
MEMORANDUM

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

From: Graham Daneluz, Manager of Forward Plans

Date: November 15, 2010

Subject: Consultation Update
FVRD OCP for Hatzic Valley, Electoral Area "F" Bylaw No. 0999, 2010

File No.: 6480-20-600

RECOMMENDATION

THAT the Regional Board receive the memo dated November 15, 2010 regarding consultation on Official Community Plan for Hatzic Valley, Electoral Area "F" Bylaw No. 0999, 2010

AND THAT the Regional Board receive meeting notes from the September 20, 2010 open house

BACKGROUND

In June, 2008, the Regional Board adopted a strategy to guide consultation for the development of the Hatzic Valley, Electoral Area "F" OCP. The strategy ensures that consultation is carried out fairly, appropriately and legally. A copy of the consultation strategy has been placed in the Directors Room for review.

DISCUSSION

Appendix 1 summarizes progress in achieving the consultation strategy requirements. To date, consultation has been in accordance with the Board-approved strategy. In fact, consultation efforts have exceeded the strategy requirements. For example,

- newsletters regarding the OCP update were sent to Hatzic Valley residents by bulk mail in Sept/09 and June/09; and,
- a web page with APC minutes, background report and other relevant items was created for public access.¹

Meeting notes from the September 20, 2010 open house are attached for receipt as Appendix 2.

After the second public hearing (required because of amendments arising from the first public hearing), consultation requirements set out in the June, 2008 consultation strategy will be complete.

COMMENTS

Chief Administrative Officer:

Deputy Director of Planning: reviewed and supported

Director of Finance: reviewed and supported

Graham Daneluz
Manager of Forward Plans

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

APPENDIX 1

SUMMARY			
Consultation Strategy for the Update of the Hatzic Prairie–McConnell Creek (Hatzic Valley) Official Community Plan (EA “F”)			
Adopted: June, 2008			
	Status	Date	Comment
Residents & Landowners			
Public Info Mtg to launch OCP update process	Complete	Sept 18, 2008	- attended by 55 people
Community Planning Survey	Complete	March, 2009	- 72 responses
Formation of Advisory Planning Commission	Complete	Nov, 2008 to May 2010	- APC has met 14 times - APC recommends that Board consider draft OCP
Open House	Complete	Sept 20, 2010	- attended by about 60 people
Public Hearing	Complete	Sept 23, 2010	- attended by about 64 people
Local Authorities: District of Mission, Dewdney Area Improvement District, School District No. 75			
Notification of plan dev't and request for input	Complete	Sept 29, 2008 July 29, 2009	
Meetings as requested	Complete		- Feb 4/09 meeting with Dist of Mission staff
Referral of Draft	Complete	July 20, 2010	- referral package sent July 20, 2010; offer to meet - Aug 10, 2010 – referral reminder letter sent out - Aug 12, 2010 – District of Mission comments rec'd - Aug 15 & 23, 2010 - DAID comments rec'd
Reporting through Regional Board	Ongoing		- occurring throughout OCP process
First Nations: Stó:lō Nation, Stó:lō Tribal Council, Leq'á:mel First Nation, Kwantlen First Nation			
Notification of plan dev't and request for input	Complete	Sept 29, 2008 July 29, 2009	
Meetings as requested	Ongoing		- July 20, 2010 offered to meet to discuss or present draft OCP when referral was sent out - meeting with Sto:lo Nation staff person (J Morrison) Sept 10, 2010; follow-up emails
Referral of Draft	Complete	July 20, 2010	- referral package sent July 20, 2010 - Aug 10, 2010 – referral reminder letter sent out - Sept 2, 2010 – letter from Kwantlen rec'd - Oct 28, 2010 – letter to Kwantlen with offer to meet

			- Nov 5, 2010 – reminder to Sto:lo nation re comments
Provincial & Federal Agencies			
Notification of plan dev't and request for input	Complete	Sept 29, 2008 July 29, 2009	
Dialogue via existing committees, work groups	Complete		- Feb 26/09 presentation to FHA staff - presentation to MoTI development committee - Oct 7, 2010 – meet with MoTI and PAO
Meetings as requested	Complete		
Referral of Draft	Complete	July 20, 2010	- referral package sent July 20, 2010 - Aug 10, 2010 – referral reminder letter sent out - Aug 19, 2010 Arch Branch comments rec'd - Aug 20, 2010 MoFR comments rec'd - Sept 22, 2010 MAL comments rec'd



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Electoral Area "F": Hatzic Valley Open House Regarding OCP Public Hearing September 20, 2010 7:00pm McConnell Creek Farmers Institute, 35483 Hartley Road, Mission, BC

Present:

FVRD: Director Dick Bogstie – Electoral Area "F", Graham Daneluz – Manager of Forward Plans, Lisa Grant - Planner

1. Open House

Approximately 60 members of the public attended the open house and discussion portion of the meeting. Attendees were invited to view background information, drafts of the proposed OCP, maps from the proposed OCP, current OSP's and maps of land use designations from the current OSP.

