

FRASER VALLEY REGIONAL DISTRICT

Hatzic Valley Official Community Plan Bylaw No. 0999, 2010

OPEN HOUSE
September 20, 2010



TONIGHT'S AGENDA

- 7:00 Open House
 - » look at maps, pick up a copy, ask questions, share ideas
- 7:45 Presentation
- 8:15 Open House (con't)
 - » more questions, discussion
- 9:00 Close Up Shop

OPEN HOUSE

- The purpose of tonight's open house is to...
 - learn more about the draft plan
 - ask questions and share ideas
 - prepare for the public hearing on Thursday

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OUTLINE

- What is an OCP
- How was the Plan developed? Why?
- What are the vision & objectives of the Plan ?
- What are the major changes proposed?
- What next? When?

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WHAT IS AN OCP?

- objectives and policies to guide decisions on planning and land use management (LGA s. 875)
- set out a community vision and policies for achieving it
- guides the Regional Board and property owners in rezoning applications, development proposals, referrals, etc.
- bylaws must be consistent with the Plan

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WHAT IS AN OCP?

- 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

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WHY A NEW PLAN ?

- existing Plan dates from 1987
- update to reflect...
 - community values
 - new information and experiences
 - changes in provincial legislation
- need a current and credible Plan the community can have faith in

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HOW WAS THE DRAFT PLAN DEVELOPED?

- started with a community meeting in September, 2008
- Advisory Planning Commission of local residents (14 meetings)
- community survey and newsletters
- input from government agencies and others
- research
- open house & public hearing to come

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WHAT IS THE VISION OF THE PLAN?

- Hatzic Valley is a vital community in a healthy environment where livability is fostered by:
 - quiet and peace of rural life
 - connection to nature
 - clean and abundant water
 - engagement in civic life
 - preserving rural and agricultural roots
 - protecting the unique landscape of the Valley

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WHAT ARE THE 7 PLAN OBJECTIVES?

1. Protect ground and surface water & maintain hydrological functions
2. Responsibly steward the environment
3. Respect geological & hydrological processes, reduce hazards where feasible and avoid unacceptable risks to people & property

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PLAN OBJECTIVES (con't)

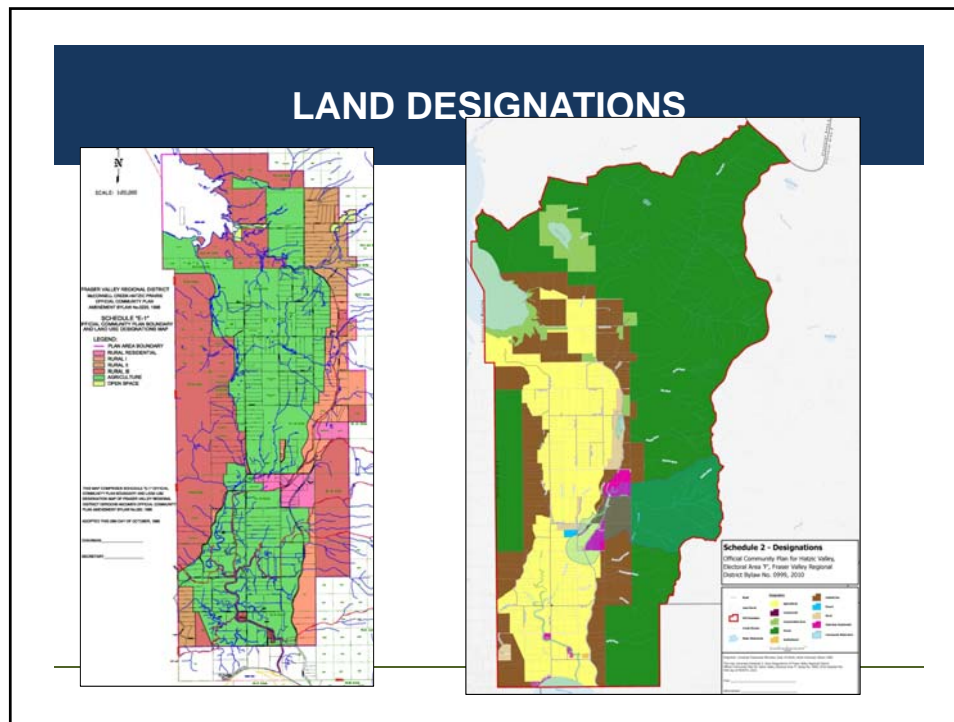
4. Enhance sustainable agriculture... reserving agricultural lands for farming, minimizing conflicts... & supporting the... sector
5. Accommodate modest growth... through infill... on rural and residential lands
6. Enhance community livability
7. Encourage a range of rural land uses...that sustain the community & environment

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WHAT ARE THE MAJOR CHANGES?

