

Squamish-Lillooet Regional District Bylaw No. 714

A bylaw of the Squamish-Lillooet Regional District to amend the “Electoral Area D Official Community Plan Bylaw No. 495”

WHEREAS it is deemed necessary and desirable to amend the “Electoral Area D Official Community Plan Bylaw No. 495”;

NOW THEREFORE the Board of the Squamish-Lillooet Regional District in open meeting assembled, ENACTS AS FOLLOWS:

1. This bylaw may be cited for all purposes as “Electoral Area D Official Community Plan Amendment Bylaw No. 714, 2001”.
2. “Electoral Area D Official Community Plan Bylaw No. 495” is amended by deleting policy 4.13.1, which reads as follows:

4.13.1 The Regional District will not permit industrial development in the Plan Area. For the purpose of this Plan, industrial development does not include activities associated with natural resource extraction or with development of energy sources (eg: hydro electric, or geothermal generation).

and replacing it with the following:

4.13.1 The Regional District will permit non-polluting industrial development in the Plan Area that is compatible with the surroundings and acceptable to the community.
3. “Electoral Area D Official Community Plan Bylaw No. 495” is further amended by inserting, immediately following Section 6.4, Schedule B “Howe Sound East Sub Area 3 Plan” as outlined in Appendix 1, which is attached to and forms part of this bylaw.

READ A FIRST TIME this	23 rd	day of	April	2001
READ A SECOND TIME this	25 th	day of	June	2001
PUBLIC HEARING HELD on the	24 th	day of	July	2001
READ A THIRD TIME this	27 th	day of	August	2001
APPROVED BY THE MINISTER OF MUNICIPAL AFFAIRS on the	_____	day of	_____	2001
Approval No. _____				
ADOPTED this	_____	day of	_____	2001

Chair

Secretary-Treasurer

I hereby certify this to be a true and correct copy of “Electoral Area D Official Community Plan Amendment Bylaw No. 714” as read a third time August 27, 2001

Secretary-Treasurer

Schedule B Howe Sound East Sub-Area 3 Plan

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1.0 Context

The Electoral Area D OCP, originally adopted in September 1994 as the Whistler South Official Community Plan Bylaw No. 495, provides guiding principles and general policies for all of the lands within Electoral Area D. The plan establishes Sub-Areas, of which Howe Sound East is Sub-Area 3. One of the four primary implementation measures of Bylaw 495 is preparation of a “Sub Area Plan” for Howe Sound East.

In the Electoral Area D Official Community Plan (OCP), Furry Creek is designated a Planned Community. Britannia Beach and Porteau Cove are designated Special Planning Areas. Bylaw 495 states that the Special Planning Areas can receive the Planned Community designation upon completion of a Sub Area Plan. This reflects the fact that Bylaw 495 did not contain sufficient detail to provide direction for proposed new communities.

In July, 1996, a draft Master Plan for Howe Sound East was prepared (Arlington Group). That plan was not adopted, however the plan document provides a significant amount of background information that is relevant to the planning of Sub-Area 3. This Bylaw relies on much of that information, but for the purpose of conciseness, does not repeat it.

In 2000, a major amendment to the Electoral Area D OCP was undertaken in the form of Bylaw 692, which outlines principles for the Sub-Area planning process in Howe Sound East. Those principles provide the guidance and framework for this Bylaw.

The Sub-Area 3 study area is 19,000 hectares (47,000 acres) in size. It includes three identifiable waterfront locations, Porteau Cove, Furry Creek, and Britannia Beach, as well as extensive mining and forestry lands to the east of the Howe Sound shoreline.

The study area provides many opportunities with respect to future land use, including:

- a stunning waterfront location offering spectacular views,
- road and rail access up the Sea-to-Sky corridor,
- rolling developable land close to the waterfront,
- mountain valleys with swiftly flowing creeks,
- a historic mine and townsite at Britannia, and
- extensive resource lands.

There are also significant constraints, including:

- acid rock drainage and contaminated deposits resulting from the previous mining activity at Britannia Beach,
- unstable geology that can cause flooding and debris flows along creeks, especially Britannia Creek,
- numerous steep slopes that vary in stability,
- steep land rising to high elevations close to the shoreline,
- riparian areas and other environmentally sensitive resources,
- archaeological sites,
- highway, rail and utility corridors that form barriers to public access, making potentially developable land too expensive to access, and
- ongoing forestry activity.

Refer to Map B1 Constraints for an illustration of the constraints that can be mapped.

The likelihood of land development occurring within the 5 to 10 year horizon of a typical land use plan varies for each of four locations within the plan area. However, as one of the primary development areas within the Sea-to-Sky corridor, it is important to establish the overall approach to planning and the projected total population before substantial additional development occurs. Some comments on the potential sequence of development follow:

- 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 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.
- The Squamish First Nation is has an option to acquire lands owned by BCR Properties Ltd. at Porteau Cove as part of a Comprehensive Agreement with the province, so detailed planning for the future of this area will not occur for some time, if at all from a local government perspective.
- The Britannia minesite will require various forms of remediation before development of lands owned by Copper Beach Estates and the BC Museum of Mining can proceed.
- The Makin property immediately south of the Britannia mine and townsite, part of the Britannia Beach area for the purposes of this bylaw, has been the subject of a rezoning application, and will likely be the next community to be developed.

The primary focus of this plan amendment is therefore Britannia Beach, including the Makin lands.

The planning process and public consultation related to Howe Sound East has been underway for some time through the Master Plan preparation, meetings related to Bylaw 692, and meetings hosted by the developer of the Makin property. The planning process related specifically to this plan amendment included: regular meetings and review by an Advisory Committee composed of agencies, public interest groups and residents, an inter-agency meeting to review a draft plan, and two public sessions; a workshop at the outset of the project and a meeting to review a draft plan.

Policy

- 1.0.1 Based on the land use plan outlined in this Schedule, the land use designation of the Britannia Beach area is hereby changed from Special Planning Area to Planned Community. Refer to Map 4 Amendment for an illustration of the change.

2.0 Britannia Beach

2.1 Vision

The Britannia Beach community is envisioned as including two parts:

- Britannia North refers to the Britannia Beach mine and existing townsite with the surrounding area, and includes land currently owned by Copper Beach Estates, the BC Museum of Mining, and the Crown (waterfront area),
- Britannia South refers to the area surrounding Minaty Bay and the adjacent private property known locally as the Makin Lands.

