

Sunshine Valley APC

The Advisory Planning Commission (APC) is a group of five full time and seasonal residents who volunteer their time to advise the Regional District on land use, community planning and services in Sunshine Valley. For example this can include commenting on items such as development proposals or new FVRD projects.

Should Sunshine Valley Have Zoning?

The Fraser Valley Regional District (FVRD) wants to hear your thoughts as we try to answer this question. We know there are a range of answers and we hope you participate in the upcoming Zoning Dialogue. The Zoning Dialogue is really a community discussion – not a decision, but an opportunity for Sunshine Valley residents to:

- learn more about zoning
- ask FVRD staff and elected representatives questions
- share their perspective
- provide direction on whether zoning is desired

It does not mean zoning is imminent.

Why are we asking this question?

In 2008 during the Vision for Sunshine Valley process (more info on next page) many residents asked practical questions regarding the impacts of development such as traffic and safety, or how water and septic are being addressed. Other residents noted concerns about the type of land use and want a say in how or whether development should occur. It was clear that residents value local decision making and want to be informed in major decisions about change in Sunshine Valley.

In late 2009, recognizing that many of these concerns stem from the lack of land use regulation or zoning, the Sunshine Valley Advisory Planning Commission recommended that the FVRD host a community discussion on the matter.



Zoning Dialogue

Come join the discussion – everyone is welcome.

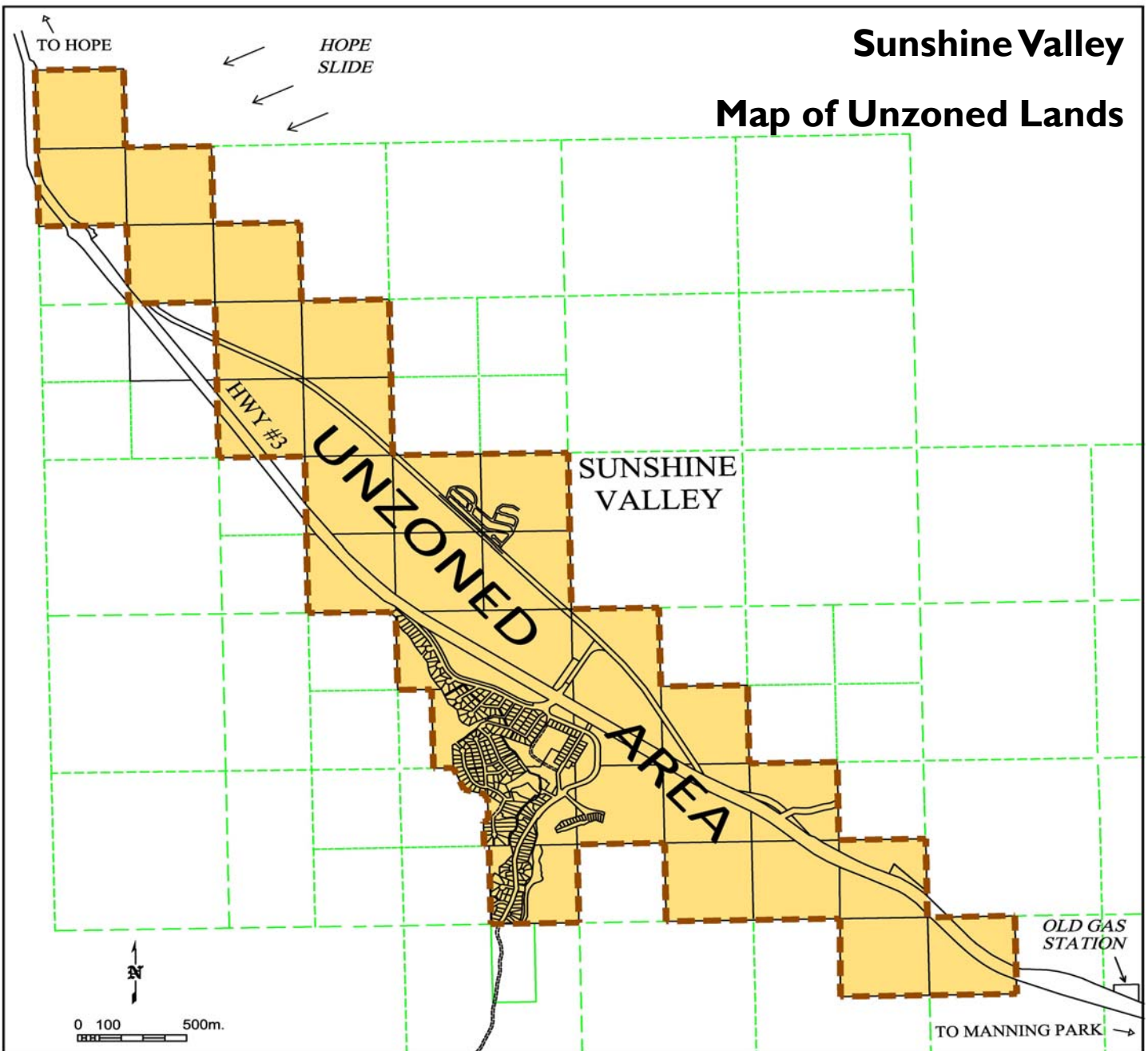
Where: Sunshine Valley Recreation Centre

