

- The Ministry expects the proponent to work with the District of Squamish and the Squamish Lillooet Regional District to develop the necessary OCP and Zoning Bylaws.
- Would also hope that the proponent works with and understands the regional context that has emerged in the last few years. This includes the development of the regional growth strategy (underway) and the effort Whistler has made to adopt and implement a *Natural Step* approach to development; and the *Smart Growth on the Ground* work that the District of Squamish has invested in. There is an overall regional approach that is emerging that is quite positive - would hope future development is consistent.
- Ministry agrees with the comments from others that more information is needed on how the resort will demonstrate a commitment to sustainability and smart growth principles. Province is concerned about climate change and reducing green house gas emissions and is encouraging local governments and the development community to work together to plan and implement local growth settlement patterns that emphasize mixed-use dense neighbourhoods – not a pattern of dispersed sprawl development with, for example, large single detached homes as the predominant housing type.
- Proponent is asked to consider the long-term operational costs for infrastructure that local governments and resident community will have to manage in the future. Ministry conditional grants for infrastructure are more directly tied to sustainable land-use decisions to discourage urban sprawl. Encourage consideration to the issue of ensuring long-term operational costs will be sustainable for local government (i.e. road maintenance for the extensive road system that is proposed).

The Ministry also encourages the proponent to take into consideration the following:

- Regional concern about the need for affordable housing and worker housing (current project plan does not deal with that in much detail unless we missed something in the reports);
- Possible need to identify sites for other community services if the resort is built out – like schools etc;
- the kinds community issues other resort communities are dealing with – Whistler for example – how to you attract and retrain commercial/retain services like laundromats etc. when real estate values are so high.

All for now.

Cheers and thank you for the opportunity to comment.

Brent

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