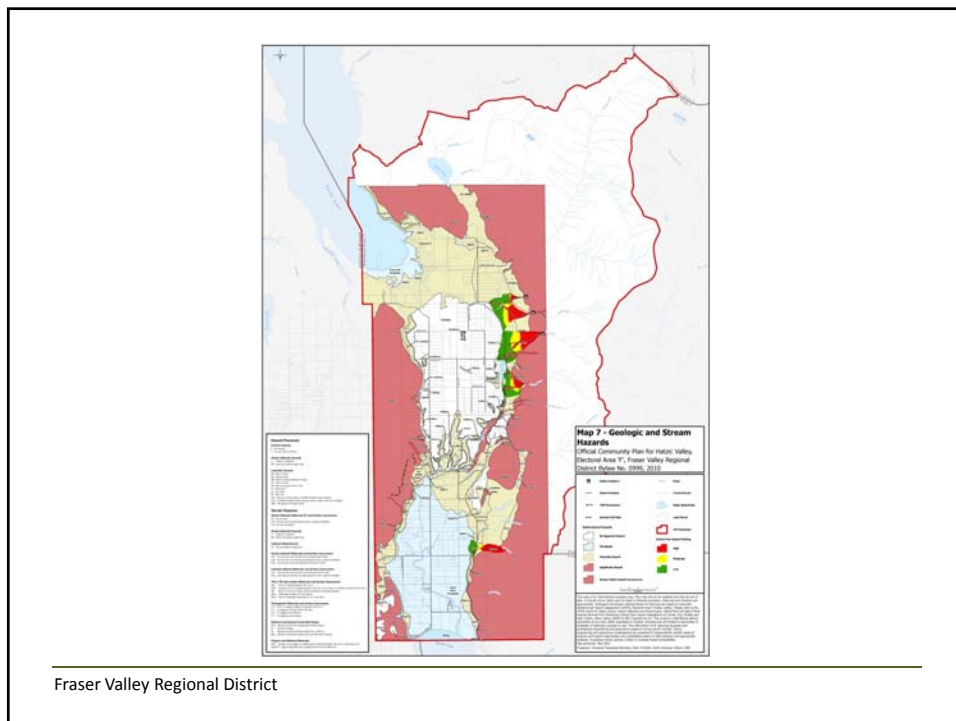
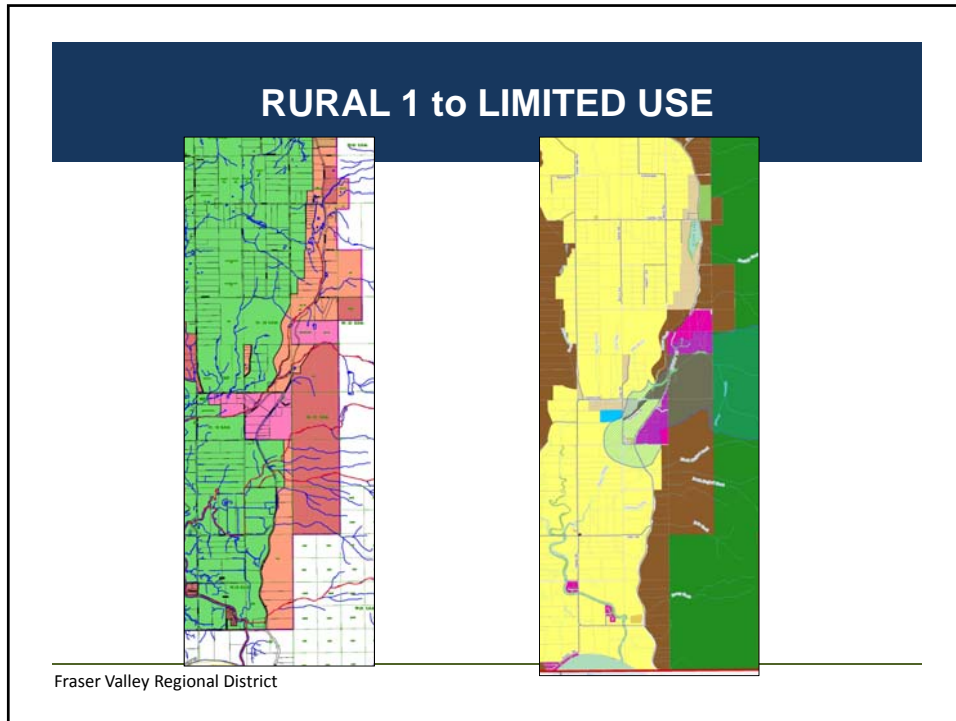
- land designations on east side
- development permit areas
- emphasis on water
- plan area extends to top of watershed

