



MEMORANDUM

To: EASC, Regional Board
From: Connie Halbert, Planning Technician
Date: September 22, 2008
Subject: Public Information Meeting for Official Community Plan for Electoral Area "F"

RECOMMENDATION

THAT the Board receives this memo outlining the results of the initial public information meeting held on the Area "F" Official Community Plan

ISSUE

In the public consultation process for the Area "F" Official Community Plan, the initial public information meeting was held Thursday September 19, 2008.

BACKGROUND

The current McConnell Creek-Hatzic Prairie Official Community Plan was adopted in 1988 (Dewdney Alouette Regional District). It was identified as a priority for updating in the 2008 Forward Planning work plan. The Regional Board adopted Bylaw 0858, 2008 – A Bylaw to Establish an Advisory Planning Commission for Electoral Area "F" on April 22, 2008 and a consultation strategy for the OCP update in June, 2008.

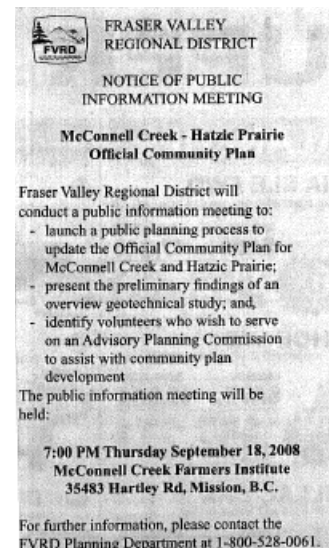
DISCUSSION

A public information meeting regarding the update to the McConnell Creek-Hatzic Prairie OCP was held at 7:00 PM at the McConnell Creek Farmers Institute Fall (35483 Hartley Road) on September 18, 2008. The purpose of the public information meeting was to:

- launch the public planning process to update the OCP;
- present preliminary findings of an overview geotechnical study; and,
- request volunteers to serve on the Advisory Planning Commission.

The meeting included a display of the draft Overview Geotechnical Hazard Assessment Maps and presentations by Director Dick Bogstie, Graham Daneluz, FVRD, and Robert Gerath, P.Ge., of Qcd Geotechnics. There were also copies of the draft report titled *Overview Geotechnical Hazard Assessment – Electoral Area F (Hatzic Valley) FVRD* available for taking.

This meeting was advertised in the September 9th and 12th editions of the Abbotsford Times. In addition, a newsletter was sent to each residence in Area "F" with information about the meeting and the OCP planning process. This newsletter is attached as Appendix 1. Staff is currently creating a webpage to host the background documents related to Area "F" OCP¹.



¹ <http://www.fvrd.com/Services/planning-development2/projects2/Pages/ElectoralAreaFOfficialCommunityPlan.aspx>

There were two presentations made at the public information meeting. The first presentation discussed the principles and requirements of an Official Community Plan, including the role and composition of the Advisory Planning Commission. A copy of the presentation slides is included as Appendix 2. The second presentation by Robert Gerath, P.Ge., introduced the draft report *Overview Geotechnical Hazard Assessment – Electoral Area "F" (Hatzic Valley), FVRD*. The format provided opportunities for questions and discussion after the individual presentations. Following is a brief description of the topics discussed.

- Questioned how ALR regulations interact with the OCP.
- Concerns raised on the requirement for the OCP to identify sand & gravel deposits – the residents are not supportive of aggregate operations located within the community.
- Questions arising from the draft hazard assessment analysis and maps focused on the impact of logging on increasing the risk of geotechnical hazards.
- Discussed the methodology used in doing the hazard assessment – based on initial analysis of air photos, data gathered during five field days, and information acquired as a result of Robert's involvement in the 2003 emergency response team for an alluvial flood.
- Discussed the need for a detailed hazards study of the Hatzic Valley similar to one completed in the Chilliwack River Valley.
- Discussed the general cost of individual geotech studies for development of individual lots – range between \$4,000 and \$9,000.
- The hazard assessment did not examine the possible impacts of an earthquake in the region, specifically the liquefaction properties of the soils in the Hatzic Valley.
- Discussed the role of the hazard assessment in the OCP process – provides insight into what lands are suitable for future development and what kind of emergency response planning is necessary.
- Much discussion about the role of the building inspector in requiring geotech reports.
- Questioned the role of the Riparian Area Regulation and whether it applied to forest lands.
- Discussed the potential for removal of ALR land for industrial purposes.
- Stave Lake Cabin Owners Association representatives asked whether they would be included in the OCP.
- Concern expressed about the number of trucks using the roads – who pays for road maintenance and could a toll be charged to the trucks.

Overall, those in attendance seemed positive about community planning in their area and receptive to the overview geotechnical study.

A total of 55 residents attended the meeting.

COSTS

There are no costs implications at this time.

