



Fraser Valley Regional District

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Electoral Area "F" Advisory Planning Commission

April 27, 2010 - 7:00 PM

McConnell Creek Farmers Institute Hall

MEETING NOTES (13)

Present: APC: Bruce Edwards, Heather Morlacci, Jack Wilfert, Sharie Conroy, Lynn Fry, Jack Heptonstall
FVRD: Dick Bogstie, Director, EA "F"; Graham Daneluz, Manager of Forward Plans

1. Greetings & 'Housekeeping'

The meeting began at 7:10 PM. The agenda was adopted as drafted. The April 1, 2010 meeting notes were adopted.

2. Review and Discussion of Drafts

- Limited Use Designation

An APC member commented that resource extraction in the Limited Use designation is 'scary'. Another felt that the name 'limited use' is a poor choice because the number of uses permitted in that designation is greater than most others. It was recognized that it would be good for the Hatzic Valley plan to be consistent in terminology with plans for other parts of the Region. However, APC members wondered whether a more suitable name could be found.

- Soil Capability Maps

Graham Daneluz reviewed maps showing soil capability in Hatzic Valley and distributed information on agricultural tax status. These items were requested by APC members at the last meeting. A concern was raised about the potential for pollution of water resources from 'industrial farming'. The valley is very fertile, even though some areas get a lot of shade from mountains and have hard pan soils. The growing season in the southern part of the valley comes 2-3 weeks earlier than the north. There is a variety of commercial agricultural operations in the valley. Historical crops include wheat, a variety of seeds (clover, carrot, and beat seeds), forage, and vegetable crops. It was noted that there is a significant temperature difference between the top of the valley and the bottom.

- Vision and Objectives

APC members felt that both the vision and objectives in the draft OCP are good, but they should be amended to reflect the great value that residents put on quiet and peace.

- **General Land Use Policies**

The following corrections were noted:

- 4.2 p. 23, second paragraph, - correct type (then to than)
- 4.4.2 correct policy numbering
- 4.2.3 add AGRICULTURE to list
- 4.2 new policy re review of zoning provisions for personal care dwellings, specifically to consider allowing the caregiver to reside in the temporary dwelling
- 4.4 improve map; identify sections of stream bed as crown land; mention that this areas is within the Fraser River floodplain
- 4.5.1 correct type – proposal to proposals
- 4.8.4 clarify intent of "open zone"; improve wording

- **Overall draft**

APC members felt that the importance of groundwater quality and quantity should be emphasized through out the plan. Overall, APC members felt that the draft reflects their intent.

Graham Daneluz pointed out new sections in the draft:

- The policy discouraging the reliance on individual, on-site water treatment systems to provide potable water for new parcels created by subdivision was reviewed and supported by the APC (Section 6.2). Correct type in 6.2.9.
- The policy (8.1) outlining circumstances under which FVRD would consider accepting ownership and maintenance responsibilities for hazard mitigation works was reviewed and supported by APC members.
- The section on Interface fire hazards (8.4) was greatly improved with the help of Bruce Edwards. Bruce provided clarification regarding the recommendation that water pumps be wired to permit connection to a portable generator. An amendment is required to improve wording. Subject to this correction, ACP members supported the policies.
- The Community Water Supply Protection Area (Section 5.10) was reviewed. It was suggested to change the name to Community Watershed Protection Area. In the future, it was suggested that this designation could be expanded to individual on-site water supply areas.

3. Consider Recommendation to Regional Board

It was decided that this item would be considered at the next meeting.

4. Future meetings

An additional meeting was desired to review a complete draft. The draft document should be sent out in time for APC members to review prior to the meeting.

5. Close of Meeting

The meeting ended at 9:55 PM.