

FRASER VALLEY REGIONAL DISTRICT



BOARD OF DIRECTORS

OPEN MEETING AGENDA

Tuesday, February 25, 2020

(Immediately following the FVRHD Open Meeting)

FVRD Boardroom, 45950 Cheam Avenue, Chilliwack, BC

Pages

1. CALL TO ORDER

2. APPROVAL OF AGENDA, ADDENDA AND LATE ITEMS

All/Unweighted

MOTION FOR CONSIDERATION

THAT the Agenda, Addenda and Late Items for the Fraser Valley Regional District Board Open Meeting of February 25, 2020 be approved;

AND THAT all delegations, reports, correspondence committee and commission minutes, and other information set to the Agenda be received for information.

3. DELEGATIONS AND PRESENTATIONS

3.1 Shawna Leung, Johnathan Heerema and Kristi Denby - Destination BC

Update on Gold Rush Trail Destination Development Plan and Fraser Valley Destination Development Plan

4. BOARD MINUTES & MATTERS ARISING

4.1 Draft Fraser Valley Regional District Board Meeting Minutes - January 28, 2020

16 - 36

All/Unweighted

MOTION FOR CONSIDERATION

THAT the Minutes of the Fraser Valley Regional District Board Open Meeting of January 28, 2020 be adopted.

5. COMMITTEE AND COMMISSION MINUTES FOR INFORMATION AND MATTERS ARISING (5.1 TO 5.7)

5.1 Regional and Corporate Services Committee - January 22, 2020

37 - 43

5.2	<u>Draft Regional and Corporate Services Committee - February 13, 2020</u>	44 - 49
5.3	<u>Electoral Area Services Committee - January 22, 2020</u>	50 - 58
5.4	<u>Electoral Area Services Committee - January 28, 2020</u>	59 - 62
5.5	<u>Draft Recreation, Culture and Airpark Services Commission - January 21, 2020</u>	63 - 67
5.6	<u>Board of Variance - January 24, 2020</u>	68 - 70
5.7	<u>Parcel Tax Review Panel - February 13, 2020</u>	71 - 74

6. MOTIONS FOR WHICH NOTICE HAS BEEN GIVEN

6.1 Emergency Management in Electoral Areas (brought forward by Director Bales)

Motion No. 1: All/Unweighted

Motion No. 2: All/Unweighted

MOTION FOR CONSIDERATION

MOTION NO. 1: [EASC-FEB 2020] THAT staff provide a workshop to the Electoral Area Services Committee in April each year to discuss emergency processes and requirements.

MOTION FOR CONSIDERATION

MOTION NO. 2: [EASC-FEB 2020] THAT in times of FVRD electoral emergencies, Electoral Area Directors in effected areas be cc'd or forwarded disaster information ASAP, and as well to be cc'd on updated status report information.

7. CORPORATE ADMINISTRATION

7.1 2020 Christmas Closure of FVRD Corporate Offices 75 - 76

All/Unweighted

- Corporate report dated February 13, 2020 from Jaime Reilly, Acting Director of Corporate Affairs

MOTION FOR CONSIDERATION

[RACS-FEB 2020] THAT the Fraser Valley Regional District Board approve the closure of the FVRD Corporate Offices to the public on December 29, 30 and 31, 2020

8. FINANCE

8.1 2020 Financial Plan – Proposed changes from Electoral Area Services Committee 77 - 78

All/Weighted

- Corporate report dated February 13, 2020 from Mike Veenbaas, Director of Financial Services

MOTION FOR CONSIDERATION

[RACS-FEB 2020] THAT the Regional and Corporate Services Committee direct staff to amend the draft 2020 Financial Plan for the following items as supported by the Electoral Area Services Committee:

- Change the corporate restructure funding allocation to be 75% funded by Regional Administration and 25% funded by Electoral Area Administration;
- Remove the proposed Procurement and Risk Specialist position.

8.2 Grant Application for ESS Modernization Kit and Training

79 - 80

All/Unweighted

- Corporate report dated February 25, 2020 from Tarina Colledge, Emergency Management Specialist

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board endorse a grant application of \$25,000 under UBCM's Community Emergency Preparedness Fund Emergency Support Services stream for the acquisition of an ESS kit and ESS training on kit deployment.

9. BYLAWS

9.1 2020-2024 Financial Plan Bylaw No. 1585, 2020

81 - 92

Motion No. 1: First Reading - All/Weighted

Motion No. 2: Second and Third Reading - All/Weighted

Motion No. 3: Adoption - All/Weighted (2/3 Majority)

- Corporate Report dated February 25, 2020 from Mike Veenbas, Director of Financial Services
- Draft Bylaw No. 1585, 2020

MOTION FOR CONSIDERATION

MOTION FOR CONSIDERATION

MOTION NO. 1: **THAT** the Fraser Valley Regional District Board consider giving first reading to the bylaw cited as *Fraser Valley Regional District 2020-2024 Financial Plan Bylaw No. 1585, 2020*.

MOTION FOR CONSIDERATION

MOTION FOR CONSIDERATION

MOTION NO. 2: THAT the Fraser Valley Regional District Board consider giving second and third reading to the bylaw cited as *Fraser Valley Regional District 2020-2024 Financial Plan Bylaw No. 1585, 2020*.

MOTION FOR CONSIDERATION

MOTION FOR CONSIDERATION

MOTION NO. 3: THAT the Fraser Valley Regional District Board consider adopting the bylaw cited as *Fraser Valley Regional District 2020-2024 Financial Plan Bylaw No. 1585, 2020*.

9.2 FVRD Solid Waste Rates, Fees and Charges Bylaw No. 1583, 2020

93 - 98

Motion No. 1: First Reading - All/Weighted

Motion No. 2: Second and Third Reading - All/Weighted

Motion No. 3: Adoption - All/Weighted (2/3 Majority)

Motion No. 4: Repeal Bylaw - All/Weighted

- Corporate report dated February 13, 2020 from Jamie Benton, Environmental Services Coordinator
- Draft Bylaw No. 1583, 2020

MOTION FOR CONSIDERATION

MOTION NO. 1: [RACS-FEB 2020] THAT the Fraser Valley Regional District Board consider giving first reading to the bylaw cited as *Fraser Valley Regional District Solid Waste Rates, Fees and Charges Bylaw No. 1583, 2020*.

MOTION FOR CONSIDERATION

MOTION NO. 2: [RACS-FEB 2020] THAT the Fraser Valley Regional District Board consider giving second and third reading to the bylaw cited as *Fraser Valley Regional District Solid Waste Rates, Fees and Charges Bylaw No. 1583, 2020*.

MOTION FOR CONSIDERATION

MOTION NO. 3: [RACS-FEB 2020] THAT the Fraser Valley Regional District Board consider adopting the bylaw cited as *Fraser Valley Regional District Solid Waste Rates, Fees and Charges Bylaw No. 1583, 2020*.

MOTION FOR CONSIDERATION

MOTION NO. 4: [RACS-FEB 2020] THAT the Fraser Valley Regional District Board repeal *Fraser Valley Regional District Solid Waste Management Rates, Fees, and Charges Bylaw No. 0327, 1999*.

9.3 Sub-Regional Parks Reserve Fund Establishment Bylaw No. 1582, 2020

99 - 102

Motion No. 1: First Reading - All/Unweighted

Motion No. 2: Second and Third Reading - All/Unweighted

Motion No. 3: Adoption - All/Unweighted (2/3 Majority)

- Corporate report dated February 13, 2020 from Mike Veenbaas, Director of Financial Services
- Draft Bylaw No. 1582, 2020

MOTION FOR CONSIDERATION

MOTION NO. 1: [RACS-FEB 2020] THAT the Fraser Valley Regional District Board consider giving first reading to the bylaw cited as *Fraser Valley Regional District Sub-Regional Parks Reserve Fund Establishment Bylaw No. 1582, 2020*.

MOTION FOR CONSIDERATION

MOTION NO. 2: [RACS-FEB 2020] THAT the Fraser Valley Regional District Board consider giving second and third reading to the bylaw cited as *Fraser Valley Regional District Sub-Regional Parks Reserve Fund Establishment Bylaw No. 1582, 2020*.

MOTION FOR CONSIDERATION

MOTION NO. 3: [RACS-FEB 2020] THAT the Fraser Valley Regional District Board consider adopting the bylaw cited as *Fraser Valley Regional District Sub-Regional Parks Reserve Fund Establishment Bylaw No. 1582, 2020*.

9.4 Electoral Area Parcel Tax Establishment Bylaw Nos. 1564, 2020, 1565, 2020, 1574, 2020, 1575, 2020, 1576, 2020, 1577, 2020 and 1578, 2020

103 - 119

Motion No. 1: First Reading - All/Weighted

Motion No. 2: Second and Third Reading - All/Weighted

Motion No. 3: Adoption - All/Weighted (2/3 Majority)

[Section 4.24.10 of the FVRD Board and Committee Procedures Bylaw No. 1305, 2015 states that 'A series of bylaws with the same corporate vote may be taken together in one resolution as provided for in Sections 4.24.6; 4.24.7 and 4.24.8'.]

- Corporate report dated February 13, 2020 from Mike Veenbaas, Director of Financial Services
- Draft Bylaw No. 1564, 2020
- Draft Bylaw No. 1565, 2020
- Draft Bylaw No. 1574, 2020
- Draft Bylaw No. 1575, 2020

- Draft Bylaw No. 1576, 2020
- Draft Bylaw No. 1577, 2020
- Draft Bylaw No. 1578, 2020

MOTION FOR CONSIDERATION

MOTION NO. 1: [EASC-FEB 2020] THAT the Fraser Valley Regional District Board consider giving first reading to the following bylaws:

- *Fraser Valley Regional District Cascade-Carratt Creek Flood Control Service Area Parcel Tax Establishment Bylaw No. 1564, 2020;*
- *Fraser Valley Regional District Morris Valley Sewer Service Area Parcel Tax Establishment Bylaw No. 1565, 2020;*
- *Fraser Valley Regional District Popkum Sewer Area Parcel Tax Establishment Bylaw No. 1574, 2020;*
- *Fraser Valley Regional District Deroche Water System Parcel Tax Establishment Bylaw No. 1575, 2020;*
- *Fraser Valley Regional District Yale Water System Service Area Parcel Tax Establishment Bylaw No. 1576, 2020;*
- *Fraser Valley Regional District Hatzic Prairie Water Supply and Distribution System Service Area Parcel Tax Establishment Bylaw No. 1577, 2020;*
- *Fraser Valley Regional District Lake Errock Water Supply and Distribution System Service Area Parcel Tax Establishment Bylaw No. 1578, 2020.*

MOTION FOR CONSIDERATION

MOTION NO. 2: [EASC-FEB 2020] THAT the Fraser Valley Regional District Board consider giving second and third reading to the following bylaws:

- *Fraser Valley Regional District Cascade-Carratt Creek Flood Control Service Area Parcel Tax Establishment Bylaw No. 1564, 2020;*
- *Fraser Valley Regional District Morris Valley Sewer Service Area Parcel Tax Establishment Bylaw No. 1565, 2020;*
- *Fraser Valley Regional District Popkum Sewer Area Parcel Tax Establishment Bylaw No. 1574, 2020;*
- *Fraser Valley Regional District Deroche Water System Parcel Tax Establishment Bylaw No. 1575, 2020;*
- *Fraser Valley Regional District Yale Water System Service Area Parcel Tax Establishment Bylaw No. 1576, 2020;*
- *Fraser Valley Regional District Hatzic Prairie Water Supply and Distribution System Service Area Parcel Tax Establishment Bylaw No. 1577, 2020;*
- *Fraser Valley Regional District Lake Errock Water Supply and*

MOTION FOR CONSIDERATION

MOTION NO. 3: [EASC-FEB 2020] THAT the Fraser Valley Regional District Board consider adopting the following bylaws:

- *Fraser Valley Regional District Cascade-Carratt Creek Flood Control Service Area Parcel Tax Establishment Bylaw No. 1564, 2020;*
- *Fraser Valley Regional District Morris Valley Sewer Service Area Parcel Tax Establishment Bylaw No. 1565, 2020;*
- *Fraser Valley Regional District Popkum Sewer Area Parcel Tax Establishment Bylaw No. 1574, 2020;*
- *Fraser Valley Regional District Deroche Water System Parcel Tax Establishment Bylaw No. 1575, 2020;*
- *Fraser Valley Regional District Yale Water System Service Area Parcel Tax Establishment Bylaw No. 1576, 2020;*
- *Fraser Valley Regional District Hatzic Prairie Water Supply and Distribution System Service Area Parcel Tax Establishment Bylaw No. 1577, 2020;*
- *Fraser Valley Regional District Lake Errock Water Supply and Distribution System Service Area Parcel Tax Establishment Bylaw No. 1578, 2020.*

9.5 Deroche Water System Rates and Fees Amendment Bylaw No. 1581, 2020

120 - 124

Motion No. 1: First Reading - All/Weighted

Motion No. 2: Second and Third Reading - All/Weighed

Motion No. 3: Adoption - All/Weighted (2/3 Majority)

- Corporate report dated February 13, 2020 from Dustin Zahara, Engineering and Community Services Tech
- Draft Bylaw No. 1581, 2020

MOTION FOR CONSIDERATION

MOTION NO. 1: [EASC-FEB 2020] THAT the Fraser Valley Regional District Board consider giving first reading to the bylaw cited as *Fraser Valley Regional District Deroche Water Supply and Distribution System Fees and Regulations Amendment Bylaw No. 1581, 2020.*

MOTION FOR CONSIDERATION

MOTION NO. 2: [EASC-FEB 2020] THAT the Fraser Valley Regional District Board consider giving second and third reading to the bylaw cited as *Fraser Valley Regional District Deroche Water Supply and Distribution System Fees and Regulations Amendment Bylaw No. 1581, 2020.*

MOTION FOR CONSIDERATION

MOTION NO. 3: [EASC-FEB 2020] THAT the Fraser Valley Regional District Board consider adopting the bylaw cited as *Fraser Valley Regional District Deroche Water Supply and Distribution System Fees and Regulations Amendment Bylaw No. 1581, 2020*.

9.6 FVRD Boston Bar Street Lighting Service Area Conversion and Amendment Bylaw No. 1557, 2019

125 - 133

Adoption - All/Unweighted

- Corporate report date December 10, 2019 from Mike Veenbaas, Director of Financial Services - background information
- Draft Bylaw No. 1557, 2019

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board consider adopting the bylaw cited as *Fraser Valley Regional District Boston Bar Street Lighting Service Area Conversion and Amendment Bylaw No. 1557, 2019*.

9.7 Second Reading – Popkum-Bridal Falls Official Community Plan Bylaw No. 1501, 2018, Electoral Area "D"

134 - 404

Motion No. 1: Second Reading - EAs/Unweighted

Motion No. 2: EAs/Unweighted

Motion No. 3: All/Unweighted

Motion No. 4: All/Weighted

- Corporate report dated February 13, 2020 from Katelyn Hipwell, Planner II
- Appendix A - Consultation Strategy for Popkum Bridal Falls OCP Update
- Appendix B - Stakeholder and Public Feedback Summary Table
- Draft Bylaw No. 1501, 2018

MOTION FOR CONSIDERATION

MOTION NO. 1: [EASC-FEB 2020] THAT the Fraser Valley Regional District Board consider giving second reading to the bylaw cited as *Fraser Valley Regional District Official Community Plan for Popkum – Bridal Falls, Bylaw No. 1501, 2018*.

MOTION FOR CONSIDERATION

MOTION NO. 2: [EASC-FEB 2020] THAT the *Fraser Valley Regional District Official Community Plan for Popkum – Bridal Falls, Bylaw No. 1501, 2018* be forwarded to Public Hearing;

THAT the Fraser Valley Regional District Board delegate the holding of the Public Hearing with respect to the proposed *Fraser Valley Regional District Official Community Plan for Popkum – Bridal Falls, Bylaw No. 1501, 2018* to Director Dickey or his alternate in his absence;

THAT Director Dickey or his alternate in his absence, preside over and Chair the Public Hearing with respect to proposed *Fraser Valley Regional District Official Community Plan for Popkum – Bridal Falls, Bylaw No. 1501, 2018*;

THAT the Chair of the Public Hearing be authorized to establish procedural rules for the conduct of the Public Hearing with respect to proposed *Fraser Valley Regional District Official Community Plan for Popkum – Bridal Falls, Bylaw No. 1501, 2018* in accordance with the Local Government Act;

AND THAT in the absence of Director Dickey, or his alternate in his absence at the time of the Public Hearing with respect to proposed *Fraser Valley Regional District Official Community Plan for Popkum – Bridal Falls, Bylaw No. 1501, 2018*, the Fraser Valley Regional District Board Chair is delegated the authority to designate who shall preside over and Chair the Public Hearing regarding this matter;

MOTION FOR CONSIDERATION

MOTION NO. 3: [EASC-FEB 2020] **THAT** the Fraser Valley Regional District Board consider that *Fraser Valley Regional District Official Community Plan for Popkum – Bridal Falls, Bylaw No. 1501, 2018* is consistent with the FVRD financial plan and FVRD waste management plan.

MOTION FOR CONSIDERATION

MOTION NO. 4: [EASC-FEB 2020] **THAT** the Fraser Valley Regional District Board authorize its signatories to execute all documents relating to *Fraser Valley Regional District Official Community Plan for Popkum – Bridal Falls, Bylaw No. 1501, 2018*.

9.8 Zoning Amendment Bylaw No. 1539, 2019 - Application for 11882 Sylvester Road, Electoral Area "F" to facilitate a two lot subdivision

405 - 419

Motion No. 1: First Reading - EAs/Unweighted

Motion No. 2: EAs/Unweighted

Motion No. 3: All/Weighted

- Corporate report dated February 13, 2020 from Andrea Antifaeff, Planner I
- Draft Bylaw No. 1539, 2020
- Zoning Amendment Application

MOTION FOR CONSIDERATION

MOTION NO. 1: [EASC-FEB 2020] **THAT** the Fraser Valley Regional District

Board consider giving first reading to the bylaw cited as *Fraser Valley Regional District Electoral Area F Zoning Amendment Bylaw No. 1539, 2019* to rezone the property located at 11882 Sylvester Road from Rural Residential 2 (RS-2) to Rural Residential 1 (RS-1) to facilitate a two lot subdivision.

MOTION FOR CONSIDERATION

MOTION NO. 2: [EASC-FEB 2020] THAT the *Fraser Valley Regional District Electoral Area F Zoning Amendment Bylaw No. 1539, 2019* be forwarded to Public Hearing;

THAT the Fraser Valley Regional District Board delegate the holding of the Public Hearing with respect to proposed *Fraser Valley Regional District Electoral Area F Zoning Amendment Bylaw No. 1539, 2019* to Director Davidson, or his alternate in his absence;

THAT Director Davidson or his alternate in his absence preside over and Chair the Public Hearing with respect to proposed *Bylaw 1539, 2019*;

AND THAT the Chair of the Public Hearing be authorized to establish procedural rules for the conduct of the Public Hearing with respect to proposed Bylaw 1539, 2019 in accordance with the *Local Government Act*;

AND FURTHER THAT in the absence of Director Davidson, or his alternate in his absence at the time of Public Hearing with respect to proposed *Bylaw 1539, 2019* the Fraser Valley Regional District Board Chair is delegated the authority to designate who shall preside over and Chair the Public Hearing regarding this matter.

MOTION FOR CONSIDERATION

MOTION NO. 3: [EASC-FEB 2020] THAT the Fraser Valley Regional District authorize its signatories to execute all documents relating to Bylaw *1539, 2019*.

9.9 Vessel Noise Control Regulations Repeal Bylaw No. 1580, 2020

420 - 425

Motion No. 1: First Reading - All/Unweighted

Motion No. 2: Second and Third Reading - All/Unweighted

Motion No. 3: Adoption - All/Unweighted (2/3 Majority)

- Corporate report dated February 13, 2020 from Adriana Snashall, Bylaw Compliance and Enforcement Officer
- Draft Bylaw No. 1580, 2020

MOTION FOR CONSIDERATION

MOTION NO. 1: [EASC-FEB 2020] THAT the Fraser Valley Regional District Board consider giving first reading to the bylaw cited as *Fraser Valley Regional District Vessel Noise Control Regulations Repeal Bylaw No. 1580, 2020*.

MOTION FOR CONSIDERATION

MOTION NO. 2: [EASC-FEB 2020] THAT the Fraser Valley Regional District Board consider giving second and third reading to the bylaw cited as *Fraser Valley Regional District Vessel Noise Control Regulations Repeal Bylaw No.1580, 2020*.

MOTION FOR CONSIDERATION

MOTION NO. 3: [EASC-FEB 2020] THAT the Fraser Valley Regional District Board consider adopting the bylaw cited as *Fraser Valley Regional District Vessel Noise Control Regulations Repeal Bylaw No.1580, 2020*.

10. PERMITS

[OPPORTUNITY FOR MEMBERS OF THE PUBLIC TO BE HEARD]

- 10.1 **Application for Development Variance Permit 2019-33 to reduce the parcel frontage requirement to facilitate a 2 lot subdivision at 12174 Hodgkin Rd., Electoral Area "C"** 426 - 449

EAs/Unweighted

- Corporate report dated January 14, 2020 from Andrea Antifaeff, Planner I
- Draft DVP 2019-33
- DVP Application

MOTION FOR CONSIDERATION

[EASC-FEB 2020] THAT the Fraser Valley Regional District Board issue Development Variance Permit 2019-33 to reduce the parcel frontage requirement for proposed Lot '1' at 12174 Hodgkin Road, Area C, from 10% of the lot perimeter to 2.4% of the lot perimeter, subject to the consideration of any comments or concerns raised by the public.

11. CONTRACTS, COVENANTS AND OTHER AGREEMENTS

No Items.

12. OTHER MATTERS

- 12.1 **Draft Metro Vancouver Regional Industrial Lands Strategy** 450 - 520

All/Unweighted

- Corporate report dated February 13, 2020 from Robin Beukens, Planner II
- Draft Metro Vancouver Regional Industrial Lands Strategy

MOTION FOR CONSIDERATION

[RACS-FEB 2020] THAT the Fraser Valley Regional District Board receive the draft *Metro Vancouver Regional Industrial Lands Strategy* referred to the

Fraser Valley Regional District for review and comment;

AND THAT feedback include a request to Metro Vancouver to engage with Fraser Valley Regional District and municipal staff and elected officials on any recommendations that may directly impact this region or its member municipalities;

AND FURTHER THAT the Fraser Valley Regional District continue to develop an industrial lands inventory as part of the Regional Growth Strategy monitoring program.

12.2 Procurement of Rock for Nicomen Island Shoreline Protection Project

521 - 541

All/Unweighted

- Corporate report dated February 13, 2020 from Katarina Duke, Engineering and Community Services Tech
- Nicomen Island Dike Widening - Government Transfer - Shared Cost Arrangement Agreement

MOTION FOR CONSIDERATION

[EASC-FEB 2020] THAT the Fraser Valley Regional District Board direct staff to proceed with the procurement of rock for the Nicomen Island Improvement District (NIID) dike and drainage improvement project from the NIID owned rock quarry.

12.3 Appointment of FVRD Animal Control Officers

542 - 543

All/Unweighted

- Corporate report dated February 25, 2020 from Stacey Barker, Director of Regional Programs.

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board appoint the following personnel as Animal Control Officers for the Fraser Valley Regional District, for the purpose of regulatory enforcement of the Fraser Valley Regional District's animal control bylaws, effective immediately:

- Dustin Thiessen
- Trina Douglas

13. CONSENT AGENDA

13.1 CONSENT AGENDA - FULL BOARD

All/Unweighted

All staff reports respecting these items are available in the Directors' Office and on the FVRD website.

MOTION FOR CONSIDERATION

THAT the following Consent Agenda items 13.1.1 to 13.1.5 be endorsed:

13.1.1 EASC-FEB 2020

THAT the Fraser Valley Regional District Board authorize a grant-in-aid in the amount of \$1,500 to the Boston Bar North Bend Bowling Association, funded from the Electoral Area “A” grant-in-aid-budget, to help offset the costs of hosting a free all day open house event on Family Day at the Canyon Lanes Bowling Alley.

Reference item 8.1 of February 13, 2020 EASC Agenda.

13.1.2 EASC-FEB 2020

THAT the Fraser Valley Regional District Board authorize a grant-in-aid in the amount of \$2,500 to the Fraser Canyon Hospice Society, funded from the 2020 Electoral Area “B” grant-in-aid budget, to offset costs of their 16th annual Camp Skylark.

Reference item 8.2 of February 13, 2020 EASC Agenda.

13.1.3 EASC-FEB 2020

THAT the Fraser Valley Regional District Board authorize a grant-in-aid in the amount of \$1,500 to the Hope and District Skating Club, funded from the 2020 Electoral Area “B” grant-in-aid budget, to help offset the costs of their upcoming ice show.

Reference item 8.3 of February 13, 2020 EASC Agenda.

13.1.4 EASC-FEB 2020

THAT the Fraser Valley Regional District Board approve a grant-in-aid to the Deroche & District Community Association in the amount of \$5,000, to be funded from the 2020 Electoral Area “G” grant-in-aid budget to help offset the costs of refinishing the Deroche Community Hall floor.

Reference item 8.4 of February 13, 2020 EASC Agenda.

13.1.5 EASC-FEB 2020

THAT the Fraser Valley Regional District Board authorize a grant-in-aid in the amount of \$3,500 to the Dewdney Elementary School PAC, funded from the 2020 Electoral Area “G” grant-in-aid budget to help offset the costs of updated first aid and emergency kits, fresh fruit and vegetables for students in need, weather appropriate clothing for students, and field trips.

14. ADDENDA ITEMS/LATE ITEMS
15. REPORTS FROM COMMITTEE MEETINGS - FOR INFORMATION
 - 15.1 WildSafeBC 2019 - A Year in Review [FEB 2020 RACS] 544 - 563
16. ITEMS FOR INFORMATION AND CORRESPONDENCE
 - 16.1 Letter dated February 4, 2020 from City of Port Moody with respect to 'Supporting Universal National Pharmacare'. 564 - 570
 - 16.2 Fraser Basin Council - Fraser Valley Update, February 2020 571 - 571
 - 16.3 Late Item 572 - 572
17. REPORTS BY STAFF
18. REPORTS BY BOARD DIRECTORS
19. PUBLIC QUESTION PERIOD FOR ITEMS RELEVANT TO AGENDA
20. RESOLUTION TO CLOSE MEETING

All/Unweighted

MOTION FOR CONSIDERATION

THAT the Meeting be closed to the public, except for Senior Staff and the Executive Assistant, for the purpose of receiving and adopting Closed Meeting Minutes convened in accordance to Section 90 of the *Community Charter* and to consider matters pursuant to:

- Section 90(1)(a) of the *Community Charter* - personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality
- Section 90(1)(c) of the *Community Charter* - labour relations or other employee relations

R E C E S S

21. RECONVENE OPEN MEETING
22. RISE AND REPORT OUT OF CLOSED MEETING
23. ADJOURNMENT

All/Unweighted

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board Open Meeting of February 25, 2020 be adjourned.

FRASER VALLEY REGIONAL DISTRICT
BOARD OF DIRECTORS MEETING
OPEN MEETING MINUTES

Tuesday, January 28, 2020
(Immediately following the FVRHD Board Meeting)
FVRD Boardroom, 45950 Cheam Avenue, Chilliwack, BC

Members Present:

Director Jason Lum, City of Chilliwack, Chair
Director Patricia Ross, City of Abbotsford, Vice Chair
Director Dennis Adamson, Electoral Area B
Director Pam Alexis, District of Mission
Director Wendy Bales, Electoral Area C
Alt. Director Sandy Blue, City of Abbotsford
Director Henry Braun, City of Abbotsford
Director Kelly Chahal, City of Abbotsford
Director Hugh Davidson, Electoral Area F
Director Bill Dickey, Electoral Area D
Director Taryn Dixon, Electoral Area H
Director Orion Engar, Electoral Area E
Director Leo Facio, Village of Harrison Hot Springs
Director Carol Hamilton, District of Mission
Director Chris Kloot, City of Chilliwack
Director Dave Loewen, City of Abbotsford
Director Bud Mercer, City of Chilliwack
Director Ken Popove, City of Chilliwack
Director Sylvia Pranger, District of Kent
Director Terry Raymond, Electoral Area A
Director Peter Robb, District of Hope
Director Ross Siemens, City of Abbotsford
Director Al Stobbart, Electoral Area G

Regrets:

Director Brenda Falk, City of Abbotsford

Staff Present: Jennifer Kinneman, Acting Chief Administrative Officer
Mike Veenbaas, Director of Financial Services
Jaime Reilly, Acting Director of Corporate Affairs/Corporate Officer
Tareq Islam, Director of Engineering & Community Services
Graham Daneluz, Director of Planning & Development
Stacey Barker, Director of Regional Services
Suzanne Gresham, Director of Corporate Initiatives
Milly Marshall, Director of EA Special Projects
Alison Stewart, Manager of Strategic Planning
Lance Lilley, Manager of Environmental Services
David Urban, Manager of Outdoor Recreation and Planning
Trina Douglas, Manager of Contracted Services
Matthew Fang, Network Analyst
Chris Lee, Executive Assistant
Kristen Kohuch, Executive Assistant to CAO and Board
Amanda Molloy, Executive Assistant to CAO and Board (*Recording Secretary*)

1. CALL TO ORDER

The meeting was called to order at 7:02 pm.

2. APPROVAL OF AGENDA, ADDENDA AND LATE ITEMS

Moved By KLOOT

Seconded By POPOVE

THAT the Agenda, Addenda and Late Items for the Fraser Valley Regional District Board Open Meeting of January 28, 2020 be approved;

AND THAT all delegations, reports, correspondence committee and commission minutes, and other information set to the Agenda be received for information.

CARRIED
All/Unweighted

3. DELEGATIONS AND PRESENTATIONS

3.1 Mark Amundrud, Senior Advisor Community Engagement and Paul Summers, Land and ROW Advisor, Enbridge

Mark Amundrud, Senior Advisor Community Engagement provided an operations update on Enbridge's natural gas pipeline, highlighting the following:

- The impact of tax revenue and economic spinoffs to British Columbia's economy;
- Enbridge's natural gas transmission system;
- The Integrity Dig Program; and,
- The Hope and Chilliwack Replacement Project.

Mr. Amundrud invited the Board to reach out with new ideas as Enbridge is always looking for different and new community connections. The Board thanked Mr. Amundrud for his presentation.

4. BOARD MINUTES & MATTERS ARISING

4.1 Draft Fraser Valley Regional District Board Meeting Minutes - December 18, 2019

Moved By FACIO

Seconded By STOBART

THAT the Minutes of the Fraser Valley Regional District Board Open Meeting of December 18, 2019 be adopted.

CARRIED
All/Unweighted

5. COMMITTEE AND COMMISSION MINUTES FOR INFORMATION AND MATTERS ARISING (Items 5.1 to 5.4)

The following items were provided for information:

5.1 Regional and Corporate Services Committee - December 10, 2019

- 5.2 Electoral Area Services Committee - December 10, 2019
- 5.3 Recreation, Culture and Airpark Services Committee - December 3, 2019
- 5.4 Draft Cultus Lake Advisory Planning Commission - December 18, 2019

6. CORPORATE ADMINISTRATION

None.

7. FINANCE

7.1 2020-21 Federation of Canadian Municipalities Membership Renewal

Moved By ADAMSON

Seconded By HAMILTON

THAT the Fraser Valley Regional District Board direct Staff to renew the Regional District's Federation of Canadian Municipalities 2020-2021 membership at a rate of \$59,195;

AND THAT staff be directed to send a letter to FCM requesting them to provide a clarification for the increase in membership fees for the FVRD for 2020-2021.

It was clarified by staff that this membership fee encompasses the fee for all member municipalities of the Fraser Valley Regional District Board as well as Electoral Areas.

CARRIED
All/Weighted

8. BYLAWS

8.1 North Cultus Sewer System Service Area Amendment Bylaw No. 1542, 2019

Moved By DIXON

Seconded By DAVIDSON

THAT the Fraser Valley Regional District Board adopt the bylaw cited as *Fraser Valley Regional District North Cultus Sewer System Service Area Amendment Bylaw No. 1542, 2019*.

CARRIED
All/Unweighted

8.2 Cultus Lake Integrated Water System Service Area Amendment Bylaw No. 1543, 2019

Moved By ROBB
Seconded By DIXON

THAT the Fraser Valley Regional District Board adopt the bylaw cited as *Fraser Valley Regional District Cultus Lake Integrated Water Supply and Distribution System Service Area Amendment Bylaw No. 1543, 2019*.

CARRIED
All/Unweighted

8.3 Cultus Lake Water System Capital Construction Service Area Amendment Bylaw No. 1544, 2019

Moved By STOBART
Seconded By KLOOT

THAT the Fraser Valley Regional District Board adopt the bylaw cited as *Fraser Valley Regional District Cultus Lake Integrated Water Supply and Distribution System Capital Construction Service Area Amendment Bylaw No. 1544, 2019*.

CARRIED
All/Unweighted

8.4 Electoral Area B Economic Development Service Area Establishment Bylaw No. 1550, 2019

Moved By ADAMSON

Seconded By RAYMOND

THAT the Fraser Valley Regional District Board adopt the bylaw cited as *Fraser Valley Regional District Electoral Area B Economic Development Service Area Establishment Bylaw No. 1550, 2019*.

CARRIED
All/Unweighted

8.5 Area A Garbage Disposal Service Area Amendment Bylaw No. 1553, 2019

Moved By RAYMOND

Seconded By ADAMSON

THAT the Fraser Valley Regional District Board adopt the bylaw cited as *Fraser Valley Regional District Area A Garbage Disposal Service Area Amendment Bylaw No. 1553, 2019*.

CARRIED
All/Unweighted

8.6 Boston Bar North Bend Fire Protection Service Area Amendment Bylaw No. 1554, 2019

Moved By RAYMOND

Seconded By CHAHAL

THAT the Fraser Valley Regional District Board adopt the bylaw cited as *Fraser Valley Regional District Boston Bar and North Bend Fire Protection Service Area Amendment Bylaw No. 1554, 2019*.

CARRIED
All/Unweighted

8.7 Bylaw Offence Notice Enforcement Amendment Bylaw No. 1571, 2020

Moved By FACIO

Seconded By POPOVE

THAT the Fraser Valley Regional District Board give first reading to the bylaw cited as *Fraser Valley Regional District Bylaw Offence Notice Enforcement Amendment Bylaw No. 1571, 2020*.

CARRIED
All/Unweighted

Moved By PRANGER

Seconded By ROBB

THAT the Fraser Valley Regional District Board give second and third reading to the bylaw cited as *Fraser Valley Regional District Bylaw Offence Notice Enforcement Amendment Bylaw No. 1571, 2020*.

CARRIED
All/Unweighted

Moved By ROSS

Seconded By MERCER

THAT the Fraser Valley Regional District Board adopt the bylaw cited as *Fraser Valley Regional District Bylaw Offence Notice Enforcement Amendment Bylaw No. 1571, 2020*.

CARRIED
All/Unweighted (2/3 Majority)

8.8 Sub-Regional Animal Control Service Area Amendment Bylaw No. 1570, 2020

Moved By ROSS

Seconded By STOBART

THAT the Fraser Valley Regional District Board give first reading to the bylaw cited as *Fraser Valley Regional District Sub-Regional Animal Control Service Area Amendment Bylaw No. 1570, 2020*.

CARRIED
All/Unweighted

Moved By LOEWEN

Seconded By ENGAR

THAT the Fraser Valley Regional District Board give second and third reading to the bylaw cited as *Fraser Valley Regional District Sub-Regional Animal Control Service Area Amendment Bylaw No. 1570, 2020*.

CARRIED
All/Unweighted

8.9 Cascade-Carratt Creek Flood Control Local Service Area Amendment Bylaw No. 1566, 2020

Moved By DAVIDSON

Seconded By DIXON

THAT the Fraser Valley Regional District Board give first reading to the bylaw cited as *Fraser Valley Regional District Cascade-Carratt Creek Flood Control Local Service Area Amendment Bylaw No. 1566, 2020*.

CARRIED
All/Unweighted

Moved By DAVIDSON

Seconded By ALEXIS

THAT the Fraser Valley Regional District Board give second and third reading to the bylaw cited as *Fraser Valley Regional District Cascade-Carratt Creek Flood Control Local Service Area Amendment Bylaw No. 1566, 2020*.

CARRIED
All/Unweighted

8.10 Popkum Sewer Service Area Amendment Bylaw No. 1567, 2020

Moved By DICKEY

Seconded By FACIO

THAT the Fraser Valley Regional District Board give first reading to the bylaw cited as *Fraser Valley Regional District Popkum Sewer Service Area Amendment Bylaw No. 1567, 2020*.

CARRIED
All/Unweighted

Moved By STOBART

Seconded By ADAMSON

THAT the Fraser Valley Regional District Board give second and third reading to the bylaw cited as *Fraser Valley Regional District Popkum Sewer Service Area Amendment Bylaw No. 1567, 2020*.

CARRIED
All/Unweighted

8.11 North Bend Sewer System Local Service Area Amendment Bylaw No. 1568, 2020

Moved By POPOVE
Seconded By RAYMOND

THAT the Fraser Valley Regional District Board give first reading to the bylaw cited as *Fraser Valley Regional District North Bend Sewer System Local Service Area Amendment Bylaw No. 1568, 2020*.

CARRIED
All/Unweighted

Moved By PRANGER
Seconded By KLOOT

THAT the Fraser Valley Regional District Board give second and third reading to the bylaw cited as *Fraser Valley Regional District North Bend Sewer System Local Service Area Amendment Bylaw No. 1568, 2020*.

CARRIED
All/Unweighted

8.12 Rexford Creek Storm Drainage Service Area Conversion and Amendment Bylaw No. 1569, 2020

Moved By LOEWEN
Seconded By ENGAR

THAT the Fraser Valley Regional District Board give first reading to the bylaw cited as *Fraser Valley Regional District Rexford Creek Storm Drainage Service Area Conversion and Amendment Bylaw No. 1569, 2020*.

CARRIED
All/Unweighted

Moved By HAMILTON
Seconded By SIEMENS

THAT the Fraser Valley Regional District Board give second and third reading to the bylaw cited as *Fraser Valley Regional District Rexford Creek Storm Drainage Service Area Conversion and Amendment Bylaw No. 1569, 2020*.

CARRIED
All/Unweighted

8.13 Electoral Area D Zoning Amendment Bylaw No.1525, 2019 - to amend the Comprehensive Development 1 (CD-1) zone to permit the construction of Enclosed Decks in the Bridal Falls RV Resort located at 53480 Bridal Falls Road, Electoral Area "D"

THAT the motion granting first reading to the bylaw cited as *Fraser Valley Regional District Electoral Area D Zoning Amendment Bylaw No. 1525, 2019* be rescinded.

CARRIED
EAs/Unweighted

THAT *Fraser Valley Regional District Electoral Area D Zoning Amendment Bylaw No. 1525, 2019* be given a new first reading;

THAT *Fraser Valley Regional District Electoral Area D Zoning Amendment Bylaw No. 1525, 2019* be forwarded to Public Hearing;

THAT the Fraser Valley Regional District Board delegate the holding of the Public Hearing with respect to the proposed *Fraser Valley Regional District Electoral Area D Zoning Amendment Bylaw No. 1525, 2019* to Director Dickey or his alternate in his absence;

THAT Director Dickey or his alternate in his absence, preside over and Chair the Public Hearing with respect to proposed *Fraser Valley Regional District Electoral Area D Zoning Amendment Bylaw No. 1525, 2019*;

AND THAT the Chair of the Public Hearing be authorized to establish procedural rules for the conduct of the Public Hearing with respect to proposed *Fraser Valley Regional District Electoral Area D Zoning Amendment Bylaw No. 1525, 2019* in accordance with the Local Government Act;

AND FURTHER THAT in the absence of Director Dickey, or his alternate in his absence at the time of the Public Hearing with respect to proposed *Fraser Valley Regional District Electoral Area D Zoning Amendment Bylaw No. 1525, 2019*, the Fraser Valley Regional District Board Chair is delegated the authority to designate who shall preside over and Chair the Public Hearing regarding this matter.

CARRIED
EAs/Unweighted

THAT the Fraser Valley Regional District Board authorize its signatories to execute all documents relating to *Fraser Valley Regional District Electoral Area D Zoning Amendment Bylaw No. 1525, 2019*.

CARRIED
All/Weighted

9. PERMITS

9.1 Application for Development Variance Permit 2019-32 to reduce the number of on-site parking spaces at 126 First Avenue, Cultus Lake Park, Electoral Area H

The Chair provided an opportunity for public input. Gail Smit, property owner of 126 First Avenue, Cultus Lake, spoke in favour of the proposed Development Variance Permit.

Moved By DIXON

Seconded By RAYMOND

THAT the Fraser Valley Regional District Board issue DVP 2019-32 for 126 First Avenue, Cultus Lake Park, Area H.

CARRIED
EAs/Unweighted

9.2 Development Variance Permit 2019-17 for 155 First Avenue, Cultus Lake Park, Area H

The Chair provided an opportunity for public input. No comments were offered.

Moved By DIXON

Seconded By ADAMSON

THAT the Fraser Valley Regional District Board consider the comments received from Cultus Lake Park Board regarding Development Variance Permit 2019-17 for 155 First Avenue, Cultus Lake Park, Area H.

CARRIED
EAs/Unweighted

Moved By ADAMSON

Seconded By ENGAR

THAT the Fraser Valley Regional District Board refuse to reduce the minimum building elevation and refuse to reduce the rear lot line setback as requested in the application for Development Variance Permit 2019-17 for 155 First Avenue, Cultus Lake Park, Area H.

CARRIED
EAs/Unweighted

Moved By DIXON

Seconded By STOBART

THAT Development Variance Permit 2019-17 for 155 First Avenue, Area H be deferred to provide Cultus Lake Park Board an opportunity to further consider the proposed variance in conjunction with a strategy for on-street parking for waterfront lots in Cultus Lake Park.

CARRIED
EAs/Unweighted

Director Dixon noted that this may be an opportunity to work with the applicant to see if changes can be made to the proposed plans.

9.3 Application for Development Variance Permit 2019-33 to reduce the parcel frontage requirement to facilitate a 2 lot subdivision at 12174 Hodgkin Rd, Electoral Area "C"

The Chair provided an opportunity for public input. No comments were offered.

Moved By ADAMSON

Seconded By BALES

THAT the Fraser Valley Regional District Board postpone consideration of Development Variance Permit 2019-33 to reduce the parcel frontage requirement for proposed Lot '1' at 12174 Hodgkin Road, Area C, from 10% of the lot perimeter to 2.4% of the lot perimeter to the February Electoral Area Services Committee Meeting.

CARRIED
EAs/Unweighted

9.4 Application for Development Variance Permit 2019-34 to vary the maximum height for a single family residence at 10071 Parkwood Drive, Electoral Area "D"

The Chair provided an opportunity for public input. Chloe Butler, 10071 Parkwood Drive spoke in favour of the DVP.

Moved By DICKY

Seconded By ADAMSON

THAT the Fraser Valley Regional District issue Development Variance Permit 2019-34 to increase the maximum permitted height of a single family residence from 10.0 metres to 11.6 metres, subject to approval from BC Hydro Power Authority, and subject to consideration of any comment or concerns raised by the public.

CARRIED
EAs/Unweighted

10. CONTRACTS, COVENANTS AND OTHER AGREEMENTS

10.1 Hemlock Valley Transfer Station Crown Land Tenure

Moved By BALES

Seconded By STOBART

THAT the Fraser Valley Regional District Board direct staff to proceed to obtain a Licence of Occupation for the new Hemlock Valley Transfer Station as offered by the Ministry of Forests, Lands, Natural Resource Operations and Rural Development.

CARRIED
All/Weighted

10.2 ITT 19004 – Purchase of Three Mid-Size Trucks (Regional Parks)

It was noted examples of a midsize truck include a Ford Ranger or Chevy Colorado.

Moved By SIEMENS

Seconded By FACIO

THAT the Fraser Valley Regional Board award "Tender No. 19004 FVRD Midsize Pickup Trucks" to Steve Marshall Ford Lincoln Ltd. of Nanaimo, BC at a cost of \$122,141.60 including applicable taxes.

CARRIED
All/Weighted

10.3 Electoral Area Emergency Services – Columbia Valley Volunteer Fire Department Fire Hall Land Lease Agreement

Moved By DIXON

Seconded By KLOOT

THAT the Fraser Valley Regional District Board authorize its signatories to execute a renewed lease agreement for a 3 year term with the Columbia Valley Ratepayer's Association for the lease of a portion of the land upon which the

Columbia Valley fire hall is situated at 1202 Kosikar Road, Lindell Beach, B.C., with said lease payment not to exceed \$5,219.20 (plus GST) per year.

CARRIED
All/Weighted

11. OTHER MATTERS

11.1 Investing in Canada Infrastructure Program – Green Infrastructure – Environmental Quality Program

Moved By FACIO

Seconded By RAYMOND

THAT the Fraser Valley Regional District Board direct staff to submit a grant application under the Investing in Canada Infrastructure Program – Green Infrastructure – Environmental Quality Program intake for the North Cultus Wastewater Treatment Plant Project.

CARRIED
All/Unweighted

11.2 Invasive Weed Control Program 2019 Summary

Moved By STOBART

Seconded By CHAHAL

THAT the Fraser Valley Regional District Board direct staff to draft a letter to the BC Ministry of Transportation and Infrastructure requesting them to continue providing the FVRD with funding to help cover costs associated with the FVRD's ongoing invasive weed control efforts within Provincial road rights-of-way not treated by the Province.

CARRIED
All/Unweighted

11.3 FVRD Clean Economy Resource Guide and Globe 2020 update

Moved By BLUE

Seconded By ROSS

THAT the Fraser Valley Regional District Board receive the "*Clean Economy in the Fraser Valley: Resource Guide*" document;

AND THAT a formal invitation to the February 11, 2020 "*Fraser Valley Spotlight Session*" at GLOBE Forum 2020 be extended to the Fraser Valley Regional District Board members and mayors and council members of the Fraser Valley Regional District's member municipalities.

CARRIED
All/Unweighted

11.4 Outdoor Recreation Planning Update

Moved By LOEWEN

Seconded By ENGAR

THAT the Fraser Valley Regional District Board invite Destination BC to present to the Board about both of their Destination Development Strategies related to the Fraser Valley and Gold Rush Trail.

CARRIED
All/Unweighted

12. CONSENT AGENDA

12.1 CONSENT AGENDA - ELECTORAL AREAS A, B AND HOPE

Moved By ROBB

Seconded By ADAMSON

THAT the following Consent Agenda items 12.1.1 to 12.1.4 be endorsed:

12.1.1 RCASC-JAN 2020

THAT the Recreation, Culture & Airpark Services Commission allow use of the Hope and Area Recreation Centre's mobile stage equipment for the Spring Fashion Show hosted by the Fraser Valley Health Care Foundation and the

Auxiliary to the Fraser Canyon Hospital on April 18, 2020 at no cost to the organizations.

12.1.2 RCASC-JAN 2020

THAT the Recreation, Culture & Airpark Services Commission authorize a grant in the amount of \$373.50 to Hope Secondary School, funded from the Community Use Grant, for the purpose of renting the conference centre and kitchenette on June 2, 2020 to host an Athletic Awards Banquet.

12.1.3 RCASC-JAN 2020

THAT the Recreation, Culture & Airpark Services Commission authorize a grant in the amount of \$373.50 to Hope Secondary School, funded from the Community Facility Use Grant, for the purpose of renting the conference centre and kitchenette on April 16, 2020 to host a leadership conference.

12.1.4 RCASC-JAN 2020

THAT the Recreation, Culture & Airpark Services Commission authorize a grant in the amount of \$285.50 to Hope Secondary School, funded from the Community Facility Use Grant, for the purpose of renting the arena dry floor and mezzanine on May 7, 2020 to host its annual career fair for local students.

CARRIED

Areas A, B and Hope/Weighted

13. ADDENDA ITEMS/LATE ITEMS

None.

14. REPORTS FROM COMMITTEE MEETINGS - FOR INFORMATION (14.1 AND 14.2)

The following items were provided for information:

14.1 State of Local Emergency Guide and Emergency Management Committee Approval [Jan 2020 EASC]

14.2 Emergency Services Monthly Report [Jan 2020 EASC]

15. ITEMS FOR INFORMATION AND CORRESPONDENCE (15.1 AND 15.2)

The following items were received for information:

15.1 Fraser Basin Council - Fraser Valley Update, January 2020

15.2 Squamish-Lillooett Regional District Update - December, 2019

16. REPORTS BY STAFF

Ms. Kinneman introduced Kristen Kohuch, the new Executive Assistant to the CAO and Board.

17. REPORTS BY BOARD DIRECTORS

Director Pranger informed the Board and Staff that the District of Kent is celebrating its 125 year anniversary this year. To celebrate, council and staff did a re-enactment of an 1895 council meeting which was a fun event. She invited the Board to come to visit the District some time this year.

Director Adamson announced the Yale Community Centre lease signing, and also reported that the Sunshine Valley Tashme Museum has kept track of visitors since its opening three year ago, and as of 2019, 11,000 people have visited.

Director Facio informed the Board that the synthetic skating rink in Harrison Hot Springs is open until the end of February; concession and rental skates are available on-site.

Director Kloot reported that the provincial government is looking for input on Bill 52 concerning residential uses on Agricultural Land Reserve. He noted since there has been some unintended consequences of the Bill it appears the government is looking to relax some rules.

18. PUBLIC QUESTION PERIOD FOR ITEMS RELEVANT TO AGENDA

None.

19. RESOLUTION TO CLOSE MEETING

Moved By FACIO

Seconded By RAYMOND

THAT the Meeting be closed to the public, except for Senior Staff and the Executive Assistant, for the purpose of receiving and adopting Closed Meeting Minutes convened in accordance to Section 90 of the *Community Charter* and to consider matters pursuant to:

- Section 90(1)(c) of the *Community Charter* - labour relations or other employee relations

CARRIED
All/Unweighted

The open meeting recessed at 7:48 pm.

20. RECONVENE OPEN MEETING

The open meeting reconvened at 8:10 pm.

21. RISE AND REPORT OUT OF CLOSED MEETING

None.

22. ADJOURNMENT

Moved By ALEXIS

Seconded By BRAUN

THAT the Fraser Valley Regional District Board Open Meeting of January 28, 2020 be adjourned.

CARRIED
All/Unweighted

The open meeting was adjourned at 8:11 pm.

MINUTES CERTIFIED CORRECT:

.....
Director Jason Lum, Chair

.....
Corporate Officer/Deputy

DRAFT

FRASER VALLEY REGIONAL DISTRICT

REGIONAL AND CORPORATE SERVICES COMMITTEE

OPEN MEETING MINUTES

Wednesday, January 22, 2020

10:00 am

FVRD Boardroom, 45950 Cheam Avenue, Chilliwack, BC

Members Present: Director Jason Lum, City of Chilliwack, Chair
Director Patricia Ross, City of Abbotsford, Vice Chair
Director Pam Alexis, District of Mission
Director Henry Braun, City of Abbotsford
Director Bill Dickey, Electoral Area D
Director Orion Engar, Electoral Area E
Director Leo Facio, Village of Harrison Hot Springs
Director Ken Popove, City of Chilliwack
Director Sylvia Pranger, District of Kent
Director Terry Raymond, Electoral Area A
Director Peter Robb, District of Hope
Director Al Stobbart, Electoral Area G

Staff Present: Jennifer Kinneman, Acting Chief Administrative Officer
Mike Veenbaas, Director of Financial Services/Chief Financial Officer
Jaime Reilly, Acting Director of Corporate Affairs/Corporate Officer
Suzanne Gresham, Director of Corporate Initiatives
Stacey Barker, Director of Regional Services
Alison Stewart, Manager of Strategic Planning
Christina Vugteveen, Manager of Parks and Recreation
David Urban, Manager of Outdoor Recreation Planning
Lance Lilley, Manager of Environmental Services
Beth Klein, Accountant
Robin Beukens, Planner II, Strategic Planning
Melissa Geddert, Planner 1, Planner I, Strategic Planning
Hafsa Salihue, Environmental Services Technician
Matthew Fang, Network Analyst I
Amanda Molloy, Executive Assistant
Kristen Kohuch, Executive Assistant to CAO and Board
Chris Lee, Executive Assistant (*Recording Secretary*)

1. CALL TO ORDER

Chair Lum called the meeting to order at 9:00 a.m.

2. APPROVAL OF AGENDA, ADDENDA AND LATE ITEMS

Moved By FACIO
Seconded By POPOVE

THAT the Agenda, Addenda and Late Items for the Regional and Corporate Services Committee Open Meeting of January 22, 2020 be approved;

AND THAT all delegations, reports, correspondence and other information set to the Agenda be received for information.

CARRIED

3. DELEGATIONS AND PRESENTATIONS

3.1 Elizabeth Melnick and Judy Bird - Elizabeth's Wildlife Center

Judy Bird, Board member of the Elizabeth Wildlife Centre gave a presentation, providing a brief overview of the services of Elizabeth Wildlife Centre, noting that the function of the Centre is to rehabilitate and release injured or orphaned wild birds and small mammals. It was noted that this non-profit organization was founded in 1999 by Elizabeth Melnick, a registered nurse and licensed wildlife rehabilitator. Ms. Bird emphasized the importance of wildlife education and provided statistics on call volume, staffing, and admissions of wildlife. She reported that an Annual Open House is held and also on-going community engagement and public education. She reported that this is a free service provided and used by citizens of the Abbotsford as well as emergency departments, animal caretakers and residents in the Fraser Valley and Lower Mainland region. She also outlined funding requirements for the Centre.

Ms. Bird and Ms. Melnick extended an invitation for the Committee to tour the Centre.

Chair Lum acknowledged the work carried out by the Elizabeth Wildlife Centre and thanked them for their services.

4. MINUTES/MATTERS ARISING

4.1 Draft Regional and Corporate Services Committee Meeting Minutes - December 10, 2019

Moved By STOBART
Seconded By ROSS

THAT the Minutes of the Regional and Corporate Services Committee Open Meeting of December 10, 2019 be adopted.

CARRIED

5. CORPORATE ADMINISTRATION

5.1 Bylaw Offence Notice Enforcement Amendment Bylaw No. 1571, 2020

Moved By BRAUN
Seconded By POPOVE

THAT the Fraser Valley Regional District Board consider giving three readings and adoption to the bylaw cited as *Fraser Valley Regional District Bylaw Offence Notice Enforcement Amendment Bylaw No. 1571, 2020*

CARRIED

6. FINANCE

6.1 2020-21 Federation of Canadian Municipalities Membership Renewal

Moved By ENGAR
Seconded By ROBB

THAT the Fraser Valley Regional District Board direct Staff to renew the Regional District's Federation of Canadian Municipalities 2020-2021 membership at a rate of \$59,195.

Concerns were raised regarding the significant increase in membership fees for FCM, resulting in the following amended motion:

Moved by ALEXIS
Seconded by BRAUN

THAT the Fraser Valley Regional District Board direct Staff to renew the Regional District's Federation of Canadian Municipalities 2020-2021 membership at a rate of \$59,195.

THAT staff be directed to send a letter to FCM requesting them to provide a clarification for the increased membership fees for the FVRD for 2020-21.

CARRIED

6.2 Sub-Regional Animal Control Service Area Amendment Bylaw No. 1570, 2020

Moved By FACIO
Seconded By ROSS

THAT the Fraser Valley Regional District Board consider giving three readings to the bylaw cited as *Fraser Valley Regional District Sub-Regional Animal Control Service Area Amendment Bylaw No. 1570, 2020*.

CARRIED

6.3 ITT 19004 – Purchase of Three Mid-Size Trucks (Regional Parks)

Moved By ENGAR
Seconded By STOBART

THAT the Fraser Valley Regional Board award “Tender No. 19004 FVRD Midsize Pickup Trucks” to Steve Marshall Ford Lincoln Ltd. of Nanaimo, BC at a cost of \$122,141.60 including applicable taxes.

CARRIED

7. REGIONAL PROGRAMS AND SERVICES

7.1 ENVIRONMENTAL SERVICES

7.1.1 Invasive Weed Control Program 2019 Summary

Moved By ENGAR
Seconded By POPOVE

THAT the Fraser Valley Regional District Board direct staff to draft a letter to the BC Ministry of Transportation and Infrastructure requesting them to continue providing the FVRD with funding to help cover costs associated with the FVRD’s ongoing invasive weed control efforts within Provincial road rights-of-way not treated by the Province.

CARRIED

It was reported that University of Fraser Valley students have been involved in an innovative study with respect to the correlation of soil and weeds and this research could perhaps be helpful to assist with the eradication of weeds. It was also proposed that member municipalities send a letter to the Province in support of this funding request.

7.2 REGIONAL PARKS

No items.

7.3 STRATEGIC PLANNING AND INITIATIVES

7.3.1 FVRD Clean Economy Resource Guide and Globe 2020 update

Moved By FACIO
Seconded By POPOVE

THAT the Fraser Valley Regional District Board receive the "*Clean Economy in the Fraser Valley: Resource Guide*" document;

AND THAT a formal invitation to the February 11, 2020 "*Fraser Valley Spotlight Session*" at GLOBE Forum 2020 be extended to the Fraser Valley Regional District Board members and mayors and council members of the Fraser Valley Regional District's member municipalities.

CARRIED

7.4 OUTDOOR RECREATION AND PLANNING

7.4.1 Outdoor Recreation Planning Update

Moved By RAYMOND

Seconded By PRANGER

THAT the Fraser Valley Regional District Board invite Destination BC to present to the Board about both of their Destination Development Strategies related to the Fraser Valley and Gold Rush Trail.

CARRIED

It was noted that an online survey has been posted on the FVRD website and the expectation is to gain important feedback.

8. ADDENDA ITEMS/LATE ITEMS

None

9. REPORTS BY STAFF

Jennifer Kinneman, Acting CAO reported on two staffing changes, firstly, Kristen Kohuch has joined the FVRD as the new Executive Assistant to the CAO and Board and secondly, Robin Beukens, formerly from Planning has moved to Strategic Planning to assist with strategic initiatives.

10. REPORTS BY DIRECTORS

Director Engar thanked staff for handling the situation during the recent State of Local Emergency at Baker Trails, Chilliwack Lake Road in Electoral Area E.

11. PUBLIC QUESTION PERIOD FOR ITEMS RELEVANT TO AGENDA

None

12. RESOLUTION TO CLOSE MEETING

Moved By FACIO
Seconded By ROSS

THAT the meeting be closed to the public, except for Senior Staff and the Executive Assistant, for the purpose of receiving and adopting Closed Meeting Minutes convened in accordance with Section 90 of the *Community Charter* and to consider matters pursuant to:

- Section 90(1)(d) of the *Community Charter* - the security of the property of the regional district; and
- Section 90(1)(j) of the *Community Charter* - information that is prohibited, or information that if it were presented in a document would be prohibited, from disclosure under section 21 of the *Freedom of Information and Protection of Privacy Act*.

CARRIED

The Open Meeting recessed at 10:47 a.m.

