



Fraser Valley Regional District

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Electoral Area "F" Advisory Planning Commission

October 22, 2009 - 7:00 PM
McConnell Creek Farmers Institute Hall

MEETING NOTES (8)

Present: APC: Sharie Conroy, Lynne Fry, Bruce Edwards, Heather Morlacci, Carol Steger, Jack Wilfert, Alain Hashimoto
FVRD: Dick Bogstie, Director, EA "F"; Graham Daneluz, Manager of Forward Plans

1. Greetings & 'Housekeeping'

The meeting began at about 7:10 PM with greetings and adoption of the agenda. Graham Daneluz apologized for not circulating notes from the September/09 meeting for review and adoption. It was agreed that the September notes would be circulated by email for review.

2. Discussion of Plan Outline

A draft 'table of contents' for the OCP was presented. APC members felt that the outline is generally appropriate and commented as follows:

- The introductory section should clarify jurisdiction. For example, it should identify matters that are not within the jurisdiction of the local government to address in an OCP.
- The stormwater section should have policies to minimize hardened (impervious) surfaces in new construction to reduce runoff and provide groundwater recharge. It was felt that this issue is most acute on small parcels.
- Consider a section regarding water in the community profile to describe water resources, processes and values. Express the importance of water quality to the community
- The section on recreation should acknowledge that EA F residents draw on recreation services in surrounding jurisdictions.
- The recreation section should acknowledge the recreational value of the crown land bordering the community. It is widely used by residents for hiking, nature appreciation, and a variety of other things. The Plan should identify the potential need to formalize some of these recreational resources and protect community interests. Perhaps some kind of 'heritage wilderness area' designation could be considered; the 200-400 year old hemlock stands were mentioned as possible candidates.
- The Ratepayers letter to the Ministry of Forests regarding the need for forestry planning in Hatzic Valley should inform the forestry section.
- The OCP must find ways to protect groundwater sources.

- Should there be policies in the Resources section relating to bulk water extraction and/or water bottling?
- Consider renaming “resource extraction” to “resource management”.
- It was pointed out that the table of contents as drafted would lead to a fairly lengthy plan. Members acknowledged that there is a tension between having a concise plan and having a comprehensive plan. APC members were asked to keep this in mind when reviewing draft sections of the plan and point out sections that may be extraneous.

3. Introductory OCP Sections

Due to time constraints, this agenda item was not discussed in substance. Graham Daneluz provided a brief explanation of the purpose of this section.

4. Development Permit Areas

Graham Daneluz started the discussion by generally outlining the nature and purpose of development permit areas.

Geologic and Stream Hazard Development Permit Area 1-F

APC members examined parts of draft DPA 1-F in detail, but not all sections were reviewed. There was considerable discussion about the merits and drawbacks of implementing a DPA to address geotechnical hazards (as opposed to current practices for requiring geotech reports). Identified benefits include:

- Landowners will generally know ahead of time if a geotechnical report is required for construction
- The DPA would address hazards at the time of subdivision, rather than after lots are sold and new owners are ready to build.
- The DPA would address alterations of land including logging on private property, which has been the source of some slope instability issues in the valley. There are currently no measures in place to address this. Provincial legislation does not set standards for logging on private lands. Any slope stability issues that arise must be settled through civil action between owners. Where logging of potential unstable slopes on private land is to occur, it should be assessed by qualified professionals before hand.
- DPAs provide enhanced ability for FVRD to ensure that recommendations made in geotech reports are adhered to.
- Notice of the permit is registered on the property title so that prospective purchasers understand the terms under which the development was constructed.
- DPA based on overview hazard mapping prepared by a qualified professional decreases the reliance on non-specialist building inspectors to identify potential hazards. Requirements for geotech reports will be based on more accurate understanding of hazards and this will reduce instances of geotech reports being required where conditions do not warrant them.

Drawbacks include:

- Cost for a development permit application (\$300)
- Time it takes for permit issuance
- DPA mapping of potential hazards might affect sales or values of properties.

- The overview hazard mapping on which the DPA map is based is general in nature and may indicate potential hazards in locations where, upon more detailed assessment, it is deemed no hazards exist.
- DP could be required for minor accessory structures.

It was noted that geotech reports are currently required upon building permit application if the Building Inspector feels that potential hazards may exist. Accordingly, the DPA is unlikely to increase the number of instances where reports are required.

After a considerable amount of discussion, APC members tentatively supported the inclusion of a geotech DPA in the OCP, but wanted the opportunity to bring it back for more if issues are identified.

Riparian Areas Development Permit Area 2-F

Graham Daneluz explained that the Province of BC adopted the Fish Protection Act and the Riparian Areas Regulation (RAR) which requires local governments to withhold approval of residential, commercial and industrial development which may impact fish habitat until an assessment has been completed. The Regional Board is looking for an approach to do this that will be consistent in all the electoral area Community Plan areas. A draft Development Permit Area for the implementation of the RAR was provided to the APC to show the current direction. This draft DPA is under review by the Board and is subject to change.

5. Discussion of Hatzic Prairie, Durieu, McConnell Creek Ratepayers resolution

APC members were asked by the Hatzic Prairie, Durieu, McConnell Creek Ratepayers' Association to consider the following resolution make by the Ratepayers at their last meeting:

M/S that the APC be advised that the Ratepayers' Association would like clarification of the term "intensive agriculture", and unanimously opposes use of agricultural land only as a platform for industrial agricultural activity without using the soil for crops e.g. for greenhouses, but favours efficient sustainable family-farm agriculture actually using the soil to grow crops

APC members discussed the above and agreed that the OCP should support soil-based agricultural practices that do not pollute. It was noted that intensive agriculture, and particularly swine farms, were extremely contentious in the community in the past. It was felt that some forms of intensive farming may not be compatible with the amount of rainfall in the valley, its hydrogeology, and community sensitivities about surface and groundwater contamination. Comment was made about the limited ability to responsibly spread manure in the Valley.

6. Meeting Schedule

The next meeting is scheduled for 7:00 PM Thursday November 19 at McConnell Creek Farmers Institute Hall. It was agreed that members would have an email discussion about future meeting dates and outstanding items.

7. Close of Meeting

The Meeting ended at about 9:40 PM