

# Development in the Squamish-Lillooet Regional District (SLRD)

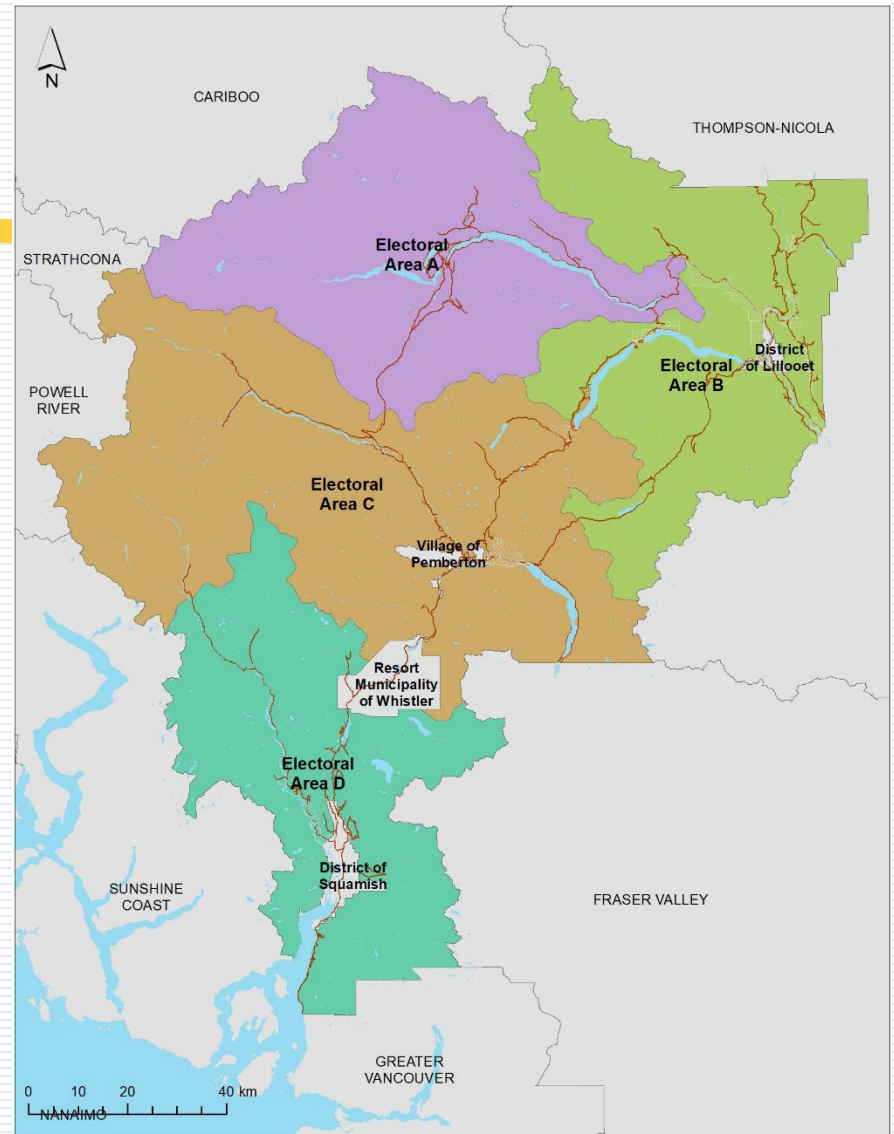
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Presentation to the Howe Sound Community  
Forum