13. RECONVENE OPEN MEETING

The Open Meeting reconvened at 11:28 a.m.

14. RISE AND REPORT OUT OF CLOSED MEETING

None

15. ADJOURNMENT

Moved By FACIO
Seconded By ALEXIS

THAT the Regional and Corporate Services Committee Open Meeting of January 22 2020 be adjourned.

CARRIED

The Regional and Corporate Services Committee Open Meeting of January 22, 2020 adjourned at 11:28 a.m.

MINUTES CERTIFIED CORRECT:



.....
Director Jason Lum, Chair

**FRASER VALLEY REGIONAL DISTRICT
REGIONAL AND CORPORATE SERVICES COMMITTEE
OPEN MEETING MINUTES**

Thursday, February 13, 2020

10:00 am

FVRD Boardroom, 45950 Cheam Avenue, Chilliwack, BC

Members Present: Director Jason Lum, City of Chilliwack, Chair
Director Patricia Ross, City of Abbotsford, Vice Chair
Director Henry Braun, City of Abbotsford
Director Bill Dickey, Electoral Area D
Director Orion Engar, Electoral Area E
Director Leo Facio, Village of Harrison Hot Springs
Director Ken Popove, City of Chilliwack
Director Sylvia Pranger, District of Kent
Director Terry Raymond, Electoral Area A
Director Peter Robb, District of Hope

Regrets: Director Pam Alexis, District of Mission
Director Al Stobbart, Electoral Area G

Staff Present: Jennifer Kinneman, Acting Chief Administrative Officer
Mike Veenbaas, Director of Financial Services/Chief Financial Officer
Jaime Reilly, Acting Director of Corporate Affairs/Corporate Officer
Suzanne Gresham, Director of Corporate Initiatives
Alison Stewart, Manager of Strategic Planning
Christina Vugteveen, Manager of Parks and Recreation
Lance Lilley, Manager of Environmental Services
Jamie Benton, Environmental Services Coordinator
Kristy Hodson, Manager of Financial Operations
Beth Klein, Accountant
Robin Beukens, Planner II, Strategic Planning
Emilee Chamberland, Practicum Student, Outdoor Recreation Planning
Erin Patrick, WildSafeBC FVRD Coordinator
Matthew Fang, Network Analyst I
Kristen Kohuch, Executive Assistant to CAO and Board (*Recording Secretary*)
Chris Lee, Executive Assistant

1. CALL TO ORDER

The meeting was called to order at 10:00 am.

2. APPROVAL OF AGENDA, ADDENDA AND LATE ITEMS

Moved By RAYMOND

Seconded By FACIO

THAT the Agenda, Addenda and Late Items for the Regional and Corporate Services Committee Open Meeting of February 13, 2020 be approved;

AND THAT all delegations, reports, correspondence and other information set to the Agenda be received for information.

CARRIED

3. DELEGATIONS AND PRESENTATIONS

3.1 WildSafeBC Program

Erin Patrick, WildSafeBC FVRD Coordinator provided a presentation about the organization's 2019 season review, including the following:

- The increase in wildlife activity in communities demonstrated by call volume;
- The success of program activities such as garbage tagging and public education in reducing wildlife and human conflicts;
- Changes in funding; and,
- The growth of WildSafeBC social media.

Ms. Patrick thanked the FVRD for their continued support of the program. It was clarified that a portion of the WildSafe BC program is funded both by the FVRD and the BC Conservation Officer Service. The Committee thanked Ms. Patrick for her work in the region.

3.1.1 WildSafeBC 2019 - A Year in Review

The "WildSafe BC 2019 - A Year in Review" report was provided for information.

4. MINUTES/MATTERS ARISING

4.1 Draft Regional and Corporate Services Committee Meeting Minutes - January 22, 2020

Moved By POPOVE

Seconded By PRANGER

THAT the Minutes of the Regional and Corporate Services Committee Open Meeting of January 22, 2020 be adopted.

CARRIED

5. CORPORATE ADMINISTRATION

5.1 2020 Christmas Closure of FVRD Corporate Offices

Moved By FACIO

Seconded By ROBB

THAT the Fraser Valley Regional District Board approve the closure of the FVRD Corporate Offices to the public on December 29, 30 and 31, 2020.

CARRIED

6. FINANCE

6.1 Sub-Regional Parks Reserve Fund Establishment Bylaw No. 1582, 2020

Moved By RAYMOND

Seconded By POPOVE

THAT the Fraser Valley Regional District Board consider giving three readings and adoption to *Fraser Valley Regional District Sub-Regional Parks Reserve Fund Establishment Bylaw No. 1582, 2020*.

It was confirmed that this bylaw concerns the maintenance and operation of parks in Abbotsford and Sumas Mountain area and so the funds cannot be transferred to another service area.

CARRIED

6.2 2020 Financial Plan – proposed changes from Electoral Area Services Committee

Discussion ensued regarding the apportionment of the corporate restructure funding allocation. Clarification was provided by staff.

Moved By DICKY

Seconded By FACIO

THAT the Regional and Corporate Services Committee direct staff to amend the draft 2020 Financial Plan for the following items as supported by the Electoral Area Services Committee:

- Change the corporate restructure funding allocation to be 75% funded by Regional Administration and 25% funded by Electoral Area Administration;
- Remove the proposed Procurement and Risk Specialist position.

**CARRIED
DIRECTOR BRAUN OPPOSED**

7. REGIONAL SERVICES

7.1 ENVIRONMENTAL SERVICES

7.1.1 FVRD Solid Waste Rates, Fees and Charges Bylaw

Moved By ROSS

Seconded By ENGAR

THAT the Fraser Valley Regional District Board consider giving three readings and adoption to the bylaw cited as "*Fraser Valley Regional District Solid Waste Rates, Fees and Charges Bylaw No. 1583, 2020*";

AND THAT the Fraser Valley Regional District Board repeal "*Fraser Valley Regional District Solid Waste Management Rates, Fees, and Charges Bylaw No. 0327, 1999*".

CARRIED

7.2 REGIONAL PARKS

No items.

7.3 **STRATEGIC PLANNING AND INITIATIVES**

7.3.1 **Draft Metro Vancouver Regional Industrial Lands Strategy**

Concerns were expressed regarding the current status of the Regional Growth Strategy update. It was noted that Dr. Lenore Newman, Director of the Food and Agricultural Institute, University of the Fraser Valley, gave an informative presentation at the GLOBE 2020 Forum which was very relevant to this Agenda Item. Staff were directed to invite Dr. Newman to give a presentation to the Board.

Moved By POPOVE
Seconded By FACIO

THAT the Fraser Valley Regional District Board receive the draft *Metro Vancouver Regional Industrial Lands Strategy* referred to the Fraser Valley Regional District for review and comment;

AND THAT feedback include a request to Metro Vancouver to engage with Fraser Valley Regional District and municipal staff and elected officials on any recommendations that may directly impact this region or its member municipalities;

AND FURTHER THAT the Fraser Valley Regional District continue to develop an industrial lands inventory as part of the Regional Growth Strategy monitoring program.

CARRIED

7.4 **OUTDOOR RECREATION AND PLANNING**

No items.

8. **ADDENDA ITEMS/LATE ITEMS**

None.

9. **REPORTS BY STAFF**

Ms. Kinneman introduced Emilee Chamberland, a UFV practicum student who will be working with the FVRD outdoor recreation planning team.

Ms. Kinneman also announced Chris Lee's retirement from the FVRD, thanking her for 14 years of service to the organization.

10. REPORTS BY DIRECTORS

None.

11. PUBLIC QUESTION PERIOD FOR ITEMS RELEVANT TO AGENDA

None.

12. ADJOURNMENT

Moved By FACIO

Seconded By RAYMOND

THAT the Regional and Corporate Services Committee Open Meeting of February 13, 2020 be adjourned.

CARRIED

The Regional and Corporate Services Committee Meeting of February 13, 2020 adjourned at 10:55 am.

MINUTES CERTIFIED CORRECT:

.....
Director Jason Lum, Chair



**FRASER VALLEY REGIONAL DISTRICT
ELECTORAL AREA SERVICES COMMITTEE
OPEN MEETING MINUTES**

Wednesday, January 22, 2020

1:30 pm

FVRD Boardroom, 45950 Cheam Avenue, Chilliwack, BC

Members Present: Director Bill Dickey, Electoral Area D, Chair
Director Terry Raymond, Electoral Area A
Director Dennis Adamson, Electoral Area B
Director Wendy Bales, Electoral Area C
Director Orion Engar, Electoral Area E
Director Hugh Davidson, Electoral Area F
Director Al Stobbart, Electoral Area G

Regrets: Director Taryn Dixon, Electoral Area

Staff Present: Jennifer Kinneman, Acting Chief Administrative Officer
Mike Veenbaas, Director of Financial Services/Chief Financial Officer
Jaime Reilly, Acting Director of Corporate Affairs/Corporate Officer
Suzanne Gresham, Director of Corporate Initiatives
Graham Daneluz, Director of Planning & Development
Milly Marshall, Director of EA Special Projects
Stacey Barker, Director of Regional Services
Kristy Hodson, Manager of Financial Operations
Sterling Chan, Manager of Engineering & Infrastructure
Reg Dyck, Manager of Electoral Area Emergency Services
Tarina Colledge, Emergency Management Specialist
Beth Klein, Accountant
Andrea Antifaeff, Planner I
Julie Mundy, Planning Technician
Matthew Fang, Network Analyst I
Amanda Molloy, Executive Assistant
Kristen Kohuch, Executive Assistant to CAO and Board
Chris Lee, Executive Assistant, Corporate Admin (*Recording Secretary*)

1. CALL TO ORDER

Chair Dickey called the meeting to order at 1:30 p.m.

2. CHAIR'S REPORT ON REGIONAL AND CORPORATE SERVICES COMMITTEE MEETING

Chair Dickey provided a brief summary of the Regional and Corporate Services Committee meeting of January 22, 2020.

3. APPROVAL OF AGENDA, ADDENDA AND LATE ITEMS

Moved By RAYMOND

Seconded By STOBART

THAT the Agenda, Addenda and Late Items for the Electoral Area Services Committee Open Meeting of January 22, 2020 be approved;

AND THAT all delegations, reports, correspondence and other information set to the Agenda be received for information.

CARRIED

4. DELEGATIONS AND PRESENTATIONS

None

5. MINUTES/MATTERS ARISING

5.1 Draft Electoral Area Services Committee Meeting Minutes - December 10, 2019

Moved By ADAMSON

Seconded By ENGAR

THAT the Minutes of the Electoral Area Services Committee Open Meeting of December 10, 2019 be adopted.

CARRIED

5.2 Draft Minutes of the Cultus Lake Advisory Planning Commission - December 18, 2019

The draft Minutes of the Cultus Lake Advisory Planning Commission - December 18, 2019 was provided for information.

6. CORPORATE ADMINISTRATION

6.1 Bylaw Offence Notice Enforcement Amendment Bylaw No. 1571, 2020

Moved By STOBART
Seconded By DAVIDSON

THAT the Fraser Valley Regional District Board consider giving three readings and adoption to the bylaw cited as *Fraser Valley Regional District Bylaw Offence Notice Enforcement Amendment Bylaw No. 1571, 2020*.

CARRIED

7. FINANCE

7.1 Cascade-Carratt Creek Flood Control Local Service Area Amendment Bylaw No. 1566, 2020

Moved By DAVIDSON
Seconded By STOBART

THAT the Fraser Valley Regional District Board consider giving three readings to the bylaw cited as *Fraser Valley Regional District Cascade-Carratt Creek Flood Control Local Service Area Amendment Bylaw No. 1566, 2020*.

CARRIED

7.2 Popkum Sewer Service Area Amendment Bylaw No. 1567, 2020

Moved By ADAMSON
Seconded By RAYMOND

THAT the Fraser Valley Regional District Board consider giving three readings to the bylaw cited as *Fraser Valley Regional District Popkum Sewer Service Area Amendment Bylaw No. 1567, 2020*.

CARRIED

7.3 North Bend Sewer System Local Service Area Amendment Bylaw No. 1568, 2020

Moved By RAYMOND
Seconded By DAVIDSON

THAT the Fraser Valley Regional District Board consider giving three readings to the bylaw cited as *Fraser Valley Regional District North Bend Sewer System Local Service Area Amendment Bylaw No. 1568, 2020*.

CARRIED

7.4 Rexford Creek Storm Drainage Service Area Conversion and Amendment Bylaw No. 1569, 2020

Moved By ENGAR

Seconded By ADAMSON

THAT the Fraser Valley Regional District Board consider giving three readings to the bylaw cited as *Fraser Valley Regional District Rexford Creek Storm Drainage Service Area Conversion and Amendment Bylaw No. 1569, 2020*.

CARRIED

8. ENGINEERING & UTILITIES

No Items.

9. PLANNING, BUILDING INSPECTION AND BYLAW ENFORCEMENT

9.1 Electoral Area D Zoning Amendment Bylaw No.1525, 2019 - to amend the Comprehensive Development 1 (CD-1) zone to permit the construction of Enclosed Decks in the Bridal Falls RV Resort located at 53480 Bridal Falls Road, Electoral Area "D"

Moved By STOBART

Seconded By RAYMOND

THAT the motion granting first reading to the bylaw cited as *Fraser Valley Regional District Electoral Area D Zoning Amendment Bylaw No. 1525, 2019* be rescinded;

THAT *Fraser Valley Regional District Electoral Area D Zoning Amendment Bylaw No. 1525, 2019* be given a new first reading;

THAT *Fraser Valley Regional District Electoral Area D Zoning Amendment Bylaw No. 1525, 2019* be forwarded to Public Hearing;

THAT the Fraser Valley Regional District Board delegate the holding of the Public Hearing with respect to the proposed *Fraser Valley Regional District*

Electoral Area D Zoning Amendment Bylaw No. 1525, 2019 to Director Dickey or his alternate in his absence;

THAT Director Dickey or his alternate in his absence, preside over and Chair the Public Hearing with respect to proposed *Fraser Valley Regional District Electoral Area D Zoning Amendment Bylaw No. 1525, 2019*;

AND THAT the Chair of the Public Hearing be authorized to establish procedural rules for the conduct of the Public Hearing with respect to proposed *Fraser Valley Regional District Electoral Area D Zoning Amendment Bylaw No. 1525, 2019* in accordance with the Local Government Act;

AND FURTHER THAT in the absence of Director Dickey, or his alternate in his absence at the time of the Public Hearing with respect to proposed *Fraser Valley Regional District Electoral Area D Zoning Amendment Bylaw No. 1525, 2019*, the Fraser Valley Regional District Board Chair is delegated the authority to designate who shall preside over and Chair the Public Hearing regarding this matter;

AND FINALLY THAT the Fraser Valley Regional District Board authorize its signatories to execute all documents relating to *Fraser Valley Regional District Electoral Area D Zoning Amendment Bylaw No. 1525, 2019*.

CARRIED

9.2 Development Variance Permit 2019-17 for 155 First Ave, Cultus Lake Park, Electoral Area "H"

Moved By STOBART
Seconded By ENGAR

THAT DVP 2019-17 for the property at 155 First Ave, Cultus Lake, Area H be referred to the Cultus Lake Park Board for comments respecting on-street parking;

AND THAT upon receipt of comments from the Cultus Lake Park Board DVP 2019-17 be considered by Fraser Valley Regional District Board.

CARRIED

9.3 Application for Development Variance Permit 2019-32 to reduce the number of required on-site parking spaces at 126 First Avenue, Cultus Lake Park - Electoral Area "H"

Moved By STOBART
Seconded By ADAMSON

THAT DVP 2019-32 for 126 First Ave, Cultus Lake Park be referred to the Cultus Lake Park Board for comments;

AND THAT upon receipt of comments from the Cultus Lake Park Board DVP 2019-32 be considered by Fraser Valley Regional District Board.

CARRIED

9.4 Application for Development Variance Permit 2019-33 to reduce the parcel frontage requirement to facilitate a 2 lot subdivision at 12174 Hodgkin Rd, Electoral Area "C"

Moved By RAYMOND

Seconded By STOBART

THAT the Fraser Valley Regional District Board issue Development Variance Permit 2019-33 to reduce the parcel frontage requirement for proposed Lot '1' at 12174 Hodgkin Road, Area C, from 10% of the lot perimeter to 2.4% of the lot perimeter, subject to the consideration of any comments or concerns raised by the public.

Concern was raised regarding the reduction of the required road frontage for the lot and that more time was required for consultation with MOTI and input from property owners regarding this matter. Staff reported that a new mail-out will have to be sent out if the matter is postponed to next month.

BALES/ADAMSON

THAT the Fraser Valley Regional District Board postpone consideration of Development Variance Permit 2019-33 to reduce the parcel frontage requirement for proposed Lot '1' at 12174 Hodgkin Road, Area C, from 10% of the lot perimeter to 2.4% of the lot perimeter to the February Electoral Area Services Committee meeting.

9.5 Application for Development Variance Permit 2019-34 to vary the maximum height for a single family residence at 10071 Parkwood Drive, Electoral Area "D"

Moved By ADAMSON

Seconded By ENGAR

THAT the Fraser Valley Regional District issue Development Variance Permit 2019-34 to increase the maximum permitted height of a single family residence from 10.0 metres to 11.6 metres, subject to approval from BC Hydro Power

Authority, and subject to consideration of any comment or concerns raised by the public.

CARRIED

10. ELECTORAL AREA EMERGENCY SERVICES

10.1 Electoral Area Emergency Services – Columbia Valley Volunteer Fire Department Fire Hall Land Lease Agreement

Moved By BALES

Seconded By RAYMOND

THAT the Fraser Valley Regional District Board authorize its signatories to execute a renewed lease agreement for a 3 year term with the Columbia Valley Ratepayer's Association for the lease of a portion of the land upon which the Columbia Valley fire hall is situated at 1202 Kosikar Road, Lindell Beach, B.C., with said lease payment not to exceed \$5,219.20 (plus GST) per year.

CARRIED

10.2 State of Local Emergency Guide and Emergency Management Committee Approval

The FVRD's Emergency Management Program '*Committee Approval Sheet*' and *Guide to Declaring a State of Local Emergency* (SOLE) was provided for information.

10.3 Emergency Services Monthly Report

The corporate report dated January 14, 2020 from the Emergency Management Specialist providing Emergency Services Report for the period July 1, 2019 through end of November 30, 2019 was provided for information.

11. ADDENDA ITEMS/LATE ITEMS

None

12. REPORTS BY STAFF

Jennifer Kinneman, Acting CAO introduced Kristen Kohuch, the new Executive Assistant to the CAO and Board.

13. REPORTS BY ELECTORAL AREA DIRECTORS

Director Engar acknowledged the CAO and staff for the work carried out during the recent local State of Local Emergency at Baker Trails, Chilliwack Lake Road.

Director Adamson reported on the winter solstice day put on by the Sunshine Valley Ratepayers Association, as well as the distribution of toys to local kids by the Yale Fire Department.

Director Raymond reported on the Gold Rush Trail review of Hope to Barkerville connectivity.

Director Bales expressed concerns about snow removal in Lake Errock during the recent winter storm, and noted concerns about the possibility of upcoming floods during the spring freshet.

Director Dickey reported on the Popkum Residents Association Annual General Meeting.

14. PUBLIC QUESTION PERIOD FOR ITEMS RELEVANT TO AGENDA

Gail Smit of 126 First Avenue in Cultus Lake spoke to Development Variance Permit 2019-32 application. Staff reported that comments have been received from the Cultus Lake Park Board and that this application will be considered at the January 28 FVRD Board meeting.

Francis Wallace spoke on behalf of the applicant with respect to Development Variance Permit 2019-17 for 155 First Avenue, Cultus Lake. Staff reported that this application will be considered at the January 28 FVRD Board meeting.

15. ADJOURNMENT

Moved By DAVIDSON

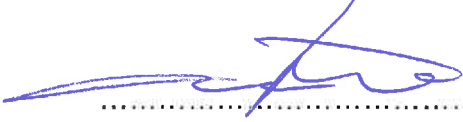
Seconded By BALES

THAT the Electoral Area Services Committee Open Meeting of January 22, 2020 be adjourned.

CARRIED

The Electoral Area Services Committee Meeting of January 22, 2020 adjourned at 1:56 p.m.

MINUTES CERTIFIED CORRECT:



.....
Director Bill Dickey, Chair

**FRASER VALLEY REGIONAL DISTRICT
ELECTORAL AREA SERVICES COMMITTEE
OPEN MEETING MINUTES**

Tuesday, January 28, 2020

4:00 pm

FVRD Boardroom, 45950 Cheam Avenue, Chilliwack, BC

Members Present: Director Bill Dickey, Electoral Area D, Chair
 Director Terry Raymond, Electoral Area A
 Director Dennis Adamson, Electoral Area B
 Director Wendy Bales, Electoral Area C
 Director Orion Engar, Electoral Area E (*arrived at 4:03 p.m.*)
 Director Hugh Davidson, Electoral Area F
 Director Al Stobbart, Electoral Area G
 Director Taryn Dixon, Electoral Area H

Staff Present: Jennifer Kinneman, Acting Chief Administrative Officer
 Mike Veenbaas, Director of Financial Services/Chief Financial Officer
 Jaime Reilly, Acting Director of Corporate Affairs/Corporate Officer
 Kristy Hodson, Manager of Financial Operations
 Beth Klein, Accountant
 Matthew Fang, Network Analyst I
 Amanda Molloy, Executive Assistant
 Kristen Kohuch, Executive Assistant to CAO and Board
 Chris Lee, Executive Assistant, Corporate Admin (*Recording Secretary*)

1. CALL TO ORDER

Chair Dickey called the meeting to order at 4:00 p.m.

2. APPROVAL OF AGENDA, ADDENDA AND LATE ITEMS

Moved By STOBART
Seconded By ADAMSON

THAT the Agenda, Addenda and Late Items for the Electoral Area Services Committee Open Meeting of January 28, 2020 be approved;

AND THAT all reports, correspondence and other information set to the Agenda be received for information.

CARRIED

3. BUDGET DISCUSSION

Mike Veenbaas, Director of Financial Services reported that after the budget discussion in December, Staff had the opportunity to meet with Electoral Area Directors to review options for a change to the 2020 Draft Financial Plan.

Mr. Veenbaas gave a brief presentation, outlining the financial planning process and provided an overview of the following Regional Services and EA Wide Services:

- Requisition – Regional Services
- Requisition – EA Wide Services
- Regional Administration
- Regional Fire Dispatch
- Regional Mosquito Control
- Electoral Area Administration
- Emergency Management (*Emergency Program Assistant position eliminated*)
- Procurement and Risk Specialist

Mr. Veenbaas presented and reviewed the following options for a Financial Plan change for consideration:

- 1) Change corporate restructure allocation
 - 75% funded by regional administration – 1.2%
 - 100% funded by regional administration – 2.5%
- 2) Reverse 2019 EA Director pay increase -0.7%
- 3) Cancel Engineering Services Coordinator funding change – 1.3%
- 4) Cut Emergency Management training budget – 0.6%
- 5) Cut Procurement/Risk position – 0.9%
- 6) Increase Building Permit revenue budget – 0.4%
- 7) Eliminate EA Admin “communications” fund – 0.7%

Staff recommended four of the presented options for the Committee’s consideration based on feedback from Committee members which will result in a 3.2% reduction to the Financial Plan.

Moved by DAVIDSON
Seconded by RAYMOND

THAT the Electoral Area Services Committee support the following options to be incorporated into the 2020 Draft Financial Plan:

- Change corporate restructure allocation to be 75% funded by regional administration
- Cut Procurement/Risk position
- Increase Building Permit revenue budget
- Eliminate Electoral Area Admin "communications" fund

CARRIED

4. ADDENDA ITEMS/LATE ITEMS

None

5. PUBLIC QUESTION PERIOD FOR ITEMS RELEVANT TO AGENDA

None

6. RESOLUTION TO CLOSE MEETING

Moved By STOBART

Seconded By RAYMOND

THAT the meeting be closed to the public, except for Senior Staff and the Executive Assistant, to consider matters pursuant to:

- Section 90(1)(c) of the *Community Charter* - labour relations or other employee relations

CARRIED

The Open Meeting recessed at 4.33 p.m.

7. RECONVENE OPEN MEETING

The Open Meeting reconvened at 4:36 p.m.

8. RISE AND REPORT OUT OF CLOSED MEETING

None

9. ADJOURNMENT

Moved By STOBART

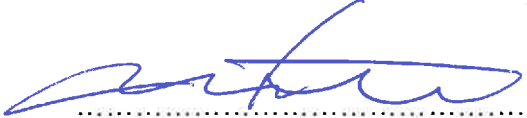
Seconded By ENGAR

THAT the Electoral Area Services Committee Open Meeting of January 28, 2020 be adjourned.

CARRIED

The Electoral Area Services Committee Open Meeting of January 28, 2020 adjourned at 4:36 p.m.

MINUTES CERTIFIED CORRECT:



.....
Director Bill Dickey, Chair

RECREATION, CULTURE & AIRPARK SERVICES COMMISSION

OPEN MEETING MINUTES

Tuesday, January 21, 2020

6:00 pm

District of Hope Council Chambers

345 Wallace Street, Hope, BC

Present:

Terry Raymond, Chair, Electoral Area A

Dennis Adamson, Vice Chair, Electoral Area B

Peter Robb, Director, District of Hope

Sharlene Harrison-Hinds, Member at Large, District of Hope

Shanon Fischer, Member at Large, District of Hope

Bronwyn Punch, Member at Large, Electoral Area B

Peter Adamo, Member at Large, Electoral Area B

Staff Present:

Stacey Barker, Director of Regional Services

Jaime Reilly, Acting Director of Corporate Affairs/Corporate Officer

Mike Freimark, Assistant Manager of Recreation, Culture & Airpark Services

1. CALL TO ORDER by Corporate Officer

Jaime Reilly, Acting Director of Corporate Affairs, called the open meeting to order at 6:00 pm.

2. ELECTION OF CHAIR OF RECREATION, CULTURE AND AIRPARK SERVICES COMMISSION by Corporate Officer

Ms. Reilly, called for nominations for the position of Chair of the Recreation, Culture & Airpark Services Commission.

Director Adamson nominated Director Raymond. Director Raymond accepted the nomination.

Ms. Reilly called for nomination a second and third time, hearing none, Ms. Reilly declared Director Raymond Chair of the Recreation, Culture & Airpark Services Commission for 2020.

3. ELECTION OF VICE CHAIR OF RECREATION, CULTURE AND AIRPARK SERVICES COMMISSION by Corporate Officer

Ms. Reilly, called for nominations for the position of Vice-Chair of the Recreation, Culture & Airpark Services Commission.

Director Raymond nominated Director Adamson. Director Adamson accepted the nomination.

Ms. Reilly called for nominations a second and third time, hearing none, Ms. Reilly declared Director Adamson Vice-Chair of the Recreation, Culture & Airpark Services Commission for 2020.

At this time item 5.1, Delegation from Gerry Dyble was considered

4. APPROVAL OF AGENDA, ADDENDA AND LATE ITEMS

ADAMSON/ADAMO

THAT the Agenda, Addenda and Late Items for the Recreation, Culture and Airpark Services Commission Open Meeting of January 21, 2020 be approved

AND THAT all delegations, reports, correspondence and other information set to the Agenda be received for information.

CARRIED

5. DELEGATION(S)

5.1 Gerry Dyble, Hope and Area Transition Society

Gerry Dyble provided a presentation on the Hope Supportive Housing which is proposed to fill the need to address homelessness in Hope. The Presentation included information on the locations as well as requirements for the selection committee screening process set out by BC Housing .

Ms. Dyble concluded the presentation by outlining the next steps in this process

- BC Housing, will submit a rezoning application to the District of Hope
- BC Housing will hold two Community Information Sessions to share information about the proposal as well as gather feedback.

Ms. Dyble requested that the Recreation, Culture & Airpark Services Commission consider a letter of support to the project.

The Commission thanked Ms. Dyble for her presentation.

6. MINUTES/MATTERS ARISING

6.1 Draft Recreation, Culture and Airpark Services Commission Meeting Minutes - December 3, 2019

ROBB/ADAMSON

THAT the Minutes of the Recreation, Culture and Airpark Services Commission Open Meeting of December 3, 2019 be adopted.

CARRIED

7. NEW BUSINESS

7.1 Community Facility Use Grant Update

The report dated January 21, 2020 by Mike Freimark, Assistant Manager of Recreation, Culture & Airpark Services was provided for information. Discussion regarding the donation policy ensued; and it was noted that the majority of grant requests are received at the beginning of each year, and that the Policy should be posted to the FVRD web site.

7.2 Equipment Usage Request by Non-profit Health Care Organizations

PUNCH/FISCHER

THAT the Recreation, Culture & Airpark Services Commission allow use of the Hope and Area Recreation Centre's mobile stage equipment for the Spring Fashion Show hosted by the Fraser Valley Health Care Foundation and the Auxiliary to the Fraser Canyon Hospital on April 18, 2020 at no cost to the organizations.

CARRIED

7.3 School District #78 Funding Request – Athletic Awards Banquet

ADAMSON/HARRISON-HINDS

THAT the Recreation, Culture & Airpark Services Commission authorize a grant in the amount of \$373.50 to Hope Secondary School, funded from the Community Use Grant, for the purpose of renting the conference centre and kitchenette on June 2, 2020 to host an Athletic Awards Banquet.

CARRIED

7.4 School District #78 Funding Request – Leadership Conference 2020

ADAMSON/ROBB

THAT the Recreation, Culture & Airpark Services Commission authorize a grant in the amount of \$373.50 to Hope Secondary School, funded from the

Community Facility Use Grant, for the purpose of renting the conference centre and kitchenette on April 16, 2020 to host a leadership conference. **CARRIED**

7.5 School District 78 Funding Request – Career Fair 2020

ADAMSON/FISCHER

THAT the Recreation, Culture & Airpark Services Commission authorize a grant in the amount of \$285.50 to Hope Secondary School, funded from the Community Facility Use Grant, for the purpose of renting the arena dry floor and mezzanine on May 7, 2020 to host its annual career fair for local students.

CARRIED

7.6 Code of Responsible Conduct Policy

Ms. Reilly provided an overview of the Code of Responsible Conduct Policy for the Commission, highlighting the history of the policy and noting that the policy was adopted by the FVRD Board to support the principles of integrity, respect, accountability, leadership and collaboration.

Ms. Reilly then administered Oaths of Office and Oaths of Allegiance for the Commission Members at Large.

8. REPORTS BY STAFF

An update was provided by staff, in regard to the Mezzanine renovations. It was noted that full occupancy for the space had been achieved. There is still some work outstanding, the corner guards and bypass door guards are scheduled to be completed shortly.

Staff provided an updated on the Mezzanine Accessibility Lift upgrade for 2020. It was noted that the Request for Proposal (RFP) had been drafted and is in the process of being reviewed.

Ms. Barker announced that Christina Vugteveen, Manager of Parkes and Recreation will be stepping in to provide support to the Hope & District Recreation Centre.

9. REPORTS BY COMMISSION MEMBERS

Chair Raymond, extended a welcome to the newly appointed commission members. Mr. Adamo, commented that there are still tickets available for the Montreal Canadiens Alumni hockey game scheduled for January 25, at the Hope Arena.

10. NEXT MEETING

The next meeting of the Recreation, Culture & Airpark Services Commission has been scheduled for March 17, 2020 at the District of Hope Council Chambers.

11. ADJOURNMENT

HARRISON-HINDS/FISCHER

THAT the Recreation, Culture and Airpark Services Commission Open Meeting of January 21, 2020 be adjourned.

CARRIED

The open meeting was adjourned at 7:20 pm.

MINUTES CERTIFIED CORRECT:

Director Terry Raymond, Chair

DRAFT

**FRASER VALLEY REGIONAL DISTRICT
BOARD OF VARIANCE
OPEN MEETING MINUTES**

Friday, January 24, 2020
10:00 am
FVRD Boardroom, 45950 Cheam Avenue, Chilliwack, BC

Present: Bronwyn Punch, Chair
Philip Craven, Vice Chair
John De Jong, Board Member

Staff Present: Graham Daneluz, Director of Planning and Development
Jaime Reilly, Secretary to the Board of Variance
Andrea Antifaeff, Planner I
Chris Lee, Executive Assistant (Recording Secretary)

Also Present: Stacey Mitchell, Applicant

Four members of the public

1. CALL TO ORDER

Chair Punch called the meeting to order at 10:02 a.m.

2. APPROVAL OF AGENDA, ADDENDA AND LATE ITEMS

Moved By CRAVEN
Seconded By DE JONG

THAT the Agenda, Addenda and Late Items for the Board of Variance Hearing of January 24, 2020 be approved;

AND THAT all correspondence and other information set to the Agenda be received for information.

CARRIED

3. COMMENTS BY SECRETARY TO BOARD OF VARIANCE AND STAFF

Jaime Reilly, Secretary to the Board of Variance stated that the Hearing was with respect to an application brought forward pursuant to Sections 540 and 531 of the *Local Government Act* requesting the Board to permit structural alteration or addition to a non-conforming structure proposing renovation and addition of a deck for the property located at #31-Shook Road, Electoral Area "G".

Andrea Antifaeff, Planner I delivered a PowerPoint presentation, providing an overview of the application. The following points were highlighted:

- The property is located at #31-Shook Road;
- Registered owner is Sun-Dorn Holdings Ltd, and the applicant is Stacey Mitchell;
- The proposed application involves alteration involving renovation and addition of deck (construction in progress);
- The applicant has provided the following reasons for hardship:
 - Existing deck was falling into disrepair (holes and rot)
 - Existing deck also began to leak into the carport below
 - To prevent rot and flooding the front deck extension was added
 - Construction company that was hired advised that the deck extension was within the maximum allowable and built to the BC Building Code
- Addition of deck is unlikely to adversely affect the surrounding natural environment as it is a minor addition off the second storey of the dwelling;
- Five letters of support were received from neighbours

4. DELIBERATION BY BOARD OF VARIANCE - #31 - 9053 Shook Road, Electoral Area "G"

Stacey Mitchell, Applicant reported that with respect to the timing of the construction, the construction company she hired was only available during that period as they were between jobs and to prevent the dwelling from further deteriorating, the construction commenced prior to approval of the application,

Betty Cummings of #39-9053 Shook Road spoke in favour of the application.

Karen Angelucci of #32-9053 Shook Road spoke in favour of the application as long as the construction of the deck is done according to the Building Code.

5. PUBLIC QUESTION PERIOD FOR ITEMS RELEVANT TO THE AGENDA

None

6. DECISION OF BOARD OF VARIANCE

Members of the Board of Variance deliberated on the application and were of the opinion that the addition of the deck was more for preventive maintenance and without it would cause the building to fall into disrepair and as long as it is not for habitual use, they were in favour of the application.

Moved by CRAVEN

Seconded by DE JONG

THAT the Board of Variance grant approval under Section 540(c) of the *Local Government Act* for an exemption from Section 531(1) of the Act to permit a structural

addition to an existing legally non-conforming dwelling to accommodation the addition of a deck on the property located at #31-9053 Shook Road, Electoral Area G.

CARRIED

7. ADJOURNMENT

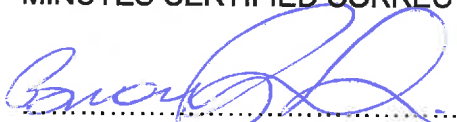
Moved By CRAVEN
Seconded By DE JONG

THAT the Board of Variance Hearing of January 24, 2020 be adjourned.

CARRIED

The Board of Variance Hearing adjourned at 10:15 a.m.

MINUTES CERTIFIED CORRECT:



Bronwyn Punch, Chair

FRASER VALLEY REGIONAL DISTRICT
PARCEL TAX ROLL REVIEW PANEL
OPEN MEETING MINUTES

Thursday, February 13, 2020

11:30 am

FVRD Boardroom, 45950 Cheam Avenue, Chilliwack, BC

Members Present: Director Bill Dickey, Electoral Area D, Chair
Director Hugh Davidson, Electoral Area F
Director Taryn Dixon, Electoral Area H

Staff Present: Mike Veenbaas, Director of Financial Services/Chief Financial Officer
Jaime Reilly, Acting Director of Corporate Affairs/Corporate Officer
Kristy Hodson, Manager of Financial Operations
Beth Klein, Accountant
Kristen Kohuch, Executive Assistant to CAO and Board (*Recording Secretary*)

1. CALL TO ORDER

The meeting was called to order at 11:31 am.

2. APPROVAL OF AGENDA, ADDENDA AND LATE ITEMS

Moved By DAVIDSON

Seconded By DIXON

THAT the Agenda, Addenda and Late Items for the Parcel Tax Roll Review Panel Meeting of February 13, 2020 be approved;

AND THAT all reports, correspondence and other information set to the Agenda be received for information.

CARRIED

3. PRESENTATION BY CHIEF FINANCIAL OFFICER

3.1 Cultus Lake Integrated Water Supply and Distribution System Parcel Tax Roll

The Chair provided an opportunity to speak and no public comment was given.

Moved By DAVIDSON

Seconded By DIXON

THAT the Cultus Lake Integrated Water Supply and Distribution System Parcel Tax Roll be authenticated as presented.

CARRIED

3.2 Cultus Lake Integrated Water Supply and Distribution System Capital Construction Parcel Tax Roll

The Chair provided an opportunity to speak and no public comment was given.

Moved By DIXON

Seconded By DAVIDSON

THAT the Cultus Lake Integrated Water Capital Construction Parcel Tax Roll be authenticated as presented.

CARRIED

3.3 Cultus Lake Park Collector Sewer System Parcel Tax Roll

The Chair provided an opportunity to speak and no public comment was given.

Moved By DIXON

Seconded By DAVIDSON

THAT the Cultus Lake Park Collector Sewer System Parcel Tax Roll be authenticated as presented.

CARRIED

3.4 Hatzic Prairie Water Supply and Distribution System Parcel Tax Roll

The Chair provided an opportunity to speak and no public comment was given.

Moved By DAVIDSON

Seconded By DIXON

THAT the Hatzic Prairie Water Supply and Distribution System Parcel Tax Roll be authenticated as presented.

CARRIED

3.5 Hatzic Prairie Water System Capital Construction Parcel Tax Roll

The Chair provided an opportunity to speak. M.J. Baycroft of 11088 Sylvester Road and A. Hashimoto of 11426 Sylvester both spoke to this matter.

Clarification was provided by staff on the service area, and it was noted that as their properties are included in the service area establishment bylaw, there is no grounds for an exemption to be granted by the Parcel tax Review Panel.

Moved By DAVIDSON

Seconded By DIXON

THAT the Hatzic Prairie Water System Capital Construction Parcel Tax Roll be authenticated as presented.

CARRIED

4. ADJOURNMENT

Moved By DAVIDSON

Seconded By DIXON

THAT the Parcel Tax Roll Review Panel Meeting of February 13, 2020 be adjourned.

CARRIED

The meeting was adjourned at 11:54 am.

MINUTES CERTIFIED CORRECT:

.....

Director Bill Dickey, Chair

.....

Corporate Officer/Deputy

To: Regional and Corporate Services Committee
From: Jaime Reilly, Acting Director of Corporate Affairs

Date: 2020-02-13
File No: 2650-02-General

Subject: 2020 Christmas Closure of FVRD Corporate Offices

RECOMMENDATION

THAT the Fraser Valley Regional District Board approve the closure of the FVRD Corporate Offices to the public on December 29, 30 and 31, 2020.

STRATEGIC AREA(S) OF FOCUS

Provide Responsive & Effective Public Services

BACKGROUND

The Fraser Valley Regional District has closed its offices to the public during the week following Christmas since 2014. In order to continue this trend, we are required to provide our staff with formal notice so that they may coordinate the use of their personal holidays during this time period. Providing advanced notice is required under the FVRD's Collective Agreement whereby no additional costs will be borne by the FVRD.

DISCUSSION

Since 2014, the FVRD office has been closed to the public between Christmas and New Year's Day. In 2020, the holidays fall in such a way that December 29, 30 and 31 are sandwiched between Boxing Day and New Year's Day.

Staff believe that these three days provide limited service to the public, and as such are recommending that the Board authorize the office closure to the public. Should the Board approve this closure, staff would:

- Post closure notice on the FVRD website, social media channels and on the FVRD corporate office entrances prior to the closure; and
- Provide messaging on the FVRD switchboard about the holiday closure, and provide emergency contact information for emergency call outs.

COST

Staff would be permitted to take vacation, earned days off and/or unpaid leaves of absence for these three days. There are no costs associated with the closure of the FVRD offices.

CONCLUSION

The holidays land in such a way that December 29, 30 and 31 fall between the Boxing Day and New Year statutory holidays. Staff believe that these three days provide limited service to the public, and we are recommending that the Board authorize the office closure to the public.

COMMENTS BY:

Mike Veenbaas, Director of Financial Services

Reviewed and supported. There is no budgetary impact as a result of the recommendation.

Jennifer Kinneman, Acting Chief Administrative Officer

Reviewed and supported.

To: Regional and Corporate Services Committee
From: Mike Veenbaas, Director of Financial Services

Date: 2020-02-13
File No: 1720-20

Subject: 2020 Financial Plan – proposed changes from Electoral Area Services Committee

RECOMMENDATION

THAT the Regional and Corporate Services Committee direct staff to amend the draft 2020 Financial Plan for the following items as supported by the Electoral Area Services Committee:

- Change the corporate restructure funding allocation to be 75% funded by Regional Administration and 25% funded by Electoral Area Administration;
- Remove the proposed Procurement and Risk Specialist position.

STRATEGIC AREA(S) OF FOCUS

Provide Responsive & Effective Public Services

BACKGROUND

Upon completion of the various financial planning sessions in 2019, consolidated residential tax impact information was provided to the Electoral Area Directors. With this information there were requests for additional follow up and discussion that led Chair Dickey to call a special meeting of the Electoral Area Services Committee on January 28th.

DISCUSSION

At the special EASC meeting staff provided a presentation on the financial plan, with a specific focus on the service areas that were resulting in the highest proposed taxation impact for electoral areas. These services included Regional Administration, Regional Fire Dispatch, Regional Mosquito Control, Electoral Area Administration and Electoral Area Emergency Management. As regional services are allocated based on assessment and the majority of assessment lies within the municipal member boundaries, EASC discussed options for budget reductions in Electoral Area Wide services. After discussing options, the following motion was passed:

THAT the Electoral Area Services Committee support the following options to be incorporated into the 2020 Draft Financial Plan:

- Change corporate restructure allocation to be 75% funded by regional administration
- Cut Procurement/Risk position
- Increase Building Permit revenue budget
- Eliminate Electoral Area Admin “communications” fund

As the first two options involve changes to regional services, the motion is being brought to RACS for discussion.

Option 1 would be to change how the corporate restructure funding is allocated between Regional Administration and Electoral Area Administration. The proposed financial plan used a 50/50 allocation and EASC is requesting a 75/25 model where 75% is covered from the Regional Administration service. Such a request would add \$49,000 to the Regional Administration service budget.

Option 2 would see the proposed Procurement/Risk Specialist position put on hold for 2020. Given the need to balance program requests and taxation impacts, staff suggested this option to EASC. In addition, with the departure of the Chief Financial Officer, it provides an opportunity to consider what functions are performed directly by this role. Removing this request from the 2020 budget will reduce the financial plan in Regional Services by \$51,130 and Electoral Area related services by \$43,850.

The net impact to Regional Services would be an overall reduction of \$2,130.

COST

If the motion from EASC is supported by RACS, the financial plan will be updated for the changes and they will be reflected in the financial plan bylaw that Staff will be presenting at the February Board meeting.

CONCLUSION

Following a Special EASC meeting, a proposal for changes to the financial plan is being brought before RACS for discussion. Direction to Staff will be incorporated into the Financial Plan Bylaw coming to the February Board meeting.

COMMENTS BY:

Jennifer Kinneman, Acting Chief Administrative Officer: Reviewed and supported.

To: Fraser Valley Regional District Board

Date: 2020-02-25

From: Tarina Colledge, Emergency Management Specialist

File No: 1855-30

Subject: Grant Application for ESS Modernization Kit and Training

RECOMMENDATION

THAT the Fraser Valley Regional District Board endorse a grant application of \$25,000 under UBCM's Community Emergency Preparedness Fund Emergency Support Services stream for the acquisition of an ESS kit and ESS training on kit deployment.

STRATEGIC AREA(S) OF FOCUS

Provide Responsive & Effective Public Services

BACKGROUND

UBCM annually offers grant opportunities for a variety of programs. The Community Emergency Preparedness Fund (CEPF) is a suite of funding programs intended to enhance the resiliency of local governments and their residents in responding to emergencies. Funding is provided by the Province of BC and is administered by Union of BC Municipalities (UBCM). The Emergency Support Services funding stream can contribute a maximum of 100% of the cost of eligible activities to a maximum of \$25,000.

DISCUSSION

Staff is recommending that FVRD apply for a CEPF grant to acquire a pre-assembled deployable Emergency Support Services kit with modernization tools. This would support the development of greater capacity in our ESS program and enhance our ability to respond to incidents that may require activation of Reception Centers or Group Lodging. The Province is in the process of modernizing the mechanism of ESS delivery to those impacted by disaster and local authorities are encouraged to apply for grants that align with digital literacy and modernized technology. The acquisition plan includes the kit, technology tools, and training for ESS staff and volunteers on the implementation and use of the kit. Staff is recommending an application for the maximum of \$25,000.

This recommendation is being brought directly to the Board in the interest of time as the deadline for a grant funding submission was February 14, 2020. Our application has been accepted pending Board approval.

COST

As this grant funding stream can contribute a maximum of 100% of the cost of eligible activities, it is anticipated to have little budgetary impact should FVRD be successful. If unsuccessful it is anticipated that all modernization tools for ESS would need to be funded from the Electoral Area Emergency Management budget.

CONCLUSION

Staff is recommending that FVRD apply for funding of up to \$25,000 from UBCM's Community Emergency Preparedness Fund in order to address ESS development and modernization.

COMMENTS BY:

Tareq Islam, Director of Engineering & Community Services: Reviewed and supported.

Mike Veenbaas, Director of Financial Services: Reviewed and supported.

Jennifer Kinneman, Acting Chief Administrative Officer: Reviewed and supported.

To: Fraser Valley Regional District Board
From: Mike Veenbaas, Director of Financial Services

Date: 2020-02-25
File No: 1720-20

Subject: 2020-2024 Financial Plan Bylaw No. 1585, 2020

RECOMMENDATION

THAT the Fraser Valley Regional District Board consider giving three readings and adoption to the bylaw cited as *Fraser Valley Regional District 2020-2024 Financial Plan Bylaw No. 1585, 2020*.

STRATEGIC AREA(S) OF FOCUS

Support Healthy & Sustainable Community
Provide Responsive & Effective Public Services

PRIORITIES

BACKGROUND

The 2020-2024 financial planning process began in September and included budget meetings held with individual Electoral Area Directors, the Electoral Area Services Committee, the Recreation, Culture and Airpark Services Commission and the Board as a Committee of the Whole. In addition, information was shared and discussions were held with municipal member finance departments.

DISCUSSION

The bylaw accompanying this report reflects the direction provided to Staff via the meetings and budget workshops held on the proposed 2020-2024 financial plan and is the consolidation of all regional district services - local, electoral area wide and regional services.

COST

There are no costs specifically associated with this report. If adopted, the bylaw will become the financial plan for 2020-2024.

CONCLUSION

The 2020-2024 financial plan bylaw represents the accumulation of feedback and direction received at meetings and budget workshops held at the Staff, Committee and Board levels. The request to consider this bylaw for three readings and adoption is the last step in the financial planning process.

COMMENTS BY:

Jennifer Kinneman, Acting Chief Administrative Officer:

Reviewed and supported.

A bylaw to adopt the 2020 – 2024 Financial Plan.

THEREFORE the Board of Directors of the Fraser Valley Regional District ("the Board") enacts as follows:

1) CITATION

This Bylaw may be cited as *Fraser Valley Regional District 2020 – 2024 Financial Plan Bylaw No. 1585, 2020*

2) ENACTMENTS

Schedules A and B attached hereto and an integral part of this bylaw are hereby declared to be the 2020 – 2024 Financial Plan of the Fraser Valley Regional District.

3) SEVERABILITY

If a portion of this bylaw is found invalid by a court, it will be severed and the remainder of the bylaw will remain in effect.

4) READINGS AND ADOPTION

READ A FIRST TIME THIS day of

READ A SECOND TIME THIS _____ day of _____

READ A THIRD TIME THIS _____ day of _____

ADOPTED THIS _____ day of _____

Chair/Vice-Chair

Corporate Officer/Deputy

5) CERTIFICATION

I hereby certify that this is a true and correct copy of *Fraser Valley Regional District 2020 – 2024 Financial Plan Bylaw No. 1585, 2020* as adopted by the Board of Directors of the Fraser Valley Regional District on the

Dated at Chilliwack, B.C. this

Corporate Officer/Deputy

DRAFT

FRASER VALLEY REGIONAL DISTRICT**2020-2024 FINANCIAL PLAN****Schedule A of Bylaw No. 1585, 2020**

	2019	2020	2021	2022	2023	2024
	Financial	Financial	Financial	Financial	Financial	Financial
	Plan	Plan	Plan	Plan	Plan	Plan
<u>Revenue</u>						
Member Requisition	\$16,861,910	\$18,114,720	\$19,311,340	\$19,916,880	\$20,623,770	\$21,258,560
Government Grants	4,211,630	2,002,630	2,251,900	2,313,130	2,370,080	2,336,170
Sales of Service	5,129,260	5,531,130	6,096,780	6,209,740	6,348,330	6,454,360
Other Revenue	14,751,188	15,659,620	13,985,630	13,370,570	13,458,430	13,548,150
Investment Income	60,600	100,830	98,110	97,840	96,970	97,100
Developer Contributions	10,610	105,000	0	0	0	0
Total Revenue	41,025,198	41,513,930	41,743,760	41,908,160	42,897,580	43,694,340
<u>Expenses</u>						
General Government Services	11,416,450	11,893,540	11,826,290	12,030,390	12,113,380	12,266,850
Protective Services	6,629,090	7,004,650	7,058,700	7,252,300	7,476,560	7,046,610
Transportation Services	3,391,300	3,465,210	4,786,960	4,955,750	5,095,870	5,237,280
Environmental Health Services	2,524,215	2,528,950	2,630,760	2,628,170	2,781,810	2,747,360
Environment Dev. Services	2,302,320	2,335,870	2,204,760	2,275,880	2,246,150	2,292,610
Recreation & Cultural Services	5,564,010	6,437,260	6,084,690	6,112,620	6,197,200	6,293,250
Utilities	1,686,660	1,815,600	2,131,890	2,114,560	2,162,190	2,212,130
Total Expenses	33,514,045	35,481,080	36,724,050	37,369,670	38,073,160	38,096,090
Net Surplus (Deficit)	7,511,153	6,032,850	5,019,710	4,538,490	4,824,420	5,598,250
<u>Financial and Reserve Activities</u>						
Prior Year Surplus	1,776,073	3,647,870	5,753,120	852,040	618,360	(185,790)
Proceeds from Debenture Debt	3,000,000	8,500,000	0	0	0	0
Reserve Fund Transactions (net)	419,794	257,070	654,500	(1,269,800)	(1,384,550)	(1,566,160)
Principal on Long Term Debt	(3,517,420)	(3,321,100)	(3,599,830)	(3,599,830)	(3,599,830)	(3,569,100)
Capital Acquisitions	(9,189,600)	(15,116,690)	(7,827,500)	(520,900)	(458,400)	(277,200)
Total Financing Reserve Fund Activities	(7,511,153)	(6,032,850)	(5,019,710)	(4,538,490)	(4,824,420)	(5,598,250)
Net Budgetary Surplus (Deficit)	\$0	\$0	\$0	\$0	\$0	\$0

FRASER VALLEY REGIONAL DISTRICT

2020-2024 FINANCIAL PLAN

Schedule B of Bylaw No. 1585, 2020

	2019 Financial Plan	2020 Financial Plan	2021 Financial Plan	2022 Financial Plan	2023 Financial Plan	2024 Financial Plan
<u>General Government</u>						
<u>Revenue</u>		1.1686823				
Member Requisition	\$2,319,330	\$2,710,560	\$2,826,430	\$2,988,650	\$3,063,600	\$3,142,440
Government Grants	190,000	191,500	194,200	197,700	200,500	110,000
Sales of Service	51,000	53,500	53,750	55,970	56,390	58,620
Other Revenue	12,031,965	11,810,020	11,890,980	11,910,750	11,995,370	12,084,010
Investment Income	21,000	62,000	62,000	62,000	62,000	62,000
Total Revenue	14,613,295	14,827,580	15,027,360	15,215,070	15,377,860	15,457,070
<u>Expenses</u>						
Salaries & Benefits	3,941,840	4,266,130	4,351,490	4,437,970	4,526,220	4,616,100
Directors Expense	577,170	592,050	606,490	622,330	637,590	654,280
Services and Supplies	5,880,800	6,066,440	5,911,740	5,990,090	5,938,650	5,951,000
Vehicle, Bldg. & Equip Expenses	447,360	362,810	326,150	324,340	328,930	336,150
Internal Services	569,280	606,110	630,420	655,660	681,990	709,320
Total Expenses	11,416,450	11,893,540	11,826,290	12,030,390	12,113,380	12,266,850
Net Surplus (Deficit)	3,196,845	2,934,040	3,201,070	3,184,680	3,264,480	3,190,220
<u>Financial and Reserve Activities</u>						
Prior Year Surplus	191,755	182,720	(70,560)	(51,290)	(126,290)	(55,250)
Reserve Fund Transactions (net)	155,200	36,900	(1,320)	(24,800)	(57,100)	(51,800)
Principal on Long Term Debt	(3,086,600)	(2,897,260)	(2,859,690)	(2,859,690)	(2,859,690)	(2,843,970)
Capital Acquisitions	(457,200)	(256,400)	(269,500)	(248,900)	(221,400)	(239,200)
Total Financing Reserve Fund Activities	(3,196,845)	(2,934,040)	(3,201,070)	(3,184,680)	(3,264,480)	(3,190,220)
Net Budgetary Surplus (Deficit)	\$0	\$0	\$0	\$0	\$0	\$0

Schedule B (continued)

	2019	2020	2021	2022	2023	2024
	Financial	Financial	Financial	Financial	Financial	Financial
	Plan	Plan	Plan	Plan	Plan	Plan
<u>Protective Services</u>						
<u>Revenue</u>						
Member Requisition	\$4,362,840	\$4,726,280	\$4,880,780	\$5,019,330	\$5,159,070	\$5,290,480
Government Grants	64,095	64,920	65,690	66,470	67,290	68,180
Sales of Service	1,215,000	1,352,660	1,387,420	1,433,520	1,476,870	1,485,480
Other Revenue	843,170	803,060	795,690	782,320	774,970	766,640
Investment Income	15,800	16,030	16,760	17,490	18,120	18,750
Total Revenue	6,500,905	6,962,950	7,146,340	7,319,130	7,496,320	7,629,530
<u>Expenses</u>						
Salaries & Benefits	1,934,320	2,002,430	2,049,290	2,099,960	2,147,050	2,097,540
Services and Supplies	3,701,550	4,002,530	3,981,880	4,096,120	4,245,210	3,823,900
Vehicle, Bldg. & Equip Expenses	405,170	372,580	375,530	378,380	379,630	392,660
Internal Services	588,050	627,110	652,000	677,840	704,670	732,510
Total Expenses	6,629,090	7,004,650	7,058,700	7,252,300	7,476,560	7,046,610
Net Surplus (Deficit)	(128,185)	(41,700)	87,640	66,830	19,760	582,920
<u>Financial and Reserve Activities</u>						
Prior Year Surplus	745,135	3,095,760	5,443,660	699,770	677,360	10,250
Reserve Fund Transactions (net)	734,150	61,340	(471,900)	(438,200)	(403,720)	(509,770)
Principal on Long Term Debt	(59,400)	(59,400)	(59,400)	(59,400)	(59,400)	(48,400)
Capital Acquisitions	(1,291,700)	(3,056,000)	(5,000,000)	(269,000)	(234,000)	(35,000)
Total Financing Reserve Fund Activities	128,185	41,700	(87,640)	(66,830)	(19,760)	(582,920)
Net Budgetary Surplus (Deficit)	\$0	\$0	\$0	\$0	\$0	\$0

Schedule B (continued)

	2019	2020	2021	2022	2023	2024
	Financial	Financial	Financial	Financial	Financial	Financial
	Plan	Plan	Plan	Plan	Plan	Plan
<u>Transportation Services</u>						
<u>Revenue</u>						
Member Requisition	\$1,274,260	\$1,319,920	\$1,430,930	\$1,662,030	\$1,908,970	\$1,979,850
Government Grants	1,205,720	1,219,430	1,774,380	1,832,130	1,886,360	1,942,960
Sales of Service	882,190	1,090,060	1,249,990	1,273,040	1,296,190	1,320,190
Other Revenue	4,120	4,230	4,230	4,230	4,230	4,230
Investment Income	2,250	2,050	1,850	1,850	1,850	1,850
Total Revenue	3,368,540	3,635,690	4,461,380	4,773,280	5,097,600	5,249,080
<u>Expenses</u>						
Salaries & Benefits	27,530	43,780	45,340	47,260	49,190	51,150
Services and Supplies	3,166,850	3,208,850	4,532,530	4,680,190	4,816,500	4,962,370
Vehicle, Bldg. & Equip Expenses	89,580	100,600	92,610	107,120	104,130	92,640
Internal Services	107,340	111,980	116,480	121,180	126,050	131,120
Total Expenses	3,391,300	3,465,210	4,786,960	4,955,750	5,095,870	5,237,280
Net Surplus (Deficit)	(22,760)	170,480	(325,580)	(182,470)	1,730	11,800
<u>Financial and Reserve Activities</u>						
Prior Year Surplus	39,110	(95,710)	338,190	179,350	2,160	2,030
Reserve Fund Transactions (net)	(16,350)	(56,770)	(12,610)	3,120	(3,890)	(13,830)
Capital Acquisitions	0	(18,000)	0	0	0	0
Total Financing Reserve Fund Activities	22,760	(170,480)	325,580	182,470	(1,730)	(11,800)
Net Budgetary Surplus (Deficit)	\$0	\$0	\$0	\$0	\$0	\$0

Schedule B (continued)

	2019 Financial Plan	2020 Financial Plan	2021 Financial Plan	2022 Financial Plan	2023 Financial Plan	2024 Financial Plan
<u>Environmental Health</u>						
<u>Revenue</u>						
Member Requisition	\$1,735,970	\$1,801,430	\$1,952,510	\$2,001,060	\$2,041,740	\$2,178,570
Government Grants	66,135	67,100	65,200	64,300	63,400	62,400
Sales of Service	482,430	507,280	506,170	508,030	538,810	570,300
Other Revenue	27,500	144,500	12,500	12,500	12,500	12,500
Investment Income	15,600	15,600	13,600	12,600	11,100	10,600
Developer Contributions	0	0	0	0	0	0
Total Revenue	2,327,635	2,535,910	2,549,980	2,598,490	2,667,550	2,834,370
<u>Expenses</u>						
Salaries & Benefits	737,710	743,200	754,620	772,540	790,960	809,730
Services and Supplies	1,488,500	1,513,860	1,594,020	1,562,780	1,686,880	1,622,100
Vehicle, Bldg. & Equip Expenses	39,540	11,700	11,700	11,700	11,700	11,700
Internal Services	258,465	260,190	270,420	281,150	292,270	303,830
Total Expenses	2,524,215	2,528,950	2,630,760	2,628,170	2,781,810	2,747,360
Net Surplus (Deficit)	(196,580)	6,960	(80,780)	(29,680)	(114,260)	87,010
<u>Financial and Reserve Activities</u>						
Prior Year Surplus	500,110	(23,350)	109,770	73,800	150,640	(38,300)
Reserve Fund Transactions (net)	(253,530)	16,390	(28,990)	(44,120)	(36,380)	(48,710)
Capital Acquisitions	(50,000)	0	0	0	0	0
Total Financing Reserve Fund Activities	196,580	(6,960)	80,780	29,680	114,260	(87,010)
Net Budgetary Surplus (Deficit)	\$0	\$0	\$0	\$0	\$0	\$0

Schedule B (continued)

	2019	2020	2021	2022	2023	2024
	Financial	Financial	Financial	Financial	Financial	Financial
	Plan	Plan	Plan	Plan	Plan	Plan
<u>Environmental Development</u>						
<u>Revenue</u>						
Member Requisition	\$1,571,020	\$1,618,390	\$1,654,970	\$1,691,560	\$1,728,700	\$1,778,000
Government Grants	20,650	21,100	21,300	21,300	21,300	21,300
Sales of Service	59,500	47,200	48,200	52,500	55,000	58,000
Other Revenue	400,860	367,180	306,290	309,160	314,550	317,310
Total Revenue	2,052,030	2,053,870	2,030,760	2,074,520	2,119,550	2,174,610
<u>Expenses</u>						
Salaries & Benefits	1,408,200	1,451,660	1,481,430	1,499,760	1,529,190	1,559,300
Services and Supplies	554,600	525,300	350,070	388,130	313,490	313,790
Vehicle, Bldg. & Equip Expenses	2,450	4,500	4,680	4,680	4,830	4,930
Internal Services	337,070	354,410	368,580	383,310	398,640	414,590
Total Expenses	2,302,320	2,335,870	2,204,760	2,275,880	2,246,150	2,292,610
Net Surplus (Deficit)	(250,290)	(282,000)	(174,000)	(201,360)	(126,600)	(118,000)
<u>Financial and Reserve Activities</u>						
Prior Year Surplus	250,290	282,000	174,000	201,360	126,600	118,000
Reserve Fund Transactions (net)	0	0	0	0	0	0
Capital Acquisitions	0	0	0	0	0	0
Total Financing Reserve Fund Activities	250,290	282,000	174,000	201,360	126,600	118,000
Net Budgetary Surplus (Deficit)	\$0	\$0	\$0	\$0	\$0	\$0

Schedule B (continued)

	2019	2020	2021	2022	2023	2024
	Financial	Financial	Financial	Financial	Financial	Financial
	Plan	Plan	Plan	Plan	Plan	Plan
<u>Recreational and Cultural Services</u>						
<u>Revenue</u>						
Member Requisition	\$4,321,860	\$4,680,990	\$4,859,660	\$4,796,930	\$4,923,740	\$5,050,740
Government Grants	150,810	124,360	116,910	117,010	117,010	117,110
Sales of Service	1,201,400	1,223,370	1,235,480	1,239,800	1,246,430	1,250,220
Other Revenue	420,200	2,112,050	973,080	351,610	356,810	363,460
Investment Income	5,950	5,150	3,900	3,900	3,900	3,900
Developer Contributions	10,610	105,000	0	0	0	0
Total Revenue	6,110,830	8,250,920	7,189,030	6,509,250	6,647,890	6,785,430
<u>Expenses</u>						
Salaries & Benefits	1,933,780	2,095,980	2,166,230	2,218,640	2,268,510	2,321,870
Directors Expense	2,850	2,850	2,850	2,850	2,850	2,850
Services and Supplies	2,448,290	3,128,170	2,866,140	2,716,500	2,762,310	2,798,010
Vehicle, Bldg. & Equip Expenses	594,660	622,180	442,290	547,560	515,730	500,390
Internal Services	584,430	588,080	607,180	627,070	647,800	670,130
Total Expenses	5,564,010	6,437,260	6,084,690	6,112,620	6,197,200	6,293,250
Net Surplus (Deficit)	546,820	1,813,660	1,104,340	396,630	450,690	492,180
<u>Financial and Reserve Activities</u>						
Prior Year Surplus	197,240	172,230	(137,440)	(129,710)	(134,790)	(155,820)
Reserve Fund Transactions (net)	146,640	461,400	841,100	(263,920)	(312,900)	(333,360)
Capital Acquisitions	(890,700)	(2,447,290)	(1,808,000)	(3,000)	(3,000)	(3,000)
Total Financing Reserve Fund Activities	(546,820)	(1,813,660)	(1,104,340)	(396,630)	(450,690)	(492,180)
Net Budgetary Surplus (Deficit)	\$0	\$0	\$0	\$0	\$0	\$0

Schedule B (continued)

	2019 Financial Plan	2020 Financial Plan	2021 Financial Plan	2022 Financial Plan	2023 Financial Plan	2024 Financial Plan
<u>Utilities</u>						
<u>Revenue</u>						
Member Requisition	\$1,276,630	\$1,257,150	\$1,706,060	\$1,757,320	\$1,797,950	\$1,838,480
Government Grants	2,514,220	314,220	14,220	14,220	14,220	14,220
Sales of Service	1,237,740	1,257,060	1,615,770	1,646,880	1,678,640	1,711,550
Other Revenue	1,023,373	418,580	2,860	0	0	0
Total Revenue	6,051,963	3,247,010	3,338,910	3,418,420	3,490,810	3,564,250
<u>Expenses</u>						
Salaries & Benefits	718,060	743,270	771,910	801,650	832,580	864,710
Services and Supplies	655,110	796,940	1,024,190	968,430	976,440	984,880
Vehicle, Bldg. & Equip Expenses	208,800	165,700	221,730	225,860	229,800	234,240
Internal Services	104,690	109,690	114,060	118,620	123,370	128,300
Total Expenses	1,686,660	1,815,600	2,131,890	2,114,560	2,162,190	2,212,130
Net Surplus (Deficit)	4,365,303	1,431,410	1,207,020	1,303,860	1,328,620	1,352,120
<u>Financial and Reserve Activities</u>						
Prior Year Surplus	(147,567)	34,220	(104,500)	(121,240)	(77,320)	(66,700)
Proceeds from Debenture Debt	3,000,000	8,500,000	0	0	0	0
Reserve Fund Transactions (net)	(346,316)	(262,190)	328,220	(501,880)	(570,560)	(608,690)
Principal on Long Term Debt	(371,420)	(364,440)	(680,740)	(680,740)	(680,740)	(676,730)
Capital Acquisitions	(6,500,000)	(9,339,000)	(750,000)	0	0	0
Total Financing Reserve Fund Activities	(4,365,303)	(1,431,410)	(1,207,020)	(1,303,860)	(1,328,620)	(1,352,120)
Net Budgetary Surplus (Deficit)	\$0	\$0	\$0	\$0	\$0	\$0

To: Regional and Corporate Services Committee
From: Jamie Benton, Environmental Services Coordinator

Date: 2020-02-11
File No: 5360 -26

Subject: FVRD Solid Waste Rates, Fees and Charges Bylaw

RECOMMENDATION

THAT the Fraser Valley Regional District Board consider giving three readings and adoption to the bylaw cited as "*Fraser Valley Regional District Solid Waste Rates, Fees and Charges Bylaw No. 1583, 2020*";

AND THAT the Fraser Valley Regional District Board repeal "*Fraser Valley Regional District Solid Waste Management Rates, Fees, and Charges Bylaw No. 0327, 1999*".

