day care facility, community gardens, parks and trails, fire hall, provision of servicing/access to adjacent Crown land for a secondary school site, transportation hub, enhanced pedestrian connectivity and safety throughout the Furry Creek Neighbourhood and connectivity to regional trails and recreation amenities.
- The project includes provision of a transportation hub (described later in this report) and BC transit stops to facilitate connection to transit service along the Sea to Sky Highway once available.
- The project will support preferred modes of transportation options within the Furry Creek Neighbourhood through the provision of a shuttle bus and pedestrian/cycling network.
- The project utilizes existing infrastructure systems that were built with the intention to service a larger community.

- This project proposes sustainable development practices and high quality design.

Goal 2: Improve Transportation Options and Linkages

Goal 2 includes a number of strategic directions and policy language related to transportation. The most relevant to the subject project are summarized below.

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

2.1 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.

- The project includes the following mix of uses: residential, resort, village commercial, community centre and child care facility, marina, and parks, open space and trails.
- The project includes a pedestrian and cycling network that connects into a Transportation Hub with park & ride, ev charging stations and public transit stops.
- The project supports the development of a regional transit system by providing BC transit stops as well as increasing the population base to support regional transit.
- The project expands opportunities for preferred modes of transportation by creating a pedestrian and cycling network within Furry Creek and options to link into existing and underdevelopment regional trails network to facilitate preferred modes of transportation between the Howe Sound East communities.
- The project also commits to the operation of a subsidized private shuttle system until such time as BC Transit's public transit is operational; the shuttle will connect to the Translink system in West Vancouver and the BC Transit service in Squamish, with a stop at Britannia Beach.

Goal 3 Generate a Range of Quality Affordable Housing

Goal 3 includes a number of strategic directions and policy language related to affordable housing. The most relevant to the subject project are summarized below.

The RGS: *(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.

Further, according to the RGS, expanded housing choice and affordability will be achieved by:

- *Increasing the rental housing supply, including purpose-built rental housing.*
- *Integrating affordable housing in existing communities and in close proximity to services.*

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.

- The unit mix and tenure proposed expands housing choice in the Furry Creek Neighbourhood and Howe Sound East Sub Area.
- The CD3 Zone requires the construction of a minimum of 120 non-market affordable housing units, which exceeds the 15% target.
- Execution of a housing agreement bylaw will be required prior to adoption of the CD3 Zoning Amendment Bylaw, which will ensure the housing units are affordable in perpetuity.
- The CD3 Zone provides for secondary suites, lock-off suites, accessory dwelling units as well as home craft and home office uses to support live-work opportunities.

Goal 5 Protect Natural Ecosystem Functioning

The OCP Amendment includes the addition of detailed Riparian Protection and Environmental Protection Development Permit Area mapping, which support the strategic directions of the RGS Goal 5.

Goal 7 Create Healthy and Safe Communities

- The OCP Amendment includes the addition of detailed Natural Hazards Protection Development Permit Area mapping, which supports the strategic directions of the RGS Goal 7. The project also includes community gardens, community centre and child care facility, parks and open space, and a pedestrian and cycling network.
- The project enhances fire protection services in the Furry Creek Neighbourhood and Howe Sound East, with the provision of a new fire hall, including apparatus and equipment.

Goal 11 Take Action on Climate Change.

The Natural Hazards Protection DPA mapping, which incorporates the floodproofing recommendations as well as landslide, seismic, coastal and creek development guidelines, supports the strategic directions of the RGS Goal 11.

- The project also commits to a minimum of Step Code 3 and not connecting to LNG (commitments to be included in the land development agreement).
- The project includes a transportation hub and transit stops to connect into BC Transit once/if service is established to the Sea to Sky.

Electoral Area D Official Community Plan Bylaw No. 1135-2013 – Review

The subject properties are designated Planned Community under the Electoral Area D OCP. Under the OCP, the Planned Community Designation states:

5.16 The Planned Community designation applies to those lands that have undergone, or will undergo a more focused planning process and ultimately the development of a sub-area plan. Planned communities are serviced nodes of development that may be primarily residential, or can include a mix of uses such as residential, commercial to service the local needs, and create a more complete community.

5.16.3 Uses permitted in the Planned Community designation shall be determined as part of the more focused planning process, and will be elaborated in the sub-area plans, but will generally include residential, mixed use, commercial, 'non-polluting' industrial, institutional and parks and open spaces

5.16.4 The neighbourhood of Furry Creek should consider undergoing a process to develop appropriate zoning.

- The OCP Amendment Bylaw 1726-2021 and Zoning Amendment Bylaw 1727-2021 reflect a focused planning process for the Furry Creek Neighbourhood; the CD3 Zone proposes 14 Zone Areas and 9 Neighbourhoods, with build out to take place over at least 7 phases.
- The uses proposed under the CD3 Zone are aligned with those contemplated for the Planned Community Designation.
- The CD3 Zone establishes zoning for Furry Creek, providing certainty – for both the community and SLRD – as to the timing and provision of amenities and development, as well as overall uses and units.

Under the Electoral Area D OCP, the following Section 4 Sustainability in Land Use is relevant when considering the project and amendment bylaws:

4.1.1 To recognize the existing uses of land and prioritize the necessary actions to facilitate the emergence of complete communities.

4.1.2 To direct growth and intense development to areas designated as Planned Community, and to ensure that such areas engender the emergence of complete communities.

4.1.6 Support transit-oriented development, to help ensure that all new development is transit friendly.

4.1.7 Consider regulations to ensure that all new development with over 10 units provide for an efficient car share vehicle and other transportation demand management measures.

4.1.8 Support measures to ensure that all new development is designed with the ability to grow and store food, including the provision of community gardens, greenhouses or green roofs, and community kitchens.

- The project directs growth to areas designated as Planned Community and supports the emergence of a complete community through the provision of community amenities, village commercial, recreation opportunities and a diversity of housing options.
- The project ensures the new development is transit friendly by providing transit stops and a transportation hub.
- A private shuttle bus is proposed to expand transportation options within Furry Creek and between the Howe Sound East Communities, until BC Transit Service is in place. Electric Vehicle charging stations are included in the transportation hub.
- The project includes community gardens; the community centre could include a community kitchen; green roofs are encouraged under the Form, Character and Conservation DPA and can be explored at the Development Permit stage.

Under the Electoral Area D OCP, the following Section 3.3. Natural Hazards is relevant when considering the project and amendment bylaws:

Section 3.3 Natural Hazards:

Policy 3.3.4. The SLRD shall establish development permit areas to set conditions for new developments and subdivision in areas of identified natural hazard risk, pursuant to Section 488 of the Local Government Act (protection of development from hazardous conditions)

Policy 3.3.5 A professional geotechnical report shall be required prior to development in areas with identified geotechnical hazards, or where requested by the building inspector

- The proponent retained professional engineers to identify natural hazard risks, which has resulted in the development of a new Development Permit Area – Natural Hazards – as well as specific natural hazards mapping for the Furry Creek Neighbourhood.
- The DPA requires geotechnical reports and covenants prior to development in areas with identified geotechnical hazards.
- A 1:10,000 Study will be required in advance of bylaw adoption as part of Ministry of Transportation and Infrastructure approvals.

Under the Electoral Area D OCP, the following Section 4.3 Affordable Housing is relevant when considering the project and amendment bylaws:

Affordable housing policies will be further defined in areas with higher density development such as Howe Sound East where there is community water and sewer servicing, and more compact and mixed use communities.

- Zoning Amendment Bylaw 1727-2021 and OCP Amendment Bylaw 1726-2021 further define housing policies for the Furry Creek Neighbourhood in Howe Sound East, as per the intention Section 4.3 of the Electoral Area D OCP.

Howe Sound East Sub Area Plan

Under the Electoral Area D OCP Howe Sound East Sub Area Plan, the following Implementation Section policy is relevant when considering the project and amendment bylaws: *7.1.8 Amend the Furry Creek Zoning By-law No. 672, 1998 to incorporate the “Uplands” area and establish zoning regulations consistent with the Preliminary Layout Approval and registered development agreement for the Uplands.*

- The CD3 Zone establishes zoning regulations for the Uplands area, which are consistent with the Preliminary Layout Approval (PLA) and existing land development agreement covenants (Waterfront and Uplands).

Electoral Area D Zoning Bylaw No. 1350-2016 – Review

Furry Creek is largely unzoned. Zoning Amendment Bylaw 1727-2021 proposes to introduce Comprehensive Zoning to the subject parcels, which provides for development according to “areas”. The Furry Creek Comprehensive Development 3 Zone (CD3 Zone) includes:

- 7 residential areas, differentiated largely by maximum building height;
- 2 residential with commercial areas, differentiated by maximum building height;
- 2 residential/tourist accommodation areas, differentiated by maximum building height;
- Resort hotel;
- Village commercial;
- Open space, park and community use, and;
- Utility and administration areas.

Single-Family Dwellings

Of the 870 dwelling units permitted, no more than 50 single family dwellings (SFD) are permitted in the CD3 Zone.

The maximum GFA for a SFD is 465m², although for up to 5 SFDs this may be increased to 700m² to accommodate original plans for a few estate lots.

Lock-off suites and Auxiliary Dwelling Units

Lock-off suites are permitted in all multiple unit and duplex units, providing for additional rental housing options in community.

Auxiliary dwelling units (Secondary Suite within Accessory Building) are permitted on a parcel at least 700 m² in area.

Home Office and Home Craft

The home office and home craft definitions have been expanded to allow these uses in all dwelling units (previously only allowed in single-family dwellings). This is intended to support entrepreneurial and live work options.

Building Heights

A maximum building height of 15 storeys is permitted in the CD3 Zone, which will only be contemplated during the later phases of development (phases 1-4 have a 6 storey maximum) if fire protection services are in place to accommodate taller building and greater density. The land development agreement (Section 219 Covenant) will restrict the construction of all buildings in the CD3 Zone to 6 storeys or 20 metres; or the maximum height specified for the Area until fire service is available to accommodate taller buildings as permitted in the Area.

Residential Storage Space

A minimum of 5 m² of secure and at grade storage space is required for all multiple unit and duplex units (where no garage is provided).

Driveway apron

A driveway apron with a minimum length of 5 m shall be provided in front of a private *garage* door associated with a *single family dwelling, duplex, townhouse* or stacked *townhouse*. Note this regulation will apply across Electoral Area D.

Amenity Conditions

- Zoning and Amenity Conditions have been reviewed by David Mitchell & Associates and SLRD solicitors – both parties are satisfied with the proposed CD3 Zone.
- Amenity conditions include: public dyke pathway; waterfront park; fire hall/site (including apparatus/ aerial ladder truck, equipment, and transitional funding to support required training for personnel); northbound and southbound transit stops; transportation hub; public works yard; community centre, administration office, and child care facility; and 120 non-market affordable dwelling units.
- See Appendix C Schedule B13 for detailed list of Amenity Conditions as well as section 16.3.11 of the CD3 Zone for timing for the provision of amenities.

SLRD Housing Need and Demand Study (2020) – Review

The SLRD Housing Need and Demand Study was completed in February 2020. As per section 473(2.1)(b) of the *Local Government Act*, the *local government must consider the most recent housing needs report and the housing information on which the report is based when amending an official community plan in relation to statements and map designations under subsection (1) (a)*. Key Findings include limited rental supply across the regional district, with housing affordability identified as the greatest issue for Area D. The study included the following recommendations particularly relevant to Howe Sound East:

- *Require a minimum of 15% of units in new developments to be affordable housing units. Utilize restrictive covenants and housing agreements to secure units at affordable rental rates in new developments. One of the key gaps is workforce housing and affordability should be defined as no more than 30% of typical wages and salaries in the community.*
- *Define affordability levels in cases where additional units (e.g. a carriage home and a secondary suite) are allowed in single family residential areas.*
- The housing need report and housing information suggest that affordable housing is needed in Electoral Area D, with recommendations specific to Area D to “*require at least 15% of units in new developments to include affordable rental or attainable homeownership through BC Housing’s Affordable Home Ownership Program (AHOP)*”. The CD3 Zone includes amenity conditions whereby the developer must construct 60 non-market affordable rental dwelling units and 60 non-market affordable ownership dwellings units, which meets the 15 % affordable housing target recommended by the HNDS.
- The housing agreement bylaw and Section 219 land development agreement covenant will ensure affordability in perpetuity, with affordability to be defined as no more than 30 % the typical wages and salaries in the community. Note the housing agreement bylaw and

Section 219 land development agreement will be drafted in advance of second reading and executed prior to adoption of the CD3 Zoning Amendment Bylaw 1727-2021.

- There could also be covenants put in place to ensure secondary suites are affordable and restricted to long-term tenants. This could be difficult to manage. Staff would need direction from the Board should this be desired.

To address the noted workforce housing issue, Fine Peace is proposing to build 40 non-market affordable dwelling units during the first phase of development, alongside the construction of the Fire Hall and build out of the remaining townhouses at Oliver's Landings (already zoned).

Professional Reports

Generally, SLRD staff are comfortable the site can accommodate the development proposed based on the submitted professional geotechnical reports and proposed Natural Hazards Protection DPA. SLRD staff are comfortable environmentally sensitive and significant areas will be protected based on the submitted qualified environmental professional reports and proposed Environmental Protection DPA. FPFCD also submitted a Fiscal Impacts Study. A summary of the subject reports is included in the table below.