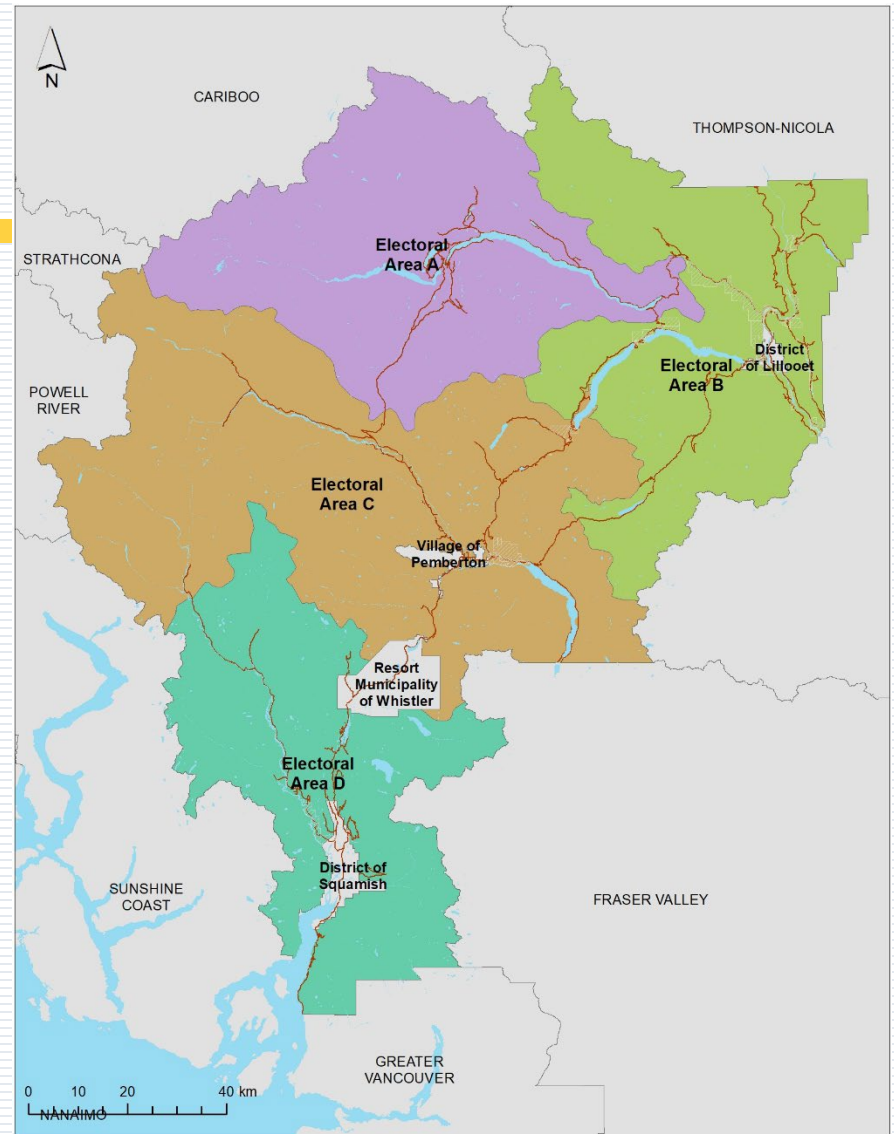
# What is the SLRD?

- SLRD (Areas A, B, C, D)
- District of Squamish
- Resort Municipality of Whistler
- Village of Pemberton
- District of Lillooet
- Traditional territories of the [Líl'wat](#), [Squamish](#) and [St'at'imc](#) Nations.
- ~43,000 residents
- 16,310 km<sup>2</sup>



# What is the SLRD?

- The SLRD is not the District of Squamish!
- The SLRD has it's own building department and planning department.
- We have kept our building department fully open during the pandemic and have maintained levels of service. We aim to issue typical BPs within 8-12 weeks.



# Regional Growth Strategy Framework

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Vision: 20 years and beyond

Goals: broad statements of what the RGS aspires to

Strategic directions:

- reflect regional priorities and opportunities for collaboration
  - highlight the common ground of our existing policies, plans, strategies
  - communicate collective agreement and proposed actions
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# SLRD Population Growth

