
MEMORANDUM

To: Chair & Members of the Electoral Area Services Committee
Chair & Members of the Regional Board

From: Graham Daneluz, Manager of Forward Plans

Date: May 31, 2010

Subject: First Reading of Fraser Valley Regional District Official Community Plan for Hatzic Valley, Electoral Area "F" Bylaw No. 0999, 2010

File No.: 6480-20-600

RECOMMENDATION

THAT the Regional Board give first reading to Fraser Valley Regional District Official Community Plan for Hatzic Valley, Electoral Area "F" Bylaw No. 0999, 2010;

THAT the Regional Board consider Fraser Valley Regional District Official Community Plan for Hatzic Valley, Electoral Area "F" Bylaw No. 0999, 2010 in conjunction with the FVRD Five Year Financial Plan and Solid Waste Management Plan pursuant to Section 882 of the Local Government Act

THAT the Regional Board deem Fraser Valley Regional District Official Community Plan for Hatzic Valley, Electoral Area "F" Bylaw No. 0999, 2010 to be compatible with and consistent with the FVRD Five Year Financial Plan and Solid Waste Management Plan

THAT the Regional District refer Fraser Valley Regional District Official Community Plan for Hatzic Valley, Electoral Area "F" Bylaw No. 0999, 2010 to the Provincial Agricultural Land Commission and other agencies for comment

THAT the Regional Board refer Fraser Valley Regional District Official Community Plan for Hatzic Valley, Electoral Area "F" Bylaw No. 0999, 2010 to public hearing

THAT the Regional Board delegate holding of the public hearing to Electoral Area "F" Director Dick Bogstie and that other members of the Regional Board may attend the public hearing in which case the director to whom the hearing is delegated will chair the public hearing

BACKGROUND

Updating the Official Community Plan (OCP) for Hatzic Valley is a priority of the Regional Board. The current Plan dates from 1987.

The Board approved a consultation strategy for the OCP update in June 2008. Since then, staff has worked extensively with Electoral Area "F" Director Dick Bogstie and an Advisory Planning Commission (APC) comprised of local residents to develop FVRD Official Community Plan for Hatzic Valley, Electoral Area "F" Bylaw No 0999, 2010.

The preparation of the draft OCP involved:

- an overview geotechnical hazard mapping project;
- a public information meeting to launch the planning process and present overview hazard mapping;
- two newsletters;

- a community planning survey mailed to all households in the area;
- notice of plan development and invitation to provide input to government agencies and First Nations;
- comprehensive review of available technical information pertaining to the area; and,
- extensive dialogue (14 meetings) with the APC.

The EA “F” APC has supported the draft OCP presented in Bylaw No. 0999, 2010.

Bylaw 0999, 2010 would:

- repeal Dewdney-Alouette Regional District McConnell Creek-Hatzic Prairie Official Community Plan Bylaw No. 454-1987;
- repeal Dewdney-Alouette Regional District Dewdney-Hatzic Lake Official Community Plan Bylaw No. 478-1988 which applies to small portion of Hatzic Valley just north of Hatzic Island; and,
- adopt a new OCP for Hatzic Valley, Electoral Area “F”.

Background information, including APC meeting notes, input received to date, overview geotechnical study, and other material related to the development of the draft OCP, has been placed in the Directors Room for review. It is also available on the FVRD corporate web site.¹ A brief memorandum summarizing input received to date and progress with respect to the Hatzic Valley OCP Consultation Strategy is provided separately.

DISCUSSION

FVRD Official Community Plan for Hatzic Valley, Electoral Area “F” Bylaw No. 0999, 2010 presents an up-to-date plan that reflects community values and current legislation. It will provide greater clarity and direction for development applications, crown referrals, servicing decisions, and general land use management. Overall, it sets out a conservative approach to land management that is in line with the previous plans for the area.

The section below summarizes key aspects of the draft OCP. It is followed by a discussion of how the draft OCP bylaw relates to the current Financial Plan and Waste Management Plan. ‘Next steps’ are identified at the end of the memo.

Summary of OCP Bylaw No 0999, 2010

Plan Objectives

The following seven objectives have guided the policies of the Plan:

1. protect ground and surface water and maintain hydrological functions;
2. responsibly steward the environment;
3. respect geological and hydrological processes, reduce hazards where feasible, and avoid unacceptable risks to people and property;
4. enhance sustainable agriculture by reserving agricultural lands for farming, minimizing conflicts between farm and non-farm uses; and, supporting the viability and sustainability of the agricultural sector;
5. accommodate modest growth at historic rates primarily through infill development on rural and residential lands;
6. enhance community livability and rural landscape aesthetics; and,
7. encourage a range of rural land uses, supported by appropriate servicing levels, that sustain the community and environment.