Report	Summary	Resulting Development Permit Area
Cascade Environmental Bio Inventory Neighbourhood Plans Site Reviews Development Permit Area Guidelines Report	Cascade Environmental Resource Group Ltd. (Cascade) completed a Bio Inventory Assessment of the lands where residential and commercial development is being proposed. A review of each proposed neighbourhood plan was also undertaken and Cascade prepared a memorandum on how the proposed development relates to the recommendations set out in the bio-inventory assessment. Cascade has further confirmed that each neighbourhood plan responds to the overall environmental assessment. Cascade also prepared a set of Development Permit Guidelines (including mapping) to guide future development at the detailed planning stage and designated areas for further study.	Riparian Protection Environmental Protection
Thurber and KWL Geohazard Assessment Report Development Permit Area Guidelines Report	Thurber recently updated its geotechnical site reviews and studies to bring the overall preliminary geotechnical assessment up to current standards. Its final report did not identify any new issues and this assessment has been incorporated into the current neighbourhood plans. Thurber and the Ministry of Transportation and Infrastructure (MOTI) have also agreed on the scope of further studies to ascertain any	Natural Hazards Protection (includes mapped landslide, seismic, coastal and creek hazard areas)

	potential 1:10,000-year hazards. Thurber will complete this report prior to bylaw adoption and any if necessary, adjustments to the neighbourhood plans will be finalized at that time. Note this will not result in changes to the Zoning or OCP Amendment Bylaws, but rather site layout. Thurber and KWL prepared detailed Development Permit Guidelines and mapping to inform future development and set out requirements for development according to mapped hazard areas. Additional floodproofing studies and will be required at the Development Permit stage for any coastal development.	
Van Struth Consulting Group Fiscal Impacts Study	Van Struth Consulting Group, was retained by FPFCD to assess the fiscal impacts – to both the SLRD and existing residents – of the proposed development at Furry Creek. The study concluded that the fire safety measures and other infrastructure works proposed will not result in any significant increases in property taxes for existing residents. The study also concluded that there will not be any negative impacts for the SLRD based on the current taxation policies and funding arrangements in the short term, and identified benefits over the longer term.	N/A

Fire Safety Amenities and Provisions

- The SLRD commissioned David Mitchell & Associates (DMA) to examine fire safety issues comprehensively for Howe Sound East (September 18, 2020 Committee of the Whole meeting presentation). DMA has also advised staff throughout the review of the fire safety amenities for Furry Creek in particular. A summary of the fire safety amenities and provisions are included in the table below:

Fire Safety Amenities & Provisions	SLRD and DMA Comments
➤ Fire hall and site FPFCD will construct a minimum 530 m² fire hall on a minimum 3100 m² site. The fire hall will be a 2 bay fire hall with the ability to expand to a 4 bay fire hall if/when needed The 2 bay hall is more than 50% longer than the existing Britannia Hall and can accommodate 3-4 pieces of equipment including a ladder truck.	SLRD staff and DMA are generally satisfied with the size of the proposed fire hall site and fire hall conceptual design with a minimum area of 530 m² subject to future design development related to the interior layouts. Full specifications of the fire hall design to be confirmed in advance of bylaw adoption and requirements included in the Section 219 land development agreement

Creus has reviewed the proposed fire hall site with both Cascade Environmental and Thurber Geotechnical and can confirm the site is suitable for its intended use. Draft Fire Hall Plans Fire Hall Renderings	
➤ Apparatus and equipment FPFCD will equip the Fire Hall with a new aerial ladder truck with a minimum 22.7 m. ladder and provide a contribution of \$190,000 (dollar amount expressed in 2021 dollars, to be adjusted at the time of payment for any increase in the Building Construction Price Index maintained by Statistics Canada) towards the cost of ancillary equipment for the aerial ladder truck; all to be transferred to the SLRD. FPFCD has agreed to attain design/equipment commonality with the proposed Britannia Beach aerial unit and to potentially realize cost-savings, FPFCD would consider a joint-purchase for the second unit.	SLRD staff are supportive of the proposed approach. DMA has verified the specifications and dollar amounts.
➤ Training and recruitment FPFCD will provide \$50,000 (dollar amount expressed in 2021 dollars, to be adjusted at the time of payment for any increase in the Building Construction Price Index maintained by Statistics Canada) for transitional funding to support required training of personnel to higher service level, and training of new recruits required for the new fire hall. Construction of 40 units of non-market affordable dwelling units alongside the construction of the fire hall is intended to provide workforce housing in support of fire fighter recruitment/retention and potential work experience programs.	SLRD staff are supportive of the proposed approach. DMA has verified the specifications and dollar amounts. Note: the construction of 40 non-market affordable housing <i>dwelling units</i> adjacent to the fire hall site is permitted following issuance of a Building Permit for the construction of the fire hall, with the following conditions: (a) the building shall not exceed 4 storeys; and (b) these units shall not be occupied, and Final Building Permit Inspection (occupancy) not issued, until the fire hall is completed and all equipment and apparatus are in place, as per Section 16.3.11.2.3 of the CD3 Zone. Foundation Permits may be issued prior to completion of the fire hall, as there is no risk at this stage of development.

➤ Service and Mutual Aid Agreements with Squamish and/or Lions Bay	SLRD staff will continue discussions with both Squamish and Lions Bay to put in place Service Agreements; Mutual Aid Agreements can be explored at a later stage as the Howe Sound East communities are developed.
➤ Ongoing contributions towards incremental costs – parcel tax or development charges	- The Howe Sound East Fire Service Establishment Bylaw is in place and covers the Furry Creek Neighbourhood. - A Parcel Tax System is currently being explored by staff as a way to requisition funds from proposed Howe Sound East developments (Tiger Bay and Fine Peace) for incremental costs associated with move to enhanced Fire Service (required as a result of the new proposed developments). This would ensure no extra costs to existing residents resulting from the development driven change. - Training (to interior attack) and recruitment is one of the most significant incremental costs. - Details as to the proposed tax system/development charges will be presented to the SLRD Under separate cover.
➤ Construction fire safety plans and officer With the goal of preventing and reducing fire risk in and around construction sites, for every subdivision and Building Permit the developer / contractor will be required to submit a Construction Fire Safety Plan in accordance with the Provision of the BC Building Code Division B and the BC Fire Code. This places the responsibility for carrying out the fire safety provisions directly with the owner and the owner's representative, the Fire Safety Officer	SLRD staff and DMA are satisfied with this approach. Requirements to be laid out in the land development agreement.
➤ Sprinkler requirements in all buildings ➤ Building heights restricted to 6 storeys/20 meters until adequate fire protection service is in place for higher rise development	Requirements to be laid out in the land development agreement.

Other aspects to note based on recent Board discussions of Howe Sound East:

As mentioned above, FPFCD has also considered and planned for the following items as the Board has indicated these are priorities within the Howe Sound East Developments:

- Affordable Housing/Workforce Housing – 40 non-market affordable dwelling units will be provided in the initial phase of development to ensure workforce housing (i.e. fire fighters; hospitality) – discussed in detail in previous sections;
- Child Care Facility – to be built in conjunction with and adjacent to the Community Centre; minimum size of the Child Care Facility is 139 m², to be built to the standards and requirements set out in the *Child Care Licensing Regulation* under the *Community Care and Assisted Living Act*. See Appendix F below for concept plans.
- Secondary School Site – see section below
- Regional trail network/connectivity – see Appendix F
- Community gardens and urban agriculture – community gardens have been incorporated into neighbourhood plans (see Appendix C Schedule B12), with opportunity to explore further urban agriculture designs at the development permit stage. Furry Creek Neighbourhood specific OCP Objective: Encourage urban agriculture and ensure the ability to grow and access food is part of developing complete communities.
- Transportation Hub and Shuttle Bus – see section below
- Building design to support entrepreneurial ventures – the CD3 Zone provides for some opportunities under expanded Home Office and Home Craft definitions
- Triplexes, fourplexes – the CD3 Zone provides for under townhouse use and further encouraged through Furry Creek Neighbourhood specific OCP objective: Provide a variety of housing types, sizes and tenures, including triplexes, fourplexes and non-market affordable housing options.
- No LNG connection - to be specified within the land development agreement
- Committed to Step Code Level 3 at a minimum - to be specified within the land development agreement

School Site

A secondary school site adjacent to the FPFCD properties was identified as part of original development plans. The SLRD will acquire the tenure if/when needed, with FPFCD providing servicing and road access. Note it will be a condition that prior to second reading FPFCD shall identify and provide details as to the proposed school site on adjacent Crown Lands, and SLRD staff will be discussing this further with solicitors to determine how/where best to incorporate the servicing and road access obligations.

Transportation Hub and Shuttle Bus

FPFCD has committed to the operation of a subsidized private shuttle system until such time as BC Transit's public transit is operational. The Furry Creek private shuttle will connect to the Translink system's West Vancouver Brunswick Beach/262 Bus from Lions Bay to Horseshoe Bay. This 19 km trip is expected to take approximately 18 minutes. The shuttle will also connect to the BC Transit service in Squamish, with a stop at Britannia Beach. This 20 km trip is expected to take approximately 22 minutes. Shuttle Bus requirements will be included in the land development agreement.

The Transportation Hub will be constructed prior to issuance of building permits for development on Lot 2 (waterfront) and will include: minimum of 50 Park & Ride spaces; minimum of 40 bicycle locker facilities; and EV charging stations. See Appendix F for concept plan.

Housing Agreement Bylaw and Land Development Agreement (Section 219 Covenant)

The housing agreement bylaw and land development agreement will be prepared following first reading, should the Board provide direction to proceed, and will be presented to the Board at second reading.

The housing agreement bylaw will set out at a minimum:

- The rental rates, eligibility requirements and ongoing management plan for the 60 affordable/non-market rental housing units; and
- The cost per square foot, the resale price controls, the eligibility requirements, and the ongoing management plan for the 60 affordable/non-market ownership housing units.

The land development agreement will replace the existing Waterfront and Uplands Covenants. It will confirm amenity conditions outlined in the CD3 Zone and additional development requirements/details, such as Step Code Levels and Fire Hall specification.

Development Permit Areas

Aspects to be addressed further at the Development Permit and Building Permit Stage include form and character, conservation and sustainability, lighting, landscaping, parks and trails design, environmental protection and natural hazards mitigation. The Following DPAs will apply at Furry Creek Neighbourhood:

- Riparian Protection
- Environmental Protection
- Natural Hazards Protection
- Wildfire Protection
- Form, Character and Conservation

REGIONAL IMPACT ANALYSIS:

The master-planned communities in Howe Sound East will have local and regional impacts. Local community services, facilities and recreation amenities will be expanded and enhanced. The Furry Creek Neighbourhood will include 15 % non-market affordable housing – contributing to affordable housing options in Area D. The development will also increase the type of housing forms and tenures available in the region. Transportation impacts will be addressed as per MOTI requirements, with intracommunity transportation prioritizing preferred modes of transportation and intercommunity transportation options including a subsidized shuttle bus with connections to Squamish and West Vancouver until BC Transit Service is available. Environmental and Natural Hazards impacts as well as Form, Character and Conservation opportunities will be addressed at all stages of development – rezoning, subdivision, and development permit/building permit.

OPTIONS:

Option 1 (PREFERRED OPTION)

Give first reading to Squamish-Lillooet Regional District Electoral Area D Official Community Plan Bylaw No. 1135-2013, Amendment Bylaw No. 1726-2021 and initiate the referral process.

Give first reading to Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016, Amendment Bylaw No. 1727-2021 and initiate the referral process.

Require Development Lands Section 219 Covenant, Housing Agreement Bylaw and 1:10,000 Geotechnical Hazard Study prior to bylaw adoption.

Option 2

Revise as per Board direction and give first reading to the Squamish-Lillooet Regional District Electoral Area D Official Community Plan Bylaw No. 1135-2013, Amendment Bylaw No. 1726-2021 as revised.

Revise as per Board direction and give first reading to the Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016, Amendment Bylaw No. 1727-2021 as revised.

Option 3

Refer the zoning amendment application back to SLRD staff for more information, or for revision.

Option 4

Reject the zoning amendment application.

FOLLOW UP ACTION: If approved by the Board, proceed with initiating referral process for amendment bylaws and preparing Development Lands Section 219 Covenant and Housing Agreement Bylaw.

