



Fraser Valley Regional District

45950 Cheam Avenue, Chilliwack, B.C. V2P 1N6

Tel: 604 702-5000 Toll Free: 1 800 528 0061

Fax: 604 792 9684

Electoral Area "F" Advisory Planning Commission

November 20, 2008 - 7:00 PM
McConnell Creek Farmers Institute Hall

MEETING NOTES (1)

Present: **APC:** Alain Hashimoto, Jack Wilfert, Sharie Conroy, Lynne Fry, Ken Webb, Bruce Edwards, Heather Morlacci
 FVRD: Dick Bogstie, Director, Electoral Area "F"
 Graham Daneluz, Manager of Forward Plans
 Others: Jon Crump, Ministry of Transportation & Infrastructure

Regrets: Jack Heptonstall, Carole Steger

1. Greetings and Distribution of Materials

Director Bogstie initiated the meeting at shortly after 7 PM by thanking members for attending. He explained that developing an OCP is one of the most important things communities can do. The OCP sets the direction for 5-20 years. A new Plan is needed as the existing one is about 20 years old. The new Plan must outline how we want the community go grow and change, if we want it to grow and define community interests. Director Bogstie stressed that this is a Plan for the community to develop. FVRD staff only assists; they do not direct the Plan.

2. Introduction to Official Community Plans (OCPs)

3. OCP Development & Adoption Process

4. The Role of the APC

Graham Daneluz provided a brief presentation explaining OCPs, how OCPs are developed and the role of the APC. A copy of the presentation is attached.

5. Community Vision and Preliminary Identification of Issues

APC members identified several potential issues:

- High Speed Internet Access
High speed access services are currently spotty. It is increasingly important for home businesses and access to services (including government). Is it possible to map areas of High Speed access? It was noted that there is a new Telus tower being build on Sumas

Mountain to serve the Hatzic area. It is the official policy of the Regional Board to encourage ISPs to provide high speed access to rural communities.

- **Drinking Water**
There have been changes in provincial legislation about drinking water, as well as new developments in the community. Surface water is often not an acceptable option for serving new development. In a couple of instances, arsenic has been found in new wells. There may be a need to develop a better understanding of groundwater in the Valley as well as risks to groundwater; an aquifer study should be done. Groundwater is a big concern for residents. Some are concerned that blasting at quarries is changing the geochemistry. Stormwater management, sewage disposal, flooding, and forestry all influence water quality and are related issues.
- **Sewage Disposal**
There are new Ministry of Health processes for sewage disposal that we should reflect in the OCP.
- **Forestry**
Logging must be addressed in the Plan. Harvesting on steep slopes and clear-cutting have negative effect on hydrology, soil erosion. Consider policy regarding no increase in post-development run-off. Also, it is important that logged areas are immediately replanted.
- **Hazards**
New information about hazards has come to light since the existing Plan was developed. This requires a much more detailed approach in the new plan. We can consider innovative things like impervious surface, run-off management, etc..
- **Agriculture**
- **Development**
There are a variety of development-related issues that should be addressed, including stormwater, water supply, hazards, and community interests. Capacity to provide fire protection services is also an important consideration
- **Landscape**
It would be good to find out how the landscape has changed over the last 30 years, including the rate of deforestation. Also, identify watershed areas and obtain rainfall data.
- **Roads**
As a part of the planning work, long-term needs for roads and road right-of-ways should be considered. For example, at one time Sylvester Road was identified as a possible component of a route to the Squamish area.

6. Begin Review of Existing OCP

Graham Daneluz provided a brief introduction to the existing OCP. He offered the following suggestions to assist APC members review with their review of the Plan for the next meeting:

- what kind of community do you want to live in? What are the obstacles to achieving it? Does the Plan address these obstacles?

- does the plan identify and build on community strengths as well as address any community weaknesses?
- does it reflect current community values?
- does it respond to the pressures currently facing the community?
- is it understandable? Accessible?
- does it provide enough detail? Too much detail?
- what do you like about the Plan? What needs to change?

7. Framework and Schedule for APC Meetings

It was agreed that the APC would meet about once each month. Meetings would be organized around themes, including hazards, resources uses, water resources, agriculture/land use, and habitat/environment. Relevant staff from provincial and other agencies will be asked to come to provide information and advice. A tentative schedule will be set out at the next meeting.

The next meeting is scheduled for 7:00 PM Thursday January 15, 2009 at the McConnell Creek Farmers Institute Hall.

The meeting ended at approximately 9:10 PM

FVRD Planning

McConnell Creek – Hatzic Prairie Official Community Plan Update

EA “F” Advisory Planning Commission, 2008 Nov 20



2. Intro to Official Community Plans

- 'foundation' of land use planning in BC
- look to the future: 5-10 years
- broad policy statements about planning and land use
- set out a vision and policies for achieving it
- guides the Regional Board and property owners in rezoning applications, development proposals

2. OCPs (con't)

- Local Gov't are children of the province, especially RDs
- OCPs are 'Statutory' plans:
 - Enabled and prescribed by the Local Government Act (s. 875-884)
 - Act addresses:
 - the purposes of OCPs;
 - required and optional content;
 - the nature of policy statements that may be included;
 - Consultation and coordination with provincial policies, school boards, ALR;
 - adoption procedures; and,
 - effect of the plan.

2. OCPs (con't)

- Required Content:
 - the approx. location, amount, type and density of...
 - residential development required to meet anticipated housing needs over 5 years;
 - commercial, industrial, institutional, agricultural, recreational and public utility land uses; and,
 - sand/gravel deposits that are suitable for future extraction;
 - restrictions on the use of land subject to hazardous conditions or that is environmentally sensitive to development;
 - Location, type and phasing of...
 - any major road, sewer and water systems;
 - public facilities, including schools, parks, waste treatment and disposal sites;

2. OCPs (con't)

- May also include:
 - policies related to social needs, social well-being, and social development;
 - regional context statements;
 - Maintenance and enhancement of farming;
 - Preservation, protection, restoration and enhancement of the natural environment, ecosystems and biological diversity
- For matters outside LG jurisdiction:
 - may only state broad objectives unless authorized by the Minister

2. OCPs (con't)

- 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 to regulate and guide current and future land use

3. OCP Dev't & Adoption

- Process
 - public notice & early input
 - Provincial/federal agencies, FNs, etc.

 - plan development
 - research and analysis
 - Advisory Planning Commission
 - community survey
 - policy formulation
 - ongoing input from agencies and others

6-7 months

 - +

 - 1st reading by Regional Board
 - referral to agencies, etc.
 - public review and hearing
 - open house, public hearing
 - revisions as necessary

5 months

 - 2nd/3rd reading
 - provincial approval
 - adoption

about a year

4. Role of the APC

- small group of residents
- important advisory role in plan development
- work through issues in detail
- 6-8 meetings

4. Role of the APC (con't)

● Commitments:

- represent community-at-large...
 - not neighbourhoods, social circles, interest groups, etc.
 - not a venue to advance personal financial interests
- avoid conflict of interest; declare conflicts
- confidentiality and fairness
- attend meetings, prepare between meetings
- ALWAYS respectful dialogue & open mind

4. Role of the APC

● Expectations:

- rewarding, engaging, learning experience
- learn from each other
- at times...
 - more detailed than we might wish
 - complex, uncertain
 - frustrating, especially constraints
- need to balance expectations:
 - OCPs are not a magical cure-all
 - yet they are vital, meaningful and important
 - OCPs are fulfilled over the medium-long term
 - generally, change is not immediate