

# Electoral Area "F"

## Official Community Plan

June 2009

Issue No. 2

**An OFFICIAL COMMUNITY PLAN is:**

- objectives and policies to guide decisions on planning and land use
- a vision for the future of the community and practical guidance for achieving the vision
- advice to the Regional Board, land-owners and developers regarding development, servicing, hazards, etc.



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## Community Plan Survey Results

The McConnell Creek - Hatzic Prairie Official Community Plan (OCP) is now being reviewed and updated. As part of this process, a community planning survey was delivered to all Hatzic Valley households in March 2009 to help us identify key issues and community priorities. About 700 surveys were sent out. Seventy-two were returned.

It is not surprising that most respondents identify the rural landscape and environment of the Valley as the best thing about the community.

The protection of water supplies is clearly important. For most, it is a "Top 3" issue. Other key issues identified in the survey are flood hazards, maintenance of the rural landscape and environmental stewardship.

When asked about growth in the community, 22% of respondents want no

growth, 44% favour minimal growth and 24% desire moderate growth. This attitude toward growth is consistent with community planning survey results from both 1978 and 1984.

As development on the Valley bottom is limited by the ALR and floodplains, growth may focus on lower hillsides. Forty-six percent of respondents favour a "hillside protection" approach to development. Twenty two percent favour large-lot rural subdivision.

Survey results will assist staff, the Advisory Planning Commission for Area F and the Regional Board in the revision of the existing OCP.

A summary of the community planning survey results can be downloaded from the

FVRD web page at [www.fvrd.com](http://www.fvrd.com). A link directly to the EA "F" OCP page is provided on Page 2 of this newsletter.



Photo: St. Josephs Church, demolished 1958  
Courtesy of Peter Kokoska

## Statistical Profile of Electoral Area "F"

Population, 2006 *	1339
Population, 2001 *	1237
Population, 1996 *	1410
Population Change, 2001-2006	8.5%
Population Change, 1996-2001	-12.3%

\* Source: Statistics Canada. *Fraser Valley F Community Profile*. 2006 Census

\*\* Source: *Fraser Valley Regional District*

Total Private Dwellings, 2006 *	525
Single Detached Dwellings, 2006 *	96%
Owner Occupied Dwellings, 2006 *	78%
Average Household Size, 2006 *	2.6 pers
Lived at Same Address 5 years ago *	64%
Building Permits Issued, 1996-2006**	206
New Parcels Created, 1996-2006 **	-20

# GeoHazard Mapping

Hatzic Valley has a history of geohazard events. These include landslides and debris flows often initiated by severe weather events. Geohazards can present threats to humans, property and the environment. OCP's must account for geohazards in order to ensure safe places for people to live, work and play.

The map shown here provides a basic picture of the distribution of geohazards in Hatzic Valley. Red areas contain significant hazards, generally from steep slopes. Yellow areas indicate potential hazards from slopes or streams. Black

linear features represent past debris flow events.

There is also the threat of floods for those parts of the Hatzic Valley that are located within the Fraser River and Stave Lake floodplains (not shown on the map).

Geohazard mapping will guide building and development approvals; assist with community planning; and, support emergency response activities. A copy of the report— *Geotechnical Hazard Assessment Report, Electoral Area "F"* by Qcd Geotechnics—and more detailed mapping is available on FVRD web page.



## What do YOU think?

The new OCP is being developed through consultation with residents, stakeholders, government agencies, and other groups.

An Advisory Planning Commission (APC) made up of local residents is playing a key role in formulating the Plan. The APC meets monthly to explore issues and provide advise.

The Community Planning Survey was one opportunity for residents to provide input. There will be more in the coming months. A draft Plan is expected to be ready for public review and discussion at the end of the year. Open houses and, ultimately, a public hearing will be held then.

In the meantime, we would very much like to know

what you think.

Please contact us with your questions and comments:

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We are also on the web at:



Background information, geohazard mapping, APC meeting notes and materials related to the Electoral Area "F" OCP update can be found under Community Planning at:

<http://www.fvrld.com/InsidetheFVRD/CommunityPlanning/Pages/default.aspx>

