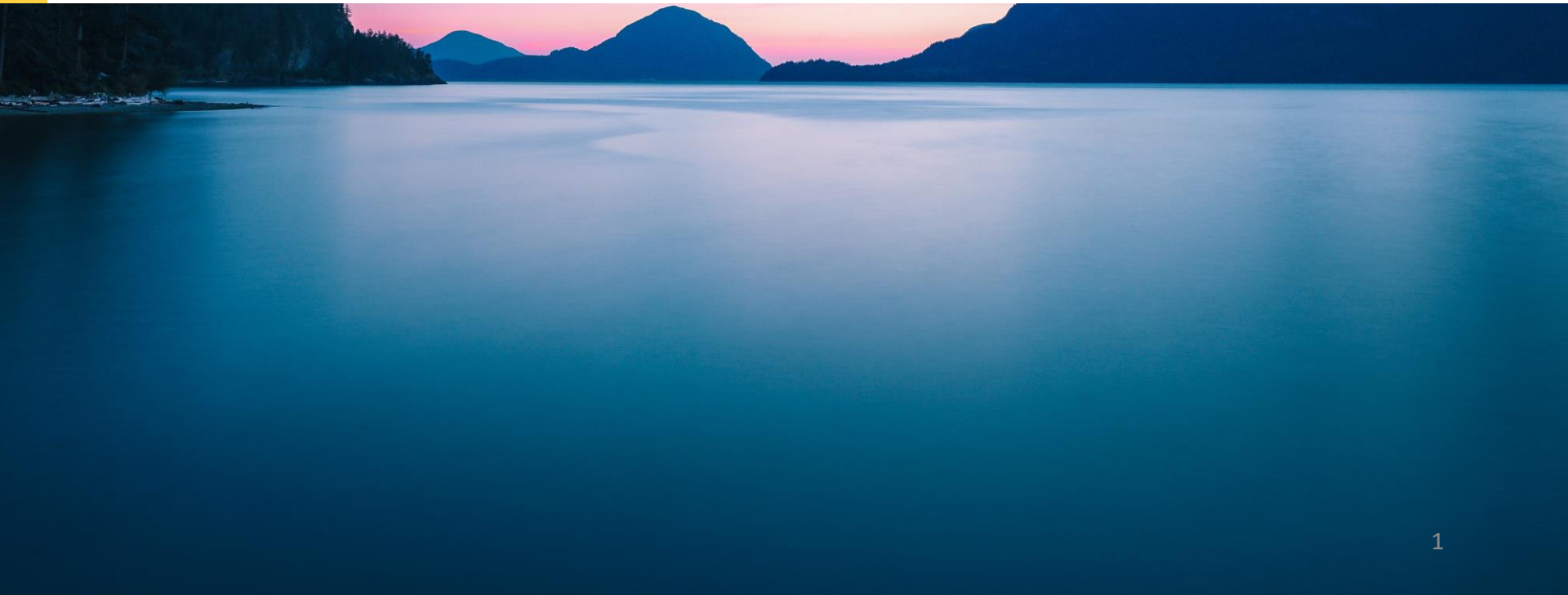
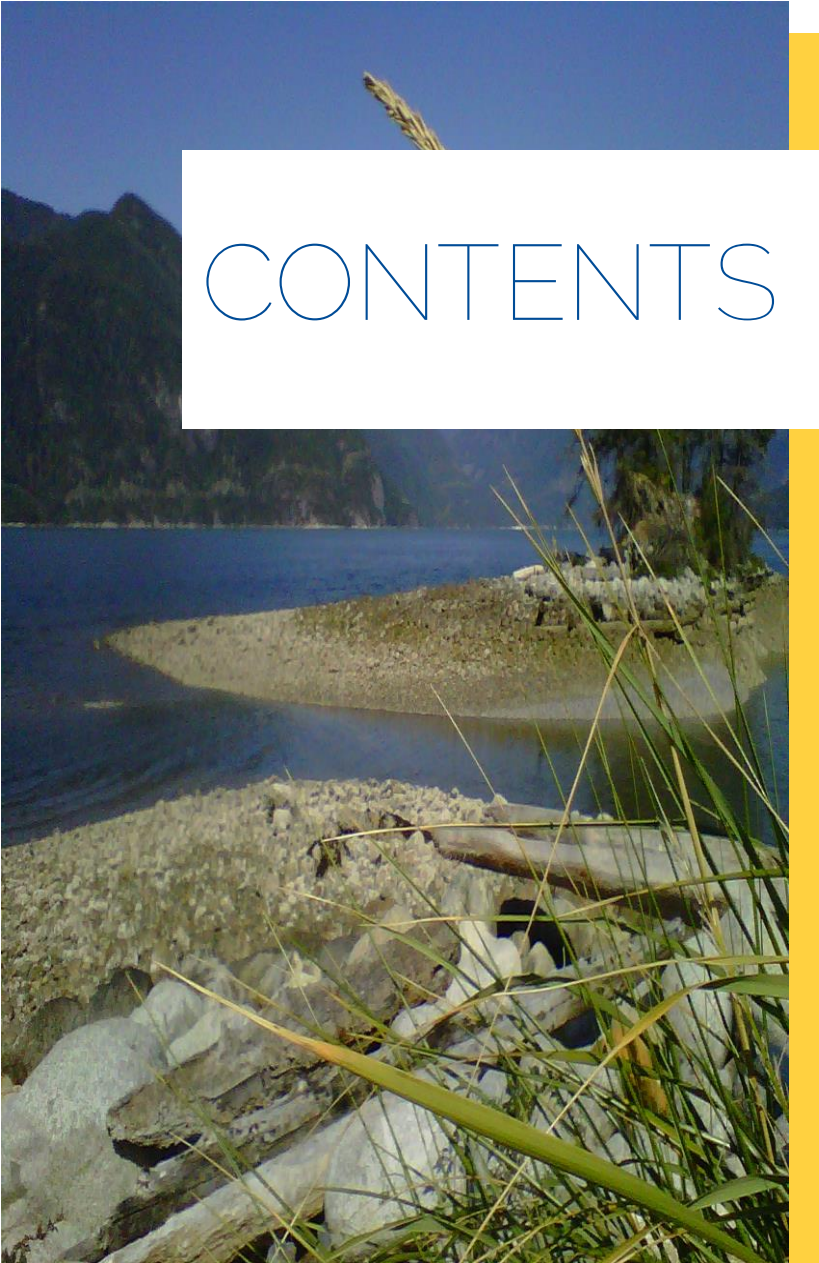


PUBLIC HEARING ELECTORAL AREA 'D'



1. Squamish-Lillooet Regional District Electoral Area D Official Community Plan Bylaw No. 1135-2013, Amendment Bylaw No. 1726-2021; and
2. Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016, Amendment Bylaw No. 1727-2021





CONTENTS

PART 1: What is currently approved

PART 2: What is proposed under the
Amendment Bylaws

PART 3: What we have heard

PART 4: What comes next



The background of the slide is a scenic photograph of a golf course. In the foreground, there's a lush green fairway with a few golfers and a golf cart. A winding path leads through the course. In the middle ground, a body of water (likely a lake or bay) is visible, with a rocky shoreline. The background is dominated by large, forested mountains under a clear sky.

1.

PART 1

What is currently
approved



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
- includes **zoned and unzoned lands**, which have existing MOTI development approvals (PLAs) and two Section 219 land development agreements (Waterfront and Uplands Covenants)
- designated **Planned Community** under OCP and Master Planned Community under the Regional Growth Strategy
- 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



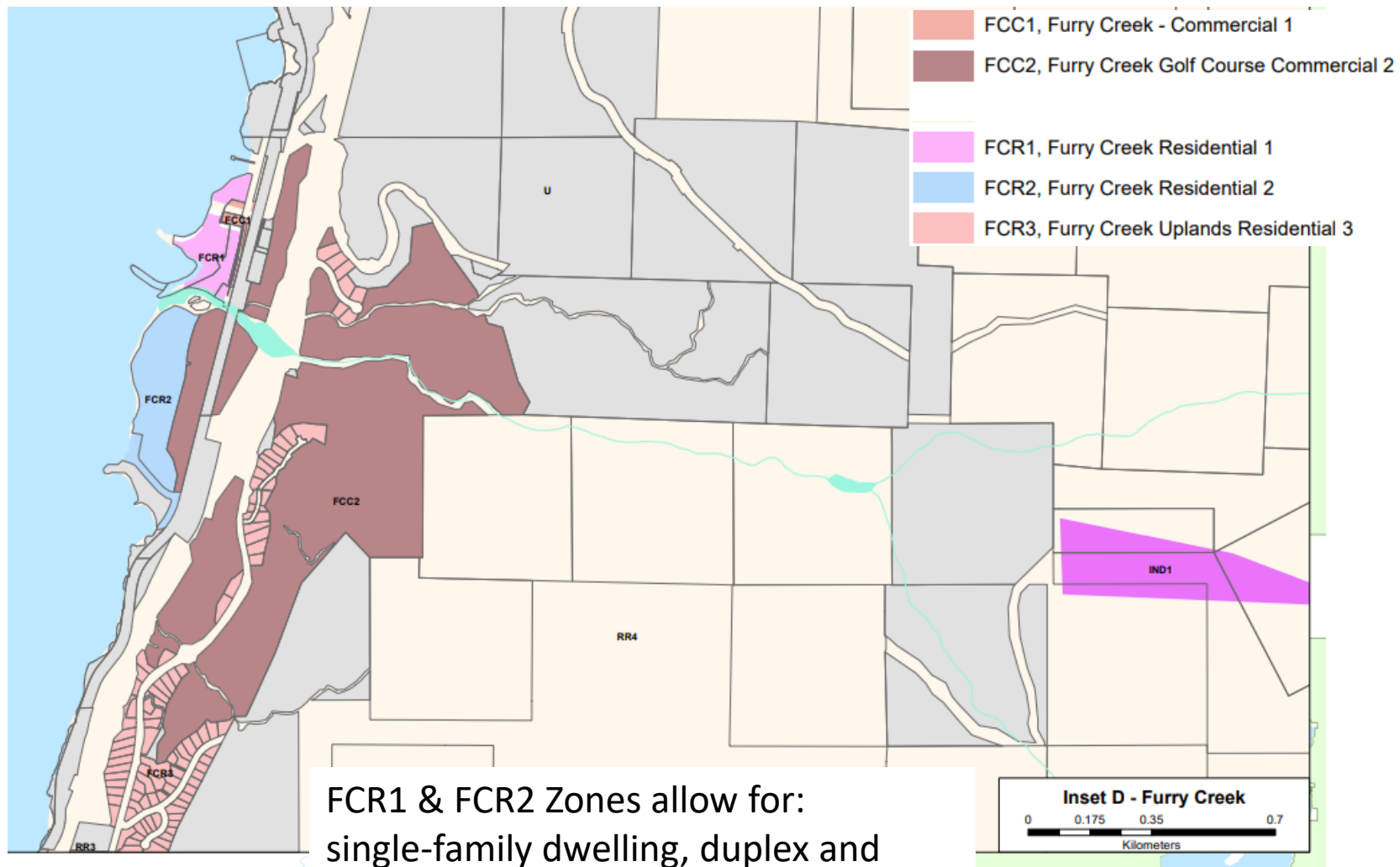
Current Approved Development & Obligations

Development Rights	Community Amenities
• 920 single-family and multi-family residential units • 300 resort hotel units • 1400m² commercial space • golf course and marina of not less than 80 berths (150 residential units have been built to date)	• Fire Hall, including building and equipment • Community centre (372m²) and Administration office (93m²) • Public works yard • 5% park dedication required as part of subdivision process

- Waterfront Covenant provides for 250 residential units; Uplands Covenant provides for 670 residential units
- No limit on the number of single-family units or maximum house sizes
- No affordable employee housing
- No childcare, school and limited community facilities
- No transit, active transportation, recreation trails or trailhead facilities
- No Step Code or sustainability requirements



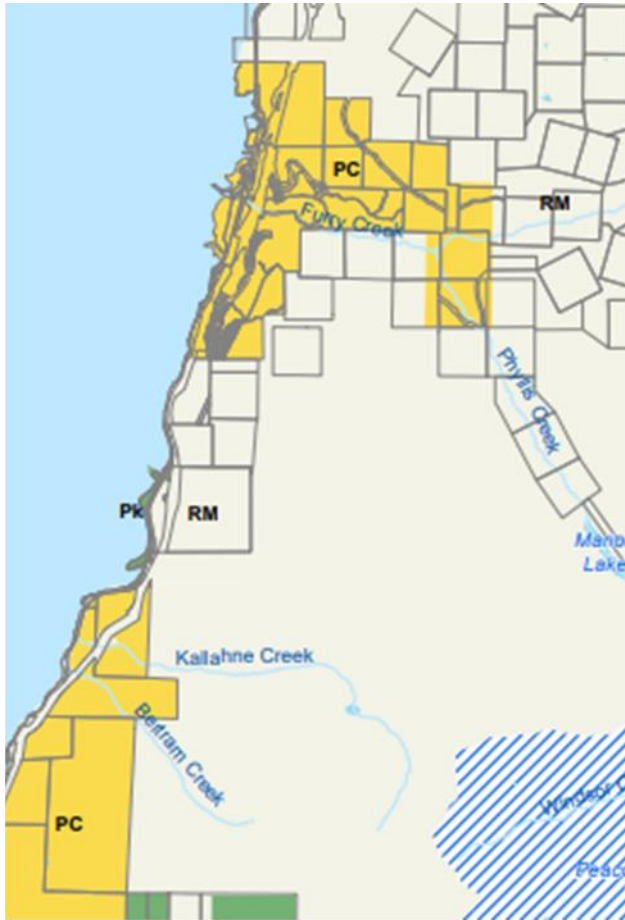
Current Zoning



FCR1 & FCR2 Zones allow for:
single-family dwelling, duplex and
townhouse



Official Community Plan



4. Sustainability in Land Use

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.