The overall vision is to develop a community that:

- respects the natural environment and adheres to principles of environmental sustainability,
- respects and promotes the historic aspects of the community,
- promotes a “sense of community” by encouraging social interaction and providing employment opportunities,
- is compatible with the other communities and patterns of growth in the Sea-to-Sky corridor,
- promotes tourism, outdoor recreation potential, and film industry use,
- promotes the waterfront as a destination for residents and tourists, and
- focuses on livability for residents with appropriate parks, local services, and community facilities.

2.2 Residential

Objectives

- Encourage the development of a variety of densities and housing types.
- Reinforce the historic townsite by encouraging retention of the existing affordable residential community at Britannia Beach.
- Plan for residential use only where there are no hazards or environmentally sensitive areas, or where hazards can be adequately mitigated.
- Encourage development that will be visually unobtrusive as viewed from the highway.
- Encourage tree protection in residential areas.

Policies

- 2.2.1 Residential areas will generally be located where shown on Map B2 Britannia Beach Land Use Plan. Residential area boundaries may be modified based on additional site-specific environmental and hazard (geotechnical) information.
- 2.2.2 Residential development shall not occur in areas that are contaminated or geologically unsafe (refer also to sections 2.10 and 2.11). Appropriate phased remediation, mitigation and risk management must occur prior to residential development.
- 2.2.3 Encourage clustering of residential units with public open space around clusters.
- 2.2.4 Housing types may include:

- single family at densities of 10 to 15 units per hectare (4 to 6 units per acre) (including home occupation and secondary suites),
- small lot single family at densities of 15 to 25 units per hectare (6 – 10 units per acre),
- town homes at densities of 20 to 30 units per hectare (8 – 12 units per acre),
- stacked town homes at densities of 30 to 40 units per hectare (12 – 16 units per acre)
- residential/commercial mixed use, and
- live/work units.

Apartments, with the possible exception of senior citizens housing, and high-rise buildings will be discouraged.

- 2.2.5 The total number of future residential units in Britannia Beach will be in the range of 1650 - 2000 at build-out, based generally on the distribution shown on Map B2 Britannia Beach Land Use Plan, with approximately 800 to 1000 units allocated to Britannia North, and approximately 850 to 1000 units allocated to Britannia South.
- 2.2.5 Promote energy conservation in building design, e.g. passive solar, recycled materials, conservation features within buildings.
- 2.2.6 Encourage protection of existing trees and plant new trees in residential areas to provide neighbourhood character and to minimize visual impacts, especially in areas that slope steeply towards Highway 99, the railway, or the ocean.
- 2.2.7 Support and encourage retention of the 10 ha (25 acre) historic community site for affordable housing to accommodate a maximum of 100 units. Support retention of existing homes, and opportunities for existing residents to remain in the community.
- 2.2.8 Development at Britannia Beach is expected to be phased in over a period of at least 20 years, with development of Britannia South lands generally expected to precede development of Britannia North. An infrastructure servicing plan for the entire Britannia Beach area must be done prior to or in conjunction with the first rezoning application for the Britannia North or Britannia South lands.
- 2.2.9 In accordance with section 919.1 of the Local Government Act, all Single Family Residential and Mixed Residential designated lands in the Britannia area (North and South) are designated as development permit areas for the purpose of establishment of objectives and development of guidelines for the form and character of intensive residential development.

Designations

- Single Family Residential – for traditional single family lots up to 15 units per hectare (6 units per acre)
- Mixed Residential – for development clusters incorporating a range of housing types from 15 to 40 units per hectare (6 to 16 units per acre)
- Historic Residential – for retention of the historic single family community of affordable housing

2.3 Parks and Open Space

Objectives

- Encourage provision of public pedestrian access to and along Howe Sound where possible, retaining existing public use areas as such.
- Encourage provision of a variety of recreational parkland to meet community needs.
- Encourage provision of a trail system throughout the community and alongside environmentally sensitive areas where possible.
- Encourage park designs that have a natural BC coastal character.

Policies

- 2.3.1 In accordance with the park dedication provisions in the Local Government Act, require dedication of land for the provision of community and neighbourhood parks in the general locations shown on Map B2 Britannia Beach Land Use Plan. The recommended park sizes are as follows:
- at least 1 to 1.5 hectares (2.2 to 3.5 acres) for the Britannia North community park, noting that this area is subject to flooding. The design of the area will need to address flood management.
 - at least 3.5 to 4 hectares (8.5 to 10 acres) for the Britannia South combined community park/elementary school site.
- 2.3.2 Encourage location of the Britannia South community park adjacent to an elementary school site.
- 2.3.3 In conjunction with future rezoning of the Britannia South lands, encourage provision of an additional waterfront park at Minaty Bay, in the general location shown on the land use plan, to protect the beach, the picnic area, and the peninsula, retaining the natural character of this public use area. The minimum recommended size for the park is 4.9 hectares (12 acres), which includes land in the bluff area on the south side of the bay, as well as the picnic area north-east of the beach, extending east to the railway tracks.
- 2.3.4 Encourage provision of pedestrian access along the shoreline of Howe Sound on the Britannia South frontage and the Britannia North frontage, with a pedestrian link between these two areas.
- 2.3.5 Encourage provision of natural open space in all environmentally sensitive areas, hazard areas, and the upland remainder of Britannia North and South which are not intended for future development. It is anticipated that the open space will be publicly accessible where there are no safety or environmental impact concerns, and that other portions may be inaccessible where safety or environmental resources would be at risk. Encourage retention of existing vegetation in these open space areas, and environmental restoration of land previously disturbed.
- 2.3.6 Encourage provision of a trail system throughout the community and to adjacent communities (e.g., Furry Creek), linking commercial areas, residential areas, and parks and open space. Encourage provision of trail-head facilities (e.g. road access, small parking lot, signage) where possible and appropriate. The trail system should include major trails for walking and bicycle use, as well as hiking trails. Consideration should be given to designation of specific trails that can accommodate mountain biking.

Designations

- Park – for active use areas

- Open Space – for natural open space, environmentally sensitive areas and hazard areas

2.4 Community Amenities

Objectives

- Encourage provision of community facilities to serve the needs of the projected population.