ATTACHMENTS:

Appendix A: Titles and [Context Map](#)

Appendix B: [Fine Peace Furry Creek Ltd. Addendum Report – May 2021](#)

Appendix C: Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016, Amendment Bylaw No. 1727-2021 and Schedules (B10-B13)

Appendix D: Squamish-Lillooet Regional District Electoral Area D Official Community Plan Bylaw No. 1135-2013, Amendment Bylaw No. 1726-2021 and Schedules 1-6

Appendix E: Cascade Environmental Reports – [Bio Inventory](#), [Neighbourhood Plan Site Reviews](#), and [Development Permit Area Guidelines](#)

Appendix F: Geotechnical Reports – [Geohazard Assessment](#), [Natural Hazards Development Permit Area Guidelines](#)

Appendix G: [Fiscal Study](#)

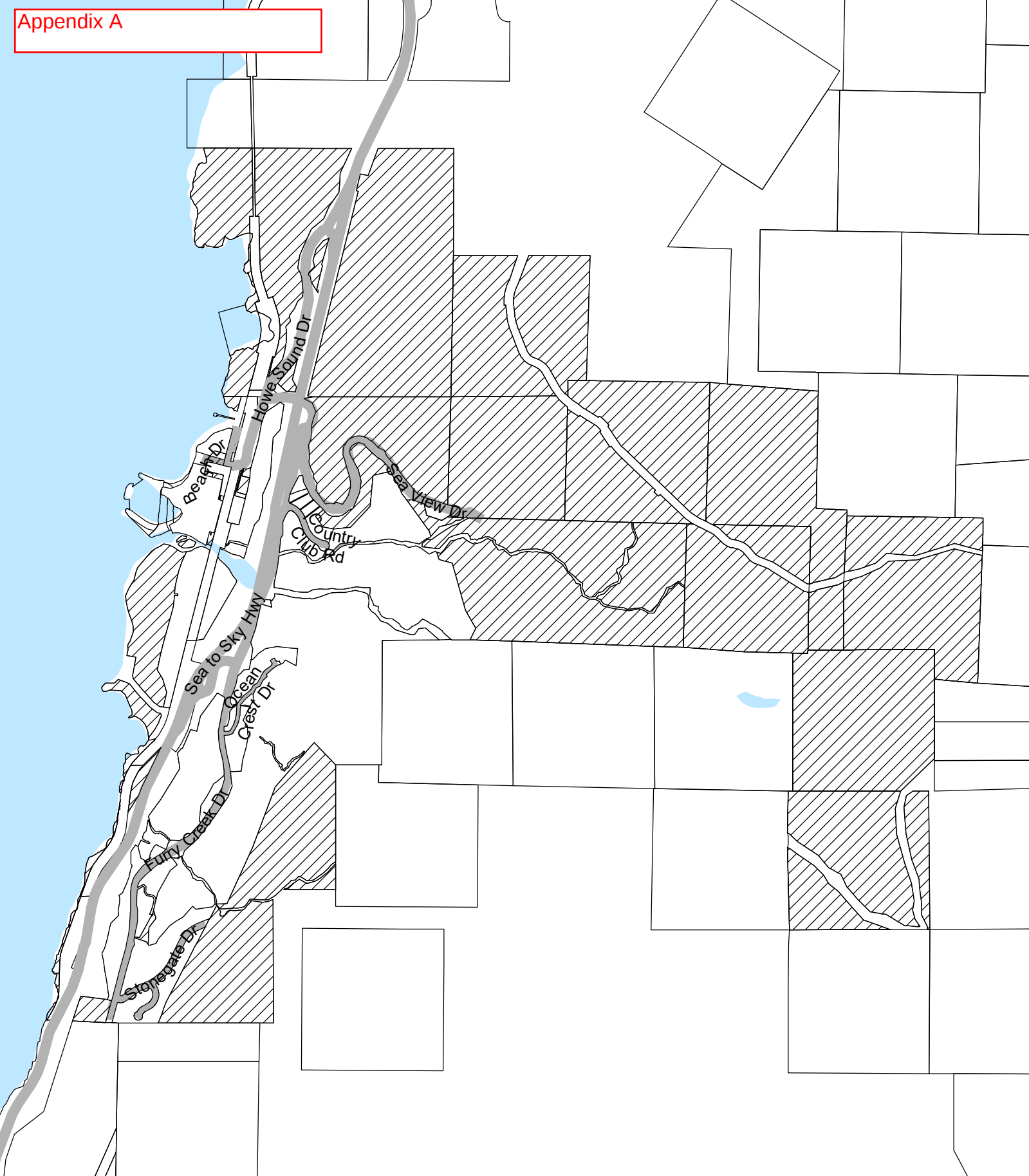
Appendix H: [Fire Hall Plans](#) and [renderings](#)

Appendix F: Additional Supporting materials: [community centre/child care facility](#), [transportation hub](#); [pedestrian connectivity](#), [regional trail network](#)

Prepared by: C. Dewar, Senior Planner

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

Approved by: M. Helmer, Chief Administrative Officer



Context Map



Amendment Bylaw 1727-2021 and Amendment Bylaw 1726-2021



1 cm = 157 m



Item NO.	PID Number	Legal Description	Description	BC Assessment Data (Acre)
1	015-902-129	DL 1661, Gr 1 NWD Except: Portion in Plan LMP16073 and LMP30229.	Mountain	39.23
2	018-720-676	L 3 BK 3 DL 1296 PL LMP16073	Propane Lot	0.45
3	024-569-569	L 3 BK 3 DL 1296 GP 1 NWD PL LMP42785	South End of Marina Neighbourhood	0.45
4	018-612-547	Lot 1 Block 3 DL 1632 Plan LMP13803	Country Club Residential Lot	0.55
5	018-612-563	Lot 3 Block 3 DL 1632 Plan LMP13803	Country Club Residential Lot	0.45
6	018-720-684	L 4 BK 3 DL 1296 PL LMP16073	Industrial Lot North of Propane	0.168
7	015-862-526	DL 2922 GP 1 NWD EXC FIRSTLY PT IN DL 3727 SECONDLY PT ON PL LMP30228	Mid Highlands	51.52
8	015-862-585	DL 4149 GP 1 NWD EXC PT IN PL LMP30229, Mountain	Mountain North	48.25
9	018-612-555	L 2 BK 3 DL 1632 PL LMP13803	Country Club Residential Lot	0.45
10	015-862-577	Remainder DL4145	Uplands North	51.24
11	015-862-569	DL 4144 GP 1 NWD EXC PTN IN PL LMP30229	North Highlands	51.06
12	018-380-417	Rem BK 3 EXC FIRSTLY PT SUBDIVIDED BY PL LMP13803 SECONDLY PT SUBDIVIDED BY PL LMP16073 THIRDLY PT SUBDIVIDED BY PL LMP24805 FOURTHLY PT SUBDIVIDED BY PL LMP35040 FIFTHLY PT DED RD ON PL LMP36546 SIXTHLY PT SUBDIVIDED BY PL LMP42785 SEVENTHLY PT SUBDIVID	Upper Benchlands, Collector, Uplands South	449.7
13	015-862-542	DL 3727 GP 1 NWD EXC PT IN PL LMP30229	Uplands South and Highlands	37.06
14	015-862-551	DL 4007 Gr 1 NWD, Except: Part in Plan LMP30229	Highlands	49.04
15	015-862-534	DL 2924 GP 1 NWD EXC PT IN PL LMP30227	South Highlands	44.32
16	017-990-980	BK 1 EXC FIRSTLY PT SUBDIVIDED BY PL LMP16073 SECONDLY PT DED RD ON PL LMP36546 THIRDLY PT DED RD ON PL BCP26194 DL 2018 GP 1 NWD PL LMP6846	Marina North end, Northwest and Northeast	139.37
	Note	BC Assessment Areas are approximate		963.308

024-569-551

LOT 2 BLOCK 3 DISTRICT LOT 1296 AND 1626 GROUP 1 NEW WESTMINSTER DISTRICT PLAN LMP42785

**SQUAMISH-LILLOOET REGIONAL DISTRICT
ELECTORAL AREA D ZONING BYLAW NO. 1350-2016
AMENDMENT BYLAW NO. 1727-2021**

A bylaw of the Squamish-Lillooet Regional District to amend
Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016

WHEREAS the Board of the Squamish-Lillooet Regional District wishes to amend the Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016;

NOW THEREFORE, the Regional 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 Electoral Area D Zoning Bylaw No. 1350-2016, Amendment Bylaw No. 1727-2021”.
2. Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016 is amended as follows:

(a) Section 1 – Definitions is amended:

- (i) By amending the definition of DAY NURSERY, HOME OFFICE, and HOME CRAFT to read as follows:

DAY NURSERY means a *single family dwelling* licensed according to the *Child Care Licensing Regulation* under the *Community Care and Assisted Living Act* as a Family Child Care in which the resident licensee personally provides care to no more than 7 children.

HOME OFFICE means an *accessory use* of a *dwelling unit* for a non-manufacturing based office business or professional practice that is carried on for remuneration, and does not include *home craft*, or industrial uses.

HOME CRAFT means an *accessory use* of a parcel in conjunction with a *dwelling unit* for a limited and small scale craft carried on for remuneration, and does not include *home office*, or industrial uses. Home craft may include painting, drawing, sculpting, sewing, pottery, stained glass and glass blowing, wood turning and wood carving, the offering of singing, dancing, and music lessons, and the preparation of food. Home craft may include limited sales from the parcel where the home craft use is located in an associated gallery space of up to 10 m².

- (ii) By adding the following definitions:

CHILD CARE FACILITY means a use or facility providing for the care of children that is licensed according to the *Child Care Licensing Regulation* under the *Community Care and Assisted Living Act*.

COMMUNITY GARDEN means a public place for growing and maintaining edible and ornamental plants for personal and non-

commercial use or for charitable donation, and operated or overseen by a non-profit society, community group or school.

MULTIPLE-UNIT RESIDENTIAL means a residential use in a building divided into not less than 3 dwelling units.

LOCK-OFF SUITE means an *accessory dwelling unit* in a *duplex*, *townhouse*, *stacked townhouse* or *apartment dwelling unit* which has both direct access to a hallway, corridor or the outdoors and a shared internal door which can be locked enabling both units to be independent.

OPEN LAND RECREATION means the use of land for non-motorized (including e-bikes), non-commercial recreational activities but does not include golf courses, mechanized ski lift facilities or motocross tracks.

RESIDENTIAL STORAGE SPACE: means floor area within or *accessory* to a *dwelling unit*, used to store personal items such as recreation equipment, tires, barbeques, suitcases, miscellaneous household articles, and similar items, but does not include floor area for clothes closets, linen closets, or kitchen or bathroom cupboards.

VILLAGE COMMERCIAL USE (FURRY CREEK) means a *use* that includes but is not limited to *retail*, *restaurant*, *personal service establishment*, *neighbourhood pub*, wine bar, *office*, professional, medical, insurance agency, financial institution, pet shop or pet grooming, travel agency, studio, service station, health enhancement centre, licensed *child care facility* and similar uses that serve the needs of the residential community, specifically excluding drive-through restaurants, escort service, adult entertainment, casino or other gambling use.

USEABLE PARCEL AREA means the total area of a *parcel* excluding:

- a) area covered by a natural body of water including wetland or surface water measured from the high water mark;
 - b) land where the natural slope exceeds 30 percent for lands zoned to permit *townhouse*, *apartment*, *pension* and *hostel*; and 40 percent for lands zoned to permit *duplex* and *single family dwelling*; and
 - c) land within 15 metres of the high water mark of a *watercourse*.
- (b) Table 3-1 is amended by deleting the words “FCR2 Furry Creek Waterfront Residential 2 Zone” and adding CD3 Furry Creek Comprehensive Development 3 Zone after CD2.
 - (c) Section 4.2 – Uses Permitted in All Zones is amended by adding, following the words “except in the”, the words “Furry Creek Comprehensive Development 3 (CD3) Zone and”.
 - (d) Sections 4.3.1, 4.3.3, 4.11.15, and the head note to section 4.12.12 are amended by deleting the acronym “FCR2”.
 - (e) Section 4.3 Accessory Buildings is amended by adding CD3 to the list of zones exempt from Table 1 in 4.3.1 and by adding “and CD3” to 4.3.4.
 - (f) Section 4.7 Gross Floor Area is amended by replacing “And for all zones, except the CD1 zone, shall exclude:” with “And for all *dwelling units*, except *townhouses* and *apartments*, shall exclude:”

and by adding the following

And for *townhouses* and *apartments*, shall exclude:

.11 unenclosed *balconies*, verandas, porches, patios, or decks.

.12 *residential storage space*.

.13 common recreation or service facilities, common garbage and recycling facilities, and common stairwells, corridors and elevator shafts.

.14 enclosed *parking areas* for vehicles and bicycles.

.15 mechanical and electrical areas.

- (g) Section 16.2.9.2 is deleted and replaced with the expanded Gross Floor Area provisions under 4.7.11 – 4.7.14.

- (h) Section 10.1.3.1 is deleted and replaced with the following:

Column 1: Maximum number of *dwelling units*

Column 2: 74

- (i) Section 10.2 – FCR2 – FURRY CREEK WATERFRONT RESIDENTIAL 2 ZONE is deleted.

- (j) Section 5 – PARKING REGULATIONS is amended as follows:

5.5.13 A driveway apron with a minimum length of 5 m shall be provided in front of a private *garage* door associated with a *single family dwelling, duplex, townhouse* or stacked *townhouse*.

- (k) Section 16 COMPREHENSIVE DEVELOPMENT ZONES is amended by adding Section 16.3 – CD3 – Furry Creek Comprehensive Development 3 Zone, as follows:

SECTION 16.3 – CD3 – FURRY CREEK COMPREHENSIVE DEVELOPMENT 3 ZONE

Intent

- 16.3.1 The CD3 *Zone* is intended to provide for an integrated mix of residential *uses*, local commercial, community and resort facility *uses*, golf course, parks, open spaces and riparian areas at Furry Creek based on a comprehensive plan conforming with the Electoral Area D Official Community Plan.

Schedules

- 16.3.2 The following documents are attached to and form part of Schedule B of this Bylaw:
- .1 Schedule B10: Furry Creek CD3 Zone Areas

- .2 Schedule B11: Furry Creek Illustrative Site Plan
- .3 Schedule B12: Furry Creek Park, Open Space, and Trails
- .4 Schedule B13: Furry Creek Park, Trail, Transportation and Community Improvements & Amenities Table

Areas within the CD3 Zone

- 16.3.3 Pursuant to Section 479 of the *Local Government Act*, the Furry Creek Comprehensive Development (CD3) Zone is divided into Neighbourhoods and Areas shown on Schedule B10.