Area Designations

Bylaw 0999 would establish nine designations: Agricultural, Conservation Area, Forest, Institutional, Limited Use, Local Commercial, Resort, Rural, and Suburban Residential. These designations are specific to Hatzic Valley but are generally consistent with those in other EA OCPs. Some new aspects of the Plan designations are summarized below:

¹ <http://www.fvrd.bc.ca/InsidetheFVRD/CommunityPlanning/Pages/ElectoralAreaFOCP.aspx>

- generally, the designations in Bylaw 0999 support a broader range of uses than previously permitted
- lands subject to hazards are generally designated Limited Use
- hazard land currently designated Rural are proposed to be designated Limited Use in Bylaw 0999
- lands on the Pattison Creek alluvial fan currently designated Rural Residential are proposed to be designated Agricultural
- the Rural-2 designation from the existing Plan is proposed to be eliminated
- provisions for clustering and density averaging will permit more efficient subdivision in the Limited Use, Rural and Suburban Residential designations
- CONSERVATION AREA designation includes the regional park, three hazard management properties near Eng Creek owned by the Regional District, and crown land within lake and stream beds. Stream management and flood protection works are permitted uses in this designation.
- the FOREST designation is established to recognize the working forest on the west and east side of the

A map of plan designation is provided in “Schedule 2 – Designation”. Designation policies are found in Section 5 of the Plan (starting on Page 31). Tables summarizing permitted uses and parcel size policies for each Area Designation can be found on pages 21-22 of the draft Plan.

Policy Directions

EA G OCP Bylaw No. 09999, 2010 contains policy respecting:

- infrastructure and services (Section 6);
- recreation and cultural resources (Section 7);
- hazard and risk management (Section 8);
- habitat (Section 9);
- ground and surface water (Section 10); and,
- forest and aggregate resources (Section 11).

Notable policy directions include:

- emphasis on groundwater protection, including establishment of the Community Watershed Protection Area to protect the water supply for the Hatzic Prairie Community Water System;
- identification of a potential local trail network; and,
- no new community sanitary sewer or water services are anticipated; policies are provided to guide growth on the Hatzic Prairie water system.

Please note that the Plan as currently drafted contains a heading for a section on greenhouse gas (GHG) emissions, but no discussion or policies. It is expected that the EASC and Board will independently consider GHG reduction targets for the Electoral Areas over the next few months and identify an approach that is consistent in all EAs. Once the policy direction has been determined by the Board, this section of the Plan will be developed.

Development Permit Areas

Bylaw 0999 would establish two development permit areas:

1. **Geologic and Stream Hazard DPA 1-F** would protect development from hazardous conditions by directing development away from hazardous locations; ensuring adequate professional evaluation and mitigation of hazards; and, allowing for suitable land uses under hazardous conditions in accordance with geotechnical studies. The boundaries of DPA 1-F are based on overview hazard mapping by Qcd Geotechnics.
2. **Riparian Areas Development Permit 2-F** would implement the Riparian Areas Regulation in accordance with previous direction from the Regional Board.

Review of the OCP in Conjunction with other Plans (as required by s. 882 of the Local Gov't Act)

Financial Plan

Draft Hatzic Valley OCP Bylaw No. 0999 contains policies identifying the need for hazard mitigation works and other activities that, if acted on, would have significant costs. However, these actions would require separate consideration, budgeting and approval by the Regional Board before being undertaken. The draft Plan contains no commitments to provide new services, infrastructure or facilities. In any case, pursuant to s. 884 of the Local Government Act, official community plans do not commit or authorize the Regional Board to proceed with any project specified in the plan. Any capital expenditure, establishment of a new service, or an increase in the provision level of an existing service, would require separate approval by the Regional Board and inclusion in the Financial Plan. The draft OCP was reviewed by the Director of Finance (George Murray) who believes it to be in keeping with the current financial plan.

Solid Waste Management Plan

Residents of Hatzic Valley generally drop off their wastes and recycling at the Sylvester Road transfer station. From there it is transported to the Mission Sanitary Landfill (Minnie's Pit). The Mission landfill is expected to provide service until approximately 2051. Draft OCP Bylaw No. 0999 envisions modest development, mostly through in-fill subdivision. Existing solid waste systems can accommodate any increase in solid waste associated with the modest development planned for Hatzic Valley. The draft Plan was reviewed by the Director of Engineering (Tareq Islam) who did not identify any conflicts with the current Solid Waste Management Plan. Accordingly, staff advise that OCP Bylaw No. 0999, 2010 is consistent with and compatible with the FVRD Solid Waste Management Plan.

Copies of the current Financial Plan and Solid Waste Management Plan will be placed in the Directors Room for review in conjunction with the Bylaw 099.

Next Steps

After first reading, the following steps are necessary to bring FVRD Official Community Plan for Hatzic Valley, Electoral Area "F" Bylaw No. 0999, 2010 through to adoption:

1. referral of draft Plan to outside agencies & FVRD departments
2. public information meetings
3. public hearing
4. possible presentation to Leq'a:mel First Nation / Stó:lō Nation
5. receive public hearing report
6. consider consultation input
7. revisions as required
9. 2nd / 3rd readings
10. submit to Province for approval
11. adopt bylaw

COSTS

Costs associated with the Plan update are included in the 2010 EA Planning budget.

COMMENTS

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| Chief Administrative Officer: | reviewed and supported |
| Director of Planning: | reviewed and supported |
| Director of Finance: | reviewed and supported |

Graham Daneluz
Manager of Forward Plans