Policies

2.4.1 Support provision of one elementary school, and potentially a second school if the proposed population requires it as follows:

- Proposed elementary school central to the proposed Britannia South residential area, on a site not exceeding 15% slope, with no known hazards, generally where indicated with a symbol on Map B2 Britannia Beach Land Use Plan with easy access from the highway and pedestrian routes.
- Potential elementary school if required central to the proposed Britannia North residential area, on a site not exceeding 15% slope, at least 500 m from the transmission lines, with no known hazards, with easy access from pedestrian routes, and with an adjacent neighbourhood park.

2.4.2 Encourage provision of a site for public indoor recreation facilities to serve the community within or near the Britannia South school/park site.

2.4.3 Work with other government agencies to determine the needs for sites for other community amenities. A fire hall will be retained at Britannia North. There will be a future need for a police office and ambulance station either at Britannia Beach or Furry Creek.

Designations

- Public Institutional

2.5 Commercial

Objectives

- Promote tourist commercial business, in particular the adaptive reuse of heritage and historic buildings.
- Promote non-polluting commercial and recreational uses of the Britannia waterfront, in particular facilities with a historic focus.
- Encourage building forms and designs which help to promote use of the community as a commercial filming location.
- Encourage provision of local convenience retail and services to accommodate the needs of the local community.
- Support existing business uses and provide for their continued existence within the community.

- Support the development of an inn or small hotel.

Policies

- 2.5.1 Encourage the location of commercial uses generally where shown on Map B2 Britannia Beach Land Use Plan.
- 2.5.2 Focus tourism-related commercial activities within the existing townsite and adjacent waterfront area at Britannia North.
- 2.5.3 Support the ongoing operation of the B.C. Museum of Mining as a tourist commercial site under the designations National Historic Site and Provincial Historic Landmark.
- 2.5.4 In siting commercial buildings, ensure that views of Howe Sound from the highway and from residential areas are protected, although the views may be partially interrupted.
- 2.5.5 Support provision of non-polluting recreational marine commercial services, such as mooring facilities, canoe and kayak rentals, windsurfing shop.
- 2.5.6 Support provision of community-oriented commercial uses, up to a maximum of approximately 1500 square metres (16,000 square feet) of gross leasable floor area, to serve residents. Community commercial development should be located at or near a major road intersection within Britannia South, away from Highway 99 on a site that has convenient pedestrian access from the majority of the residential development.
- 2.5.7 Ensure provision of adequate off-street parking for commercial uses.
- 2.5.8 Support tourist accommodation with a maximum size of 100 bedrooms.
- 2.5.9 All commercially designated lands are designated as development permit areas for the purpose of establishment of objectives and development of guidelines for the form and character of commercial development.

Designations

- Tourist Commercial – for retail services and attractions oriented towards tourists, including land and marine-oriented facilities
- Community Commercial - for convenience retail and services oriented towards residents
- Tourist Accommodation – for an inn or small hotel

2.6 Industrial

Objectives

- Encourage non-polluting industry in the Britannia North area.

Policies

- 2.6.1 Encourage the location of industrial uses generally where shown on Map B2 Britannia Beach Land Use Plan.

- 2.6.2 Ensure that access to Resource Management lands is maintained to allow for future timber harvesting.

Designations

- Industrial – for non-polluting industrial development

2.7 Transportation

Objectives

- Support improvements to the safety of Highway 99 through Britannia South and opportunities to develop land near the waterfront that is uninterrupted by the highway.
- Support the continued routing of highway traffic through Britannia North for tourism purposes, but with improved safety and access to the waterfront and into the B.C. Museum of Mining.
- Minimize the impacts of new roads through development areas.
- Encourage and support opportunities for public transit, including improved rail and bus service for commuters and tourists.

Policies

- 2.7.1 Encourage the realignment of Highway 99 around Britannia South as generally shown on Map B2 Britannia Beach Land Use Plan with a grade-separated access off the highway.
- 2.7.2 Support the retention of 2-lane Highway 99 through Britannia North, with improved pedestrian crossing of the highway and the railway, and allowance for vehicular access to potential upper residential areas from the highway. If the highway is to be 4-laned, retain the 2-lane highway through Britannia.
- 2.7.3 Encourage and support internal community roads narrower and steeper than typical Ministry of Transportation standards to reduce visual and environmental impacts. This could require private or strata-title development of roads.
- 2.7.4 Encourage provision of transportation demand management facilities, such as park and ride/carpool lot.
- 2.7.5 Encourage and support provisions for a future commuter rail service, such as space for train stations in key locations, such as Britannia North and South.

2.8 Infrastructure

Objectives

- Encourage the development of community-based water supply and sewage treatment systems, in which one water and one sewage system can serve all of Britannia (North and South).

- Prior to development, clarify the administrative system to be used for planning, construction and management of infrastructure, particularly water supply and sewage disposal.
- Work with developers and agencies to develop a system in which the costs of providing services are shared in an equitable manner.
- Encourage the development of infrastructure that minimizes impacts to environmental resources.
- Respect the fact that the existing residents of Britannia Beach have little financial ability to contribute to the cost of improving servicing standards.

Policies

- 2.8.1 Prior to development being authorized, adopt basic servicing standards for community infrastructure, including water supply and sewage disposal.
- 2.8.2 Water and sewer systems must comply with all provincial regulations and those of the Coast Garibaldi Health Services Society.
- 2.8.3 At the development application or rezoning stage, a sewage treatment facility site at Britannia Beach will be secured which meets the following criteria:
- .1 location is capable of serving the entire community (Britannia North and South);
 - .2 site location as close to sea level elevation as possible;
 - .3 site area of approximately 0.8 hectare, with a configuration such that the treatment plant is located no closer than 300 metres from any residential property;
 - .4 minimum visual impacts from other properties;
 - .5 not within a flood hazard or geotechnical constraint area
 - .6 ocean outfall, combined with or as close as possible to Britannia Creek ARD outfall, to minimize additional marine impacts.
- 2.8.4 The SLRD will require developers to adhere to best management practices for sewage treatment plant odour control.
- 2.8.5 Require preparation of a detailed stormwater management plan prior to development, encouraging infiltration of the water to the ground as quickly as possible, and the use of best management practices in stormwater design.