Uses Permitted in the CD3 Zone by Area

- 16.3.4 The use of land, *buildings* and *structures* in each Area of the CD3 Zone is restricted to:

- .1 Within the Open Space Area (OS1):
 - (a) *Nature conservation area*
 - (b) *Recreation, passive and open land*
- .2 Within the Park and Community Use Area (P1):
 - (a) *Park and playground*
 - (b) *Nature conservation area*
 - (c) *Assembly use*
 - (d) *Recreation passive and open land*
 - (e) *Community garden*
- .3 Within the Utilities and Community Administration Area (P2):
 - (a) *Public utility use*
 - (b) *Fire Hall*
 - (c) *Administrative Office*
 - (d) *Assembly use*
 - (e) *Recycling and waste transfer station*
 - (f) *Propane storage*
- .4 Within the Residential One (Single Family, Duplex) Area (R1):
 - (a) *Single family dwelling*
 - (b) *Duplex*
- .5 Within the Residential Two (Townhouse) Area (R2):
 - (a) *Single family dwelling*
 - (b) *Duplex*
 - (c) *Townhouse*
 - (d) *Townhouse, stacked*
- .6 Within the:
 - .1 Residential Three (Low-rise Apartment) Area (R3),
 - .2 Residential Four (Mid-rise Apartment) Area (R4),
 - .3 Residential Five (Mid-rise Apartment) Area (R5),

- .4 Residential Six (Mid-rise Apartment) Area (R6), and
- .5 Residential Seven (High-rise Apartment) Area (R7):
 - (a) *Single family dwelling*
 - (b) *Duplex*
 - (c) *Townhouse*
 - (d) *Townhouse, stacked*
 - (e) *Apartment*

- .7 Within the Residential Three (Low-rise Apartment) with Commercial Area (RC3):
 - (a) *Townhouse*
 - (b) *Townhouse, stacked*
 - (c) *Apartment*
 - (d) *Village Commercial Use only on the ground level*
 - (e) *Accessory building and accessory use*

- .8 Within the Residential Four (Mid-rise Apartments) with Commercial Area (RC4):
 - (a) *Townhouse*
 - (b) *Townhouse, stacked*
 - (c) *Apartment*
 - (d) *Village Commercial Use only on the ground level*
 - (e) *Accessory building and accessory use*

- .9 Within the Residential (Low-rise Apartment)/Tourist Accommodation One Area (RTA1):
 - (a) *Single family dwelling*
 - (b) *Duplex*
 - (c) *Townhouse*
 - (d) *Townhouse, stacked*
 - (e) *Apartment*
 - (f) *Tourist accommodation*
 - (g) *Accessory uses to Tourist Accommodation including, but not limited to, restaurant, retail sales, spa, assembly use, indoor recreation services and outdoor recreation facilities*
 - (h) *Short-term rental that is accessory to residential use of a single family dwelling, duplex, townhouse, a townhouse, stacked, or a dwelling unit within an apartment*

- .10 Within the Residential (Mid-rise Apartment)/Tourist Accommodation Two Area (RTA2):
 - (a) *Single family dwelling*
 - (b) *Duplex*
 - (c) *Townhouse*
 - (d) *Townhouse, stacked*
 - (e) *Apartment*
 - (f) *Tourist accommodation*
 - (g) *Accessory uses to Tourist Accommodation including, but not limited to, restaurant, retail sales, spa, assembly use, indoor recreation services and outdoor recreation facilities*

- (h) *Short-term rental that is accessory to residential use of a single family dwelling, duplex, townhouse, a townhouse, stacked, or a dwelling unit within an apartment*
- .11 Within the Resort Hotel Area (RH):
 - (a) *Tourist Accommodation*
 - (b) *Accessory uses to Tourist Accommodation including, but not limited to, restaurant, retail sales, spa, assembly use, indoor recreation facilities and outdoor recreation facilities*
- .12 Within the Village Commercial Area (C1):
 - (a) *Village commercial use (Furry Creek)*
 - (b) *Community Use, Furry Creek*
 - (c) *Child Care Facility*
 - (d) *Golf course*
 - (e) *Dwelling units above main floor only*

Regulations

- 16.3.5 On a *parcel* located in the CD3 Zone, no use, *building* or *structure* shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out below.

Single Family Dwelling Uses and Standards

- 16.3.6 .1 On a *parcel* containing a *single family dwelling*, the following uses are permitted:
- (a) *Home office*
 - (b) *Home craft*
 - (c) *Secondary suite*
 - (d) *Secondary Suite within Accessory Building on a parcel at least 700 m² in area*
 - (e) *Day nursery*
 - (f) *Accessory Building and Accessory Use*
- .2 No more than one *single family dwelling* may be located on a *parcel*.
- .3 No more than 50 *single family dwellings* are permitted in the CD3 Zone.

Multiple Unit and Duplex Uses and Standards

- 16.3.7 .1 On a *parcel* containing a *duplex, townhouse, stacked townhouse or apartment dwelling unit* the following uses are permitted:
- (a) *Home office*
 - (b) *Home craft*
 - (c) *Lock-off suite*
 - (d) *Accessory Building and Accessory Use*

Village Commercial Use Standards

16.3.8 The following standards apply to the Village Commercial Area (C1):

- .1 A maximum combined *gross floor area* of 1400 m² of *Village Commercial Use, Furry Creek* is permitted in the C1 Area.
- .2 A maximum combined *gross floor area* of 1,000 m² of *Community Use, Furry Creek* is permitted in the C1 Area.
- .3 A minimum *gross floor area* of 139 m² of *Child Care Facility*, with *Child Care Facility gross floor area* considered in addition to the *Village Commercial Use, Furry Creek gross floor area* provided for under 16.3.8.1.
- .4 A maximum of one *restaurant* or wine bar with a maximum person capacity of 100 persons is permitted in the C1 Area.
- .5 All commercial activities in the C1 Area must be completely enclosed within a *building*, with the exception of *neighbourhood pub*, wine bar, restaurant and café seating and the display of fruits and vegetables, plants and flowers, and arts and crafts.

Tourist Accommodation

16.3.9 The combined total number of *units* used for *tourist accommodation* shall not exceed 120 in the Residential/Tourist Accommodation One Area (RTA1), the Residential/Tourist Accommodation Two Area (RTA2) and Resort Hotel Area (RH).

Density of Residential Development in the CD3 Zone

16.3.10 Subject to s.16.3.11.2, a maximum of 870 *dwelling units* shall be permitted in the CD3 Zone, to be developed generally in accordance with Illustrative Site Plan Schedule B11.

Conditions Relating to the Provision of Amenities

- 16.3.11
- .1 The maximum permitted residential density for all lands CD3 Zone is 1 *dwelling unit* per 15 hectares.
 - .2 Despite section 16.3.11.1 the maximum permitted residential density in the CD3 Zone may be increased to 750 *dwelling units* and 120 non-market affordable *dwelling units* if all of the following community amenities, as further described in Schedule B13, are provided at or before the threshold or times indicated:
 - .1 Prior to Final Building Permit Inspection (occupancy) of the first building on LOT 2 BLOCK 3 DISTRICT LOT 1296 AND 1626 GROUP 1 NEW WESTMINSTER DISTRICT PLAN LMP42785, the owner must complete:
 - (a) the construction of 535 meters of Public dyke pathway and Furry Creek pedestrian crossing;
 - (b) the registration of a right-of-way agreement in favour of the Squamish-Lillooet Regional District for the Public dyke pathway and pedestrian crossing provided for under

- 16.3.11.1 a);
 - (c) the construction of a minimum of 0.4 ha Park to be located in the Ministry of Transportation and Infrastructure Right of Way adjacent Hole 14 and waterfront; and
 - (d) the construction of a Highway 99 golf underpass upgrade to accommodate pedestrians (as illustrated in Schedule B12 of this bylaw).
- .2 At the time of subdivision, and within each neighbourhood area in the CD3 Zone, the dedication of public parks, trails and open space, and provision of park and trail improvements, with each trail and park improvement to be completed prior to Final Building Permit Inspection (occupancy) for any building within the neighbourhood area. The provision of a minimum of 19.1 ha of parks, trails and open space, as generally shown on Schedule B12 and as described in Schedule B13 of this bylaw, is required.
- .3 Prior to issuance of a Building Permit for any of the *dwelling units* allowed under Section 16.3.11.2, the owner must:
- (a) complete the construction of a minimum of 530 m² two-bay Fire Hall, such fire hall to be constructed based on plans approved by the SLRD, and in a manner that will enable a subsequent expansion to a four-bay fire hall, on a minimum 3100 m² parcel of land in a location acceptable to the SLRD; such Fire Hall to be transferred to the SLRD upon completion, such construction and completion to be to the reasonable satisfaction of the SLRD;
 - (b) equip the Fire Hall with a new aerial ladder truck with a minimum 22.7 m. ladder and provide a contribution of \$190,000 (dollar amount expressed in 2021 dollars, to be adjusted at the time of payment for any increase in the Building Construction Price Index maintained by Statistics Canada) towards the cost of ancillary equipment for the aerial ladder truck; all to be transferred to the SLRD; and
 - (c) provide \$50,000 (dollar amount expressed in 2021 dollars, to be adjusted at the time of payment for any increase in the Building Construction Price Index maintained by Statistics Canada) for transitional funding to support required training of personnel to higher service level, and training of new recruits required for the new fire hall.
- .4 Despite Section 16.3.11.2.3, the construction of 40 non-market affordable housing *dwelling units* adjacent to the fire hall site is permitted following issuance of a Building Permit for the construction of the fire hall, with the following conditions:
- (a) the building shall not exceed 4 storeys; and
 - (b) these units shall not be occupied, and Final Building Permit Inspection (occupancy) not issued, until the fire hall is completed and all equipment and apparatus are in place, as per Section 16.3.11.2.3.

- .5 Despite Section 16.3.11.2.3, but subject to the restrictions under Sections 16.3.11.2.7, 16.3.11.2.8, 16.3.11.2.9, and 16.3.11.2.10, a Building Permit for the construction of a foundation only may be issued for other buildings allowed under Section 16.3.11.2, if so requested, prior to completion of the fire hall, with the following condition:
 - (a) no construction above the foundation may occur until the fire hall is completed and all equipment and apparatus are in place, as per Section 16.3.11.2.3.
- .6 Prior to issuance of a Building Permit for LOT 2 BLOCK 3 DISTRICT LOT 1296 AND 1626 GROUP 1 NEW WESTMINSTER DISTRICT PLAN LMP42785, and upon receipt of any required approval from the Ministry of Transportation and Infrastructure, the owner must complete or secure by a Performance Bond or Letter of Credit in the amount of 135% of estimated construction costs, northbound and southbound transit stops on Highway 99, including construction of a transit shelter on both the northbound and southbound sides of Hwy 99.
- .7 Prior to issuance of a Building Permit for LOT 2 BLOCK 3 DISTRICT LOT 1296 AND 1626 GROUP 1 NEW WESTMINSTER DISTRICT PLAN LMP42785, the owner must complete construction of a Transportation Hub, to the satisfaction of the SLRD.
- .8 Prior to the issuance of a Building Permit for the 101st market *dwelling unit* in the CD3 *Zone*, construction of a Public Works Yard of a minimum 0.4 ha, to the satisfaction of the SLRD Director of Environmental Services, and transfer of the land to the SLRD in fee simple must be completed.
- .9 Prior to issuance of a Building Permit for the 201st market *dwelling unit* in CD3 *Zone*, or provided concurrent with issuance of a Development Permit for the Village Commercial Area (whichever comes first), construction of a Community Centre of 372 m², Administration Office of 93 m², and transfer of fee simple title to the Community Centre to the SLRD, and construction of a *Child Care Facility* of 139m² must be completed.
- .10 Prior to Final Building Permit Inspection (occupancy) for the 30th market *dwelling unit* in the CD3 *Zone*, Building Permits for the construction of a total of 30 non-market affordable *dwelling units* must have been issued, and construction of those *dwelling units* must have been substantially started.
- .11 Prior to Final Building Permit Inspection (occupancy) for the 151st market *dwelling unit* in the CD3 *Zone*, Building Permits for the construction of another 30 non-market affordable *dwelling units* must have been issued, and construction of those *dwelling units* must have been substantially started.

- .12 Prior to Final Building Permit Inspection (occupancy) for the 251st market *dwelling unit* in the CD3 Zone, Building Permits for the construction of another 30 non-market affordable *dwelling units* must have been issued, and construction of those *dwelling units* must have been substantially started.
- .13 Prior to Final Building Permit Inspection (occupancy) for the 351st market *dwelling unit* in the CD3 Zone, Building Permits for the construction of another 30 non-market affordable *dwelling units* must have been issued, and construction of those *dwelling units* must have been substantially started, for a total of 60 affordable and covenanted rental *dwelling units* and 60 affordable and covenanted ownership *dwelling units*.
- .14 The non-market affordable *dwelling units* required under Sections 16.3.11.2.11, 16.3.11.2.12, 16.2.11.2.13, 16.3.11.2.14, and 16.3.11.2.15 shall consist of 60 non-market affordable *dwelling units* that may be occupied by the owner of the *dwelling unit*, and 60 non-market affordable *dwelling units* that may only be occupied by a tenant under a residential tenancy agreement. The terms and conditions for affordability and tenure of the non-market affordable *dwelling units* shall be secured by the housing agreement authorized under Housing Agreement Bylaw No. *.