STRATEGIC AREA(S) OF FOCUS

Support Environmental Stewardship
Provide Responsive & Effective Public Services

PRIORITIES

Priority #1 Waste Management

BACKGROUND

As efforts to increase recycling and organic diversion rates expand throughout the region, the amount of municipal solid waste remaining that gets disposed of at a landfill is expected to go down, possibly by approximately 30%. While this decrease represents progress from an environmental perspective, it represents a significant decline in forecasted revenue for the Fraser Valley Regional District's Solid Waste Management program which is funded through a Tonnage Levy. The Tonnage Levy is applied to every tonne of waste taken to a disposal facility within the FVRD or leaves the region through a consolidation point (transfer station) for disposal outside of the FVRD. This Tonnage Levy not only serves as a user pay model for the FVRD's solid waste programs, it provides financial incentives to improve diversion.

The current rate of this Tonnage Levy has been set at \$1.65/tonne since 2014, but needs to increase to \$3.00/tonne in order for the FVRD to maintain current service levels. Consultation was conducted on options for how best to increase this Levy (quickly over 2 years, moderately over 4 years, or gradually over 7 years). The options were discussed in a November 2019 memo brought to the Regional and Corporate Services Committee and Board as well as amongst municipal staff and participants on the Industry Working Group.

DISCUSSION

The preferred option identified was the moderate option: a \$0.35/year increase in the Levy over 4 years. It was favoured over the quick option as it provides municipal partners that operate landfills the opportunity to incorporate the new rate into future budget planning, and it was preferred over the gradual option as it avoids the need for the FVRD to introduce a temporary tax requisition to offset short-term revenue shortfalls it would cause.

This preferred option would introduce a \$0.35/tonne increase beginning April 1, 2020 (the same date as the FVRD's Source Separation Bylaw, Bylaw No. 1495, 2018, comes into effect. Subsequent increases would occur as of January 1 each year.

<i>Year</i>	<i>Proposed Fee per Tonne</i>
Current rate	\$1.65
Starting 2020 (Apr 1)	\$2.00
2021 (Jan 1)	\$2.35
2022 (Jan 1)	\$2.65
2023 (Jan 1)	\$3.00
2024 (Jan 1)	\$3.00

Implementing this proposed rate increase in the Tonnage Levy requires adoption of a revised Solid Waste Rates, Fees and Charges Bylaw. This proposed bylaw replaces the "*Fraser Valley Regional District Solid Waste Management Rates, Fees, and Charges Bylaw No. 0327, 1999*" which is to be repealed upon adoption of the revised bylaw.

COST

Increasing the Tonnage Levy is needed to offset anticipated decreases in tonnage rates. Although the rate of decrease in tonnage is only estimated, budget forecasts for the suggested Tonnage Levy demonstrate possible short-term revenue deficits until 2022/23, but these temporary losses can be covered by funds in the associated Appropriated Surplus account.

<i>Year</i>	<i>Tonnage Disposed (Est)</i>	<i>Tonnage Levy</i>	<i>Revenue Collected</i>	<i>Budgeted Expenses</i>	<i>Balance</i>
2020	182,000	\$2.00	\$342,767	\$384,370	-\$41,603
2021	151,060	\$2.35	\$354,991	\$385,870	-\$30,879
2022	145,018	\$2.65	\$384,297	\$393,520	-\$9,223
2023	146,468	\$3.00	\$439,403	\$401,260	\$38,143
2024	147,932	\$3.00	\$443,797	\$408,770	\$35,027

CONCLUSION

The FVRD Solid Waste Rates, Fees and Charges Bylaw has been updated to increase the Solid Waste Tonnage Levy rate by \$0.35/tonne per year rising from \$1.65/tonne to \$3.00/tonne over four years. The subsequent revenue will allow the FVRD to maintain current solid waste service levels despite anticipated reductions in waste sent to landfills due to increases in diversion rates.

COMMENTS BY:

Stacey Barker, Director of Regional Services: Reviewed and supported.

Mike Veenbaas, Director of Financial Services: Reviewed and supported.

Jennifer Kinneman, Acting Chief Administrative Officer: Reviewed and supported.

**FRASER VALLEY REGIONAL DISTRICT
BYLAW NO. 1583, 2020**

A bylaw to establish rates, fees, and other charges for solid waste management

WHEREAS the Board of Directors of the Fraser Valley Regional District ("the Board") provides solid waste management services pursuant to *Fraser Valley Regional District Regional Solid Waste Management Service Area Establishment Bylaw No. 1478, 2018*;

AND WHEREAS Section 8.5 of the Fraser Valley Regional District Solid Waste Management Plan Update 2016-2026 describes the Fraser Valley Regional District's collection of a tonnage fee on municipal solid waste within the region;

AND WHEREAS Section 8.6 of the Fraser Valley Regional District Solid Waste Management Plan Update 2016-2026 outlines requirements for solid waste facilities to obtain authorization by the Fraser Valley Regional District to be involved in the handling of municipal solid waste;

AND WHEREAS the Board has deemed it advisable to establish certain rates, fees and other charges associated with solid waste management;

THEREFORE the Board enacts as follows:

1) CITATION

This bylaw may be cited as Fraser Valley Regional District Solid Waste Management Rates, Fees, and Charges *Bylaw No. 1583, 2020*.

2) DEFINITIONS

In this bylaw:

"Municipal Solid Waste" means refuse that originates from residential, commercial, institutional, demolition, land clearing or construction sources not including waste excluded from the scope of the Solid Waste Management Plan (hazardous, agricultural, biomedical and liquid waste);

"Solid Waste Facility" includes all types of buildings and structures that are authorized by a governmental authority to receive, handle, or process one or more types of Municipal Solid Waste, including recycling depots, transfer stations, material recovery facilities, mixed waste material recovery facilities, organics facilities, and landfills.

"Solid Waste Management Plan" means the Fraser Valley Regional District Solid Waste Management Plan Update 2016- 2026, approved by the Minister of Environment pursuant to section 24 of the *Environmental Management Act*;

"Tonnage Levy" means a surcharge that is applied to each tonne of Municipal Solid Waste that is received for disposal at any landfill located in the Fraser Valley Regional District or that is received at

a Solid Waste Facility within the Fraser Valley Regional District and transported outside of the Fraser Valley Regional District for disposal.

3) **ENACTMENTS**

The following fees and conditions are hereby imposed:

3.1 **Tonnage Levy**

- a) The Tonnage Levy is determined using the Fee per Tonne rate as follows:

<u>Date</u>	<u>Fee per Tonne</u>
To March 31, 2020	\$1.65
April 1, 2020 – December 31, 2020	\$2.00
January 1, 2021 – December 31, 2021	\$2.35
January 1, 2022 – December 31, 2022	\$2.65
January 1, 2023 – December 31, 2023	\$3.00

After the fee reaches \$3.00/tonne as of January 1, 2023, it shall remain at that rate until such time it is amended by the Fraser Valley Regional District Board.

- b) The Tonnage Levy is to be remitted by any owner or operator of a landfill within the Fraser Valley Regional District or by any owner or operator of a Solid Waste Facility within the Fraser Valley Regional District that transports Municipal Solid Waste outside of the Fraser Valley Regional District for disposal.
- c) The Tonnage Levy is to be remitted to the Fraser Valley Regional District at least twice per calendar year: for the six (6) month period from January 1 to June 30th and for the six (6) month period from July 1st to December 31st. Municipalities and private operators may remit the Tonnage Levy to the Fraser Valley Regional District more frequently than twice a year (e.g., quarterly or monthly) upon approval by the Fraser Valley Regional District. Failure to remit in full may result in removal of the Solid Waste Facility from the Fraser Valley Regional District's Solid Waste Management Plan.

3.2 **Solid Waste Management Plan Facility Application Fees**

Every person who submits an application to have a new Solid Waste Facility be added to the Solid Waste Management Plan, or an application to amend an authorization for a facility already added to the Solid Waste Management Plan, shall pay to the Fraser Valley Regional District, on application, a fee of \$500.00. This application fee is non-refundable regardless of the facility receiving ultimate authorization or not, unless a refund is specifically granted by the Fraser Valley Regional District Board.

4) **REPEAL**

Fraser Valley Regional District Solid Waste Management Rates, Fees, and Charges Bylaw No. 0327, 1999 and any amendments thereto are hereby repealed.

5) SEVERABILITY

If a portion of this bylaw is found invalid by a court, it will be severed and the remainder of the bylaw will remain in effect.

6) READINGS AND ADOPTION

READ A FIRST TIME THIS _____ day of _____

READ A SECOND TIME THIS _____ day of _____

READ A THIRD TIME THIS _____ day of _____

ADOPTED THIS _____ day of _____

Chair/Vice-Chair

Corporate Officer/Deputy

7) CERTIFICATION

I hereby certify that this is a true and correct copy of *Fraser Valley Regional District Solid Waste Management Fees and Charges Establishment Bylaw No. 1583, 2020* as adopted by the Board of Directors of the Fraser Valley Regional District on the

Dated at Chilliwack, BC this _____

Corporate Officer/Deputy

To: Regional and Corporate Services Committee
From: Mike Veenbaas, Director of Financial Services

Date: 2020-02-13
File No: 3920-20

Subject: Sub-Regional Parks Reserve Fund Establishment Bylaw

RECOMMENDATION

THAT the Fraser Valley Regional District Board consider giving three readings and adoption to *Fraser Valley Regional District Sub-Regional Parks Reserve Fund Establishment Bylaw No. 1582, 2020*.

STRATEGIC AREA(S) OF FOCUS

Support Healthy & Sustainable Community
Provide Responsive & Effective Public Services

PRIORITIES

Priority #4 Tourism
Priority #5 Outdoor Recreation

BACKGROUND

The Sub-Regional Parks service area was established March 2018 for the purpose of acquiring, developing, operating and maintaining parks within the City of Abbotsford and a portion of Electoral Area G (Sumas Mountain). As part of the annual operations budget, funding is planned to be placed into a reserve for future expenditures.

DISCUSSION

As allowed under the Local Government Act, the Board may establish reserve funds for a specified purpose. Bylaw No. 1582 would allow for the establishment of a reserve fund under the Sub-Regional Parks service which may be used for capital projects, land, machinery or equipment and extensions or renewal of existing capital works.

The use of funds placed into the reserve is authorized through the annual financial plan as adopted by the Regional Board. Funds placed into this reserve may only be used in the Sub-Regional Parks service and may not be transferred into another service area.

COST

There are no costs associated with establishing a reserve fund. Annual contributions to and transfers from the reserve fund will be as set via the annual financial plan.

CONCLUSION

In order to put funds aside for future capital needs in the Sub-Regional Parks service, Bylaw No. 1582 allows for the establishment of a reserve fund.

COMMENTS BY:

Jennifer Kinneman, Acting Chief Administrative Officer

Reviewed and supported.

**FRASER VALLEY REGIONAL DISTRICT
BYLAW NO. 1582, 2020**

A Bylaw to establish a reserve fund for the Sub-Regional Parks Service Area.

WHEREAS *Fraser Valley Regional District Sub-Regional Parks Service Area Establishment Bylaw No. 1454, 2017* was adopted by the Fraser Valley Regional District Board of Directors ("the Board") on March 27, 2018;

AND WHEREAS a reserve fund may be established by bylaw for a specified purpose so that money can be placed to the credit of that reserve fund;

THEREFORE the Board enacts as follows:

1) CITATION

This bylaw may be cited as *Fraser Valley Regional District Sub-Regional Parks Reserve Fund Establishment Bylaw No. 1582, 2020*.

2) ENACTMENTS

- a) There shall be and is hereby established a reserve fund to be known as the Fraser Valley Regional District Sub-Regional Parks Reserve Fund.
- b) Monies from current revenue, or, as available, from general revenue surplus, or as otherwise provided in the *Community Charter* and *Local Government Act* may be paid into this fund.
- a) Monies from the Sub-Regional Parks Reserve Fund may be used for capital projects, land, machinery or equipment and extensions or renewal of existing capital works relative to the provision of services for the Sub-Regional Parks Service Area.

3) SEVERABILITY

If a portion of this bylaw is found invalid by a court, it will be severed and the remainder of the bylaw will remain in effect.

4) READINGS AND ADOPTION

READ A FIRST TIME THIS day of

READ A SECOND TIME THIS day of

READ A THIRD TIME THIS day of

ADOPTED THIS day of

Chair/Vice-Chair

Corporate Officer/Deputy

5) CERTIFICATION

I hereby certify that this is a true and correct copy of *Fraser Valley Regional District Sub-Regional Parks Reserve Fund Establishment Bylaw No. 1582, 2020* as adopted by the Board of Directors of the Fraser Valley Regional District on the

Dated at Chilliwack, B.C. this

Corporate Officer/Deputy

To: Electoral Area Services Committee
From: Mike Veenbaas, Director of Financial Services

Date: 2020-02-13
File No: 3920-20

Subject: Electoral Area Parcel Tax Establishment Bylaws

RECOMMENDATION

THAT the Fraser Valley Regional District Board consider giving three readings and adoption to the following bylaws:

- *Fraser Valley Regional District Cascade-Carratt Creek Flood Control Service Area Parcel Tax Establishment Bylaw No. 1564, 2020;*
- *Fraser Valley Regional District Morris Valley Sewer Service Area Parcel Tax Establishment Bylaw No. 1565, 2020;*
- *Fraser Valley Regional District Popkum Sewer Area Parcel Tax Establishment Bylaw No. 1574, 2020;*
- *Fraser Valley Regional District Deroche Water System Parcel Tax Establishment Bylaw No. 1575, 2020;*
- *Fraser Valley Regional District Yale Water System Service Area Parcel Tax Establishment Bylaw No. 1576, 2020;*
- *Fraser Valley Regional District Hatzic Prairie Water Supply and Distribution System Service Area Parcel Tax Establishment Bylaw No. 1577, 2020;*
- *Fraser Valley Regional District Lake Errock Water Supply and Distribution System Service Area Parcel Tax Establishment Bylaw No. 1578, 2020.*

STRATEGIC AREA(S) OF FOCUS

Support Healthy & Sustainable Community
Provide Responsive & Effective Public Services

PRIORITIES

Priority #2 Air & Water Quality
Priority #3 Flood Protection & Management

BACKGROUND

For service areas that are funded via a parcel tax, a parcel tax establishment bylaw must be adopted. This bylaw directs staff to prepare a parcel tax roll (listing of properties to receive the parcel tax), dictates the method for which the parcel tax is allocated (in FVRD's case it is an equal amount to each property) and determines the amount of the annual parcel tax per property. An analysis of service area bylaws last fall determined that seven parcel tax establishment bylaws required amendments.

DISCUSSION

When staff considered options for amending the existing parcel tax establishing bylaws, a review was completed of the format used in other Regional Districts. This was done in part to address the challenge of constantly amending these bylaws as changes are adopted in the financial plan or service area establishment bylaws. A standard template used by many Regional Districts was found through this review that would address these concerns and is used in the proposed parcel tax establishing bylaws included in the recommendation.

The updated parcel tax establishment bylaw template follows all the legislative requirements for setting up a parcel tax and applies a formula in the bylaw for determining the amount of the annual parcel tax rate. The use of the formula removes the need to constantly amend these bylaws for the annual rate. The formula links in the annual service area requisition as per the adopted financial plan and the maximum annual requisition per the service area establishment bylaw. An example of this standard template would be:

The amount per parcel in any year shall be equal to A/B where:

A = the total annual parcel tax requisition for the Service Area indicated in the current year's financial plan, up to the maximum allowed in *Fraser Valley Regional District Cascade-Carratt Creek Flood Control Local Service Area Conversion Bylaw No. 0295, 1999*, as amended;

B = the number of current parcels in the Service Area parcel tax roll.

The recommendation is for the Committee to consider three readings and adoption of these new bylaws which also repeal the existing parcel tax establishment bylaws.

COST

There are no costs associated with the adoption of these bylaws as they represent the mechanism that puts into action the parcel tax requisition as allowed under the service area establishment bylaw with the amount authorized via the annual financial plan bylaw.

CONCLUSION

Staff are proposing to setup new parcel tax establishment bylaws for seven service areas that address challenges with the current bylaws requiring constant amendments. The proposed bylaws follow templates used by other Regional Districts.

COMMENTS BY:

Jennifer Kinneman, Acting Chief Administrative Officer: Reviewed and supported.

**FRASER VALLEY REGIONAL DISTRICT
BYLAW 1564, 2020**

**A bylaw to impose a parcel tax on owners of land in the
Cascade-Carratt Creek Flood Control Local Service Area**

WHEREAS *Fraser Valley Regional District Cascade-Carratt Creek Flood Control Local Service Area Conversion Bylaw No. 0295, 1999* was adopted by the Fraser Valley Regional District Board of Directors ("the Board") on June 27, 2000;

AND WHEREAS *Dewdney-Alouette Regional District Cascade-Carratt Creek Specified Area Parcel Tax By-law No. 424-1986*, as amended, imposed a parcel tax on properties in the Cascade-Carratt Creek Flood Control Local Service Area (the "Service Area");

AND WHEREAS the Board wishes to repeal and replace *Dewdney-Alouette Regional District Cascade-Carratt Creek Specified Area Parcel Tax By-law No. 424-1986*, as amended, in order to impose parcel taxes on properties in the Service Area to meet the costs of providing the services and update the language to modern standards;

THEREFORE the Board enacts as follows:

1. CITATION

This bylaw may be cited as *Fraser Valley Regional District Cascade-Carratt Creek Flood Control Service Area Parcel Tax Establishment Bylaw No. 1564, 2020*.

2. ENACTMENTS

- a) In this Bylaw, unless the context otherwise requires, "parcel" means a lot, block or other areas in which real property is held or into which is subdivided.
- b) A parcel tax roll shall be prepared for the purposes of imposing a parcel tax on all parcels of land within the Service Area.
- c) The parcel tax in this bylaw shall be levied on the basis of a single amount for each parcel in the Service Area and is hereby imposed for each and every year that a contribution is made towards the costs associated with the Service Area.
- d) The amount per parcel in any year shall be equal to A/B where:

A = the total annual parcel tax requisition for the Service Area indicated in the current year's financial plan, up to the maximum allowed in *Fraser Valley Regional District Cascade-Carratt Creek Flood Control Local Service Area Conversion Bylaw No. 0295, 1999*, as amended;

B = the number of current parcels in the Service Area parcel tax roll.

3. SEVERABILITY

If a portion of this bylaw is found invalid by a court, it will be severed and the remainder of the bylaw will remain in effect.

4. REPEAL

Dewdney-Alouette Regional District Cascade-Carratt Creek Specified Area Parcel Tax By-law No. 424-1986 and any amendments thereto are hereby repealed.

5. READINGS AND ADOPTION

READ A FIRST TIME THIS _____ day of _____

READ A SECOND TIME THIS _____ day of _____

READ A THIRD TIME THIS _____ day of _____

ADOPTED THIS _____ day of _____

Chair/Vice-Chair

Corporate Officer/Deputy

6. CERTIFICATION

I hereby certify that this is a true and correct copy of *Fraser Valley Regional District Cascade-Carratt Creek Flood Control Service Area Parcel Tax Establishment Bylaw No. 1564, 2020* as adopted by the Board of Directors of the Fraser Valley Regional District on the _____

Dated at Chilliwack, B.C. this _____

Corporate Officer/Deputy

**FRASER VALLEY REGIONAL DISTRICT
BYLAW 1565, 2020**

**A bylaw to impose a parcel tax on owners of land in the
Morris Valley Sewage Collection and Treatment Local Service Area**

WHEREAS *Fraser Valley Regional District Electoral Area C Morris Valley Sewage Collection and Treatment Local Service Area Establishment Bylaw No. 0344, 2000* was adopted by the Fraser Valley Regional District Board of Directors ("the Board") on April 26, 2000;

AND WHEREAS *Fraser Valley Regional District Area C Morris Valley Sewage Collection and Treatment Local Service Area Parcel Tax Bylaw No. 0740, 2006* imposed a parcel tax on properties in the Morris Valley Sewage Collection and Treatment Local Service Area (the "Service Area");

AND WHEREAS the Board wishes to repeal and replace *Fraser Valley Regional District Area C Morris Valley Sewage Collection and Treatment Local Service Area Parcel Tax Bylaw No. 0740, 2006*, as amended, in order to impose parcel taxes on properties in the Service Area to meet the costs of providing the services and update the language to modern standards;

THEREFORE the Board enacts as follows:

1. CITATION

This bylaw may be cited as *Fraser Valley Regional District Morris Valley Sewer Parcel Tax Establishment Bylaw No. 1565, 2020*.

2. ENACTMENTS

- a) In this Bylaw, unless the context otherwise requires, "parcel" means a lot, block or other areas in which real property is held or into which is subdivided.
- b) A parcel tax roll shall be prepared for the purposes of imposing a parcel tax on all parcels of land within the Service Area.
- c) The parcel tax in this bylaw shall be levied on the basis of a single amount for each parcel in the Service Area and is hereby imposed for each and every year that a contribution is made towards the costs associated with the Service Area.
- d) The amount per parcel in any year shall be equal to A/B where:
A = the total annual parcel tax requisition for the Service Area indicated in the current year's financial plan, up to the maximum allowed in *Fraser Valley Regional District Electoral Area C Morris Valley Sewage Collection and Treatment Local Service Area Establishment Bylaw No. 0344, 2000*, as amended;

B = the number of current parcels in the Service Area parcel tax roll.

3. SEVERABILITY

If a portion of this bylaw is found invalid by a court, it will be severed and the remainder of the bylaw will remain in effect.

4. REPEAL

Fraser Valley Regional District Area C Morris Valley Sewage Collection and Treatment Local Service Area Parcel Tax Bylaw No. 0740, 2006 and any amendments thereto are hereby repealed.

5. READINGS AND ADOPTION

READ A FIRST TIME THIS _____ day of _____

READ A SECOND TIME THIS _____ day of _____

READ A THIRD TIME THIS _____ day of _____

ADOPTED THIS _____ day of _____

Chair/Vice-Chair

Corporate Officer/Deputy

6. CERTIFICATION

I hereby certify that this is a true and correct copy of *Fraser Valley Regional District Morris Valley Sewer Parcel Tax Establishment Bylaw No. 1565, 2020* as adopted by the Board of Directors of the Fraser Valley Regional District on the _____

Dated at Chilliwack, B.C. this _____

Corporate Officer/Deputy

**FRASER VALLEY REGIONAL DISTRICT
BYLAW 1574, 2020**

A bylaw to impose a parcel tax on owners of land in the Popkum Sewer Service Area

WHEREAS *Fraser Valley Regional District Popkum Sewer Service Area Establishment Bylaw No. 1396, 2016* was adopted by the Fraser Valley Regional District Board of Directors (“the Board”) on March 22, 2017;

AND WHEREAS *Fraser Valley Regional District Popkum Sewer Service Area Parcel Tax Establishment Bylaw No. 1498, 2018* imposed a parcel tax on properties in the Popkum Sewer Service Area (the “Service Area”);

AND WHEREAS the Board wishes to repeal and replace *Fraser Valley Regional District Popkum Sewer Service Area Parcel Tax Establishment Bylaw No. 1498, 2018* in order to impose parcel taxes on properties in the Service Area to meet the costs of providing the services and update the language to modern standards;

THEREFORE the Board enacts as follows:

1. CITATION

This bylaw may be cited as *Fraser Valley Regional District Popkum Sewer Parcel Tax Establishment Bylaw No. 1574, 2020*.

2. ENACTMENTS

- a) In this Bylaw, unless the context otherwise requires, “parcel” means a lot, block or other areas in which real property is held or into which is subdivided.
- b) A parcel tax roll shall be prepared for the purposes of imposing a parcel tax on all parcels of land within the Service Area.
- c) The parcel tax in this bylaw shall be levied on the basis of a single amount for each parcel in the Service Area and is hereby imposed for each and every year that a contribution is made towards the costs associated with the Service Area.
- d) The amount per parcel in any year shall be equal to A/B where:

A = the total annual parcel tax requisition for the Service Area indicated in the current year’s financial plan, up to the maximum allowed in *Fraser Valley Regional District Popkum Sewer Service Area Establishment Bylaw No. 1396, 2016* as amended;

B = the number of current parcels in the Service Area parcel tax roll.

3. SEVERABILITY

If a portion of this bylaw is found invalid by a court, it will be severed and the remainder of the bylaw will remain in effect.

4. REPEAL

Fraser Valley Regional District Popkum Sewer Service Area Parcel Tax Establishment Bylaw No. 1498, 2018 and any amendments thereto are hereby repealed.

5. READINGS AND ADOPTION

READ A FIRST TIME THIS _____ day of _____

READ A SECOND TIME THIS _____ day of _____

READ A THIRD TIME THIS _____ day of _____

ADOPTED THIS _____ day of _____

Chair/Vice-Chair

Corporate Officer/Deputy

6. CERTIFICATION

I hereby certify that this is a true and correct copy of *Fraser Valley Regional District Popkum Sewer Parcel Tax Establishment Bylaw No. 1574, 2020* as adopted by the Board of Directors of the Fraser Valley Regional District on the _____

Dated at Chilliwack, B.C. this _____

Corporate Officer/Deputy

**FRASER VALLEY REGIONAL DISTRICT
BYLAW 1575, 2020**

A bylaw to impose a parcel tax on owners of land in the Deroche Water System Service Area

WHEREAS *Dewdney-Alouette Regional District Deroche Water System Local Service Area Establishment Bylaw No. 608-1992 was adopted on December 14, 1992;*

AND WHEREAS *Fraser Valley Regional District Deroche Water Local Service Area Parcel Tax Bylaw No. 672, 2005 imposed a parcel tax on properties in the Deroche Water System Service Area (the "Service Area");*

AND WHEREAS the Board wishes to repeal and replace *Fraser Valley Regional District Deroche Water Local Service Area Parcel Tax Bylaw No. 672, 2005* in order to impose parcel taxes on properties in the Service Area to meet the costs of providing the services and update the language to modern standards;

THEREFORE the Board enacts as follows:

1. CITATION

This bylaw may be cited as *Fraser Valley Regional District Deroche Water System Parcel Tax Establishment Bylaw No. 1575, 2020*.

2. ENACTMENTS

- a) In this Bylaw, unless the context otherwise requires, "parcel" means a lot, block or other areas in which real property is held or into which is subdivided.
- b) A parcel tax roll shall be prepared for the purposes of imposing a parcel tax on all parcels of land within the Service Area.
- c) The parcel tax in this bylaw shall be levied on the basis of a single amount for each parcel in the Service Area and is hereby imposed for each and every year that a contribution is made towards the costs associated with the Service Area.
- d) The amount per parcel in any year shall be equal to A/B where:

A = the total annual parcel tax requisition for the Service Area indicated in the current year's financial plan, up to the maximum allowed in *Dewdney-Alouette Regional District Deroche Water System Local Service Area Establishment Bylaw No. 608-1992*, as amended;

B = the number of current parcels in the Service Area parcel tax roll.

3. SEVERABILITY

If a portion of this bylaw is found invalid by a court, it will be severed and the remainder of the bylaw will remain in effect.

4. REPEAL

Fraser Valley Regional District Deroche Water Local Service Area Parcel Tax Bylaw No. 672, 2005 and any amendments thereto are hereby repealed.

5. READINGS AND ADOPTION

READ A FIRST TIME THIS _____ day of _____

READ A SECOND TIME THIS _____ day of _____

READ A THIRD TIME THIS _____ day of _____

ADOPTED THIS _____ day of _____

Chair/Vice-Chair

Corporate Officer/Deputy

6. CERTIFICATION

I hereby certify that this is a true and correct copy of *Fraser Valley Regional District Deroche Water System Parcel Tax Establishment Bylaw No. 1575, 2020* as adopted by the Board of Directors of the Fraser Valley Regional District on the

Dated at Chilliwack, B.C. this _____

Corporate Officer/Deputy

**FRASER VALLEY REGIONAL DISTRICT
BYLAW 1576, 2020**

**A bylaw to impose a parcel tax on owners of land in the
Townsite of Yale Water Supply and Distribution Local Service Area**

WHEREAS *Fraser Valley Regional District Townsite of Yale Water Supply and Distribution Local Service Area Conversion and Amendment Bylaw No. 0292, 1999* was adopted by the Fraser Valley Regional District Board of Directors ("the Board") on April 27, 1999;

AND WHEREAS *Regional District of Fraser Cheam Townsite of Yale Water Supply and Distribution System Parcel Tax Bylaw No. 527, 1983* imposed a parcel tax on properties in the Townsite of Yale Water Supply and Distribution Local Service Area (the "Service Area");

AND WHEREAS the Board wishes to repeal and replace *Regional District of Fraser Cheam Townsite of Yale Water Supply and Distribution System Parcel Tax Bylaw No. 527, 1983* in order to impose parcel taxes on properties in the Service Area to meet the costs of providing the services and update the language to modern standards;

THEREFORE the Board enacts as follows:

1. CITATION

This bylaw may be cited as *Fraser Valley Regional District Yale Water System Service Area Parcel Tax Establishment Bylaw No. 1576, 2020*.

2. ENACTMENTS

- a) In this Bylaw, unless the context otherwise requires, "parcel" means a lot, block or other areas in which real property is held or into which is subdivided.
- b) A parcel tax roll shall be prepared for the purposes of imposing a parcel tax on all parcels of land within the Service Area.
- c) The parcel tax in this bylaw shall be levied on the basis of a single amount for each parcel in the Service Area and is hereby imposed for each and every year that a contribution is made towards the costs associated with the Service Area.
- d) The amount per parcel in any year shall be equal to A/B where:

A = the total annual parcel tax requisition for the Service Area indicated in the current year's financial plan, up to the maximum allowed in *Fraser Valley Regional District Townsite of Yale Water Supply and Distribution Local Service Area Conversion and Amendment Bylaw No. 0292, 1999, as amended*;

B = the number of current parcels in the Service Area parcel tax roll.

3. SEVERABILITY

If a portion of this bylaw is found invalid by a court, it will be severed and the remainder of the bylaw will remain in effect.

4. REPEAL

Regional District of Fraser Cheam Townsite of Yale Water Supply and Distribution System Parcel Tax Bylaw No. 527, 1983 and any amendments thereto are hereby repealed.

5. READINGS AND ADOPTION

READ A FIRST TIME THIS day of

READ A SECOND TIME THIS _____ day of _____

READ A THIRD TIME THIS day of

ADOPTED THIS _____ day of _____

Chair/Vice-Chair

Corporate Officer/Deputy

6. CERTIFICATION

I hereby certify that this is a true and correct copy of *Fraser Valley Regional District Yale Water System Service Area Parcel Tax Establishment Bylaw No. 1576, 2020* as adopted by the Board of Directors of the Fraser Valley Regional District on the

Dated at Chilliwack, B.C. this

Corporate Officer/Deputy

**FRASER VALLEY REGIONAL DISTRICT
BYLAW 1577, 2020**

**A bylaw to impose a parcel tax on owners of land in the
Hatzic Prairie Water Supply and Distribution System Service Area**

WHEREAS *Fraser Valley Regional District Hatzic Prairie Water Supply and Distribution System Service Area Establishment Bylaw No. 0837, 2007* was adopted by the Fraser Valley Regional District Board of Directors ("the Board") on January 22, 2008;

AND WHEREAS *Fraser Valley Regional District Hatzic Prairie Water Supply and Distribution System Service Area Parcel Tax Bylaw No. 0925, 2009* imposed a parcel tax on properties in the Hatzic Prairie Water Supply and Distribution System Service Area (the "Service Area");

AND WHEREAS the Board wishes to repeal and replace *Fraser Valley Regional District Hatzic Prairie Water Supply and Distribution System Service Area Parcel Tax Bylaw No. 0925, 2009* in order to impose parcel taxes on properties in the Service Area to meet the costs of providing the services and update the language to modern standards;

THEREFORE the Board enacts as follows:

1. CITATION

This bylaw may be cited as *Fraser Valley Regional District Hatzic Prairie Water Supply and Distribution System Service Area Parcel Tax Establishment Bylaw No. 1577, 2020*.

2. ENACTMENTS

- a) In this Bylaw, unless the context otherwise requires, "parcel" means a lot, block or other areas in which real property is held or into which is subdivided.
- b) A parcel tax roll shall be prepared for the purposes of imposing a parcel tax on all parcels of land within the Service Area.
- c) The parcel tax in this bylaw shall be levied on the basis of a single amount for each parcel in the Service Area and is hereby imposed for each and every year that a contribution is made towards the costs associated with the Service Area.
- d) The amount per parcel in any year shall be equal to A/B where:

A = the total annual parcel tax requisition for the Service Area indicated in the current year's financial plan, up to the maximum allowed in *Fraser Valley Regional District Hatzic Prairie Water Supply and Distribution System Service Area Establishment Bylaw No. 0837, 2007, as amended*;

B = the number of current parcels in the Service Area parcel tax roll.

3. SEVERABILITY

If a portion of this bylaw is found invalid by a court, it will be severed and the remainder of the bylaw will remain in effect.

4. REPEAL

Fraser Valley Regional District Hatzic Prairie Water Supply and Distribution System Service Area Parcel Tax Bylaw No. 0925, 2009 and any amendments thereto are hereby repealed.

5. READINGS AND ADOPTION

READ A FIRST TIME THIS _____ day of _____

READ A SECOND TIME THIS _____ day of _____

READ A THIRD TIME THIS day of

ADOPTED THIS _____ day of _____

Chair/Vice-Chair

Corporate Officer/Deputy

6. CERTIFICATION

I hereby certify that this is a true and correct copy of *Fraser Valley Regional District Hatzic Prairie Water Supply and Distribution System Service Area Parcel Tax Establishment Bylaw No. 1577, 2020* as adopted by the Board of Directors of the Fraser Valley Regional District on the

Dated at Chilliwack, B.C. this

Corporate Officer/Deputy

**FRASER VALLEY REGIONAL DISTRICT
BYLAW 1578, 2020**

**A bylaw to impose a parcel tax on owners of land in the
Lake Errock Water Supply and Distribution System Service Area**

WHEREAS *Fraser Valley Regional District Lake Errock Water Supply and Distribution System Service Area Establishment Bylaw No. 0800, 2007* was adopted by the Fraser Valley Regional District Board of Directors ("the Board") on January 22, 2008;

AND WHEREAS *Fraser Valley Regional District Lake Errock Water Supply and Distribution System Service Area Parcel Tax Bylaw No. 0925, 2009* imposed a parcel tax on properties in the Lake Errock Water Supply and Distribution System Service Area (the "Service Area");

AND WHEREAS the Board wishes to repeal and replace *Fraser Valley Regional District Lake Errock Water Supply and Distribution System Service Area Parcel Tax Bylaw No. 0925, 2009* in order to impose parcel taxes on properties in the Service Area to meet the costs of providing the services and update the language to modern standards;

THEREFORE the Board enacts as follows:

1. CITATION

This bylaw may be cited as *Fraser Valley Regional District Lake Errock Water Supply and Distribution System Service Area Parcel Tax Establishment Bylaw No. 1578, 2020*.

2. ENACTMENTS

- a) In this Bylaw, unless the context otherwise requires, "parcel" means a lot, block or other areas in which real property is held or into which is subdivided.
- b) A parcel tax roll shall be prepared for the purposes of imposing a parcel tax on all parcels of land within the Service Area.
- c) The parcel tax in this bylaw shall be levied on the basis of a single amount for each parcel in the Service Area and is hereby imposed for each and every year that a contribution is made towards the costs associated with the Service Area.
- d) The amount per parcel in any year shall be equal to A/B where:
A = the total annual parcel tax requisition for the Service Area indicated in the current year's financial plan, up to the maximum allowed in *Fraser Valley Regional District Lake Errock Water Supply and Distribution System Service Area Establishment Bylaw No. 0800, 2007, as amended*;
B = the number of current parcels in the Service Area parcel tax roll.

3. SEVERABILITY

If a portion of this bylaw is found invalid by a court, it will be severed and the remainder of the bylaw will remain in effect.


4. REPEAL

Fraser Valley Regional District Lake Errock Water Supply and Distribution System Service Area Parcel Tax Bylaw No. 0925, 2009 and any amendments thereto are hereby repealed.

5. READINGS AND ADOPTION

READ A FIRST TIME THIS _____ day of _____

READ A SECOND TIME THIS _____ day of _____

READ A THIRD TIME THIS  day of

ADOPTED THIS _____ day of _____

Chair/Vice-Chair

Corporate Officer/Deputy

6. CERTIFICATION

I hereby certify that this is a true and correct copy of *Fraser Valley Regional District Lake Errock Water Supply and Distribution System Service Area Parcel Tax Establishment Bylaw No. 1578, 2020* as adopted by the Board of Directors of the Fraser Valley Regional District on the

Dated at Chilliwack, B.C. this

Corporate Officer/Deputy

To: Electoral Area Services Committee

Date: 2020-02-13

From: Dustin Zahara, Engineering & Community Services Tech

File No: 39-20-20-1581,2020

Subject: Deroche Water System Rates and Fees Amendment

RECOMMENDATION

THAT the Fraser Valley Regional District Board consider giving three readings and adoption to the bylaw cited as "*Fraser Valley Regional District Deroche Water Supply and Distribution System Fees and Regulations Amendment Bylaw No. 1581, 2020*".

STRATEGIC AREA(S) OF FOCUS

Provide Responsive & Effective Public Services

BACKGROUND

The Fraser Valley Regional District's Deroche Water System operates on revenue streams from a parcel tax as well as a user fee collected in the form of a Quarterly utility bill.

DISCUSSION

Fraser Valley Regional District Deroche Water Supply and Distribution System Fees and Regulations Amendment Bylaw No. 0198, 2000 specifies a minimum monthly charge for the quarterly utility bill of Residential, Commercial and Institutional customers. The bylaw proposed, *Fraser Valley Regional District Deroche Water Supply and Distribution System Fees and Regulations Amendment Bylaw No. 1581, 2020*, specifies a minimum monthly charge for the quarterly utility bill for Residential customers of \$30, Commercial rate being the greater of \$0.72 per cubic metre or \$38.10 and Institutional customers of \$77. In the event that costs necessary to deliver the service are less than anticipated in a given budget year, then a lesser amount of water user fees may be charged, all other aspects of the bylaw remain unchanged.

The purpose of the change is to adjust the Deroche Water System's revenue stream to put a higher emphasis on user fees. The previous bylaw was written in 2000 and has had no increases to billing in that time.

COST

The changes proposed by this bylaw will only affect the streams through which revenue is collected for this service area. The overall service area budget remains unchanged.

COMMENTS BY:

Sterling Chan, Manager of Engineering & Infrastructure Reviewed and supported.

Tareq Islam, Director of Engineering & Community Services: Reviewed and supported.

Mike Veenbaas, Director of Financial Services: Reviewed and supported.

Jennifer Kinneman, Acting Chief Administrative Officer: Reviewed and supported.

**FRASER VALLEY REGIONAL DISTRICT
BYLAW NO. 1581, 2020**

**A bylaw to amend the Rates and Fees for the
Deroche Water System Service Area**

WHEREAS the Board of Directors of the Fraser Valley Regional District (“the Board”) has deemed it advisable to amend *Fraser Valley Regional District Deroche Water System Rates, Fees and Regulations Establishment Bylaw No. 0198, 2000*.

THEREFORE the Board enacts as follows:

1) CITATION

This bylaw may be cited as the *Fraser Valley Regional District Deroche Water System Fees and Regulations Amendment Bylaw No. 1581, 2020*.

2) ENACTMENTS

That Fraser Valley Regional District Bylaw No. 0198, 2000, be amended by:

- a. Deleting Schedule B in its entirety and substituting with Schedule B attached hereto and forming an integral part of this bylaw.

3) SEVERABILITY

If a portion of this bylaw is found invalid by a court, it will be severed and the remainder of the bylaw will remain in effect.

4) READINGS AND ADOPTION

READ A FIRST TIME THIS

READ A SECOND TIME THIS

READ A THIRD TIME THIS

ADOPTED THIS

Chair/Vice-Chair

Corporate Officer/Deputy

5) CERTIFICATION

I hereby certify that this is a true and correct copy of *Fraser Valley Regional District Deroche Water System Fees and Regulations Amendment Bylaw No. 1581, 2020* as adopted by the Board of Directors of the Fraser Valley Regional District on

Dated at Chilliwack, BC on

Corporate Officer/Deputy

DRAFT

FRASER VALLEY REGIONAL DISTRICT BYLAW NO. 1581, 2020
Schedule B

WATER USER FEES

Amounts to be billed quarterly:

<u>Use</u>	<u>Rate</u>
Residential	\$30/month – billed quarterly
Commercial Meter Rate	\$0.72/cubic metre or minimum of \$38.10/ month (whichever is greater) – billed quarterly
Institutional	\$77.00/month – billed quarterly

Notwithstanding the maximum fees established herein, if the costs necessary to deliver the service are less than anticipated in a given budget year, than a lesser amount of water user fees may be charged.

ADDITIONAL CHARGES

All requests for water service that require a water connection to be turned on or off at the property line will be subject to a fee of \$150.00 per request.

This is Schedule B attached to and forming part of Bylaw No. 1581, 2020.

FRASER VALLEY REGIONAL DISTRICT

BYLAW NO. 1557, 2019

**A bylaw to convert the Boston Bar Street Lighting Specified Area
to a Service Area and to increase the requisition limit**

WHEREAS the Boston Bar Street Lighting Specified Area was established by *Regional District of Fraser-Cheam Boston Bar Street Lighting Specified Area Establishment Bylaw No. 30, 1973*.

AND WHEREAS in accordance with S. 341 of the *Local Government Act* the Fraser Valley Regional District Board of Directors ("the Board") wishes to convert the Boston Bar Street Lighting Specified Area to a Service Area;

AND WHEREAS the maximum annual requisition for the Boston Bar Street Lighting Specified Area is currently \$10,500;

AND WHEREAS the Board wishes to increase the maximum amount that may be requisitioned under Bylaw 30, 1973, as amended, by an amount greater than 25% of the baseline value and such an increase requires approval of the inspector;

AND WHEREAS consent on behalf of electoral participating areas has been obtained;

THEREFORE the Board enacts as follows:

1) CITATION

This bylaw may be cited as *Fraser Valley Regional District Boston Bar Street Lighting Service Area Conversion and Amendment Bylaw No. 1557, 2019*.

2) ENACTMENTS

- a) The Boston Bar Street Lighting Specified Area is hereby converted to and established as a service area to be known hereafter as the "Boston Bar Street Lighting Service Area" for the purpose of providing street lighting;
- b) The participating areas for the service established by this bylaw shall be Electoral Area A of the Fraser Valley Regional District;
- c) The boundaries of the service area established by this bylaw shall be as shown of Schedule 1557-A attached to and forming an integral part of this bylaw ;
- d) The annual costs for the service established by this bylaw shall be recovered by one or more of the following:

- i. The requisition of money to be collected by a property value tax;
 - ii. The imposition of fees and other charges that may be fixed by separate bylaw for the purpose of recovering these costs; and/or
 - iii. Revenues received by way of agreement, enterprise, gift, grant or otherwise.
- e) The maximum amount that may be requisitioned annually for the service established by this bylaw shall be an amount equal to that which could be raised by a property value tax rate of \$0.67/\$1000 applied to the net taxable value of the land and improvements within the service area.

3) **SEVERABILITY**

If a portion of this bylaw is found invalid by a court, it will be severed and the remainder of the bylaw will remain in effect.

4) **READINGS AND ADOPTION**

READ A FIRST TIME this 18th day of December, 2019

READ A SECOND TIME this 18th day of December, 2019

READ A THIRD TIME this 18th day of December, 2019

APPROVED BY THE INSPECTOR
OF MUNICIPALITIES this 23rd day of January, 2020

ADOPTED this day of

Chair/Vice-Chair

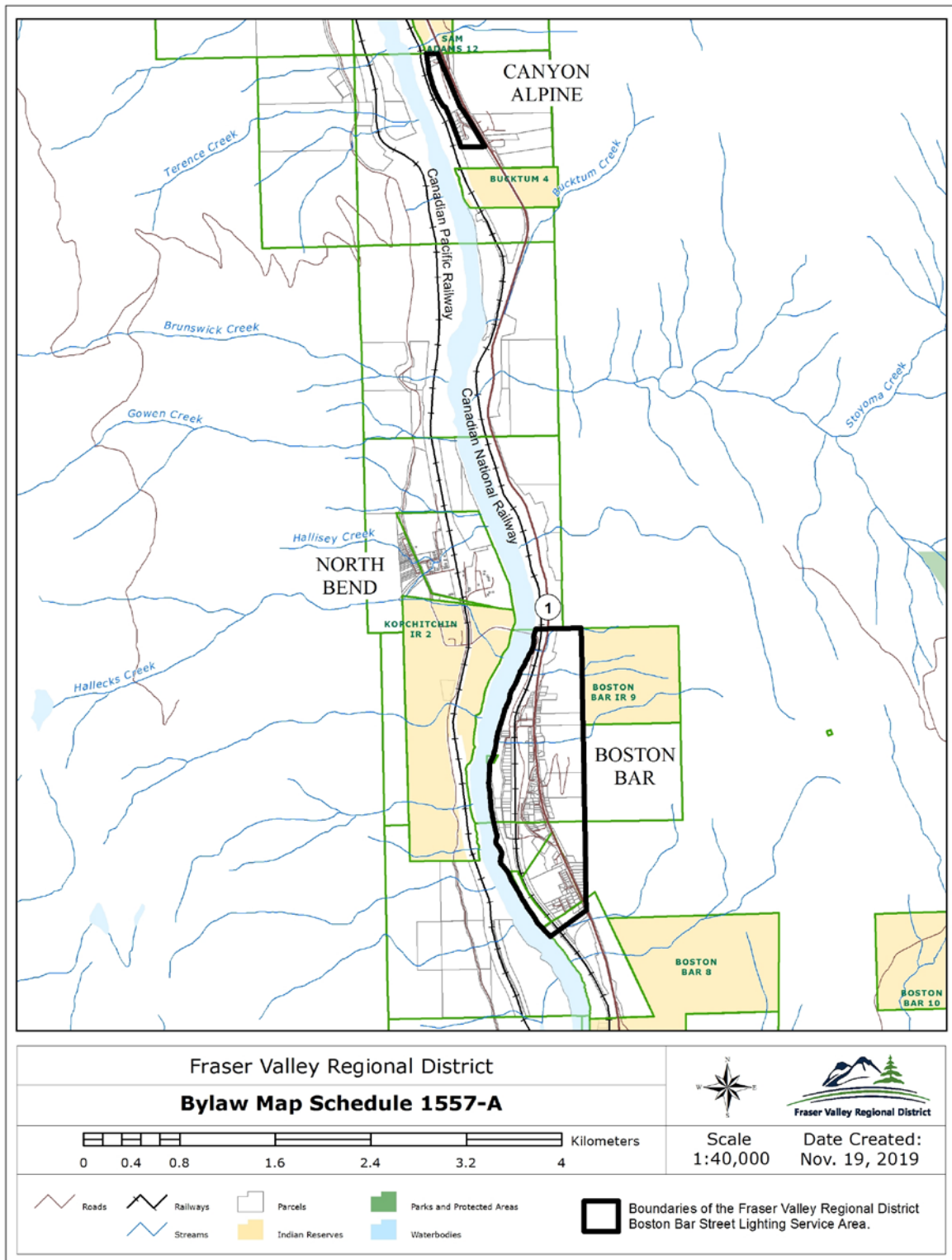
Corporate Officer/Deputy

5) **CERTIFICATION**

I hereby certify the foregoing to be a true and correct copy of *Fraser Valley Regional District Boston Bar Street Lighting Service Area Conversion and Amendment Bylaw No. 1557, 2019* as read a third time by the Fraser Valley Regional District Board on the 18th day of December, 2019.
Dated at Chilliwack, BC this 19th day of December, 2019

Corporate Officer/Deputy

Fraser Valley Regional District Bylaw No. 1557, 2019
Schedule 1557-A



This is map 1 of 1 constituting Schedule 1557-A attached to and forming an integral part of *Fraser Valley Regional District Boston Bar Street Lighting Service Area Conversion and Amendment Bylaw No. 1557, 2019*.



Statutory Approval

Under the provisions of section 349

of the Local Government Act

I hereby approve Bylaw No. 1557, 2019

of the FRASER VALLEY REGIONAL DISTRICT,

a copy of which is attached hereto.

Dated this 23rd day
of JANUARY, 2019

Nicola Marotz
Deputy Inspector of Municipalities

To: CAO for the Electoral Area Services Committee
From: Mike Veenbaas, Director of Financial Services

Date: 2019-12-10
File No:

Subject: Boston Bar Street Lighting Service Conversion and Amendment

RECOMMENDATION

THAT the Fraser Valley Regional District Board consider giving three readings to *Fraser Valley Regional District Boston Bar Street Lighting Service Area Conversion and Amendment Bylaw No. 1557, 2019*.

STRATEGIC AREA(S) OF FOCUS

Support Healthy & Sustainable Community
Provide Responsive & Effective Public Services

PRIORITIES

Priority #2 Air & Water Quality

BACKGROUND

The Regional District of Fraser-Cheam established the Boston Bar Street Lighting Specified Area in 1973. The service is mostly funded through assessment based taxes. While the annual tax requisition is set during the financial planning process, the maximum allowable requisition is noted in the establishing bylaw. For this service that maximum is currently \$10,500.

DISCUSSION

As part of the 2020 financial planning process it has been noted that the proposed tax requisition of \$14,080 will be over the maximum allowable in the establishing bylaw.

The current maximum requisition is \$10,500, and Staff are proposing that it be amended so the maximum requisition would be approximately \$16,000 based on the 2019 assessment roll. In addition, Staff are proposing that the amendment bylaw reflect a rate per \$1,000 calculation as allowed under LGA 339(1)(e) in order to provide the Board with flexibility in setting future tax requisition levels during the financial planning process. The 2019 revised roll net taxable value for the service area is \$23,916,420. The proposed rate of \$0.67 per \$1,000 would calculate a maximum tax requisition of \$16,024.

As part of the amendment process, Ministry staff have advised the Regional District that this service also needs to be converted from a “specified area” to a “service area” in keeping with updated legislation and requirements in the Local Government Act. This conversion had been included in the proposed bylaw.

COST

Amendments to service area establishment bylaw requisition limits do not have a direct financial impact as the actual requisition level is set by the Board through the adoption of the annual financial plan bylaw.

CONCLUSION

To be proactive and provide flexibility for tax requisition growth in the Boston Bar Street Lighting Service Area, Staff are proposing an amendment to the maximum requisition level that is included in the establishing bylaw.

COMMENTS BY:

Jennifer Kinneman, Acting Chief Administrative Officer: Reviewed and supported.

FRASER VALLEY REGIONAL DISTRICT

BYLAW NO. 1557, 2019

**A bylaw to convert the Boston Bar Street Lighting Specified Area
to a Service Area and to increase the requisition limit**

WHEREAS the Boston Bar Street Lighting Specified Area was established by *Regional District of Fraser-Cheam Boston Bar Street Lighting Specified Area Establishment Bylaw No. 30, 1973*.