Stormwater Management Guidelines

- Stormwater should be managed to minimize negative impacts on watercourses, riparian areas, and other vegetation. It is critical to recognize that all land alteration and development affects stormwater runoff and that effects are cumulative. Development proposals should use best management practices for stormwater management, aquifer recharge and watershed management to ensure that post-development peak flows do not exceed pre-development peak flows and to maintain recharge of aquifers. One principle of stormwater management is to direct water back to the ground wherever possible to minimize channelling and piping. Some examples of appropriate practices include:
 - incorporate maximum effective impervious cover percentages in the zoning bylaw for single-family, multi-family, commercial and industrial areas.
 - minimize runoff from roads through narrow, permeable surfaces (e.g., granular, and discontinuous grass swales that discharge to open space);

- minimize impervious surfaces through use of permeable materials for parking areas (e.g. gravel, pavers designed for grass in openings, grass field for overflow parking), and porous materials for paths, patios, and other use areas. If driveway paving is required due to a steep slope, use tire track paving with grass in the middle;
- drain roof water to cisterns, with the overflow to the surface and disperse it into the ground, using such devices as splash pads and exfiltration galleries;
- thick organic layer of growing medium throughout cleared/disturbed area to promote growth of vegetation and water retention;
- direct water to grass slopes, swales and areas with thick vegetation;
- use stormwater detention or infiltration areas where required and where possible as an alternative method for accommodating stormwater;
- use wetlands which can improve quality of stormwater through biofiltration; and
- retain as much existing vegetation as possible, and where clearing has occurred, plant native trees and shrubs to restore the vegetative mass.
- Stormwater detention for the site should meet the minimum requirements of the *Land Development Guidelines for the Protection of Aquatic Habitat* and newer stormwater management guidelines that are being developed.
- Stormwater outflows to a stream or leave strip should have water quality and erosion control features included in accordance with the *Fish Protection Act Streamside Protection Regulation*.
- Any storm drain inlets should be marked in accordance with the DFO storm drain marking program.

2.9 Environmentally Sensitive Areas

Objectives

- Encourage the protection and enhancement of existing environmental resources.

Policies

- 2.9.1 Streamside protection and enhancement areas shall be established in accordance with the Streamside Protection Regulation contained within the *Fish Protection Act*.
- 2.9.2 Require environmental assessments prior to subdivision approval. The assessments shall address wildlife habitat and migration corridors (unique, rare or endangered or essential), fish habitat (unique, rare or endangered or essential), and vegetation (unique, rare or endangered). The assessment shall also identify areas where development should not occur, including required setbacks from watercourses, recommended mitigation measures, and enhancement measures that could improve environmental resources.
- 2.9.3 Encourage the enhancement of environmental resource in environmentally sensitive areas (ESAs) and throughout development areas through community education and stewardship initiatives.

Guidelines for Environmentally Sensitive Areas

- Encourage additional setbacks adjacent to streamside protection and enhancement areas wide enough to accommodate trails in appropriate locations.

- Minimize crossings of streamside protection and enhancement areas. Where crossings are required, bridges should be used where possible. If culverts are used, they should be "bottomless" to ensure that natural substrates are maintained along the creek.
- Where wetlands, watercourses or riparian areas are disturbed, restoration of the disturbance or compensation equal to 100% of the disturbed area should be provided.
- Instream work and stream crossings should meet the requirements of the Land Development Guidelines, the B.C. Water Act, and newer guidelines that are being developed.
- Timing of works in and about a stream should be in accordance with provincial guidelines and regulations, and requires specific written approval by the Ministry of Water, Land and Air Protection , in addition to any development permit, before work begins.
- Effort should be made to retain as much existing vegetation as possible, especially significant vegetation and habitat, using the following guidelines.
 - Minimize the extent of cut and fill required for road construction and instead conform to the natural contours of the landscape. All cut and fill slopes should be treated with growing medium, hydroseeded, and planted with native vegetation.
 - Plan open space areas to incorporate stands of mature forest.
 - Retain existing ground vegetation and trees where possible within development areas.
 - Use buildings with small footprints where possible so that building sites can more readily conform with the existing terrain and allow for protection of existing vegetation.
 - Protect any existing veteran trees.
 - Site habitable structures so that existing trees do not pose a hazard.
 - Protect any trees that contain raptor nests, along with a 50 m setback where existing vegetation is not disturbed.
- Development should be timed to alleviate impacts upon the special conditions of the site including but not limited to:
 - preventing works in and about streams at time of spawning and fish migration.
 - limitations of works that may impact established seasonal habitat of wildlife. e.g., no clearing during the sensitive nesting period for birds and other wildlife.
 - minimizing land disturbance in areas subject to possible erosion during seasonal periods of high rainfall.
- Encourage public education regarding environmental stewardship, including promotion of the use of bird feeders and waterers, amphibian ponds, and nesting boxes.

2.10 Heritage Resources

Objectives

- Encourage the protection and preservation of existing heritage resources, as outlined in section 4.7 of the Electoral Area D Official Community Plan Bylaw No. 495.
- Support the efforts of the Maritime Heritage Society in establishing a maritime heritage precinct at Britannia North, and the efforts of the Britannia Beach Historical Society in maintaining a heritage precinct at Britannia North.

Policies

- 2.10.1 Encourage protection and preservation of the historic Britannia townsite and Museum.

- 2.10.2 Encourage establishment of a Maritime Heritage Society facility within the waterfront location shown as Tourist Commercial on Map B2 Britannia Beach Land Use Plan.
- 2.10.3 Encourage any new structures within the Historic Residential, Tourist Commercial or Floodplain Management areas to be compatible with the character of the existing historic community in terms of siting, form, and exterior design.

2.11 Natural Hazards

Objectives

- Require the identification of areas involving known risk and minimize the risks to public safety and property associated with the hazards prior to development.