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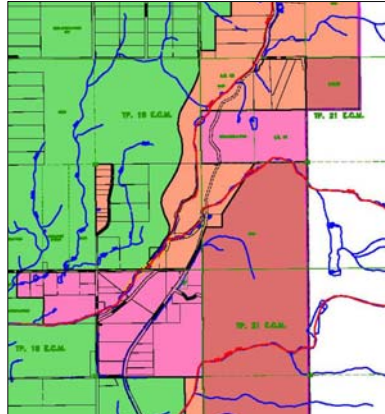


LIMITED USE DESIGNATION

- similar to RURAL III designation
- areas with geological/flood hazards, limited access, no services, etc
- supports 8 hectare (20 ac) parcel size and a range of rural uses
- can be changed if studies show an area is suitable for higher density or broader range of uses

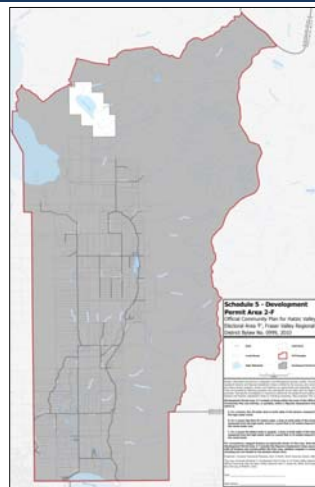


RURAL RESIDENTIAL to SUBURBAN RESIDENTIAL



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DEVELOPMENT PERMIT AREAS



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WATER

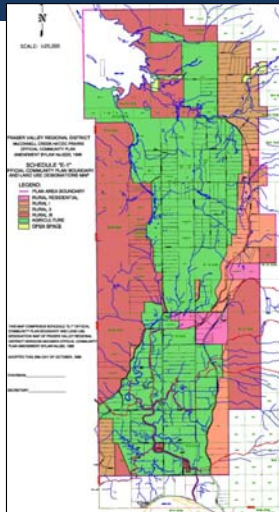
- Ground & surface water section (Section 10)
- Hazards (Section 8)
- Resources (Section 11)
- Community Watershed Protection Area

to provide special management of groundwater supply, recharge, and draw down areas for the Hatzic Prairie Water System and minimize potential for land use impacts to its water source



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PLAN BOUNDARIES



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OTHER CHANGES

- there are a variety of other changes, too
 - Rural II designation not continued
 - Resort designation (Sons of Norway)
 - Commercial designation (store)
 - Conservation Area designation (lakes, crown streams)
 - Clustering
 - Overall, much more detail, more comprehensive

- this is not a comprehensive list

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WHAT NEXT? WHEN?

- **Public Hearing**
 - 7:00 PM Thursday September 23, 2010
McConnell Creek Farmers Institute Hall
- **Revisions, amendments ?**
 - if major, then another public hearing needed
- **Board to consider 2nd & Third Reading**
 - if only minor revisions needed – November 2010
- **To Province for Approval**
- **To Board for Adoption**
 - earliest – February 2011

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(LOTS) MORE INFORMATION

- www.fvrd.bc.ca
 - click on “Inside the FVRD”
 - click on “Community Planning”
 - select “Electoral Area F OCP”

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



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CONTACT

Comments? Questions?

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PUBLIC HEARING

- Please come to the public hearing to share your view on the draft Plan

7:00 PM

Thursday September 23, 2010

McConnell Creek Farmers Institute Hall

35483 Hartley Road, Mission, BC

or... send a written submission to:

Email: planninginfo@fvr.bc.ca
Fax: 604 792-9684
Drop: Chilliwack or Deroche
offices

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