5.16 Planned Community Designation

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

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



Howe Sound East Sub Area Plan

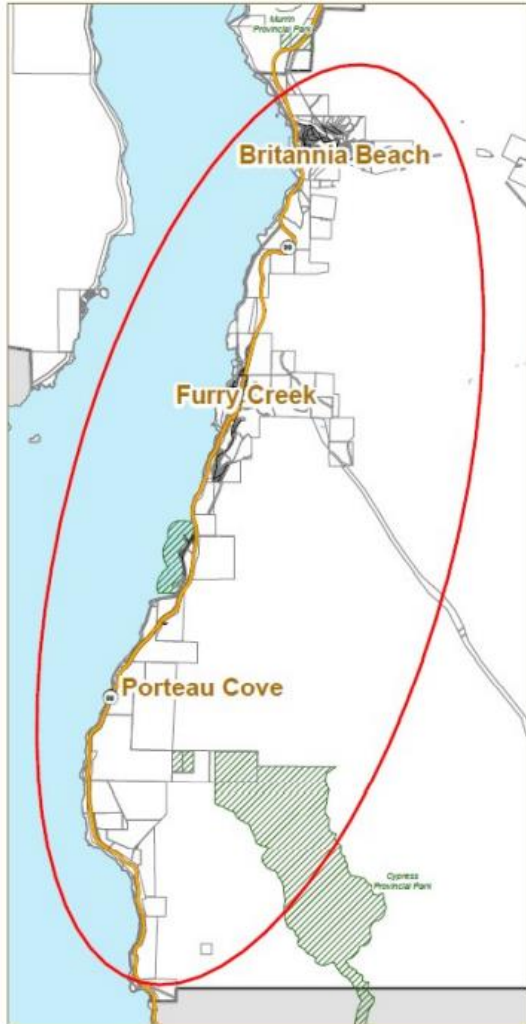


Figure 1: Map of Howe Sound East Sub-area Plan area.

"This sub-area plan applies to the communities of Howe Sound East, and includes Britannia Beach, Furry Creek and the conceptual community of Porteau Cove

....

- A development agreement with the Squamish-Lillooet Regional District (SLRD) is in place and Furry Creek has an approved Preliminary Layout Approval (PLA) with the Ministry of Transportation and Infrastructure for development of 920 residential units consisting of up to 250 units in the "waterfront" lands and up to 670 single family lots in the "uplands". Development is about 15% complete.*

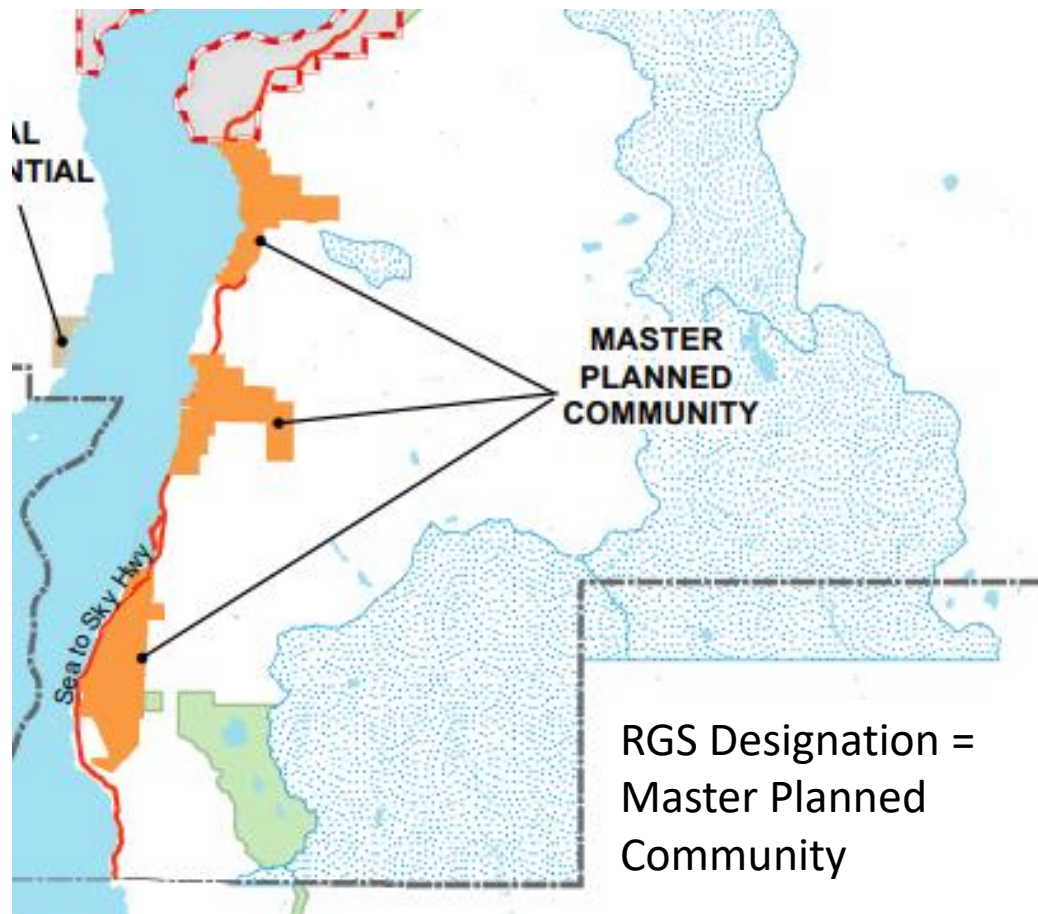
....

5.0 Furry Creek Neighbourhood

- a) Continue to recognize the Planned Community designation, and encourage adequate provision of community facilities and public open space as development proceeds."*



Regional Growth Strategy



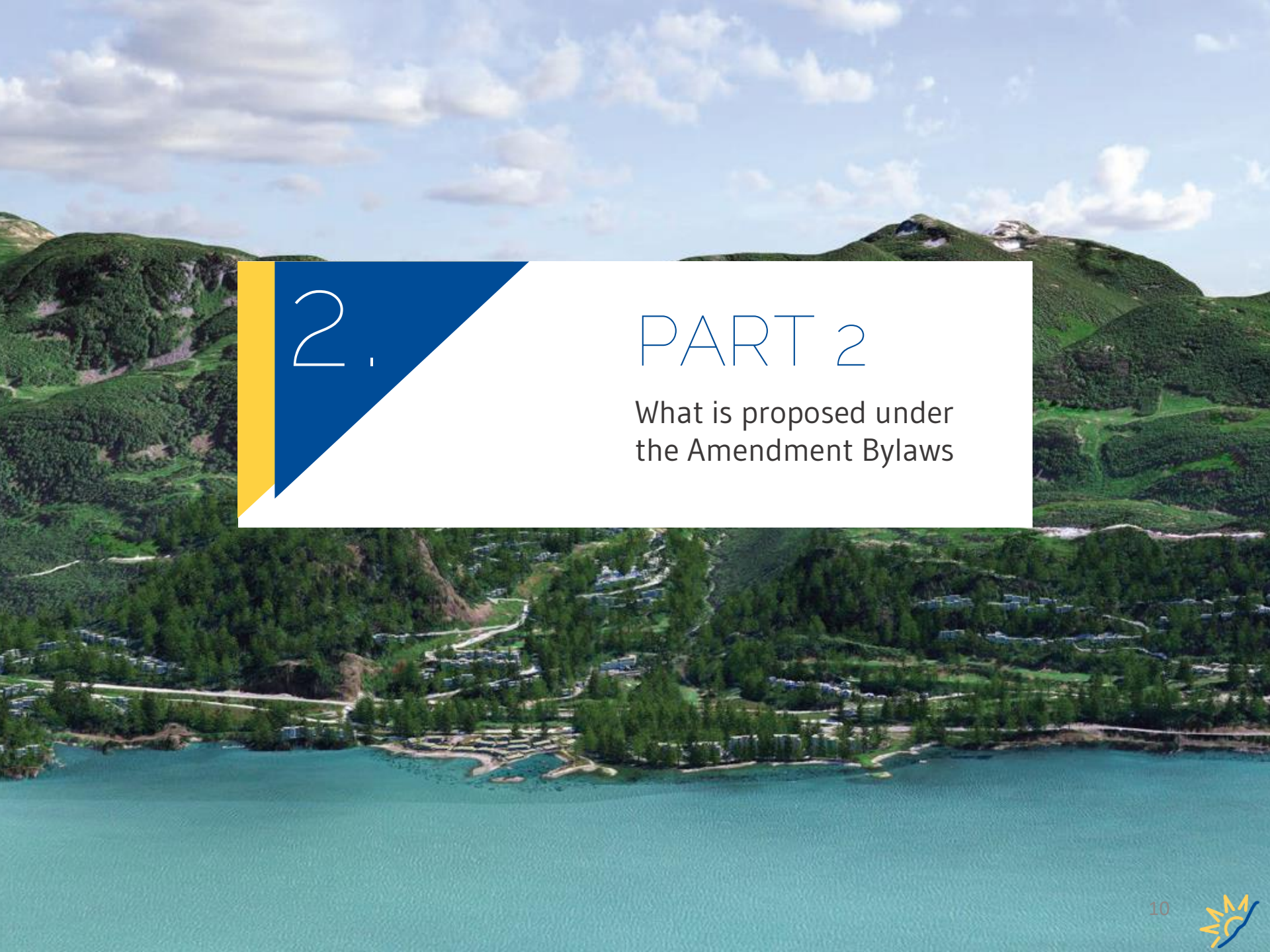
Under the RGS, Master Planned Communities are defined as:

larger scale developments that are non-urban, mixed use and are planned on a comprehensive basis

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

The Master Planned Communities refers to larger scale developments that are planned on a comprehensive basis within the defined boundaries of Britannia Beach, Furry Creek and Porteau Cove



An aerial photograph of a coastal town. The foreground is filled with clear, turquoise water. The middle ground shows a town with numerous buildings, mostly white with dark roofs, nestled among lush green trees and vegetation. The town is built on a slope that leads up to rolling green hills. In the background, more hills are visible under a bright blue sky with scattered white clouds. A semi-transparent white box with a blue and yellow diagonal design is overlaid on the left side of the image, containing the text for this slide.

2.