Policies

- 2.11.1 Require detailed geotechnical studies prior to development in the general areas identified as steep slopes and hazard areas Map B1 Constraints. These studies should identify potential flooding and debris flow risks, and site stability risks. The studies should also identify areas that are unsuitable for development, and mitigation measures for hazards that can be mitigated. The development plan shall comply with all of the recommendations of the geotechnical studies.
- 2.11.2 Avoid dwelling units in the area designated Flood Management on Map B2, which is within the floodplain and alluvial fan of Britannia Creek. Temporary tourist commercial uses, park space, parking, and historic structures not used for accommodation may be permissible in that area. The potential relocation of the historic structures will be determined through a Heritage Study.
- 2.11.3 Recognize that provincial regulators require local government to maintain flood mitigation works. In the study area, this applies to Britannia, Thistle and Daisy Creeks.

Designations

- Flood Management – for flood protection, with other uses such as temporary tourist commercial uses, park space, parking, and historic structures not used for accommodation, secondary to objectives related to flood management and safety

2.12 Environmental Contamination

Objective

- Encourage the remediation and the environmental risk management of lands and water that have been subject to environmental contamination.

Policies

- 2.12.1 Support and encourage the remediation of acid rock drainage, the removal and containment of contaminated rock, soil or tailings, and the limitation of public access to mining hazards.

- 2.12.2 Recognize that appropriate remediation is a prerequisite to development, and that the requirements of the remediation program take precedence over future land development plans.
- 2.12.3 Where possible, encourage the incorporation of public access and education displays into remediation facilities.
- 2.12.4 Support integration of remediation facilities into the community in a way that is compatible with tourism and heritage objectives.
- 2.12.5 Recognize that future acid rock drainage could occur anywhere in the Britannia Beach area as a result of blasting. Ensure that monitoring and risk management provisions are in place during construction. Appropriate mitigation must occur prior to land development.

3.0 Development Permit Areas

Development Permit Area #1

Area

The area identified on Map B3 Development Permit Area, attached to this bylaw, as DP#1, hereafter referred to as the Howe Sound Sub-Area 3 Development Permit Area #1, is designated as a development permit area for the provision of guidelines respecting the form and character of commercial development, and multi-family and intensive single-family residential development.

Justification and Special Conditions

The special conditions and objectives that justify the designation of the Howe Sound Sub-Area 3 Development Permit Area are described below.

The Electoral Area D Official Community Plan contains policies respecting: the heritage values of Britannia Beach, and the importance of enhancing the visual quality along Highway 99. Public consultation indicated that there is interest in maintaining views of Howe Sound; ensuring public access to the shore; encouraging commercial buildings that are compatible with the heritage theme; and ensuring that buildings blend in with the environment.

Objectives

The objectives of these guidelines are to permit the orderly development of the subject lands while controlling the character of commercial, and multifamily and intensive single family residential development in terms of building siting, form, exterior design, landscaping, lighting and the form and character of parking areas.

Guidelines

The following guidelines outline the approach for ensuring that the form and character of commercial, and multifamily and intensive single family residential development are compatible with surrounding land uses and the natural environment:

- The design of buildings and structures should be consistent with the study area's rural, coastal character, e.g. small footprints, pitched roofs, windows on most walls.
- The design of buildings should minimize the obstruction of views, be of natural materials, blend in well with the existing natural features, give the impression of small scale buildings; and connect with neighbourhood pedestrian and cycling pathways or trails. Site planning should maximize access to open space and minimize paving, e.g. shared driveways, use of gravel.
- In visually sensitive areas, i.e., steep slopes highly visible from highway, buildings and roads should follow existing contours, large cuts and fills should be avoided, buildings should be of colours that blend with the surroundings, large blank facades should be avoided, and existing or planted trees should be used to partially screen views of the buildings and to frame views from the buildings.
- In the Britannia townsite area, tourist commercial buildings should use historic elements consistent with an industrial, small settlement heritage.
- Large surface parking areas should be broken down into smaller parking lots (e.g., maximum 20 cars) where possible. Where not practical, large parking lots should have landscape areas throughout, with tree planting in these areas. Shared accesses and parking areas should be provided where possible, especially for uses that have parking needs at different times. Parking areas should be effectively set back, landscaped and screened from adjacent properties with natural vegetation. Paved areas should be minimized, but where necessary, they should incorporate a variety of materials, patterns, textures and blocks of vegetation.
- Within residential clusters, telephone, power, community sewer and water services, except any required storage tanks, should be provided underground, except where existing telephone and power lines are currently above ground. Above ground storage tanks should be screened.
- Signs should be non-illuminated from within, and in keeping with the heritage Britannia theme. Billboards are not permitted within the SLRD sign bylaw.
- Exterior lighting, including within a parking area, should be low intensity and not cause excessive night-time illumination to be cast onto adjoining properties or the waterfront. Exterior lighting at a pedestrian scale should be provided in commercial areas to encourage evening use and improve safety.

Development Permit Exemptions

1. A development permit shall not be required for alterations that do not affect the exterior appearance of an existing commercial building, including replacement of wood siding with new siding material of the same style and colour; replacement of damaged windows or doors with new windows or doors of the same size, shape, materials and appearance, repainting or re-staining the exterior walls with paint or stains matching the original paints and stains and replacement of building signs with new signs of the same size, shape, materials and appearance.
2. In addition to 1. above, all development in this Development Permit Area is exempted from the requirement to obtain a Development Permit, except:
 - development of land for commercial, or multifamily or intensive single family residential use.
 - development of tourist accommodation units.

- development of new commercial space greater than 50 square metres in gross floor area that is visible from public areas or other properties.
- development of a commercial parking lot.
- development of two or more attached dwelling units.
- development of single family residences on lots less than 500 square metres.

4.0 Furry Creek

Objective

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

Policies

- 4.0.1 Consider establishing zoning regulation of the Uplands area of Furry Creek consistent with the existing development agreement to ensure public consultation occurs in conjunction with any revisions to the development agreement.
- 4.0.2 Encourage collaboration with Britannia Beach regarding potential accommodation of community facilities that will serve both communities, including elementary school, indoor recreation facilities, ambulance station, police station and local commercial services.
- 4.0.3 Encourage provision of as much public access to the waterfront as possible.
- 4.0.4 Encourage provision of a trail system throughout the community (e.g., along but outside creek setbacks), linking commercial areas, residential areas, and parks and open space. Encourage provision of trail head facilities (e.g. road access, small parking lot, signage) where possible and appropriate.

5.0 Porteau Cove

Objective

- Make provision for the development, either by First Nations or non-aboriginal developers, of a livable community compatible with other Howe Sound East developments, and with adequate provision of community facilities and public open space.