AND WHEREAS in accordance with S. 341 of the *Local Government Act* the Fraser Valley Regional District Board of Directors ("the Board") wishes to convert the Boston Bar Street Lighting Specified Area to a Service Area;

AND WHEREAS the maximum annual requisition for the Boston Bar Street Lighting Specified Area is currently \$10,500;

AND WHEREAS the Board wishes to increase the maximum amount that may be requisitioned under Bylaw 30, 1973, as amended, by an amount greater than 25% of the baseline value and such an increase requires approval of the inspector;

AND WHEREAS consent on behalf of electoral participating areas has been obtained;

THEREFORE the Board enacts as follows:

1) CITATION

This bylaw may be cited as *Fraser Valley Regional District Boston Bar Street Lighting Service Area Conversion and Amendment Bylaw No. 1557, 2019*.

2) ENACTMENTS

- a) The Boston Bar Street Lighting Specified Area is hereby converted to and established as a service area to be known hereafter as the "Boston Bar Street Lighting Service Area" for the purpose of providing street lighting;
- b) The participating areas for the service established by this bylaw shall be Electoral Area A of the Fraser Valley Regional District;
- c) The boundaries of the service area established by this bylaw shall be as shown of Schedule 1557-A attached to and forming an integral part of this bylaw ;
- d) The annual costs for the service established by this bylaw shall be recovered by one or more of the following:

- i. The requisition of money to be collected by a property value tax;
 - ii. The imposition of fees and other charges that may be fixed by separate bylaw for the purpose of recovering these costs; and/or
 - iii. Revenues received by way of agreement, enterprise, gift, grant or otherwise.
- e) The maximum amount that may be requisitioned annually for the service established by this bylaw shall be an amount equal to that which could be raised by a property value tax rate of \$0.67/\$1000 applied to the net taxable value of the land and improvements within the service area.

3) **SEVERABILITY**

If a portion of this bylaw is found invalid by a court, it will be severed and the remainder of the bylaw will remain in effect.

4) **READINGS AND ADOPTION**

READ A FIRST TIME this _____ day of _____

READ A SECOND TIME this _____ day of _____

READ A THIRD TIME this _____ day of _____

APPROVED BY THE INSPECTOR
OF MUNICIPALITIES this _____ day of _____

ADOPTED this _____ day of _____

Chair/Vice-Chair

Corporate Officer/Deputy

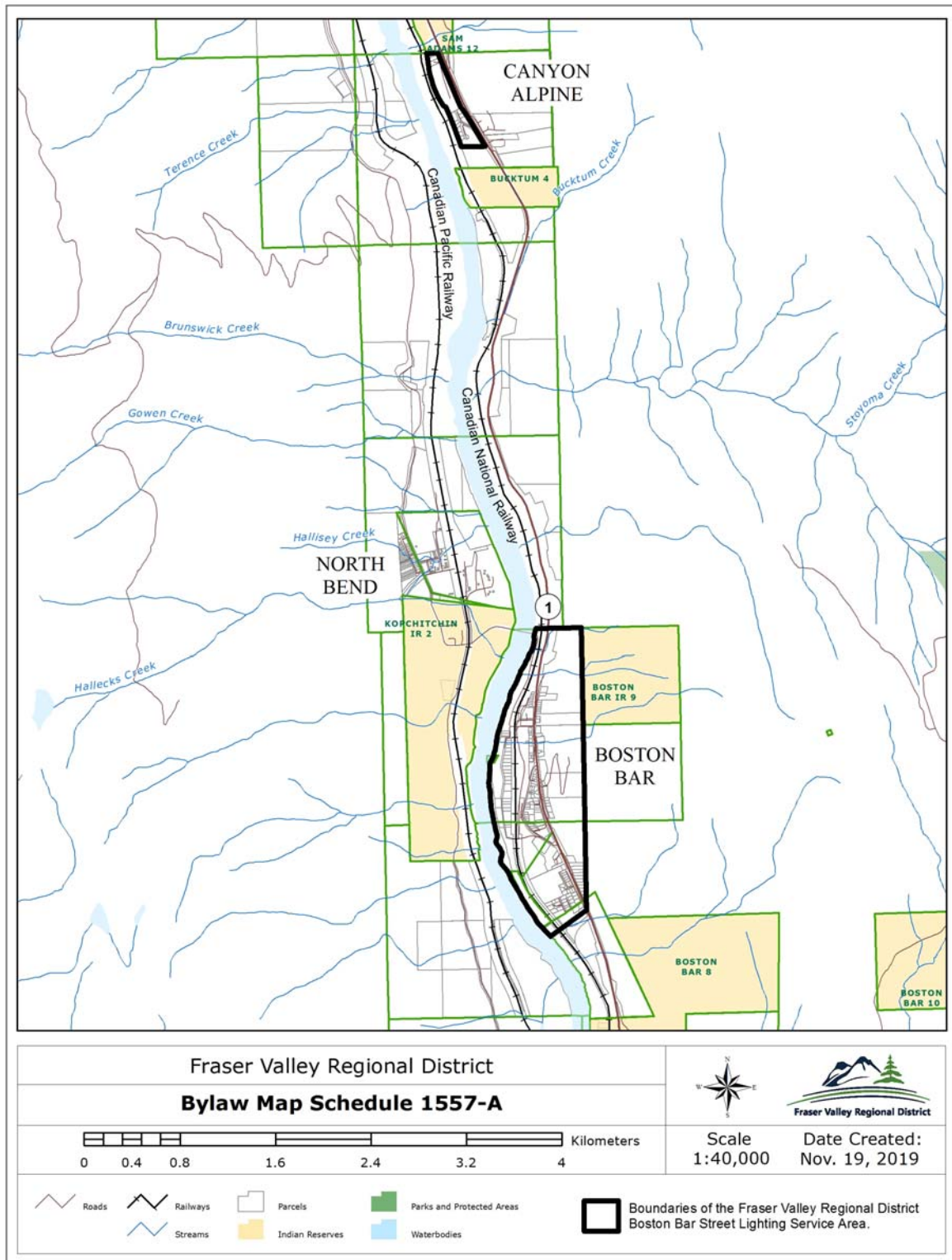
5) **CERTIFICATION**

I hereby certify the foregoing to be a true and correct copy of *Fraser Valley Regional District Boston Bar Street Lighting Service Area Conversion and Amendment Bylaw No. 1557, 2019* as read a third time by the Fraser Valley Regional District Board on the _____

Dated at Chilliwack, BC this _____

Corporate Officer/Deputy

Fraser Valley Regional District Bylaw No. 1557, 2019
Schedule 1557-A



This is map 1 of 1 constituting Schedule 1557-A attached to and forming an integral part of *Fraser Valley Regional District Boston Bar Street Lighting Service Area Conversion and Amendment Bylaw No. 1557, 2019*.

To: Electoral Area Services Committee

Date: 2020-02-13

From: Katelyn Hipwell, Planner II

File No: 6480-20-427

Subject: Second Reading – Popkum-Bridal Falls Official Community Plan Bylaw No. 1501, 2018

RECOMMENDATION

THAT the Fraser Valley Regional District Board consider giving second reading to the bylaw cited as *Fraser Valley Regional District Official Community Plan for Popkum – Bridal Falls, Bylaw No. 1501, 2018*;

THAT the *Fraser Valley Regional District Official Community Plan for Popkum – Bridal Falls, Bylaw No. 1501, 2018* be forwarded to Public Hearing;

THAT the Fraser Valley Regional District Board delegate the holding of the Public Hearing with respect to the proposed *Fraser Valley Regional District Official Community Plan for Popkum – Bridal Falls, Bylaw No. 1501, 2018* to Director Dickey or his alternate in his absence;

THAT Director Dickey or his alternate in his absence, preside over and Chair the Public Hearing with respect to proposed *Fraser Valley Regional District Official Community Plan for Popkum – Bridal Falls, Bylaw No. 1501, 2018*;

THAT the Chair of the Public Hearing be authorized to establish procedural rules for the conduct of the Public Hearing with respect to proposed *Fraser Valley Regional District Official Community Plan for Popkum – Bridal Falls, Bylaw No. 1501, 2018* in accordance with the Local Government Act;

AND THAT in the absence of Director Dickey, or his alternate in his absence at the time of the Public Hearing with respect to proposed *Fraser Valley Regional District Official Community Plan for Popkum – Bridal Falls, Bylaw No. 1501, 2018*, the Fraser Valley Regional District Board Chair is delegated the authority to designate who shall preside over and Chair the Public Hearing regarding this matter;

AND FURTHER THAT the Fraser Valley Regional District Board consider that *Fraser Valley Regional District Official Community Plan for Popkum – Bridal Falls, Bylaw No. 1501, 2018* is consistent with the FVRD financial plan and FVRD waste management plan;

AND FINALLY THAT the Fraser Valley Regional District Board authorize its signatories to execute all documents relating to *Fraser Valley Regional District Official Community Plan for Popkum – Bridal Falls, Bylaw No. 1501, 2018*.

STRATEGIC AREA(S) OF FOCUS

Support Environmental Stewardship
Foster a Strong & Diverse Economy
Support Healthy & Sustainable Community
Provide Responsive & Effective Public Services

PRIORITIES

Priority #2 Air & Water Quality
Priority #4 Tourism
Priority #5 Outdoor Recreation

BACKGROUND

The *Official Community Plan for Popkum – Bridal Falls, Bylaw No. 1501, 2018* is proceeding through the bylaw reading process in accordance with the *Local Government Act* and is now ready for public review and commentary at Public Hearing. The OCP has received a number of amendments since its first reading in late 2018. This memo will summarize the key policy themes of the OCP, highlight the revisions resulting from public consultation undertaken over the last year, and outline the next steps of the process.

The first phase of the OCP update included developing new OCP policies which continued to focus residential growth and development in the West Popkum area and support the Bridal Falls tourism recreation corridor. The original updates contained new policy to address: infrastructure and services; suburban residential infill and design policies; parks and trails; agri-tourism; the Agricultural Land Reserve; and, geohazards. In addition to policy updates, ensuring the OCP document is accessible to all users has been an important overall objective. The number of Development Permit Areas has been reduced to five from the previous six. The OCP update includes changes to the format/layout, photos and utilizes straightforward language and illustrations where possible.

Key policy themes of the draft OCP that were developed in response to early consultation from 2014-2018 include the following:

Policy Theme	Description
Parks and Trails	<ul style="list-style-type: none">• Policies to address the lack of trail connections and pedestrian crossings between established park assets such as Cheam Lake Wetlands Regional Park, Bridal Veil Falls Provincial Park, the Fraser River and local community parks.
Suburban Residential Growth and Design	<ul style="list-style-type: none">• Policy that maintains the 800-1,100 metre square lot sizes that are of key value in the community.• Design policies to support gentle infill that address concerns regarding privacy, tree retention, building design, and lot layout.
Infrastructure and Services	<ul style="list-style-type: none">• Policy to introduce development nodes for sewer servicing in West Popkum which support a new Class A+ sewer

	system for the community.
Geohazard and Risk Management	<ul style="list-style-type: none"> • Policies to introduce the new geohazard overview study by Cordilleran-Braun Geoscience, which identifies potential hazard and significant hazard areas. Includes new Development Permit Area to address Timber Camp Linears rock avalanche. Exemptions will allow development to proceed unless subdivision or density increase is proposed.
Bridal Falls Uplands	<ul style="list-style-type: none"> • Policy to support a future neighbourhood plan process for the hillside area west of Bridal Falls to accommodate future growth.
Tourism Commercial	<ul style="list-style-type: none"> • Policy to maintain high quality tourism commercial through a Development Permit Area for form and character.
Agriculture	<ul style="list-style-type: none"> • Policies to support agri-tourism uses and clarify the framework for ALR boundary adjustments.

DISCUSSION

Public Consultation and Feedback

Since the OCP received first reading in December 2018 staff have continued public consultation in accordance with the previously approved consultation strategy. The consultation undertaken between December 2018 and September 2019 is summarized in the staff report *Consultation Summary – Popkum-Bridal Falls Official Community Plan Update* dated September 10, 2019 (Appendix “A”). Since this summary report was presented to EASC and Board, staff have continued to engage with various stakeholders. This has included:

- Further discussions with School District #33
- In person-meeting with Cheam First Nation
- Presentation at Popkum Ratepayers Annual General Meeting

In response to feedback received throughout this period, a number of significant amendments have been added to the OCP and are summarized in the table below.

Feedback Theme	Description
Parks and Trails	<ul style="list-style-type: none"> • Existing policies have been improved to strengthen language surrounding tree retention, establishing trail connections,

	<p>and prioritizing accessibility in parks and on trails.</p> <ul style="list-style-type: none"> • Park assets have been updated to accurately reflect new parks and trails as well as additional potential recreational opportunities.
Agriculture	<ul style="list-style-type: none"> • Policy language has been updated to reflect and better align with recent changes to provincial legislation. • Existing policies have been improved to strengthen language in support of farming activities and ALC supported non-farm uses.
Community Well Being	<ul style="list-style-type: none"> • A new section has been added to the plan to address community well-being and reflect the increased desire for Popkum to develop a distinct community identity • Additional policies include support for an increased level of service provision including community facility space and a broader commercial service offering. • Policies to support and foster community groups have been included.
Cannabis	<ul style="list-style-type: none"> • A new section has been added to address recent changes to Federal and Provincial legislation regarding cannabis production, processing and retail sales. • Policies reflect the FVRD Policy on Cannabis in the Electoral Areas which was framed around the direction and intent of the community.
First Nations Neighbours	<ul style="list-style-type: none"> • Additional policies to better incorporate the principles of the S'ólh Téméxw Use Plan; use of indigenous language and history in place naming; and increased coordination with First Nations in development approvals. • Policies to encourage and support servicing partnerships between the FVRD and First Nations where feasible options exist and in areas of mutual interest.

A comprehensive and exhaustive list of stakeholder and public feedback is summarized in Appendix "B".

Consideration of Relevant Policies and Plans

In accordance with the *Local Government Act* (Part 14 s. 477), the local government must consider the proposed plan in conjunction with its financial plan and solid waste management plan. The draft *Official Community Plan for Popkum – Bridal Falls, Bylaw No. 1501, 2018* was drafted to specifically consider these relevant plans and is consistent with the policies contained therein.

Financial Plan

The draft OCP does not contain any commitments to provide new services, infrastructure or facilities (though it contains policies respecting these matters). Pursuant to s. 478 of the *Local Government Act*, official community plans do not commit or authorize the Regional Board to proceed with any project specified in the OCP. Any capital expenditure or establishment of a new service would require separate approval by the Regional Board and inclusion in the Financial Plan.

Solid Waste Management Plan

The policies of the draft OCP intended to address the management of solid waste in Popkum-Bridal Falls are consistent with the goals of the FVRD's Solid Waste Management Plan. They reflect waste reduction and management targets approved by the Ministry of Environment.

Next Steps and Timelines

Milestone	Target Date
Revisions from Feedback <ul style="list-style-type: none">Feedback garnered throughout 2019	Fall 2019 (Complete)
Consider the draft OCP in conjunction with Financial Plan & Solid Waste Management Plan	Winter 2019 (Complete)
2 nd Reading of draft OCP <ul style="list-style-type: none">Considered by EASC and Board	February 2020
Open House and Public Hearing	March/April 2020
3 rd Reading and Adoption <ul style="list-style-type: none">Considered by EASC and Board <small>*Subject to consideration of public hearing feedback</small>	May 2020

COST

Draft *Official Community Plan for Popkum – Bridal Falls, Bylaw No. 1501, 2018* contains policies identifying the need for a neighbourhood plan for Bridal Falls Uplands, future expansion of a centralized sanitary servicing node, park management planning and other activities that, if acted on, would have significant costs. However, these actions are anticipated to be development driven or would require

separate consideration, budgeting and approval by the Regional Board before being undertaken. Plan policies alone do not authorize or commit the Regional District to undertake these actions.

Costs associated with the development of this OCP and for the holding of the public hearing are provided for in the EA Planning budget.

CONCLUSION

The draft *Official Community Plan for Popkum – Bridal Falls, Bylaw No. 1501, 2018*, made available for public review since early 2019, has received considerable feedback from the public as well as affected agencies. Amendments to the draft plan in response to the feedback received have been completed and the draft OCP is ready for further consideration by the Regional Board and to subsequently proceed to public hearing.

COMMENTS BY:

Graham Daneluz, Director of Planning & Development	Reviewed and supported.
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Tareq Islam, Director of Engineering & Community Services	Reviewed and supported.
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Stacey Barker, Director of Regional Services	Reviewed and supported.
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Mike Veenbaas, Director of Financial Services	No further financial comments.
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Jennifer Kinneman, Acting Chief Administrative Officer	Reviewed and supported.
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To: CAO for the Electoral Area Services Committee

Date: 2019-09-10

From: Katelyn Hipwell, Planner II

File No: 6480-20-427

Subject: Consultation Summary – Popkum-Bridal Falls Official Community Plan Update

INTENT

This report is intended to provide the Electoral Area Services Committee with a summary of the community engagement undertaken since the Regional Board gave first reading to the Popkum-Bridal Falls Official Community Plan update and the feedback received thus far. Staff is not looking for a recommendation and is providing this summary for information.

STRATEGIC AREA(S) OF FOCUS

PRIORITIES

Support Environmental Stewardship

Priority #2 Air & Water Quality

Foster a Strong & Diverse Economy

Priority #4 Tourism

Support Healthy & Sustainable Community

Priority #5 Outdoor Recreation

Provide Responsive & Effective Public Services

BACKGROUND

The current Electoral Area “D” OCP has served the community for over 20 years. The OCP was first adopted in 1998, with several amendments to facilitate suburban residential and commercial developments. Overall, the OCP has been an effective tool and development has occurred generally as set out in the Plan policies.

Looking ahead, Popkum-Bridal Falls is expected to continue growing and an updated Community Plan ensures future growth reflects community values, best practices and legislative requirements.

The Regional Board gave first reading to the Popkum-Bridal Falls Official Community Plan in December 2018 and subsequently authorized staff to proceed with community engagement to allow intensive review of the draft and opportunities to provide feedback.

This memo summarizes the engagement undertaken by staff and the feedback received throughout the process to date.

DISCUSSION

Community Engagement Program

Community engagement initiatives for the Popkum-Bridal Falls Official Community Plan update began in January 2019 after release of the Plan for public review in December 2018. The following community engagement and consultation has taken place:

1. Popkum Residents Association Annual General Meeting

Staff presented the draft Plan and highlighted key policy updates at the AGM in January 2019. The meeting was well attended by approximately 50 residents. The meeting provided an opportunity for residents to express concerns and ask questions.

2. Public Online Survey

The survey, which was made available online and in hard copy, received a total of 47 responses. Survey questions and responses are summarized entirely in **Appendix "A"**.

3. Community Newsletter

A newsletter (**Appendix "B"**) was distributed in March 2019 advising residents of an upcoming Open House and other opportunities to provide feedback on the draft Plan. The newsletter was made available on the FVRD website, through bulk mail to all Area D residents, and addressed mail to non-resident property owners.

4. Social Media

Information regarding the draft Plan was routinely posted to FVRD social accounts to raise awareness of ongoing consultation and opportunities to provide feedback.

5. Public Open House

The FVRD hosted a public open house in April 2019 to showcase the draft Plan. Over 60 residents attended the event, with a total of 45 written comment submissions. The Open House is summarized in **Appendix "C"**.

6. Plan Review Team

A team comprised of seven community volunteers met with FVRD staff four times throughout May and June 2019 to methodically review and discuss each section of the plan. The detailed feedback received by the Plan Review Team is summarized in **Appendix "D"**.

7. Referrals to Stakeholders

Referral letters were sent in February and July 2019 to various agencies and stakeholders requesting comments on the draft Plan. A total of 20 letters were sent. To date, staff has received eight formal responses and continue to engage and receive comments in response to these referrals.

8. Meeting with Cheam First Nation

Staff met with Cheam First Nation in May 2019 to discuss the draft Plan and receive comments. Discussions with regard to areas of mutual interest are ongoing at this time.

Feedback and Resultant Revisions

Staff has received a wide array of comments concerning various aspects of the draft Plan. Responses to referrals continue to be provided by a number of agencies. Revisions to the draft Plan in response to the feedback received will be consolidated and presented to the Board at second reading.

Next Steps

Milestone	Target Date
Feedback to Draft OCP <ul style="list-style-type: none">Plan Review TeamNewsletterOpen House EventSurveyReferrals to Stakeholders (Ongoing)	Spring/Summer 2019
Revisions <ul style="list-style-type: none">Based on feedback	Summer 2019
Consider the OCP in conjunction with Financial Plan & other plans 2 nd Reading of OCP Electoral Area Services Committee and Regional Board	Fall 2019
Open House and Public Hearing	Fall 2019
3 rd Reading and Adoption Electoral Area Services Committee and Regional Board *subject to consideration of public hearing feedback	Fall 2019

COST

Costs associated with the development, review and revision of this plan are provided for in the EA Planning budget. This includes public consultation initiatives.

CONCLUSION

The draft Popkum-Bridal Falls Official Community Plan was made available for public review in December 2018. Since that time, a number of community engagement initiatives have been undertaken to solicit feedback and comments on the draft. This has included a survey, newsletter, open

house, volunteer based Plan Review Team, referrals to stakeholders, and various meetings. Revisions arising from feedback received as a result of community engagement will be consolidated and presented to the Board at second reading. The public hearing will be scheduled after second reading has been given by the Board.

COMMENTS BY:

Graham Daneluz, Deputy Director of Planning & Development: Reviewed and supported.

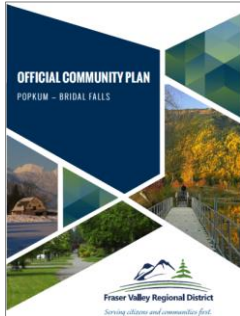
Margaret Thornton, Director of Planning & Development: Reviewed and supported.

Mike Veenbaas, Director of Financial Services No further financial comments.

Jennifer Kinneman, Acting Chief Administrative Officer Reviewed and supported.

Appendix "A"

Popkum-Bridal Falls Official Community Plan Survey Response Summary



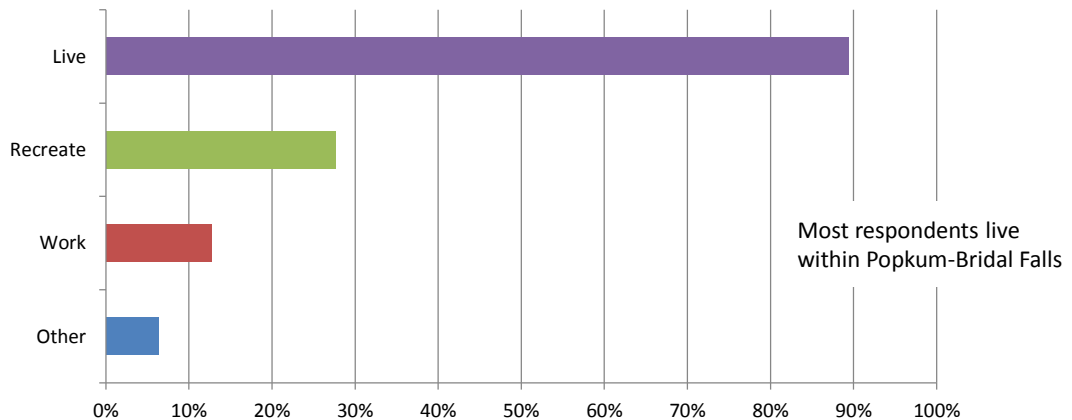
Online survey open from March 24, 2019 to June 2, 2019

We received 47 responses

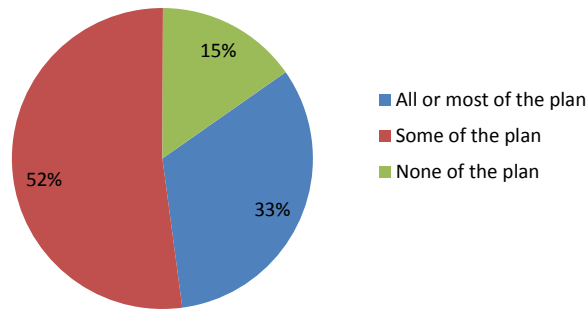


Popkum-Bridal Falls Official Community Plan – Survey Response Summary (2019)

Do you live, work, recreate, or have another interest within the Popkum-Bridal Falls area (Electoral Area D)? Check all that apply

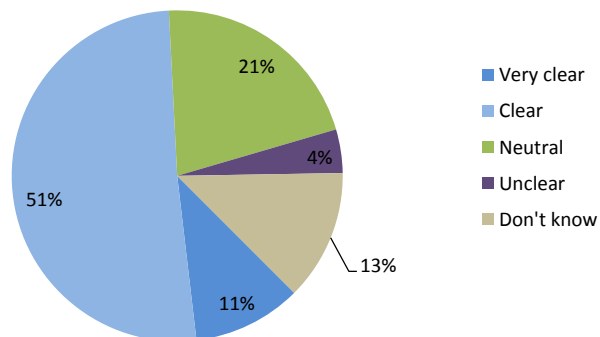


Have you read the Draft Official Community Plan for Popkum-Bridal Falls? I have read:



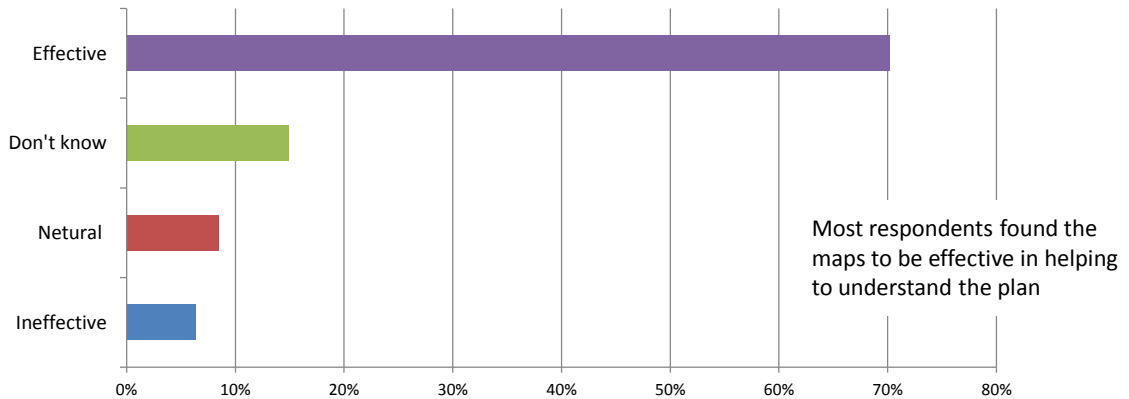
Most respondents read some or all of the plan

How clear and readable is the plan?

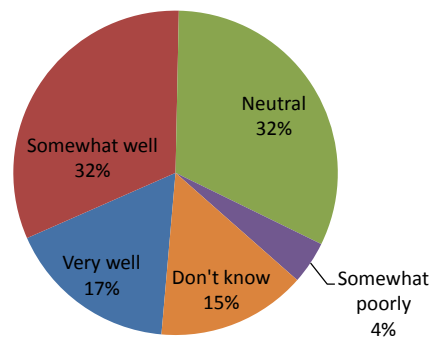


Most respondents considered the plan to be clear, or very clear

How effective were the maps in helping you understand the plan?

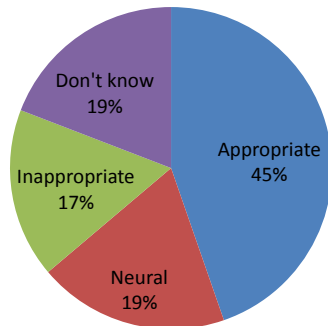


Overall, how well does the plan reflect the challenges and opportunities of the community?



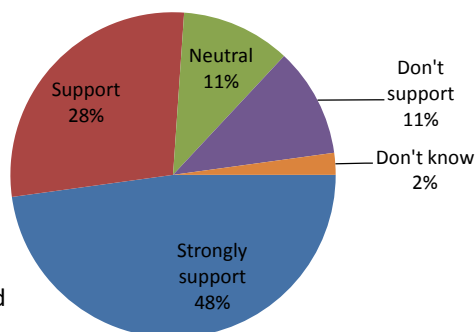
49% of respondents indicated the plan reflects the communities opportunities and challenges, while 32% were neutral.

Do you think the current pattern of growth is appropriately sensitive to existing development?



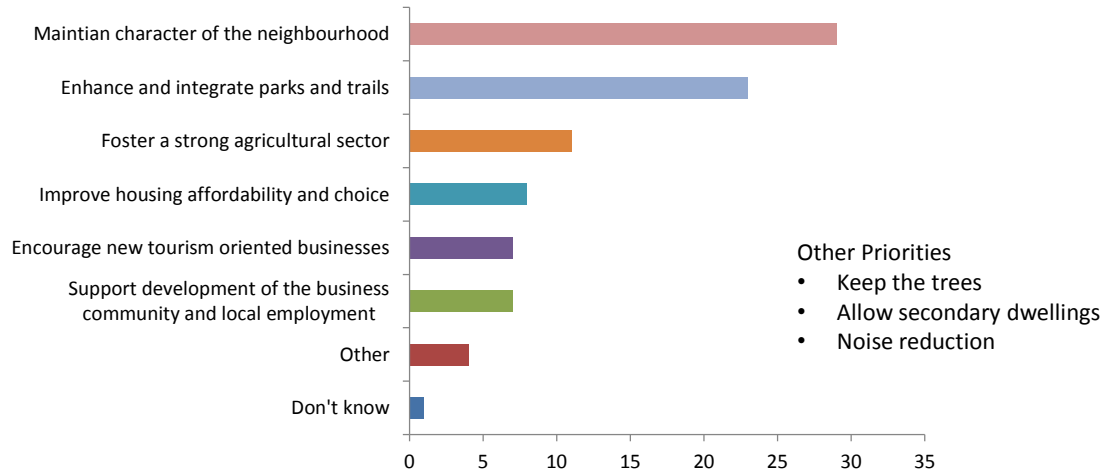
45% of respondents indicated the current pattern of growth is sensitive to existing development while 19% were neutral, and another 19% did not know and skipped the question.

Do you support the vision in the plan to enhance and connect existing parks and trails?

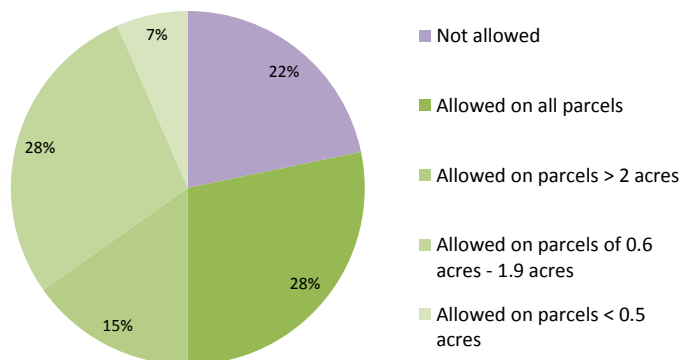


Over ¾ of respondents support or strongly support the parks vision and policies to enhance and connect parks and trails

What are the top priorities the plan should focus on?



How do you feel about secondary dwellings such as basement suites, garden suites, or carriage houses within Popkum-Bridal Falls? Should they be:



- 78% of all respondents indicated support for some type of secondary dwelling
- 22% of respondents were not supportive of secondary dwellings

What parts of the plan did you like the most?

- The parks plan
- Connecting parks & trails
- Parks & trails will be maintained
- Parks & trails
- That the plan includes trails & greenways
- Continued expansion of the trail network and expansion of parks
- Parks and recreation
- Maintaining the character of the area
- Plan is very comprehensive (x2)
- Future development
- Not impressed with the sewage proposal
- Sorry, nothing stands out
- First Nation neighbour content
- Emphasis on maintaining the unique character of Popkum and the plan to develop walking and cycling trails, acknowledgment of Sto'lo land use needs
- The maps helped locate the different areas. Plan is well written
- Maps were very informative
- Protecting the view of the mountains, and watching development to avoid a congested highway access



Is there anything else you would like to see included or changed in the plan?

- More information on secondary dwellings
- I'd like to see more real parks. Linear parks should not count as parks
- Secondary dwellings supported
- Improved safety along Yale Road and other arteries (Hwy 9)
- A long term plan for the sewer system that encompassed all of Popkum, not just areas within
- Put more emphasis on the Hwy 9 corridor. It has great potential for future business and tourism
- Stronger efforts to control the destruction of trees. Better signage for Bridal Falls park to help reduce traffic on side roads by lost tourists
- Illegal dumping on Cheam Forest Service Road needs to be addressed
- Address illegal dumping in the cul-de-sac on Popkum Road S and Cheam Forest Service Road
- Address the need for a truck stop. Trucks currently congregate on the small road in Bridal Falls
- Did I miss the recycling plan? It would be great to have curbside collection for composting in addition to recycling pick-up
- How about a dog park?
- No mention of a plan to reduce air pollution by commercial and backyard burning. There should be a complete ban on outdoor burning as it is a significant cause of poor air quality and health problems
- Options for a grocery store and restaurants
- Internet services and fiber in rural areas
- Plan refers to what it can do for residents of the Popkum community. It should include what is expected of the residents, i.e. their responsibilities. I'm personally tired of the 'one-way' planning procedure. Address the responsibilities not just the rights and expectations!



OFFICIAL COMMUNITY PLAN

POPKUM – BRIDAL FALLS

March, 2019

The 1998 Official Community Plan (OCP) built Popkum and Bridal Falls from a population of 900 people to a community of 1,600.

The job of the next OCP is to move from community building to integration. What does that mean? It means the 2019 plan—now in draft form for public review—will guide the next phase of development to ensure that it fits well with the existing community. It focuses on ensuring sensitive infill; completing the park and trail network; supporting efficient environmentally sensitive services such as sewer; and, enhancing local commercial amenities.

This Plan is for YOU!

No two communities are alike. Below you can see the differences between Electoral Area D versus the FVRD region as a whole.



Open House
April 24 6 pm - 9 pm
Rosedale Traditional School
50850 Yale Road

Online Survey
www.fvrd.ca/areadocp
Closes May 24



Fraser Valley Regional District

AREA D

Average Age
40

Median Household
Income
\$92,160

Married or
Common-law
72%

Have Children
51%

Own Their Home
92%

Live in Single
Family Home
86%

FVRD

Average Age
41

Median Household
Income
\$69,289

Married or
Common-law
60%

Have Children
50%

Own Their Home
73%

Live in Single
Family Home
58%

Contact

Join our OCP Review Team



Get involved and have your say

The Draft OCP can be found at www.fvrd.ca/areadocp. Please read it and tell us your thoughts. There are several ways you can reach us:



Attend our Open House
Wednesday, April 24: 6 pm to 9 pm
Rosedale Traditional School
50850 Yale Road



Fill out our Online Survey by
visiting www.fvrd.ca/areadocp



Email your comments
to planning@fvrd.ca



Call us to chat
1-800-528-0061

Maybe you have a lot to say and a survey, email or open house isn't going to cut it. So call us. Let's meet for coffee. We will meet with you one-on-one or with small neighbourhood or community groups. Invite us to your book club! We need your input to be sure we are on the right track.

Looking for volunteers

Are you a detailed-oriented person who really likes to get into the nitty-gritty? Or are you the "big picture" type who can see possibilities and opportunities for miles? Whatever type of person you are, if you're passionate about your community consider volunteering for our OCP Review Team. The time commitment involves meeting with us for a couple of hours in the evening three or four times during the month of April. We want to review the draft plan as a whole (that's you big picture people), but also to examine every facet of it, which is where we need you detailed folks.

If this sounds like something you'd like to be part of, please contact Graham Daneluz at 604-702-5046, or gdaneluz@fvrd.ca.

45950 Cheam Avenue. Chilliwack, BC V2P 1N6
www.fvrd.ca | planning@fvrd.ca
(604) 702-5000 or 1-800-528-0061

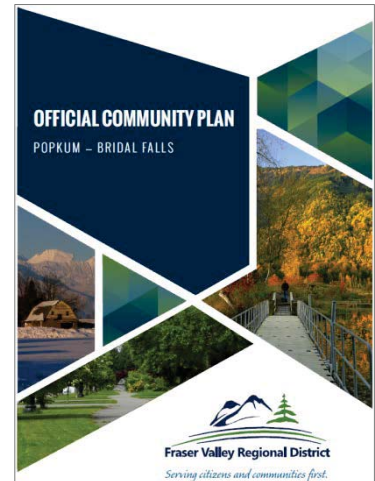
Popkum Bridal Falls Open House – Overview

The Fraser Valley Regional District hosted an open house on April 24, 2019 to showcase the draft Popkum-Bridal Official Community Plan. The Official Community Plan (OCP) was created based on information collected from the community, and sets the direction for growth and change in Popkum-Bridal Falls over the next 15 - 20 years.

The open house provided an opportunity for residents to view the plan and to provide feedback to FVRD.

The open house included:

- 10 display boards
- 2 poster boards to write comments on
- A station to 'Name that Park'
- An information table with copies of the OCP, technical studies, and past presentations to the community
- A table with laptops to take a survey about the OCP
- An 'Ask me about your property' station
- FVRD Planning staff available for discussion, questions, and to hear any concerns



The event resulted in:

- Over 60 attendees
- Submission of 45 written comments
- Many in person conversations
- A list of individuals interested in participating in an OCP review committee



Summary of what we heard (Comment Board & Comment Cards)

- **Parks and Trails** are an important component of the community
 - More parks and trails are needed
 - Trails under the powerlines
 - Keep as many trees as possible
 - Develop and create access to Ferry Island Park
 - Develop Bridal Falls hiking areas
 - Change OCP to protect the wetland within Rose Garden
 - Add more swings to Shannon park
- There is a need for safe **Road Crossings** in Popkum. Suggested crossing locations include:
 - The Yale Road and Hwy 9 roundabout and
 - Hwy 9 near Rose Garden
- **Lot Sizes:** Large lot sizes of at least ¼ acre are important
- Maintaining the **Character of the neighbourhood** is very important
- **Amenities:** There is a desire for more amenities which serve the community including, a community hall, a medical clinic, and a grocery store
- **Other Concerns:**
 - There is too much noise and litter at the round about
 - Semi truck braking systems are excessively noisy
 - Schools capacity needs to be available to handle proposed growth
- **Secondary dwellings.** We heard mixed opinions about secondary dwellings in the community.
 - In the online survey , over three-quarters of respondents indicated some acceptance of secondary dwellings.

Online Survey

FVRD conducted an online survey about the OCP and community priorities that was still running at the time of the open house. The survey was available from March 24 to June 2, and will have the results published as a separate document.



Official Community Plan Review Team

The Fraser Valley Regional District would like to thank the individuals who participated in the Official Community Plan (OCP) Review Team. Community input is vital to ensure the plan is on the right track and reflects the values and wishes of the community. So, thank you!

The review team met four times in May and June 2019 to methodically review the entire plan. Seven community volunteers with varied backgrounds, two FVRD staff members, and the Director for Electoral Area D reviewed and discussed each policy and section of the OCP. The detailed feedback is now being integrated into the plan.



What we heard (key themes)

- Large lot sizes and neighbourhood character is to be retained
- Preservation & enhancement of parks and greenspaces is valued
- Tree retention at the subdivision stage should be improved
- School planning is required to meet growth
- Greater focus on environmental sustainability, including on air and water quality preservation
 - Consider further restriction of uses on conservation lands
- Policies to protect farmland need to be strengthened
- Address litter issues
 - Require commercial areas to provide garbage receptacles
- Address large truck parking: properly accommodate trucks, or take measures to prohibit them
- Consider expanding 'Good Neighbour Practices' to all residents, not just construction sites
- Consider inclusion of privacy in the design guidelines for West Popkum Development
- Sidewalks should be included as a community service with capital replacement reserves
- Encourage landowners to limit impervious services to address on-site storm water management
- Prioritize connectivity of pedestrian and bicycle trails. Utilize Right-of-way lands for recreation
- Include park spaces for broad range of users, including community meeting spaces, sports facilities, dog parks, etc.
- Need to clarify some geohazard components
 - Reduce technical language to improve ease of reading, and increase readability of maps
- Greater sensitivity to fire concerns
 - Increase awareness of wild fire hazards and strategies to reduce fire risk
 - Address illegal burning and fires in residential neighbourhoods

The final plan is coming soon!

AREA D OFFICIAL COMMUNITY PLAN REVIEW TEAM

MEETING NOTES

Date: Thursday, May 30, 2019

Time: 10:30 am – 12:45 pm

Location: FVRD, Meeting Room 224, 45950 Cheam Avenue, Chilliwack, BC

1. Welcome and Orientation

- a. Group Discussion - Key issues facing the community:
 - i. Desire to maintain large, executive style lots
 - ii. Preservation of community/regional/provincial parks and greenspaces
 - iii. Numerous issues associated with growth require increased regulation and more effective enforcement, e.g.:
 - Burning
 - Dog control
 - Litter associated with commercial uses at roundabout
 - "No Parking" zones being ignored
 - Inadequate parking for commercial uses
 - iv. Tree retention during subdivision stage of development should be improved
 - v. Accessibility and disability issues underrepresented in plan
 - Inaccessible park trails
 - Lack of access in commercial developments
 - vi. Community revitalization required – lack of sense of community
 - Community centre or meeting space required
 - Increase in park diversity required (e.g. dog park)
 - vii. Rosedale School at capacity – school site planning required
 - viii. Increased focus on environmental sustainability required
 - ix. Community based emergency preparedness plan required
- b. Reviewed proposed meeting schedule
 - i. Consensus was to maintain schedule as proposed
 - ii. Option to email Graham with comments if unable to attend a specific meeting date

2. What is an OCP?

- a. Scope of an OCP - high level policy document; a statement of policies and objectives to guide development over the long term
- b. Content of an OCP - land use management focus but also addresses issues such as environmental protection, infrastructure (roads, sewer, water), etc.
- c. Power of an OCP – once adopted, all subsequent bylaws and works must be consistent with the Plan

3. Plan Review

- a. *Section 1 – Introduction*
 - i. General Comments
 - Incorrect name of Popkum Residents Association is used
 - List of key partners is incomplete (MOTI, RCMP, Fire Department, etc.)
 - ii. Policy Suggestions
 - Highlight Ministry of Transportation as key partnership
- b. *Section 2 – Our Community*
 - i. General Comments
 - Should Rosedale School be listed as an amenity for Popkum-Bridal Falls?
 - Number of mobile homes cited may not be accurate
 - ii. Policy Suggestions
 - Inclusion of Halq'eméylem and historical references in place naming (streets, parks, etc.)
- c. *Section 3 – Vision and Values*
 - i. General Comments
 - ii. Policy Suggestions
 - Stronger language required for “big-picture goals” to include: accessibility; air and water preservation; climate change; ensuring infrastructure keeps pace with rate of growth, particularly highway safety
- d. Comments provided by email from absent team member

AREA D OFFICIAL COMMUNITY PLAN REVIEW TEAM

MEETING NOTES

Date: Thursday, June 6, 2019

Time: 10:30 am – 1.00 pm

Location: FVRD, Meeting Room 224, 45950 Cheam Avenue, Chilliwack, BC

1. Plan Review

a. Section 4 – General Land Use Policies

i. General Comments

- Various numbering corrections required

ii. Policy Suggestions

- Include language in support of compensation offered to landowners within utility corridors whose lands are not returned to a farmable state after utility works are carried out

b. Section 5 – Land Use Designations

i. General Comments

- Land use designations summaries are slightly misleading in their descriptions

ii. Policy Suggestions

- Additional land use designation created for areas affected by geohazards – forest/limited use designations are too broad with allowable uses to be suitable for areas subject to serious geotechnical hazards
- Limitations pertaining to bio-solid composting on agriculturally designated land
- Strengthen language to ensure preservation of farmable land is prioritized over the long term
- Covenanted areas of Rose Garden should be re-designated as conservation and not suburban residential – also consider including neighbourhood parks

- Conservation should include a sub-designation for “Sanctuary” Areas” that further restricts public access in order to protect environmental sensitives e.g. bird nesting
 - Include accessibility language in Highway Tourist Recreation Commercial designations
 - Include language requiring adequate trash receptacles in commercial areas
 - Consider taking a position on transport truck parking – either to properly accommodate them to eliminate the current illegal roadside parking issues, or prohibit them by creating more physical barriers (coordinate with MOTI)
 - Expanded commercially designated lands west of the roundabout along Yale Road – is this balanced, or is this commercial corridor too large for the community?
 - Can “Good Neighbour Practices” be expanded to neighbours more broadly instead of limited to a new construction context? (i.e. target non-developers as well)
- c. Comments provided by email from absent team member

AREA D OFFICIAL COMMUNITY PLAN REVIEW TEAM

MEETING NOTES

Date: Thursday, June 13, 2019
Time: 10:30 am – 12:30 pm
Location: FVRD, Meeting Room 224, 45950 Cheam Avenue, Chilliwack, BC

1. Plan Review

a. Section 6 – Local Area Policies

i. General Comments

- Consider incorporating Bridal Falls Uplands as a third neighbourhood “One Community – Three Neighbourhoods”
- Interface conflicts between Agricultural and Suburban Residential uses are inherent without a more gradual transition from agriculture to density

ii. Policy Suggestions

- Clarify “At-ground Design” guidelines and further articulate goal of preserving privacy – consider how prescriptive/restrictive this policy should be
- Incorporate Building Schemes as a preferred method of assuring design guidelines
- Include preference for native species planted within linear parks for longevity
- More flexible timeline considerations for development of Bridal Falls Uplands (less tied to substantial build out of West Popkum)
- Strengthen language for Policy 6.3.1.a.ii – a major or compelling community benefit should be presented as part of any exclusion or boundary review of ALR lands, possibly exceeding legislative requirements

b. Section 7 – Infrastructure and Services

i. General Comments

- Confirm accuracy of current sanitary system capacities as numbers may have changed

- Ensure language pertaining to DCCs is accurate
- General interest in seeing increased police resources in community (through increased officers)
- ii. Policy Suggestions
 - Include Sidewalks as community service requiring capital replacement reserves
 - Noted inconsistent application of FVRD Subdivision and Development Servicing Bylaw – stronger language to ensure enforcement is consistent
 - Consider including policy in support of exploring servicing partnerships with Cheam First Nation
 - Should policy advocating for landowners to limit impervious surfaces contain stronger language to better address on-site storm water management
 - Telecommunications Policy as recommended in Policy 7.8.6 should include requirements that are attainable for telecom companies to achieve in order to successfully establish a project to improve cellular coverage
- c. *Section 8 – Parks and Trails*
 - i. Policy Suggestions
 - Prioritize increased connectivity of existing to new linear trail developments
 - Identify gaps in “parks and trails” at the community level e.g. sports facilities, school site offering community and recreational amenities, dog park or dog friendly parks, parks appealing beyond the “tot lot” demographic – broader appeal
 - Capitalize on opportunity to use SROW lands for recreation and parks
 - Prioritize the following pedestrian/bicycle connections into order to better connect the separated development nodes and expand access to park and rec opportunities, acknowledge investment required, reaffirm that a solution is desired beyond what currently exists :
 - a. East and West connection separate from traffic level roundabout crossing
 - b. North and South connection in West Popkum across Yale Road

AREA D OFFICIAL COMMUNITY PLAN REVIEW TEAM

MEETING NOTES

Date: Thursday, June 20, 2019
Time: 10:30 am – 1:00 pm
Location: FVRD, Meeting Room 224, 45950 Cheam Avenue, Chilliwack, BC

1. Comments forwarded from Dir. Dickey from Popkum Residents Association

- a. There continues to be discussion surrounding the need to identify a school site within Popkum-Bridal Falls – discussion with SD required
- b. Establishing a community/recreation facility within Popkum-Bridal Falls is a priority for the residents

2. Plan Review

a. Section 9– Hazard and Risk Management

i. General Comments

- Given complexity and importance of details covered in this section it may be useful to further clarify the topics covered with less technical language so it can be more easily understood by property owners affected by the hazards discussed
- Map 2 – Geologic and Stream Hazards is difficult to read and understand, especially at a scale of 11x17 or smaller. Perhaps the legends can be enlarged on the reverse side for easier interpretation
- West Popkum being generally free of hazards (flood and rock avalanche) presents further rationale for establishing a community centre that could also serve as an evacuation centre during an emergency or hazard event
- Consideration should be given to more publicly disseminate Policy 9.5.5 annually to residents to further reduce risk of wildfire

ii. Policy Suggestions

- FVRD should support establishing a Fire Hazard Rating/Fire Ban sign at the entrance to the community or near campgrounds to further disseminate

information regarding wildfire risks/venting index to the community and visiting tourists

- Policy language to further empower the Fire Department to issue permits for fires as well as enforcement and fines should be included
- Stronger language is required to emphasize and encourage enforcement of burning restrictions in residential neighbourhoods, especially for illegal burning of garbage and other debris

b. Section 10 – Environment and Resources

i. General Comments

- Consideration should be given to more publicly disseminate information pertaining to Noxious Weeds

ii. Policy Suggestions

- FVRD should pursue increased education and outreach for landowners adjacent to environmentally sensitive areas and for tree retention pursuant to Policy 10.5.2, language should be strengthened
- Should consider policy pertaining to the reduction of greenhouse gases created by illegal burning, encourage responsible burning from residents

c. Section 11 – Development Permit Areas

i. General Considerations

- Vague language in DP guidelines creates difficulties for developers and landowners – the less room for discretion or interpretation the better
- A more proactive approach may be considered to advising property owners affected by DPA 2-D/restrictive covenants of their responsibilities to preserve environment

ii. Policy Suggestions

- DPA 1-D Exemptions: c. “redevelopment or expansion of existing commercial uses that do not include overnight accommodation” – should there be a distinction between a restaurant vs. campground (mobile accomm.) expansion? Is this the best place to draw the line?
- Consequences/Offence language could be strengthened for DPA 2-D
- DPA 4-D should contain language ensuring accessible design (for disability, strollers, elderly, etc.)

Summary of Feedback – Since 1st Reading

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	fact that “agri-tourism” is a use regulated under the ALCA and its regulations, leads the ALC to assume that this goal is directed towards the use of ALR lands. As such, the ALC suggests that the wording of a portion of this subsection be revised in order to improve consistency with the ALCA and its regulations as follows: <i>Supports agri-tourism initiatives in accordance with the ALCA and its regulations.</i>			
	Section 4.2 The ALC is very supportive of the FVRD’s statement that the OCP will meet anticipated housing needs by utilizing lands outside of the ALR. • Policy 4.2.2 Second dwellings: The ALC appreciates that the FVRD has included language specific to Agricultural-designated areas. The ALC suggests the following minor revisions to ensure clarity: However, in AGRICULTURAL areas, farm use is a priority and residential uses are limited under the Agricultural Land Commission Act and its regulations. the regulations and policies of the Agricultural Land Commission. • Policy 4.2.4 Development land evaluation: The ALC is very supportive of the statement that “Residential development will be directed away from agricultural lands”.	Accept text edit – clarification of regulation names Suggest: 4.2.2 “....However, in AGRICULTURAL areas, farm use is a priority and residential uses are limited under the Agricultural Land Commission Act <u>and its regulations.</u> ” No edit recommended – ALC in support	Update per recommendation	Edited - Dec 4/19
	Section 4.6 The ALC notes that any proposal to construct new transportation and/or utility corridors in the ALR would require an ALC application. The upgrading and/or expansion of existing roads in the ALR may also require an ALC application unless specifically exempted under s. 18 of the Agricultural Land Reserve Use Regulation. • 4.6.1(b): the ALC supports the FVRD’s statement that its support for any proposals would be contingent on minimizing the consumption of agricultural land and the provision for safe and unrestricted movement of agricultural vehicles and goods in agricultural areas. • 4.6.1(d): the ALC supports the FVRD’s statement that its support for any proposals would be contingent on the proposal not adversely affecting the drainage or productivity of agricultural lands. • 4.6.3 and 4.6.4: these sections speak to residential and commercial areas, but not to agricultural areas. If agricultural land is impacted by a proposal has the FVRD considered impact mitigation for agricultural areas and/or for the agricultural community? Please advise.	4.6 No edit recommended. See new policy about ALR referrals (1.7.6) 4.6.1(b) No edit recommended – ALC in support 4.6.1(d) No edit recommended – ALC in support Suggest - 4.6.3 – New or expanded major utility corridors and infrastructure (ie. Highway upgrades, powerline replacement or expansion) should mitigate impacts to developed residential, <u>commercial, and agricultural areas</u> , in accordance with the Crown-Community Interface policy * Crown-Community Interface policy not relevant here	New policy 1.7.6 No update No update Update per recommendation	Edited - Dec 4/19
	Section 4.7 The ALC notes that crown lands within the ALR are still subject to the ALCA and its regulations.	No edit recommended – ALR on Crown land in Area D is rare (~3 parcels) See new policy about ALR referrals (1.7.6)	New policy 1.7.6	Edited - Dec 4/19
	Section 5.1 ALC suggests that the text be amended as follows: <i>Situated between the Fraser River and the north slope of Mount Cheam, agricultural lands in Electoral Area “D” are unique in the Fraser Valley. They are located predominantly outside the Fraser River floodplain, and constrained by soil quality, drainage, and sunlight. The ancient Mt. Cheam land slide event over 5000 years ago deposited rock avalanche material, creating stony soils and challenging drainage conditions on today’s agricultural parcels. Nevertheless agricultural lands are productive in Popkum-Bridal Falls. With over 493 hectares of land within the Agricultural Land Reserve (ALR), the ALR represents 24% of private lands of the Popkum-Bridal Falls land base. While ALR lands in Popkum-Bridal Falls only represent less than 1% of the regional</i>	Accept text edit for clarification. Grammatical edits for ALC Act and <u>its regulations</u>	Update per recommendation	Edited - Dec 4/19

	<p>ALR inventory, they ALR and provide an important economic component to the community. Active farming occurs on 60% of ALR lands, and Popkum-Bridal Falls ranks 5th in the FVRD for utilization of farm land, just behind the City of Abbotsford with 67% utilization. The ALR shapes the rural character and establishes a boundary around the existing Popkum neighbourhood core along the east and south edges. The Plan designates Agricultural Land Reserve (ALR) lands in Electoral Area “D” are as AGRICULTURAL. In recognition of the challenging soils, drainage, and sunlight conditions in Electoral Area “D”, the AGRICULTURAL designation policies support flexible options that are supportive of farming and farm compatible uses, such as agri-tourism while still providing protection of farm land for agriculture. The Agricultural Land Commission Act, <u>its</u> regulations, and Orders of the Commission take precedence on matters of land use and subdivision in the ALR. The Act and <u>its</u> regulations generally prohibit or restrict non-farm use and subdivision of ALR lands, unless otherwise permitted or exempted. The Regional Board assists in the administration of the ALR lands by commenting on reviewing applications for subdivision, non-farm use, inclusion and/or exclusion of land in the ALR, and exclusion of land from the ALR <u>and by making determinations as to whether or not applications should be forwarded to the ALC.</u> The policies established in this Plan will provide guidance for future Regional Board comments reviews of ALC on these applications.</p>	<p>Suggest: Add</p> <p>Popkum ALR lands are primarily used for lower intensity agriculture including grazing, hay, and dry cow operations. This type of agriculture helps to support the more intensive agriculture that is prevalent in the other areas of FVRD. ALR lands in Popkum also provide opportunities for small scale and start-up farming operations</p> <p>Accept addition of the underlined text: “...The Regional Board assists in the administration of the ALR lands by reviewing applications for subdivision, non-farm use, inclusion and/or exclusion of land in the ALR, <u>and by determining if an application should be forwarded to the ALC.</u> The policies established in this Plan will provide guidance for future Regional Board comments <u>review</u> of these applications.</p>	<p>Update per recommendation Edited - Dec 4/19</p>	
	<p>Section 5.1</p> <p>5.1.1: The ALC supports this policy in principle but suggests it be slightly re-worded for clarity as follows:</p> <ul style="list-style-type: none"> o Agricultural lands in Popkum-Bridal Falls shall be preserved by preventing the subdivision of farms, supporting AGRICULTURAL land uses <u>in accordance with the ALCA and its regulations</u>, minimize minimizing conflicts between agriculture and other land uses, and avoiding the development of rural residential subdivisions in the Agricultural Land Reserve. • 5.1.3: The ALC is unsure how this statement as worded will be used to guide the decision-making of the FVRD Regional Board. • 5.1.4: The ALC requests that this policy be removed as the exclusion of agricultural land for other uses is not an agricultural policy. Furthermore, inclusion of this policy implies that the FVRD is in support of exclusion applications. Please see the ALC’s comments on section 6.3 for additional concerns with this provision. • 5.1.5: The ALC is supportive of this policy and suggests the following minor edits for clarity: <ul style="list-style-type: none"> o The Regional Board supports the efficient and clustered siting and size of residential uses in order to provide more space for farming uses. • 5.1.6: The ALC is unsure of the intent of this policy. The introduction to Section 5.1 implies that the policies will be used to guide Regional Board comments on applications; however, this policy does not fit within the ALC application review framework unless it is the FVRD’s intention to submit its own applications, or to engage in a broader planning review exercise outside of this Bylaw with both the ALC and the Ministry of Agriculture. If it is the FVRD’s intention to work with the ALC and the Ministry of Agriculture on “flexible options”, this should be done at this stage of the Bylaw review process and the ALC would be interested to understand what kinds of “flexible options” are contemplated. Furthermore, ALC staff are not statutory decision-makers and cannot support uses of ALR land that are not expressly permitted under the ALCA and its regulations, nor do ALC staff make recommendations to the ALC Commissioners as to 	<p>Suggest: 5.1.1 Agricultural lands in Popkum-Bridal Falls shall be preserved by preventing subdivision <u>fragmentation</u> of farms, supporting AGRICULTURAL land uses <u>in accordance with the ALCA and its regulations</u>, minimizing conflicts between agriculture and other land uses, and avoiding the development of rural residential subdivisions in the Agricultural Land Reserve.</p> <p>5.1.3 No update. Policy sets the stage for valuing agriculture.</p> <p>Suggest: 5.1.4 – Remove policy.</p> <p>Suggest: 5.1.5 The Regional Board supports the efficient and clustered siting and size of <u>on farm</u> residential uses in order to provide <u>more space</u> for farming uses. <u>The Regional Board may wish to consider options for a Farm Home Plate Bylaw.</u></p> <p>Suggest: 5.1.6 Intent of the policy is too work with the ALC on individual applications that adhere to the ALC act and its regulations.</p> <p>5.1.6 The Regional Board will work with the Ministry of Agriculture and the Agricultural Land Commission to provide for support a broader range of agricultural opportunities and uses which:</p> <ol style="list-style-type: none"> are supplementary and ancillary to farm use; support value-added activities that improve farm viability; are consistent with the environmental policies of this Plan; and will not jeopardize the long-term productivity of farmland. <u>adhere to the <i>Agricultural Land Commission Act</i> and its regulations</u> 	<p>5.1.1 - Update per recommendation</p> <p>5.1.3 – No update</p> <p>5.1.4 - Remove per recommendation</p> <p>5.1.5 - Update per recommendation</p> <p>5.1.6 - Update per recommendation</p>	<p>Edited - Dec 4/19</p>