Floor Space Ratio, Parcel Area, Parcel Coverage, Height and Siting

- 16.3.12 .1 For development in the CD3 Zone, except as otherwise provided in this Bylaw, the standards in the following table apply, where the columns identify the Area and the rows identify the matter to be regulated:

	R1	R2	R3	R4	R5	R6	R7
Maximum Floor Space Ratio	SFD: 0.6 Duplex: 0.75	1.2	1.75	2	2.2	2.5	2.8
Minimum Parcel Area	SFD: 500 m ² Duplex: 600 m ²	800 m ²	1000 m ²	1800 m ²	2600 m ²	3000 m ²	3000 m ²
Maximum Parcel Coverage	40%	50%	55%	45%	40%	35%	30%
Maximum Building Height	15 m or 3 storeys	18 m or 4 storeys	18 m or 4 storeys	25 m or 6 storeys	32 m or 8 storeys	39 m or 10 storeys	56m or 15 storeys
Minimum Front Setback	3.0 m	3.0 m	3.0 m	3.0 m	3.0 m	3.0 m	3.0 m
Minimum Rear Setback	3.0 m	3.0 m	3.0 m	3.0 m	3.0 m	3.0 m	3.0 m
Minimum Side Setback	1.5 m	1.5 m	4.5m	6.0 m	6.0 m	6.0 m	6.0 m
Minimum Exterior Side Setback	3.0 m	3.0 m	4.0 m	6.0 m	6.0 m	6.0 m	6.0 m

	RC3	RC4	RTA1	RTA2	RH	C1	P2
Maximum Floor Space Ratio	1.75	2	1.75	2	2.5	1	N/A
Minimum Parcel Area	1000 m ²	1800 m ²	1000 m ²	1800 m ²	1800 m ²	1000 m ²	N/A
Maximum Parcel Coverage	55%	45%	55%	45%	45%	100%	60%
Maximum Building Height	18 m or 4 storeys	25 m or 6 storeys	18 m or 4 storeys	25 m or 6 storeys	30 m or 6 storeys	15 m or 3 storeys	N/A
Minimum Front Setback	3.0 m	3.0 m	3.0 m	3.0 m	3.0 m	3.0 m	3.0 m
Minimum Rear Setback	3.0 m	3.0 m	3.0 m	3.0 m	3.0 m	N/A	3.0 m
Minimum Side Setback	4.5 m	6.0 m	4.5 m	6.0 m	6.0 m	N/A	1.5 m
Minimum Exterior Side Setback	4.0 m	6.0 m	4.0 m	6.0 m	6.0 m	3.0 m	3.0 m

- .2 The maximum *building height* shall be the lesser of the number of storeys or the maximum *building height* designated for each Area.
- .3 Each *single family dwelling*, or *duplex parcel* created by subdivision shall have a minimum *useable parcel area* of not less than 200 m².
- .4 For information, a covenant registered under section 219 of the *Land Title Act* restricts the construction of all *buildings* in the CD3 Zone to:
 - (a) 6 storeys or 20 metres; or
 - (b) the maximum height specified for the Area until fire service is available to accommodate taller *buildings* as permitted in the Area.

Gross Floor Area

16.3.13

- .1 The maximum *gross floor area* for a *single family dwelling* is 465 m².
- .2 Despite Section 16.3.13.1, the maximum *gross floor area* for a *single family dwelling* may be increased to 700 m² for up to 5 *dwelling units* in the CD3 Zone.
- .3 The maximum *gross floor area* for a *duplex* is 500 m².

Residential Storage Space

16.3.14

- .1 A minimum of 5 m² of secure *residential storage space* shall be provided for all *apartment* units, at grade or in an underground *parking area*.
- .2 A minimum of 5 m² of secure *residential storage space* shall be provided for each *duplex*, *townhouse*, and stacked *townhouse* unit, where the *dwelling unit* does not have a garage.

Accessory Buildings and Structures

16.3.15

Accessory buildings and structures shall:

- .1 not include a *dwelling unit* or a *structure* providing overnight accommodation, except as provided for in section 16.3.6.1(d);
- .2 be located to the rear or side of the *building* accommodating the *principal use*;
- .3 be sited not less than 1.5 m from a *side* or *rear parcel line* or 3 m from an *exterior side parcel line*;
- .4 not exceed a *height* of 4.5 m;
- .5 not exceed the maximum combined *gross floor area* of 90 m²

Siting Adjacent to Howe Sound

16.3.15

Despite any other provision of this Bylaw, no *building* or *structure* or any part thereof shall be constructed, reconstructed, moved, located or extended on Lot 2 within 30 m of the natural boundary of Howe Sound or in the Marina and North-west Neighbourhoods within 15 m of the high-bank natural boundary of Howe Sound.

Off Street Parking and Loading

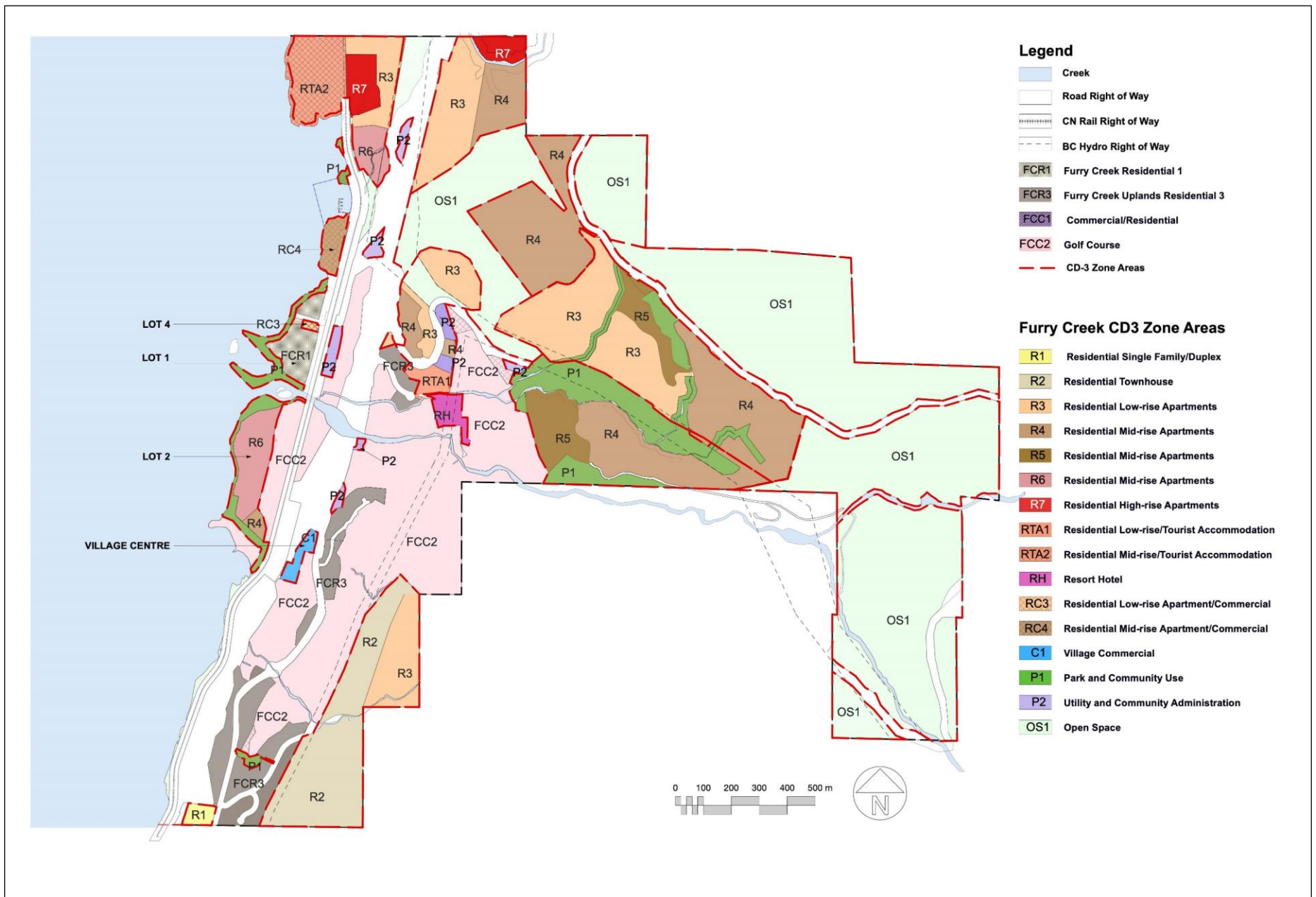
16.3.16 Motor vehicle parking and loading, and bicycle parking shall comply with the requirements of Section 5 of this Bylaw.

3. The lands shown on Schedule B10: Furry Creek CD3 Zone Areas and that are identified by means of the colour shading and alphanumeric characters as the “Furry Creek CD3 Zone Areas” are placed in the Furry Creek CD3 Zone.

READ A FIRST TIME this	day of	, 2021.
READ A SECOND TIME this	day of	, 2021.
PUBLIC HEARING this	day of	, 2021.
READ A THIRD TIME this	day of	, 2021.
APPROVED PURSUANT TO SECTION 52 (3)(a) OF THE TRANSPORTATION ACT this	day of	, 2021.
ADOPTED this	day of	, 2021.

Jen Ford
Chair

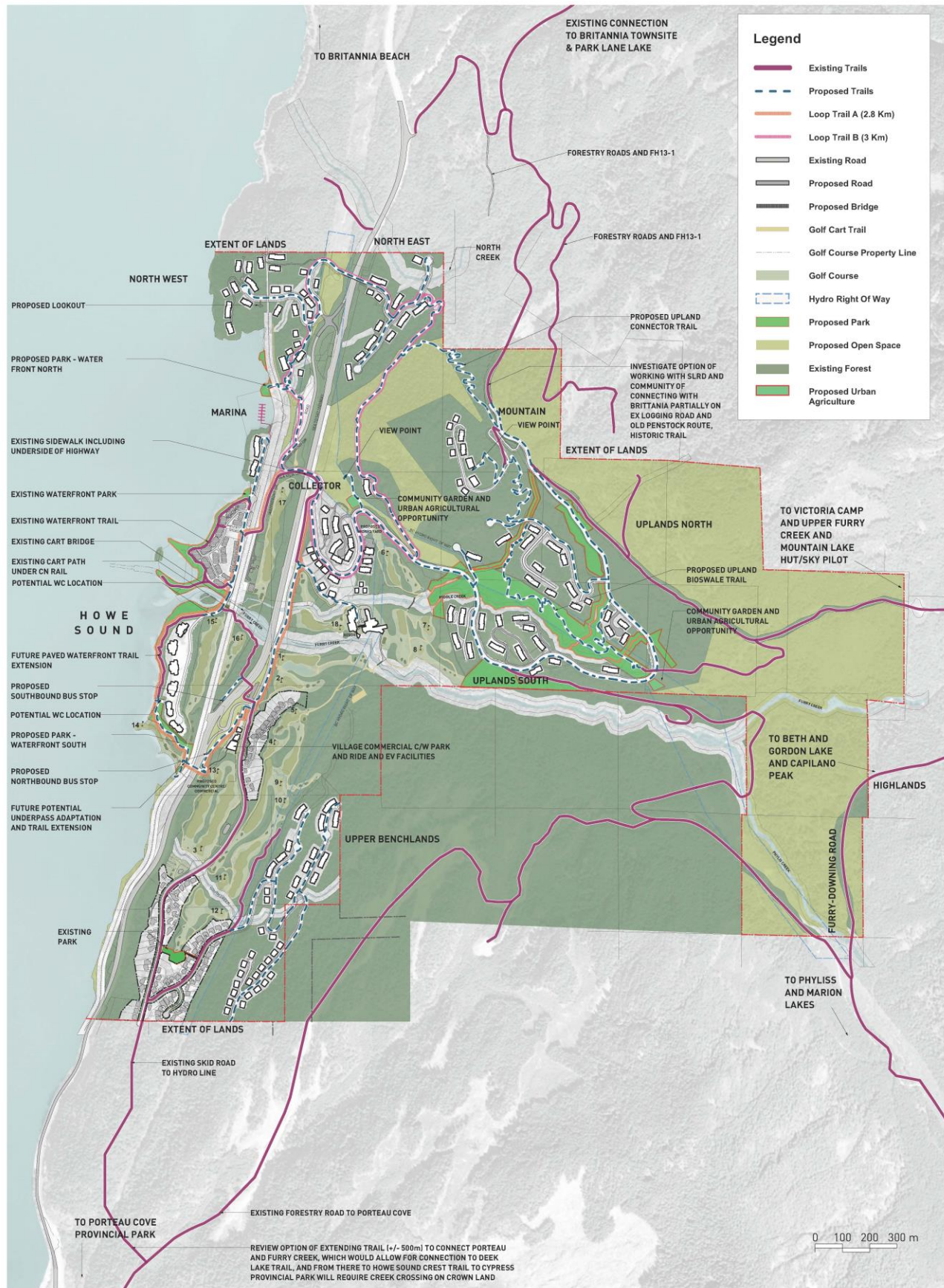
Kristen Clark
Corporate Officer



Schedule B10
Furry Creek CD3 Zone Areas
Electoral Area D Zoning Bylaw No. 1350-2016



Schedule B11
Furry Creek Illustrative Site Plan
Electoral Area D Zoning Bylaw No. 1350-2016



Schedule B12
Furry Creek Park, Open Space and Trails
Electoral Area D Zoning Bylaw No. 1350-2016

N.B. This plan has been prepared for illustrative purposes only on the understanding between the applicant and SLRD that future modifications to building forms and layouts can be made when necessary, to respond to more detailed site topography, geotechnical and environmental requirements, and market conditions. The applicant acknowledges that Development Permits will be required for each new development within the community.