PART 2

What is proposed under
the Amendment Bylaws



Furry Creek Development Application

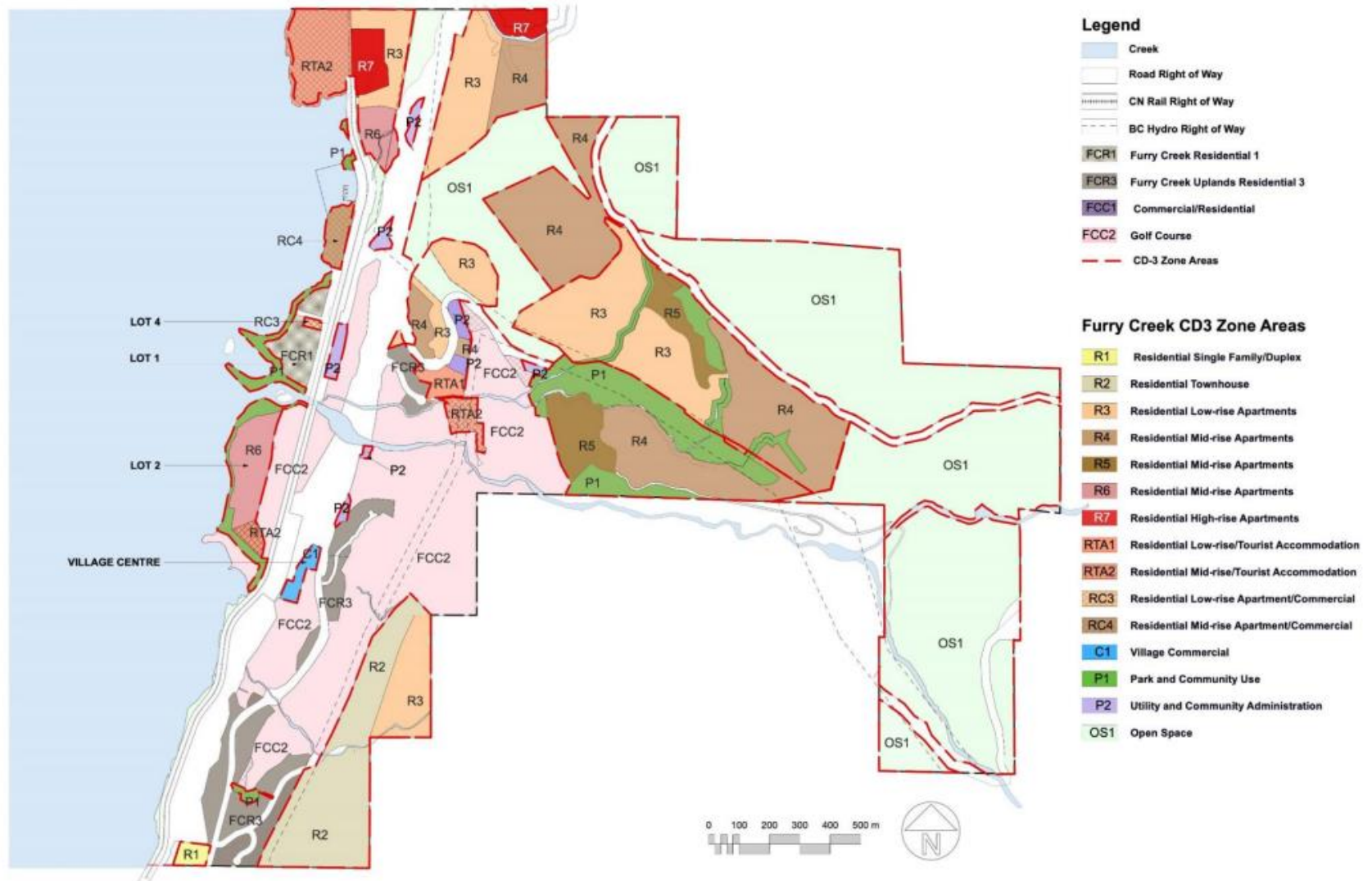
- **Zoning Amendment Bylaw:** Zoning Amendment Bylaw 1727-2021 proposes to introduce Comprehensive Zoning to the subject parcels, which provides for development according to “areas”
- **OCP Amendment Bylaw:** OCP Amendment Bylaw 1726-2021 seeks to replace the existing Furry Creek Neighbourhood section -- updated content and mapping

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

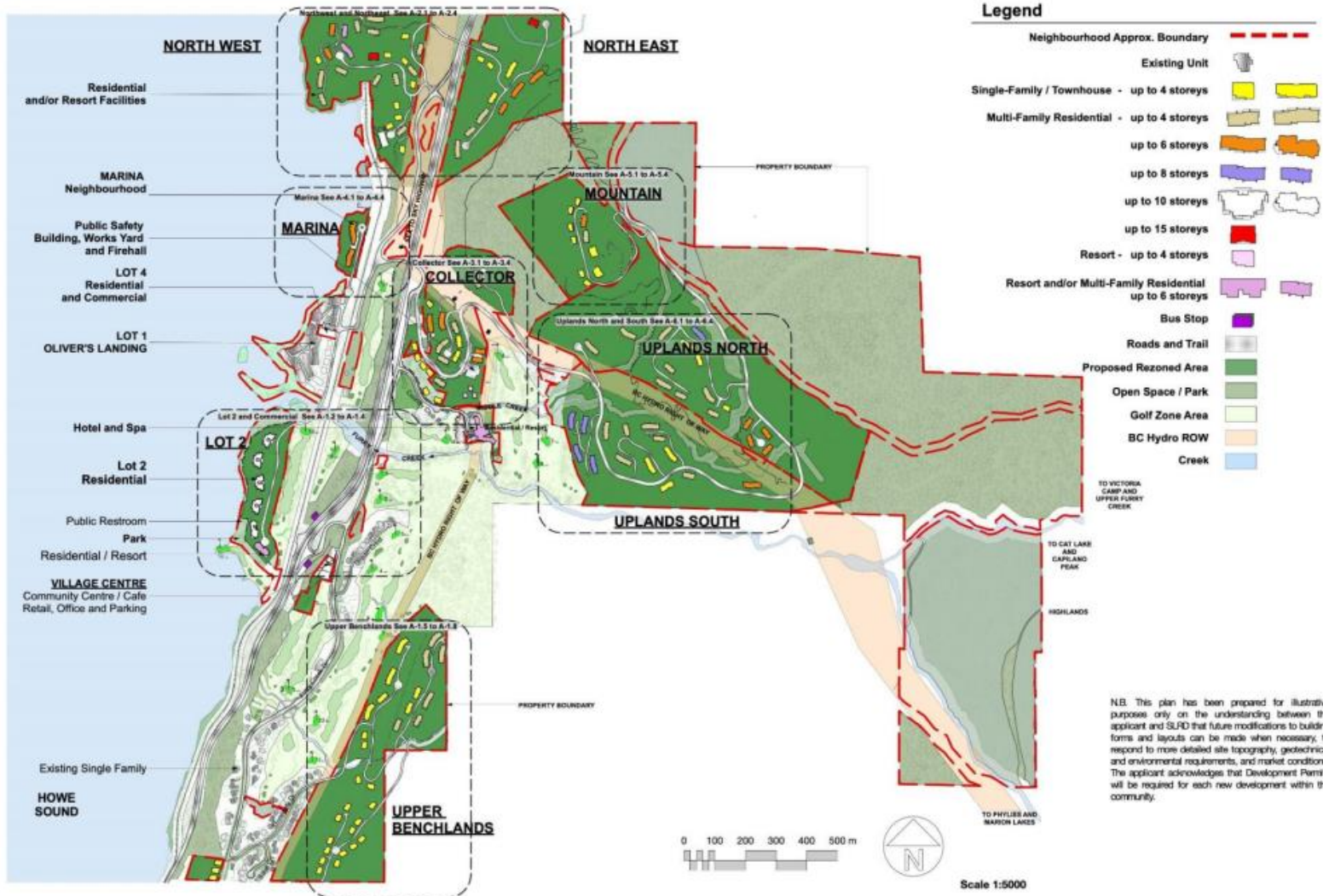
- updated Furry Creek Neighbourhood vision, objectives and policies
- Riparian Protection, Environmental Protection and Natural Hazards Protection Development Permit Areas and Mapping



CD3 Zoning Areas



Illustrative Site Plan



Proposed Development & Amenity Conditions

Development	Amenity Conditions
• 750 market dwelling units • 120 non-market affordable dwelling units (employee) • 120 resort hotel units • 2323m² of village/community commercial	• Fire Hall, Apparatus & Equipment • Howe Sound East Fire Protection Service Expansion Funding (\$400,500 upfront CAC and \$963,000 in Zoning Amenity Installments at full build out) • Affordable Housing • Transit Stops & Shelters • Transportation Hub • Community Centre (475m²) and Administrative Office • Child Care Facilities • School Site (ready to build & serviced) • Waterfront South Park • Parks, Trails & Open Space (19.1 ha) • Active Transportation Infrastructure • Neighbourhood Shared Electric Vehicles and E-bikes • Private Shuttle Service (until BC Transit Service is in place; connecting into existing BC transit routes at Lions Bay and Squamish) • Community Gardens • Public Works Yard



PLA & Existing Covenants	Currently Built (FCR1, FCR3, FCC1, FCC2)	Proposed (CD3 Zone)
920 dwelling units 300 resort hotel units *unlimited SFDs	Waterfront: 56 condo dwelling units Uplands: 90 single-family and 4 duplex dwelling units Total dwelling units built to date = 150	750 market dwelling units 120 non-market affordable dwelling units 120 resort hotel units Total dwelling units proposed = 870

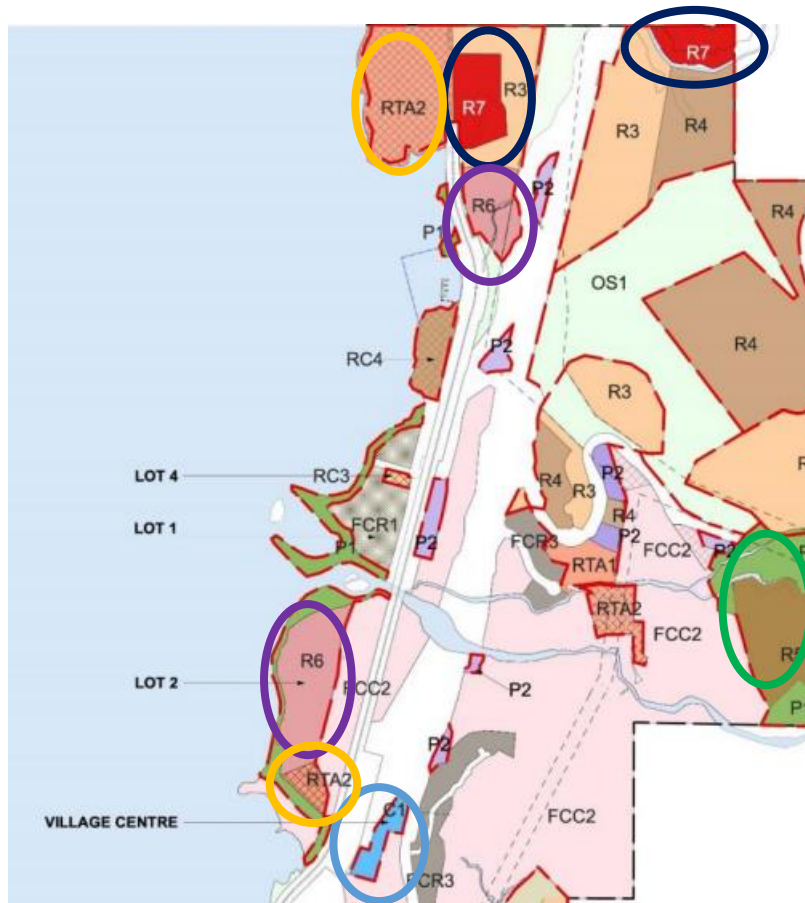
Total build out (currently built and proposed):

- 900 market dwelling units
- 120 non-market affordable dwelling units
- 120 resort hotel units

so less resort hotel units with the addition of non-market affordable dwelling units



Building Heights



RTA2 – permits up to 6 storeys

RC4 – permits up to 6 storeys

R6 – permits up to 10 storeys

R5 – permits up to 8 storeys

R7 – permits up to 15 storeys

C1 – permits up to 3 storeys

Note Section 219 Land Development Agreement covenant 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



Phasing

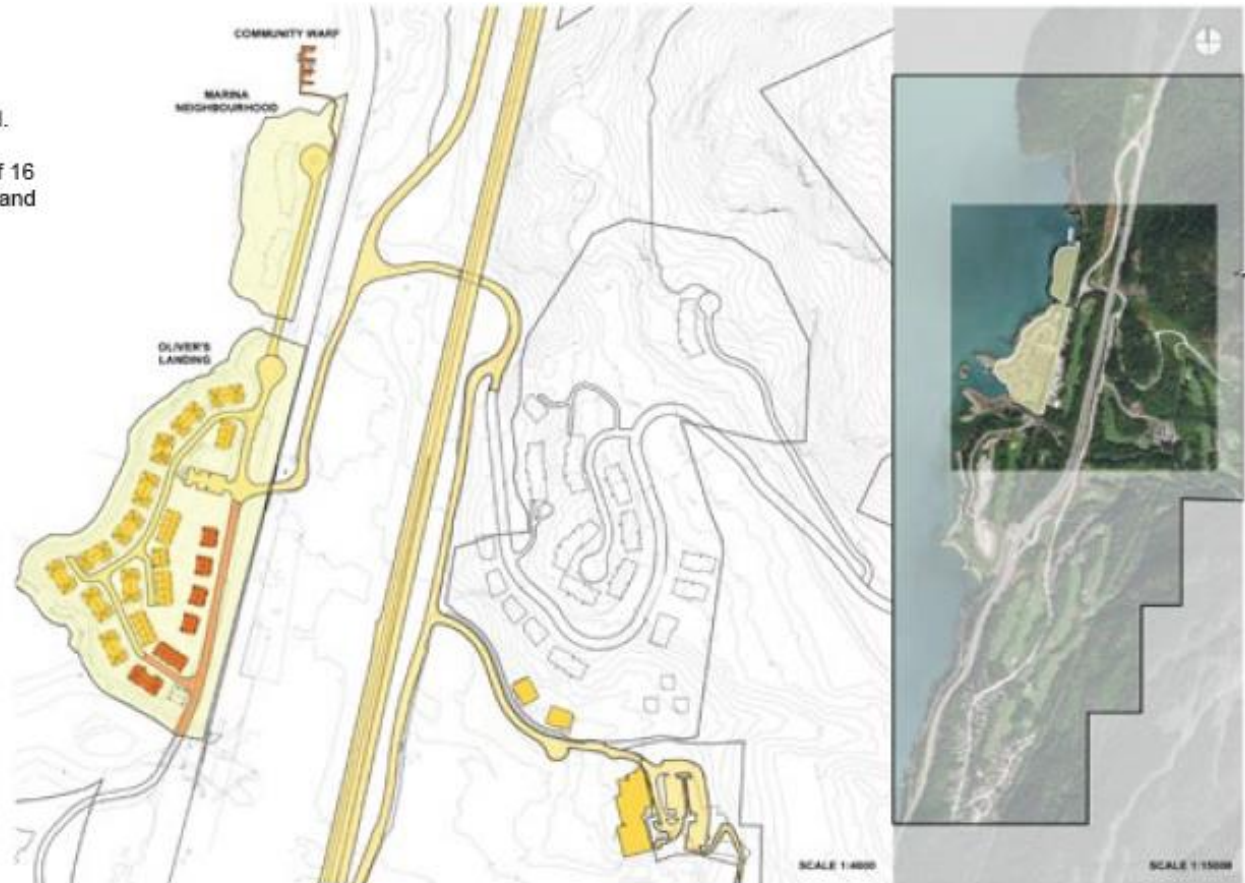
PHASE 1

Marina Neighbourhood - The community wharf with gravel road.