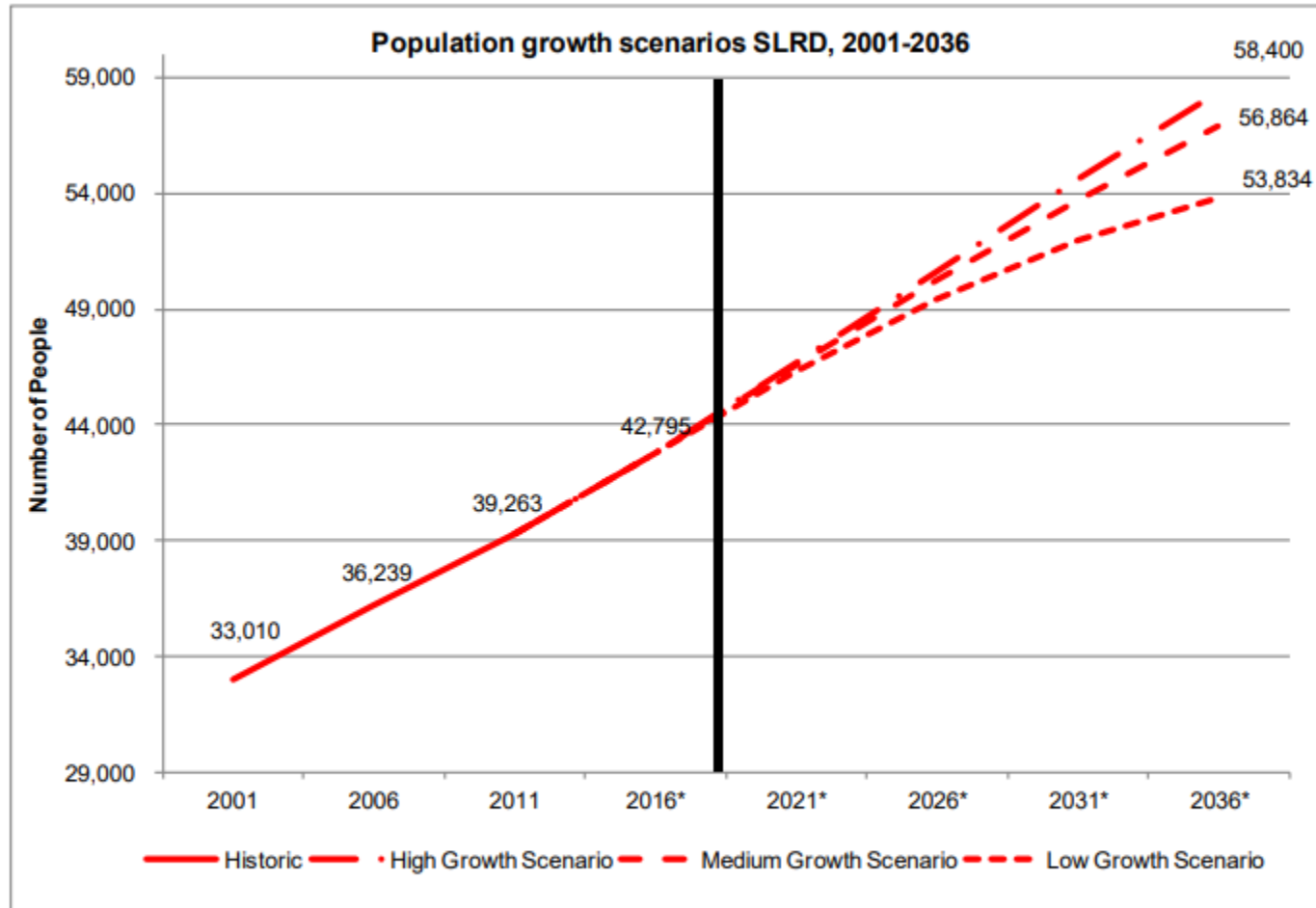
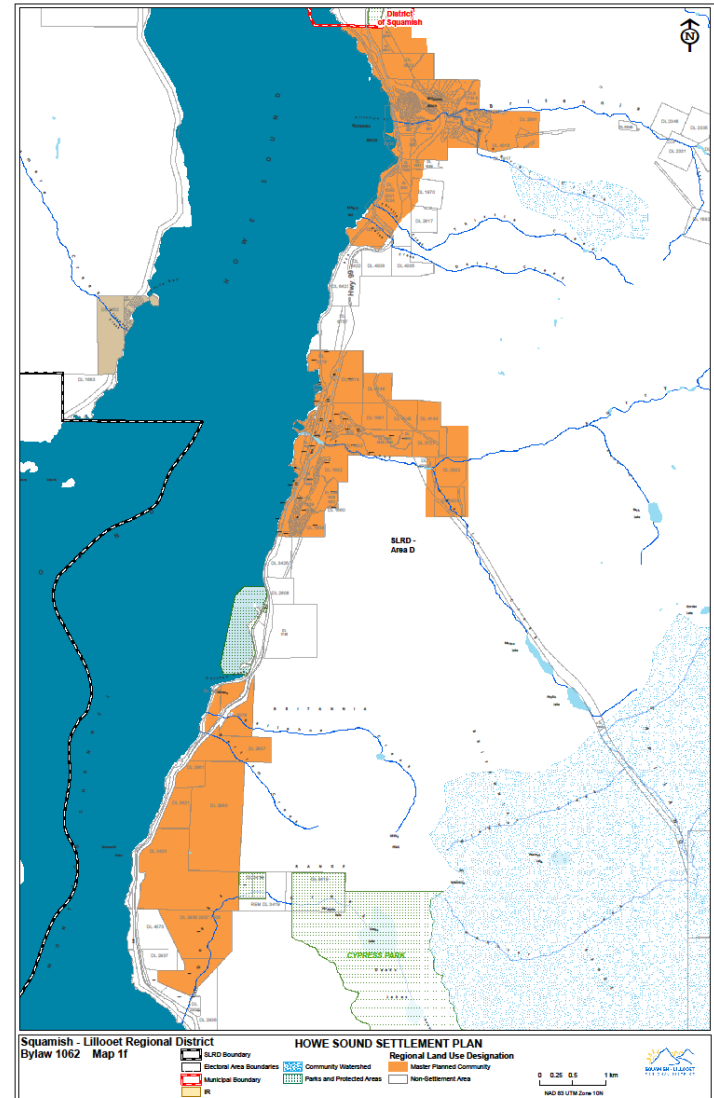


