



MEMORANDUM

To: Electoral Area Service Committee
Fraser Valley Regional Board of Directors

From: Lisa Grant, Planner 1

Date: May 3rd, 2010

Subject: Electoral Area E Official Community Plan Update

File No.: 6480-20-580

RECOMMENDATION

THAT the Regional Board receive and adopt this memorandum as the scope and limitations for Electoral Area 'E' Official Community Plan update.

ISSUE

That the scope and limitations for the Electoral Area E Official Community Plan update be identified including how the community will be engaged, issues, general timeframe and proposed budget.

BACKGROUND

Adopted in 1983, the Official Community Plan (OCP) for Electoral Area 'E' has not been reviewed and updated as required by the Local Government Act since the mid 1990's. The plan has functioned well as a policy document providing direction to decision makers, staff and the general public. Generally, conditions in Area 'E' have changed little since the last major policy revisions in the mid-90's responding to the Hayco report which addressed geotechnical hazards in the Chilliwack River Valley area. With the passage of time, community values change. The plan will benefit from a major review and update whereby residents and local stakeholders can provide insight into their communities and issues the plan may be able to address.

DISCUSSION

Although one of the older community plans in the Regional District, the plan policies largely remain valid and effectively address concerns and issues in the electoral area. At a staff level the plan has achieved objectives. However, through the public engagement and stakeholder consultation new values and issues may be identified that have not been considered by the plan in the past. The goal is to achieve a user-friendly document that is reflective of community values and Regional Board policies.

SCOPE

An OCP is a set of policies which provide guidance for future land use decisions. Legislation directs the Regional Board to determine is consultation should take place early and be on-going with stakeholder groups that may be affected by the plan. The general community at large is affected when a major OCP update is undertaken. Community values help to inform many aspects of the plan such as future patterns of development, community values such as recreation opportunities and/or limiting land fragmentation in agricultural areas. Staff will work with community members to identify values, issues and opportunities. This information will be compiled for APC discussions.

Housekeeping items such as updating and improving the layout of the OCP will be addressed in the update. The goal is to provide an OCP that reflects Area E values and provides policy directions to decision makers, community members and staff.

ADVISORY PLANNING COMMITTEE

Staff is proposing to establish two APCs. Recognizing that Area E has distinct communities, the proposed APCs will reflect this and be better able to deal with local issues and opportunities. The first APC will be made up of Chilliwack River Valley residents and the second with Columbia Valley and Lindell Beach/Cultus Lake residents. As an APC, each group will consider values and issues identified during the initial public engagement.

Further public consultation will take place at the time a draft plan is complete. A review and comment period will provide an opportunity for discussion prior to entering into the adoption process. Refer to Appendix A, Public Engagement Flow Chart.

It is important to note a variety of stakeholder consultation will take place throughout the OCP update process. This is discussed at greater length in a separate staff memo, titled Consultation Strategy. Generally, staff will reach out to Area 'E' residents through a range of multi-media tools and a number of stakeholder groups have been identified.

TOPIC AREAS

The current OCP identified several issues and challenges such as fishery, forestry, aggregate resources, parks and recreation, resort residential, Chilliwack River Valley Settlements, Agriculture, Hazards, Transportation, Services, non-conformity and Cultus Lake Park. These should be re-visited to determine if they still pose a challenge in the present day context. Specifically, the following areas have been identified as possible issues and opportunities the plan should address.

Resource Uses- As an area comprised of large amounts of crown land, tensions have existed between resource activities and residents of Electoral Area 'E', specifically, the Chilliwack River Valley. Staff anticipates this as one of the areas the plan update will try to address.

Resort Areas- In recent years, resort development has increased with new developments such as Cultus Cottages in the Cultus Lake/Lindell Beach area. As a result seasonal population spikes, access to Cultus Lake and recreation opportunities will be a focus of the plan update.

Recreation- Electoral Area 'E' is rich in recreational opportunities. Staff anticipates recreation as a value will be identified during the public consultation process and the plan will need to balance it in relation to other activities such as logging and aggregate industries.

Geotechnical- in the Chilliwack River Valley, geotechnical hazard restrictions create a challenge for further development. A few portions of Area 'E' have not been evaluated for geotechnical hazards, specifically, around Vedder Mountain. Provided funds are available, the Regional District will obtain a geotechnical engineer's services to evaluate this area.

Servicing- Development is often dependent on the availability of water and capacity of sewer systems, whether they are individual onsite systems or community systems. In recent years provincial regulations and the Regional District have established new policies. These will be incorporated into the update and may be reflected in a range of policy areas.