Oliver's Landing - Completion of 16 townhouses with waterfront road and connection to Marina road.

LEGEND

- DEVELOPMENT AREA IN-PROGRESS
- BUILDINGS & ROADS FROM PREVIOUS PHASES
- BUILDINGS & ROADS COMPLETED IN THIS PHASE



Phasing

Fire Hall

40 non-market rental affordable housing dwelling units

4 storey maximum

PHASE 2

Collector Neighbourhood - Firehall and affordable rental building complete with road and all servicing.



Phasing

Up to 120 resort hotel units (in total for all CD3 Zone)

6 storey maximum for waterfront apartments and resort hotel

PHASE 3

Resort Hotel - At golf clubhouse.

Marina Neighbourhood - Waterfront apartments.



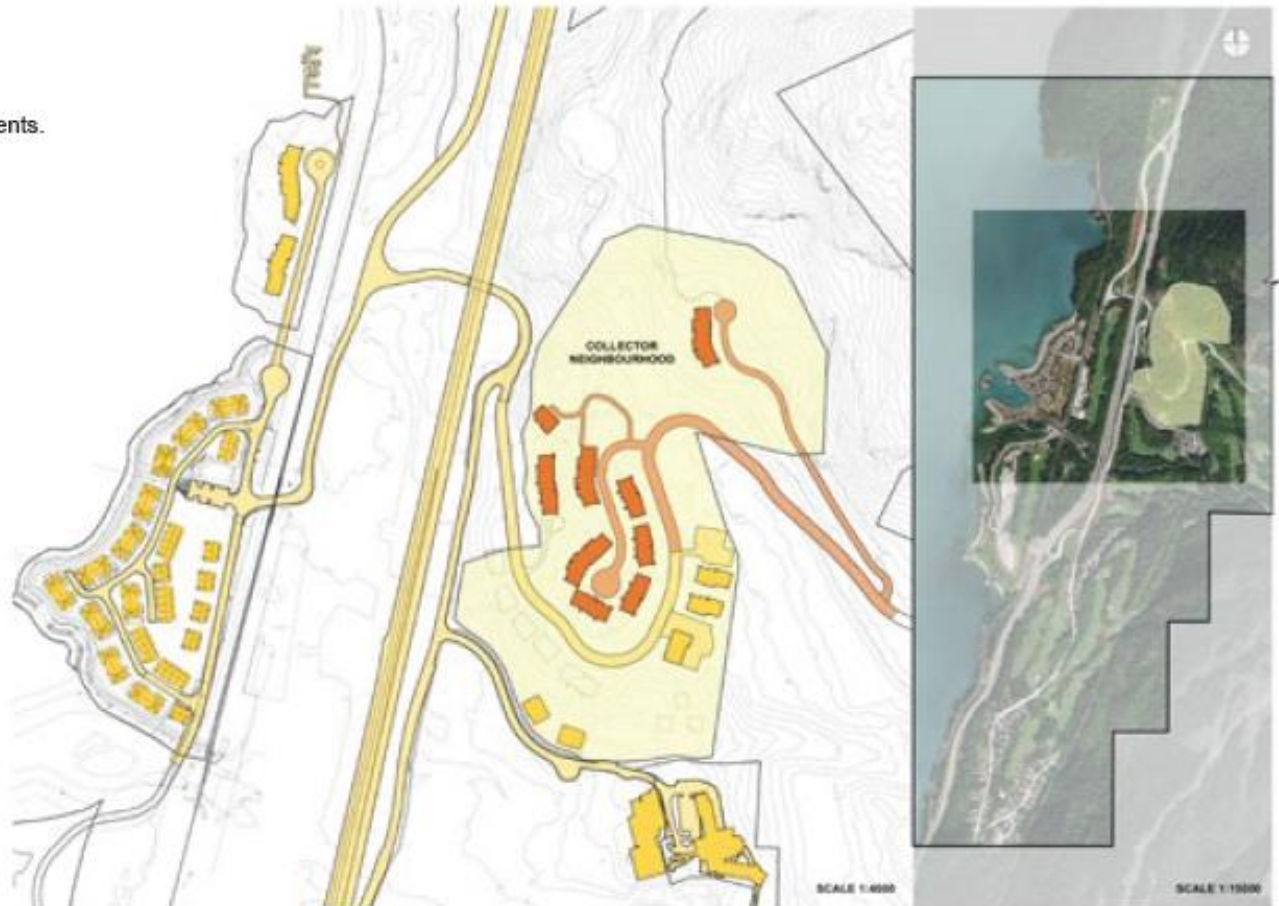
Phasing

6 storey maximum for apartments

Public works yard required prior to issuance of a Building Permit for the 101st market dwelling unit

PHASE 4

Collector Neighbourhood -
Construction of additional apartments.



Phasing

2323 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 5

Village Commercial - Includes Community Centre.



Phasing

10 storey maximum for apartments

Public dyke pathway and Waterfront park

Underpass upgrade to accommodate pedestrians

Transportation hub and Transit stops

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



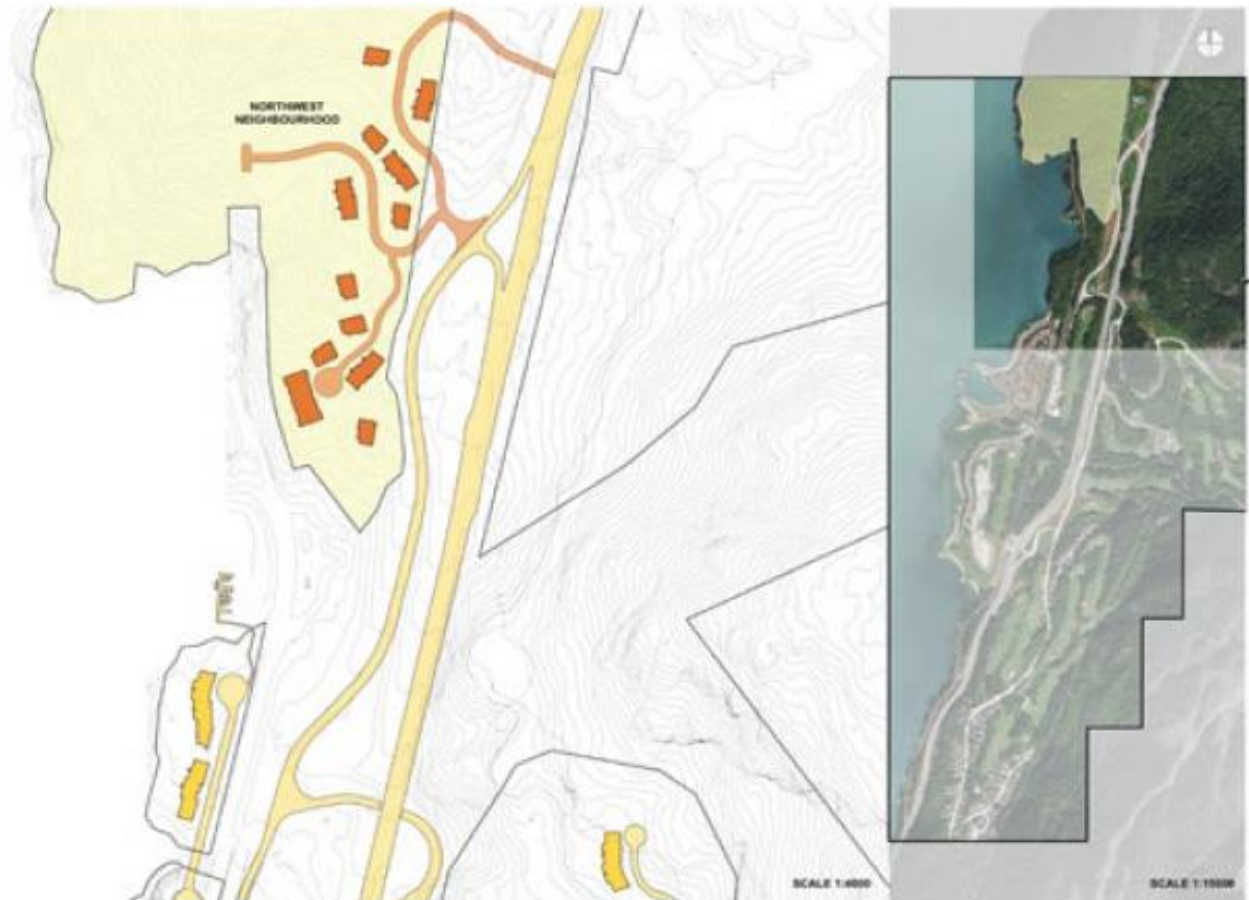
Phasing

10 storey maximum

Single family, duplex townhouse and multi-family provided for under CD3 Zone

PHASE 7

Northwest Neighbourhood -
Eastern portion.



Phasing

15 storey maximum (should fire services support)

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

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



Professional Reports & Studies

Geotechnical
Environmental
Servicing
Transportation
Fire
Fiscal



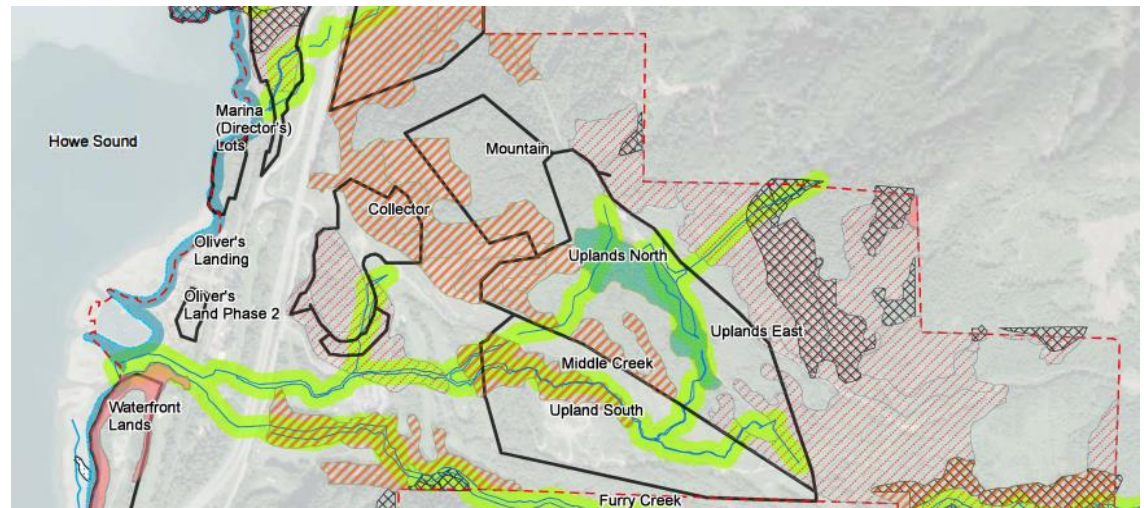
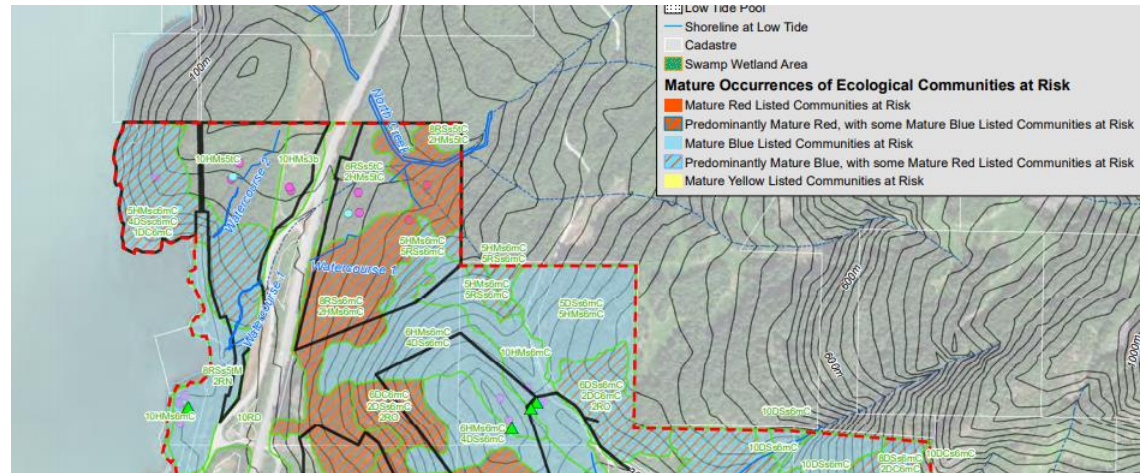
Environmental