Figure 4: Population Projection, Three Scenarios for Squamish Lillooet Regional District, 2001-2036  
Source: Urbanics Consultants Ltd. & Census 2006 & 2011

# RGS Settlement Lands

- Under the RGS, most of the land in the SLRD is designated as “non-settlement”
- Major development is to be focussed on the Master Planned communities of Britannia Beach, Furry Creek and Porteau Cove, as what is currently contemplated in SLRD OCPs.
- New Master Planned Communities and/or urban areas are not supported outside of the established settlement areas



# RGS Indicator Monitoring

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- Monitoring is the process of collecting information, analyzing trends and gauging progress toward goals
  - 2016-2020 current monitoring period
  - Up to 30 regional indicator areas
  - As stated in the RGS Bylaw, monitoring has two purposes – to measure progress in RGS implementation and to measure substantive improvements in the core conditions or results that are targeted by the RGS
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# SLRD Official Community Plans and Zoning Bylaws

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Each Electoral Area has an Official Community Plan and a Zoning Bylaw.

All OCPs of the Regional District must conform to the Regional Growth Strategy.

All member municipalities must submit “context statements” stating how their OCPs address the Regional Growth Strategy and must state how the OCP will be made consistent with the RGS over time.





# Key development issues in the SLRD

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## AGRICULTURE

- Electoral Areas B, C and D have agricultural plans. These plans set goals for preservation of agricultural land.
- A lot of the SLRD is in the Provincial Agricultural Land Reserve (ALR). This means that it has protections set out by the Agricultural Land Commission (ALC).



# Some rules in the SLRD

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## BYLAWS

- Noise bylaws
- Shooting bylaws
- Unsightly premises bylaws
- Soil deposit and removal bylaws
- Sign bylaws- no billboards
- Various private building schemes – not enforced by the SLRD



# Key development issues in the SLRD

## HAZARDS

- Many areas in the SLRD are subject to hazards such as flood, landslide and fires.
- In many cases, the SLRD will require a site specific geotechnical report prior to issuance of building permits.



