



MEMORANDUM

To: Chair and Members of the Electoral Area Services Committee
Chair and Members of the Fraser Valley Regional District Board of Directors

From: Lisa Grant, Planner I

Date: January 4, 2010

Subject: Hemlock Valley Zoning Bylaw Amendment- Update

File No.: 3360-22-2009-01

RECOMMENDATION:

That the staff report dated January 4th, 2010 and December 7th, 2009 community meeting notes with respect to Hemlock Valley's Zoning Bylaw Amendment be received for information.

ISSUE:

The zoning bylaw amendment for Hemlock Valley is underway. This memo has been drafted to update members of the Electoral Area Service Committee (EASC) and the Regional District Board of Directors about the status of the Hemlock Valley Zoning Bylaw amendment.

BACKGROUND:

As a result of the expiration of the Building Schemes, portions of Hemlock Valley have no land use management. The Regional District is proposing to amend Zoning Bylaw 100 to apply zoning to un-zoned lands. As identified is a memo to EASC in October 2009, a consultation process was outlined. Since that date a newsletter has been sent to all property owners introducing the zoning bylaw amendment project, a community meeting was held on December 7th, 2009, and letters have been sent to stakeholders.

Planning staff have conducted background research identifying a number of issues that need to be considered when a draft zoning bylaw is prepared. They include:

- Geotechnical Hazards;
- Snow avalanche;
- Utilities (water system and sanitary sewer system);
- Fire protection;
- Snow loads and snow shedding;
- Parking; and
- Lot sizes.

Each identified issue poses a unique set of constraints that staff will try to address through zoning with the available tools. Planning staff is still seeking additional information specifically concerning utilities.

DISCUSSION:

As a next step, planning staff will continue to seek information concerning the issues identified in the background section of this paper. Once staff is satisfied that all available information has been reviewed, a draft bylaw will be brought to EASC and the Regional Board for consideration and first reading. Upon completion of first reading, an open house and public hearing will be scheduled allowing the public to comment on the draft bylaw.

After the public meeting, staff requested information from Fraser Health concerning the community water system. Fraser Health staff responded by sending copies of the current *Permit to Operate a Drinking Water System* dated October 18th, 2006 and a *Contravention Order* dated September 17th, 2008. The *Contravention Order* was issued because the operator is not in compliance with Section 8 of the Drinking Water Protection Act. As a result, the water system operator was required to submit plans showing how upgrades to the water system will meet legislated requirement by November 1, 2008. At this time, the *Contravention Order* is still in effect as the water system operator has not submitted information as required and is not meeting the terms of the current *Permit to Operate a Drinking Water System*.

COST: 2009 priority project and provided for in the 2009 budget.

COMMENT BY DEPARTMENT HEAD: Reviewed and supported.

COMMENT BY DIRECTOR OF FINANCE:

COMMENT BY CHIEF ADMINISTRATIVE OFFICER: Reviewed and supported.

Attachments