Preliminary Bio-Inventory –
Cascade Environmental
Resource Group 2019

Review of Development Lots
– Cascade Environmental
Resource Group 2020

Environmental Protection
Development Permit Areas

- Riparian Protection Area
- Marine Shoreline Area
- Wildlife Habitat Areas
- Ecological Sustainability Area



Servicing

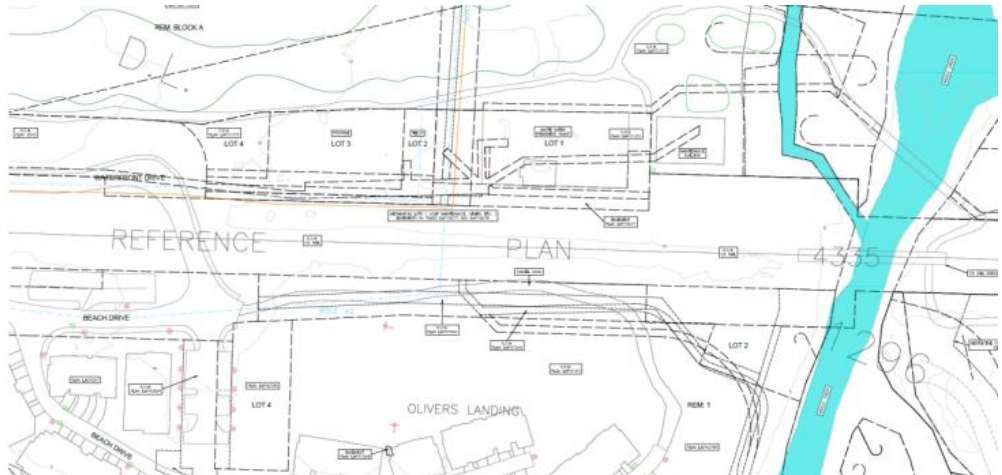
Master Drainage Plan –
Creus Engineering 2020

Waste Water Master Plan –
Creus Engineering 2021

Waterworks Master Plan –
Creus Engineering 2021

Reviewed by Brian Walker,
WSP Canada Group and
Vancouver Coastal Health

Source Water Protection
Plan required in advance of
bylaw adoption

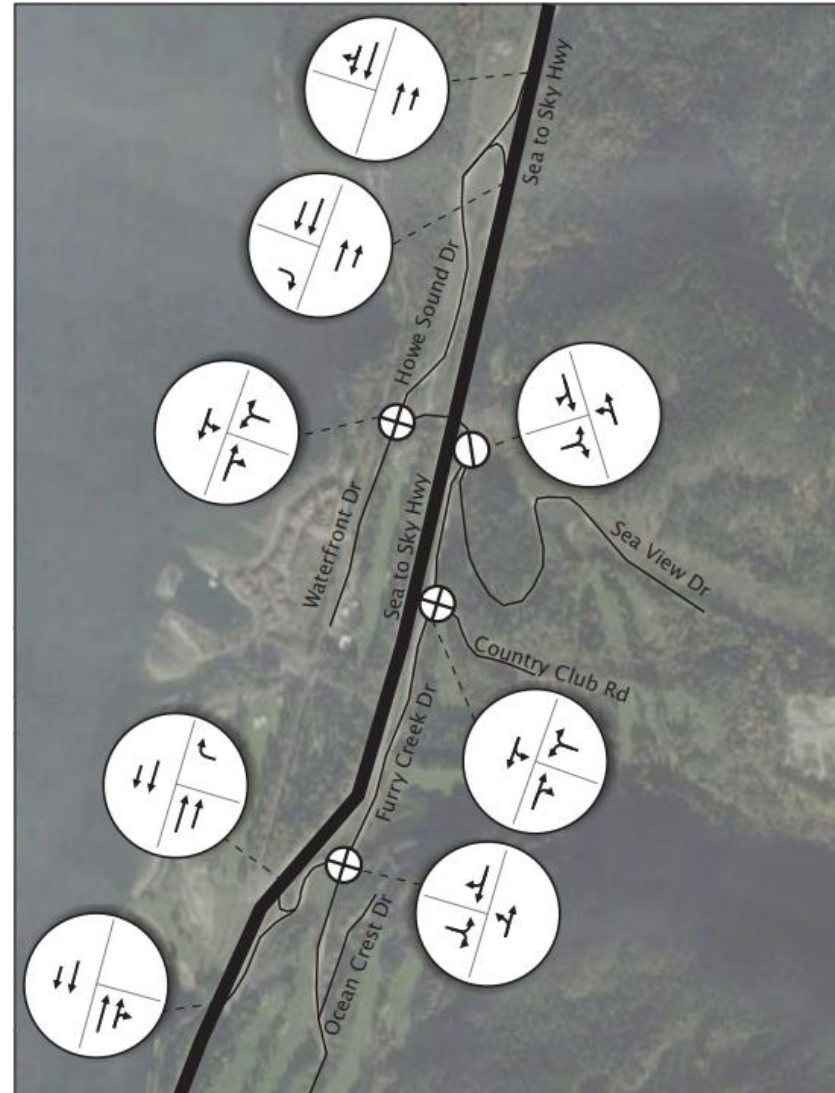


Transportation

Transportation Impact Assessment – Bunt & Associates 2019

MOTI:

“After reviewing the 2021 referral package from your office, the Ministry decided not to request a TIA because the proposed land use and density follows the original development plan with respect to the number of residential units, hotel size, and amount of commercial space. **The Highway 99 improvements were based on the full build out so we don’t anticipate any traffic issues with the development.**”



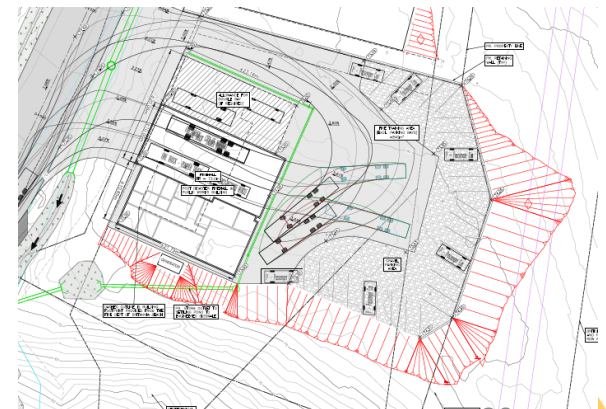
Fire Services



Fire Services Assessment: Impact of Proposed Developments –
David Mitchell & Associates September 2020

Britannia Beach Volunteer Fire Department Development-Driven
Incremental Costs – David Mitchell & Associates 2020-2021

Technical Review of Fire Hall Site/Specs – David Mitchell &
Associated 2020-2021



Fiscal Impacts

Furry Creek Fiscal Impacts Analysis – Vann Struth Consulting 2020

“Other than a short-term challenge caused by rapidly escalating fire service costs, the proposed Fine Peace development at Furry Creek can be completed without requiring any increase in current property tax rates.”

TABLE 6. PROJECTED NET FISCAL IMPACT WITH STRAIGHT-LINE CAPITAL CONTRIBUTIONS (\$ 000)

	TAX REVENUE (EXISTING RATES)	NON-TAX REVENUE	TOTAL REVENUE	OPERATING COSTS	TO CAPITAL RESERVES (FOR NEW ASSETS)	TO CAPITAL RESERVES (FOR EXISTING ASSETS)	TOTAL COSTS	NET FISCAL IMPACT	CUMULATIVE FISCAL IMPACT
2021	\$690	\$12	\$701	\$673	\$0	\$28	\$701	\$0	\$0
2022	\$740	\$12	\$751	\$805	\$67	\$28	\$900	(\$149)	(\$149)
2023	\$839	\$12	\$851	\$869	\$117	\$28	\$1,014	(\$163)	(\$312)
2024	\$965	\$12	\$977	\$905	\$125	\$28	\$1,059	(\$82)	(\$395)
2025	\$1,254	\$12	\$1,265	\$974	\$186	\$28	\$1,188	\$77	(\$318)
2026	\$1,427	\$12	\$1,439	\$1,033	\$206	\$28	\$1,267	\$172	(\$145)
2027	\$1,726	\$12	\$1,737	\$1,143	\$276	\$28	\$1,448	\$290	\$144
2028	\$1,900	\$12	\$1,911	\$1,185	\$280	\$28	\$1,494	\$418	\$562
2029	\$2,002	\$12	\$2,014	\$1,296	\$330	\$28	\$1,655	\$359	\$921
2030	\$2,104	\$12	\$2,116	\$1,389	\$437	\$28	\$1,854	\$262	\$1,183
2031	\$2,256	\$12	\$2,268	\$1,420	\$440	\$28	\$1,889	\$379	\$1,562
2032	\$2,342	\$12	\$2,353	\$1,493	\$464	\$28	\$1,986	\$367	\$1,929
2033	\$2,507	\$12	\$2,519	\$1,554	\$483	\$28	\$2,066	\$452	\$2,382
2034	\$2,507	\$12	\$2,519	\$1,554	\$483	\$28	\$2,066	\$452	\$2,834
2035	\$2,507	\$12	\$2,519	\$1,554	\$483	\$28	\$2,066	\$452	\$3,286

“The net fiscal impact of the project is negative for the [first] three years, driven by the immediate escalation of fire service costs.”

“Sufficient tax revenue will be generated at current rates to ensure that all existing services are expanded to cover new infrastructure and to service new households and commercial properties.”



Referral Agencies

Ministry of Transportation & Infrastructure

Ministry of Forests/Ministry of Land, Water and Resource Stewardship

School District 48

Vancouver Coastal Health

BC Transit

District of Squamish

Squamish Nation



- Covenants to be registered on title
- "run with the land"

Land Development Agreement

As per the Board direction at first reading, the Land Development Agreement (Section 219 Covenant) has been drafted

- sustainability requirements
- servicing and infrastructure
- fire protection
- affordable housing
- transportation and transit
- village commercial
- community centre and child care facility
- school site
- parks and trails phasing
- public works yard



Eligible Employee* –

means and is prioritized as follows:

- i) a Furry Creek Firefighter or a Furry Creek Early Childhood Educator;
- ii) a Furry Creek Employee;
- iii) an SLRD Employee;
- iv) a Municipal Employee

*includes Retiree if was an Eligible Employee for at least 10 of the 12 years)

Housing Agreement

Term – no term is included in the housing agreement, as the affordable housing is to be provided in perpetuity as per policies in RGS and Area D OCP

Rent Rates – the rent charged under a Tenancy Agreement that the Owner enters into must not exceed 30 per cent of the Housing Income Limits (based on Gross Household Income) as applicable to that Affordable Rental Unit at the time the Tenancy Agreement is entered into

Housing Income Limits – means the maximum Gross Household Income for eligibility in affordable housing programs in the Planning Area Lower Mainland (Squamish), as determined from time to time by the British Columbia Housing Management Commission

Affordable Sale Price – means eighty (80%) percent of the Fair Market Value of the Affordable Ownership Unit, as determined from time to time in accordance with this Agreement



Housing Agreement

Diversity in Unit Type (applicable to both Affordable Rental & Affordable Ownership)

- (a) a maximum of six (6) studio size Dwelling Units
- (b) between 15 fifteen and eighteen (15 - 18) Dwelling Units with 1 bedroom
- (c) between twenty-four and twenty-seven (24 - 27) Dwelling Units with 2 bedrooms
- (d) between twelve and fifteen (12 - 15) Dwelling Units with 3 Bedrooms

Integration – The Affordable Dwelling Units constructed by the Owner on the Lands must be located within at least three of the Neighbourhood Areas, such that the Affordable Dwelling Units are integrated into the Furry Creek Development and are not concentrated in a single area



The background of the slide is a scenic landscape. On the left, a steep mountain slope is covered in dense evergreen trees. In the center, a calm body of water, possibly a lake or a wide river, stretches across the frame. Several small boats are visible on the water: a small white boat on the far left, a blue inflatable boat in the middle-left, a red and white motorboat in the center, and a small red boat on the right. The water is a light teal color. In the distance, more mountains are visible under a cloudy sky. The foreground on the left shows some white flowers and green foliage. On the right, a rocky shoreline with some driftwood is visible.

3.