# Howe Sound East developments

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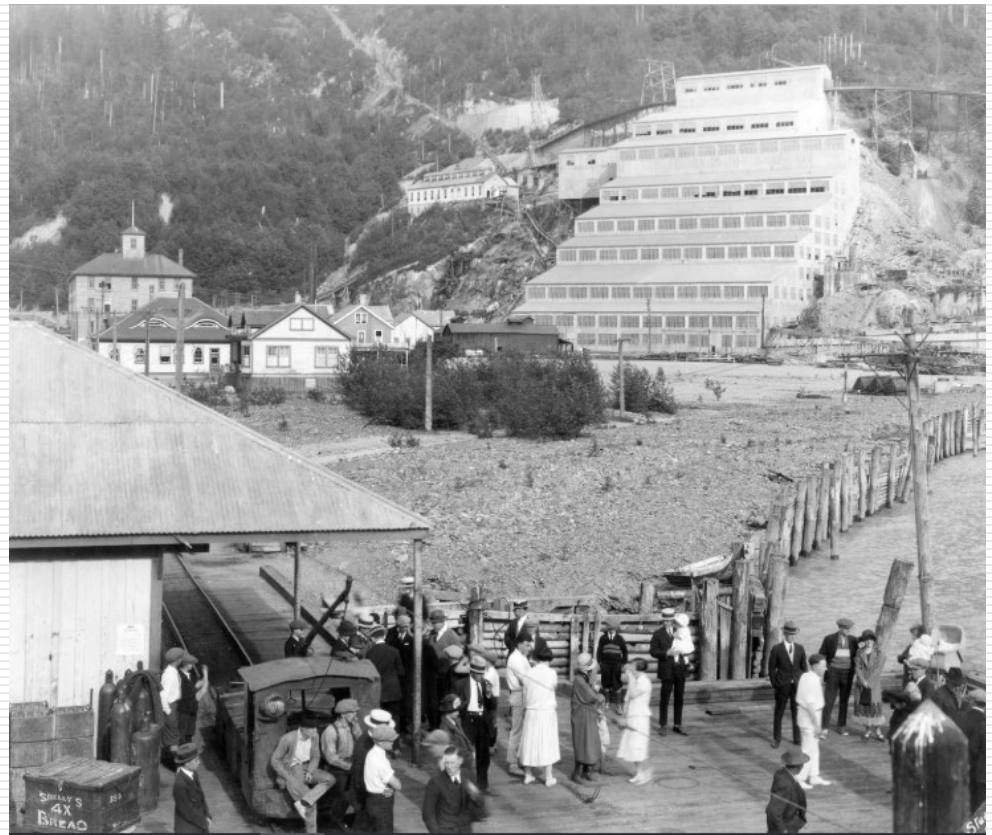
- The Howe Sound East developments include the master planned communities at Britannia Beach, Furry Creek and Porteau Cove.
  - These areas represent the bulk of future development in the SLRD.
  - A new fire service must be created in order to provide fire service to these areas. A new fire hall is to be constructed at Furry Creek as a condition of development.
  - Building heights will be limited until the fire hall is built, fitted with equipment, a new quint fire truck is purchased and the fire hall is staffed.
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# Major development in the SLRD

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## Britannia Beach North

- OCP allows for 850-1000 units.
- Build out will result in only 225 lots (including about 60 suites).
- An additional 73 townhouse units were approved at the historic site plus  $\sim 3,000$  m<sup>2</sup> commercial, with heritage building preservation.



# Major development in the SLRD

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## Britannia Beach North



# Major development in the SLRD

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## Britannia Beach North



# Major development in the SLRD

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# Major development in the SLRD

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# Major development in the SLRD



**DRAWING LEGEND:**

- Existing Building Commercial
- Proposed Commercial
- Proposed Residential
- Sodded Lawn
- Planting Area
- Patio Unit Paving
- Unit Paving
- Concrete Paving
- Mulch Area
- Landscape Bench

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3 Issued for Development 05/29/2017  
 Permit  
 2 Issued for Final Review 02/10/2017  
 1 Issued for Review 02/08/2017  
 Revision No. Date

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Project Title: **Britannia Beach**

Drawing Title: **Overall Landscape Site Plan**

Project No: \_\_\_\_\_ Drawn By: MW  
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# Major development in the SLRD

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## Britannia Beach South

- Staff are currently preparing bylaws for 2nd reading.