<p>whether or not an ALC application should be approved or refused. Although the ALC appreciates that the FVRD has attempted to define the kinds of uses that would be supported by the Regional Board, it notes that items “a” through “d” are very general and could conceivably allow uses completely unconnected with agriculture which would require ALC applications. If the current wording is not changed, it is conceivable that a Bylaw reader may labour under the false impression that the ALC and/or the Ministry of Agriculture has sanctioned uses that fall under the criteria set out in items “a” through “d” and that therefore approval of any ALC applications would be guaranteed.</p> <ul style="list-style-type: none"> • 5.1.7: The ALC is very supportive of this policy. • 5.1.8: The ALC is very supportive of this policy but requires the following edits in order to reflect the recent legislative changes: <ul style="list-style-type: none"> o AGRICULTURAL areas may be extended or created through Plan amendment where additional areas suited to farm production are identified through an application process or pursuant to the Agricultural Land Commission Act and the Agricultural Land Reserve Use, Subdivision and Procedure Regulation, the ALR General Regulation, and the ALR Use Regulation. • 5.1.9: The ALC wishes to advise the FVRD that the reference to s. 23(1) of the ALCA is correct and that no updates are needed to reflect the recent legislative changes. Regarding the re-designation of ALR lands that have been either excluded or found to be exempted as per s. 23(1) of the ALCA, the ALC wishes to advise the FVRD that any proposed re-designation of ALR lands should still be referred to the ALC for review and comment. • 5.1.10: The ALC has concerns with the list of uses as some of them are not permitted under the ALCA and its regulations and/or require approval from the ALC through an application. Given that the AGRICULTURAL designation is specific to ALR lands only, the ALC requests that this policy be amended to specify that AGRICULTURAL areas shall be used only for uses permitted under the ALCA and its Regulations or for uses permitted by and Order of the ALC. Alternatively, if the FVRD wishes to retain the list, the ALC requests that the uses be amended as follows: <ul style="list-style-type: none"> a. Farm use; b. Conservation use, including park and park reserve; c. Park and park reserve use in accordance with the ALR Use Regulation; d. Single family residential use in accordance with the ALR Use Regulation; e. Natural campground use in accordance with the Agricultural Land Reserve Use use, subdivision and Procedure Regulation; f. Agri-tourism use in in accordance with the Agricultural land Reserve Use use, subdivision and Procedure Regulation; g. Associated rural residential use in accordance with the ALR Use Regulation; and h. Accessory farm employee dwelling if permitted by an Order of the Agricultural Land Commission. <p>The ALC also wishes to clarify whether the “associated rural residential use” referenced in (g) refers to an additional residence (not permitted unless by way of an Order of the ALC), or whether it refers to ancillary residential uses. Please clarify.</p> <ul style="list-style-type: none"> • 5.1.11: The ALC requests the following minor edits for clarity: <ul style="list-style-type: none"> o AGRICULTURAL areas in the Agricultural Land Reserve are subject to the provisions of the Agricultural Land Commission Act, the ALR General Regulation, the ALR Use Regulation, and the regulations and the orders of the Agricultural Land Commission. 	<p>5.1.7 – ALC in support. Suggest addition: <u>with the exception of areas in the Fraser River foreshore or in Cheam Lake which are designated as conservation. One Crown owned parcel in the ALR that is planned for a park expansion that is also designated as conservation</u></p> <p>Update to regulation names Suggest: 5.1.8 - AGRICULTURAL areas may be extended or created through Plan amendment where additional areas suited to farm production are identified through an application process or pursuant to the Agricultural Land Commission Act and the Agricultural Land Reserve Use, Subdivision and Procedure Regulation <u>and its regulations.</u></p> <p>Suggest: 5.1.9 – No edit recommended. See new policy about ALR referrals (1.7.6)</p> <p>Suggest: 5.1.10 – AGRICULTURAL areas shall be used only for <u>the following if in accordance with the ALC Act and its regulations:</u></p> <ul style="list-style-type: none"> a. Farm use; b. Conservation use, including park and park reserve; c. Park and park reserve use; d. Single family residential use; e. Natural campground use in accordance with the Agricultural Land Reserve Use Regulation; f. Agri-tourism use in in accordance with the Agricultural Land Reserve Use Regulation; g. Associated rural residential use in accordance with the Agricultural Land Reserve Use Regulation; and h. Accessory farm employee dwelling <u>if permitted by an Order of the Agricultural Land Commission.</u> <p>5.1.10 (g) – no further edits recommended. “Associated rural residential use” is a defined term, which is not related to additional residences.</p> <p>Suggest – Update to regulation names, 5.1.11 AGRICULTURAL areas in the Agricultural Land Reserve are subject to the provisions of the <u>Agricultural Land Commission Act and its regulations.</u> and the orders of the Agricultural Land Commission.</p>	<p>5.1.7 - Update for greater clarity</p> <p>5.1.8 - Update per recommendation</p> <p>5.1.9 No update</p> <p>5.1.10 - Update per recommendation</p> <p>5.1.10 (g) No update</p> <p>5.1.11 – Update per recommendation</p>	
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	<ul style="list-style-type: none"> • 5.1.12: The ALC wishes to advise the FVRD that any zoning amendment applications affecting ALR lands (either directly or adjacent) should be circulated to the ALC for review and comment, even if the zoning amendment application is related to an ALC decision. • 5.1.13: The ALC requests the following edits in order to achieve consistency with its new regulations: <ul style="list-style-type: none"> o The removal of soil or placing of fill on land in AGRICULTURAL areas shall be undertaken in accordance with the Agricultural Land Reserve Use, Subdivision and Procedure Regulation ALCA, the ALR General Regulation, the ALR Use Regulation, and the bylaws of the Fraser Valley Regional District. • 5.1.14: The ALC requests the following edits in order to achieve consistency with its new regulations: <ul style="list-style-type: none"> o Agri-tourism uses may be supported provided that parking and servicing needs can be met on-site, where required a Special Events License is obtained, and the use is <u>in accordance with the ALCA, the ALR General Regulation, and the ALR Use Regulation</u> meets the requirements of the Agricultural land Reserve Use, Subdivision and Procedures Regulation. • 5.1.15: The ALC is unclear why this policy is needed in light of policy 5.1.14, unless the intention is to support agri-tourism uses that exceed what is permitted by the ALCA and its regulations. Please provide further clarification as to the intent of this policy. Furthermore, the ALC wishes to advise the FVRD that any zoning amendment applications affecting ALR lands (either directly or adjacent to) should be circulated to the ALC for review and comment, even if the zoning amendment application is related to an ALC decision. • 5.1.16: The ALC requests that this policy (allowing the Regional Board to consider accessory secondary dwellings unrelated to farm use) be removed from the Bylaw in order to achieve consistency with the ALCA and its regulations. As per s. 25(1.1)(b), the ALC must not grant permission for an additional residence unless the additional residence is necessary for a farm use. • 5.1.17: The ALC suggests making a minor edit to this section to reflect the new ALCA and its regulations; specifically, changing (a) to refer to “use” instead of “non-farm use” in order to encompass the full range of possible use applications that could be considered by the ALC (non-farm use, non-adhering residential use, soil or fill use). The ALC also wishes to advise the FVRD that any proposed Temporary Use Permits affecting ALR lands (either directly or adjacent to) should be circulated to the ALC for review and comment, even if the Temporary Use Permit is related to an ALC decision. • 5.1.18: As per the comment above, any proposed Temporary Use Permits affecting the ALR (either directly or adjacent to) should be circulated to the ALC. • 5.1.19: The ALC requests that this policy be amended in order to achieve consistency with the ALCA and its regulations given that seasonal farm labour accommodation structures (i.e. residences) would require ALC applications for a non-adhering residential use (see definition of “non-adhering residential use” s. 1(1) of the ALCA). This could be done by adding an additional sub-section that states: <ul style="list-style-type: none"> o The seasonal farm labour accommodation use has been approved by an Order of the ALC. 	<p>5.1.12 – No edit recommended. See new suggested policy 1.7.6 for ALC referrals.</p> <p>5.1.13 – Update to regulation names the ‘Agricultural Land Reserve Use, Subdivision and Procedure Regulation’ to ‘<i>Agricultural Land Commission Act and its regulations</i>’</p> <p>5.1.14 – Update to regulation names, same as 5.1.13</p> <ul style="list-style-type: none"> • Minimal approvals are required. Refers to non-accommodation agri-tourism <p>5.1.15 – Suggest: Add</p> <ul style="list-style-type: none"> e. adheres to the <i>Agricultural Land Commission Act</i> and its regulations • Policy is distinct from 5.1.14 as additional FVRD & ALC approvals are required • See new policy 1.7.6 for ALR referrals <p>5.1.16 – Suggest:</p> <ul style="list-style-type: none"> • ALC policy allows for secondary suites within a principle residence. FVRD considers this a second dwelling, which is not permitted in our zoning. We may consider changes in the future. • In order for a property owner to apply for a ‘non-adhering residential use’ for farm help, the application must be considered by the Regional Board. <p>Option 1 - Remove policy. Option 2 – Keep policy. No update</p> <p>5.1.17 – Suggest:</p> <ul style="list-style-type: none"> a. The Agricultural Land Commission Approves the non-farm use <p>5.1.18 – See new suggested policy 1.7.6 for ALC referrals</p> <p>5.1.19 – Suggest: Add clause to comply with new ALCA</p> <ul style="list-style-type: none"> d. The seasonal farm labour accommodation has been approved by an Order of the Agricultural Land Commission <p>1.7.6 – Suggest: Add Policy: All applications for zoning amendments, plan amendments, and temporary use permits on ALR lands, or directly adjacent to ALR lands, shall be circulated to the Agricultural Land Commission for review and comment.</p>	<p>5.1.12 – No update</p> <p>5.1.13 – Update per recommendation</p> <p>5.1.14 – Update per recommendation</p> <p>5.1.15 – Update per recommendation. See new policy 1.7.6</p> <p>5.1.16 –Option 2, No update</p> <p>5.1.17 - Update per recommendation</p> <p>5.1.18 – No update</p> <p>5.1.19 - Update per recommendation</p> <p>1.76 - Update per recommendation – new policy</p>	
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	<p>Section 5.1 The ALC does not have any concerns with the policies as drafted, although it suggests that an 8 ha minimum parcel size throughout the AGRICULTURAL designation would be preferable and would reduce confusion; however, the ALC appreciates the inclusion of the disclaimers in policies 5.1.24 and 5.1.25 regarding the ALC’s discretion to approve or refuse subdivision applications regardless of the minimum parcel sizes indicated in the Bylaw.</p>	<p>5.1 - Option 1 – No edit required to minimum parcel sizes (8 ha in floodplain, 4 ha outside) (Recommended – pre-existing condition)</p> <p>Option 2 – Remove clause b. with reduced min. parcel size outside of floodplain areas</p>	No update	Edited - Dec 4/19
	<p>Section 5.6 • 5.6.5: The ALC appreciates the inclusion of (a) stating that RURAL designated lands are located outside the ALR. However, ALC mapping appears to indicate that a portion of PID 013-105-787 is located within the ALR and designated as RURAL. Please clarify whether this discrepancy is the result of a mapping error, a historical designation predating the ALR, etc.</p>	No edit required. Designation follows ALR boundary. Portion of the property is in ALR & a portion is outside.	No update required	
	<p>Section 5.7 5.7.4: The ALC appreciates the inclusion of (e) stating that Suburban Residential lands are located outside the ALR.</p>	No edit recommended – ALC in support	No update required	
	<p>Section 6.0 6.1.4 Agricultural Buffer: The ALC wishes to advise the FVRD that any proposed rezoning applications for residential development along the ALR boundary should be forwarded to the ALC for review and comment. Further, the ALC suggests that this section should be reviewed with the Ministry of Agriculture to ensure consistency with the Guide to Edge Planning: Promoting Compatibility Along Agricultural - Urban Edges.</p>	<p>6.1.4 – Suggest Add clause E. Includes AGRI comments</p> <ul style="list-style-type: none"> a. House design – <u>Orient patios</u> away from ALR lands b. No change c. Landscape buffer <u>and separation of uses</u> in accordance with <u>the BC Ministry of Agriculture’s Guide to Edge Planning</u> d. Remove clause e. <u>All rezoning applications adjacent to ALR lands shall be referred to the Agricultural Land Commission for review and comment</u> 	Update per recommendation	Edited - Dec 4/19
	<p>Section 6.3 • Boundary Review: The ALC has concerns with the FVRD’s inclusion of this section in the Bylaw. As currently drafted, this section <u>suggests that landowners are advocating for the exclusion of their lands from the ALR, despite a lack of support from the FVRD evidenced in the Bylaw by statements</u> such as: “the rationale for exclusion and development of ALR lands in Popkum is unclear”; and, that both residential and wastewater servicing needs can be accommodated on existing undeveloped lands outside of the ALR. Although it is currently possibly for an individual landowner to submit an ALC exclusion application, the ALC wishes to advise the FVRD that this may not be possible in the near future. Bill 15 – 2019: Agricultural Land Commission Act, 2019 (“Bill 15”), which is currently before the BC Legislature, is proposing to remove the existing provision in the ALCA that allows an individual landowner to submit an ALC exclusion application. Should Bill 15 be adopted, s. 29(1) states that the only persons able to submit ALC exclusion applications would be the Province, a first nation government, or a local government. Given that the FVRD does not appear to support the exclusion of ALR lands, the ALC suggests that the FVRD consider deferring adoption of the Bylaw until the question of Bill 15 has been dealt with by the BC Legislature. <u>Should Bill 15 be adopted, the ALC recommends that the FVRD remove this section from the Bylaw and reword the introductory paragraph outlining the history of boundary reviews and exclusion applications to be more supportive of agriculture and the ALR. The Bylaw could then be re-referred to the ALC for further review and comment.</u></p>	<p>Bill 15 has been adopted. Land owners can make an exclusion application to the ALR, but application may not process unless authorized by a resolution of the local government</p> <p>Suggest 6.3 – Reword to be more supportive of agriculture/ less supportive of exclusion applications</p> <p>Draw attention to ALC conclusion from boundary review with bullet points.</p> <ul style="list-style-type: none"> • ALR lands have good ag capability, and • Substantial land is available outside the ALR to meet development needs <p>Remove wording that plan policy will guide boundary reviews and provide an opportunity for applicants to demonstrate merits of ALR exclusion. There is no community benefit to excluding ALR lands for residential development.</p> <p>Ag lands contribute value to Popkum and to the greater region. Ag lands:</p> <ul style="list-style-type: none"> • Supports food security in the region • Provide oppourtunity for farm businesses and economic development 	Update per discussion	Edited - Dec 4/19

	<p>Should Bill 15 not be adopted and/or should s. 29(1) of the draft Bill not be incorporated, the ALC requests that the FVRD re-refer the Bylaw to the ALC for re-review; the ALC will then provide the FVRD with more in-depth comments on this section of the Bylaw.</p> <ul style="list-style-type: none">Expanded Land Uses: The ALC has concerns with the current wording of this section as it implies broad ALC support for “tourism uses” and other uses that are not permitted without ALC application (e.g. “food and beverage services” implies a restaurant use). It is the ALC’s experience that the general public’s conception of “tourism uses” often contemplates uses beyond what are permitted in the ALCA and its regulations and that this can lead to a large range of issues including the construction of non-compliant structures and the operation of non-compliant uses in the ALR. Furthermore, local governments have the ability to regulate and even prohibit some agri-tourism uses, which can be advantageous as it results in more clarity for landowners and reduced compliance and enforcement issues. As such, the ALC recommends that the FVRD consider re-wording this section to ensure both clarity and consistency with the ALCA and its regulations as follows:<p>Expanded land use options for ALR lands was were identified by residents as an opportunity to maintain and sustain the rural – agricultural community in Popkum-Bridal Falls. <u>The use of ALR land is regulated by the Agricultural Land Commission (ALC), and such expanded land use options may require ALC applications.</u> The Agricultural Land Commission (ALC) supports many tourism uses outright provided they are accessory to a farm use. This could include farm retail sales and accommodation uses, and subject to ALC approval carriage home uses. <u>Although some agri-tourism uses are permitted by the ALCA and the ALR Use Regulation, others require review and approval by the ALC.</u> Ensuring sensitive application of expanded agricultural uses will be important in avoiding conflicts between neighbouring residential uses. Expansion of Agri-tourism uses may provide interested farm operators an opportunity to complement and grow their <u>farm</u> business with a range of accessory tourist activities. Popkum offers an attractive tourist destination given its picturesque agricultural setting between the mountains and close proximity to Bridal Falls. In nearby Agassiz and Chilliwack, there are a diversity of agri-tourism businesses highlighted in the Circle Farm program including cheese and honey producers, farm stay accommodations, and many more. The success of the Circle Farm program highlights the growing consumer trends towards locally produced foods and direct farm-to-consumer retail. The Agricultural Land Commission supports many agritourism uses outright provided they are accessory to a farm use. Other More intensive activities where conflicts may occur with nearby land uses may require ALC and local government approval. The <u>Any proposed expansion</u> of agri-tourism uses will need to be sensitive to nearby farm operations so that holiday-makers and agriculture practices can beneficially co-exist. The Plan provides policy which supports a number of agri-tourism uses accessory to a farm operation including natural campground, farm tours, and food and beverage sales farm retail sales. Expanded agritourism uses may require rezoning and/or approvals from Agricultural Land Commission.</p><p>As an additional note, the ALC has not reviewed the operations highlighted in the Circle Farm program to determine whether or not they are all operating in accordance with the ALCA and its regulations. The ALC wishes to advise the FVRD that the Bylaw’s reference to this program could potentially result in the FVRD inadvertently suggesting support for uses that contravene the ALCA and its regulations.</p><ul style="list-style-type: none">Policy 6.3.1 Boundary Review: As per its previous comments, the ALC suggests that inclusion of this section may be premature given the progress of Bill 15 in the BC	<ul style="list-style-type: none">Serve as a development boundary to contain growthContribute the rural-agricultural landscapeDo not constrain efficient development <p>Suggest new policy -</p> <p>6.3.0 Housing need and residential development can be accommodated outside of the ALR for the life of the plan. The Regional Board will not support ALR exclusion applications which use residential development as a rational for the application.</p> <p>6.3.1 ALR Exclusion Applications. Proposals to exclude ALR lands or to undertake a boundary review <u>must be comprehensive, community based, and demonstrate a sound rational supported by professional review.</u></p> <ul style="list-style-type: none">Remove bullets about community benefit opportunities and merit of exclusion. <p>6.3.1 Boundary Review Application requirements. Proposals to exclude ALR lands or to undertake a boundary review in Popkum must be comprehensive, and must demonstrate a sound rational supported by professional review. Applications must address the following:</p> <p>—a. Phase One – Assessment....</p> <p>—iv.”Suitability of non soil based activities agriculture must also be considered”</p> <p>Suggest – Add underlined text 6.3 Expanded Land Uses</p> <p>Expanded land use options for ALR lands was were identified by residents as an opportunity to maintain and sustain the rural – agricultural community in Popkum-Bridal Falls. <u>The use of ALR land is regulated by the Agricultural Land Commission (ALC), and expanded land use options may require ALC applications.</u> The Agricultural Land Commission (ALC) supports many tourism uses outright provided they are accessory to a farm use. This could include farm retail sales and accommodation uses, and subject to ALC approval carriage home uses. <u>Although some agri-tourism uses are permitted by the ALCA and the ALR Use Regulation, others require review and approval by the ALC.</u></p> <p>ALC concerned Circle Farm tours may not adhere to ALCA</p>	<p>REVIEW</p> <p>Add underlined text</p>	
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	<p>Legislature. The ALC suggests that the FVRD delay inclusion of this section until the question of Bill 15 has been answered.</p> <ul style="list-style-type: none"> Policy 6.3.2 Expanded Agricultural Uses: The ALC suggests that this section be amended as follows to ensure consistency with the recent amendments to the ALCA: <i>Expanded land use options to supplement and support agriculture in Popkum will be considered by the Regional Board, including agri-tourism uses such as farm gate retail, bed and breakfast and other tourism accommodation uses, and carriage home/secondary suite uses.</i> 	Suggest 6.3.2 – Remove policy. There is sufficient text about expanded land uses	6.3.2. Address recommendation by removing policy.	
	<p>Section 7.2 Policy 7.2.1: The ALC notes that Yale Road E. and Popkum Road North run through and/or adjacent to the ALR and that the proposed upgrades may require ALC applications. It is recommended that the FVRD consult with the ALC early on in the road upgrade planning process in order to determine whether or not ALC applications are required.</p> <ul style="list-style-type: none"> Policy 7.2.12: The ALC notes that should any of the referenced unused or undeveloped right of ways be in the ALR, an ALC application would be required in order to facilitate their use as public trail. 	<p>No edit recommended – See 7.2.5</p> <p>No edit recommended – evaluation includes many factors, including referrals / consultation not explicitly listed.</p>	No update required	
	<p>Section 8.0 The ALC notes that the use and/or development of any parks and trails within the ALR are subject to the ALCA and its regulations. The construction of trails in the ALR requires an ALC application, as do some park and recreation uses. The ALC recommends that the FVRD consult with the ALC on any proposed trail, park, and recreation development within the ALR to ensure compliance with the ALCA and its regulations.</p>	<p>Suggest 8.4.15 Community Consultation</p> <p>No edit recommended, OR</p> <p>d. Referral to ALC for any parks or trails within or adjacent to the Agricultural Land Reserve</p>	No update	
	<p>Section 12.0 The ALC wishes to advise the FVRD that any proposed temporary use permits proposed for ALR lands should first be circulated to the ALC for review and comment in order to ensure compliance with the ALCA and its regulations.</p>	No edit recommended – Referrals are common practice for ALR lands	No update required	
	<p>Section 13.0 <ul style="list-style-type: none"> Accessory Farm Employee Dwelling: The ALC wishes to advise the FVRD that any proposed accessory farm employee dwellings cannot be approved by the FVRD and must be submitted to the ALC as a non-adhering residential use application. The ALC also requests that this section be updated to reflect the new regulations, specifically: the Agricultural Land Reserve General Regulation and the Agricultural Land Reserve Use Regulation. Associated Rural Residential Uses: Please update this section to reference the change to the Agricultural Land Reserve General Regulation and the Agricultural Land Reserve Use Regulation. Farm Use: Please update this section to reference the change to the Agricultural Land Reserve General Regulation and the Agricultural Land Reserve Use Regulation. Please also note the following typo: Agricultural Land Reserve Commission Act. </p>	<p>Suggest: Update definition ACCESSORY FARM EMPLOYEE DWELLING means a building on a farm under the BC Assessment Act, used as a home or residence by a full time employee of the farm and his or her family members provided the use is <u>in accordance with the Agricultural Land Reserve Use Regulation</u>.</p> <ul style="list-style-type: none"> Dwellings could be located outside ALR. Not included: ‘The dwelling must be approved by the Agricultural Land Commission as a non-adhering residential use.’ <p>Suggest: Update name of regulation in all definitions</p>	<p>Update per recommendation</p> <p>Update per recommendation</p>	Edited - Dec 4/19
	<p>Section 11.2 The ALC notes that much of this DPA is located within the ALR. As a general comment, the ALC recommends consultation with the Ministry of Agriculture to ensure that the DPA does not infringe on the provisions outlined in the <i>Farm Practices Protection (Right to Farm) Act</i>.</p>	<p>ALR / DPA overlap is Cheam Lake</p> <p>Suggest: Add exemption 11.2.2 (f) Soil based agricultural activities</p>	Update per recommendation	Edited - Dec 4/19
	Section 11.5		No update required	

	The ALC notes that the entire Bylaw area is located within this DPA, including ALR lands. As a general comment, the ALC recommends consultation with the Ministry of Agriculture to ensure that the DPA does not infringe on the provisions outlined in the <i>Farm Practices Protection (Right to Farm) Act</i> .	No edit recommend		
External Referral: Ministry of Ag	Generally not compliant with recent changes to ALC Act and Regulations			
	The plan outlines in some detail a development strategy for urban development on lands that are currently ALR, and are not slated for development in the Regional Growth Strategy and which has not been approved for development by the ALC.			
	Section 1.7 We note a lack of specific consultation with farmers or the agriculture industry. This is a significant omission in the development of the plan, as it is unlikely that a full picture of the amount and type of agricultural land required over the next 5 years, as required under s.473 of the <i>Local Government Act</i> could be obtained without this consultation	No edit recommended – S473 (b), An OCP must include... ‘the approximate location, amount and type of present and proposed commercial, industrial, institutional, agricultural, recreational and public utility land uses;’ Add new policy: Refer all applications for lands in the ALR to the ALC	No update - See new policy 1.7.6	Edited - Dec 4/19
	Section 2.0 would benefit from a section on the agricultural lands and the nature of agriculture in the FVRD and where Area D fits into that data. (Census data from 2016 shows that the FVRD has 509.6 B in Farm Capital and Gross Farm Receipts of 1.5 B, with census data showing returns around \$30,000 per hectare. Due to discrepancies between Agriculture Land Use Inventory data and Census data, it appears as though the headquarters rule is reporting on more land holdings than are contained strictly within Area D. Total farm area was reported to be 4318 ha in the 2016 Census, however this is likely affected by the headquarters rule. Agricultural Land Use Inventory data shows that there is 821 ha including land outside legal parcels and IR land. There are 493 ha when IR lands and lands outside legal parcels are excluded from the calculation. Ministry staff can provide more statistics as required. Keeping this in mind, 2016, Census Subdivision D reported \$547 million in farm capital and 71.6 million in farm gross receipts showing an average return of \$16,600/ha. Growth from the period of 2010 to 2015 was 12% in farm capital and 20% in farm gross receipts. The agriculture currently in place in Area D is valuable for grazing and some lower intensity agriculture and has provided grazing land for dry cows (cows that are coming into calf for the first time or are between lactations) and some smaller scale or start-up farming operations. This type of agriculture is important to support the intensive agriculture that is prevalent in the FVRD. Also, the statistics show that there is room to grow for agriculture in Area D. Currently, there are 92 ha of land that could be developed for farm businesses, 19% of the ALR, with most of the parcels below 8 ha in size. It should be noted that 11% of the parcels and 15% of the land in the ALR are in protected area/park/reserve and not used for farming and mainly associated with Cheam Lake Wetlands Regional Park. This is a high percentage of non-farm use in the area.	Discussion: Move section 6.3 ALR Lands to section 4? <ul style="list-style-type: none"> Talk about the nature and value of agriculture in the community, Section 6 is about developing neighbourhoods. Does ALR discussion belong here? 	No update	
	Section 3.2 the objective to protect agriculture is good but would be better if it were “protect and enhance agriculture”, as there may be opportunities to expand or intensify agricultural production in the area which could provide benefits to the local economy, and this is more in line with the statement in the RGS.	Edit captured in ALC revisions/comments	See update in ALC section	
	Section 3.3 Regional context – it is worth mentioning that agriculture in the region is growing and	See comments in ALC comments / review 3.2 and 3.3	See update in ALC	

	intensifying as this may increase nuisance and farm practice complaints in the future. Goal 2: - this statement of providing flexible uses is rather concerning as if the result is to allow more non-farm uses or subdivision in the ALR, it will have the effect of undermining agriculture. As stated, ministry staff view this to be contrary to the RGS goal to protect and enhance the agriculture sector, rather than being consistent with it. This language is mirrored in Goal 4, however, it does not promote a sustainable agricultural community. Strongly recommend changes here. A more appropriate statement would be to ensure consistency between zoning regulation and provincial legislation. The statement could also mention good practice in land use planning for agriculture. Ministry staff can provide more details if required. Goal 7: - While supporting agri-tourism can be part of supporting the agricultural community, caution needs to be exercised that this is an accessory use to an active farm, and not that tourism uses are replacing farming altogether.		section	
	Section 4.2: In addition to directing development away from ALR lands, there should also be a statement in Policy 4.2.4 regarding buffering of ALR lands from residential lands as this interface is the most prone to urban/ALR conflict. Contrary to popular belief, it is often single-family residences on large lots along the ALR edge that generate the most complaints. We would support a move to higher density on the urban side of the edge provided buffering and setbacks are implemented that are in accordance with the Ministry's Guide to Edge Planning.	4.2.4 Suggest Option 1 Add – New developments adjacent to agricultural lands must Be designed to include a vegetative buffer that adheres to guidelines in the Ministry of Agriculture's Guide to Edge Planning. Option 2 – No update. Edge planning is discussed in 6.1.4 (West Popkum)	No update. Ag buffer is discussed on 6.1.4	
	Section 4.3 we note an apparent numbering error in the policies under this section. Policy 4.5.1 in this section should include a statement that would evaluate impacts to agricultural lands as well. Although there is generally less conflict between agricultural land and industrial land, there are still some impacts that require assessment and mitigation such as stormwater runoff. Adequate buffering in accordance with the Ministry's Guide to Edge planning should be established between industrial and agricultural uses.	4.3.1 Suggest – Add – 'stormwater runoff' to list of considerations	Update per recommendation	
	Section 5.0 The designation of ALR lands as Agricultural (AG) is a good step for supporting agriculture. However, the statement under the Rural (R) designation that these lands <u>serve as a buffer for agricultural uses is incorrect</u> . The majority of farm practice complaints and conflict actually come from large rural residential lots that abut farmland.	No edit recommended	No Update	
	Section 5.1 The acknowledgement that the agricultural lands are productive and important to the local economy is excellent, but the way the section begins with the limitations of these lands seems to suggest a development agenda. We suggest re-working this section to highlight the importance of these lands to the community first and then to acknowledge any limitations. It is important to distinguish between limitations for which there is no solution (i.e. lack of sunlight) and those which can be improved (i.e. drainage). Consideration should also be given to non-soil based agriculture as this can often occur where there are limitations of soil or sunlight. The vagueness of what the "flexible options" are is highly problematic as noted above, as is stating that the ALR contributes	Suggest – Add sentence add the value of agriculture <ul style="list-style-type: none"> Less intensive ag found in Area D supports the more intensive ag found in the other area of the regional district Add <ul style="list-style-type: none"> ALR lands in Popkum-Bridal Falls are mainly used for lower intensity agriculture including grazing, hay, and dry cow operations. ALR lands in Popkum provide opportunities for small scale and start-up farming operations. This type of agriculture is important to support the intensive agriculture that is prevalent in the FVRD. 	Update per recommendation. See update in ALC section	

	to “rural character”. Unfortunately this wording may set up expectations for rural residents that they will have a bucolic lifestyle if they locate next to ALR lands, when in fact modern agriculture, especially where industry is intensifying can have significant impacts to neighbouring residents, and vice versa, and can result in conflict. Acknowledgement of the precedence of the <i>Agricultural Land Commission Act</i> is a positive in this section. The statement that active farming occurs on 60% of the ALR land is misleading, as this only denotes land cover. Much more land than what is actually cropped is usually needed to support farming and the remaining land can be necessary riparian setbacks, drainage infrastructure, etc. Ministry staff are working to change reporting of data in the Agriculture Land Use Inventory reports to correct the common misconception that land cover data refers to the active farming area, as it consistently underrepresents the active farming area. A more correct reporting of the data would say that 65% of the ALR is in active farming, with 15% unavailable for agriculture development (in park or reserve) and approximately 20% could be developed for farming.	No edit required – about amount of land farmed		
	Policy 5.1.1 this is an excellent statement and should be retained.	No edit recommended – AGRI in support	No update	
	Policy 5.1.2 the Ministry encourages farmers to use best practices regarding protection of the environment, but it should be noted that the Environmental Farm Plan program is completely voluntary. A better statement would be “ <u>consistent with the Environmental Management Act and associated regulations</u> ”, as this is what farmers are legally obliged to do.	Suggest: 5.1.2 Agricultural activities in the Plan area should be conducted in an environmentally sensitive and sustainable manner that is <u>consistent with the Environmental Management Act and associated regulations</u> adhere to guidelines as provided by the Ministry of Agriculture’s Environmental Farm Plan Program and other best practices.	Update per recommendation	
	Policy 5.1.3 This is quite a vague statement that does not seem as if it will be helpful in guiding any decisions of the Board.	See comments in ALC comments / review	See update in ALC section	
	Policy 5.1.4 Support for exclusions is not consistent with the RGS goal of protecting and enhancing agriculture and is not consistent with other objectives of this plan.	See comments in ALC comments / review	See update in ALC section	
	Policy 5.1.5 This is a good policy.	No edit recommended – AGRI in support	No update	
	Policy 5.1.6 If these are the “flexible options” it is good to see them clarified here. The statements are appropriate, but it would be good to see a further statement specifically that non-farm uses which do not support farming will not be supported. Also, it should be clarified that many non-farm uses require approval of the Agricultural Land Commission.	See comments in ALC comments / review	See update in ALC section	
	The policy section could benefit from an additional statement that zoning bylaws should be consistent with the <i>Agricultural Land Commission Act</i> and associated Regulations. <u>While this may be considered a matter of course</u> , most local governments around the province are failing to have zoning bylaws consistent although they are legally obliged to	FVRD is working to update our zoning bylaws to bring them into alignment with recent changes to the ACL Act its regulations.	No update	

	be. Outlining this as a matter of policy in the OCP may help local governments become more consistent with provincial legislation over time.			
	Designation policies – These are good policies, but it should be noted that the Agricultural Land Reserve Use, Subdivision and Procedure Regulation has been repealed and replaced by the Agricultural Land Reserve General Regulation and the Agricultural Land Reserve Use Regulation. Given recent changes to the <i>Agricultural Land Commission Act</i> , it would be prudent to check that the section numbers are still correct as well.	Edit captured in ALC comments / review	See update in ALC section	
	Use Policies – As stated above, the Agricultural Land Reserve Use, Subdivision and Procedure Regulation has been repealed and replaced, and it would be wise to note here that all additional dwellings in the ALR now require approval of the ALC.	Edit captured in ALC comments / review	See update in ALC section	
	Policy 5.1.12 given that non-farm use approvals may have time limitations as a condition, we would suggest changing this to “ <u>zoning amendment or temporary use permit applications</u> ”. This ensures that zoning changes are not supported for temporary uses.	No edit recommended. TUPs discussed in 5.1.17	No update	
	Policy 5.1.15 this should be checked to ensure that it is consistent with the new Agricultural Land Reserve Use Regulation.	Edit captured in ALC comments / review	See update in ALC section	
	Policy 5.1.16 additional dwellings other than secondary suites are no longer permitted in the ALR without application to and approval of the ALC. Additional dwellings can have a detrimental impact on agricultural land and increases speculation. A policy more supportive of agriculture would be to not support applications for additional dwellings unless a clear need for farm use has been demonstrated. This would provide greater guidance for the Board when considering applications for the additional dwellings.	Edit captured in ALC comments / review	See update in ALC section	
	Policy 5.1.24 Four hectares is quite a small minimum lot size and it would be very difficult to support a thriving agricultural operation with such a small parcel size outside of the floodplain area. We recommend a minimum of 8 hectares throughout the area, and larger if at all possible in order to align with the objectives to protect agriculture. Our data show unequivocally that larger parcels are more likely to be farmed than small parcels and that the price per acre of farmland increases significantly in smaller parcels.	See comments in ALC comments / review	See update in ALC section	
	Policy 5.6.5. As mentioned earlier, low density use adjacent to agriculture use does not reduce conflict. Rural residential use is a major cause of complaints on the ALR. This incorrect assumption should be removed.	No edit recommended	No update	
	Policy 5.6.9 It is unclear if the Rural land designation may include land in the ALR. If there are lands within the ALR in this designation, please note that s.555 of the Local Government Act allows these uses in the ALR despite local government zoning bylaws and this should be	No edit recommended – No ALR in the Rural designation	No update	

	mentioned. If there are no ALR lands within the Rural designation, then this is fine to remain as is.			
	Policy 5.6.13 Ministry staff support clustered subdivisions and density averaging, especially where this is used to create setbacks and vegetative buffers between rural residences and the ALR.	No edit recommended – AGRI in support	No update	
	Policy 6.1.4 Vegetative buffers and separation of land uses along the ALR edge should be in accordance with the Ministry’s Guide to Edge Planning as this is a more current document than the Landscape Buffer Specifications and is more strongly based on supportive science. Graduated density has been shown to not work as a suitable separation between land uses and actually increases complaints.	6.1.4 Suggest Add clause E a. House design – <u>Orient patios</u> away from ALR lands b. No change c. Landscape buffer <u>and separation of uses</u> in accordance with <u>the BC Ministry of Agriculture’s Guide to Edge Planning</u> d. Remove clause e. <u>All rezoning applications adjacent to ALR lands shall be referred to the Agricultural Land Commission for review and comment</u>	Update per recommendation	
	Policy 6.3. Enhancing agriculture can involve detailed study as can be achieved by completing an agriculture area plan. Such a plan is beneficial in not only identifying agriculture opportunities and helping farmers overcome issues, it also provides a valuable opportunity with Local Government planners to consult and work with farmers who make up about only 1-2% of the population on enhancing agriculture.	See comments in ALC comments / review There is little political appetite for an Ag Area Plan at this time.	No update	
	Agritourism is but one means of increasing farm revenue. Ministry staff would like to add that there is a great deal of support available to people who wish to start farming or for established farmers who want to make their farm businesses more profitable through appropriate insurance programs, business development training and funding for innovation all of which are made available to the agriculture sector through provincial and federal programs. Details of this type of programing can be found through Ministry of Agriculture websites, or Ministry staff can provide more details.	Good resource information on provincial programs and funding. No edit recommended to OCP	No update	
	Policy 6.3.1 Boundary Review a) Phase 1. Assessment.: Assessment of the suitability of land for agriculture use needs to examine improvements that can be made to land, such as drainage improvements and, in addition, account for the large number of agriculture operations (over 1/3 of farm receipts) that are not soil based and can have varying requirements for optimal conditions, including the moderate climate, availability of water resources, access to transportation to name a few. b) Phase 2 – Conceptual Plan and Consultation: Ministry staff are concerned that development of such a plan precluding support for a block exclusion by the ALC could lead to speculative pricing of farmland and dampen serious investment in the agriculture sector and development of agriculture businesses.	6.3.1 a (iv). Suggest – Add – The study must also comment on opportunities for non-soil based agriculture. 6.3.1 b Consider – Remove section.	Update per recommendation. See update in ALC section See update in ALC section	
	Policy 6.3.2 As mentioned above, ministry staff do not support non-farm uses that are detrimental to	Edit captured in ALC revisions/comments. Remove policy.	See update in ALC section	

	<p>agriculture. A clarifying statement such as that found in the agriculture designation about types of non-farm uses that could be considered or not considered would help here as well to allay expectations.</p>			
	<p>Policy 6.3.3 As mentioned above, putting the expectation of maintaining rural character on ALR lands can lead to disappointment when residents discover that modern agriculture is not associated with a bucolic lifestyle.</p>	Discuss. Remove policy	See update in ALC section	
<p>External Referral: City of Chilliwack</p>	<p>Schedule 8 Parks and Trails should illustrate the connection with the Experience the Fraser Trail, as shown in the City of Chilliwack OCP 2040</p>	<p>Suggest: update Parks and Trails map(schedule 8) to reflect existing ETF trail in CoC and future potential ETF trail in Area D</p> <p>Policy(new): 8.4.18 Experience the Fraser Trail and Blueway. The Regional Board supports continuation of the ETF Trail and Blueway from its current terminus within City of Chilliwack jurisdiction to existing recreation opportunities within Electoral Area D, including connection to Ferry Island Provincial Park, in accordance with the ETF Concept Plan.</p> <p>Update policy 8.4.11 to be inclusive of Regional Parks and Trails as well, not exclusive to Community Parks and Trails</p>	<p>Update Schedule</p> <p>Include 8.4.18</p> <p>No change to 8.4.11</p>	Edited
<p>External Referral: BC Parks</p>	<p>Section 2.1 The park facilities mentioned include a range of community, regional and provincial parks. The list does not include Ferry Island Provincial Park.</p>	<p>Suggest: update list to include Ferry Island Park</p>	Update per recommendation	Edited
	<p>Policy 5.2.2 According to this policy, recreation uses, or recreation potential is identified as the only criterion for park use. This should be broadened to include conservation uses by amending policies 5.2.2.a, c., and d. To explain further, recreational use could be interpreted quite broadly to include all forms of recreational use and development, including motorized use and intensive recreation uses such as trails, campgrounds and day use facilities, which may be inconsistent with the conservation management direction for a provincial park. In recognizing that both conservation and recreation values are components of the park use the policy acknowledges a broader balance of park objectives.</p>	<p>Suggest: amend 5.2.2c to “areas of important wildlife or environmental value, including habitat <u>and lands requiring conservation management</u>”</p> <p>Duplication of this terminology in a/d is unnecessary</p>	Update per recommendation	Edited
	<p>Section 5.6.4 Development surrounding park areas can benefit from policies that address interface use issues such as encroachment, trespass, environmental impacts and conflicting land use. The OCP provides interface policies for Cheam Lake Wetlands Regional Park and BC Parks would suggest the FVRD consider extending similar interface policies to lands adjacent to Bridal Veil Falls Provincial Park.</p>	<p>Suggest: Cheam Lake Park and Bridal Veil Falls Provincial Park “...dimension of development, <u>and design which incorporates hard edges distinguishing property boundaries and reduces opportunities for trespass.</u>”</p>	Update per recommendation	Edited
	<p>Section 6.2.5 Future initiatives to expand the Bridal Falls tourism brand such as the business association may increase visitor use to the park. BC Parks should be consulted to coordinate visitor management strategies and operations to ensure use is appropriate to the park carrying capacity.</p>	<p>Suggest: 6.2.9 The Regional Board encourages communication between any future business improvement association and BC Parks in order to effectively coordinate visitor management strategies and operations, ensuring use is appropriate to the park carrying capacity.</p>	Update per recommendation but include FVRD in list	Edited
	<p>Section 6.2.8 & 8.4.18 BC Parks recognizes that Bridal Veil Falls Provincial Park is a key tourism destination for</p>	<p>Suggest: 6.2.8 “...supports <u>consideration of an extended...</u>”</p>	Merge 6.2.8 and 8.4.18 into single	Edited

	the corridor and an extended operating season is desirable. The current park operating season of April 1 to October 31 reflects a range of considerations including; a marked period of lower visitor use, increased seasonal precipitation usually accompanied with freeze/thaw of Bridal Veil Falls and resulting impacts to visitor safety, park infrastructure and budget availability. BC Parks supports working together with the FVRD and other partners to consider options for enhanced park opportunities in a safe and sustainable manner.	Suggest: 8.4.18 “The Regional Board supports advocating that BC Parks consider options for enhanced park operations, where appropriate and feasible, including extending the operating season for Bridal Veil Falls Provincial Park.”	policy under 6.2.8 (delete 8.4.18)	
	Section 8.2, Table 2 Ferry Island Provincial Park is collaboratively managed by both Cheam First Nation and BC Parks.	Suggest: update Table 2, Ferry Island: (collaboratively managed with Cheam First Nation)	Update per recommendation	Edited
	Section 8.2, Table 5 Eastern Hillside – Opportunities to connect regional and community trails to Bridal Veil Falls Provincial Park are best suited to designated development or (intensive recreation) use areas of the park as identified in the park management plan. BC Parks should work together with the FVRD to connect community trails with park trails where their uses are compatible.	No edit recommended	New Policy (section 8.4) 8.4.6 Continuous Connections. Trail networks connecting existing community, Regional, and Provincial parks should be prioritized. Additionally, opportunities for continuity between Area D and other communities (e.g. City of Chilliwack and First Nations neighbours) through shared spaces and trail connections should be explored.	Edited
	Schedule 2 I would suggest that the colour for the Conservation or Forest be changed to prevent confusion with the similarly green coloured land use designation.	Suggest: lighten “conservation” further to better distinguish from “forest”	Update per recommendation	Edited

<p>External Referral: Fraser Health Authority</p>	<p>Housing The future Bridal Falls Neighbourhood Plan can provide opportunities for a diversity in housing densities and has the potential to include residential, gateway commercial and tourism related uses.¹ It is beneficial for communities to offer a variety of diverse and affordable housing options. Affordability, tenure, size and flexible housing is recommended for consideration, this includes housing that allows for multi-generational living and aging in place. In addition, establishing greater residential densities provides market support for economically viable grocery stores and other retail uses to be brought into the neighbourhood.² Easy access to a variety of fresh produce and whole foods is associated with increased purchase and consumption of healthy foods, which helps to lower obesity rates.²</p>	<p>No edit recommended – comments can be considered when NCP development for Bridal Uplands is explored</p>	<p>New Policy (section 6.2.4(g)) (f) conceptual lot layout to ensure the design of lot layouts, roads and infrastructure preserve the hillside character, retain natural values, minimize land alteration, and results in creating a compact, walkable suburban form which prioritizes pedestrian orientations; and,</p>	<p>Edited</p>
	<p>Neighbourhood Design Providing opportunities for increased density and mixed-use development that have the potential to create more compact, complete and connected neighbourhoods. Increased density also has environmental benefits such as reducing pressures on agricultural land and natural environments. Neighbourhood Centre's with increased density are generally more walkable and residents are more likely to take part in active transportation. More walkable neighbourhoods support an increase in physical activity rates and reduce unhealthy weights, as well as reduce the use of vehicles and decrease air pollution.² <ul style="list-style-type: none"> • Walkable communities also help older people to be socially connected and mentally healthy, which are states associated with longevity. The proportion of older adults will increase significantly in coming years.⁸ • Community design influences community connectedness, mental and physical health and chronic disease outcomes by promoting healthy behaviors such as walking or cycling. Increasing people's ability to be more physically active reduces the risk of obesity. Obesity is associated with high blood pressure, stroke and heart disease which are among leading causes of disability and death in Canada.⁷ </p>	<p>No edit recommended</p> <ul style="list-style-type: none"> • 4.2.2 encourages secondary dwellings • 8.4 table 5 / 8.4.4 / 8.4.5 / 5.7.12 / 6.1.1b policies supporting increased trail connections • See also, new accessibility language for commercial and parks 	<p>No update</p>	
	<p>Transportation Networks The provision of easy access to the regional trails and paths to further encourage walking and cycling for active transportation.² In all contexts, physical activity, and the provision of easy access to active transportation are linked to a spectrum of health benefits including increased social well-being.² Opportunities for active transportation, pleasant scenery and aesthetically designed neighbourhoods are associated with increased physical activity in small communities. For example, 82% of Canadians are willing to walk more if there is better infrastructure. ⁸ <ul style="list-style-type: none"> • Address safety concerns and improve road safety for pedestrians and cyclists regarding active transportation. This may include constructing buffers from traffic; providing wide shoulders in areas where there are no sidewalks and bike lanes; providing safe crossings; installing visible and clear signage that indicate connections to trail system.² This helps </p>	<p>No edit recommended</p> <ul style="list-style-type: none"> • 8.4 / 7.2.1 / 7.2.10,11 / 7.2.12-21 support ped/cyclist trail connections and safety and transit stops 	<p>No update</p>	

	<p>benefit community health through increased physical activity including the reduction in the risk of chronic diseases such as heart disease, obesity and diabetes.</p> <ul style="list-style-type: none"> • A convenient and frequent transit system that connects neighbouring communities and other cities with Popkum and Bridal Falls. This can include a well maintained, convenient and safe access to transit stops to encourage equality by enhancing mobility among a wide range of vulnerable groups (including children, older adults and people with disability).² Prioritizing “active transportation” (primarily walking, cycling and the use of public transit) and encouraging mobility of all people, can help achieve an increase in physical activity and social interaction, which is associated with improved mental and physical health. Access to public transportation regardless of income or status is considered a key determinant of public health. 			
	<p>Food Networks</p> <p>Incentive programs for existing small food retailers to carry healthy foods and partner with local growers, farmer’s markets or local food programs.² Encouraging healthy eating habits significantly reduces the risk of chronic diseases such as high blood pressure and cancer. People with a healthy lifestyle tend to make healthier choices, this results in an increase in their quality of life and reduces overall health care costs.</p> <ul style="list-style-type: none"> • Development of community intergenerational gardens which supports social interaction. ² Healthy food systems can contribute to healthy behavior including (but not limited to) consumption of 5 or more serving of fruits and vegetables per day. Data shows that only 41% of British Columbians eat at least five servings of fruits and vegetables per day.⁸ • Maximizing healthy, accessible, and affordable food options near affordable housing and public transit connections.² Residents living in a neighbourhood with at least one grocery store are 1.5 times as likely to be physically active than residents living in an area with no grocery store. Each additional grocery store within a one-kilometer distance from an individual's residence is associated with an 11% reduction in the likelihood of being overweight.⁸ • Provide active transportation options to healthy food retail services, such as making trails and pathways readily accessible within residential areas and connecting them to healthy food retail services.² 	<p>No edits recommended</p> <ul style="list-style-type: none"> • Lot sizes in excess of 800m² provide opportunities for all residents to engage in personal food production/gardens, likely low demand for community gardens <p>Suggest: incorporate policy under new section “Community Well-Being” in 3.0 Vision and Values</p> <p>“The Regional Board supports establishing a local grocery store in order to maximize health, accessible, and affordable food options in the community and complement the existing commercial services available to Popkum-Bridal Falls residents.”</p>	Update per recommendation	Edited
	<p>Natural Environments</p> <p>Increasing biodiversity across the landscape and integrating strategies to address air quality contamination and noise that tend to co-exist with close access from the highway.² Plant and place trees strategically to reduce energy use, air pollution and storm water runoff. Increasing the vegetation in developments can add aesthetic appeal for recreation and tourism.² There is strong evidence to support that being in nature and viewing nature has significant physical and mental benefits, including increased social well-being and reduced stress.² For example, people who live close to parks use them for physical activity. Studies show that people who live within 800 meters of a park get 50% of their vigorous physical activity while at the park compared to those who live just 800 meters further away get 16% of their physical activity while at the park.⁸</p> <ul style="list-style-type: none"> • Green spaces are designed for the needs of all ages, physical abilities and cultural groups, with features such as adaptive playground equipment, wheelchair-accessible paths and places for individuals or groups to comfortably sit and talk.² Natural spaces 	<p>Suggest: update Section 10.5 “tree preservation policies in suburban residential areas under development <u>and public education in tree retention for areas subject to development.</u>”</p> <p>Suggest: 10.5.2 “retain as much of the natural vegetation cover as possible <u>and prioritize tree retention when preparing land.</u>”</p>	Update per recommendation	Edited

	<p>help children build gross motor skills, interact socially, alleviate adverse effects of exposure to chronic stress,⁸ and reduce rates of obesity and cardiovascular disease.⁸ People living adjacent to green spaces know more of their neighbours and report strong feelings of belonging, they are typically more supportive of each other.⁸</p> <ul style="list-style-type: none"> • Preserving biodiversity and connecting environmentally sensitive areas, which also has economic co-benefits. Tree canopies are correlated with decreased costs related to air pollution removal and storm water management, and increased energy savings and property values for home owners.² Green infrastructure filters pollutants and sediments out of surface water, buffers developed areas from flooding, and prevents soil erosion. 			
	<p>Aging in Place In 2016, an estimated 40% of the population in FVRD were older adults (40 years plus). We recommend that the OCP for Popkum and Bridal Falls communities include strategies from “Aging in the Fraser Valley Regional District” that allow seniors to age at home.³ For example increasing walkability features in the neighbourhood and increasing healthy food options addresses key components of the strategy by promoting senior’s physical activity and healthy eating. Age-friendly communities reduce travel barriers, allowing seniors to visit friends, exercise, and volunteer, all of which are good for mental and physical health as they reduce depression and heart disease, and increase life expectancy. Age-friendly communities have design features that are less likely to cause falls, this is a major cause of disability among seniors.⁸</p>	<p>Suggest: incorporate policy under new section “Community Well-Being” in 3.0 Vision and Values “Intergenerational housing options which promote age-friendly principles may be considered by the Regional Board in areas designated AGRICULTURAL, LIMITED USE, RURAL, and SUBURBAN RESIDENTIAL subject to zoning amendment and other relevant provincial legislation as applicable. “</p>	<p>Update per recommendation but remove designation list and incorporate language pertaining to “new development” and “considered” to “encouraged”</p>	<p>Edited</p>
	<p>Health Equity Lens Increased mobility and reliable access to transportation can contribute to better mental and physical health for seniors. For example, opportunities to participate in fitness programs and social activities can lead to a more meaningful life. Adequate transportation can also enable a senior to stay and age in place, this will reduce costs of facility care and increasing quality of life. Maintaining a high level of mobility can be challenging given the increase in physical limitations often associated with age. In the FVRD, 45% of seniors between the ages of 65-74 reported limitations in activities.³ After age 75, the percentage of seniors experiencing difficulty or reduction in daily activities climbs to 70%. The numbers are even higher for low-income seniors. These limitations can make it unsafe for many seniors to get around without help. We recommend considering the development of a health equity impact assessment as part of the future neighbourhood planning processes.⁶ Health inequities within populations can exist in the community due to the lack of research and data on health impacts among vulnerable or priority populations (e.g. low socioeconomic status, elderly, homeless, those with chronic health conditions or those with disabilities). It is useful to engage in a health equity assessment process to uncover potential health inequities in the future neighbourhood renewal strategies. Access to services and amenities can vary for different segments of the population and can be present on different levels such as access to healthy foods, affordable and healthy housing, public transportation and family and age friendly housing. Improving health outcomes can be accomplished by providing a safe and connected neighbourhood, food security, access to protected natural environments and accessible options for active transportation and housing.</p>	<p>Option 1: No edit recommended – defer contemplation of health equity assessment to Bridal Uplands NCP</p> <p>Or</p> <p>Option 2: Suggest: update 6.2.4 to include that any land use concept or neighbourhood plan should be developed in consideration of a health equity lens</p> <p>Or</p> <p>Option 3: Suggest: incorporate policy under new section “Community Well-Being” in 3.0 Vision and Values “Development of new neighbourhood plans within Popkum-Bridal Falls should be considered through a health equity lens to uncover potential health inequities.”</p> <p>FHA Recommended Tool: FHA Community Planning Tool – Applying a Health Equity Lens to Program Planning</p>	<p>Option 2 - as 6.2.4 (g) but “through community health and well being lens”</p>	<p>Edited</p>

External Referral: Ministry of Municipal Affairs and Housing	As you will know, the Province is committed to implementing the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP) and the Truth and Reconciliation Commission Calls to Action. As part of this, the provincial government continues to encourage local governments to work with the First Nations whose traditional territory they are situated within.	No edit recommended <ul style="list-style-type: none"> 1.7.4 / 2.3 incorporate UNDRIP principles and TRC calls to action 	No Update	
	You may be aware that the Province made changes to the Local Government Act to strengthen the ability of local governments to understand what kinds of housing are most needed in their communities, and to help ensure that local policies, plans and development decisions are responsive to housing needs. This new Housing Needs Reports legislation requires local governments to collect and report on information on current and projected housing needs, and to further consider that information when developing future OCPs and RGSs, or making housing-related amendments to those plans and strategies.	No edit recommended <ul style="list-style-type: none"> 2.2 / 4.2 address housing, building permits, housing needs 	New policy (section 1.6.4) 1.6.4 Housing Needs Report. An update to the OCP should occur once the FVRD receives a Housing Needs Report as prescribed by the <i>Local Government Act</i> . The amendment to the plan should consider the report and what implications exist for policies related to demand for and supply of housing.	Edited
	The Local Government Act requires that OCPs are specifically required to address the location, amount, type and density of residential development required over a minimum of a 5 year period, as well as policies regarding non-market housing.	4.2 Housing Needs – does not specifically include provisions for affordable, rental, or special needs housing (except 4.4 Community Care Facilities) Suggest: update 4.2.2 “...second residences may be considered by the RB subject to zoning amendment <u>on the basis that they may provide opportunities to expand the availability of affordable, rental, and/or accessible housing in the community.</u> ” **Further Discussion Required**	Update per recommendation but add for “new development” and remove SBR from designation list	Edited
External Referral: MOTI	Section 7 Through legislation (Sections 52 and 62 of the Transportation Act, Section 505 of the Local Government Act and through Subdivision), the Ministry has opportunity to request Traffic and Drainage reports as well. To avoid having the proponent potentially do multiple traffic reports, the Ministry would like to be involved in developing the scope early in the process. The Ministry’s requirement for drainage reports may be different and the requirements are listed in the BC Supplement to TAC Section 1010.03. Should a development require Ministry sign off, all reports must be to Ministry standards.	Suggest: update 7.2.7 “The Regional Board, <u>in coordination with MOTI</u> , may require...” Suggest: update 7.5.3 “...stormwater management plan prepared by a professional engineer <u>to MOTI standards that at a minimum meets the following objectives...</u> ”	Update per recommendation but add to MOTI <i>and</i> FVRD standards	Edited
	Section 12 The Ministry would request to receive referrals for TUPs as any access permits that have	Suggest: Procedure and Public Notification “...and is placed in a local newspaper <u>in addition to referrals for comment to key partners.</u> ”	Update per recommendation	Edited

	been issued (or were not required) would be invalid for the term of the TUP as the use would be changing and a new access permit would be required.			
External Referral: PRRO	Engagement Level: 3 – Extensive Communities: Aitchelitz, Chawathil, Cheam, Kwaw'kwaw'Apilt, Shxwha:y Village, Skowkale, Skwah, Soowahlie, Sq'ewa:lxw, Squiala, Ts'elxweyeqw, Tzeachten, Yakweakwioose	Achieved through PRRO referral and separate Cheam FN collaboration	No update	
	S'olh Temexw Use Plan (STUP) Overlap with <i>Cultural Landscape Features, Sanctuary, Protected Watershed, Culturally Sensitive Habitat, Sensitive Waterways</i>	Section 2.3 and 10.3 – STUP description and call out boxes Suggest: add STUP Zone Map as a Schedule to OCP	Update per recommendation (add Schedule)	Edited
	Cultural Heritage Overlap with <i>Material Culture, Navigation, Resource Harvesting, Resource Management, Spiritual Practice, Sxwoxwlyam, Xa:Xa</i>	Suggest: add STUP Zone Map as a Schedule to OCP	New Policy (section 2.3.9)	Edited
	Environmental Project area location raises concerns over the integrity of terrestrial, aquatic, floral/faunal, and fish environmental values	Suggest: add STUP Zone Map as a Schedule to OCP	2.3.9 First Nations Planning Tools. Land owners and developers should refer to First Nations land use codes or land use plan documents to inform development plans in the interest of balancing land use interests and needs with those of our First Nations neighbours.	Edited
	Socio-Economic Opportunities Further information is required to access potential socio-economic opportunities between this project and sto:lo communities	See Cheam FN comments.	No update	
	Conditions Cheam First Nation requested a meeting to engage directly with the Proponent	Email sent from GD 07-29-19 - See Cheam FN comments.	No update	
Plan Review Team (June 2019)	MOTI should be highlighted as a key partnership with FVRD	Suggest: update Section 1.7 to include MOTI and RCMP to list	Update per recommendation	Edited
	Inclusion of Halq'eméylem and historical references in place naming	Suggest: update 3.1 Vision Statement "...central commercial nodes, surrounded by scenic mountains and well managed agricultural lands, with a deep First Nations history." Suggest: update 6.1 bullet list to include "Integrate Halq'eméylem language and First Nations history in placenaming and interpretive signage throughout community." Suggest: update section 6.2 Bridal Falls Uplands add bulletin re: Future NCP "Culturally significant areas identified in the STUP are acknowledged and integrated in the early stages of neighbourhood planning."	Update per recommendation but add "deep respect for FN people, culture, and history"	Edited
	Big picture goals should incorporate strong language pertaining to: accessibility, air and	Suggest: update Section 3.2 (3) "Provide <u>accessible</u> outdoor recreation..."	Update per	

	water preservation, climate change, ensuring infrastructure keeps pace with rate of growth, highway safety	Suggest: update Section 3.2 (6) “...and terrestrial habitat is preserved; <u>and the integrity of the community’s air and water resources are maintained</u> ”.	recommendation	
	Support for compensation offered to landowners within utility corridors whose lands are not returned to original/farmable state after works are carried out	No edit recommended <ul style="list-style-type: none"> Civil issue 	No update	
	Consider additional land use designation for areas affected by geohazards in order to further restrict permitted uses	No edit recommend <ul style="list-style-type: none"> Option was considered but DPAs 1D and 3D sufficiently address geohazards in conjunction with LU designation and are easier to administer than a separate designation 	No update	
	Limit bio-solid composting on ALR/AG lands	No edit recommended <ul style="list-style-type: none"> Defer to Agricultural Waste Control Regulation and Organic Matter Recycling Regulation (BC) – application not within jurisdiction to regulate 	No update	
	Preservation of farm land should be prioritized over the long term	No edit recommended <ul style="list-style-type: none"> Addressed through policies 5.1.1 and 5.1.25 	Update to section 3.2.7 add “future”	Edited
	Covenanted areas of Rose Garden should be redesignated to Conservation, not SR – same for neighbourhood parks	Suggest: update Schedule 2 Map to reflect covenanted areas as “Conservation”	Update per recommendation	Edited
	Consider adding sanctuary areas to further restrict public access in parks for especially sensitive areas	No edit recommended <ul style="list-style-type: none"> Defer to park specific management (through Outdoor Rec Park Mgmt Plan), not OCP designation 	No update	
	Accessibility language should be included in HTRC designation and Commercial DPA	Suggest: amend policies 5.4.2 / 5.4.9(b) / DPA 4-D 11.4 bullet #3 / DPA 4-D 11.4(e) to include “accessible”	Update per recommendation	Edited
	Commercial DPA should require minimum number of trash receptacles	Suggest: amend 11.4.4 “ Boarders, Landscaping, Screening and Trash Receptacles ” add (g) minimum one (1) exterior trash receptacle provided for the development.	Update per recommendation	Edited
	OCP should take position on transport truck parking – either to properly accommodate or create physical barriers to prevent/prohibit	No edit recommended <ul style="list-style-type: none"> HTRC designation allows for truck stop use (rezoning maybe required) which provides opportunity for market to dictate whether the use is established based on demand MOTI responsible for barriers to prevent parking along roads 	Update (section 7) 7.2.9 The Regional Board should work with MOTI to address the existing and ongoing issue of commercial truck parking along highway and arterial corridors.	Edited
	Commercial corridor along yale, west or roundabout – is this balanced or too large for the community?	No edit recommended <ul style="list-style-type: none"> Plan does not consider expansion of existing commercial lands, consistent with previous OCP to allow future growth 	New Policy (Commercial Lands) 5.4.9 Notwithstanding Policy 5.4.7, HIGHWAY TOURIST RECREATION COMMERCIAL areas along the south side of Yale Road, west of	Edited

