

# COMMUNITY EXCELLENCE AWARDS 2009 APPLICATION

NAME OF LOCAL GOVERNMENT: SLRD

PROJECT OR PROGRAM TITLE: "Pemberton & Area Sub-regional Land Use Planning Study"

SELECT YOUR CATEGORY: (CHOOSE ONE ONLY)

- BEST PRACTICES
- BEST PRACTICES, WEBSITE
- BEST PRACTICES, ANNUAL REPORTING
- LEADERSHIP & INNOVATION, SMALL COMMUNITY
- LEADERSHIP & INNOVATION, MID-SIZE COMMUNITY
- LEADERSHIP & INNOVATION, LARGE COMMUNITY
- LEADERSHIP & INNOVATION, REGIONAL DISTRICT
- PARTNERSHIPS: LOCAL GOVERNMENT PARTNERSHIPS SUPPORTING PHYSICAL ACTIVITY & HEALTHY LIVING

CONTACT PERSON: Lisa Griffith, MCIP

CONTACT TITLE: Planner EMAIL: lgriffith@slrd.bc.ca

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BY MAKING THIS APPLICATION, I UNDERSTAND THAT ALL MATERIALS WILL BE KEPT BY UBCM AND ARE AVAILABLE FOR VIEWING BY OTHERS THROUGH THE UBCM COMMUNITY EXCELLENCE AWARDS LIBRARY.

SIGNATURE: Lisa Griffith NAME (PRINT): Lisa Griffith DATE: 09-07-21

## APPLICATION CHECKLIST:

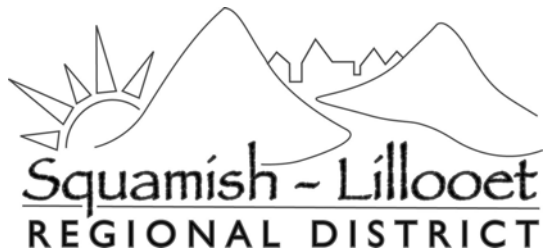
Remember to send 8 copies of your entire application package for distribution to the Selection Committee. **EACH** copy should contain:

- |   |  |
|---|--|
| <input type="checkbox"/> A completed application form                                   | IF APPLYING TO ANNUAL REPORTING:                                 |
| <input type="checkbox"/> A one-paragraph summary of the project/program being submitted | <input type="checkbox"/> A copy of the Annual Report             |
| <input type="checkbox"/> A five-page summary report (max. 5 pgs)                        | IF APPLYING TO PARTNERSHIPS:                                     |
| <input type="checkbox"/> A letter from the Mayor supporting the application             | <input type="checkbox"/> A copy of the partner contact info list |

In addition to the eight complete application packages, please include:

- One CD/electronic copy of the entire submission

DEADLINE: FRIDAY, JULY 24, 2009



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### **One-paragraph Summary of the Project**

The Pemberton & Area Sub-regional Land Use Planning Study commenced in January 2007 and wrapped up in August 2007, and was undertaken in conjunction with the SLRD's Regional Growth Strategy. A joint endeavour between the Squamish-Lillooet Regional District, the Village of Pemberton and the Lil'wat Nation / Mount Currie, the purpose of the study was to inform overall policy for managing long term urban growth in the Pemberton-Mt. Currie area. The study area falls within the Lil'wat traditional territory and includes all land within Electoral Area C, the Village of Pemberton and Mount Currie reserve lands. Various growth scenarios were assessed in the context of Smart Growth principles, First Nation's aspirations, physical and environmental constraints and the economics of servicing. The report recommends future growth to be accommodated through infill development in the Village of Pemberton, and the designation of a new growth area consisting of private and Lil'wat Nation transfer lands outside the Agricultural Land Reserve (ALR) and above the floodplain; thus benefiting the environment through the responsible stewardship of green spaces and sensitive areas and the protection of agricultural lands.



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## **Project Summary Report – “Pemberton and Area Sub-regional Land Use Planning Study”**

The final report for the “Pemberton & Area Sub-regional Land Use Planning Study” is being submitted for the UBCM Community Excellence Award under the Category of Leadership and Innovation for a Regional District.