PART 3

What we have heard



Community Meetings



Community consultation initiated by Fine Peace:

- annual year end presentations
- a two-day design workshop
- annual reports to the Furry Creek Community Association and Oliver's Landing Strata AGMs
- meetings with key individuals and community leaders to discuss special areas e.g. trails/ open space, marina facilities



SLRD Board Meetings

- May 22, 2019 SLRD Board
– Permission to Proceed
- December 19, 2019 COW
– Direction Request
- September 17, 2020 COW
– Direction Request
- July 21, 2021 SLRD Board
– First Reading

Important direction received from the Board – reflected in developer's revised proposal and Zoning/OCP Amendment Bylaws

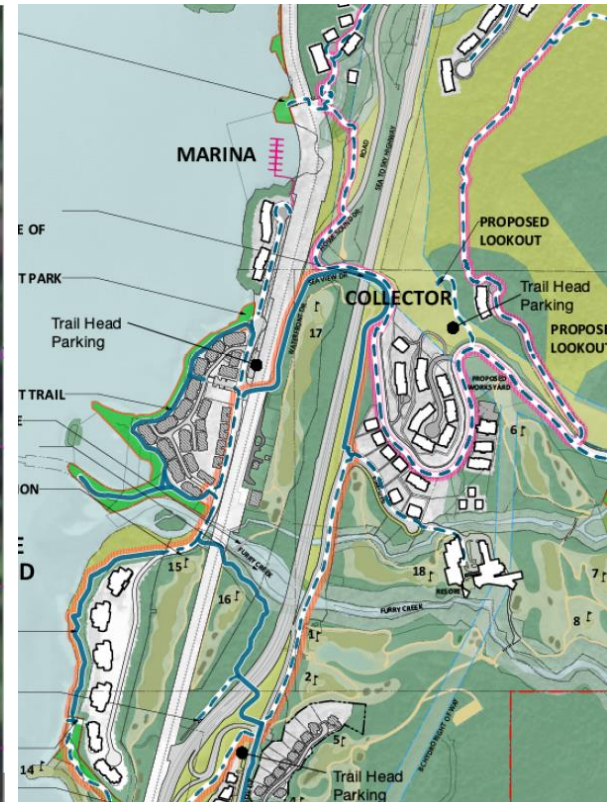
- Servicing
- Building heights
- Relocation and expansion of village commercial
- Fire Hall and Howe Sound East Fire Protection Service Expansion
- Affordable Housing
- Child Care & Access Rate Targets
- Step Code and Sustainability
- Transportation Hub, Active Transportation Infrastructure, and Pedestrian Connectivity



SLRD Board & Referral Agency Input at First Reading

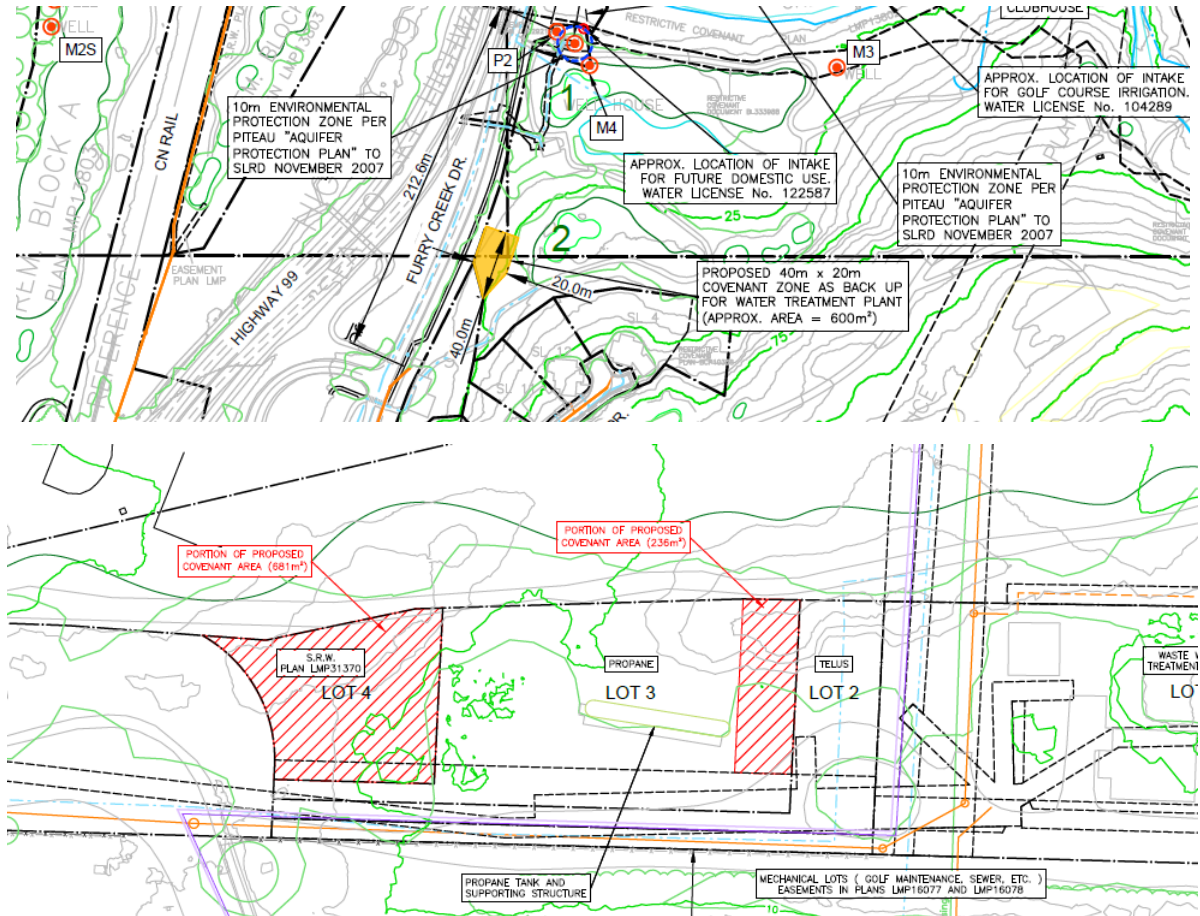


- Reconfiguration of Park & Ride
- Identification of trailhead parking



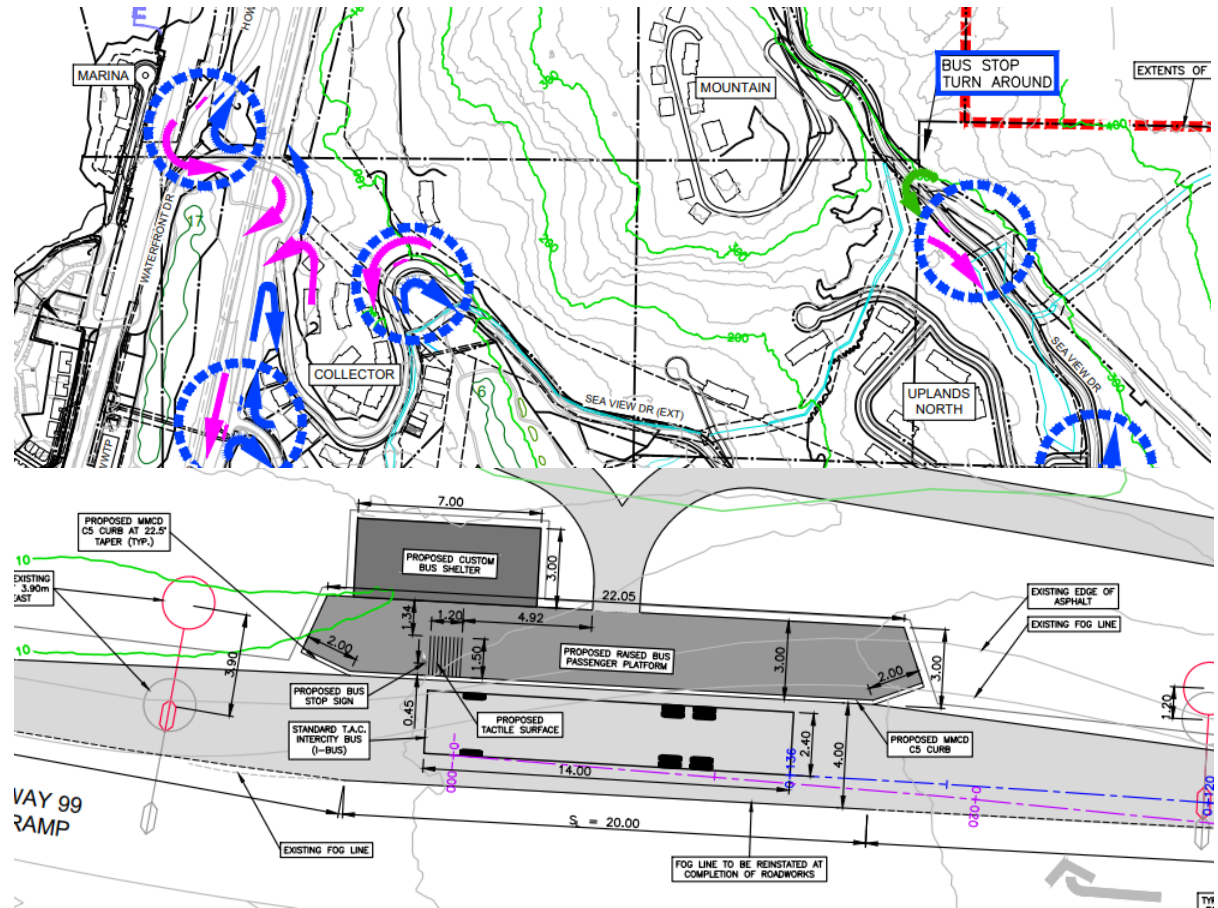
VANCOUVER COASTAL HEALTH

- Source Water Protection Plans required in advance of 4th reading
- WWTP and WTP expansion lands secured via Land Development Agreement
- Healthy built environment design comments included in development permit guidelines



BC TRANSIT

- BC Transit design recommendations for pullout, bus stops and pedestrian pathways have been incorporated into the Land Development Agreement



SQUAMISH NATION

- Cultural,
Environmental
& Archeological
Working Groups in
place

Referral Response

Concerns were expressed around:

- Squamish Nation Siiyamin Candidate Site
- Registered Archeological Site
- Unprotected Mature Old Growth
- Protection of Salmon Habitat

Recommendations & Actions

- overall Squamish Nation does not have concerns on moving the Furry Creek Neighbourhood OCP and Zoning Amendment through the bylaw process
- confirmed that the remaining concerns/recommendations can be addressed concurrently to the SLRD OCP/Zoning amendment process – to be addressed at working group level



DISTRICT OF SQUAMISH

- 30% access rate target for child care and expanded area requirement guidelines
- Increased commercial space
- Increased Step Code requirements



Furry Creek
Commercial - Daycare Option - Feb 22 2022

02 - Main Level

- Child Care Facility (37 spaces provided with village commercial, dedicated/covenanted space and 50% below market rent
- 74 spaces (30% access rate) provided by 500th market dwelling unit