Schedule B13 – Furry Creek Park, Trail, Transportation, and Community Improvements & Amenities Table

Item	Amenity Description	Minimum requirements
A. Public dyke pathway and Furry Creek pedestrian crossing	the construction of 535 meters of Public dyke pathway and Furry Creek pedestrian crossing and the registration of a right-of-way agreement in favour of the Squamish-Lillooet Regional District for the Public dyke pathway and pedestrian crossing	• as illustrated in Schedule B12 of this bylaw (paved waterfront trail extension) • constructed to SLRD trail standards, as per the Sea to Sky Pedestrian Trail Strategy • to be transferred to the SLRD upon completion of construction, such construction and completion to be to the reasonable satisfaction of the SLRD
B. Park – Waterfront South	the construction of a Park to be located in the MoTI Right of Way adjacent Hole 14 and waterfront	• as illustrated in Schedule B12 of this bylaw (park - waterfront south) • 0.4 ha minimum in size • park improvements to include washroom facilities, children's play features/structures, natural areas, benches and garbage/recycling receptacles • to be transferred to the SLRD upon completion of construction, such construction and completion to be to the reasonable satisfaction of the SLRD
C. Underpass	the construction of a Highway 99 golf underpass upgrade to accommodate pedestrians	• as illustrated in Schedule B12 of this bylaw • design and location to be approved by the SLRD • such construction and completion to be to the reasonable satisfaction of the SLRD
D. Parks, Trails and Open Space	the dedication of public parks, trails and open space for each neighbourhood area within the CD3 Zone	• dedication within neighbourhood areas as generally illustrated in Schedule B11 of this bylaw • provision of a minimum of 19.1 ha of parks, trails and open space, as generally outlined on Schedule B12 of this bylaw • park and trail connections to be signed • park improvements to include washroom facilities, children's play

		features/structures, natural areas, benches and garbage/recycling receptacles design and construction of improvements to be to the reasonable satisfaction of the SLRD
E. Fire Hall, Apparatus, Equipment & Training	the construction of a Fire Hall, such fire hall to be constructed based on plans approved by the SLRD, and in a manner that will enable a subsequent expansion to a four-bay fire hall the provision of a new aerial ladder truck, ancillary equipment and personnel training budget for the new Fire Hall, based on specifications approved by the SLRD	- minimum 530 m² two-bay Fire Hall located on a minimum 3100 m² parcel of land in a location acceptable to the SLRD - such Fire Hall to be transferred to the SLRD upon completion of construction, such completion and construction to be to the reasonable satisfaction of the SLRD - equip Fire Hall with a new aerial ladder truck with minimum 22.7 m. ladder and provide a minimum contribution of \$190,000 (dollar amount expressed in 2021 dollars, to be adjusted at the time of payment for any increase in the Building Construction Price Index maintained by Statistics Canada) towards the cost of ancillary equipment for the aerial ladder truck; all to be transferred to the SLRD - provide minimum \$50,000 (dollar amount expressed in 2021 dollars, to be adjusted at the time of payment for any increase in the Building Construction Price Index maintained by Statistics Canada) for transitional funding to support required training of personnel to higher service level, and training of new recruits required for the new fire hall
F. Transit	complete or secure by a Performance Bond or Letter of Credit in the amount of 135% of estimated construction costs,	- minimum BC Transit Type 4 Bus Shelter - transit stops to be designed to BC Transit Standards, with design

	northbound and southbound transit stops on Highway 99, including construction of a transit shelter on both the northbound and southbound sides of Hwy 99	details to be determined in conjunction with BC Transit in association with their operational needs such construction and completion to be to the reasonable satisfaction of the SLRD and BC Transit
G. Transportation Hub	the construction of a Transportation Hub providing preferred modes of transportation facilities and connections to the BC Transit system and Park & Ride infrastructure	- minimum of 50 Park & Ride spaces - minimum of 40 bicycle locker facilities - minimum of 2 EV charging stations - such construction and completion to be to the reasonable satisfaction of the SLRD and BC Transit - location and site characteristics of which must be approved by the SLRD
H. Public Works Yard	the construction of a Public Works Yard and transfer of the land to the SLRD in fee simple	- minimum 0.4 ha in size - such construction and completion to be to the satisfaction of the SLRD Director of Environmental Services
I. Community Centre, Administration Office and Child Care Facility	the construction of a Community Centre and Administration Office, based on plans approved by the SLRD, ownership to be transferred to the SLRD upon completion the construction of a Child Care Facility, based on plans approved by the SLRD, to be retained by the owner to operate, or to arrange for the operation of through a third party	- minimum size of Community Centre is 372 m² - minimum size of the Administration Office is 93 m² - minimum size of the Child Care Facility is 139 m², to be built adjacent to the Community Centre and to the standards and requirements set out in the <i>Child Care Licensing Regulation</i> under the <i>Community Care and Assisted Living Act</i>. - such construction and completion to be to the reasonable satisfaction of the SLRD
J. Affordable Housing	the construction of 60 non-market affordable dwelling units that may be occupied by the owner of the dwelling unit, and 60 non-market affordable dwelling units that may only be occupied by a tenant under a residential tenancy agreement	- Affordability criteria and tenure to be as per the Housing Agreement Bylaw No. *. - location and site characteristics of which must be approved by the SLRD and such construction and completion to be to the reasonable satisfaction of the SLRD

**SQUAMISH-LILLOOET REGIONAL DISTRICT ELECTORAL AREA D OFFICIAL
COMMUNITY PLAN BYLAW NO. 1135-2013, AMENDMENT BYLAW NO. 1726-2021**

A bylaw of the Squamish-Lillooet Regional District to amend
Electoral Area D Official Community Plan Bylaw No. 1135-2013

WHEREAS the Board of the Squamish-Lillooet Regional District wishes to amend the Electoral Area D Official Community Plan Bylaw No. 1135-2013;

NOW THEREFORE the Regional 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 Electoral Area D Official Community Plan Bylaw No. 1135-2013, Amendment Bylaw No. 1726-2021”.
2. Schedule C Squamish-Lillooet Regional District Electoral Area D Official Community Plan Bylaw No. 1135-2013 is hereby amended as follows:
 - a. Replacing the existing Howe Sound East Sub Area Plan Section 5.0 Furry Creek Neighbourhood with a new Section 5.0 Furry Creek Neighbourhood, attached as Schedule 1 to this bylaw.
 - b. Updating the Howe Sound East Sub Area Plan Mapping by adding the following Furry Creek Neighbourhood Mapping:
 - i. Adding a new Map 15 – Riparian Protection and Environmental Protection Develop Permit Areas, Furry Creek Neighbourhood, Schedule C Electoral Area D Official Community Plan Bylaw No. 1135-2013”, attached as Schedule 2 to this bylaw;
 - ii. Adding a new Map 16A and 16B – Natural Hazards Protection Development Permit Areas, Furry Creek Neighbourhood, Schedule C Electoral Area D Official Community Plan Bylaw No. 1135-2013”, attached as Schedule 3 and Schedule 4 to this bylaw;
 - iii. Adding a new Map 17 – Illustrative Site Plan, Furry Creek Neighbourhood, Schedule C Electoral Area D Official Community Plan Bylaw No. 1135-2013”, attached as Schedule 5 to this bylaw; and
 - iv. Adding a new Map 18 – Future Study Areas, Furry Creek Neighbourhood, Schedule C Electoral Area D Official Community Plan Bylaw No. 1135-2013”, attached as Schedule 6 to this bylaw.
 - c. Updating the Table of Contents sections for Howe Sound East Maps, Porteau Cove Neighbourhood Maps and new Furry Creek Neighbourhood Maps, as per above listed mapping updates.
4. By adding Amendment Bylaw 1682-2020 to the Summary of Amendments table as follows:

5.0 Furry Creek Neighbourhood

5.1 VISION

A complete recreational-oriented residential community within the Sea-to-Sky Corridor.

5.2 OBJECTIVES

- 5.2.1 Realize, in a contemporary manner, the original vision of a complete recreation-oriented residential community at Furry Creek, including neighbourhood village retail space, resort facilities, a residents'-only marina, community facilities and an extensive open space and trail network.
- 5.2.2 Provide a variety of housing types, sizes and tenures, including triplexes, fourplexes and non-market affordable housing options.
- 5.2.3 Enhance recreational opportunities through the provision of community facilities and a variety of public open spaces, including parks, trails, viewpoints and waterfront accesses.
- 5.2.4 Encourage the protection and enhancement of existing environmental resources.
- 5.2.5 Ensure development minimizes and mitigates risks associated with natural hazards.
- 5.2.6 Encourage efficient, low-carbon, innovative development practices that conserve, recycle or generate energy, water, materials, and other resources.

5.3 POLICIES

- 5.3.1 Encourage coordination with Britannia Beach regarding potential accommodation of community facilities that will serve both communities, including an elementary school site at Britannia Beach and a secondary school site at Furry Creek, child care facilities, indoor recreation facilities, fire protection and local commercial services.
- 5.3.2 Encourage provision of as much public access to the waterfront as possible.
- 5.3.3 Encourage provision of a trail system throughout the community linking commercial areas, residential areas, and parks and open space.
- 5.3.4 Encourage provision of trail head and park facilities (e.g. signage, parking and washroom facilities) where possible and appropriate.
- 5.3.5 Encourage the provision of preferred modes of transportation infrastructure and connectivity, including public transit bus shelters and laybys, space for park and ride and car sharing.
- 5.3.6 Encourage the development of infrastructure that minimizes impacts to environmental resources.
- 5.3.7 Ensure affordable housing is prioritized and provided for in perpetuity.
- 5.3.8 Encourage urban agriculture and ensure the ability to grow and access food is part of developing complete communities.
- 5.3.9 Ensure community water and waste water treatment facilities continue to adequately service residential, resort and fire protection needs.

5.4 LAND USE

Planned Community Designation

The Regional District supports development of a comprehensively planned community of up to 870 dwelling units, including 120 non-market affordable housing dwelling units and up to 120 tourist accommodation dwelling units. The Furry Creek planned community comprises an integrated mix of residential uses, local commercial, community and resort facility uses, golf course, parks, open spaces and riparian areas, to be developed generally in accordance with the Illustrative Site Plan attached as Schedule C Map 17 to this bylaw. The Illustrative Site Plan is conceptual and provides for some flexibility in where development occurs.

Mapping

The Furry Creek Neighbourhood is designated Planned Community, as shown on Schedule C Map 1. Future Study Areas are outlined on Schedule C Map 18. Additionally, mapped Development Permit Areas are outlined in Section 5.5.

5.5 DEVELOPMENT PERMIT AREAS

The following Development Permit Areas apply to the Furry Creek Neighbourhood, to help ensure that development is consistent with the vision, objectives and policies of the Howe Sound East Sub Area Plan and Electoral Area D OCP. Generally, all lands within the Furry Creek Neighbourhood are within a Development Permit Area, and thus a development permit is required prior to development.

Activities Requiring a Development Permit

5.5.1 Each Development Permit Area (DPA) designation includes a purpose and objectives that justify its designation, established under provisions of the Local Government Act, as well as guidelines that must be met to achieve the purpose and objectives. Where designated as a DPA, a development permit must be issued prior to:

- (a) subdivision of land;
- (b) starting construction of, addition to or alteration of a building or structure;
- (c) the alteration of land (where designated for protection of natural environment or from hazardous conditions); or
- (d) the alteration of land, a building or any other structure (where designated for energy conservation, water conservation, or greenhouse gas reduction).

unless specifically exempt under this bylaw.

5.5.2 A development permit may not be required prior to subdivision of land where subject lands are designated for Form, Character & Conservation, but no development is proposed at time of subdivision, and there is no siting (e.g. grading, clearing), access, or lot layout and connectivity considerations that would apply per the DPA guidelines.

5.5.3 Where building construction and/or vegetation fuel management is proposed to take place within an Environmental Protection Area or Riparian Protection Area, as outlined in this bylaw, all work undertaken should be consistent with the Environmental Protection and Riparian Protection DPA Guidelines.

5.5.4 It is the applicant's responsibility to comply with all other relevant Bylaws, Acts and Regulations, including but not limited to the Riparian Areas Protection Regulation, Water

Sustainability Act, Fisheries Act, Wildlife Act, Migratory Birds Convention Act, Species at Risk Act, and Weed Control Act.

5.6 Riparian Protection Development Permit Area

BACKGROUND

Purpose

- 5.6.1 Pursuant to Section 488(1)(a) of the Local Government Act, the Riparian Protection Development Permit Area (DPA) is designated for the protection of the natural environment, its ecosystems, and ecological diversity.