Policies

- 5.0.1 Undertake detailed planning for the Porteau Cove area if the Squamish First Nation does not exercise its existing option to purchase.
- 5.0.2 Include public consultation during the development planning process.
- 5.0.3 Encourage the protection of existing environmental resources.
- 5.0.4 Encourage avoidance and/or mitigation of flood, debris flow and stability hazard areas.
- 5.0.5 Encourage the projection of any identified heritage resources.

- 5.0.6 Encourage additional public access to and along Howe Sound and from development areas to Porteau Cove Provincial Park if possible, given topographical, highway and railway constraints.
- 5.0.7 Encourage the provision of a variety of recreational parkland to meet community needs.
- 5.0.8 Encourage the provision of a trail system throughout the community, linking commercial areas, residential areas, and parks and open space. Encourage provision of trail head facilities (e.g. road access, small parking lot, signage) where possible and appropriate.
- 5.0.9 Encourage the provision of community facilities as required to serve the needs of the community.

6.0 Implementation

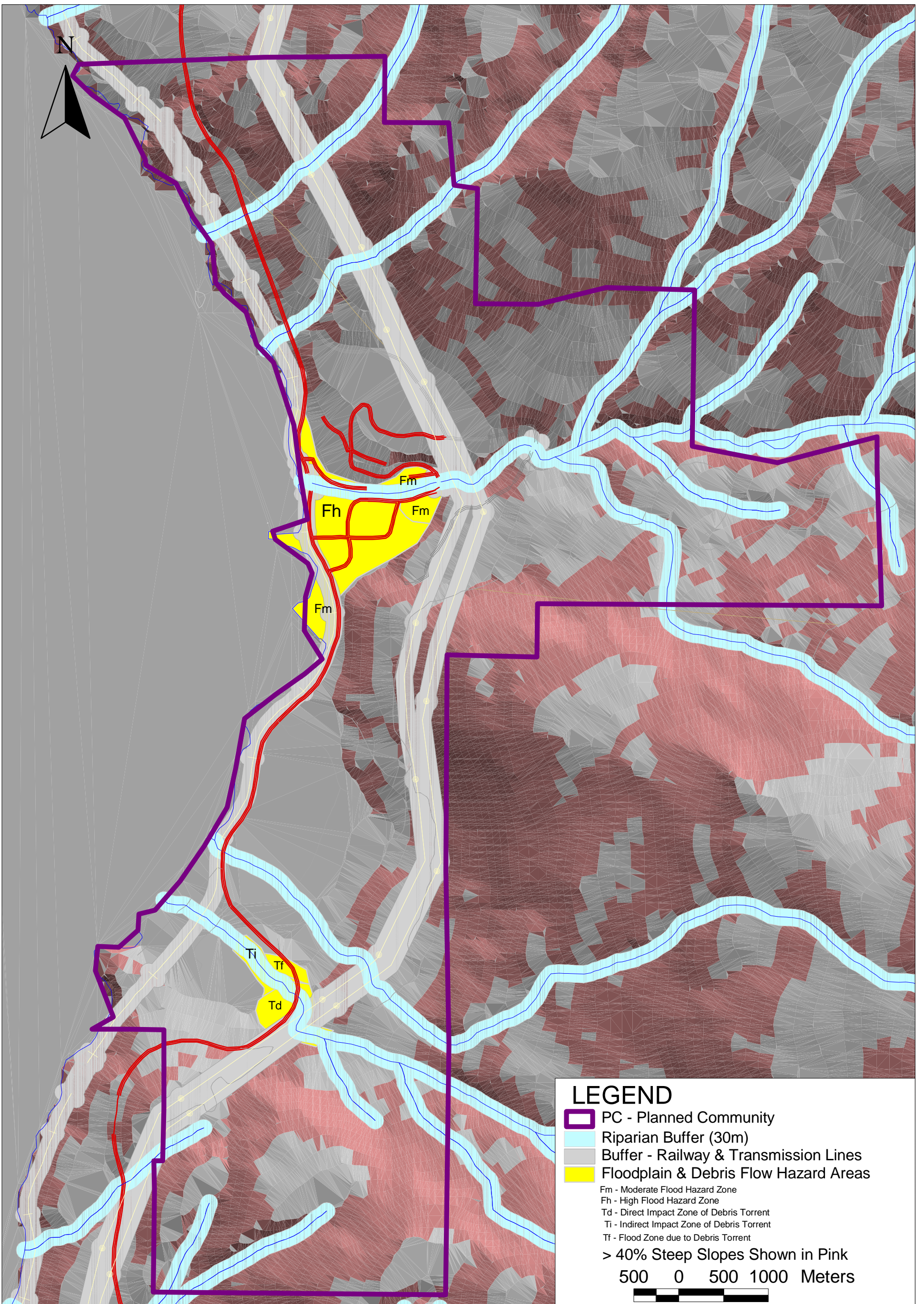
Objective

- Work with other agencies, land owners and community residents as required to implement the land use plan.

Policies

- 6.0.1 Support and encourage commuter rail service along the Sea to Sky Corridor as part of transportation planning studies.
- 6.0.2 Support and encourage development of a Heritage Plan for Britannia North to address issues such as which historic buildings should be protected, which should be kept in their existing locations, which should be moved, and appropriate adaptive reuse of the buildings.
- 6.0.3 If and when future development is planned at Britannia North, support and encourage a transportation planning study to determine how best to provide safe pedestrian and vehicular access across Highway 99 with minimal disruption to the proposed townsite development.
- 6.0.4 Support and encourage the development of municipal road standards for proposed roads within development areas.
- 6.0.5 Consider incorporating into the subdivision servicing bylaw stormwater management provisions consistent with the guidelines in this plan.
- 6.0.6 Support and encourage the preparation of a Management Plan for Britannia Creek to balance flood prevention with fish habitat concerns.
- 6.0.7 Consider the implementation mechanisms available in the *Local Government Act* for provision of amenities and affordable housing in conjunction with future rezoning involving Britannia North or South.
- 6.0.8 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.
- 6.0.9 For clarity of intent and to assist in future interpretation, the land use designations on Map B2 Britannia Beach Land Use Plan generally represent development concepts. Future land use and development applications that vary in detail from, but are consistent with the overall vision for the community in terms of concept, scale (ie. total number of units), mix of housing types;