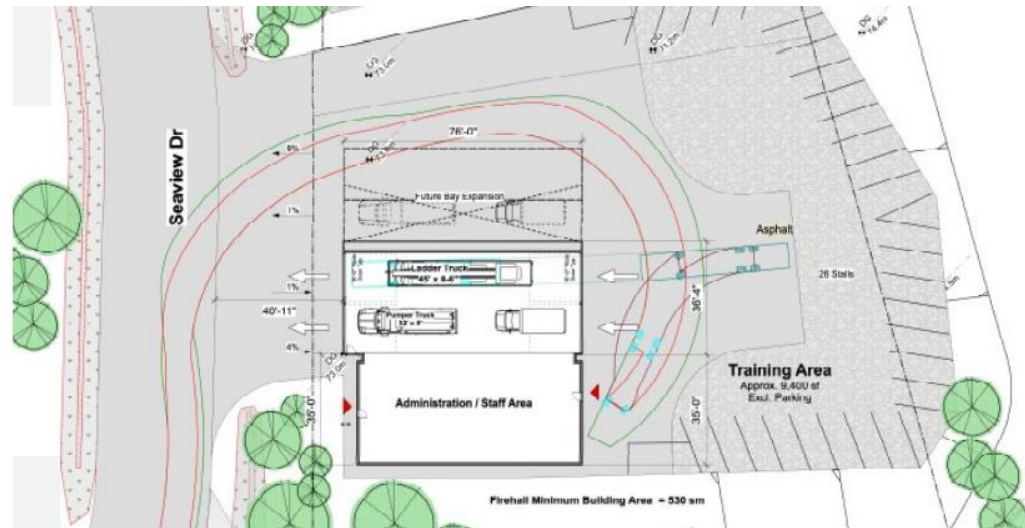
VILLAGE COMMERCIAL

- Increased to 2323m²
(25,000sqft) from
1400m²



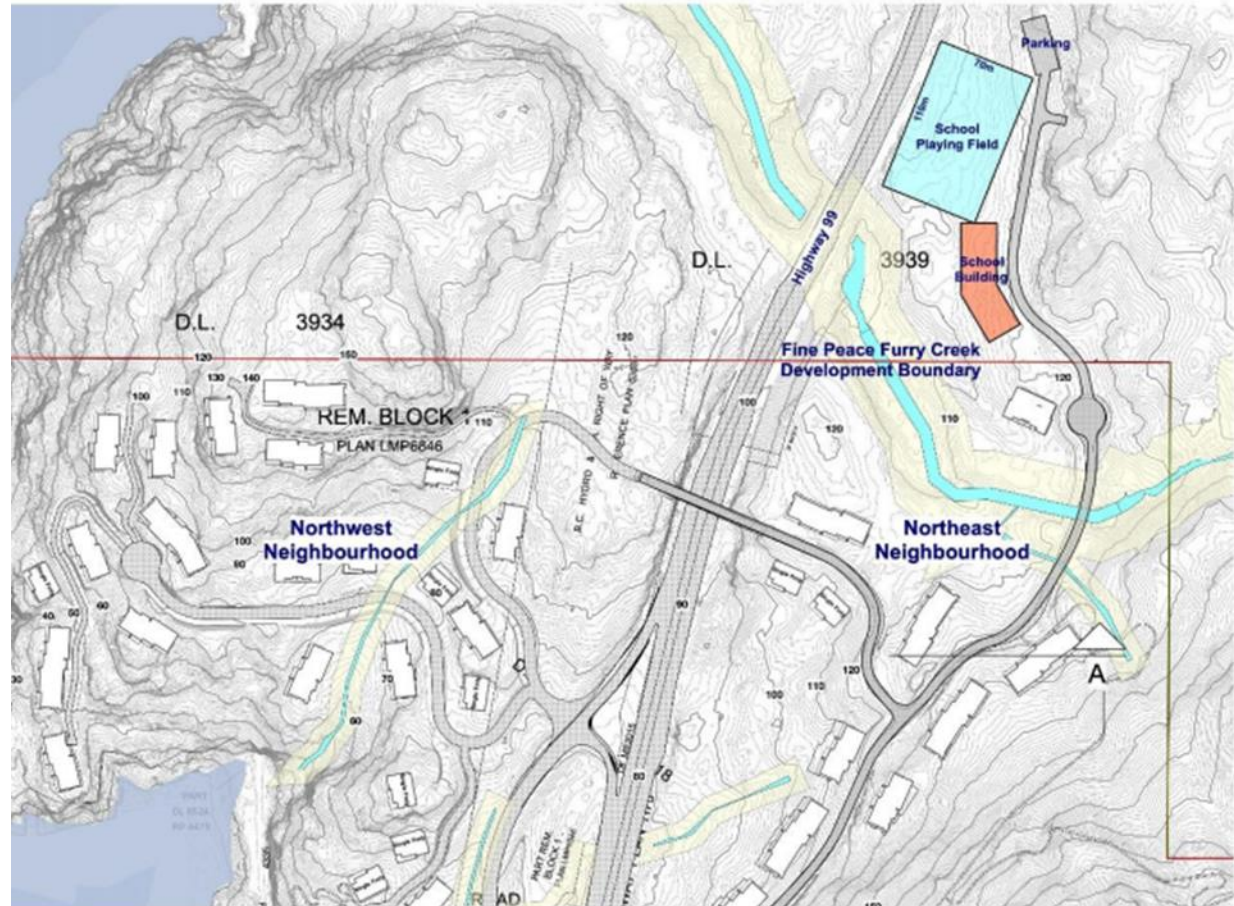
FIRE HALL & EQUIPMENT

- minimum 530 m² fire hall on a minimum 3100 m² site
- new quint with a minimum 22.7 m. ladder
- \$200,000 for ancillary equipment



SCHOOL SITE

- Geotechnical Report confirming site is “safe for intended use”
- commitment for developer to provide a “ready to build” and serviced school site



OTHER ITEMS

- Step Code Requirements
- Fossil Fuel Free Community
- Shuttle Service

Step Code Requirements

- increased step code requirements to minimum Step 4 for Part 9 buildings and Step 3 for Part 3 buildings

Fossil Fuel Free Community

- no piped natural gas services will be provided within or to any part of the Lands used for residential purposes

Shuttle Service

- providing service to passengers between the Translink transit system in Lions Bay and the BC Transit system in Squamish, with a stop at Britannia Beach
- the shuttle must operate at least two round trips per day, \$10.00 one-way fare
- service to be in place in conjunction with first residential units; to remain in place until BC Transit begins to provide regularly scheduled transit services to the Lands



OTHER ITEMS

- Community gardens
- Shared
Neighbourhood
Electric Vehicles & E-
Bikes

Community Gardens

- a minimum of 0.15 hectares in area to be dedicated to and operated by the Regional District
- at least 200 garden plots measuring 3 square meters each, with a minimum of 40 centimeters of topsoil, fencing for protection from animals, and water service suitable for gardening, with such additional facilities such as a garden shed that the Director considers necessary for the use and operation of a Community Garden

Shared Neighbourhood Electric Vehicles & E-Bikes

- commitment to provide neighbourhood electric vehicle and electric bicycle sharing service for residents of the Furry Creek Development
- service to be in place in conjunction with first residential units



Voluntary Financial Contributions



Howe Sound East Fire Protection Service Expansion Funding



Additional Fire Service Funding

Fine Peace has committed to the following voluntary financial contributions:

Upfront

➤ provide upfront cash funds in the amount of **\$400,500** (dollar amount expressed in 2022 dollars, to be adjusted at the time of payment for any increase in the Consumer Price Index maintained by Statistics Canada), prior to adoption of the bylaw

Installments

➤ provide a financial contribution to the SLRD of \$128,400 for every 100th market dwelling unit to be built, at the time of building permit application (dollar amount expressed in 2022 dollars, to be adjusted at the time of payment for any increase in the Consumer Price Index maintained by Statistics Canada) -- **\$963,000 in Zoning Amenity Installments at full build out**



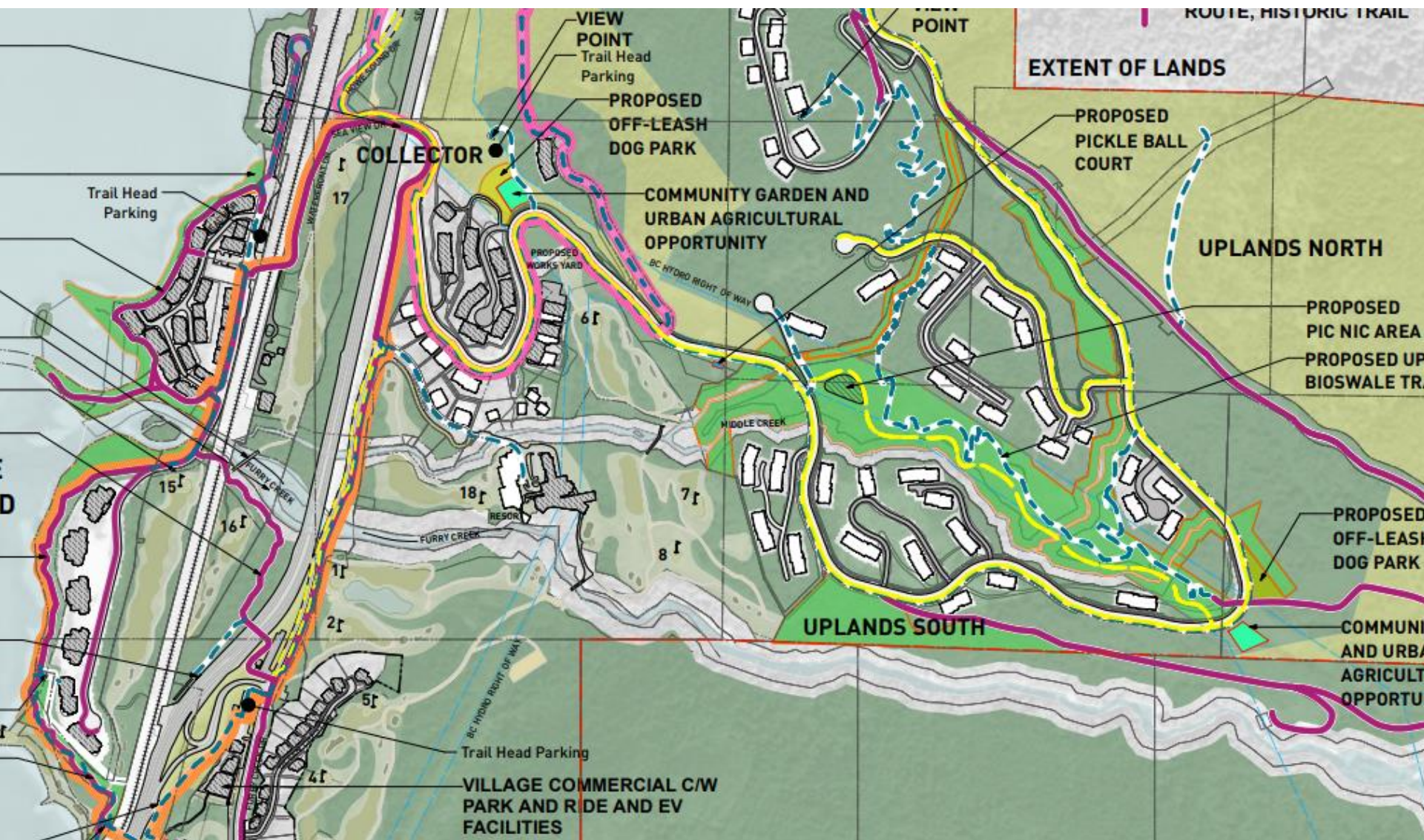
Board Input at Second Reading & Proposed Changes

Resolutions:

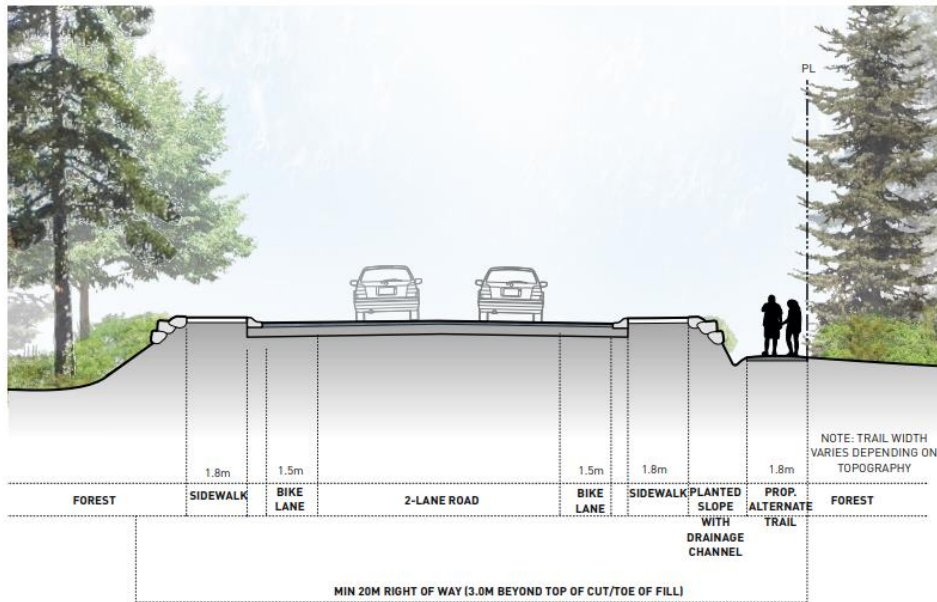
- Increase community centre to 475m² (from 372m²)
- Remove provision for the 5 large single-family dwellings (700m²)
- 1:10,000 Geotechnical Hazard Study required in advance of third reading (rather than following third reading)
- Some Board members requested more details around active transportation infrastructure
- Some concerns were raised around how Howe Sound East developments would contribute to District of Squamish recreation and library facilities and programming