### **Background**

The Squamish-Lillooet Regional District resolved to initiate and undertake a Regional Growth Strategy (RGS) process in January 2004. The RGS was seen as a means to determine a common strategic vision and set of environmental, economic, and social goals for the region and a tool for managing these challenges and opportunities in such a way that land use decision making would contribute to improved livability, quality of life, and sustainability for all residents of the SLRD, including aboriginal communities. In accordance with the legislation, the process was to fully involve the member municipalities while also including opportunities for input from residents, provincial agencies, First Nations, and others.

The SLRD Board prioritized the Regional Growth Strategy work, recognizing that the region was facing a historically unique combination of challenges and opportunities. These included the following:

- Substantial growth pressure, especially in Squamish, and Pemberton;
- Significant infrastructure and real estate development associated with the 2010 Olympics, including major upgrading of the Sea to Sky Highway;
- First Nations with traditional territory in the region taking leadership in land and resource management;
- The Province and its agencies promoting development of Crown lands;
- Declining employment and economic transition in the northern part of the region.

Historically, the SLRD’s working relationship with aboriginal communities had been poor to non-existent. From the onset of the RGS, the SLRD recognized the significant opportunity to build constructive and enduring relationships with the local bands through RGS consultation. It was felt that this work could lay the foundation for relationship building and continued dialogue on other regional issues.

One of the more successful means of engaging First Nations in the SLRD’s regional growth strategy was via the “Pemberton & Area Sub-regional Land Use Planning Study”, which

commenced in January, 2007 and included all land within Electoral Area C, the Village of Pemberton and Lil'wat Nation reserve lands.

The SLRD had recognized a need for a collaborative framework for coordinating the development of land use policies for the Regional District Electoral Area C, Village of Pemberton, and Lil'wat Nation. The SLRD took the lead in finding funding for the project, securing the support of the provincial Ministry of Community Development, and ensuring the participation of the Village of Pemberton and the Lil'wat Nation. Terms of reference were jointly developed by a steering committee comprised of staff from all three jurisdictions, detailed mapping was produced collaboratively by SLRD and Lil'wat Nation GIS staff, and a planning consultant was hired to undertake the research.

The results of the planning study were presented to the political leaders from the three jurisdictions at two Elected Officials Forum (EOF) meetings held on reserve, who collectively discussed the project and assessed the results. It was the first time the elected officials from all three jurisdictions had jointly worked together to tackle land use and economic issues on a sub-regional scale. Many members of the Mount Currie Band Council and the Village of Pemberton Council actively and enthusiastically participated in this project.

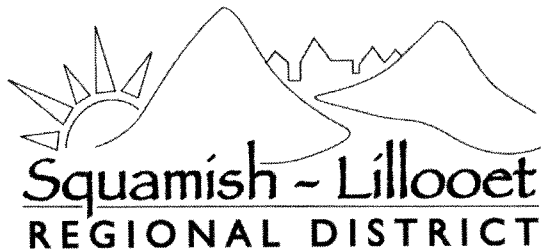
### **How UBCM category guidelines were met and why this project defines excellence**

The following points describe how the UBCM category guidelines were met and how the project meets the UBCM guidelines for environmental excellence in land use planning – by providing measurable results in the protection of BC's environment (air, land, water, natural resources, etc).

- The project commenced in January 2007 and was completed in August 2007, therefore meeting the UBCM Category guidelines for timing.
- From the perspective of the SLRD, the project demonstrates originality and leadership by the regional district in its successful facilitation of all three parties in the development of the "Pemberton & Area Sub-regional Land Use Planning Study".
- The project demonstrates an innovative and unprecedented joint approach to consultation in land use and planning which resulted in a locally-based, focused analysis of the development potential and all three community's aspirations with respect to future long term land use for the Pemberton area.