Application & Area

- 5.6.2 The Riparian Protection DPA applies to land within the Furry Creek Neighbourhood, including mapped and unmapped streams, as indicated on Schedule C Map 15. This DPA consists of the following Riparian Assessment Area:
- (a) A 30 metre strip on both sides of the waterbody, measured from the **natural boundary**.
 - (b) For a ravine less than 60 metres wide, a strip on both sides of the stream measured from the **natural boundary** to a point that is 30 metres beyond the top of the ravine bank.
 - (c) For a ravine 60 metres wide or greater, a strip on both sides of the stream measured from the **natural boundary** to a point that is 10 metres beyond the top of the ravine bank.

GUIDELINES

Refer to Section 7.2 Riparian Protection Development Permit Area within the Electoral Area D OCP Bylaw No. 1135-2013 for development permit objectives, exemptions, delegation of authority and guidelines.

5.7 ENVIRONMENTAL PROTECTION DEVELOPMENT PERMIT AREAS

BACKGROUND

Purpose

- 5.7.1 Pursuant to Section 488(1)(a) of the *Local Government Act*, the Environmental Protection Development Permit Areas (DPA) are designated for the protection of the natural environment, its ecosystems, and ecological diversity.

Application & Areas

- 5.7.2 The Environmental Protection DPA applies to land within the Furry Creek Neighbourhood and specifically includes the Marine Shoreline Area, Wildlife Habitat Areas, and the Ecological Sustainability Area, as indicated on Schedule C Map 15. Guidelines are outlined for each Area.

(a) *Marine Shoreline Area*

Marine Shoreline Areas encompass a variety of marine shore types, including rocky shores, rock and large sediment (boulder/cobble) shores, sediment (sand/gravel) shores, estuaries and mud flats and altered shores. The Marine Shoreline Assessment Area specifically refers to the area 30 meters upland (backshore) of the natural boundary of the sea. An Environmental Protection Development Permit is required for development activities within the Marine Shoreline Assessment Area.

(b) *Wildlife Habitat Areas*

Wildlife Habitat Areas include all mapped wildlife species at risk critical habitat areas and mature red listed ecological communities at risk on site. An Environmental Protection Development Permit is required for development activities within Wildlife Habitat Areas.

(c) *Ecological Sustainability Area*

The Ecological Sustainability Area pertains to the entire Furry Creek Neighbourhood. The guidelines address the project in its entirety, with development permit requirements to be met by the developer at the outset of the project rather than at the individual parcel level.

GUIDELINES

Refer to Section 7.3 Environmental Protection Development Permit Area within the Electoral Area D OCP Bylaw No. 1135-2013 for development permit objectives, exemptions, delegation of authority and guidelines.

5.8 NATURAL HAZARDS PROTECTION DEVELOPMENT PERMIT AREAS

BACKGROUND

Purpose

- 5.8.1 Pursuant to Section 488(1)(b) of the Local Government Act, the Natural Hazards Protection Development Permit Areas (DPA) are designated for the protection of development from hazardous conditions.

Application & Areas

- 5.8.2 The Natural Hazards Protection DPA applies to land within the Furry Creek Neighbourhood and specifically includes Landslide Hazard Areas, Excavated Rock and Foundation Stability Hazards Areas, Seismic Liquefaction and Fan Stability Hazard Areas, Coastal Hazard Areas, and Creek Hazard Areas, as indicated on Schedule C Map 16A and Map 16B. Guidelines are outlined for each Area.

(a) *Landslide Hazard Areas*

The Furry Creek Neighbourhood is subject to high volumes of precipitation and runoff driven by winter storm activity, which in combination with the steep terrain gives rise to various landslide hazards that have the potential to affect the community. Landslide hazards may originate in bedrock or soil and exhibit various modes of movement including falls, slides and flows. A Natural Hazard Protection Development Permit is required for development activities within Landslide Hazard Areas.

(b) *Excavated Rock and Foundation Stability Hazard Areas*

The Furry Creek Neighbourhood includes areas with steep bedrock slopes. Within these areas, further site-specific geotechnical assessments will be required to confirm the siting of individual buildings and associated foundation design and construction requirements related to bedrock. A Natural Hazard Protection Development Permit is required for development activities within Excavated Rock and Foundation Stability Hazard Areas.

(c) *Seismic Liquefaction and Fan Stability Hazard Areas*

The alluvial sediments forming the fan of Furry Creek are potentially liquefiable under strong earthquake shaking. The potential consequences of liquefaction include differential vertical settlement, horizontal displacement (lateral spreading), and associated damage to buildings and buried facilities. Seismic analyses indicate that liquefaction hazards on the Furry Creek fan are localized, rather than widespread; however, these hazards will need to be assessed on a site-specific basis as per the BC Building Code. Submarine slides unrelated to seismic activity have also been documented in Howe Sound on other fans/deltas. Seismic slope stability and soil liquefaction hazards may require specific consideration in development approvals. A Natural Hazard Protection Development Permit is required for development activities within Seismic Liquefaction and Fan Stability Hazard Areas.

(d) *Coastal Hazard Areas*

The Furry Creek Neighbourhood includes Coastal hazard areas prone to flooding (from high sea level, waves, and tsunamis) and erosion. Within these areas, further, site-specific geotechnical assessments will be required. A Natural Hazards Protection Development Permit is required for development activities within Coastal Hazard Areas.

(e) *Creek Hazard Areas*

The Furry Creek Neighbourhood includes Creek hazard areas such as creek corridors, ravines, low channel confinement, and debris floods/flows. Within these areas, further, site-specific geotechnical assessments will be required. A Natural Hazards Protection Development Permit is required for development activities within Creek Hazard Areas.

Save Harmless Covenant

- 5.8.3 Property owners are required to register a “save harmless” covenant on the title of the property where proposed development is located within the mapped Natural Hazards Protection Development Permit Areas, as per Schedule C Map 16A and Map 16B.

GUIDELINES

Refer to Section 7.4 Natural Hazards Protection Development Permit Area within the Electoral Area D OCP Bylaw No. 1135-2013 for development permit objectives, exemptions, delegation of authority and guidelines.

5.9 WILDFIRE PROTECTION DEVELOPMENT PERMIT AREA

BACKGROUND

Purpose

- 5.9.1 Pursuant to Section 488(1)(b) of the Local Government Act, the Wildfire Protection Development Permit Area (DPA) is designated for the protection of development from hazardous conditions.

Application & Area

- 5.9.2 The Wildfire Protection DPA applies to all land within the Furry Creek Neighbourhood, with the whole Howe Sound East Sub Area designated as a Wildfire Protection Development Permit Area.
- 5.9.3 A Wildfire Protection Development Permit is required for development activities that involve any of the following:
- (a) Construction of, addition to or alteration of a building or other structure, where a building permit is required; or
 - (b) Subdivision of land where the number of parcels is increased.

GUIDELINES

Refer to Section 7.5 Wildfire Protection Development Permit Area within the Electoral Area D OCP Bylaw No. 1135-2013 for development permit objectives, exemptions, delegation of authority and guidelines.

5.10 FORM, CHARACTER & CONSERVATION DEVELOPMENT PERMIT AREA

BACKGROUND

Purpose

- 5.10.1 The Form, Character and Conservation Development Permit Area is designated for the following purposes:
- (a) establishment of objectives for the form and character of intensive residential development;
 - (b) establishment of objectives for the form and character of commercial, industrial or multi-family residential development;
 - (c) establishment of objectives to promote energy conservation;
 - (d) establishment of objectives to promote water conservation; and
 - (e) establishment of objectives to promote the reduction of greenhouse gas emissions.

Application & Area

- 5.10.2 The Form, Character and Conservation DPA applies to all intensive residential (including duplex and small lot subdivision), multi-family, and commercial development in the Furry Creek Neighbourhood.

- 5.10.3 A Form, Character and Conservation Development Permit is required for development activities that involve any of the following:
- (a) Construction of, addition to or alteration of a building or other structure, where a building permit is required;
 - (b) the alteration of land, a building or any other structure; or
 - (c) Subdivision of land where the number of parcels is increased.
- 5.10.4 Specific guidelines identified as Multi-Family or Commercial only apply to development that encompasses those specified uses.

GUIDELINES

Refer to Section 7.7 Form, Character & Conservation Development Permit Area within the Electoral Area D OCP Bylaw No. 1135-2013 for development permit objectives, exemptions, delegation of authority and guidelines.

Legend

Riparian Protection DPA

- Swamp Wetland Area
- Riparian Assessment Area

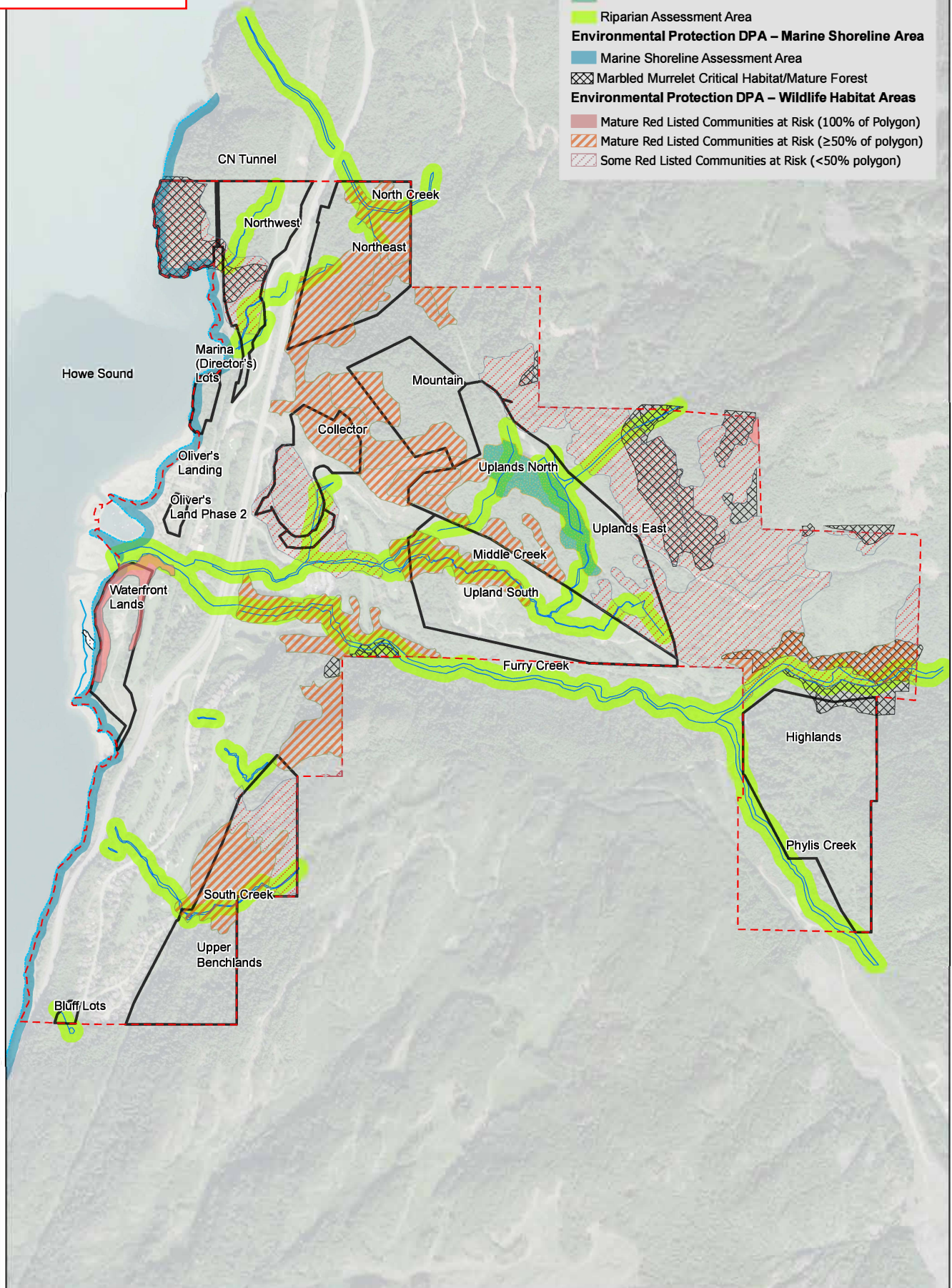
Environmental Protection DPA – Marine Shoreline Area

- Marine Shoreline Assessment Area

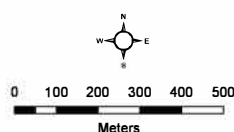
- Marbled Murrelet Critical Habitat/Mature Forest

Environmental Protection DPA – Wildlife Habitat Areas

- Mature Red Listed Communities at Risk (100% of Polygon)
- Mature Red Listed Communities at Risk (≥50% of polygon)
- Some Red Listed Communities at Risk (<50% polygon)

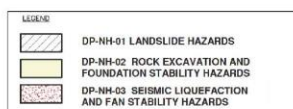


GIS Cartographer: Nicole Church
 Date: July 21, 2020
 CERF File#: 928-01-02-01
 Projection: UTM Zone 10N NAD83
 Orthophoto/Data: ESR/BCC Gov
 High Water Marks are not from survey. For reference only and not to be used for development.
 Riparian setback locations to be determined following completion of legal survey of high water mark locations.