			Highway 9, may be considered by the Regional Board for a broader range of uses compatible with local commercial such as mixed use or live-work spaces that encourage a diversified housing stock while still meeting the day to day commercial needs of the local community. Include that the RB may rezone to allow, this is consistent with the policies of the plan.	
	Good Neighbour Practices – expand to neighbours outside of new construction context	Suggest: amend 5.7.10 and 6.1.3 “...and that the Regional Board consider broadening the Good Neighbour Practices Policy to include existing /established neighbourhoods in addition to new developments.”	Update per recommendation	Edited
	Should the Plan increase focus on evening out the demographic, i.e. attract families with children and seniors	No edit recommended <ul style="list-style-type: none"> Demographics are similar to regional demos 4.2.2 housing policy to appeal to various demographics 6.2.4 Bridal Uplands NCP should prioritize diversity in housing forms 	No update	
	Additional consideration required for Secondary Dwellings policies (servicing, parking)	Suggest: amend 4.2.2 to reference new Secondary Dwellings in the Electoral Areas Policy	Update per recommendation	Edited
	Better policy for mitigating and/or managing ag/residential interface conflicts at time of subdivision or infill development	See ALC/MoA comments <ul style="list-style-type: none"> No new suburban development adjacent to ag lands proposed 	No update	
	Incorporate Bridal Falls Uplands as a third neighbourhood “One community – three neighbourhoods”	No edit recommended <ul style="list-style-type: none"> Premature but good suggestion for future OCP update where NCP is contemplated 	No update	
	At-ground Design requires further clarification – consider how prescriptive/restrictive this should be	Suggest: amend 6.1.1 Table 1 replace “At ground design” with “Grade Appropriate Design” amend description to “Provide lot grading plan at subdivision, approved prior to BP, to encourage development that respects the natural grade, incorporates ground oriented design and prioritizes privacy protection”	Update per recommendation but remove “lot grading plan at subdivision”	Edited
	Incorporate Building Schemes as preferred method of assuring design guidelines	Suggest: amend 6.1.1(b) remove “design control agreement with FVRD” with Building Scheme between developer and builder	Update per recommendation	Edited
	Preference for native species in linear parks	No edits recommended <ul style="list-style-type: none"> Policy 8.4.12 	No update	
	More flexible timeline considerations for development of BF Uplands (less tied to West Popkum build out)	No edit recommended <ul style="list-style-type: none"> West Popkum buildout is well underway, FVRD resources for community water/sewer expansion are allocated. Allowing BF Uplands 	No update	

		to develop in advance if WP is not logical and may prolong WP buildout		
	Strengthen considerations for ALR boundary reviews – substantial/compelling community benefit required	See ALC/MoA comments	No update	
	Confirm accuracy of current sanitary system capacities	Suggest: update 7.4 Table with numbers provided by Sterling	Update per recommendation	Edited
	Desire for increased police resources	Suggest: policy 7.8.5 (new) “The Regional Board supports advocating for increased police services and resources to be allocated for the Popkum-Bridal Falls community”	Update per recommendation	Edited
	Include sidewalks as a community service requiring capital replacement reserves	confirmed by Engineering: Sidewalks/linear parks are considered under capital replacement reserves but through Park dept. not engineering. Suggest: add linear parks/sidewalks to list 7.1.3	Update per recommendation	Edited
	Inconsistent application of Bylaw 1319 – stronger language required to reduce op for discretion	No edit recommended <ul style="list-style-type: none"> Policy 7.1.4 meets intent 	No update	
	Servicing partnerships with Cheam FN should be explored	See Cheam FN comments	No update	
	Better policies to address on-site storm management – limits to impervious surfaces	No edit recommended <ul style="list-style-type: none"> Sections 7.5.1-7.5.5 cover this adequately, including storm water mgmt plan requirement for new developments of a certain size 	No update	
	Telecommunications Policy (proposed) should be permissive in order to attract telecom companies and improve service	Suggest: update 7.7.6 “...of new telecommunications projects. <u>The policy should be developed in an effort to not only attract new telecommunications projects, but to adequately mitigate impacts and address community concerns.</u> ”	Update per recommendation	Edited
	Prioritize connectivity of linear trails	No edit recommended <ul style="list-style-type: none"> Policies 8.4.1 / 8.4.4 / 8.4.5 adequately address 	No update	
	Identify gaps in community level parks and trails e.g. sports facilities, school site with community facilities, dog park or dog friendly, parks beyond tot lot age range	Suggest: new policy Community Park Diversity “Opportunities to expand and broaden the types of community parks and trails should be explored and prioritized in order to adequately appeal to a broader range of recreationists, including but not limited to opportunities for dog friendly parks and trails, sport oriented parks and facilities, and playgrounds appealing to a wider range of users.”	Update per recommendation but replace “playgrounds” with “park infrastructure and adult exercise equipment” – tie in need for partnerships and shared facilities between communities	Edited
	Opportunities for use of SROW for recreation and parks	No edit recommended <ul style="list-style-type: none"> Policy 8.4.5 addresses this 	No update	
	Prioritize the following pedestrian/bicycle connections to connect separated development nodes and expand access to park and rec opportunities: <ul style="list-style-type: none"> East/west connection across highway 9 – separated from traffic North/south connection across Yale Road in West Popkum Policy should acknowledge investment required, reaffirm that a solution is required beyond what currently exists	Policy 8.4.4 addresses this Suggest: amend 8.4.4 “...safety within Popkum are a priority <u>and are recognized as requiring significant investment for which partnerships between stakeholders should be explored.</u> Specific crossings to address include:”	Update per recommendation	Edited
	School site should be identified within Popkum-Bridal Falls	Suggest: new section Community Well Being , policy “The Regional Board will	See new section	

		continue to work with School District #33 and other key partners to explore options for an additional school site to accommodate the growing need for school spaces and community facilities, and to address the existing capacity issues of the Rosedale Traditional Community School.”	below and Update per recommendation	
	Community/recreation facility is a priority	Same as above	See new section below and Update per recommendation	
	Map 2 – Geologic and Stream Hazards is difficult to read/understand – can legends be put on reverse side for increased legibility	No edit recommended <ul style="list-style-type: none"> Audience for map interpretation is limited to staff and RPs – clarity for layman is not required/prioritized. FVRD customer service includes map interpretation – can be viewed as a digital file for better clarity 	No update	
	West Popkum being generally free of hazards (flood, slope) presents further rationale for place to establish a community centre that could double as an reception centre during emergencies	Suggest: new section Community Well Being , policy “The Regional Board will continue to work with School District #33 and other key partners to explore options for an additional school site to accommodate the growing need for school spaces and community facilities , and to address the existing capacity issues of the Rosedale Traditional Community School.”	See new section below and Update per recommendation	
	Brochure for wildfire interface risks and prevention should be annually mailed to residents – policy 9.5.5	No edits recommended <ul style="list-style-type: none"> BC Firesmart Homeowners Manual is readily available online and brochures are available at the FVRD Engineering Counter – this is an operational matter not typically addressed in OCP 	Update section 9.5.6 to include “RB will try to circulate information”	Edited
	Fire Hazard Rating Sign should be established at entrance to community/near campgrounds	Suggest: The Regional Board will advocate to the BC Wildfire Service for the installation of a Fire Danger Rating Sign in the community to increase the level of public awareness surrounding wildfire risk. *Confirmed with Reg as preferred action	Update per recommendation	Edited
	Fire Dept. should begin issuing campfire permits and fine for non compliance – stronger enforcement required	No edit recommended <ul style="list-style-type: none"> Volunteer fire department cannot take on issuing permits or fining for non-compliance 	No update	
	Public info campaign/Brochure for noxious weeds required	No edit recommended <ul style="list-style-type: none"> Information available on website 	No update	
	Increased education/outreach for landowners adjacent to environmentally sensitive areas and for tree retention	No edit recommended <ul style="list-style-type: none"> Policy 6.1.1 Table 1 addresses this 	Update section 10.4.2 – “prioritize tree retention”	Edited
	Policy for reduction of GGG from illegal garbage burning	No edit recommended <ul style="list-style-type: none"> Policy 7.6.4 addresses this 	No update	
	Some DP guideline language is vague and leaves too much room for discretion	No edit recommended <ul style="list-style-type: none"> Language is consistent with other DPAs DPA guidelines attempt to strike balance between prescriptive/flexible 	No update	
	DPA1-D – exemption c. – should there be a distinction between a restaurant vs. campground expansion? Where should the line be drawn?	Suggest: **further discussion required**	FURTHER DISCUSSION Suggest: No edit required. Rationale for distinction between restaurant	Concur. No edit.

			vs. campground expansion (i.e. inherent presumption of safety and increased risk for overnight accommodation) is sound and justified.	
	Public info campaign required for property owners affected by DPA2-D (Cheam Wetlands) and Restrictive covenants to ensure environmental preservation	No edit recommended <ul style="list-style-type: none"> FVRD Webmap, planning counter, covenants registered on property title provide information 	No update	
	Stricter consequences for offences to DPA2-D required	No edit recommended <ul style="list-style-type: none"> Offence is within scope of RD powers 	No update	
	DPA4-D requires accessibility requirements (design)	Suggest: amend 11.4 Objectives add “accessibility standards” to bullet #3 / 11.4.3(e) (new) “incorporate accessibility principles consistent with BCBC regulations	Update per recommendation	Edited
Open House (April 2019)	More trails and parks required – under powerlines and in mountains, around Bridal Falls	No edit recommended <ul style="list-style-type: none"> 8.4.18 / 8.4.8 / 8.4.5 / 8.4.3 / 8.4.2 / 8.4.1 / Table 5 address this 	No update	
	Development of and trail connection to Ferry Park required	No edit recommended <ul style="list-style-type: none"> Table 5 / 8.4.17 address this 	No update	
	Tree retention a priority for new developments	Suggest: update Section 10.5 “tree preservation policies in suburban residential areas under development and public education in tree retention for areas subject to development.” Suggest: 10.4.2 “retain as much of the natural vegetation cover as possible and prioritize tree retention when preparing land.”	Update per recommendation	Edited
	Better/increased equipment in parks	Suggest: new policy Community Park Diversity “Opportunities to expand and broaden the types of community parks and trails should be explored and prioritized in order to adequately appeal to a broader range of recreationists, including but not limited to opportunities for dog friendly parks and trails, sport oriented parks and facilities, and playgrounds appealing to a wider range of users.”	Update per recommendation	Edited
	Safe pedestrian crossings required at: roundabout, Hwy 1/9 interchange,	No edit recommended <ul style="list-style-type: none"> 8.4.4 addresses this 	No update	
	Maintain large lots with houses and detached structures to scale (less variances for increased sizes)	Suggest: new policy 6.1.4 “ Development Variance Permits “The Regional Board will consider DVPs that intend to increase the allowable size of principle and accessory structures, and increase the allowable lot coverage only where applicants demonstrate sound rationale for the request. Where DVP applications are abundant, a comprehensive review of the applications may be undertaken to determine if bylaw amendments are warranted.”	FURTHER DISCUSSION Suggest: No new policy required. The consolidated bylaw helps to address this issue by providing siting exemptions and revising how height is defined and measured for	Concur. No edit.

			accessory structures. Additionally, the fee bylaw update may disincentivize DVP applications due to increased fee. A preferred approach to address DVPs is an EA-wide Policy and not individual OCP level policy.	
	Need for community facility and activities for teenagers	Suggest: new section Community Well Being , policy “The Regional Board will continue to work with School District #33 and other key partners to explore options for an additional school site to accommodate the growing need for school spaces and community facilities, and to address the existing capacity issues of the Rosedale Traditional Community School.”	See new section below and Update per recommendation	
	Noise control measures required to mitigate large truck noise along highways	No edit recommended <ul style="list-style-type: none"> 6.1 addresses 	No update	
	School at capacity – new school facility required	Suggest: new section Community Well Being , policy “The Regional Board will continue to work with School District #33 and other key partners to explore options for an additional school site to accommodate the growing need for school spaces and community facilities, and to address the existing capacity issues of the Rosedale Traditional Community School.”	See new section below and Update per recommendation	
	Support for secondary dwellings on larger lots	No edit recommended <ul style="list-style-type: none"> 4.2.2 	No update	
Online Survey (Spring 2019)	More information on secondary dwellings required	No edit recommended <ul style="list-style-type: none"> 4.2.2 	No update	
	More parks – linear parks should not count as a park	No edit recommended <ul style="list-style-type: none"> 8.4 Table 5 addresses 	No update	
	Improved safety along yale road and hwy 9 interchange	No edit recommended <ul style="list-style-type: none"> 8.4.4 addresses 	No update	
	Sewer system plan should encompass all of popkum	Suggest: ***further discussion required**	No update	
	Commercial development should be emphasized along Hwy 9 corridor	No edit recommended <ul style="list-style-type: none"> Current HRTC designated areas identify lands feasible for commercial development, additional lands along hwy 9 are not feasible 	No update	
	Stronger efforts towards tree retention	Suggest: update Section 10.5 “tree preservation policies in suburban residential areas under development <u>and public education in tree retention for areas subject to development.</u> ” Suggest: 10.4.2 “retain as much of the natural vegetation cover as possible and prioritize tree retention when preparing land.”	Update per recommendation	Edited
	Increased signage for Bridal Fall Park	Suggest: amend 8.4.6 “ <u>Access to community, regional, and provincial parks should be clearly identified through signage.</u> Linear trail routes...”	Update per recommendation	Edited

	Illegal dumping on FSR should be addressed	No edit recommended <ul style="list-style-type: none"> 7.65 addresses this 	No update	
	Need for truck stop at Bridal Falls	No edit recommended <ul style="list-style-type: none"> Current HRTC designation allows for truck stop use (zoning amendment may be required) 	No update	
	Plan should address options for curbside collection of recycling and compost	No edit recommended <ul style="list-style-type: none"> Not within the FVRD's solid waste management strategy for the anticipated life of the plan 	No update	
	Dog park needed	Suggest: new policy Community Park Diversity "Opportunities to expand and broaden the types of community parks and trails should be explored and prioritized in order to adequately appeal to a broader range of recreationists, including but not limited to opportunities for dog friendly parks and trails, sport oriented parks and facilities, and playgrounds appealing to a wider range of users."	Update per recommendation	Edited
	Commercial and backyard burning bans should be considered to reduce air pollution and improve air quality	No edit recommended <ul style="list-style-type: none"> Volunteer fire department cannot take on issuing permits or fining for non-compliance 	No update	
	Options for grocery store and restaurants	No edit recommended <ul style="list-style-type: none"> HRTC designation allows for grocery store use 	No update	
	Internet services and fibre in rural areas	No edit recommended <ul style="list-style-type: none"> 7.8.1 addresses this 	No update	
	Plan should include expectations and responsibilities of residents	Suggest: amend 5.7.10 and 6.1.3 "...and that the Regional Board consider broadening the Good Neighbour Practices Policy to include existing /established neighbourhoods in addition to new developments."	Update per recommendation	Edited
Other (emails, phone calls, etc.)	OCPs should do more to support bylaw enforcement efforts that maintain and benefit existing neighbourhoods	Suggest: amend 5.7.10 and 6.1.3 "...and that the Regional Board consider broadening the Good Neighbour Practices Policy to include existing /established neighbourhoods in addition to new developments."	Update per recommendation	Edited
Staff Comments	Update servicing nodes diagram to reflect infill connections to Minters System	Suggest: update map	Update per recommendation	Edited
	Include Community Well Being heading under section 3.0 – policies regarding community facility demand, accessibility, intergenerational housing, civic involvement	Suggest: Section 3.0 New Heading: Community/Social Well Being Preamble <ul style="list-style-type: none"> What is social well-being What is a healthy community Needs and Challenges <ul style="list-style-type: none"> Limited housing types Policy(new): "Intergenerational housing options which promote age-friendly principles may be considered by the Regional Board in areas designated AGRICULTURAL, LIMITED USE, RURAL, and SUBURBAN RESIDENTIAL subject to zoning amendment and other relevant provincial legislation as applicable." Policy(new): "Development of new neighbourhood plans within 	Update per recommendation but Preamble: <ul style="list-style-type: none"> Close prox to schools Residential focus to dev More people = more demand for social connection, sense of place, service 	Edited

		<p>Popkum-Bridal Falls should be considered through a health equity lens to uncover potential health inequities and ensure that social and cultural aspects of development decisions are considered by the Regional Board.”</p> <ul style="list-style-type: none"> Limited access to service/commercial <p>Civic Engagement and Community Facilities</p> <ul style="list-style-type: none"> Impact on well-being Funding limitations for small EA to develop community services (libraries, schools, childcare/eldercare, health services) No community facilities/programming <p>Policy(new): “The Regional Board will continue to work with School District #33 and other key partners to explore options for an additional school site to accommodate the growing need for school spaces and community facilities, and to address the existing capacity issues of the Rosedale Traditional Community School.”</p> <p>Policy(new): “The Regional Board will support the Popkum Residents Association in their advocacy to School District #33 and other key partners to explore options for integrating community facility space into existing or new infrastructure such as schools, libraries or fire halls. Note to GD: I don’t like how this is framed but wonder if there is a way to support this type of endeavour without committing the Board specifically to the action and also understanding that a school site in Popkum is highly unlikely in the life of the Plan.</p> <p>Policy(new): “The Regional Board will work with neighbourhood associations, businesses and other stakeholders to support and strengthen the community”</p>	<p>provision</p> <ul style="list-style-type: none"> As comm grows and evolves so should social dynamic <p>Remove designations from intergen policy</p> <p>Move NCP policy to BFU section</p> <p>School/facility policy “encourage the development of publicly access com space” “integrate firehall comments from reg”</p> <p>Neigh. Assoc. policy “through principles of inclusion, participation, diversity, equity” “recognize the importance of assoc. and pop. Fire vols contribution to comm through grant-in-aid and in-kind etc.”</p>	
	Secondary dwellings Policy should be reflected as guide to consider these types of developments and more support should be offered to secondary dwellings in new developments serviced by water and sewer (west Popkum)	Suggest: amend policy 4.2.2 to reflect Secondary Dwellings in the EA Policy, New policy in Use Policies “The Regional Board will support and encourage consideration of secondary dwellings for new neighbourhood developments where appropriate levels of service can be properly calculated and accommodated during the development of new water and sewer systems in addition to consideration for adequate parking, road width, and privacy measures. ”	Update per recommendation but add storm and sewer considerations to list	Edited
	Update community parks and trails policies to reflect need/requirement for additional park land dedicated for west popkum buildout	**discuss with Parks (Christina/David) and David B – specific consideration to Armstrong development	NEW POLICY for cash-in-lieu to cash-in-lieu 8.4.13(e) <u>Alternative Contribution.</u> Notwithstanding	Edited

			Section 8.4.13(a) and 8.4.13(d), the Regional Board, at its discretion, may elect to accept an equivalent value of funding as a community amenity contribution dedicated to park and trail development, infrastructure, and enhancements in the place of cash-in-lieu contributions solely for the purpose of the acquisition of park land.	
	RR + SR to R	Suggest: Pull out affected properties – review impacts and possible paths forward	NEW POLICY 5.6.13 Notwithstanding Section 5.6.11 and 5.6.12, lands designated RURAL and zoned Country Residential per Zoning Bylaw No. 75 at the time of adoption of this bylaw, maybe subdivided in accordance with the standards of the responsible authorities, except that the minimum parcel size shall not be less than zero point four (0.4) hectares in size where a connection to a community water system can be achieved, consistent with the regulations of the Country	Edited

			Residential zone. This shall be considered consistent with the policies of this plan.	
	Highlight Connection between community well-being and parks	<p>Suggest: options:</p> <ol style="list-style-type: none"> 1. Update introductory paragraph 8.2 Com Parks; or 2. Tie into Section 3.0 <ul style="list-style-type: none"> - Diversity of parks policy? - Senior/older adults oriented infrastructure? 	Update per recommendation (section 8.2)	Edited
	Infrastructure should keep pace with development	<p>Suggest: NEW policy in 7.1 to identify that provision of services should keep pace with development (e.g. road capacity, pedestrian accessibility)</p>	<p>NEW POLICY</p> <p>7.1.5 Services and infrastructure, such as road network capacity, will be planned and constructed at pace with development as it occurs and be responsive to future development servicing needs.</p>	Edited
	Cannabis Section	<p>Suggest: New Section and Policy under 4.0</p> <ul style="list-style-type: none"> • No EA director support for production or retail sales • Intro: province legalized, laws continue to evolve, at this time the RB does not support • Nevertheless RB recognize the ag ops permitted 	<p>Update per recommendation:</p> <p>4.9 Cannabis</p> <p>The Cannabis Act (Bill C-45) creates a legal and regulatory framework for controlling the production, distribution, sale and possession of cannabis in Canada.</p> <p>In addition to the land use policies provided in the Plan and zoning bylaw, the FVRD has adopted an additional policy that is relevant to Cannabis land uses:</p>	Edited

			<div><div>1. <i>Land Use Policy for Cannabis Production, Processing and Retail Sales in the Electoral Areas.</i></div><div>It is recognized that Federal and Provincial legislation may supercede the FVRD’s ability to restrict Cannabis production, processing, and retail sales through policies and bylaws. Such is the case for lands within the Agricultural Land Reserve (ALR), where under certain provisions the production of Cannabis is a recognized agricultural use. These limitations are reflected in the above referenced policy. Any new revisions to Federal and Provincial legislation may provide new and supplemental authorizations for Cannabis land uses.</div><div>Generally, Cannabis land uses are not supported in Popkum-Bridal Falls.</div></div>	
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			<div>Policy</div> <div>4.9.1 For all development application and land use enquiries, the FVRD's <i>Land Use Policy for Cannabis Production, Processing and Retail Sales in the Electoral Areas</i> will be referred to for direction.</div> <div>4.9.2 Cannabis growing is not supported except where Federal and Provincial legislation supersedes FVRD authority and legislation.</div> <div>4.9.3 Cannabis processing and/or retail sales as a standalone land use or accessory to Cannabis growing or other complimentary uses is not supported except where Federal and Provincial legislation supersedes FVRD authority and legislation.</div>	
	Cross-jurisdictional subdivision should be discouraged	Suggest: New Policy	<div>NEW POLICY</div> <div>6.1.4 Cross-jurisdictional subdivision. Subdivision applications to facilitate the creation of new parcels that</div>	Edited

			<div>straddle jurisdictional boundaries that are deemed contrary to the public interest will not be supported by the FVRD Board.</div> <div>REPEAT NEW POLICY</div> <div>6.2.3 Cross-jurisdictional subdivision. Subdivision applications to facilitate the creation of new parcels that straddle jurisdictional boundaries will not be supported by the FVRD Board.</div>	
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Summary of items raised at the May 10/19 meeting between representatives from Cheam First Nation, People of the River Referral Office and FVRD regarding the Draft official Community Plan for FVRD Electoral Area “D” (Popkum-Bridal Falls)

FVRD Comments in the table below indicate: i) areas of the draft plan that may partly address items raised at the May 10 meeting; and, ii) suggested amendments to the draft plan that may help to better address the item.

Item (May 10/19)	FVRD Comments (July 26/19)	CFN/PRRO Comments	Action
1. How can we bring the S’ólh Téméxw Use Plan Policy and the Stó:lō Heritage Policy into the plan rather than simply referencing them?	<p>Section 2.3 – S’ólh Téméxw Use Plan Policy description and land use zone map</p> <p>Section 10.3 – Sanctuary Lands call-out box.</p> <p>Policy 2.3.5 – zoning and community plan amendment applications should complete an archeological impact assessment in areas of known or potential arch. value</p> <p>Consider: Adding Map(schedule) identifying zones instead of including map imagery in section 2.3? Using shapefile data available through StoloConnect.</p> <p>Consider: adding to Section 2.3 to provide more information about the Cheam community and cultural heritage within the plan area</p>		<p>Pending – w/ GIS to add “Map 7 – S’ólh Téméxw Use Plan”</p> <p>Pending Cheam FN comment</p>
2. Can the plan have a policy about archaeological assessment	Policy 2.3.5 – zoning and community plan amendment applications should		

<p>prior to significant developments? Reference the Stó:lō Heritage Policy; heritage inspection permit process administered by Stó:lō.</p>	<p>complete an archeological impact assessment in areas of known or potential arch value</p> <p>Consider: amending 2.3.5 to reference the Heritage Policy and provide more details of Stó:lō permit process</p>	<p>Added</p>
<p>3. What can be done about encroachments into IR lands in the area of the Rose Garden subdivision?</p>	<p>Consider: policy statements to the effect of:</p> <ul style="list-style-type: none"> • Where new developments are proposed along IR land boundaries, applications should consider potential interface conflicts/trespass and minimize these conflicts through appropriate mitigative measures • Public education/outreach measures could be undertaken by the FVRD where existing residential developments adjacent to IR lands are contributing to interface conflicts/trespass • Policy 5.7.10/6.1.3 Good Neighbour Practices could be expanded to further include interface conflicts/trespass as a consideration 	<p>Added Policy 2.3.10</p> <p>Additional public outreach can be addressed through regular operations, outside of OCP policy</p> <p>Added</p>
<p>4. Support working together on Halkomelem place names for new streets, parks, etc. Place names and the names of plants common in the area; cultural use</p>	<p>Consider: Include as a priority for the community under Section 2 – Community Profile and Section 4 – Local Area Policies for new developments</p>	<p>Added to Section 6 – Local Area Policies for Popkum (6.1)</p>

names, heritage, etc.		
5. Policies to guide management of the Fraser River foreshore for all species	Consider: Section 8.4 Table 5 – include foreshore management for environmental protection as opportunity	Added
	Consider: Policy 8.4.17 – expand beyond access only to include foreshore management objectives	Added to 8.4.19
6. Policies to guide environmentally-friendly design of gravel removal from streams and rivers in a way that improves and protects stream habitat	Consider: Policy 10.4.11 – could strengthen language to include that sand, gravel, or rock removal in streams and rivers should be undertaken in a way that improves and protects stream habitat	Pending Cheam FN Comment
7. Reflect CFN co-management of Ferry Island and the goals that CFN council has set to enhance tourism and environmental values in the park	Section 8.2 Table 2 – Update tenure to include CFN/BC “collaborative management” – the jurisdiction of the Park falls under a park board, which is Cheam First Nation Chief and Council	Added
8. Support interpretation of living First Nations culture and heritage within Cheam Lake Wetlands Regional Park	Consider: Policy 8.4.11 – specify interpretation of FN culture and heritage	Added to 8.4.8
	Consider: Policy 8.4.16 – include guidance for Park Management Plan to include FN partnerships, culturally appropriate interpretation	Added to 8.4.17(c) and 8.4.18

<p>9. The proposed gondola project is supported by CFN to increase access to the mountain for cultural use and as an opportunity for education and jobs.</p>	<p>This specific project is not referenced in the Plan as it is at a conceptual + investigative/feasibility stage only; however:</p> <p>Section 3.2 – Plan objective #2 Build up tourism recreation uses. This policy supports business opportunities which build upon and enhance tourist recreation infrastructure</p> <p>Section 5.4 – HTRC designation supports major tourist recreation commercial</p>	<p>No edits.</p>
<p>10. Recognize and protect the wetland near Bridal Falls that provides rare habitat</p>	<p>DPA 5-D – supports protection of riparian areas in Area D generally</p> <p>Section 2.3 - S'ólh Téméxw Use Plan zones map identifies Sanctuary and Protected Watershed areas</p> <p>Consider policy statement under Section 10:</p> <ul style="list-style-type: none"> • CFN has historic and ongoing cultural interests in the stewardship and use of the areas designated as sanctuary and protected watershed under the <i>STUP</i>. Plans and proposals in these areas should be referred to CFN for comment regarding the impact to practising cultural activities. 	<p>New policy 6.2.6</p>

11. Explore servicing partnerships for sewage disposal, transit, mosquito control animal control

Section 7.1 – include policy statement regarding servicing partnerships with FN where opportunities exist, areas of mutual interest

Consider: More detailed, specific policies encouraging partnerships could be included under sections 7.2 (transportation), 7.3 (water supply), 7.4 (sewage disposal)

New Policy 7.1.6

Contact:

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Additional information on the update to the Official Community Plan for Electoral Area D can be found at:

<https://www.fvrld.ca/EN/main/services/planning-development/projects-plans/electoral-area-d-ocp-update.html>

FRASER VALLEY REGIONAL DISTRICT

BYLAW NO. 1501, 2018

A Bylaw to Adopt an Official Community Plan for Popkum-Bridal Falls, Electoral Area "D"

WHEREAS the Fraser Valley Regional District Board of Directors ("the Board") has deemed it advisable to adopt *Fraser Valley Regional District Official Community Plan for Popkum-Bridal Falls Bylaw No. 1501, 2018* for a portion of Electoral Area "D";

THEREFORE the Board enacts as follows:

1) CITATION

This bylaw may be cited as *Fraser Valley Regional District Official Community Plan for Popkum-Bridal Falls Bylaw No. 1501, 2018*.

2) AREA OF APPLICATION

This bylaw shall apply to the area shown on the map attached hereto as *Schedule 1 Boundary of the Plan Area* contained in *Schedule 1501-A Official Community Plan*.

3) SCHEDULES

Fraser Valley Regional District Official Community Plan for Popkum-Bridal Falls Bylaw No. 1501, 2018 is comprised of the text, schedules, maps, tables and figures contained in *Schedule 1501-A Official Community Plan* which forms an integral part of this bylaw.

4) SEVERANCE

If any schedule, section, subsection, sentence, clause, phrase or map of this Bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Bylaw.

5) REPEAL

Official Community Plan for Popkum-Bridal Falls part of Electoral Area "D" Bylaw No. 200, 1997, and any and all amendments thereto, are hereby repealed.

6) READINGS AND ADOPTION

READ A FIRST TIME THIS 19th day of December, 2018.

READ A SECOND TIME THIS day of

A PUBLIC HEARING WAS HELD THIS day of

READ A THIRD TIME THIS day of

ADOPTED THIS day of

Chair/Vice-Chair

Corporate Officer/Deputy

7) CERTIFICATION

I hereby certify the foregoing to be a true and correct copy of *Fraser Valley Regional District Official Community Plan for Popkum-Bridal Falls Bylaw No. 1501, 2018* as adopted by the Board of Directors of the Fraser Valley Regional District on the day of .

Dated at Chilliwack, B.C. this day of

Corporate Officer/ Deputy

**FRASER VALLEY REGIONAL DISTRICT
OFFICIAL COMMUNITY PLAN FOR POPKUM-BRIDAL FALLS
BYLAW NO. 1501, 2018**

**SCHEDULE 1501-A
Official Community Plan**

This is *Schedule 1501-A Official Community Plan* which is attached to and which forms an integral part of *Fraser Valley Regional District Official Community Plan for Popkum-Bridal Falls Bylaw No.1501, 2018*.

Chair/Vice Chair

Corporate Officer/Deputy

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Acknowledgements

Thank you for your participation

Thank you to the numerous individuals and agencies who helped develop and inform the Official Community Plan. The Plan was developed in consultation with residents, business owners, stakeholders of Popkum- Bridal Falls, as well as a group of resident volunteers who formed the Plan Review Team. Representatives of the Cheam First Nation and Stó:lō governments were consulted in the development of the Plan. In addition, representatives from the Agricultural Land Commission, City of Chilliwack, School District Number #33, Ministry of Transportation and Infrastructure, BC Parks and other governments and agencies provided valuable input.

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**Children's art, My Popkum-Bridal Falls
Popkum Fire Department Open House
October 2015**

Children's art comes to life. All the elements that make Popkum-Bridal Falls a desirable place for residents and visitors....easily accessible mountains, forests, and outdoor recreation.

1.0 INTRODUCTION

1.1 Purpose of the Official Community Plan

What is an Official Community Plan?

An Official Community Plan identifies where we are going and how we will respond to growth and change over the next 20 years.

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- **Sets out the big picture** for the future of the community.
- **Long term perspective** to identify what will Popkum-Bridal Falls be like in 20 years?
- **Broad statement of objectives and policies** that support the long term vision for Popkum-Bridal Falls.
- **Guides the Regional Board** with Plan policies give direction to decisions, not regulation. Bylaws enacted and works undertaken by the Regional District must consider the OCP policies.
- **Reflects community values and balances interests** based on feedback from stakeholders and citizens.
- **Wide ranging impact** with policies that impact a broad range of Regional District interests from sewage disposal, subdivision to parks, and more.
- **Identifies steps** to address community needs. Not all issues are resolved by the Plan. Implementation of Plan policies will occur over time through subsequent specific plans, bylaws and as development occurs.



Provincial legislation in the *Local Government Act* requires OCP's to address the following key areas:

- **Residential development** and their location, amount, type and density required to meet anticipated housing needs over a period of at least 5 years;
- **Commercial, industrial, institutional, agricultural, recreational and public utility land uses** and their respective location, amount and type of both present and proposed uses;
- **Sand and gravel deposits** and their location and area suitable for future extraction;
- **Hazardous and environmentally sensitive lands**, and development restrictions for their use;
- **Major road, sewer and water systems** and their approximate location and phasing;
- **Public facilities** proposed for the area, and their approximate location and type.

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housing better
parks cost living future
services Bridal-Falls
Popkum water
development trails

1.2 Effect of the Plan

What does an OCP do?

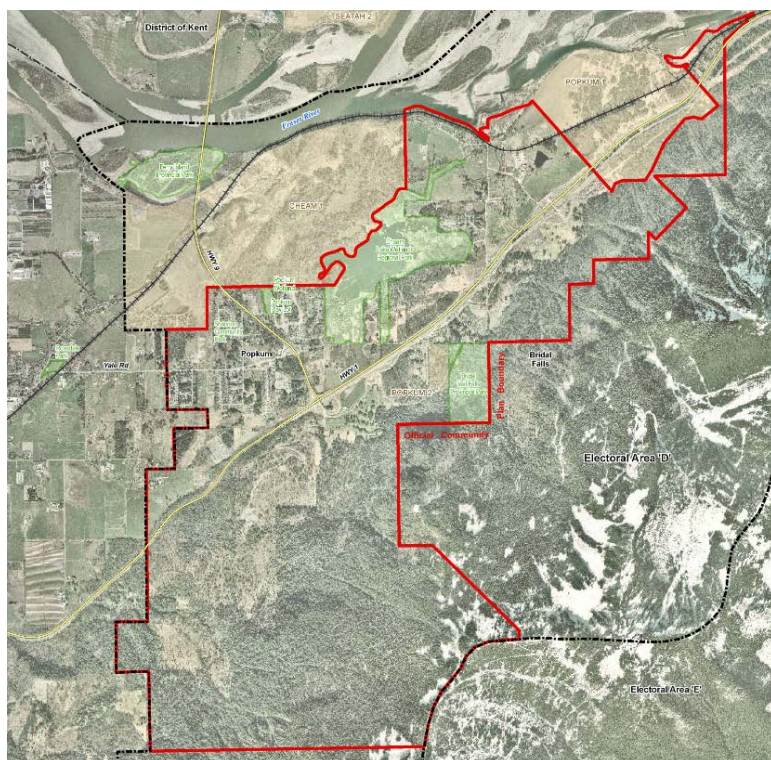
The Regional Board is required by the *Local Government Act* to comply with the policies of this Official Community Plan as follows:

- **Zoning bylaw amendments must be consistent.** A zoning bylaw enacted prior to the effective date of this Plan is not altered by this Plan. Where such a bylaw is amended, the amending bylaw must be consistent with the provisions of the Official Community Plan.
- **OCP Policy is a guide, not obligation.** The adoption of this Plan does not commit the Regional Board or any other governmental body to undertake any project outlined herein, nor does it authorize the Regional Board or any other governmental body to proceed with a project except in accordance with the procedures and restrictions laid down by any Act.
- **All bylaws must be consistent with the OCP.** All bylaws enacted and works undertaken by the Regional Board shall be consistent with the Official Community Plan.

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1.3 Plan Area Location and Boundaries

Where does the OCP apply?



Popkum and Bridal Falls is part of Electoral Area D.

The community is located just east of the City of Chilliwack's eastern boundary, between the Cheam ridge and the Fraser River.

The Official Community Plan boundary covers 4482 hectares (11,076 acres).

The formal boundaries of the Plan area are shown on Schedule 1 - Boundary of Plan Area.

1.4 The Planning Process

How the Plan was created

The preparation of this Official Community Plan involved consultation with the Popkum-Bridal Falls residents, provincial and federal agencies, local interest groups and others. The planning process included:

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- open house sessions at Parks Day event in Cheam Lake Wetlands Regional Park and Popkum Fire Department Open House event;
- breakfast meetings with developer and business community in Popkum and Bridal Falls;
- newsletters & surveys mailed and available online to households in the Plan boundary;
- early and on-going consultation with various agencies;
- extensive dialogue with Popkum Residents Association, comprised of local residents and property owners;
- many meetings with stakeholders, government agencies, Cheam First Nation and others;
- thorough Plan review by the Plan Review Team, consisting of volunteer residents and FVRD staff; and
- open houses and public hearings prior to the adoption of the Official Community Plan.

Consultation was guided by “Electoral Area D Official Community Plan Update: Consultation Strategy” and the Electoral Area Services Committee (EASC) and the FVRD Regional Board. The OCP bylaw was adopted at the <insert date here, 2020> Regional Board Meeting.



1.5 Plan Structure and Interpretation

How to read and use the OCP

In this Official Community Plan, policies are numbered and clearly identified. Policies are often preceded by a discussion which is intended only to provide the reader with context.

Discussions are summaries only. They do not constitute Plan policies.

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Key Interpretation Terms

Policy intent of the Regional Board is expressed through Plan policy. Particular attention should be given to the wording of policies contained in the Plan:

“shall”	imperative course of action which is within the scope of the Regional Board’s powers to provide, enact, regulate or enforce;
----------------	--

“should”	desirable course of action to be taken by the Regional Board or other body or person;
-----------------	---

“may”	permitted course of action which is available to the Regional Board or other bodies or persons; and,
--------------	--

“will”	result to be expected on the basis of present information.
---------------	--

Policy

1.5.1 **Understanding the differences of statements, policies and discussions.** In this Plan, only statements clearly identified as policies of the Regional Board should be understood as Plan policies. Plan policies stand on their own as expressions of the Regional Board. Discussions, or non-policy statements, within the Plan are brief summaries provided for context only. They do not constitute plan policies and must not be interpreted as complete statements of the intention of the Regional Board with respect to the policies that follow them.

1.5.2 **Designation boundaries are generalized.** Boundaries between different land use designations are general and are not intended to be hard boundaries, particularly in split designated lands, or in circumstances where topography, agricultural land uses, watercourses affect land use.

Understanding the Plan Structure

Policies

- numbered and clearly identified;
- prefaced with the title ‘Policy’;
- discussed and given context in the preceding paragraph which is intended only to provide the reader with a better understanding;
- stand on their own.

Discussions

- summaries only and are not comprehensive;
- not Plan policy and not be interpreted as complete statements of the intention of the Regional Board with respect to the policies that follow them.

Schedules

- Display official designations of the Regional Board, including;
 - land use designations;
 - current and potential parks; and
 - development permit areas.
- Boundaries between different land use designations are general and are not necessarily intended to conform to property lines.
- Information is updated and amended as required.

Maps

- Display information that is useful in understanding Plan policies and their context, including;
 - Agricultural Land Reserve (ALR) boundaries;
 - floodplain and hazardous areas
 - service areas of the FVRD.
- Information is unlikely to be updated. Readers should be aware that they will become outdated.

1.6 Plan Amendment and Review

How and when does the OCP evolve and change?

The Plan will need to evolve and change over time when community values shift, new information or legislation arises, or significant or unanticipated development proposals come forward. Plan amendments should include extensive public input and reflect the interests of the community.

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Typically a Plan update or amendment occurs by:

- **Application.** Development proposals which require rezoning and are inconsistent with Plan policy will require an OCP amendment application. The Regional Board will respond to defer, reject or accept the application, and determine if a Plan policy review is necessary.
- **Regional Board direction.** Periodic review of the Plan may be necessary to update policies and respond to new information, servicing or hazard studies, development trends, or legislation.

Policy

- 1.6.1 **Periodic updates anticipated.** An update and review of the Official Community Plan should occur periodically to ensure policies reflect community interests and direction on development and land use over the next 20 years, as changing community values and needs arise.
- 1.6.2 **Consultation necessary.** Public consultation and a Public Hearing as required by the *Local Government Act* may be necessary when completing an Official Community Plan review and amendment.
- 1.6.3 **Major amendments.** Major amendments to the Plan for complex proposals or which involve uses not contemplated within the Plan area and unanticipated by Plan policy may be deferred until broader Plan amendment and consultation process is complete. Additionally, the Board may wish to consider such Plan amendment applications separate from any related zoning amendment applications.
- 1.6.4 **Housing Needs Report.** An update to the Plan should occur once the Regional Board receives a Housing Needs Report as prescribed by the *Local Government Act*. The amendment to the Plan should consider the report and what implications exist for policies related to demand for and supply of housing.

1.7 Consultation and Cooperation

Working together

Successful implementation of the Official Community Plan depends upon community support, stakeholder involvement and the cooperation of senior governments. Accordingly, the policies of this Plan reinforce the Regional Board's commitment to open discussion, local involvement and cooperation in community development. Key partners in the development and ongoing implementation of the OCP include;

- Property Owners and Residents
- Business and Industry
- Cheam First Nation
- Popkum First Nation
- Ministry of Transportation and Infrastructure
- City of Chilliwack
- School District No.33
- Agricultural Land Commission
- Province of British Columbia
- Chilliwack RCMP

Policy

- 1.7.1 **FVRD commitment to consultation.** Consultation during the development, amendment or repeal of this Official Community Plan will meet or exceed the requirements of Section 475 of the *Local Government Act*. Consultation should be commensurate with the scope of the change contemplated.
- 1.7.2 **Working together with community, neighbours and stakeholders.** The Regional District will work together and assist in coordinating discussions between property owners and residents, school districts, provincial and federal agencies on matters of land use, roads and services.
- 1.7.3 **Broad based and early consultation is encouraged.** Development proponents which require a zoning and/or OCP amendment should undertake early communication and consultation with community stakeholders, including but not limited to property owners, residents, business operators and First Nations to identify areas of mutual interest, concerns and options.
- 1.7.4 **First Nations.** Neighbouring Popkum and Cheam First Nations, and the broader First Nations community interests should be consulted about amendments to this Plan that may affect their interests, particularly when land designations on Crown land or along our shared boundary are under consideration; cultural impacts; shared services; or, partnerships opportunities. The scope and form of consultation shall be determined by the Regional Board and informed by discussion with the First Nations.
- 1.7.5 **City of Chilliwack.** The City of Chilliwack should be consulted about amendments to this Plan that may affect their interests, particularly when land designations along the municipal boundary are under consideration; transportation/traffic implications are evident; major services are proposed; or, opportunities for shared services and

coordinated planning are apparent. The scope and form of consultation shall be determined by the Regional Board and informed by discussion with the municipality.

- 1.7.6 **Agricultural Land Commission.** All applications for zoning amendments, plan amendments, and temporary use permits in the Agricultural Land Reserve, and directly adjacent to Agricultural Land Reserve lands shall be circulated to the Agricultural Land Commission for review.

1.8 Implementation

Role of the Plan Policy

The policies of the Plan may be implemented in a number of ways. Policies respecting matters within the jurisdiction of the Regional District can be implemented through the provision of services; servicing practices and standards; and, the subdivision and development control process, including zoning bylaws, subdivision standards, and the issuance of permits.

The Plan also contains advocacy policies which relate to matters that are the jurisdiction of provincial agencies or other authorities. These policies may be advanced through liaison with the responsible authority, including referral responses.

Policy

- 1.8.1 **Range of implementation roles.** The policies of this Plan will be implemented by the Regional Board in a variety of ways, including subdivision and development control, servicing decisions and policy approaches. Plan policies which relate to matters that are the jurisdiction of provincial agencies or other authorities will be advanced through liaison, advocacy and referral responses.
- 1.8.2 **Approving Officer.** This Plan may be taken by the Ministry of Transportation and Infrastructure Subdivision Approving Officer as a statement of the public interest.

2.0 OUR COMMUNITY



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2.1 Community Overview

Rural character with urban services

Popkum and Bridal Falls are two distinct neighbourhoods with an overall population of 1529 residents¹. The community is located between the lower slopes of Mt. Cheam and the Cascade mountain range on an upland bench along the Fraser River, yet largely outside of the floodplain. This natural setting provides a scenic backdrop for the two distinct neighbourhoods:

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- **Popkum** – a suburban residential neighbourhood bordered with conservation and agricultural lands in east Popkum.
- **Bridal Falls** – an existing tourism commercial corridor with a mix of destination activities, services, resort-accommodation and residential.

Popkum-Bridal Falls has a wide range of amenities and services that support a rural lifestyle and assist residents and businesses in meeting their day to day needs. More specialized services require travel to Chilliwack and points beyond. Local services include:

- **Commercial services.** Service station, garden centre and food service business at the (a) Highway 9 and Yale Road roundabout, (b) Bridal Falls Road corridor.
- **Park facilities** at Shannon Community Park, Parkrose Community Park, Cedar Community Park, Popkum Community Trail and a planned community park at the former Minter Gardens site. In addition to larger parks; Cheam Wetlands Regional Park, Ferry Island Provincial Park and Bridal Veil Falls Provincial Park.
- **Walking trail network** – expanding with each new development
- **Fire Department** – Popkum Volunteer Fire Department
- **Community water** – system owned and operated by the FVRD
- **Highway access.** Highway 9 and Highway 1 access
- **Rosedale Traditional Community School**, grades K-8 (built in 2010)
- **Transit service** between Chilliwack and Harrison Hot Springs with up to 19 trips daily (2017).

¹ 2016 Statistics Canada Census

2.2 Population and Building Statistics

A Growing Community

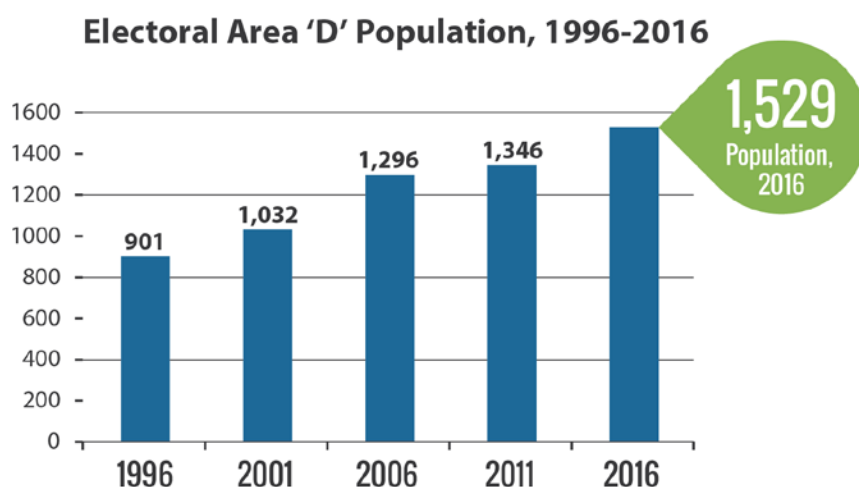
Understanding the dynamics and character of population growth is important for identifying the amount and type of land use needs of a community. This section will look at population, mobility, household and family characteristics, and economic properties. Unless otherwise noted, data used in this section are derived from the Statistics Canada Census.

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Popkum-Bridal Falls is a unique community in the Fraser Valley, with a niche of valuable, large suburban residential lots and high quality housing, along with tourism commercial businesses in a natural setting and outdoor recreation opportunities. Not surprisingly, the community demographics reveal a population increase of 14% (2011-2016) to 1529 residents, of predominantly families with above average incomes and education than other FVRD communities.

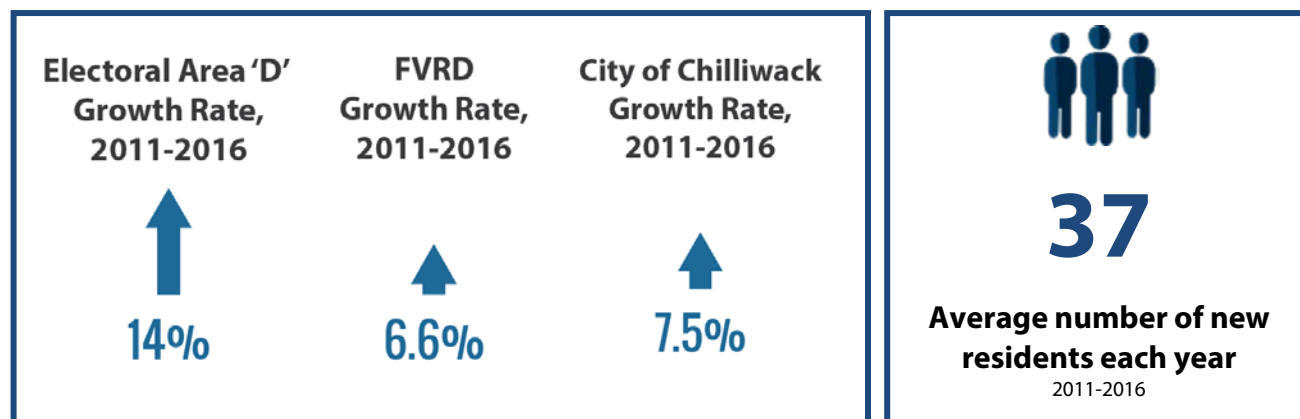
Overall Population

Residents are increasingly drawn to the neighbourhoods of East and West Popkum as new developments proceed over the years. Since 1996, the community has increased by 628 residents. This represents 70% population growth over 20 years.



Population Growth and Trends

Electoral Area D grew at a faster rate than the overall Fraser Valley Regional District as a whole between 2011 and 2016.



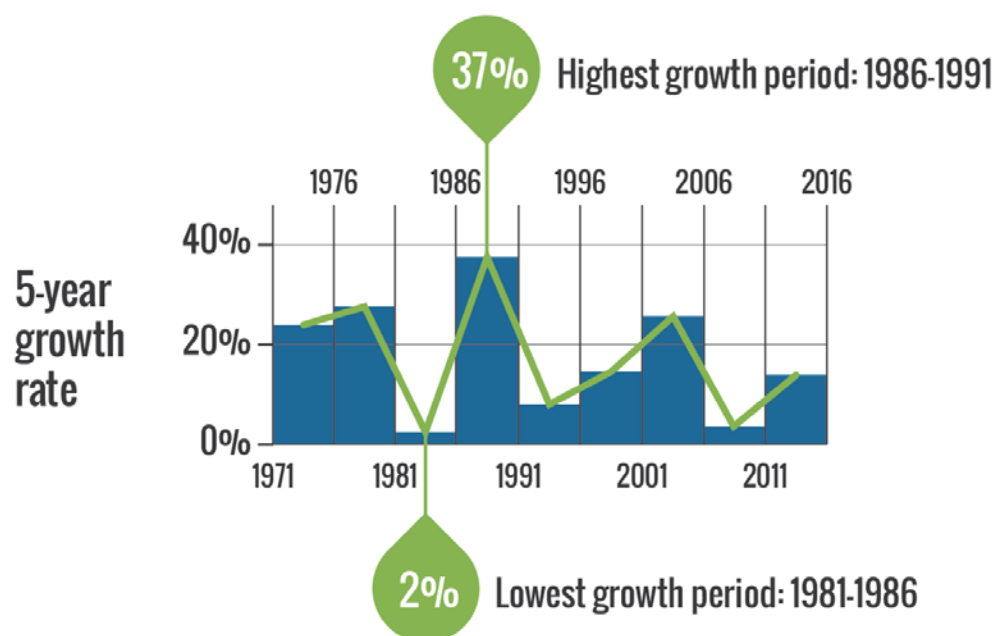
Growth Trends

Stable growth with peaks

Population growth in Electoral Area D has peaked over certain 5-year periods and remained relatively flat in others. Most notably, the population growth between 1986 and 1991 was 37%, with a high level of subdivision activity allowing more families to move into the area.

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Electoral Area 'D' Population Growth Rate



Periods of rapid population increase followed by stable periods are typical in Popkum-Bridal Falls. The 12% population growth experienced between 2011 and 2016 is below the average 5-year growth rate of 17% for the Electoral Area since 1971.

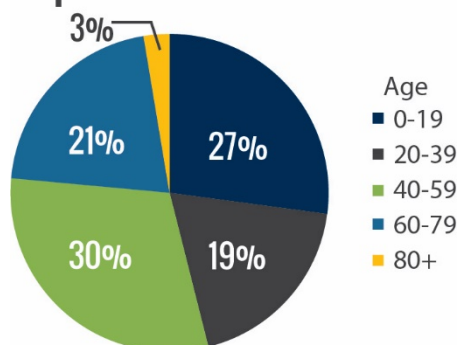
5-year growth rate average (1971-2016): **17%**

Population Age

Local Population

Age characteristics for Area D indicate that most residents were either young or middle-aged, with those aged 80 or older representing less than 3% of the overall population. Millennial residents (those aged 20-39 in 2016) represented a smaller proportion of the population than did their younger and older counterparts.

Electoral Area 'D' Population Breakdown

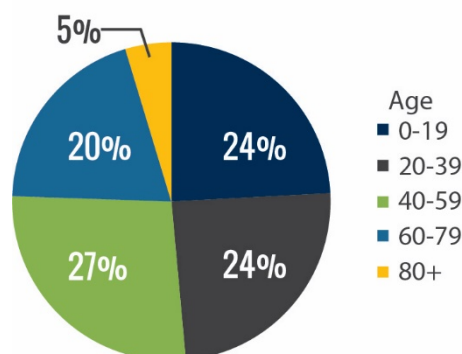


Average age
in Area 'D': **40**

Regional Population

The Fraser Valley Regional District as a whole had a more even age distribution than Area D, with more millennials, and nearly twice the proportion of residents aged 80+. Those aged 40-59 still represented the largest proportion of the overall population.

FVRD Population Breakdown



Average age
in FVRD: **41**

Housing

Most Popkum-Bridal Falls residents live in single-family homes. 86% of dwelling units in 2016 were single-family homes, with the remaining 14% made up of mobile homes and other dwelling types. There are no apartment buildings or duplexes in Electoral Area D.

The average household size in Popkum-Bridal Falls in 2016, at 2.8 persons per household, is slightly above the average for the Fraser Valley Regional District of 2.7 persons. This is unchanged from 2011 Census data.

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Single-family homes in Area 'D'



Mobile homes in Area 'D'



Average persons per household

Household Characteristics

Nearly half of all Electoral Area D households do not have children residing within the home.

41%

of households were home to 2 people in 2016

Of the 425 Couples in Area D:



Have Children

Have No Children

Electoral Area D residents are more likely to be in a married or common-law relationship than FVRD residents on average.

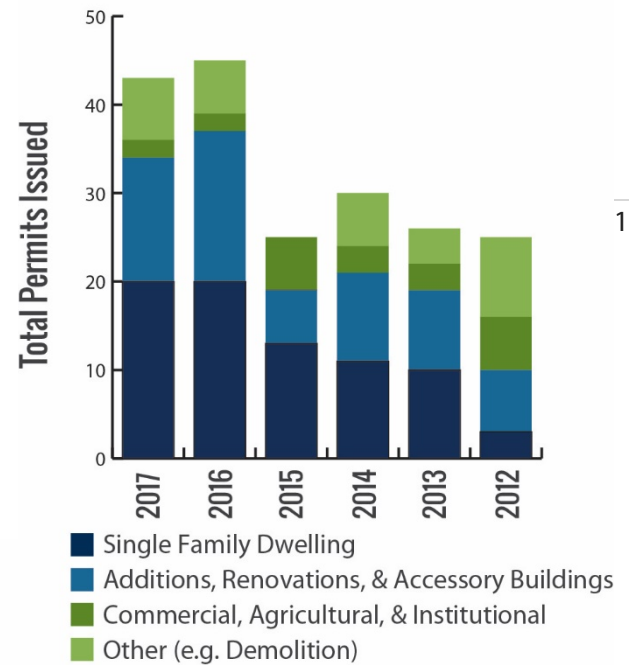
Percentage of Area D residents aged 15+ married or common law: **72%**

Percentage of FVRD residents aged 15+ married or common law: **60%**

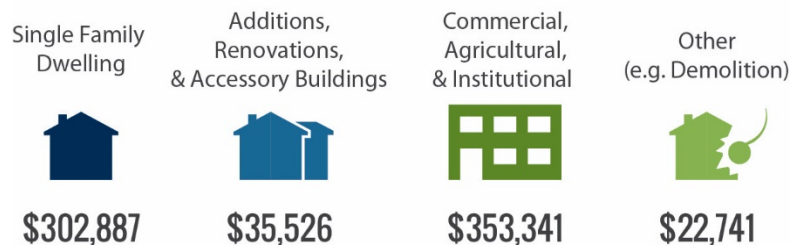
Development Data and Trends

Building Permits

2012-2017 FVRD Building Permit Statistics indicate that in this 6-year period, there was an average of 32 Building Permits of all types issued per year. In 1996, the year the previous Official Community Plan for Area D was released, building permit applications averaged 35 per year for the previous 5-year period.