- The outcome of this strategic planning exercise is a coordinated land use planning framework among the three local governments based on mutual trust, respect, understanding and recognition of interests and values, including the mutual benefits of comprehensive land use planning.
- The planning study addresses regulatory requirements. As required by Section 855 (2) of the *Local Government Act*, the SLRD was obligated to provide opportunities for extensive, early, and ongoing public consultation with residents, local governments, First Nations, and other government bodies in the development of the RGS. As a result of the SLRD's leadership, the Lil'wat were engaged and participated as equal partners with the SLRD and the Village of Pemberton in the sub-regional planning study which directly informed the Regional Growth Strategy.
- The planning study addresses environmental concerns. One of the main purposes of a Regional Growth Strategy (RGS) is to promote human settlement that is socially, economically and environmentally healthy and that makes efficient use of public facilities and services, land and other resources. The sub-regional planning study was a component piece and resulted in recommendations to the three jurisdictions to direct future growth to areas that avoid urban sprawl; minimize the use of automobiles and encourage walking and biking; protect environmentally sensitive areas; maintain the integrity of a secure and productive resource base, including the agricultural land reserve; reduce and prevent air, land and water pollution; and protect the quality and quantity of ground water and surface water.
- As described earlier, the purpose of the study was to provide policy direction for managing long-term urban growth in the Pemberton-Mt. Currie area. The planning process followed a logical series of steps – first, constraints mapping was developed to illustrate the existing geophysical, environmental and socio-cultural conditions that would affect the location of future development. Second, potential population growth was determined based on historical rates and other population and demographic data, and the population was forecast over 20 years. Next, the projected population was reviewed as to the potential requirements for residential and commercial/industrial land, and various planning scenarios were developed that did or did not accommodate the potential population growth. The growth was then allocated to specific geographic areas based on the constraints mapping, and spreadsheets were prepared to show the projected timing of potential development against potential population projections. Finally, various growth scenarios were assessed in the context of Smart Growth planning principles, First Nation's aspirations, physical and environmental constraints and the economics of servicing.

- The final report recommends future growth to be accommodated through infill development in the Village of Pemberton, and the designation of a single new growth area consisting of private and Lil'wat Nation transfer lands outside the Agricultural Land Reserve (ALR) and above the floodplain. The study's findings ultimately lead to policies and plans that protect the environment in an area of rural British Columbia where rapid population growth and development pressure could have threatened the spill-over of urban growth into sensitive, flood-prone and productive agricultural landscapes by all three jurisdictions. Ultimately, the collaborative approach resulted in the responsible stewardship of green spaces and riparian areas, and the protection of agricultural lands in the Pemberton – Mt Currie corridor.
- The planning study has gone on to guide more detailed land use and environmental policy planning by all three parties. The project has helped facilitate the SLRD's Regional Growth Strategy, a recent update of the SLRD Electoral Area 'C' Official Community Plan, the Village of Pemberton Official Community Plan review, and Lil'wat Nation land use plans.



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July 17, 2009

2009 Community Excellence Awards  
Union of BC Municipalities  
60 – 10551 Shellbridge Way  
Richmond BC V6X 2W9

To whom it may concern,

On behalf of the Squamish-Lillooet Regional District (SLRD) Board, I am pleased to offer support for the SLRD's submission for an UBCM Community Excellence Award under the Category of Leadership & Innovation - Regional District.

The project being submitted is the "Pemberton & Area Sub-regional Land Use Planning Study", which commenced in January, 2007 under the SLRD's leadership. The SLRD recognized the need for a collaborative framework for coordinating the development of land use policies for the Regional District Electoral Area C, Village of Pemberton, and Lil'wat Nation. The study, which was undertaken in conjunction with the SLRD's Regional Growth Strategy, resulted in a locally-based, focused analysis of the development potential and the community's aspirations with respect to future long term land use for the Pemberton area.

The project demonstrates an innovative and unprecedented joint approach to land use and planning among a regional district, a municipality and a First Nation. One of the notable aspects of the process was the active participation of the Lil'wat Nation and the agreement to use the concept of Smart Growth principles to evaluate planning scenarios and inform the study's findings. The project helped facilitate the SLRD's Regional Growth Strategy, a recent update of the SLRD Electoral Area 'C' Official Community Plan, and ongoing Village of Pemberton and Lil'wat Nation land use plans.

Thank you for your consideration of this submission,

Yours truly,

Russ Oakley,  
Chair