When: Saturday, July 24, 2010

Time: 10 – 12 pm

10 am—Drop in Open House

11 am—Community Discussion



Vision for Sunshine Valley

A Vision for Sunshine Valley was completed in 2008, following a six month consultation with local residents. In addition to outlining shared community values, goals and objectives, the Vision made it clear that local residents want a voice in servicing and development decisions in their community. The Vision is an important step towards residents expressing community needs and goals in order to make decisions for Sunshine Valley's the future. A complete copy of the Vision for Sunshine Valley is available on the FVRD website at: www.fvrd.bc.ca/insidethefvrd/communityplanning - click on the Sunshine Valley link.

For more information:

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The how, why and when of zoning—a Citizen's Primer

What is a zoning bylaw?

A zoning bylaw can control the use of land by stating:

- how land may be used (ie. residential – single family, commercial, industrial, etc)
- where buildings and other structures can be located
- type of buildings that are permitted and how they may be used
- lot sizes and dimensions, parking requirements, building heights and setbacks from the street.

Who is responsible for enforcing zoning?

The Fraser Valley Regional District is responsible. This authority has not been transferred or delegated to other groups or agencies.



Is a zoning bylaw different from the Vision for Sunshine Valley?

Yes. The Vision for Sunshine Valley document is not a zoning regulation or bylaw. The Vision looks to the future and outlines shared community values, goals and objectives – these are guidelines and do not regulate land use.

What are the benefits of zoning?

A zoning bylaw:

- provides residents a strong role and voice in Sunshine Valley land use decisions
- requires land development activities to meet zoning bylaw requirements
- allows greater information and transparency regarding land use activities in Sunshine Valley
- protects you from conflicting land uses

The majority of private lands within Sunshine Valley are either vacant or recreation-residential uses, but given the lack of land use regulation these uses could change quickly without local input. It is this uncertainty which has some residents concerned about the potential for undesirable uses. Also some residents have stated that the lack of information about development proposals often creates rumour and anxiety within the community.

What are the drawbacks of zoning?

Day to day activities of land owners will experience little or no change. However, zoning could affect things like a house addition or new development. For most landowners this could mean requirements like building height or setbacks will need to be considered.

Will my existing buildings and land uses be grandfathered?

Yes, generally if your use or structure existed prior to adoption of the zoning bylaw it could continue as 'grandfathered' or legal non-conforming. The Provincial law about grandfathering is set out in Section 911 of the Local Government Act and includes limitations if the use is discontinued, expanded or renovated.

How is a zoning bylaw adopted?

The zoning adoption process is set out by legislation in the Local Government Act and involves many steps, which generally include:

- inform the public – ie. mailouts and notices/advertisements
- obtain public input – ie. Open House events & public hearing (legally required)
- consult with stakeholders – ie. community groups, government agencies, etc.
- research & analysis of technical information – ie. geotechnical and servicing studies, statistical data, etc.
- provide three bylaw readings and eventually adoption by the Regional Board.

The adoption of a zoning bylaw would not raise taxes.

Can a zoning bylaw be changed?

Yes. If land owners propose development which does not meet the zoning requirements they may request to:

- rezone your property to a different zone which will permit the new development
- change the requirements of the current zone
- create a new zone to allow the proposed development

Changes to a zoning bylaw requires a public hearing.

What about minor zoning variances?

Minor variances to the zoning bylaw requirements can be provided by a Development Variance Permit (DVP) issued by the Regional Board. Most often, DVP's are sought to relax height or setback requirements.

Does Sunshine Valley already have zoning?

Yes. The crown lands surrounding Sunshine Valley are already zoned largely for limited use activities. However the private lands within Sunshine Valley are not zoned.

Where do we go from here—what's next?