Average Value of Issued Permits by Building Type, 2012-2017



Subdivision Activity

The majority of Electoral Area D's population is clustered in Popkum, a small area in the southwestern corner of the Electoral Area.

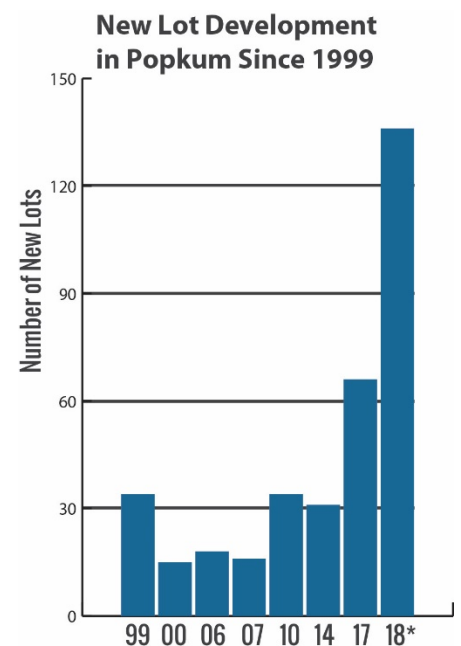
Popkum has been home to a number of subdivision developments since the 1970s that help explain the 'peaked' population growth spurts, followed by periods of relatively low population growth. As the area has filled out in the past two decades, fewer subdivisions have developed.

Approximately 350 lots were created between 1999 and 2018*, while over 200 were created between 1979 and 1995.

Total new lots created in Area 'D' since 1999: **350**

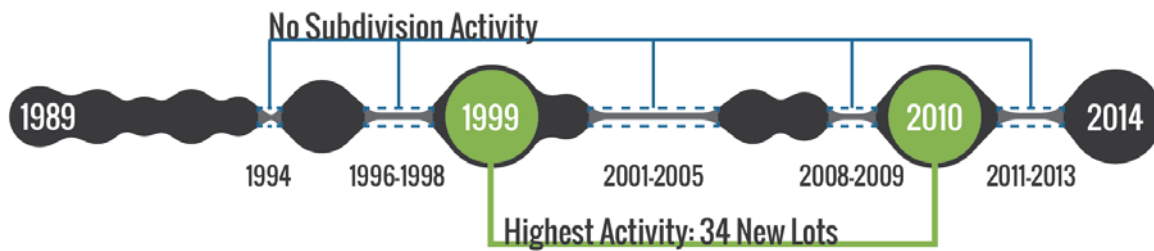
Equivalent to **980**

residents based on 2.8 persons per household, the 2016 average household size.



*Proposed

Popkum Subdivision Activity, 1989-2014

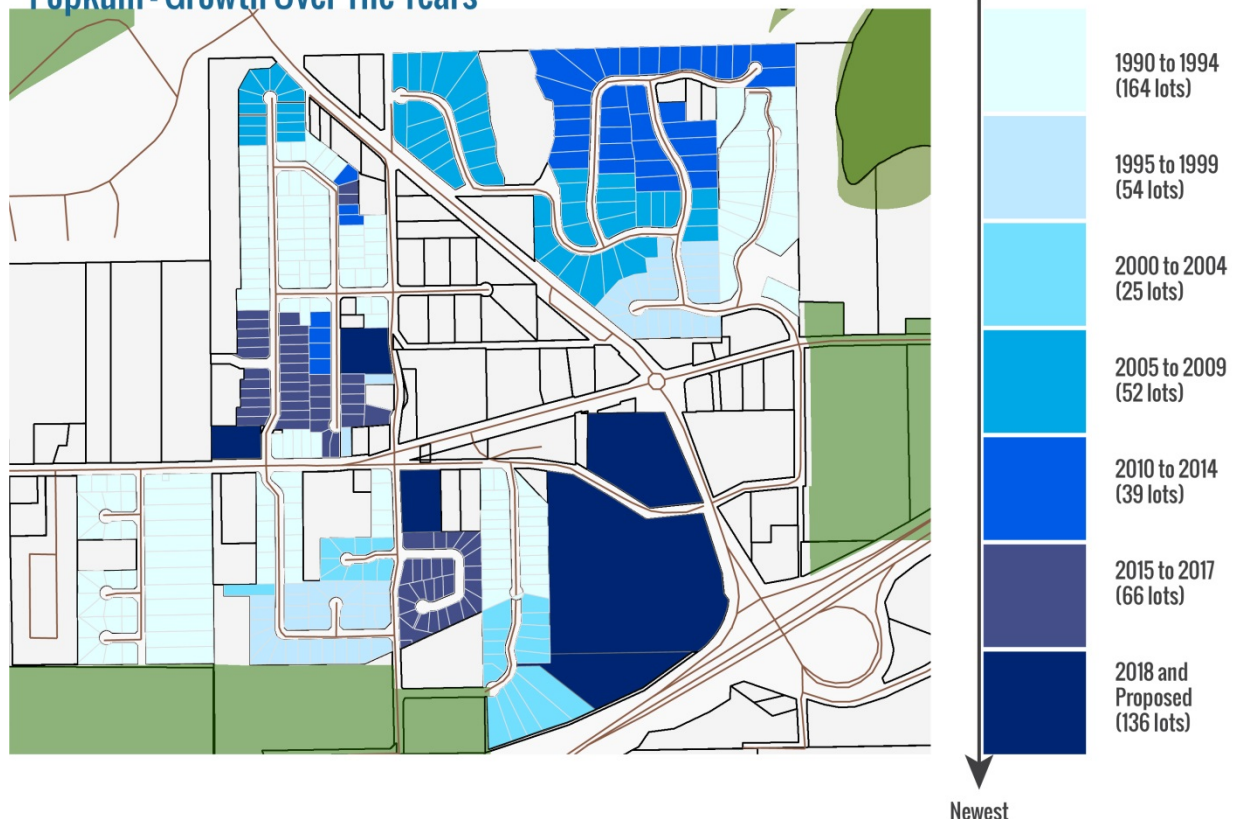


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Subdivision activity resulting in new lots for single-family homes has occurred in surges, with some years seeing a significant number of new lots (up to 34 per year in 1999 and 2010) and other years seeing no new lots.

Future development will continue in West Popkum, with undeveloped lands designated for expanded residential development, and looking further ahead to future development opportunities in the Bridal Falls uplands. Remaining lands in Popkum-Bridal Falls area are constrained by geohazards and/or the Agricultural Land Reserve (ALR). ALR lands are reserved for agricultural and related uses in accordance with the *Agricultural Land Commission Act* and its regulations.

Popkum - Growth Over The Years



2.3 First Nations – Our Neighbours

Lands within the Popkum-Bridal Falls Plan area are located within Stó:lō territory. Neighbouring reserves include the Cheam, Peters, and Popkum Bands. The FVRD engages with affected first nations regarding any proposals to amend the Official Community Plan and those identified through the Province of BC's Consultation Database.

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Consultation regarding land use matters may also be an avenue for increased co-operation, understanding, and dialogue between First Nations and the Regional District and a basis for good-neighbour relations and servicing agreements. The expansion of the Electoral Area D community water supply to service the Cheam reserve is a good example of positive relationship and collaboration which benefit all.

Documented and undocumented archeological sites and traditional use and cultural heritage sites exist throughout the Plan area. Many of these sites are actively used today. The *S'ólh Téméxw Use Plan Policy* identifies the Cheam Range as sanctuary lands used for spiritual and traditional activities.

Ongoing dialogue, co-ordination and collaboration between our communities will be important for future success in ensuring these Plans are implemented and important cultural values are protected.



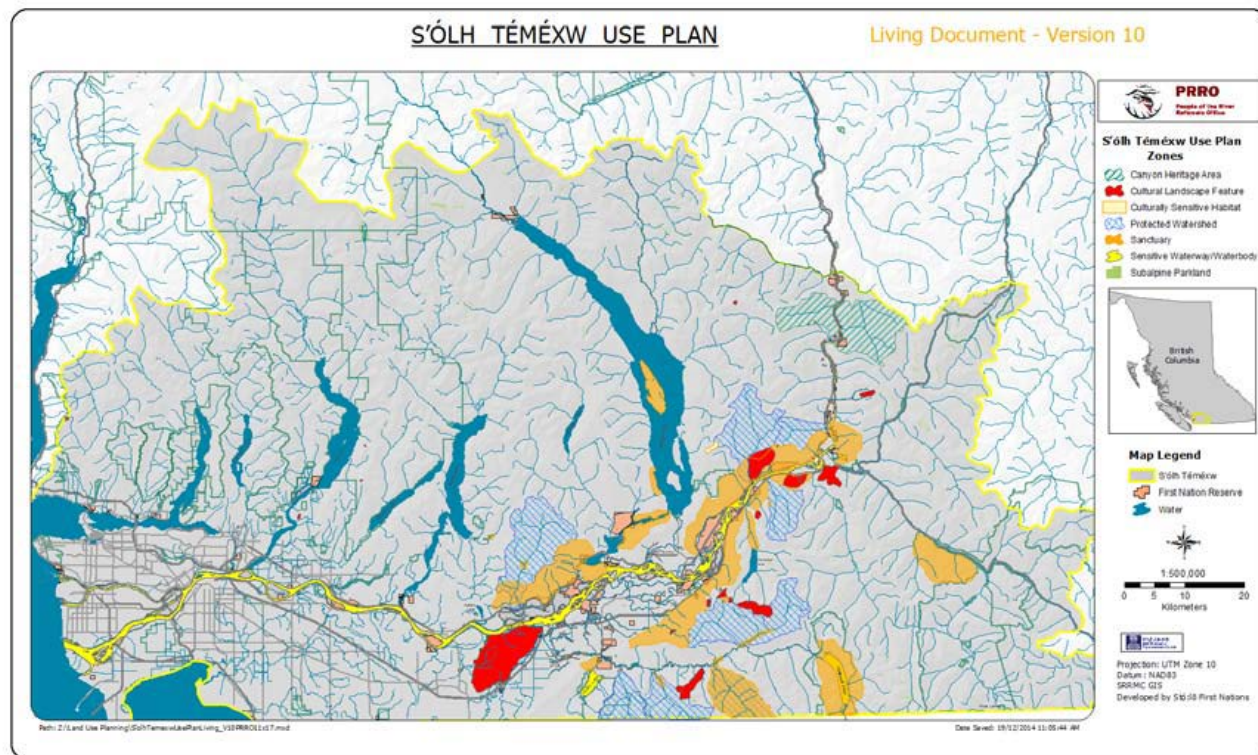
Lhílheqey (Mount Cheam)

In the Halq'eméylem language of the Stó:lō, Mount Cheam is named Lhílheqey, also referred to as "Mother Mountain" as she is the mother of "Seyowot", "Oyewor" and "Xomothiya", who are the smaller mountains below her. She was originally from here and she left her husband "Kwelxthew" (Mount Baker) and she returned home to the Fraser Valley. Xexá:ls changed her into a mountain and gave her the responsibility to watch over the people, the river and the salmon. (Source: Stó:lō Tourism and Tourism Chilliwack)

S'ólh Téméxw Use Plan Policy

First nations are advocating their interests and managing their territory through Land Use Codes or Land Use Plan documents. These strategic documents are important and influential to community development, particularly where shared interests such as improved water and sewer services, or crown land development is proposed.

The Stó:lō have adopted the *S'ólh Téméxw Use Plan Policy* which provides details of the rich history of the their people. The plan identifies areas of cultural significance to Stó:lō for protection. The intention is not to prevent economic growth and development but to serve as high-level strategic planning tool that informs and balances the land use interests and needs of Stó:lō and others ranging from economic development to cultural heritage and environmental conservation and protection.

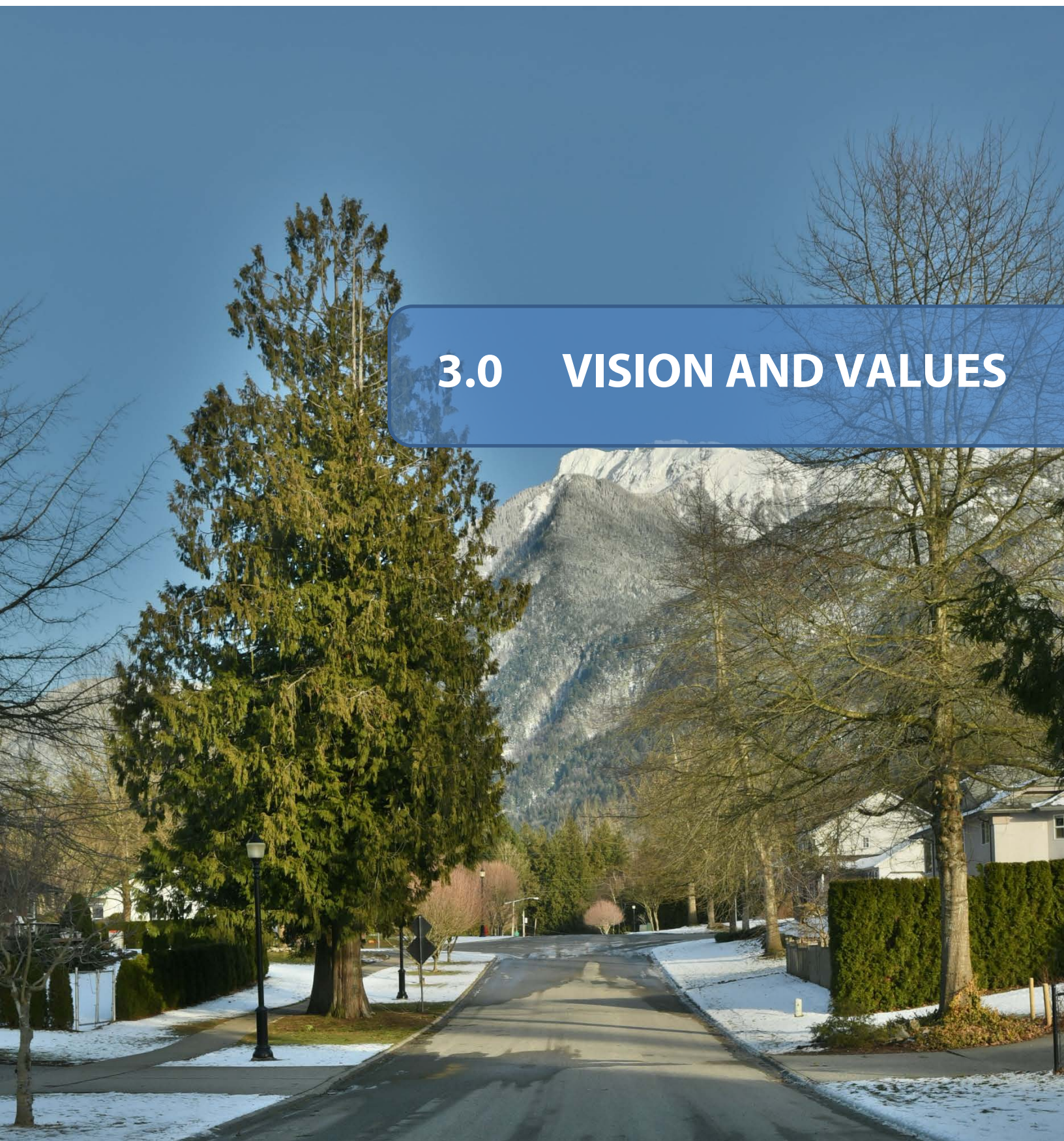


Policy

- 2.3.1 **FVRD Consultation with First Nations.** First Nations, including the Cheam First Nation, Popkum Band, Peters Band, Stó:lō Nation, Stó:lō Tribal Society and the Ts'elxweyeqw Tribe - shall be consulted respecting amendments to this Plan that may affect their interests in accordance with the requirements of the *Local Government Act* and the policies of the FVRD Board of Directors.
- 2.3.2 **First Nations consultation with the FVRD.** Cheam First Nation, Popkum Band, Peters Band, Stó:lō Nation, Stó:lō Tribal Society and the Ts'elxweyeqw Tribe are encouraged to consult with the Regional District on matters that may affect the land and residents of Electoral Area D.
- 2.3.3 **Partnerships.** Opportunities for shared services and coordinated land use planning should be explored with neighbouring first nations.
- 2.3.4 **Ongoing dialogue.** The Regional District will welcome opportunities for dialogue and sharing knowledge of heritage with First Nations.
- 2.3.5 **Development approvals.** Land developers in areas of known or potential archaeological value should;
- i. contact first nations and the Archaeology Branch regarding archaeological values during development review processes;
 - ii. reference the Stó:lō Heritage Policy manual;
 - iii. respect and avoid known and potential heritage and archaeological resources during land use planning processes where possible;
 - iv. obtain approvals pursuant to the *Heritage Conservation Act* where required.
 - v. complete an archaeological impact assessment for zoning and community plan amendment applications.
- 2.3.6 **Archaeological sites mapping.** As opportunities arise, the Regional District will liaise with first nations regarding external funding opportunities to improve archaeological sites mapping.
- 2.3.7 **Artifacts.** Discovery of archaeological artifacts should be immediately reported to the Province of BC - Archaeology Branch and relevant first nations or others as appropriate.

- 2.3.8 **Landowner education and outreach.** Property owners proposing development in an area of known or potential archaeological resources should contact the Province of BC - Archaeology Branch for advice and guidance.
- 2.3.9 **First Nations Planning Tools.** Land owners and developers should refer to First Nations land use codes or land use plan documents to inform development plans in the interest of balancing land use interests and needs with those of our First Nations neighbours. Page | 23
- 2.3.10 **First Nations lands buffer.** Where developments are proposed along First Nations land boundaries, applications should consider potential interface conflicts and trespass issues and minimize these conflicts through appropriate mitigative measures.

3.0 VISION AND VALUES



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3.1 Community Vision

What Does Popkum-Bridal Falls look like in the future?

The sense of space with room to move, trees and mountains, high quality homes and successful businesses are some of the many factors that make Popkum-Bridal Falls a desirable community. Informed by consultation, the Plan provides policies and context to guide land use decisions and point decision makers in the right direction.

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Vision Statement

Popkum-Bridal Falls is a growing and desirable community of distinct neighbourhoods. Each neighbourhood compliments and contributes to the community character as a whole. Our community is recognized for its active and rural lifestyles; parks, trails and nature; high quality development and services; central commercial nodes, surrounded by scenic mountains and well managed agricultural lands, with a deep respect for First Nations people, culture, and history.



3.2 Plan Objectives

What are the big-picture goals?

The following aspirations explain a more detailed picture of the Plan's vision:

1. **Maintain and enhance high-quality neighbourhood character.** Ensure high quality commercial and residential development which respects the community character, privacy, natural and open spaces, and enhances the neighbourhood.
2. **Build up tourism recreation uses.** Support business opportunities for Bridal Falls which build upon and enhance existing tourist recreation infrastructure.
3. **Expand parks, trails, and open spaces.** Provide accessible outdoor recreation opportunities which connect residents and visitors to existing park and open space sites.
4. **Ensure safe development.** Avoid development in hazardous locations.
5. **Ensure high quality community services.** Facilitate development which is serviced by high quality, well managed services for drinking water, transportation networks and wastewater treatment.
6. **Preserve the environment.** Protect the natural environment by ensuring development is well managed and designed to work with the land to ensure vegetation, trees, and riparian areas which provide aquatic and terrestrial habitat is preserved and the integrity of the community's air and water resources are maintained.
7. **Protect and enhance agriculture.** Encourage a productive and viable agricultural community by supporting farm diversity with value added options and avoiding conflict with neighbouring land uses.

3.3 Regional Growth Strategy

How does Popkum-Bridal Falls fit within the Fraser Valley?

Future growth and change for Popkum-Bridal Falls is not only guided by the Official Community Plan (the Plan), but also by a larger regional plan that guides the overall development of the Fraser Valley. The Fraser Valley Regional District's (FVRD) "Choices for Our Future: Regional Growth Strategy" (RGS), adopted in 2004, outlines a broad framework for managing regional growth and ensures the Fraser Valley remains a desirable place to live, work and play. Eight management goals are identified that will help manage growth in the region, including:

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Regional Growth Strategy (RGS) goals

- ✓ Increase Transportation Choice and Efficiency.
- ✓ Support and Enhance the Agricultural Sector.
- ✓ Manage Urban Land Responsibly.
- ✓ Develop a Network of Sustainable Communities.
- ✓ Protect the Natural Environment and Promote Environmental Stewardship.
- ✓ Protect and Manage Rural and Recreational Lands.
- ✓ Manage Water, Energy Resources and Waste Responsibly.

What is a Regional Growth Strategy?

The Regional Growth Strategy (RGS) is a plan that sets out a vision and goals to manage growth across the entire Fraser Valley.

Regional Context

The Fraser Valley is a fast-growing region. Since 2011 the FVRD has grown 6.6% with a 2016 population of 295,934¹. The majority (89%) of the Fraser Valley residents reside in the three municipalities of Abbotsford, Chilliwack and Mission. Growth is planned to continue in these urban municipalities.

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While most of the Fraser Valley grew significantly between 2011 and 2016, the City of Chilliwack experienced the fastest municipal growth in the region with a rate of 7.5%. Chilliwack's population is 83,788 (Census 2016). That growth spilled over to Electoral Area D, the next-door neighbour community. While a smaller population overall, Electoral Area D within the same timeframe grew by a remarkable 13.6%, with a population increase of 183 people to a current population total of 1,529 people.

Growth in Electoral Area D reflects development pressures in Chilliwack and the limited availability of low density housing in the municipality. Popkum has relatively large lots along with high quality homes, access to outdoor recreation, and proximity to urban areas with schools, employment and highway access. These attributes make Popkum a desirable neighbourhood for those seeking a more suburban and rural lifestyle. New low density development is no longer commonplace in quickly growing municipal areas, with townhomes and small lot residential predominant as land scarcity and housing demand increases.

Looking forward, the Region and Electoral Area D is projected to continue growing. The projected population of Electoral Area D could rise from 1,529 people in 2016 to 1,967 people by 2031². This represents a 29% growth rate over 15 years. Market cycles make it difficult to predict growth, but overall the community will continue to expand along with the rest of the Fraser Valley.

FVRD in BC's Top 3 Most Populated Regional Districts

Population (2016)

1. **Metro Vancouver** 2,463,431
2. **Capital (Victoria)** 383,360
3. **FVRD** 295,934

FVRD leads BC growth

Population Growth (2011 - 2016)

1. **FVRD** 6.6%
2. **Metro Vancouver** 6.5%
3. **BC** 5.6%

¹ Statistics Canada, 2011 Census

² Urban Futures, Demographic, Housing & Employment Outlook for the Electoral Areas in the Fraser Valley Regional District, May 2015.



Who is in the FVRD?

- Six municipalities and eight electoral areas.
- Popkum-Bridal Falls is formally known as Electoral D.
- 295,934 residents (2016 Census).

Consistency with the Regional Growth Strategy

The Popkum-Bridal Falls OCP is consistent with the FVRD growth strategy's vision in being a: *"network of vibrant, distinct, and sustainable communities that accept responsibly managed growth while being committed to protecting the land resource and the natural environment to ensure that a high quality of life is accessible to all."* (FVRD RGS 2004).

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Section 445 of the *Local Government Act* requires that all bylaws adopted by the Regional District are consistent with the RGS. The table below outlines how the Plan meets the RGS goals.

Goal 1: Increase Transportation Choice and Efficiency	<p>Encourages the creation of trails within the West Popkum area to encourage walking and cycling as an alternative to motor vehicle travel.</p> <p>Supports use of public transportation service between Harrison, Kent, Popkum and Chilliwack.</p>
Goal 2: Support and Enhance the Agricultural Sector	<p>Promotes agricultural viability by encouraging agri-tourism and protecting farmland for agriculture</p>
Goal 3: Manage Urban Land Responsibly	<p>Not applicable.</p>
Goal 4: Develop a Network of Sustainable Communities	<p>Identifies compact commercial development areas to serve the local community with pedestrian connections.</p> <p>Supports land uses consistent with rural and agricultural environments to encourage viability of local agriculture.</p>
Goal 5: Protect the Natural Environment and Promote Environmental Stewardship	<p>Encourages development which is serviced by a high quality wastewater treatment facility owned and operated by the Regional District to protect the environment.</p> <p>Recognizes the importance of the natural environment, preserves wildlife and fish habitats and water resources.</p> <p>Supports development which preserves critical habitat areas of Cheam Lake for park expansion.</p>

Goal 6: Protect & Manage Rural & Recreational Lands

Supports maintaining and enhancing rural character and local aesthetics.

Supports maintenance and expansion of outdoor recreational opportunities.

Addresses the challenges of geohazards including flooding, slope stability and creeks.

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Goal 7: Achieve Sustainable Economic Development

Supports agri-tourism initiatives.

Supports tourism economy and development in Bridal Falls.

Goal 8: Manage Water, Energy Resources and Waste Responsibly

Addresses water and waste servicing and other issues.

Regional Growth Strategy Update

The FVRD RGS is currently being updated. Following the completion of the updated RGS, this Regional Context Statement will be amended to reflect the alignment with the new RGS.

3.4 Community Well-Being

What makes a healthy community?

Growth and change for Popkum-Bridal Falls has been primarily focused on residential development that is suburban in nature. As a community within close proximity to schools it has become a desirable location for families. With a continual increase in the number of residents, a higher level of service provision will be expected as well as an increase in demand for social connection and a distinct sense of place. As the community continues to grow and evolve, so should the social dynamic offered to residents.

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Policy

- 3.4.1 **Aging in Place.** Intergenerational housing options which incorporate age-friendly design principles are encouraged by the Regional Board for all new development.
- 3.4.2 **Healthy Food Systems.** The Regional Board supports establishing a local grocery store in order to maximize health, accessible, and affordable food options in the community and complement the existing commercial food options in the community and complement the existing commercial services available to Popkum-Bridal Falls residents.
- 3.4.3 **School Capacity.** The Regional Board will continue to support School District #33 and other key partners to identify appropriate options for an additional school site to accommodate the growing need for school spaces and to address the existing capacity issues of the Rosedale Traditional Community School.
- 3.4.4 **Community Facility Space.** The Regional Board encourages the development of publicly accessible community space and supports the Popkum Residents Association in their advocacy to explore options for integrating community facility space into existing or new public infrastructure such as a library or fire hall.
- 3.4.5 **Community Associations and Volunteers.** The Regional Board will work with neighbourhood associations, businesses and other stakeholders to support and strengthen the community through principles of inclusion, participation, diversity and equity, and will continue to provide support where appropriate through grant-in-aid and in-kind contributions in recognition of the important role associations and volunteers have in the well-being of a community.



4.0 GENERAL LAND USE POLICIES

Google

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4.1 Permitted Uses & Parcel Sizes

OCP designations facilitate effective planning by providing a basis for avoiding land use conflicts and predicting density levels, servicing needs and environmental impacts. Permitted use considerations include:

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- suitability of the land;
- service levels;
- hazards;
- access;
- community planning objectives;
- regional growth goals; and
- environmental carrying capacity and thresholds.

Specific conditions of use may apply, as prescribed in designations or other parts of this Plan or in zoning bylaws and in other regulations. Use policies outlined in each designation are particularly relevant to the Regional Board's consideration of proposals to establish, or temporarily permit, new uses not currently permitted by zoning.

4.2 Housing Needs and Residential Uses

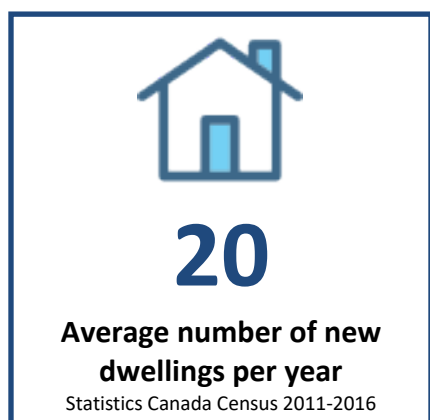
Popkum-Bridal Falls Housing Expectations

The *Local Government Act* requires that an official community plan include statements and map designations with the approximate location, amount, type and density of residential development required to meet anticipated housing needs over a period of at least five years. The sections below utilize past census and development approval data to estimate future housing needs.

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The Regional Growth Strategy (RGS) for the Fraser Valley Regional District forecasts a 53% increase in population by 2041 from 2016 levels. RGS policies direct future development to existing urban areas and other locations within municipal boundaries to achieve complete and compact communities. The RGS objective is to preserve rural lands, ensuring stable and modest growth over the next twenty years.¹

Popkum-Bridal Falls development trends are on track to meet the RGS modest growth expectations.



According to Statistics Canada, the total number of households and private dwellings occupied by usual residents in the Plan area increased from 494 in 2011 to 596 in 2016. That is an increase of 102 new dwellings in 5 years, and an average of 20 new dwellings per year.

This average is generally supported by **FVRD building permit data** which indicates an average of **13 new single family homes were built per year** from 2012-2016.

Subdivision data is challenging to aggregate and quantify as the authority for subdivision approval is held by the Ministry of Transportation and Infrastructure (MOTI). Furthermore, subdivision is not necessarily incremental. Meaning subdivision approval for a development could result in 30 new lots, however market demand may not result in construction on those lots for several years. This was observed with the Rose Garden subdivision in the mid to late 2000's. Development approval data and Statistics Canada census information are not entirely consistent, however, they show a history of modest annual demand for new residential units each year.

Overall, projected growth in the rural areas is modest and consistent with historical growth rates, particularly when compared to the fast growing urban areas of the region like Chilliwack and Abbotsford. Statistics Canada data indicates that between 2011 and 2016, the average annual population increase in Electoral Area D (excluding Indian Reserves) was approximately thirty-seven persons per year. This represents approximately 0.5% of the regional growth rate from 2011 to 2016.

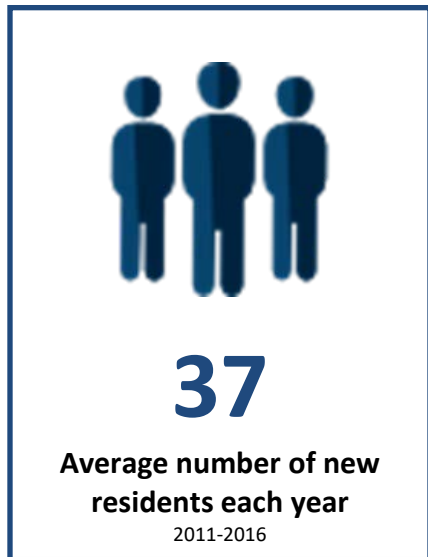
¹ Fraser Valley Regional District. *Choices for our Future: Regional Growth Strategy*. 2004. p. 30.

Housing Needs

Development will meet housing needs for next 5 years and beyond.

The Plan will meet anticipated housing needs primarily through development of new dwellings outside of the ALR on existing vacant parcels and subdivision under existing zoned or planned densities.

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Statistics Canada 2016 census data indicates that on average 37 new residents per year moved to Electoral Area D, and that the average household size is 2.8 persons. These numbers and the historic dwelling increases of 20 homes per year indicate **13 to 20 new homes are required each year to accommodate growth.**

Urban Futures modeled population growth² for Electoral Area D to reach 1,967 residents by 2031 or approximately 32 persons per year. This figure is consistent with historic growth.

Development Potential

Overall development potential in West Popkum and portions of East Popkum could provide a range of 270 to 500 additional new lots for single family development on SUBURBAN RESIDENTIAL designated lands. The range reflects lot yield uncertainties from road dedication, servicing levels and the need for land assembly and redevelopment of some larger lot parcels.

These SUBURBAN RESIDENTIAL lands provide for housing needs over the next 5 years and beyond. Given a minimum development potential of 270 new lots for single family development, and an average of 20 new single-family dwellings per year (Statistics Canada 2016). The Plan provides a **minimum of 14 years of housing growth.** Future opportunities to reevaluate density in the SUBURBAN RESIDENTIAL designated lands could increase development in Popkum, particularly the northwest portion of West Popkum. This area is discussed further in Section 5.0 and 6.0.

Looking beyond Popkum build out, additional lands in the Bridal Falls upland area located along the shared jurisdictional boundary with the City of Chilliwack provide promising options for longer term development and growth. These lands, however, are constrained by a lack of services, poor access, environmentally sensitive areas, and geohazards. This area is discussed further in Section 5.0.

² Urban Futures (2015) *Demographic, Housing, and Employment Profile and Outlook – Electoral Areas in the Fraser Valley Regional District.*

Assessing true subdivision and development potential is challenging, as each development must be determined on a site-specific basis. Also, uncertainties from the housing market fluctuations create challenges in predicting the rate of growth over time. Nevertheless, it is reasonable to conclude that planned development will satisfy the primary housing needs over the expected life of this Plan.

Policy

- 4.2.1 **Housing needs provided in West Popkum.** Anticipated housing needs in Popkum-Bridal Falls will be addressed through development and redevelopment of SUBURBAN RESIDENTIAL lands.
- 4.2.2 **Second dwellings.** Second dwellings such as garden suites, carriage houses, secondary suites and second residences may be considered by the Regional Board consistent with the adopted FVRD Policy *Secondary Dwellings in the Electoral Areas* on the basis that they may provide opportunities to expand the availability of affordable, rental, and/or accessible housing in the community. However, in AGRICULTURAL areas farm use is a priority and residential uses are limited under the *Agricultural Land Commission Act* and its regulations. Evaluation may include:
- a. land use and zoning regulations;
 - b. servicing requirements and feasibility;
 - c. location of secondary housing; and,
 - d. siting considerations.
- 4.2.3 **Second dwellings in new development.** The Regional Board will support and encourage consideration of secondary dwellings for new neighbourhood developments where appropriate levels of service can be properly calculated and accommodated during the development of new water, sewer, and storm systems in addition to consideration for adequate parking, road width, and privacy measures.
- 4.2.4 **Caregiver use.** Accessory Family Residential Use zoning conditions should be reviewed by the Regional Board to allow the caregiver to reside in the accessory residence.
- 4.2.5 **Development land evaluation.** Residential development will be directed away from agricultural lands, lands susceptible to hazards, lands with severe limitations for ground-based disposal of sewage, or connection to community sewage system, and lands with building or road foundation limitations unless adequate measures are taken to mitigate associated issues.

4.3 Industrial Uses

Section 473 of the *Local Government Act* requires that official community plans identify the approximate location, amount and type of present and proposed industrial land uses. There is one parcel zoned for industrial use in the Plan area: the long established wood processing site in Bridal Falls. The subject parcel is not zoned for industrial use, but does permit the industrial use by Land Use Contract agreed to in 1978.

In 2014, the Province of British Columbia³ passed legislation directing all land use contracts to be automatically terminated, and effectively discharged from the title by June 30, 2024. Therefore the LIMITED USE designation policy provides support for a future zoning amendment to facilitate the ongoing forest product processing use for this parcel only.



The Plan does not identify lands for future industrial development, as the services necessary to support industrial development are generally not available in the Plan area. Industrial lands are typically located in urban areas such as nearby Chilliwack, where adequate services and population centres are located. Accordingly, applications for the designation of new industrial lands will be considered on an individual basis with careful consideration of community impacts.

Industrial uses in the Electoral Areas generally relate to resource sector activities such as aggregate or forestry which occur on or near Crown land but can impact neighbouring residential, agricultural and institutional uses. These resource industries provide local employment and economic investment. Furthermore, these uses can be temporary or seasonal. Balancing the impacts and benefits of industrial development will be a consideration of the Regional Board in commenting on senior government referrals and in decisions on land use activities including Temporary Use Permits (Section 12).

Policy

- 4.3.1 The Regional Board will consider proposals to rezone or establish community plan designations for industrial uses on an individual basis, with consideration to neighbourhood impacts including noise, traffic, sight, sound, odour, and stormwater runoff.

³ Miscellaneous Statutes Act, Bill 17, 2014

- 4.3.2 The Regional Board will consider rezoning of 54370 Bridal Falls Road to an industrial use consistent with the existing forest products processing operation permitted under Land Use Contract, as outlined in the LIMITED USE designation policy.

4.4 Community Care Facilities

Section 20 of the *Community Care and Assisted Living Act* states that a local government bylaw does not apply to licensed Community Care Facilities if the bylaw would:

- limit the number of persons in care who may be accepted or accommodated at the community care facility;
- limit the types of care that may be provided to persons in care at the community care facility; or
- apply to the community care facility only because:
 - it is not being used as a single-family dwelling house, or
 - it operates as a community care facility, a charitable enterprise or a commercial venture.

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4.5 Lawfully Non-Conforming Use & Siting

Legally established existing land uses which are not permitted uses in the zone within which they are located, are regulated under Division 14 of the *Local Government Act*. Most lawfully non-conforming uses are associated with development constructed before zoning bylaws were established. In many cases, the existing zone to establish conformity is not an acceptable option, although continuance of the use under certain restrictions may be acceptable. The siting and dimensions of buildings may also be lawfully non-conforming under the *Local Government Act*.

Policy

- 4.5.1 Where the continuance of a lawfully non-conforming land use would not be hazardous or in conflict with surrounding land uses - and where the applicant indicates a desire to negotiate a covenant with the Regional Board limiting future uses, buildings and structures to those legally established at present - the Board may rezone the property to reflect the actual use.
- 4.5.2 The Regional Board may consider the issuance of a development variance permit to vary siting regulations to address and render the siting or dimensions of a building or structure conforming.

4.6 Transportation and Utility Corridors

Popkum-Bridal Falls is a strategic corridor for numerous national and provincial utility and transportation corridors. These corridors are critical to Canadians for transportation, and movement of goods and energy products. As shown on Map 4 – Utility and Transportation Network, the narrow passage of land between the Fraser River to the north and the slopes of Mount Cheam to the south, provides an area of 2.5 kilometres where seven corridors are located, including:

- Highway No.1
- Highway No.9
- Canadian National Railway
- BC Hydro 500 KV powerline corridor – two corridors
- Enbridge natural gas pipeline and compressor station
- Trans Mountain oil pipeline and pressure station

Popkum-Bridal Falls is uniquely located in the path of the seven corridors, and each one creates a footprint and impact area whether it be for maintenance or upgrade activities, noise, operations or even just visual obstruction. These corridors have existed in some cases since the early 1900's, and in many ways the present-day community grew around the corridors.

Nonetheless, in recognition that additional capacity in transportation and utility corridors and facilities will be required to serve future growth areas of the Lower Mainland - and that the construction of new transportation and utility corridors has major impacts on the land base, growth potential and economic well-being of the Region - in May, 2001, the Regional Board adopted the *Transportation and Utility Corridors of Regional Significance Policy*. The policies of this plan supplement the *Transportation and Utility Corridors of Regional Significance* for Electoral Area D.

In addition to the corridor policy, the Regional Board has adopted two additional policies of note:

- *Community Benefit Contribution policy*; and,
- *Crown-Community Interface policy* (applicable to Crown lands).

Respectively, these policies provide a framework for ensuring significant projects provide a community benefit and balance development impacts and Crown land use impacts to neighbouring electoral area communities.



BC Hydro provides an annual community benefit contribution to the FVRD for local initiatives such as parks & infrastructure upgrades.

Policy

- 4.6.1 **Studies required.** Any proposed new transportation or utility corridor of regional significance will be regarded as a “Corridor Under Study”. Regional District support for such proposals will be contingent upon submission of studies to demonstrate that:
- a. the proposal meets the land use, environmental and air quality policies of the Regional Board as expressed in the Regional Growth Strategy, Fraser Valley Air Quality Plan, this Official Community Plan, and other Board policies;
 - b. the proposal minimizes the disruption to existing communities and settlement areas, the consumption of agricultural land, the impact on the natural environment, and provides for safe and unrestricted movement of agricultural vehicles and goods in agricultural areas;
 - c. the proposal does not restrict the development of adjacent land areas which are designated or identified for future growth and development, or where the proposal does impact such lands, adequate compensation is provided to the local government in consideration of long range impacts on financial plans, capital expenditure programs, and foregone taxation opportunities;
 - d. the proposal does not adversely affect the drainage or productivity of agricultural land;
 - e. the transportation and utility service demand projections are deemed credible by the Board; and,
 - f. the proposal represents a variety of benefits to communities in the region that are traversed by the proposal including providing access to services not previously available to areas of the region and obtains broad support from the affected communities.
- 4.6.2 **Use existing infrastructure and corridors first.** Telecommunications, transportation and utility proposals of regional significance that satisfy the criteria should be designated to make use of existing transportation and utility right-of-way’s wherever possible.
- 4.6.3 **Mitigate impacts.** New or expanded major utility corridors and infrastructure (i.e. highway upgrades, powerline replacement or expansion) should mitigate impacts to developed residential, commercial, and agricultural areas.
- 4.6.4 **Provide a community benefit.** Transportation and utility proposals of regional, provincial or national significance should provide community benefits which balance the impacts of development to the community with the scale and size of the project, in accordance with the *Community Benefit Contribution* policy.

4.7 Crown Lands

The Plan area consists of nearly 2,500 hectares (6,000 acres) of Crown land, primarily located on the Bridal Falls slopes and Fraser River foreshore. The iconic Mount Cheam is a particularly important part of the local crown land base.

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Crown land serves multiple roles in Popkum-Bridal Falls, providing informal outdoor recreation areas, views, rural character, environmental benefits, and more. These are also working lands for the economic benefit of the Province for resources or crown lease. Balancing these interests and the management of Crown land is a multi-jurisdictional responsibility of the following groups; the Ministry of Forests, Lands, & Natural Resource Operations, Ministry of Energy & Mines, Ministry of Environment, Crown land licensees and users, private property owners, and others.

Referrals to the FVRD provide an opportunity for information sharing and co-ordination of proposals by provincial agencies, Crown corporations, resource industries, utility companies, and lease holders. Proposals can be diverse ranging from resource extraction to adventure tourism. Accordingly, FVRD interests can vary from visual concerns, geohazard stability, outdoor recreation access or development related impacts to neighbouring settlement areas and more.

Bridal Falls is an important tourism recreation corridor that attracts visitors for paragliding, hiking, camping and more. Resource extraction proposals may detract from the tourism uses of Crown land and impact the value of these important outdoor recreation uses. Balancing the economic contribution of resource extraction and tourism recreation should form part of the proposal review. In some instances, mitigation and operational approaches can mitigate impacts; however these are not always possible. Other opportunities to balance impacts may be possible through the FVRD *Community Benefit Contribution Policy*, as has occurred with the BC Hydro Wahleach facility or the Innergex donated Cascade Falls Suspension Bridge.



Bridal Falls Forest Service Road
Credit: Aceshigh, ClubTread

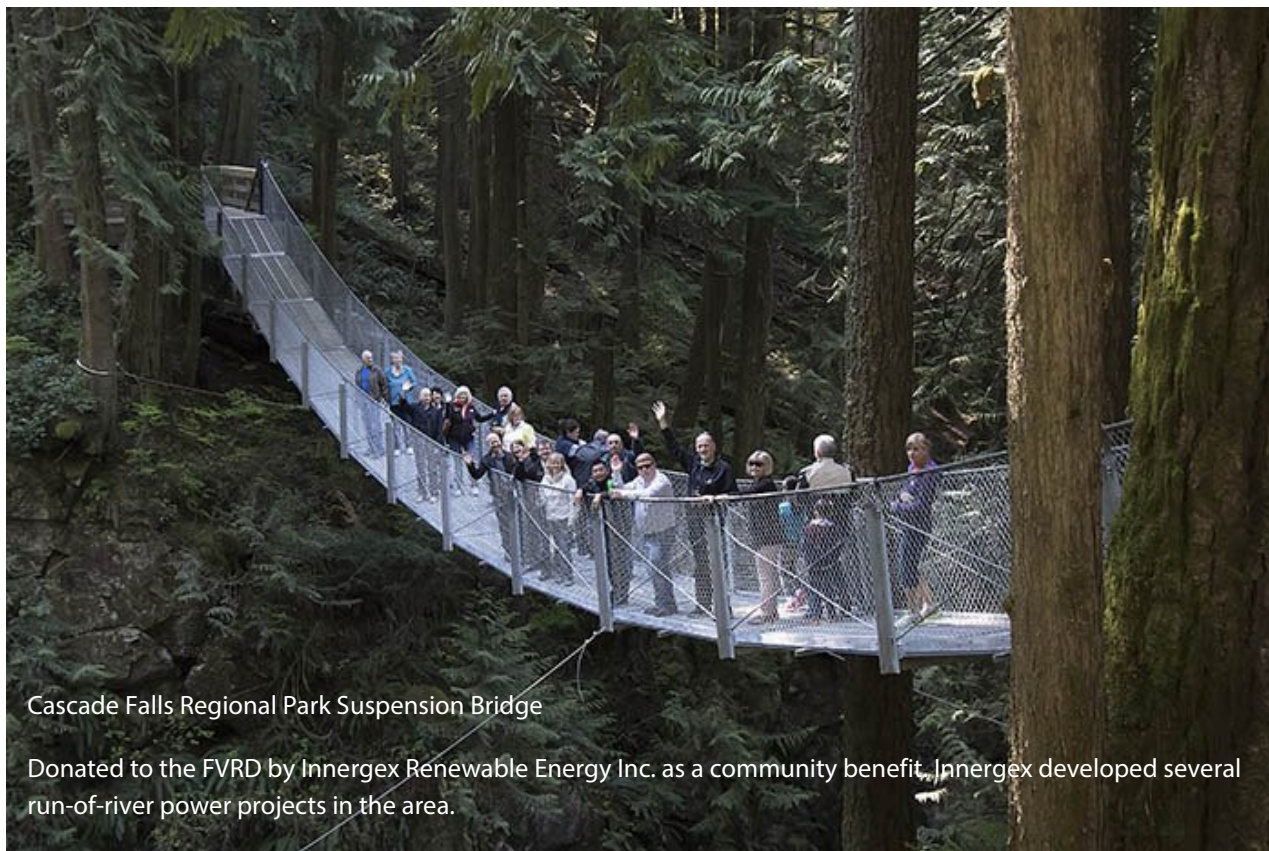
Given the importance of Crown lands, the Plan policies provide guidance on the land uses and considerations for development on Crown land. While local government regulations are generally not binding on federal and provincial governments, provisions of the Plan should be considered by those bodies as an expression of Regional Board objectives and a basis for co-operation between different levels of government.

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Should a government ministry, agency or other organization propose a development or uses which are contrary to the policies of this Plan, then the Responsible Authorities are encouraged to make application for a Plan amendment as outlined in this Plan. Not only would the application allow the Board to express its interest in the proposed development and provide for public input at a local level, but this procedure will enable the Regional Board to provide complimentary policies to manage or avoid conflicting land uses.

In addition to the land use policies provided in the Plan and zoning bylaw, the FVRD has adopted two additional policies which are relevant to Crown land use:

1. *Crown – Community Interface policy*; to ensure Crown developments consider and manage land use impacts to neighbouring electoral area communities; and,
2. *Community Benefit Contribution Policy*; provides a framework to ensure significant projects provide a community benefit to balance the development impacts on nearby communities.



Cascade Falls Regional Park Suspension Bridge

Donated to the FVRD by Innergex Renewable Energy Inc. as a community benefit. Innergex developed several run-of-river power projects in the area.

Policy

- 4.7.1 **Ensure compliance with FVRD requirements.** Provincial and Federal governments are encouraged to use Crown land in a manner that conforms to Regional District bylaws, policies, and regulations.
- 4.7.2 **Outdoor recreation significance.** Crown land uses which provides for low impact outdoor recreation activities, should be recognized as important economic contributors to the Bridal Falls tourism recreation corridor.
- 4.7.3 **Obtain FVRD approvals.** Where a government ministry, agency or other organization proposes a land use which is contrary to the policies of this Plan, the Responsible Authorities are encouraged to make an application for a Plan amendment as outlined in this Plan.
- 4.7.4 **Minimize and mitigate impacts.** Transient and temporary uses of Crown land should be designed to minimize and mitigate impacts to the local community, particularly where the use generates visual impacts, noise, waste, or traffic disturbances.
- 4.7.5 **Provide a community benefit.** Crown land of regional, provincial or national significance should provide community benefits which balance the impacts of development to the local community with the scale and size of the project, in accordance with the *Community Benefit Contribution* policy.

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4.8 Cannabis

The Cannabis Act (Bill C-45) creates a legal and regulatory framework for controlling the production, distribution, sale, and possession of cannabis in Canada.

In addition to the land use policies provided in the Plan and zoning bylaw, the FVRD has adopted an additional policy that is relevant to Cannabis land uses:

1. *Land Use Policy for Cannabis Production, Processing and Retail Sales in the Electoral Areas.*

It is recognized that Federal and Provincial legislation may supersede the Regional Board's ability to restrict Cannabis production, processing and retail sales through policies and bylaws. Such is the case for lands within the Agricultural Land Reserve (ALR), where under certain provisions the production of Cannabis is a recognized agricultural use. These limitations are reflected in the above referenced policy. Any new revisions to Federal and Provincial legislation may provide new and supplemental authorizations for Cannabis land uses.

Generally, Cannabis land uses are not supported in Popkum-Bridal Falls.

Policy

- 4.8.1 For all development applications and land use enquiries, the FVRD's *Land Use Policy for Cannabis Production, Processing and Retail Sales in the Electoral Areas* will be referred to for direction.
- 4.8.2 Cannabis growing is not supported except where Federal and Provincial legislation supersedes FVRD authority and legislation.
- 4.8.3 Cannabis processing and/or retail sales as a standalone land use or accessory to Cannabis growing or other complimentary uses is not supported except where Federal and Provincial legislation supersedes the Regional Board's authority.

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5.0 LAND USE DESIGNATIONS



5.0 Land Use Designations

Identifies general land uses

The Plan provides land use designations to identify preferred locations of broad land uses. The residential, agricultural, resource and commercial land uses are described in this section and shown on Schedule 2 – Land Use Designations. Land Use designations do not regulate land use and density on individual lots, that function is served by the Regional District’s Zoning Bylaw. The policies contained in this section describe the long term land use options that will guide the Regional District in permitting, zoning amendments, and other regulatory bylaws.

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Popkum-Bridal Falls is divided into seven land use designations.

AGRICULTURAL (AG)

Land within the Agricultural Land Reserve or best suited to agricultural activities.

CONSERVATION (C)

Existing or potential parks, stream channels, recreation reserves or important fish and wildlife habitat.

FOREST (F)

Predominantly crown lands within a working forest and/or resource extraction area.

HIGHWAY TOURIST RECREATION COMMERCIAL (HTRC)

Lands intended or existing for a variety of commercial uses oriented to the local services, services/retail for traveling public, and tourism commercial uses.

LIMITED (LU)

Predominantly large parcels with some private ownership that feature significant hazards, access limitations and/or limitations to on-site servicing.

RURAL (R)

Larger parcels of land located outside the suburban residential and tourist recreation commercial core areas, with on-site services and best suited for low density development, serves as a transition between close proximity conservation, agricultural or limited use areas.

SUBURBAN RESIDENTIAL (SR)

Lands relatively free of hazards and potentially suitable for suburban development with the highest level of community services and density in the Plan area, including approved community water, onsite septic or approved community sewer, street lighting, storm drainage.

Understanding the Land Use Designations

Within these designations, the policies of the Regional Board are contained under the four following sub-headings:

- **General policies**, outline the local and regional development policies in a particular designation
- **Designation policies**, state the type of land placed in a particular designation and the conditions for extending existing areas or creating new areas in the designation
- **Use policies**, list the uses that may be permitted on land within a designation and in some cases, state the standards under which a given permitted land use must be developed
- **Subdivision policies**, specify the minimum lot size permitted within a designation and other conditions of subdivision



5.1 AGRICULTURAL

Nearly a quarter (24%), or 493 hectares, of the private lands within Popkum-Bridal Falls are within the Agricultural Land Reserve. These lands are primarily used for lower intensity agriculture including grazing, hay, and dry cow operations. This type of agriculture helps to support the more intensive agriculture that is prevalent in the other areas of FVRD.

Situated between the Fraser River and the north slope of Mount Cheam, agricultural lands in Electoral Area D face some unique challenges. They are predominantly outside the Fraser River Floodplain and are constrained by soil quality, drainage, and low sunlight. The ancient Mt. Cheam land slide event over 5000 years ago¹ deposited rock avalanche material, creating stony soils and challenging drainage conditions on today's agricultural parcels.

Despite these challenges, active farming occurs on over 60% of the ALR lands². This rate of land utilization is just behind that of Abbotsford where 67% of the ALR area is used for farming. The Plan designates Agricultural Land Reserve (ALR) lands in Electoral Area D as AGRICULTURAL.

In recognition of the challenging soils, drainage, and sunlight conditions in Electoral Area D, the AGRICULTURAL designation policies support agri-tourism and value added activities that are supportive of farming and still protect farm land for agriculture.

¹ Orwin JF, Clague JJ, Gerath RF, (2004). The Cheam rock avalanche, Fraser Valley, British Columbia, Canada. Landslides 1:289 -298

² Agricultural Land Use Inventory - Fraser Valley Regional District, Ministry of Agriculture – Province of British Columbia, 2011-2013.

The *Agricultural Land Commission Act*, its regulations, and Orders of the Commission take precedence on matters of land use and subdivision in the ALR. The Act and its regulations generally prohibit or restrict non-farm use and subdivision of ALR lands, unless otherwise permitted or exempted. The Regional Board assists in the administration of the ALR land by reviewing applications for subdivision, non-farm use, inclusion and exclusion of land in the ALR, and by determining if an application should be forward the ALC. The policies established in this Plan will provide guidance for future Regional Board review on these applications

Policy

- 5.1.1 Agricultural lands in Popkum-Bridal Falls shall be preserved by preventing fragmentation of farms, supporting AGRICULTURAL land uses in accordance with the *Agricultural Land Commission Act* and its regulations, minimizing conflicts between agriculture and other land uses, and avoiding the development of rural residential subdivisions in the Agricultural Land Reserve.
- 5.1.2 Agricultural activities in the Plan area should be conducted in an environmentally sensitive and sustainable manner that is consistent with the *Environmental Management Act* and associated regulations.
- 5.1.3 The Regional Board values agriculture and its contribution to the local economy, availability of local food products and the rural character of Popkum-Bridal Falls.
- 5.1.4 The Regional Board supports the efficient and clustered siting and size of on-farm residential uses in order to provide more space for farming uses. The Regional Board may consider options for Farm Home Plate bylaw provisions to further protect farming activities.
- 5.1.5 The Regional Board will consider applications which support a broad range of agricultural opportunities and uses which:
 - a. are supplementary and ancillary to farm use;
 - b. support value-added activities that improve farm viability;
 - c. are consistent with the environmental policies of this Plan;
 - d. will not jeopardize the long-term productivity of farmland; and
 - e. adhere to the *Agricultural Land Commission Act* and its regulations.

Designation Policies

- 5.1.6 The Plan designates all land within the Agricultural Land Reserve (ALR) as AGRICULTURAL with the exception of certain areas in the Fraser River foreshore and surrounding Cheam Lake which are designated as conservation.

- 5.1.7 AGRICULTURAL areas may be extended or created through Plan amendment where additional areas suited to farm production are identified through an application process or pursuant to the *Agricultural Land Commission Act* and its regulations.
- 5.1.8 Where land presently within the Agricultural Land Reserve is excluded from the Agricultural Land Reserve; or, found to be exempted under Section 23(1) of the *Agricultural Land Commission Act*; the provisions of the Official Community Plan shall be binding and the lands shall remain in AGRICULTURAL designation until the land is re-designated by bylaw amendment.

Use Policies

- 5.1.9 AGRICULTURAL areas shall be used for the following only if in accordance with the *Agricultural Land Commission Act* and its regulations:
- a. Farm use;
 - b. Conservation use, including park and park reserve;
 - c. Park and park reserve use;
 - d. Single family residential use;
 - e. Natural campground use;
 - f. Agri-tourism use;
 - g. Associated rural residential use; and
 - h. Accessory farm employee dwelling if permitted by an Order of the Agricultural Land Commission.
- 5.1.10 AGRICULTURAL areas in the Agricultural Land Reserve are subject to the provisions of the *Agricultural Land Commission Act* and its regulations.
- 5.1.11 The Regional Board may support zoning amendment applications for non-farm uses as approved by the Agricultural Land Commission provided the property remains designated as AGRICULTURAL.
- 5.1.12 The removal of soil or placing of fill on land in AGRICULTURAL areas shall be undertaken in accordance with the *Agricultural Land Commission Act* and its regulations and the bylaws of the Fraser Valley Regional District.
- 5.1.13 Agri-tourism uses may be supported provided that parking and servicing needs can be met on-site, where required a Special Events License is obtained, and the use meets the requirements of the *Agricultural Land Commission Act* and its regulations.
- 5.1.14 The Regional Board may consider zoning amendment applications for agri-tourism accommodation use which:

- a. provide on-site water and sewage disposal;
- b. minimize impact on adjacent land uses and character of the existing area;
- c. avoid conflict with adjacent agricultural uses;
- d. minimize area of development through the clustering of buildings, shared driveway and surfaced areas, and efficient siting of on-site services; and,
- e. adhere to the *Agricultural Land Commission Act* and its regulations.

5.1.15 Secondary dwellings may be considered by the Regional Board in the AGRICULTURAL designated lands, subject to the *Agricultural Land Commission Act* and its regulations.

5.1.16 Notwithstanding Section 5.1.9, where a land use is proposed but not permitted within the AGRICULTURAL designation, the applicable zoning bylaw, or the *Agricultural Land Commission Act* and its regulations, the Regional Board may issue a Temporary Use Permit provided the following are all met:

- a. the Agricultural Land Commission approves the use;
- b. the use is temporary and compatible with surrounding uses;
- c. the use will not interfere with long term agricultural capabilities on the parcel and surrounding area;
- d. no extension of services or public infrastructure is required;
- e. on-site services and infrastructure are provided to support the use;
- f. the use is small-scale in nature; and,
- g. a public meeting is held if required by the Regional Board.

5.1.17 The Regional Board may prefer to consider a Temporary Use Permit to permit a natural campground use prior to site-specific rezoning.