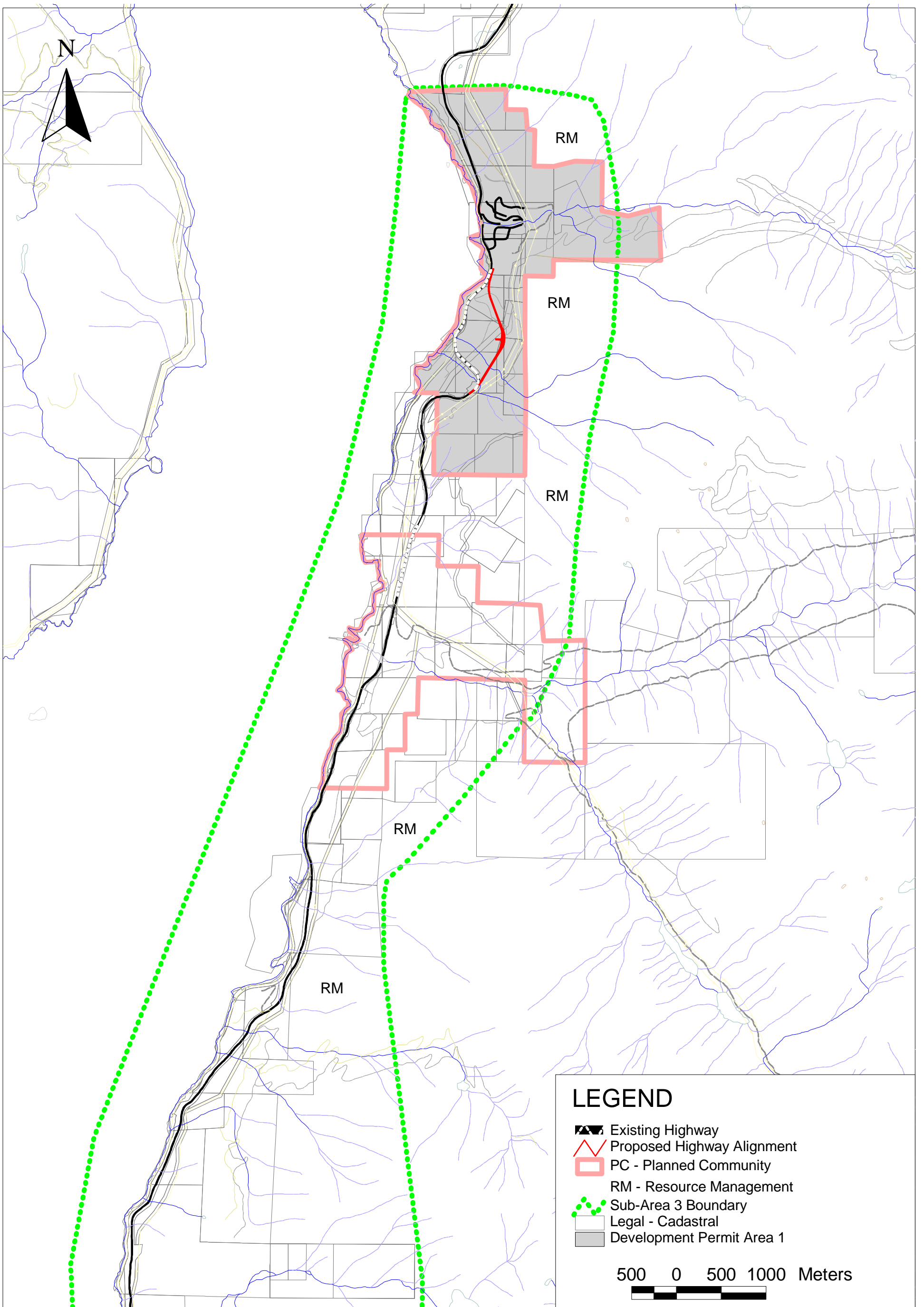
provision of parks, open space, public facilities and amenities, etc. may be deemed to be consistent with this plan.



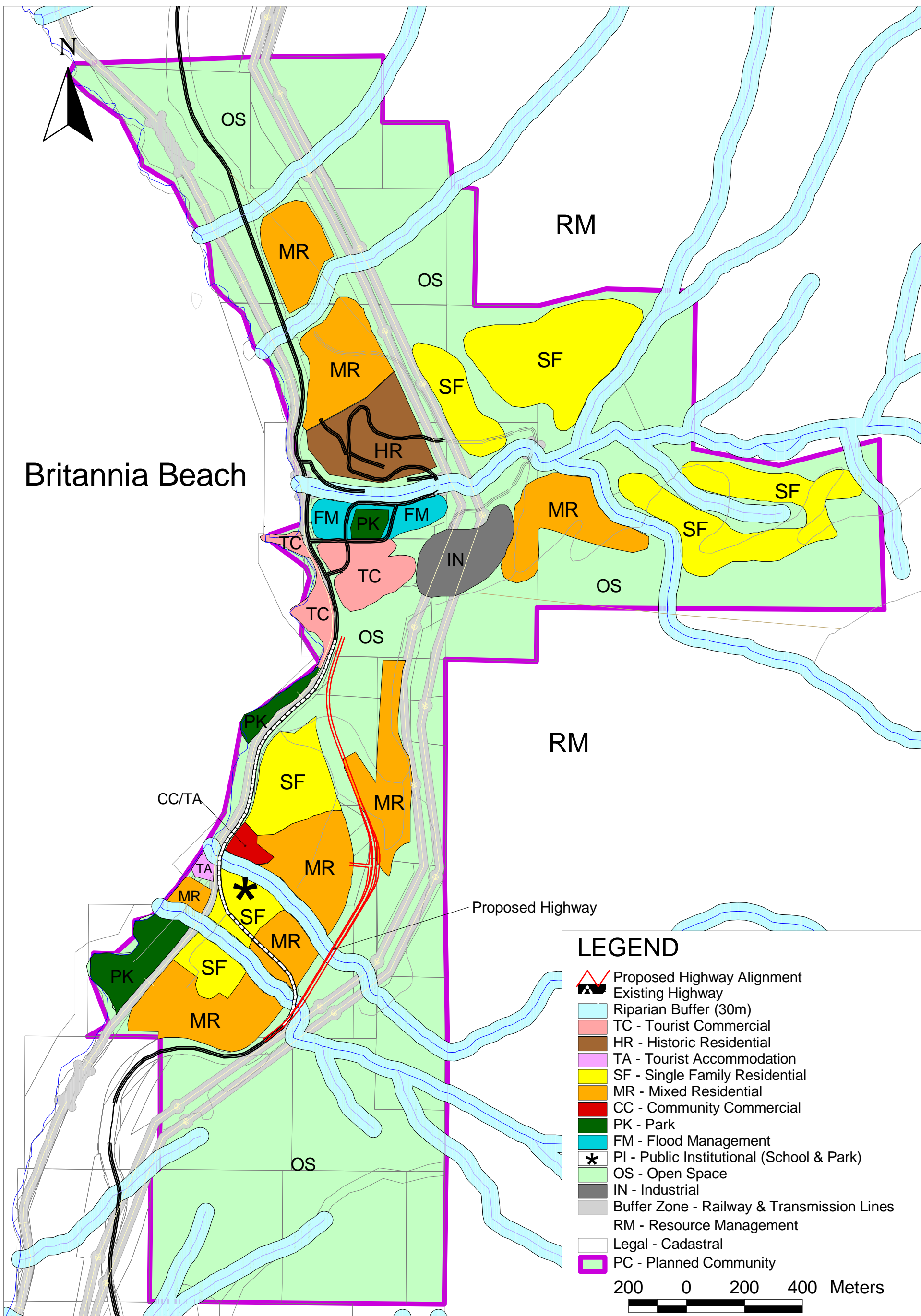
Squamish-Lillooet Regional District
 Electoral Area D Official Community Plan