COMMENTS

Chief Administrative Officer:	Reviewed and supported
Director of Planning:	Reviewed and supported
Director of Finance:	No requirement for review

Connie Halbert
Planning Technician

Electoral Area "F"

Official Community Plan

September 2008

Issue No. 1

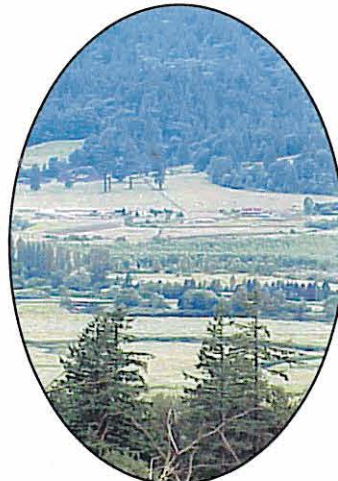
McConnell Creek–Hatzic Prairie Plan Update

The McConnell Creek–Hatzic Prairie Official Community Plan is up for review.

The existing Plan was adopted in 1988. It has served the community well for twenty years. Yet, it is time to update it to reflect current community values, recent provincial legislation, and new trends in development.

What is an Official Community Plan?

An Official Community Plan (OCP) is the foundation for land use planning in McConnell Creek and Hatzic Prairie. It sets out a vision for the overall development of the area and policies for achieving that vision. The Plan will provide guidance to the Regional Board, property owners and developers on a broad range of matters.



What will the Plan Cover?

Provincial legislation requires OCPs to address:

- areas specified for residential development;
- commercial, agricultural, recreational, public utility and other land uses;
- environmentally sensitive and hazard lands;
- sand and gravel deposits suitable for extraction; and,
- public services.

How will it be Developed?

The new OCP will be developed through consultation with residents, stakeholders, government agencies, and other groups. An advisory Planning Commission (see Page 2) made up of local residents will play a key role in formulating the Plan.

COMING EVENTS

- **Public Information Meeting**
7:00 PM
September 18, 2008
McConnell Creek Farmers Institute Hall
35483 Hartley Road
Mission, BC
- **Community Planning Survey**
Please watch for it in the mail this fall. Your response is important to us!

Public Information Meeting

Fraser Valley Regional District will hold a public information meeting to:

- start the planning process to update the McConnell Cr.-Hatzic Prairie OCP;
- present the preliminary findings of an overview geotechnical study; and,
- identify volunteers to serve on an Advisory Planning Commission to assist with

community plan development.

The public information meeting will be held:

7:00 PM

**Thursday September 18, 2008
McConnell Creek Farmers Institute
35483 Hartley Rd, Mission, B.C.**

For further information, please call 1-800-528-0061 or email planning@fvr.d.bc.ca.



Volunteer for the Advisory Group!

FVRD is seeking volunteers to serve on the Electoral Area "F" Advisory Planning Commission (APC). The APC is a committee of local residents that will be formed to guide development of the new Plan.

The Advisory Planning Commission will meet regularly while the planning process is underway. It requires a significant commitment to attend 6–10 meetings, prepare for informed discussions, and collaborate respectfully and openly with others.

Being a part of an APC is a challenging and rewarding. It can be hard work, but most people find it to be empowering and informative.

If you are interested in volunteering for the EA "F" Advisory Planning Commission, please submit a brief letter stating your interest as well as your relevant background and experience to:

FVRD Planning Department
45950 Cheam Avenue
Chilliwack, BC V2P 1N6
Fax: 604.792.9684
Email: planning@fvrd.bc.ca

McConnell Creek—Hatzic Prairie

The new community plan for Electoral Area "F" will cover the area roughly shown in the map at right.

McConnell Creek—Hatzic Prairie is a north-south oriented valley with agricultural lowlands bounded to the east and west by often steep slopes and alluvial fan complexes. It has many streams and wet-

lands.

The Plan area borders the District of Mission to the west. It includes lands north of Hatzic Lake to the top of Sylvester Road, including Hatzic Prairie, Durieu, McConnell Creek, Allan Lake, Cascade-Carratt, and Davis Creek areas.