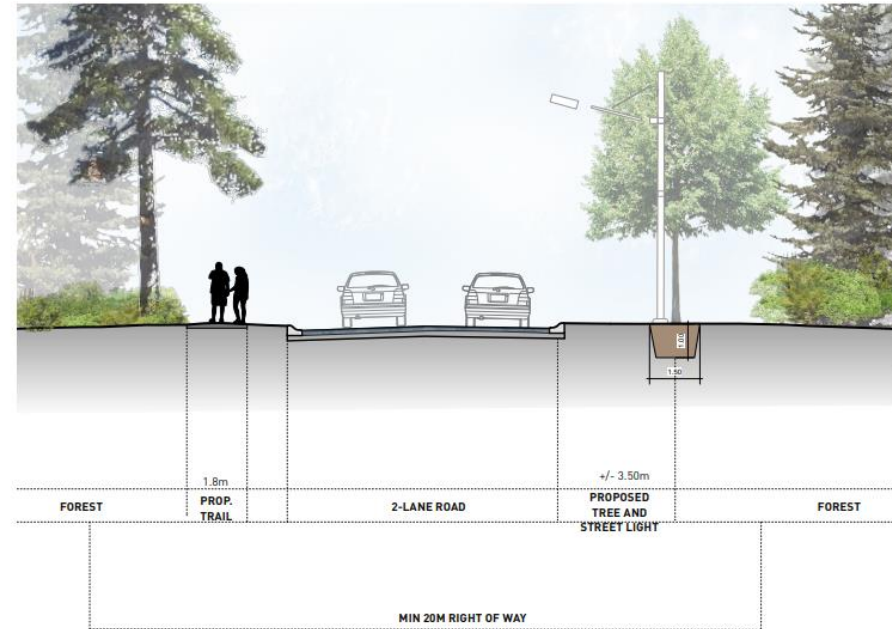
Active Transportation Infrastructure



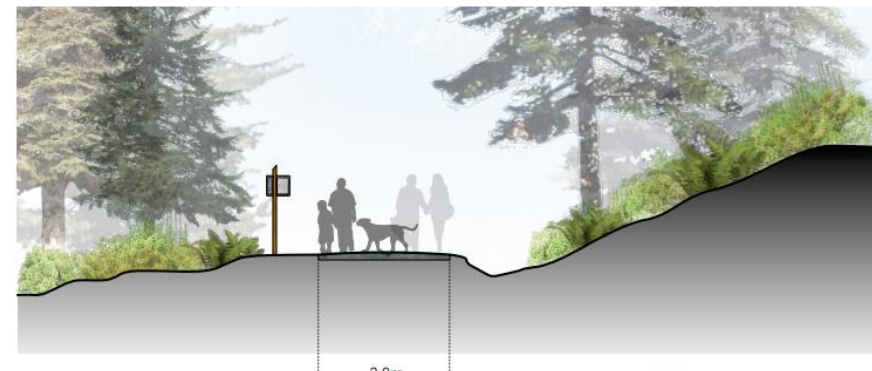
Active Transportation Infrastructure



3 TYPICAL ROAD SECTION COLLECTOR NORTHEAST
Scale: 1:100



4 TYPICAL ROAD SECTION COUNTRY CLUB ROAD PROPOSED UPGRADE
Scale: 1:100



Existing Shared Service for DOS Swimming Pool & Library Funds

SLRD has a shared service established with DOS for the swimming pool at Brennan Park (SE bylaws Bylaw 438/569)

- For 2022 Area D residents contributed \$154K of the total 1.87 Mil budget for the Squamish District Swimming Pool
- The \$154K was the allocation based on the 2022 assessments for the Area D portion
- If the Area D assessments increase over and above the DOS assessments in 2023, this allocation will grow for Area D and shrink for DOS with the new assessments (assuming all other factors remain the same)

DOS Library Operations

- Additional granted funds through Southern BC Hydro PILT funds (Area D/DOS) to the DOS library operations – last 2 payments were 35K each (2021 & 2022)



Community Input at July 28, 2022 Public Information Meeting

- Furry Creek Commercial Use Definition
- Park & Ride/Parking Concerns
- View impacts of village commercial
- Size and location of village commercial
- Opportunity for additional park & open space programming commitments

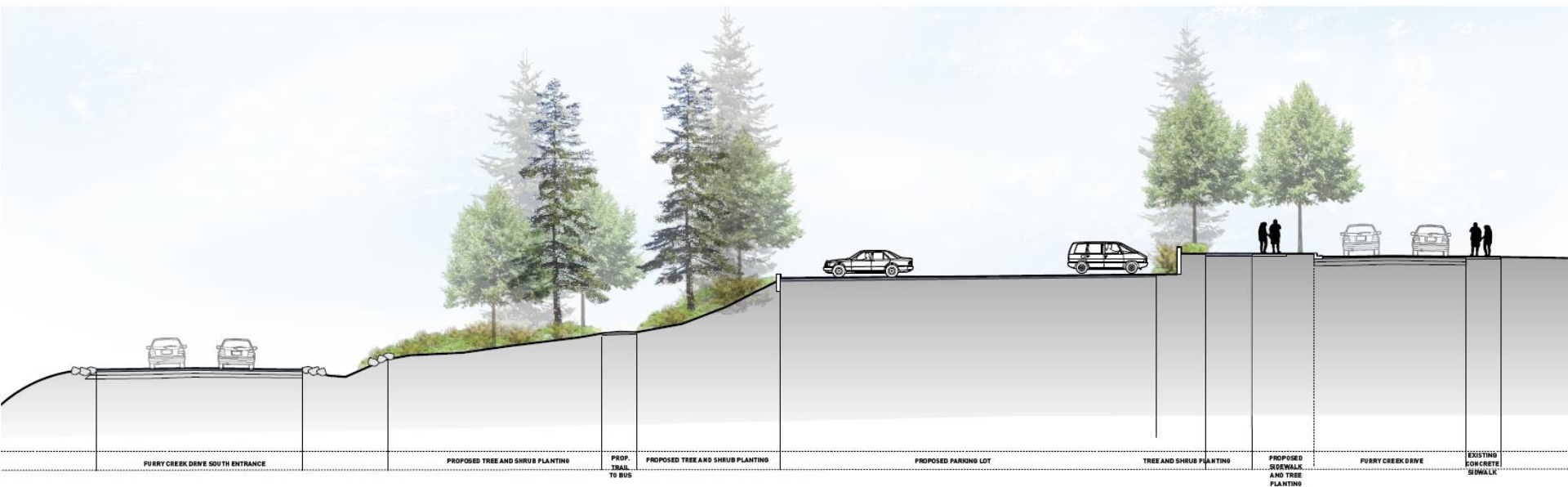




Park & Ride Screening & Phasing

- Requirements for screening and “green” paving can be incorporated into Land Development Agreement and further refined at Development Permit Stage
- Phased construction of the park & ride in response to demand

Park & Ride Screening & Phasing



1 INTERCHANGE SOUTH
Scale: 1:150



Public Hearing Submissions

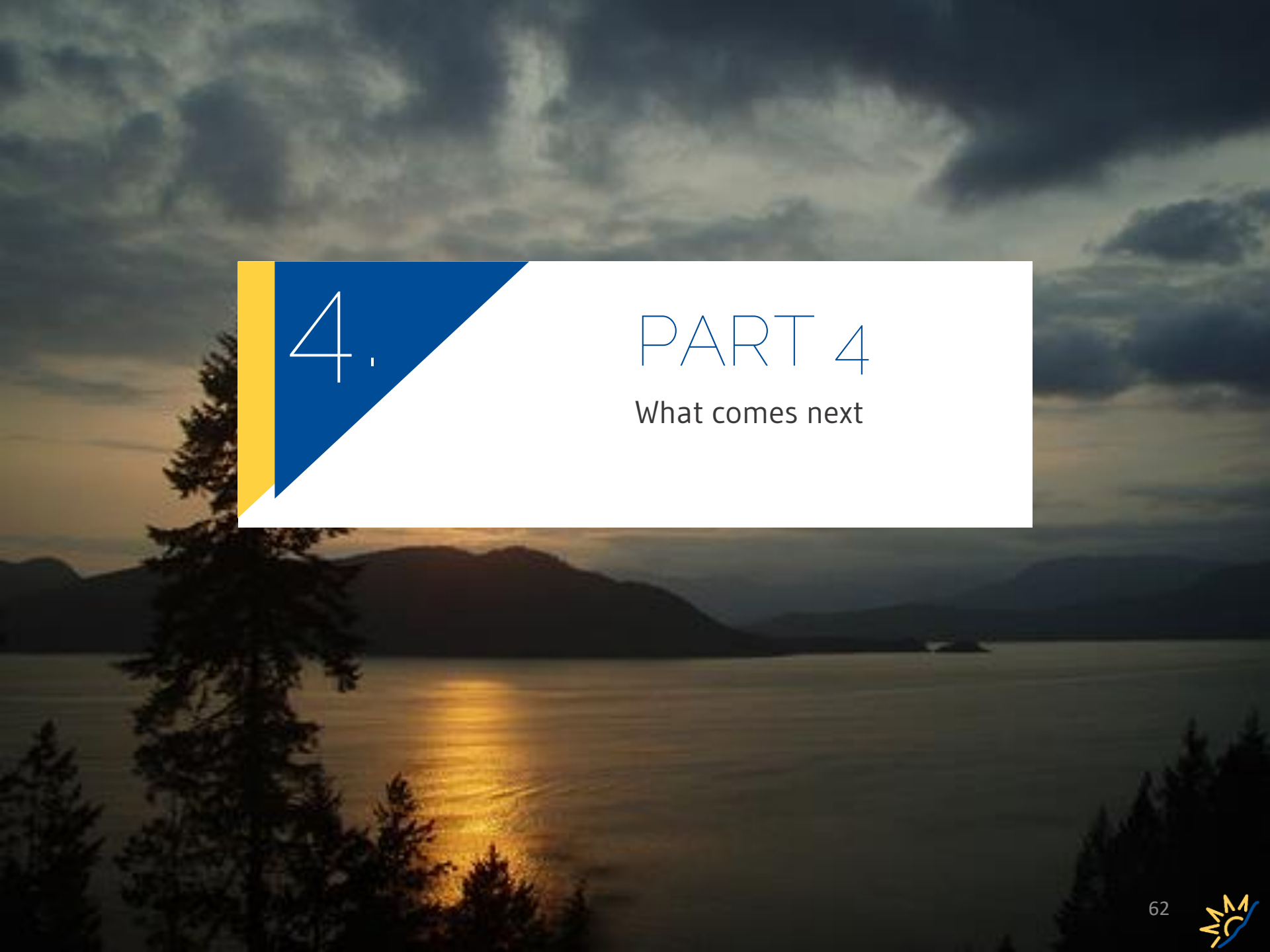
- Village Commercial Location, Size & View Impacts
- Park & Ride
- Highway and traffic/safety concerns
- Timing of the BC Transit Pull Outs/Stops
- Child Care Location and Need for School-age Child Care Facilities
- Net Zero/Sustainability
- Water Supply
- Waste Management & Climate Change Adaptation
- Questions regarding phasing, building height commitments, fire service commitments
- Need to prioritize teachers for affordable housing too
- Need to provide for dog parks
- Support for numerous benefits, including much needed fire safety, commercial space, subsidized transportation
- Community to benefit from sorely lacking infrastructure, resulting in less hwy trips
- Opportunity to spread property tax load and increase property values



Some Staff Proposed Changes to be presented at Third Reading

- Amend Furry Creek Commercial Use definition to remove service station (note cannabis retail is expressly prohibited in Area D and would require a site specific rezoning)
- Add off-leash dog park to list of amenities Schedule B13
- Add language to the CD3 Zone to state that the number of storeys in the C1 Zone Area (village commercial building) shall not exceed one storey as measured along Furry Creek Drive
- Add a minimum of 1400m² (15,000 sq. ft) and maximum of 2323m² (25,000 sq. ft) of Furry Creek Commercial Use (allowing for phasing of commercial)
- Add language to the CD3 Zone to limit the size of any retail store to a maximum of 325m² (3,500 sq.ft.)
- Add requirements for screening, green roofs, green paving to address concerns noted for village commercial and transportation hub (note these are typically addressed at DP stage)
- Add teachers (along with Fire Fighters and ECE workers) to be prioritized for the affordable housing units
- Add Development Phasing Diagrams to Land Development Agreement
- Require Step Code 4 for all Buildings
- Update Schedule B12 to reflect active transportation infrastructure





4.

PART 4

What comes next



Procedure After Public Hearing

Local Government Act

- 470** (1) After a public hearing, the council or board may, without further notice or hearing,
- (a) adopt or defeat the bylaw, or
 - (b) alter and then adopt the bylaw, provided that the alteration does not
 - (i) do any of the following:
 - (A) alter the use;
 - (B) increase the density;
 - (C) without the owner's consent, decrease the density of any area from that originally specified in the bylaw, or
 - (ii) alter the bylaw in relation to residential rental tenure in any area.



SLRD Board Direction at Third Reading

- SLRD staff report back to the SLRD Board on the public hearing
- Amendment Bylaws are brought back to the SLRD Board for consideration of third reading and MOTI referral for approval

Additional Requirements:

- 1:10,000 Geotechnical Hazard Study
- Source Water Protection Plan



SLRD Board Direction at Adoption

- Amendment Bylaws are brought back to the SLRD Board for consideration of adoption

Additional Requirements:

- Land Development Agreement and Housing Agreement Bylaw provided in registrable form
- Upfront amenity contribution of \$400,500 for required expansion of Howe Sound East Fire Protection Service





Development Permit Areas

Development Permits will be required at subdivision and building permit stages:

- Form, Character & Conservation – address design and sustainability details
- Environmental Protection
- Riparian Area Protection
- Wildfire Protection
- Natural Hazards Protection



Thank you





PUBLIC HEARING ELECTORAL AREA 'D'

1. Squamish-Lillooet Regional District Electoral Area D Official Community Plan Bylaw No. 1135-2013, Amendment Bylaw No. 1726-2021; and
2. Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016, Amendment Bylaw No. 1727-2021