Schedule B Howe Sound East Sub-Area 3 Plan

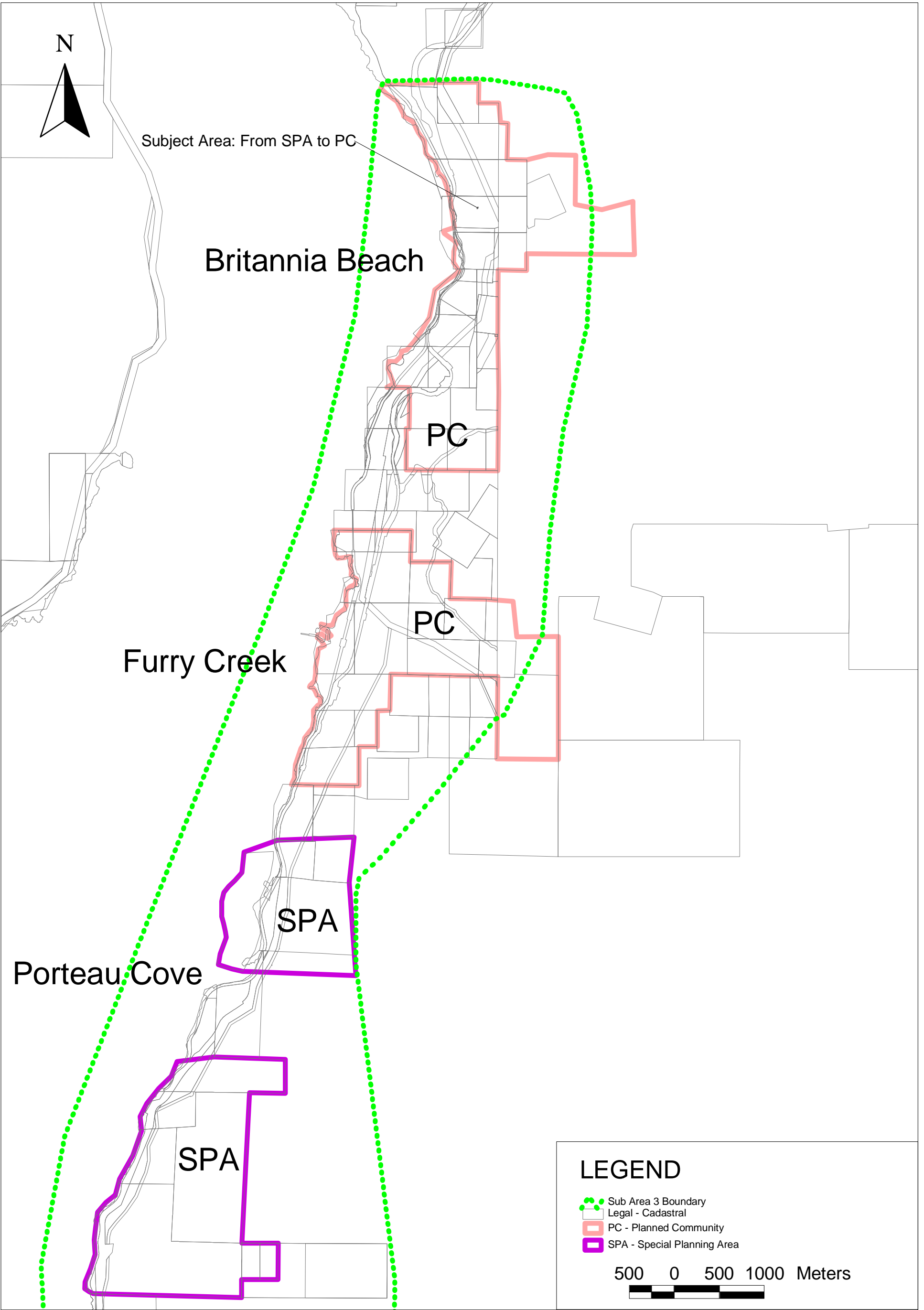
Map B1 Constraints



Squamish-Lillooet Regional District
 Electoral Area D Official Community Plan
Schedule B Howe Sound East Sub-Area 3 Plan
Map B3 Development Permit Area



Squamish-Lillooet Regional District
 Electoral Area D Official Community Plan
Schedule B Howe Sound East Sub-Area 3 Plan
Map B2 Britannia Beach Land Use Plan



Squamish-Lillooet Regional District
 Electoral Area D Official Community Plan
Schedule B Howe Sound East Sub-Area 3 Plan
Map 4 Amendment