Contact Us

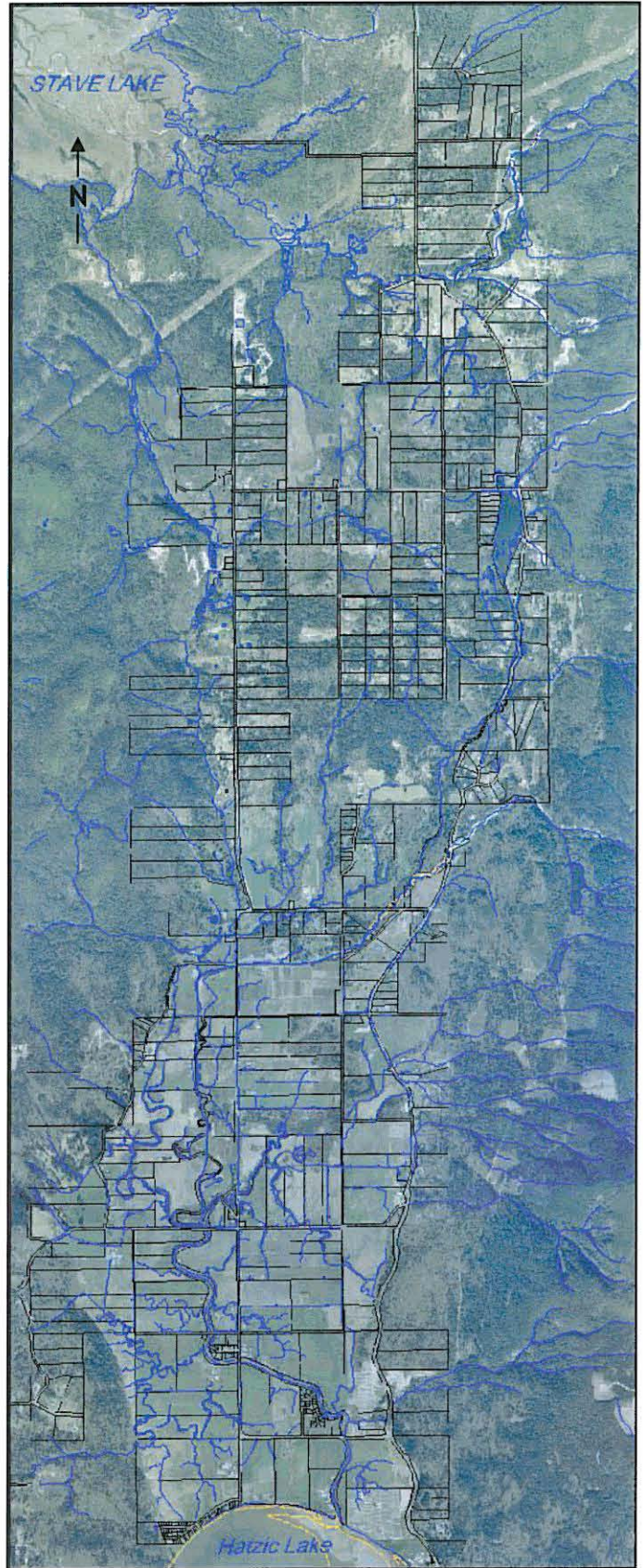
Please contact us with your questions and comments:

Fraser Valley Regional District
45950 Cheam Avenue
Chilliwack, BC V2P 1N6
Tel: 1.800.528.0061 or
604.702.5000
Fax: 604.792.9684
Email: planning@fvrd.bc.ca

We are also on the web at:



A web page for the new McConnell Creek—Hatzic Prairie OCP will be posted soon.




Appendix 2 - FVRD Slide Presentation Area F Public Information Meeting

FVRD Planning

McConnell Creek – Hatzic Prairie
Official Community Plan Update

Public Information Meeting, September 18, 2008



What is an Official Community Plan?

- 'foundation' of land use planning in BC
- broad policy statements about planning and land use
- set out a vision and policies for achieving it
- look to the future: 5-10 years

OCP (con't)

- guides the Regional Board and property owners in rezoning applications, development proposals
- 'statutory' plan
- must address:
 - residential, commercial, industrial, institutional, agricultural, recreational & public utility land uses
 - sand/gravel, schools, parks

OCP vs. Zoning

- zoning is current regulation
 - permitted uses
 - density
 - siting, building dimensions, etc
- OCP plans for the future
 - policies rather than regulations (except DPAs)
- Zoning and OCP work together

For more info...

- *Smart Growth Guide to Local Government Law & Advocacy*, West Coast Environmental Law (2001)
- Part 26 of the *Local Government Act* [RSBC 1996] Chapter 323
- Ministry of Community Services
- FVRD

Current OCP

- DARD McConnell Creek – Hatzic Prairie Official Community Plan Bylaw No. 454-1987
 - small part in DARD Dewdney-Hatzic Lake OCP Bylaw No. 478-1988
- have preserved rural and agricultural nature of the community
- served well for 20 years
- time to update

Appendix 2 - FVRD Slide Presentation Area F Public Information Meeting

Update Process

- Process
 - public notice & early input
 - Advisory Planning Commission
 - 1st reading by Regional Board
 - referral to gov't agencies, others
 - public review and hearing
 - 2nd/3rd reading
 - provincial approval
 - adoption
- Timeline – about a year

- survey
- newsletters
- stakeholder meetings
- open house

Advisory Planning Commission

- Small group of residents
- major role in plan development
- work through issues in detail
- 6-8 meetings
- plan is not ready until the APC recommends it to the Board

Volunteer for the APC

- up to 9 members
- requires commitment and preparation
- submit letter of interest by Oct 3/08
 - outline relevant background/experience
- APC appointed by Regional Board in October
- First meeting late Oct or early Nov

Contact

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Manager of Forward Plans
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Chilliwack, BC V2P 1N6
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