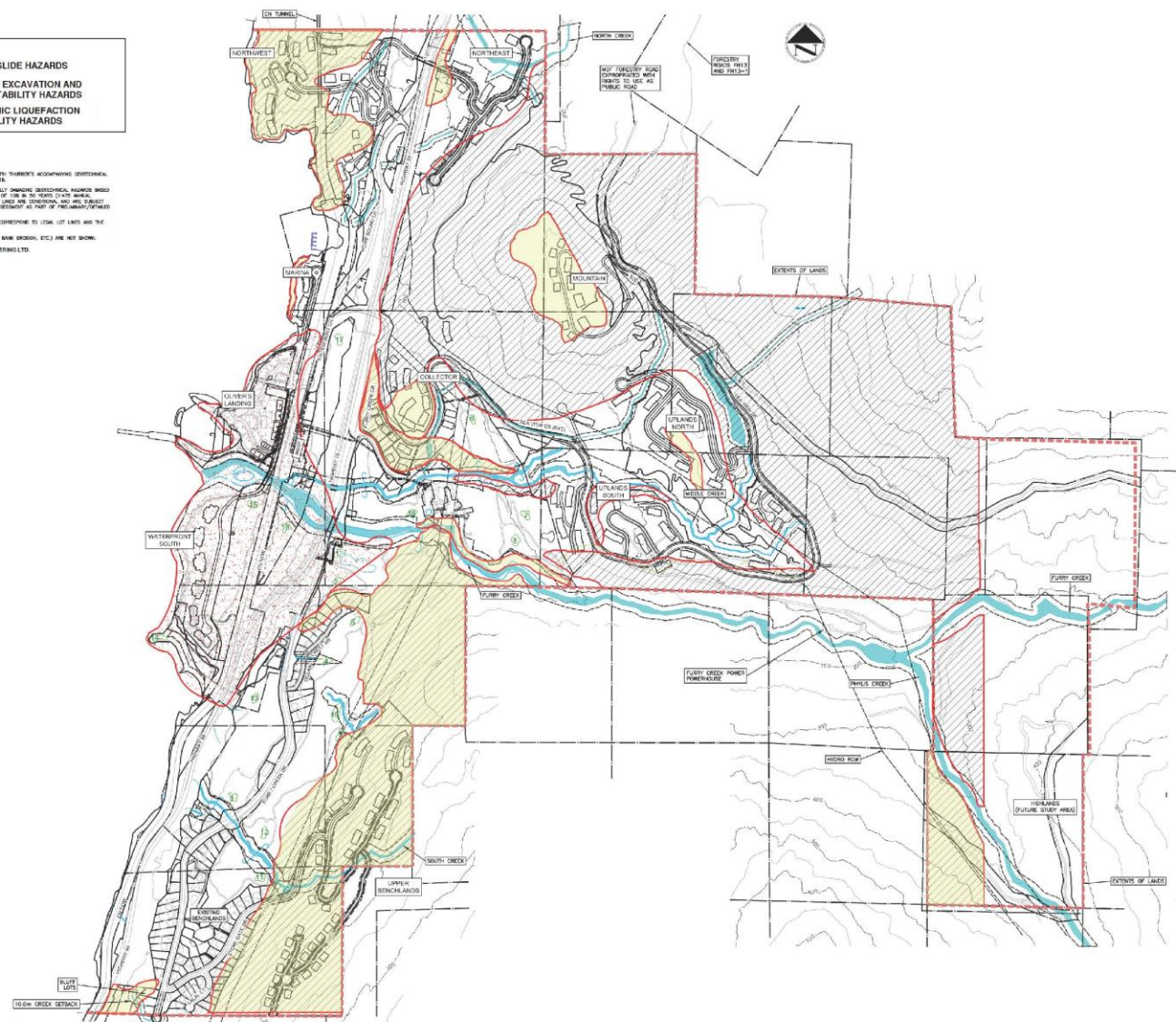
Map 15 – Riparian Protection and Environmental Protection Development Permit Areas

Furry Creek Neighborhood
 Schedule C, Electoral Area D
 Official Community Plan Bylaw 1135-2013



NOTES

1. THIS FILING IS TO BE USED IN CONNECTION WITH THORNTON'S ACCOMPANYING GEOTECHNICAL REPORT (PROJECT #14102) DATED APRIL 14, 2018.
2. PLACED LINES INDICATE THE LOCATION OF POTENTIALLY DAMAGING GEOTECHNICAL HAZARDS BASED ON AN ESTIMATED PROBABILITY OF OCCURRENCE OF 10% IN 50 YEARS (1+X/25 ANNUAL PROBABILITY), SAMPLED AT 1.5-METER SPACING. THESE LINES ARE GENERALIZED, AND ARE SUBJECT TO CHANGE UPON PERFORMING GEOTECHNICAL ANALYSIS AS PART OF FINAL DESIGN/ENGINEERING DETAIL.
3. THE BOUNDARIES OF THE GEOTECHNICAL MAPPING CORRESPOND TO LEGAL LOT LINES AND THE EXTENT OF THE AVAILABLE LORR DATA.
4. FLUVAL AND COASTAL HAZARD LINES (FLOODING, BANK EROSION, ETC.) ARE NOT SHOWN.
5. BASE PLAN PROVIDED BY CURTIS ENGINEERING LTD.



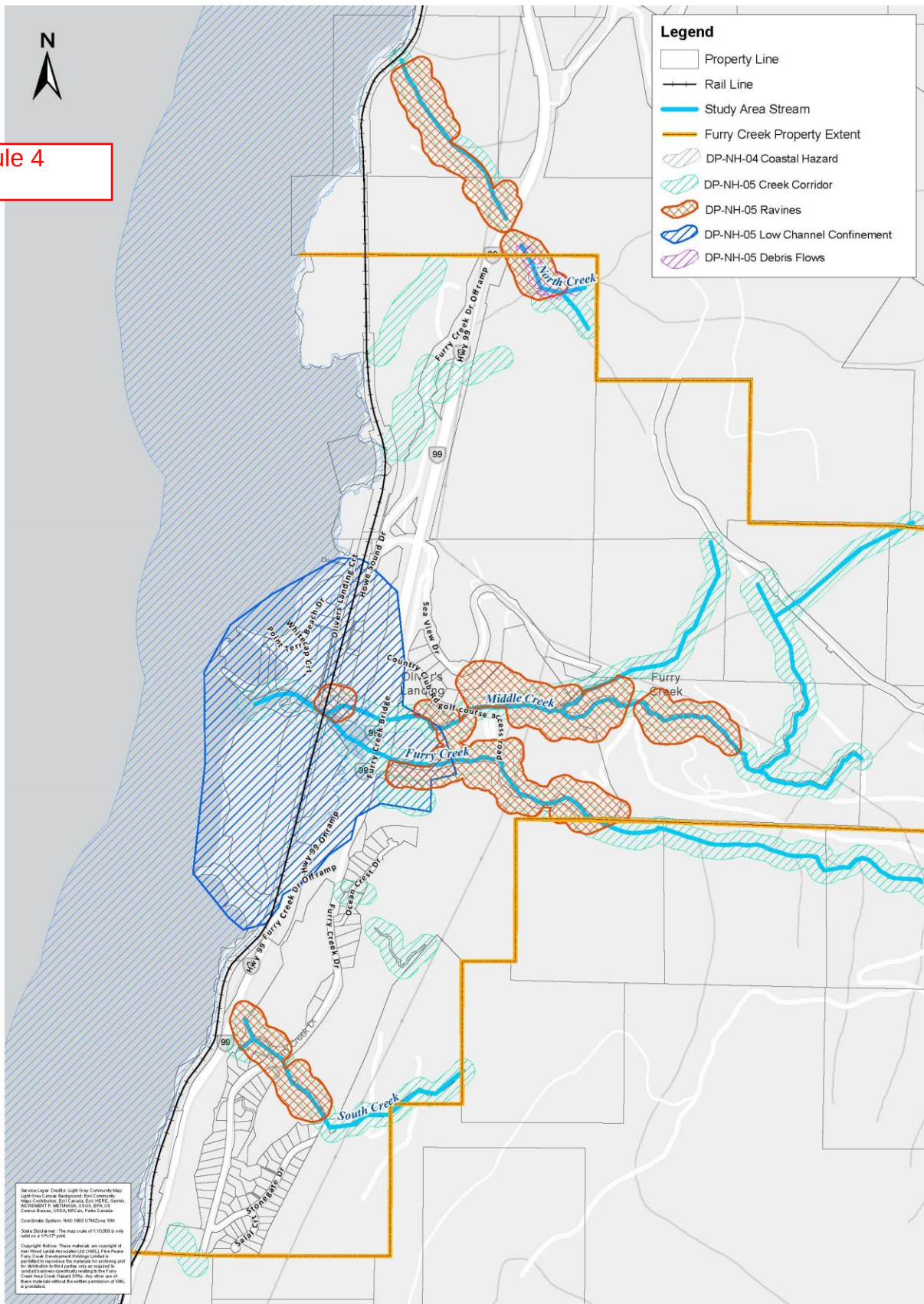
Map 16A – Natural Hazards Protection Development Permit Areas (1-3)

Furry Creek Neighbourhood

Schedule C Electoral Area D Official Community Plan Bylaw No. 1135-2013



Schedule 4



Map 16B – Natural Hazards Protection Development Permit Areas (4-5)

Furry Creek Neighbourhood

Schedule C Electoral Area D Official Community Plan Bylaw No. 1135-2013



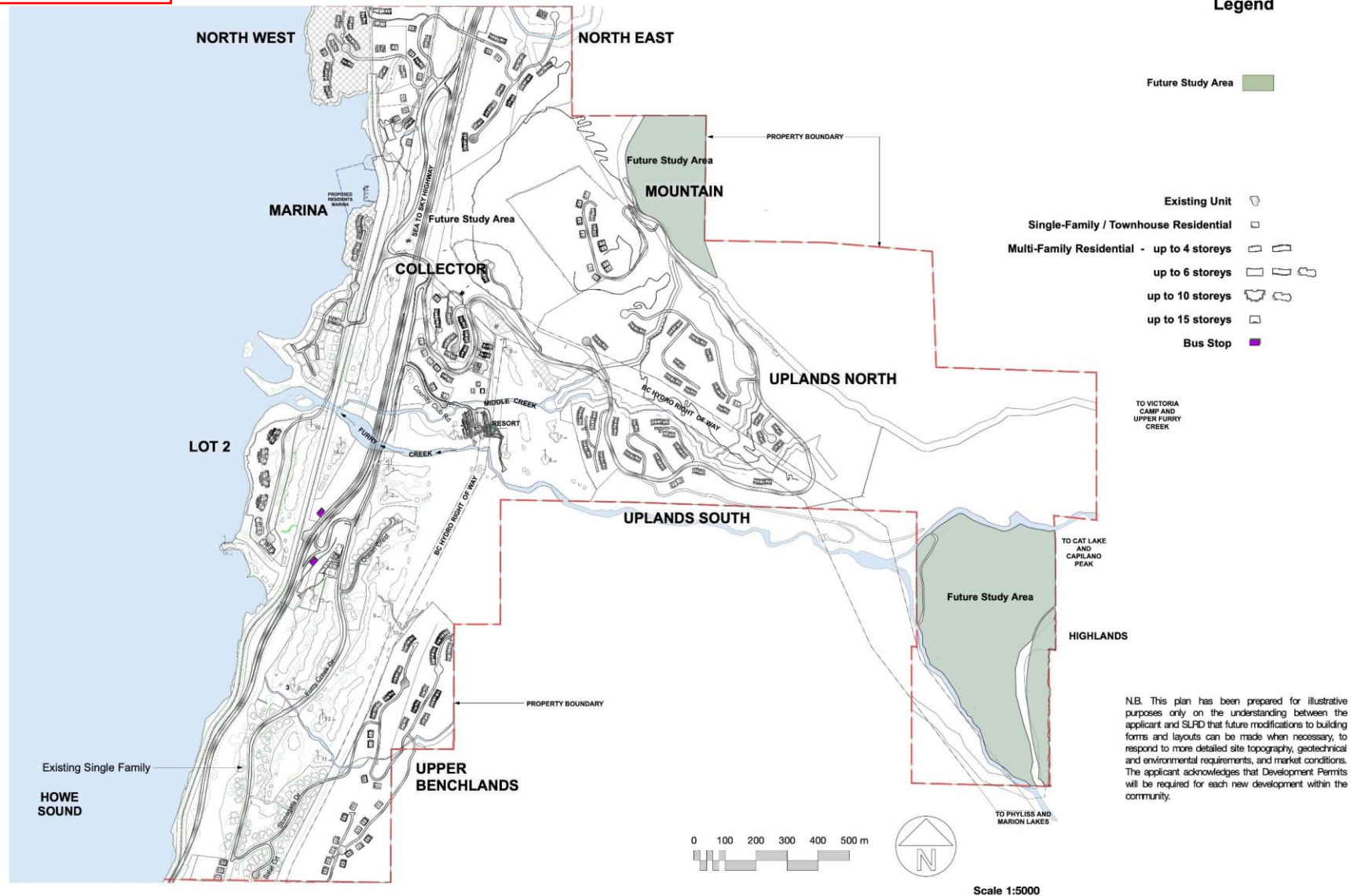


Map 17 – Illustrative Site Plan

Furry Creek Neighbourhood

Schedule C Electoral Area D Official Community Plan Bylaw No. 1135-2013

Schedule 6



Map 18 – Future Study Areas

Furry Creek Neighbourhood

Schedule C Electoral Area D Official Community Plan Bylaw No. 1135-2013