Transportation- Transportation, specifically in Cultus Lake and Columbia Valley will likely be an issued raised by the community. Staff will have to explore options working with the Ministry of Transportation and Infrastructure.

Sustainability- Planning requires a balanced approach to a variety of needs ranging from property owner's expectations to the capacity of the land and local environment to sustain development and resource depletion. As a forward looking document a priority will be achieving a balance between these goals.

LIMITATIONS

Currently, the Parks Board is in discussions with the Province concerning future governance. Given these uncertainties, the unique government and land ownership structures and in the interest of achieving a timely OCP update, staff is proposing to not include the Parks Board in the OCP update. At the conclusion of the governance process, the community may be better able to approach the questions surrounding the future of their community. This may be a more opportune time to undertake a planning process for the Parks Board area. Together, the Regional District and the Parks Board have discussed a possibility of a future joint planning process. Ultimately, the Regional Board will need to provide direction to undertake this initiative.

A memo dated April 1st, 2010 the Regional Board endorsed the resolution that the Cultus Lake Parks Board area will not be included in the OCP update process. The Parks Board is an important stakeholder in the OCP update process and staff will seek early and ongoing input into the planning process. This is discussed at greater length in the *Consultation Strategy* memorandum.

BUDGET

As part of the Planning Department's 2010 work plan staff resources are allocated for the Area 'E' OCP update. Based on the scope and limitations detailed in this paper, it is anticipated consultant services may be required for a portion of Vedder Mountain in Columbia Valley/Lindell area to undertake a geotechnical evaluation. Refer to Appendix B for a detailed listing of proposed expenses.

TIMELINES

Appendix C outlines a proposed timeline. It is important to note this may change during the OCP update as different issues and challenges arise.

COSTS

Identified as a planning priority project and incorporated into the Financial Plan. Refer to Appendix B for Budget information.

COMMENTS

Chief Administrative Officer: insert comment

Director of Planning: insert comment

Director of Finance: insert comment

Appendix A Public Engagement Flow Chart



Appendix B
Proposed Budget

Electoral Area 'E' OCP Budget*		
	Cost	Notes
Mail outs		
Newsletters/surveys	4 newsletters x # of households x \$0.12 = \$300 per mail out	The majority of the mail out will be by bulk mailout. Post Creek will require a direct mailout as postal services are different from the rest of Area 'E' and many of the owners do not reside at Post Creek.
Public Hearing Notices	1 public hearing notice x 1520 households x \$ 0.52 = \$ 790.00	
Hall Rentals		
Open houses/ Values and Issues Workshop	2 workshops x hall rental fee = \$100*	*The Fish and Game Protective Association does not charge the Regional District to host events. Columbia Valley Community Hall charges between \$75 -100 for an evening.
APC Meetings	6 APC meetings x \$ (hall rental fee)= \$300	Fish and Game Protective Association does not charge the Regional District a rental fee. If APC meetings are held at the Columbia Valley Community Hall a \$75-100 fee may apply.
Other Items		
Public Hearings	1 public hearing x \$ (hall rental fee)= \$100 2 consecutive newspaper ads as required by s.892 of the LGA Approximately \$1100 (two consecutive ads)	The public hearing may have no associated cost for hall rental if hosted at Regional District offices or the Fish and Game Protective Association Hall.
Consultation Costs	\$4000	Vedder Mountain Geotechnical Study.
Miscellaneous Costs	\$500	Misc expenses include photocopying, meeting

Electoral Area E Official Community Plan Update: Scope and Limitations

		supplies and other incidental costs.
Total Costs	\$7190	

*The budget does not account for staff time.

Appendix C
Proposed Timetable

Area 'E' OSP Update Timeline

	Task	Details	Other information
April-June 2010	Project Launch	<ul style="list-style-type: none"> -Initial meeting with Area Director; - Memo to EASC/Board to endorse project; -Memo to establish APC and adopt a consultation strategy; -Introductory meeting with community members and/or ratepayer groups. 	
May-September 2010	Consultation & APC meetings	<ul style="list-style-type: none"> -establish APC; -begin consultation with agencies and groups; -meet with Ratepayer groups; -host initial APC meeting(s) to identify issues*. 	* should only require 1 or 2 APC meetings.
August-December 2010	Draft OCP polides	<ul style="list-style-type: none"> -research issues (APC identified), background information and formatting changes; -Draft policy changes/sections -APC meetings** to review and comment. 	**number of APC meetings will depend on number of policy changes.
Early 2011	Legislative process	<ul style="list-style-type: none"> -First reading and beginning of legislative process. 	