# Major development in the SLRD

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## Britannia Beach South

- OCP allows 1000 units.
- Rezoning application for ~970 units, mostly townhouses and apartments.
- Board will require covenanted affordable housing.
- Hotel, surf park, tourist accomm, dedication of Minaty Bay as regional park.



# Major development in the SLRD

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## FURRY CREEK NEIGHBOURHOOD



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.

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# Major development in the SLRD

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## Furry Creek

- Development agreements allow for 970 units and 300 resort hotel units.
- Rezoning application in play to finalize zoning, move density to the waterfront. Some large units in apartment style format proposed for the waterfront.



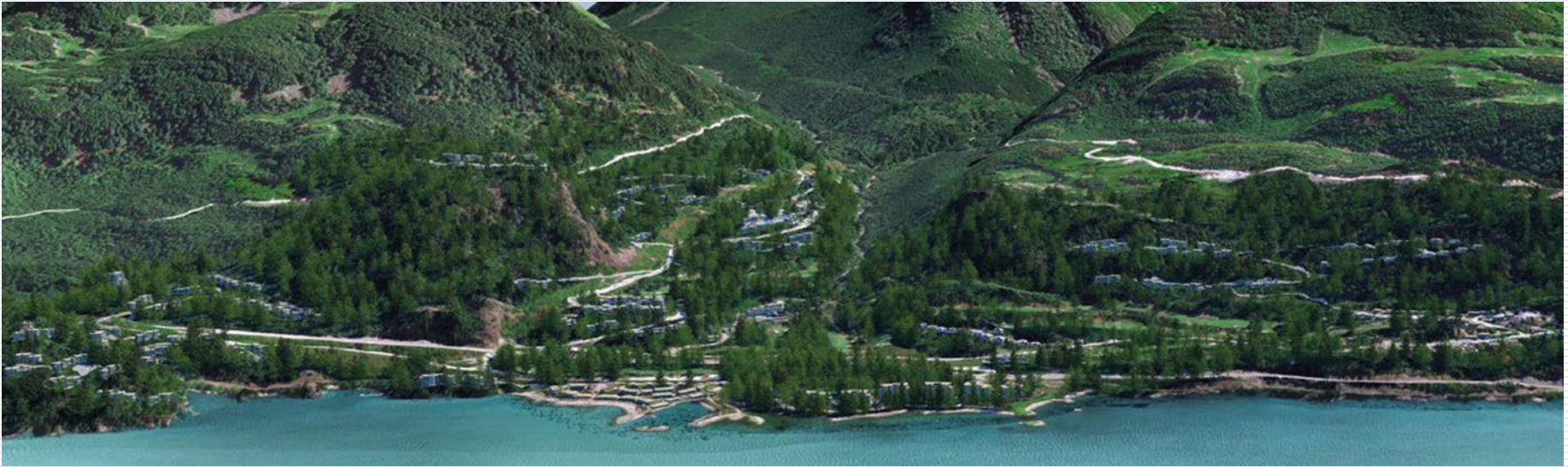
# Major development in the SLRD



# Major development in the SLRD







**PLA & Existing**

**Covenants:**

920 dwelling units

300 resort hotel units

**Currently Built:**

56 condo dwelling  
units - Waterfront

90 single-family and 4  
duplex dwelling units

- Uplands

Total dwelling units  
built to date = 150

**Proposed:**

750 market dwelling  
units

120 non-market  
dwelling units

120 resort hotel units

Total dwelling units  
proposed = 870

# Major development in the SLRD

## Porteau Cove

- Zoning allows for 1030 units with mixed residential, commercial and community uses.
- Interchange is constructed.
- No BPs have been applied for.



# Questions?