2. Powerpoint Presentation

Graham Daneluz gave a presentation in regards to the draft OCP. The presentation contained information about the OCP's content, objectives, vision, drafting process, changes from the current OSP which include land designations, limited use designations, development permit areas, water, plan boundaries and what happens next.

3. Discussion

Questions were raised by members of the public during the power point presentation. For convenience sake, these questions have been organized into topics.

Resource Use and Extraction

Resource extraction was a topic that garnered the majority of questions and discussions during the power point presentation. At length discussions focused on the current impact of resource extraction on the community, jurisdiction and approval of gravel pits and how the plan addresses this issue. Comments were given concerning the 'vision' for the community- the draft OCP does not include resource uses. Staff reviewed the framework for resource extraction approvals and the role of local governments in the review process. Ultimately, the province issues approvals for the extraction of material, but the Regional District regulates land use aspects, such as crushing of material on site (but it must be a permitted use in the zoning bylaw). Generally the plan does not support gravel operations. Many residents felt that aggregate operations do not fit their community-

noise and traffic is two of the impacts felt by the community. Another resident stated, aggregates have benefits for the community, such as gravel for driveways and having it available locally reduces costs.

Questions were raised about the Aggregate Pilot Project (APP). A brief overview of the APP was given. The APP is a proposal with upcoming public meetings which will provide an opportunity for community members to provide feedback on the recommendations. It was emphasized that the APP is only a proposal, a draft document.

Additional questions were raised about if and how to obligate the Province to listen to residents and the Regional District's concerns about gravel extraction. Staff advised that over the years the courts have dealt with cases concerning gravel operations. In some cases the operators lost. As a result, the Province and industry have accepted that change is needed. The APP is one outlet for this change. It was suggested by an audience member that a major re-write to the Mining Act is needed. Staff advised that upcoming APP meetings are the place to state these views.

Comments were made concerning limiting or deleting all mention of resource use from land use designations (i.e. limited use) and corresponding reference tables of permitted uses in the draft OCP. No other resource uses should be permitted in the area. It was also expressed, that resource extraction is always a great concern and the Regional District is not trying to stop resource extraction. Could a policy be added to the plan that only where the Province deems it necessary resource extraction will be permitted? It was advised that this may not be the best approach; it gives the Province the ability to deem all resource extraction as necessary. Statements were made from attendees if resource extraction is permitted hazard and environmental studies need to be undertaken.

Staff explained what resource uses are (forestry, mining, gravel ect.). Additionally, staff advised that the plan can take one of two approaches. First address resource uses and provide policies that the Regional Board can use when responding to applications; or second, to not address resource uses. This would mean the OCP provides no direction or is considered silent on the topic. Both approaches have draw backs. It is also important to consider if the OCP is silent, people may invest in an area unaware that resource uses may take place in their community. This is a tricky area.

The role of Soil Removal Bylaw was explained to the attendees. And that all proposals for gravel extraction in the bylaw area must be satisfied. Often a public meeting is held for these applications. Staff explained the process for notifying residents about the meeting.

Community members advised that forestry activities have impacted private lands (i.e. landslips, debris slides ect.). A process needs to be in place to prevent this from happening. The draft OCP advises what technical reports should be undertaken.

Hazards and environmentally sensitive areas

Two new development permit areas were described; the first addressing hazards and the second for environmentally sensitive areas (i.e. riparian area regulation). One resident noted that some agriculture lands are located in an identified hazard area. What does this mean for the property? Staff explained the property is located in an alluvial fan area and would require site specific study for new proposals on the land. Generally,

alluvial fans are areas where it is dangerous to add density (more housing). Property owners were encouraged to meet with staff to discuss individual properties.

Zoning

Community members inquired if the proposed OCP land uses would impact zoning of a specific property. Staff advised that the OCP would not change zoning of a property. However, if an application was made to change the zoning it must be consistent with the OCP.

Growth

Discussion focused on how the plan addresses future growth. The draft OCP identifies future growth as modest. Some residents felt this encouraged more development and a different term should be used to describe growth in Area 'F'. Staff advised that legally the plan must address if and what type of growth may take place in the next five years and how the OCP will respond to it. Staff can review this term and may make changes.

Agricultural

Residents' notes that some lands included in the 'Limited Use' land designation category are located in the Agricultural Land Reserve. These two categories do not seem to sit. Staff advised that in a few cases this may be the case, but these properties are located in a hazard area. Staff would look at these properties more closely. In 90% of the cases, the ALR informed the Agriculture land use designation category.

Current Applications

Community members showed concern over applications that have already been submitted and are in progress or wondered if they should they apply now. Graham stated that the Local Government Act addresses this issue.

4. Adjournment

The meeting was adjourned at approximately 9:00 pm. FVRD staff will prepare draft notes for public access on the FVRD website.