5.1.18 The Regional Board may consider site-specific zoning amendments to permit seasonal farm labour accommodation on agricultural parcels where all of the following conditions apply:

- a. the land is within the Agricultural Land Reserve;
- b. the parcel is classified as 'farm' under the *British Columbia Assessment Act*;
- c. the seasonal farm labour accommodation use is incidental to and necessary for a farm operation on the same farm unit; and,
- d. the use has been approved by an Order of the Agricultural Land Commission.

Subdivision Policies

5.1.19 Land in AGRICULTURAL areas within the Agricultural Land Reserve shall be subdivided only in accordance with the provisions of the *Agricultural Land Commission Act* and its regulations, and orders of the Commission.

- 5.1.20 New parcels created by subdivision within the AGRICULTURAL areas shall be configured to maximize agricultural sustainability and minimize potential conflicts between farm and non-farm uses.
- 5.1.21 The Regional Board will support applications for subdivision in the AGRICULTURAL areas which reconfigure or consolidate existing parcels to create a more efficient agricultural operation, and result in no increase of the number of parcels.
- 5.1.22 Notwithstanding minimum parcel size and where approved by the Agricultural Land Commission, the AGRICULTURAL lands located to the adjacent south of the Cheam Wetlands Regional Park, from the park boundary to the toe of the slope are strategic to the protection and enhancement of the Park, and may be considered for reconfiguration or consolidation as part of a comprehensive subdivision proposal to dedicate lands to the park.
- 5.1.23 Land in AGRICULTURAL areas shall be subdivided only in accordance with the standards of the Responsible Authorities, except that the parcel size shall be:
- a. not less than eight (8) hectares for lands in a floodplain; or,
 - b. not less than four (4) hectares for lands outside of a floodplain.
- It is noted that the minimum parcel sizes above may not be achievable in the Agricultural Land Reserve without approval by the Agricultural Land Commission.
- 5.1.24 Notwithstanding that the Agricultural Land Commission may have indicated approval or no objection to this Plan, the Commission is obliged to consider individual applications on their own merit under the mandate of the *Agricultural Land Commission Act* and its regulations and is not obliged to approve applications that comply or, alternatively, refuse applications that do not comply with the minimum lot size or densities of this plan.



5.2 CONSERVATION

The natural setting of Popkum-Bridal Falls provides lands and landscapes of high ecological and recreational value. Situated below the lower slopes of Mount Cheam and alongside the Fraser River, both considered significant natural features of the Fraser Valley. The CONSERVATION designation is a balance of local recreation and conservation needs with regionally significant values.

The CONSERVATION area designation identifies publicly-owned properties that are formally designated parks, as well as Crown lands of significance along the Fraser River used for recreation and conservation purposes. The designation also includes regional and provincial parks.

Additional policies relevant to park planning, management and development are outlined in Section 8.0 of the Official Community Plan.

General Policies

- 5.2.1 The CONSERVATION AREA designation is established to:
- identify designated and proposed local, regional or Provincial parks or protected areas;

- b. provide walking and cycling access to park and recreation areas, excluding ecological reserves, for the enjoyment of the natural environment;
- c. conserve environmental assets including unique natural features, distinctive landscapes and areas of high recreational value; and,
- d. recognize environmental values and management requirements of Crown riparian and littoral areas.

Designation Policies

5.2.2 This Plan designates lands with some or all of the following characteristics as CONSERVATION AREA:

- a. areas owned or under long-term lease by a Responsible Authority for public recreation use or regional or local significance including regional parks, community parks, recreation reserves and areas with recreational potential, and land of significant recreational potential which is suitable to reserve for future public and park use;
- b. areas that may have geological or flood hazards;
- c. areas of important wildlife or environmental value, including habitat and lands requiring conservation management;
- d. land with significant recreation potential which may be suitable for future park use; and,
- e. riparian and littoral areas under Crown ownership.

5.2.3 CONSERVATION AREAS may be extended or created through Plan amendment provided that additional lands that meet the required designations policies above are identified.

Use Policies

5.2.4 CONSERVATION AREAS shall be used only for:

- a. Conservation use;
- b. Park and park reserve;
- c. Recreation use, in accordance with the conservation objectives and management policies of the Responsible Authority; and,
- d. Farm use provided that the lands are located within the Agricultural Land Reserve.

5.2.5 Notwithstanding Section 5.2.2, CONSERVATION AREAS may also be used for:

- a. channel maintenance for the purpose of community flood protection, including sand and gravel removal and necessary ancillary activities subject to any necessary approvals from the Regional District and the Responsible Authorities; and,

- b. hazard land management uses, including works, facilities and activities to provide protection from and to manage flooding, snow avalanche, rock fall, landslides, and other natural hazards.

Subdivision Policies

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- 5.2.6 Land in the CONSERVATION AREA shall only be subdivided under circumstances where subdivision is required in the interests of responsible park or environmental management.



Mount Cheam – from Bridal Falls Forest Service Road

Photo: Jon Hall, jonhall.com

5.3 FOREST (F)

The FOREST designation recognizes that extensive areas of Crown land within the Plan area are part of the Province's 'working forest'. These lands are managed by Province of British Columbia. A range of forestry, resource and recreation uses are expected to continue in the area, including logging, reforestation, silviculture, mining activities and adventure tourism uses.

FOREST lands include areas with steep slopes and streams located above settlement areas. Forestry and resource activities in these areas may initiate or exacerbate hazards on Crown land which can impact private lands and infrastructure below. Special consideration should be given where forest and resource uses may have an impact on settlement and habitat areas. In these situations, the Regional Board will recommend to the Provincial agencies having jurisdiction that habitat assessments, geotechnical and hydrological studies and mitigation works be undertaken in association with any plans for development.

In addition to a working forest, Crown lands in the Plan area provide access to the backcountry for recreational activities. At times, elements of the working forest are at odds with expectations of recreation users.

Mount Cheam and surrounding lands are part of Stó:lō traditional territory, and identified in the S'ólh Téméxw Use Plan Policy as Sanctuary lands.

Sanctuary lands are considered areas of the landscape which include and support Stó:lō spiritual/religious activities, including fasting, bathing and storage of possessions and require a pristine and private environment.

Policies in the FOREST designation recognize these different uses, but they are addressed primarily in other sections of the plan including Section 6.0 - Local Area Policies and Section 10.0 – Environment and Resources.

General Policies

- 5.3.1 **Protection of forest lands and balancing interests.** The Province of British Columbia should preserve the integrity of Provincial Forest boundaries in the long-term economic interests of the region and in recognition of the area's forest production.
- 5.3.2 **Ensure compatible development.** Crown lease applications and development schemes involving land uses not compatible with forest development, public recreation, or conservation use of FOREST lands will not be supported or encouraged by the Regional District.
- 5.3.3 **Community – crown interface management.** Regional District review and response to crown referral of development proposals are generally guided by the *FVRD Crown Community Interface Management Policy*.

Designation Policies

- 5.3.4 **Provincial forest lands.** This plan designates as FOREST Crown lands identified by the Province to be within the forest land base.
- 5.3.5 **Re-designation review.** FOREST areas may be extended or created through Plan amendment when new areas that meet the designation criteria are identified. FOREST areas may be reduced or removed if land is removed from the working forest.

Use Policies

- 5.3.6 **FOREST areas shall be used only for:**
- a. Forestry activities including silviculture, logging, reforestation, and stand tending approved by the Ministry of Forests, Lands & Natural Resources Operations;
 - b. Conservation use;
 - c. Park and park reserve;
 - d. Local institutional;
 - e. Major institutional;
 - f. Natural campground use; and,
 - g. Recreation use.
- 5.3.7 **Forestry-related activities and uses** are governed primarily by the *Forest Act* and the *Forest and Range Practices Act*.

- 5.3.8 **Geohazard impact assessment required.** Development located upslope or upstream of settlement areas and infrastructure require a review by a geotechnical and/or hydrological professional to ensure that no increase in risk (landslide, gully process, fan destabilization, etc.) to human safety, private property and water supplies will result. The assessment should be consistent with EGBC guidelines for terrain stability assessment in the Forest Sector, or other guidelines as they apply.
- 5.3.9 **Significant tourist recreation development** proposals with associated infrastructure where rezoning and OCP amendments may be necessary, may require a comprehensive review of servicing, visual impacts, hydrological and geotechnical impacts, habitat impacts and consultation.
- 5.3.10 **Recreation management plans, uses or facilities by the Province** should include consultation with the Regional District.
- 5.3.11 **Aggregate and mineral extraction uses** within the FOREST designation are primarily governed by the Province of British Columbia, and may also require Regional District permits and approvals.
- 5.3.12 **Consultation.** Development proposals within the FOREST designation which require an amendment to the Official Community Plan should undertake consultation with the Regional District, residents, stakeholders and affected first nations.
- 5.3.13 **Remediation planning and implementation** should be undertaken for forestry and resource extraction development.
- 5.3.14 **Visual values and view protection.** Impacts to visual values of Mt Cheam and lower slopes from along the Highway 1 and 9 corridors, and from the communities of Bridal Falls and Popkum are important to the local economy and rural character and should be maintained. Impacts to visual values from locations within should be assessed and preserved.
- 5.3.15 **Forest Service Road (FSR)** corridors are an important recreational asset for visitors and residents to the area. Alteration or deactivation plans for any major FSR and specifically the Bridal Falls FSR, should include consultation with the Regional District and stakeholders.
- 5.3.16 **Elk, Nevin and Dunville Creek** form part of the Chilliwack Community Watershed, which provides a back-up water supply for the City of Chilliwack. Proposed developments and plans which may affect the watershed should be referred to the City of Chilliwack for comment, and may require impact assessment.

Subdivision Policies

- 5.3.17 **Parcel size and conditions.** Land within the FOREST designation shall be subdivided only when subdivision is required in the interests of responsible forest management, in which case no parcel smaller than thirty five (35) hectares shall be created.



5.4 HIGHWAY TOURIST RECREATION COMMERCIAL

Existing commercial lands in Popkum and Bridal Falls are identified in the HIGHWAY TOURIST RECREATION COMMERCIAL (HTRC) designation. The designation identifies specific policies to address the distinct highway commercial areas.

Plan policies do not anticipate expansion of commercially designated lands within the Plan area. Should new commercial proposals arise which warrant new or expanded commercial designations, they will be considered by the Regional Board in accordance with the policies of the Plan.

The HIGHWAY TOURIST RECREATION COMMERCIAL (HTRC) designation accommodates commercial uses oriented towards meeting the needs of the traveling public, residents and visitors. This designation is applied to lands utilized for existing commercial activities or vacant commercial lands.

Commercial uses reflect the character of existing land uses and the accessibility to the Trans-Canada Highway. New commercial buildings should be of high architectural value, and incorporate the design guidelines from Development Permit Area 4-D.

- Popkum is predominately residential development, and the commercial uses in this area are predominantly tourist orientated but also serve Popkum, surrounding area residents and the traveling public with day to day needs.
- Bridal Falls is located away from existing and future residential areas, and oriented towards seasonal commercial uses or those who serve travelers and visitors. Commercial tourist and retail services are more appropriate for this area, for example; commercial campground, resort and service commercial.

General Policies

- 5.4.1 Land designated HIGHWAY TOURIST RECREATION COMMERCIAL should accommodate the commercial needs of the local community and the traveling public.
- 5.4.2 Development proposals shall ensure that adequate on-site parking facilities and that safe and accessible access and egress are provided.
- 5.4.3 HIGHWAY TOURIST RECREATION COMMERCIAL uses shall provide adequate sewage disposal and safe water supply as required by the Responsible Authorities and in accordance with the *FVRD Sustainable Service Provision for Community Water Systems* policies.
- 5.4.4 Development proposals shall satisfy the requirements of Development Permit Area 4-D, to ensure high quality architectural design, use and layout which respects the natural and agricultural character of the area, provides pedestrian connections, buffering between surrounding residential uses, and ensures storm water and wastewater respect the natural environment.

Designation Policies

- 5.4.5 The Plan map identifies areas for expanded or existing tourist commercial development lands with existing commercial uses as HIGHWAY TOURIST RECREATION COMMERCIAL.
- 5.4.6 HIGHWAY TOURIST RECREATION COMMERCIAL areas may be extended or created through Plan amendment where:
 - a. additional commercial services to serve the local community, tourist recreation uses and the travelling public are needed;
 - b. architectural design is respectful of the natural and agricultural character;
 - c. layout and design addresses impacts to neighbouring residential land uses;
 - d. storm water, wastewater and water supply facilities are adequate;
 - e. suitable access and egress exists or can be developed;
 - f. traffic and parking can be accommodated; and,
 - g. hazard mitigation requirements can be met.

Use Policies

- 5.4.7 HIGHWAY TOURIST RECREATION COMMERCIAL areas shall be used for only:
 - a. local tourist commercial;
 - b. highway commercial;
 - c. local commercial; and,
 - d. public uses.

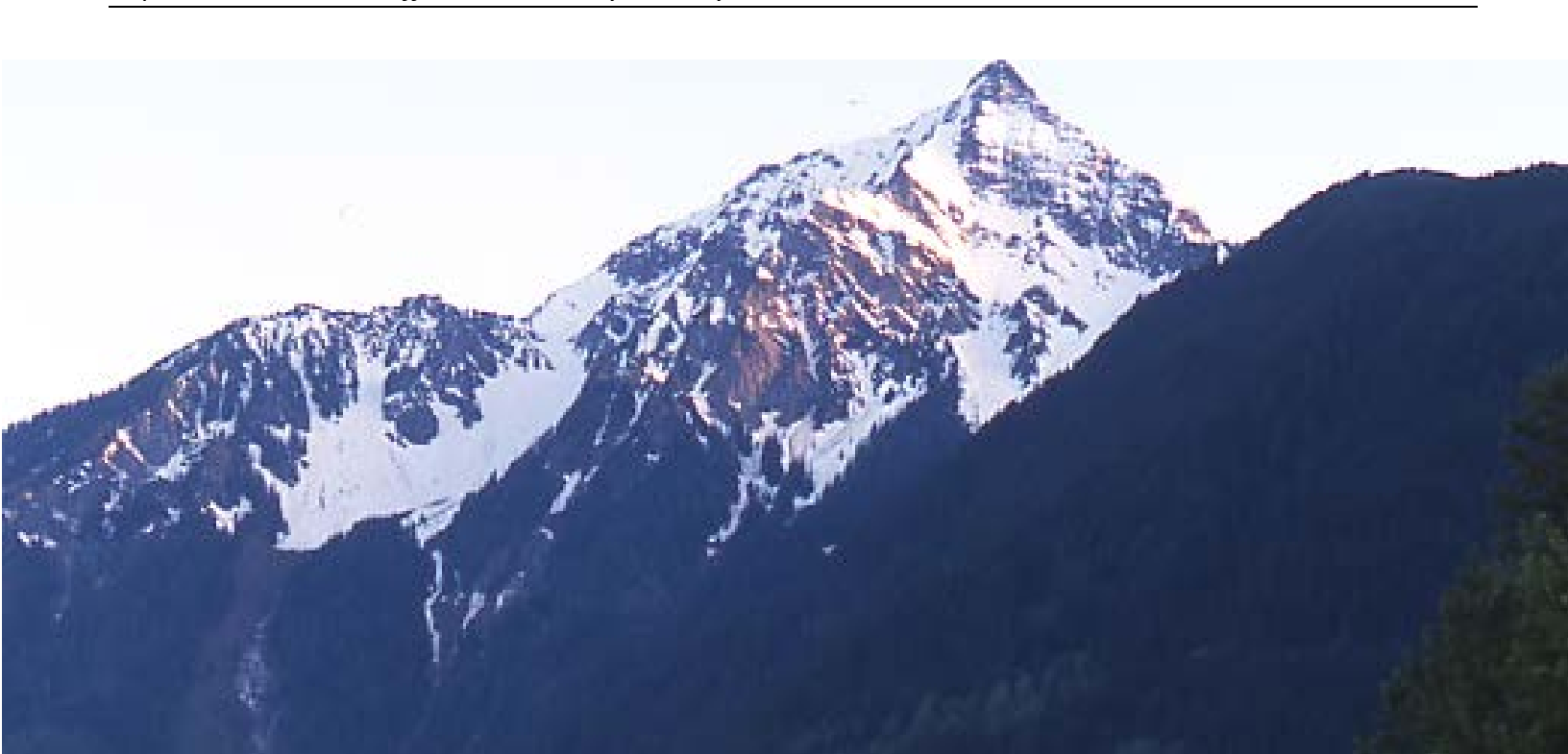
- 5.4.8 Notwithstanding the above, HIGHWAY TOURIST RECREATION COMMERCIAL areas in Bridal Falls may also be used for:
- major tourist recreation commercial;
 - commercial campgrounds; and,
 - holiday parks.
- 5.4.9 Notwithstanding Policy 5.4.7, HIGHWAY TOURIST RECREATION COMMERCIAL areas along the south side of Yale Road, west of Highway 9, may be considered for rezoning by the Regional Board for a broader range of uses compatible with local commercial such as mixed use or live-work spaces that encourage a diversified housing stock while still meeting the day to day commercial needs of the local community. This would be considered consistent with the policies of this Plan.
- 5.4.10 New or expanded HIGHWAY TOURIST RECREATION COMMERCIAL uses should be:
- accessible from a collector or arterial road to avoid increased traffic through residential areas;
 - designed to ensure high quality architectural standard which incorporates accessibility principles, respects the character and does not reduce the quality of life for the surrounding neighbourhood;
 - served by an approved community water system; and,
 - served by an adequate on-site sewage disposal system or, where available, connected to an approved community sanitary sewer system.

Subdivision Policies

- 5.4.11 Land in the HIGHWAY TOURIST RECREATION COMMERCIAL areas shall be subdivided only in accordance with the standards of the Responsible Authorities, except that the parcel size shall not be less than:

Levels of Service	Minimum parcel size
On-site services – water & sewer	Two (2) hectares
Approved community water & sewer	0.225 hectares

- 5.4.12 Notwithstanding Section 5.4.10, consolidation of existing small lots which do not satisfy the parcel size requirements in the HIGHWAY TOURIST RECREATION COMMERCIAL designation is encouraged in order to provide space for on-site services and sufficient parking facilities in accordance with the requirements of the Responsible Authorities.



5.5 LIMITED USE (LU)

The LIMITED USE designation is intended to limit development in areas with significant geologic and flood hazards, limited road access, areas isolated from community services, zones of groundwater recharge and areas which are environmentally sensitive or otherwise best suited to low density rural uses. However, LIMITED USE lands may be re-designated in accordance with Plan policies if future studies show that an area can accommodate a broader range of uses without being affected by geologic hazards or damaging environmentally sensitive areas, and where access and other requirements can be met.

Subdivision policies of the LIMITED USE designation accommodate the creation of new parcels eight (8) hectares in area or greater. In recognition of the difficulties of site development within this designation, subject to zoning amendment, the clustering of parcels may be permitted in the LIMITED USE designation provided that average density of the parent parcel being subdivided will not exceed one parcel per eight (8) hectares. Clustered subdivisions will normally take the form of bare land strata developments with the remainder lands becoming common property that is protected from further subdivision, development, or disturbance by way of a restrictive covenant in favour of the Fraser Valley Regional District.

General Policies

- 5.5.1 LIMITED USE areas are established to minimize development in remote, inaccessible, hazardous or environmentally sensitive areas with limited or no access to community services and to maintain low development densities.



- 5.5.2 Development shall be controlled and uses may be restricted in areas of natural hazard potential and environmental sensitivity.
- 5.5.3 Environmentally sensitive areas shall be identified, preserved and buffered from development.

Designation Policies

- 5.5.4 The Plan Map designates lands with some or all of the following characteristics as LIMITED USE:
 - a. geologic hazard;
 - b. flooding hazard;
 - c. environmental sensitivity;
 - d. limited community or development services;
 - e. poor road access; and,
 - f. lands best suited to low density rural uses.
- 5.5.5 LIMITED USE areas may be extended or created through Plan amendment.
- 5.5.6 LIMITED USE areas may be reduced and re-designated if future studies show that an area can safely accommodate a broader range of uses without environmental damage, unacceptable public risk, or excessive public expenditure on access or other public works.
- 5.5.7 Proposals to re-designate lands designated LIMITED USE in the Bridal Falls West Uplands area must undertake a Neighbourhood Plan to address the following issues and in order to assess future development potential;
 - a. comprehensive and coordinated application between interested landowners to ensure an applicant initiated process, and avoid fragmented development and servicing;
 - b. avoidance and mitigation of natural hazard areas;
 - c. identification and protection of environmentally sensitive areas;
 - d. opportunities for clustering of new parcels to address hazard and environmental site constraints;
 - e. lot layout which includes preservation of natural areas and vegetation where feasible;
 - f. local trail and park amenities, including connections to Regional and Provincial park sites in Bridal Falls;
 - g. visual quality of development lands from developed areas of Popkum-Bridal Falls, including lot layout which avoids siting along the hillside edge;
 - h. road and traffic access from Ministry of Transportation and Infrastructure (MOTI) roads;
 - i. servicing options which ensure long term financial and operational viability; and
 - j. consultation with the City of Chilliwack.



Use Policies

5.5.8 LIMITED USE areas shall be used only for:

- a. Farm use;
- b. Conservation use;
- c. Local institutional;
- d. Low density commercial recreation;
- e. Park and park reserve;
- f. Recreation use;
- g. Single family residential use; and,
- h. Associated rural residential use.

5.5.9 Notwithstanding 5.5.8, associated rural residential uses are permitted unless prohibited by the zoning bylaw.

5.5.10 Subject to rezoning, low density commercial recreation uses may be permitted in the LIMITED USE designation on parcels eight (8) hectares in area or greater.

5.5.11 Rezoning applications to permit low density commercial recreation uses shall include a geohazard assessment and/or an environmental impact assessment and, if deemed necessary by the Regional Board, an engineering feasibility study to ensure that the proposed use will not result in unacceptable public expenditures or service demands.

5.5.12 Notwithstanding 5.5.8, land in the LIMITED USE area may also be used for resource extraction uses provided that the area is zoned for the use intended and has been the subject of a Plan amendment supported by studies which demonstrate that such uses:

- a. will not adversely affect surrounding lands;
- b. will not adversely affect the geological stability of adjoining lands; and,
- c. are in keeping with the development objectives and policies of this Plan.

5.5.13 Notwithstanding the uses outlined above in 5.5.8, the Regional Board may adopt zoning allowing for an industrial use for 54370 Bridal Falls Road to facilitate the ongoing forest processing operation regulated under land use contract, subject to geohazard assessment and mitigation (if necessary) and commitment to practise good neighbour operations including highway screening and full-cut off lighting.

Subdivision Policies

5.5.14 Land in LIMITED USE areas shall only be subdivided in accordance with the standards of the Responsible Authorities, except that the parcel size shall not be less than eight (8) hectares.

5.5.15 Notwithstanding Section 5.5.14 of this Plan, subject to zoning amendment density averaging may be permitted to facilitate the clustering of parcels away from hazard or environmentally sensitive areas provided that average density of the parent parcel being subdivided, excluding road and park dedications, will not exceed one parcel per eight (8) hectares, and



provided that each parcel created is zero point two (0.2) hectares in size or greater and is suitable for its intended use.

5.5.16 Where a clustered subdivision is proposed, the subdivider shall be required to register a restrictive covenant in favour of the Regional District which prohibits the subdivision or alteration of hazardous or environmentally sensitive areas except for:

- a. alterations or construction necessary to protect the residential parcels from geotechnical or other hazards;
- b. location of services; and,
- c. trails.

5.5.17 The covenanted area for clustered subdivisions should normally be continuous and not fragmented. However, in some circumstances, fragmentation may be desirable to avoid development in hazard areas or preserve identified environmental values.

5.5.18 Where possible, the protected covenanted area of a clustered subdivision should:

- a. border Crown land, park, or a covenanted area on an adjacent property; and,
- b. include stream corridors, wetlands, sensitive or hazardous slopes and other areas of hazard or environmental value.



5.6 RURAL (R)

The RURAL designation is intended to direct development toward the suburban residential areas of Popkum and the tourist commercial areas of Bridal Falls for efficient use of community services and nearby amenities. Rural lots are important to maintain the existing character of Popkum, and to support rural lifestyles. In addition, the low density use of RURAL land provides an important transition use between agricultural or conservation orientated land uses and suburban residential lands, which helps to reduce conflicting land uses.

The RURAL designation is applied to existing rural lots that have good road access but may have potential geohazard constraints, environmental considerations, servicing limitations, hydrological conditions or other constraints. Densities within the RURAL designation reflect these site conditions, and are compatible with existing development and levels of servicing.

Subdivision policies of the RURAL designation accommodate the creation of new parcels two (2) hectares in area or greater. In recognition of the difficulties of site development within the Plan area, subject to zoning amendment, the clustering of parcels may be permitted in the RURAL designation provided that average density of the parent parcel being subdivided will not exceed one parcel per two (2) hectares.

General Policies

- 5.6.1 **Rural lifestyle and character.** RURAL areas are established to accommodate a variety of rural lifestyles and to maintain the low density rural character of the Plan area.
- 5.6.2 **Infrastructure and public services.** RURAL areas shall generally limit the demand for infrastructure and public services through the provision of on-site services.
- 5.6.3 **Complimentary uses.** The Regional Board may consider a broad range of uses in keeping with rural lifestyles and the environmental policies of the Plan whenever possible.
- 5.6.4 **Cheam Lake Wetlands Regional Park and Bridal Veil Falls Provincial Park.** Development proposals adjacent to Cheam Lake Wetlands Regional Park and Bridal Veil Falls Provincial Park may require conditions which respect the sensitive environmental habitat of the park, including but not limited to timing of construction; and, the siting, size and dimension of development, and design which incorporates hard edges distinguishing property boundaries and reduces opportunities for trespass.

Designation Policies

- 5.6.5 The Plan map designates lands with some or all of the following characteristics as RURAL:
- outside the ALR and floodplain;
 - predominantly rural in character;
 - anticipated to be suitable for on-site servicing;
 - good access to public roads;
 - transition area between agricultural lands and suburban residential uses
- 5.6.6 RURAL areas may be extended or created through Plan amendment, where additional lands are shown to meet the designation policy criteria above, where it can be shown that safe building sites exist, and where lands are shown to be suitable for on-site services.
- 5.6.7 RURAL lands adjacent to Cheam Lake Wetlands Regional Park may be suitable for future re-designation to SUBURBAN RESIDENTIAL provided that:
- environmental impacts to the park can be adequately addressed;
 - suitable lands free from geological and hydrological impacts, including drainage and soils are demonstrated; and,
 - development proposals that can demonstrate a design, layout and density which respect the natural



Low density development with natural materials at park edge.

Design which creates a hard edge to ensure no encroachment uses. Photo: Landchoices.org



character of the park.

- 5.6.8 Development on RURAL lands may be constrained by minor geotechnical or flooding hazards, however, it is anticipated that safe building sites can be identified and protected through site-specific measures.

Use Policies

- 5.6.9 RURAL areas shall be used only for:

- a. Farm uses excluding intensive agriculture;
- b. Conservation use;
- c. Park and park reserve;
- d. Local institutional;
- e. Single family residential use; and,
- f. Associated rural residential use

- 5.6.10 Notwithstanding 5.6.9, associated rural residential uses are permitted unless prohibited by the zoning bylaw.

Subdivision Policies

- 5.6.11 Land in RURAL areas shall only be subdivided in accordance with the standards of the Responsible Authorities, except that the minimum parcel size shall not be less than two (2) hectares.

- 5.6.12 Notwithstanding Section 5.6.11 of this Plan, subject to a zoning amendment density averaging may be permitted to facilitate clustering parcels to avoid hazardous or environmentally sensitive areas provided that the average density of the parcel being subdivided, excluding road and park dedications, will not exceed one parcel per two (2) hectares, and provided that each parcel created is zero point two (0.2) hectares in size or greater and is suitable for its intended use.

- 5.6.13 Notwithstanding Sections 5.6.11 and 5.6.12, lands designated RURAL and zoned Country Residential per FVRD Zoning Bylaw No. 75 at the time of adoption of this bylaw, may be subdivided in accordance with the standards of the responsible authorities, except that the minimum parcel size shall not be less than zero point four (0.4) hectares in size where a connection to a community water system can be achieved, consistent with the regulations of the Country Residential zone. This shall be considered consistent with the policies of this Plan.

- 5.6.14 Where a clustered subdivision is proposed, the developer shall be required to register a restrictive covenant in favour of the Regional District which prohibits the subdivision or alteration of hazardous or environmentally sensitive areas except for:



- a. alterations or construction necessary to protect the residential parcels from geotechnical or other hazards;
- b. the location of services; and,
- c. trails.

5.6.15 The covenanted area of a clustered subdivision should normally be continuous and not fragmented. However, in some circumstances, fragmentation may be desirable to avoid development in hazard areas or preserve identified environmental values.

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What is a clustered subdivision? What is density averaging?

Essentially it is a reduction of average lot size within a residential development in exchange for greater conservation of natural areas. This includes:

- residential development
- concentrates lots in a compact area of the site
- allow for greater conservation of natural areas.
- reduced minimum lot sizes, setbacks and frontage distances
- maintains the same number of dwelling units at the site as an average.



5.6.16 Where possible, the covenanted area of a clustered subdivision should:

- a. border Crown land, park or covenanted area on an adjacent property; and,
- b. include stream corridors, wetlands, sensitive or hazardous slopes and other areas of hazard or environmental value.

5.6.17 The Regional Board or the Subdivision Approving Officer may require upon rezoning or subdivision of land that advance street and conceptual lot layout plans be provided to demonstrate how the proposed lot layout would facilitate future subdivision or subdivision of adjacent lands.





5.7 SUBURBAN RESIDENTIAL (SR)

The purpose of the SUBURBAN RESIDENTIAL designation is to recognize existing residential areas and to accommodate growth in the serviced Popkum community core. These lands provide for a desirable, well serviced, high quality community with a suburban lifestyle within an overall rural context. SUBURBAN RESIDENTIAL policies provide for the continued infilling of the established West and East Popkum residential areas.

Without community water service, the minimum parcel size in SUBURBAN RESIDENTIAL areas is two (2) hectares. The minimum parcel size may be reduced to 1100 square metres where the proposed development will be served by an approved community water system, or 800 square metres where served by both the FVRD community water and sewer system.

SUBURBAN RESIDENTIAL areas are serviced by the FVRD Area D Integrated Community Water System. Levels of service for sanitary sewer differ between East and West Popkum. West Popkum can facilitate increased density and smaller lot sizes due to the availability of FVRD sewer service. However, the more rural east Popkum policies support on-site sewage disposal.

General Policies

- 5.7.1 **Well suited development lands.** Development lands are concentrated in the Popkum area given these lands are generally free from geotechnical and flooding constraints; serviced by community water; have access to community sewer or on-site septic, and are outside of the agricultural and environmentally sensitive areas.
- 5.7.2 **Review criteria.** In the design and layout of new development in SUBURBAN RESIDENTIAL areas special consideration should be given to the following:
 - a. the character, scale, and layout of existing adjacent residential areas;



- b. updating and improving servicing facilities of existing areas;
- c. the traffic flow on existing residential streets and pedestrian circulation;
- d. conservation of areas of natural, scientific, cultural significance; and,
- e. the orderly growth of residential communities.

- 5.7.3 **Local area policies.** Zoning amendments of land within the West Popkum SUBURBAN RESIDENTIAL area to facilitate residential land use should consider the Plan policies outlined in Section 6.0 Local Area Policies.

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Designation Policies

- 5.7.4 SUBURBAN RESIDENTIAL lands are generally:
- a. above the floodplain and generally free from geologic hazards;
 - b. already zoned for suburban residential densities or subdivided into small parcels;
 - c. easily accessible by public roads;
 - d. large parcels with a significant portion of the property suitable for small-lot development; and,
 - e. located outside the Agricultural Land Reserve (ALR)
 - f. areas anticipated to be suitable for on-site sewage disposal at the planned density.
- 5.7.5 SUBURBAN RESIDENTIAL areas may be extended or created through Plan amendment provided:
- a. comprehensive, integrated plans are presented which demonstrate that additional lands that meet the designation policies are identified;
 - b. development trends and community needs warrant such an extension or creation; and,
 - c. the creation or extension does not contravene the Plan objectives and policies.

Use Policies

- 5.7.6 SUBURBAN RESIDENTIAL areas may be used only for:
- a. Single family residential use;
 - b. Local institutional;
 - c. Associated rural residential use;
 - d. Park and park reserve; and,
 - e. Recreation use.

Subdivision Policies

- 5.7.7 **Minimum parcel size.** Land in SUBURBAN RESIDENTIAL areas shall only be subdivided in accordance with the standards of the Responsible Authorities except that the minimum parcel size shall not be less than:
- a. two (2) hectare; or,



- b. 1100 square metres provided that the proposed development is to be serviced by an approved community water system; and,
- c. 800 square metres where connected to both the FVRD community water and sewer system.

5.7.8 **Community sewer.** Subdivision developments where connected to the FVRD community sewer system shall be provided in accordance with service area policies outlined in Section 7.0 -Infrastructure and Services to ensure efficient and high quality sewer nodes

5.7.9 **On-site septic.** Where land in SUBURBAN RESIDENTIAL areas is proposed to be developed on the basis of on-site sewage disposal, land shall only be subdivided in accordance with the standards of the Responsible Authorities and where, an Professional Engineer report confirms that the:

- a. proposed development is suitable for long term on-site sewage disposal and that no danger exists for ground water pollution which could lead to environmental or human health problems; and,
- b. an alternative or 'back-up" field area is protected on each lot.

5.7.10 **Good Neighbour Practices.** Subdivision and development of land in the SUBURBAN RESIDENTIAL areas should limit impacts and disruption on existing and nearby homes by following the *FVRD's Good Neighbour Practices*, including containing waste and litter onsite; parking on-site; avoiding degradation of linear park/sidewalks; and communication with neighbours by providing contact and project information. The Regional Board should consider broadening the *Good Neighbour Practices* to include existing and established neighbourhoods in addition to new developments.

5.7.11 **Hazard avoidance.** Where land is proposed to be subdivided and a portion of the parcel is subject to hazards which make the lands unsafe for residential development, each parcel created by subdivision shall meet the minimum parcel size policies of this plan exclusive of the hazard lands.

5.7.12 **Connectivity.** In order to achieve a connected and comprehensive development over time development proposals should provide advance street and conceptual lot layout plans to demonstrate how the proposed lot layout would facilitate future development of adjacent lands, including subdivision, road connection and linear trail improvements.

5.7.13 **Fire protection.** Water systems serving developments of 1100 square metres or 800 square metre parcels in the SUBURBAN RESIDENTIAL designation should provide sufficient water flows for fire protection and adequate fire hydrants.



6.0 LOCAL AREA POLICIES

6.0 One Community – Two Neighbourhoods

Electoral Area 'D' is home to the neighbourhoods of Popkum and Bridal Falls. While each neighbourhood is unique, they collectively contribute to the rural – recreational character of the area. Maintaining and blending new development with the unique characteristics of each neighbourhood will be an important consideration for future zoning and Official Community Plan amendment applications. The following local area policies will guide the Regional Board in future decisions.

6.1 Popkum

Residential

Popkum is a neighbourhood with two geographically distinct areas of West Popkum and East Popkum, which are separated by the Highway 9 corridor. Most residents of Electoral Area "D" reside in the suburban residential areas of West Popkum, and to a lesser extent the East Popkum larger lot residential developments alongside the Highway 9 corridor.

Popkum is an established suburban residential area with high quality single family dwellings bordered by large semi-rural parcels with development potential, and Agricultural Land Reserve (ALR) lands to the south. Popkum is a well serviced area which includes; FVRD Electoral Area "D" Integrated Water System, BC Transit bus service, two provincial highways - #1 and #9, parks, and the new Rosedale Traditional Community School (K-8). Residents can also access city services and employment in Chilliwack within a reasonable driving distance.

Residents of Popkum describe their community as a residential neighbourhood of distinction which provides a niche in the local housing market with larger lot sizes and opportunities for new single family dwelling building lots. As additional suburban residential development is planned for Popkum, residents have identified the following as values to preserve and attain for their community:

- Maintain high quality suburban residential building form and character;
- Continue existing large (800 m² to 1100 m²) minimum lot size policy;
- Ensure trail connection options for local residents to be active and access local services;
- Preserve trees and natural vegetation where possible;
- Design and integrate new residential development which respects the scale and privacy of established homes, including lot layout, building form and orientation;
- Incorporate Halq'eméylem language and First Nations history in place naming and interpretive signage throughout the community.


- Address noise mitigation from highway corridors through lot layout, berms and landscaping, or structural building elements such as triple pane windows, sound proofed interior walls, or other design elements.




The Plan policies provide a flexible framework to address these community development concerns when rezoning SUBURBAN RESIDENTIAL designated lands.

Policy

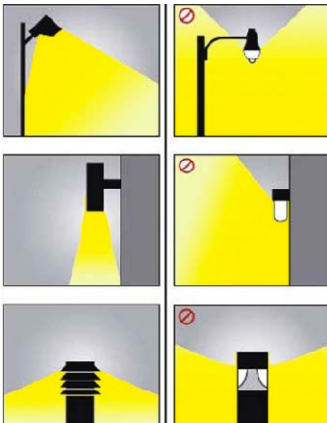

6.1.1 Rezoning applications to facilitate subdivision of new residential parcels should address the following items:

- a. **Community consultation.** Complete early and ongoing neighbourhood consultation to;
 - i. share proposal information, including comprehensive design drawings to illustrate building form and character, lot layout, overall development concept, and how the design will satisfy the Design Guidelines for West Popkum Residential Development Table 1.0 (below);
 - ii. obtain feedback;
 - iii. respond to community concerns; and,
 - iv. ensure ongoing community communication, including the posting of signage to advise of developer contact information.
- b. **Design.** New suburban residential developments should enter into a building scheme agreement between the developer and builder to sufficiently address the *Design Guidelines for West Popkum Residential Development*.

Table 1: Design Guidelines for West Popkum Residential Development		
Landscaping		Tree and vegetation plantings to create privacy and natural aesthetic.
Grade appropriate design		Encourage lot grading and building design that respects the natural grade, incorporates ground oriented design and prioritizes privacy protection.

<p>Privacy design</p>		<p>Providing privacy between neighbouring homes is an important factor in design and lot layout. Elements can include;</p> <ul style="list-style-type: none"> -angled or staggered house placement; -curved street network.
<p>Tree retention</p>		<p>Identification of mature trees for retention by an arborist¹, including protection measures during construction and post development such as snow fencing and tree protection covenants.</p>
<p>Street facing</p>		<p>Building elevations should provide variety and interest to the street front.</p> <p>Front porches and door entrances orientated to the street.</p> <p>Avoid back of homes facing onto a public road.</p> <p>Corner lots to address both street edges.</p>

¹ Arborists are certified by the International Society of Arboriculture (ISA) in British Columbia.

<p>Lighting</p>	<p>Full cut off vs. traditional</p> 	<p>Provide full cut off lighting equipment which minimizes light spill and intrusion into neighbouring properties.</p>
<p>Public trail – linear park</p>		<p>Provide for public trail - linear park connection where identified in Schedule 8 – Parks and Trails or otherwise practical.</p>

6.1.2 **Highway noise.** Sound mitigation including the use of concrete panels or walls to buffer highway noise should be installed along the Highway 9 corridor in West and East Popkum residential areas for;

- existing residential lots by working together with the Ministry of Transportation and Infrastructure to create a design and funding strategy; and,
- new development by ensuring new subdivision and zoning amendment proposals address noise impacts as a condition of approval.

- 6.1.3 **Good Neighbour Practices.** All building and development in Popkum-Bridal Falls should adhere to the FVRD's *Good Neighbour Practices* policy to ensure construction and site preparation impacts are managed and minimize impacts to the neighbouring residents. The Regional Board should consider broadening the *Good Neighbour Practices* to include existing and established neighbourhoods in addition to new developments and to include consideration of interface conflicts and possible trespass issues in developments adjacent to First Nation lands.
- 6.1.4 **Cross-jurisdictional subdivision.** Subdivision applications to facilitate the creation of new parcels that straddle jurisdictional boundaries will not be supported by the Regional Board when they are deemed contrary to the public interest.
- 6.1.5 **Agricultural buffer.** Rezoning applications to facilitate residential development along the Agricultural Land Reserve (ALR) boundary should adhere to the following best practices:
- House design. Orient patios away from ALR lands;
 - Building placement a minimum of 25 meters (82 feet) from the edge of the agricultural land;
 - Landscape buffer and separation of uses in accordance with BC Ministry of Agriculture's Guide to Edge Planning
 - All rezoning applications adjacent to ALR lands shall be referred to the Agricultural Land Commission for review and comment



6.2 Bridal Falls

Tourism Commercial Recreation Corridor

Bridal Falls has traditionally been a regional tourism destination for the travelling public or visitors to the numerous commercial-recreation uses. The area is rich in natural beauty and overnight, day trip and passing visitors are drawn to Bridal Veil Falls Provincial Park, waterslide attraction uses, or camping and resort areas in the neighbourhood. The combination of quality destination opportunities with the high visibility location, easy access to Highway 1 and the nearby large population of Metro Vancouver and the Fraser Valley creates a unique outdoor recreation - tourism corridor.

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In recent years, the Popkum-Bridal Falls area has experienced the loss of several destination businesses. These businesses have been replaced by residential uses. Ensuring the vitality of this tourism destination area is an important objective of the Plan policies. Local business owners have identified the following challenges for the community:

- Expanded or enhanced tourism destination uses;
- Limited visibility and signage of business services to the travelling public;
- Lack of highway public washroom facilities; and
- Need for coordinated marketing and branding to boost awareness of Bridal Falls.

Recognizing the limitations on expanded density in the Bridal Falls area, the Plan policies support opportunities to strengthen existing uses, promote their operation and provide complimentary uses in the Bridal Falls uplands area which enhance the tourism brand for Bridal Falls.

Bridal Falls Uplands

The Bridal Falls uplands are approximately 80 hectares of relatively low-slope terrain to the west of the Bridal Falls tourism commercial corridor. Located in a naturally spectacular area adjacent to Mount Cheam with views across the Fraser River and valley bottom, this upland bench extends from Electoral Area “D” over the City of Chilliwack boundary to the eastern hillsides neighbourhood. The uplands have been identified in previous studies as an area suitable for future residential development² as it features:

- minimal geohazards;
- land outside the Agricultural Land Reserve (ALR);
- no Fraser River floodplain hazard;

² Regional District of Fraser-Cheam, Bridal Falls Uplands study, March 11, 1994

- large intact properties - land assembly unlikely;
- proximity to Highway 1 and urban growth areas; and
- comprehensive neighbourhood level servicing opportunities.

In consultation with Bridal Falls uplands property owners, the Plan policies support future development of the area. Ensuring the future development of the uplands occurs in a planned and comprehensive manner, rather than ad-hoc site specific development is essential to ensuring hillside development that addresses the following challenges;

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- inter-connected community services such as parks, trails, sewer and water services;
- visual impact to ensure Popkum retains its green backdrop which contributes to aesthetic and scenic qualities of the community;
- environmentally sensitive areas such as watercourses, vegetation, and wildlife corridors to ensure their early identification, protection and integration into the development;
- geohazard areas identified by site specific study to address any avoidance, lot layout and mitigation measures;
- lot layout and functional challenges to ensure the design of lot layouts, roads and infrastructure preserve the hillside character, retain vegetation and minimize land alteration;
- culturally significant areas identified in the S'ólh Téméxw Use Plan Policy are acknowledged and integrated in the early stages of neighbourhood planning; and
- financial impacts of servicing hillside areas which can require more costly infrastructure in comparison to the valley bottom in order to preserve slope and creek stability distance from existing water and sewer nodes, and road networks.



Future development requirements. The Bridal Falls uplands are positioned to be the next long term growth node for Electoral Area “D”. The uplands area is designated LIMITED USE in Plan policies, but generally supports the future development and re-designation of the Bridal Falls uplands provided two key elements are addressed;

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- **West Popkum build out.** The substantial build out of planned growth areas in West Popkum is critical to ensure efficient servicing infrastructure such as sewer and water services, and provide completed communities which minimize disruptive transition periods.
- **Neighbourhood Plan.** A comprehensive plan which considers the node as a whole rather than ad-hoc applications, which requires landowners to work together with the Regional District, and addresses the challenges servicing, geohazard, environmental, functional and financial impacts of the development.

Policy

- 6.2.1 **Future Neighbourhood Plan.** Bridal Falls Uplands is identified in this Plan as a future Neighbourhood Plan Area to ensure comprehensive development following the substantial build out of the West Popkum area.
- 6.2.2 **Bylaw amendments.** The Regional Board will not support the zoning or community plan amendments prior to the development of the Bridal Falls Uplands Neighbourhood Plan.
- 6.2.3 **Cross-jurisdictional subdivision.** Subdivision applications to facilitate the creation of new parcels that straddle jurisdictional boundaries will not be supported by the Regional Board when they are deemed contrary to the public interest.
- 6.2.4 **Shared interests.** The first nations and City of Chilliwack should be key stakeholders in the development of the Plan to explore opportunities for trails, roads and servicing, and interface issues of mutual interest.
- 6.2.5 **Neighbourhood Plan components.** The Bridal Falls Uplands Neighbourhood Plan should address the following elements:
- a. land use concept plan which provides opportunities for diverse housing densities, residential, gateway commercial, and tourism related uses that strengthen Bridal Falls as a tourism commercial corridor;
 - b. comprehensive community services such as parks, trails, sewer and water services;

- c. visual impacts to ensure Popkum retains its green backdrop and contributes to the aesthetic and scenic qualities of the community;
- d. environmentally sensitive areas such as watercourses, vegetation, and wildlife corridors to ensure their early identification, protection and integration into the development;
- e. geohazard areas identified by site specific study to address any avoidance, lot layout and mitigation measures;
- f. conceptual lot layout to ensure the design of lot layouts, roads and infrastructure preserve the hillside character, retain natural values, minimize land alteration, and results in creating a compact, walkable suburban form which prioritizes pedestrian orientations;
- g. land use concepts considered through a community health and well-being lens; and,
- h. financial impacts to the FVRD of servicing hillside areas.

6.2.6 **S'ólh Téméxw Sanctuary Lands.** Cheam First Nation has historic and ongoing cultural interests in the stewardship and use of areas identified in the Bridal Falls uplands. Certain areas are designated as Sanctuary and Protected Watershed under the *S'ólh Téméxw Use Plan*. Plans and proposals in these areas should be referred to Cheam First Nation for review and comment regarding the impact to practicing cultural activities.

6.2.7 **Business Association.** The Regional Board supports the development of a Business Improvement Association for the Popkum-Bridal Falls area to cohesively advocate and address shared concerns regarding; tourism destination branding and advertising, including highway signage and media outreach.

6.2.8 **Highway rest area.** The Regional Board will advocate to the Province of British Columbia for a public rest area and washroom facilities to serve Highway 1 travelers in consultation with local residents and businesses.

6.2.9 **Tourism destination.** The Regional Board recognizes Bridal Falls as regional tourism destination that contributes to Fraser Valley economy that is strengthened with expanded tourism destination developments, and supported in the HIGHWAY TOURISM RECREATION COMMERCIAL designation.

6.2.10 **Bridal Veil Falls Provincial Park.** The Regional Board supports consideration of an extended operating season for Bridal Veil Falls Provincial Park to enhance the tourism opportunities in the area.

- 6.2.11 **Visitor Management Strategy.** The Regional Board encourages communication between any future business improvement association, BC Parks and the FVRD in order to effectively coordinate visitor management strategies and operations, ensuring use is appropriate to the park carrying capacity.

6.3 Agricultural Land Reserve (ALR) Lands

The Agricultural Land Reserve (ALR) is administered by the Agricultural Land Commission with the mission to preserve agricultural land and to encourage farming in British Columbia. ALR lands in Electoral Area D comprise nearly 24% of all privately owned lands. The ALR shapes the rural character and in many ways establishes a development boundary around the existing West and East Popkum neighbourhood core.

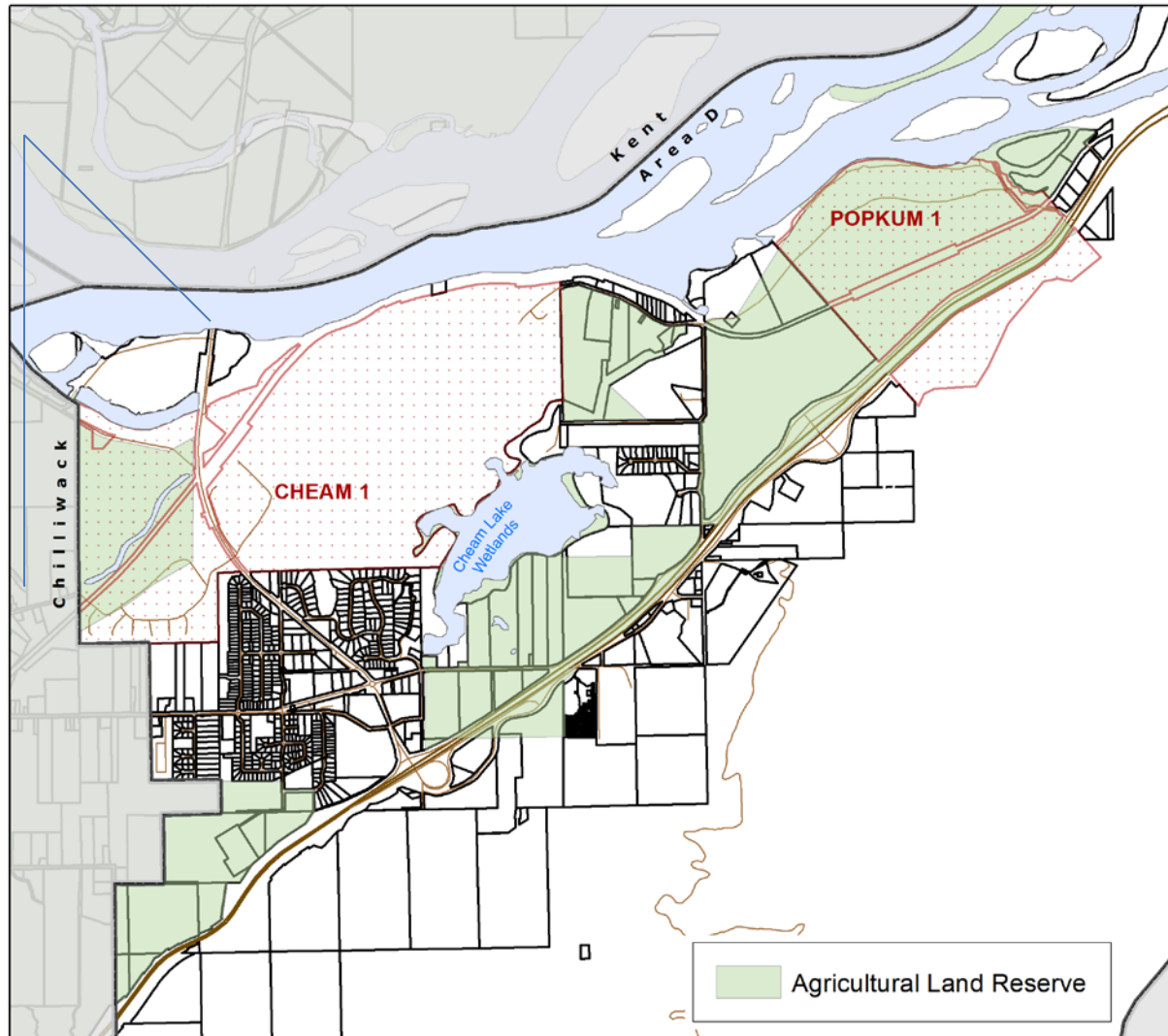
West Popkum in particular is a growing residential neighbourhood located adjacent to over 60 hectares (150 acres) of ALR designated lands. In the 1990's to early 2000's development interest resulted in a series of ALR exclusion and residential development proposals. The Fraser Valley Regional District completed the *West Popkum Agricultural Land Reserve Boundary Review* in 1997 to provide a comprehensive background for a boundary review process with the Agricultural Land Commission (ALC). The review resulted in the exclusion of 6 hectares of ALR land, and the following ALC conclusions:

- The remaining Popkum-Bridal Falls ALR lands have good agricultural capability; and,
- There is substantial land outside of the ALR to meet development needs.

The policies of the Regional Board are shaped by the conclusions of the Agricultural Land Commission and the Boundary Review process.



Popkum – Agricultural Land Reserve



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ALR Boundary Review

Some Popkum ALR landowners have continued to advocate for ALR exclusion. Landowners cite limitations to agriculture such as poor soil quality and drainage, limited sunlight hours in the shadow of Mt. Cheam, and efficient extension of roads, utilities, and development patterns. While these challenges may be present to some degree, viable farming opportunities in Popkum-Bridal Falls prevail. Over 60% of ALR lands in Popkum-Bridal Falls are farmed³, this is just behind the City of Abbotsford's utilization rate of 67%.

Agricultural lands contribute value to Popkum and to the Region by providing lands for food production, as well as opportunities for farm businesses and economic development. ALR

³ Agricultural Land Use Inventory - Fraser Valley Regional District, Ministry of Agriculture – Province of British Columbia, 2011-2013.

lands provide additional community benefits by buffering residential uses from highway corridors and contribute to the rural and agricultural aesthetic of the area.

Development opportunities for future housing over the next 14 years are satisfied by undeveloped lands outside the ALR designated SUBURBAN RESIDENTIAL. Future development lands on the Bridal Falls uplands (bench) can further extend development potential in the Plan area. Therefore, the lack of development lands is not considered a sound rationale for exclusion. Furthermore, options for wastewater servicing in Popkum are accommodated on non-ALR lands located within existing utility corridors, as well as commercial and residential development nodes.

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On this basis, the FVRD will not lead or advocate for a major boundary adjustment to the ALR. Nonetheless, the FVRD recognizes that landowners have the right to make an application. The Plan provides policy to guide potential applicants to demonstrate a robust rationale, supported by professional review. Future boundary review initiatives must be completed in a comprehensive and coordinated manner involving all interested Popkum landowners and not individual applications. The final authority for the ALR exclusion or boundary amendment resides with the Provincial Agricultural Land Commission (ALC).

Expanded Land Uses

Expanded land use options for ALR lands was identified by residents as an opportunity to maintain and sustain the rural – agricultural community in Popkum-Bridal Falls. The Agricultural Land Commission (ALC) supports many tourism uses outright provided they are accessory to a farm use.

Expansion of agri-tourism uses may provide interested farm operators an opportunity to complement and grow their farm business with a range of accessory tourist activities⁴. Popkum offers an attractive tourist destination given its picturesque agricultural setting between the mountains and close proximity to Bridal Falls. In nearby Agassiz and Chilliwack, there are a diversity of agri-tourism businesses highlighted in the Circle Farm program including cheese and honey producers, farm stay accommodations, and many more. The success of the Circle Farm program highlights the growing consumer trends towards locally produced foods and direct farm-to-consumer retail.

Other more intensive activities where conflicts may occur with nearby land uses may require local government approval⁵. The expansion of agri-tourism uses will need to be sensitive to

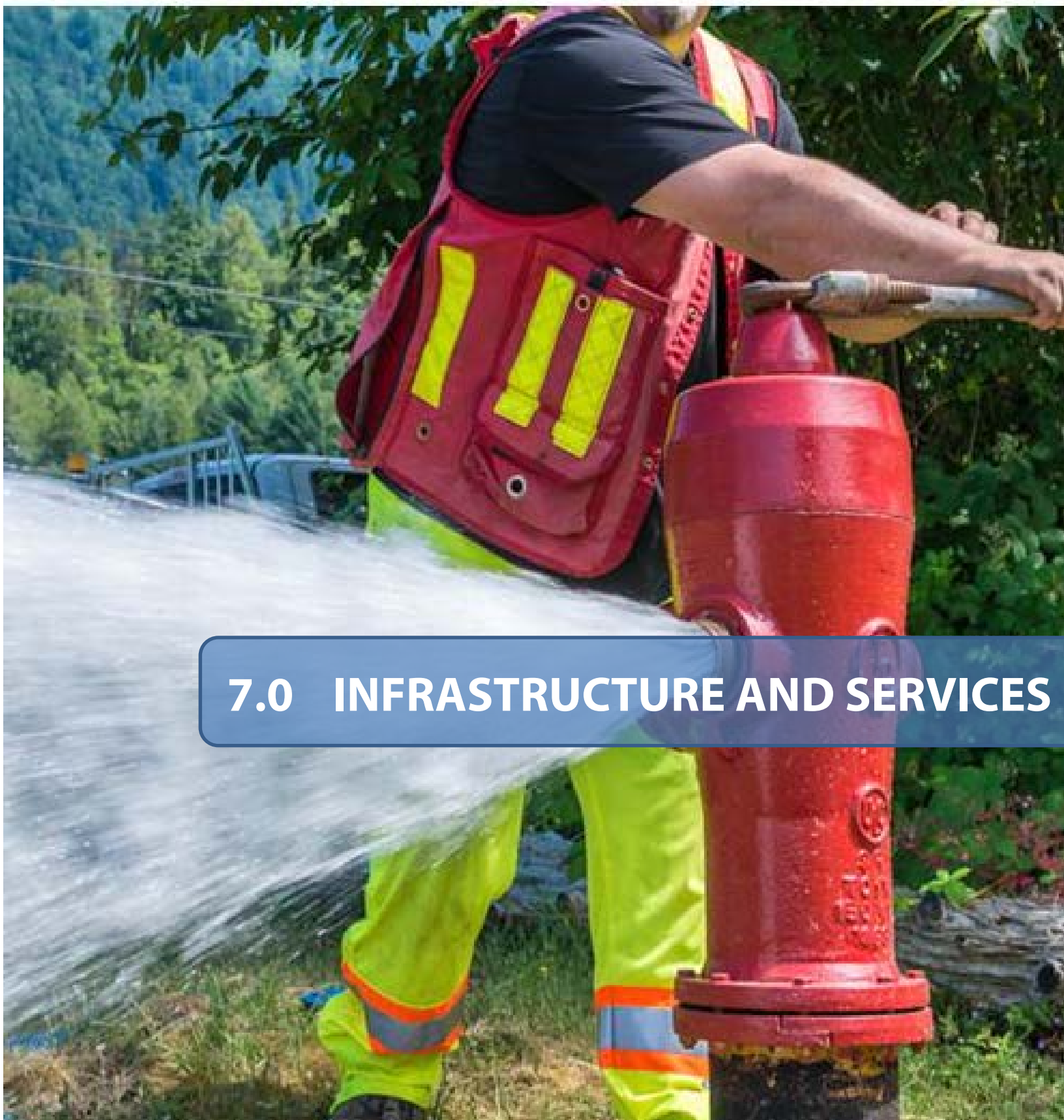
⁴ Agricultural Land Reserve Use and Subdivision and Procedure Regulation; “agri-tourism” means a tourist activity, service or facility accessory to land that is classified as a farm under the Assessment Act;

⁵ Refer to the Agricultural Land Reserve Use and Subdivision and Procedure Regulation for more details.

nearby farm operations so that holiday-makers and agriculture practices can beneficially co-exist. The Plan provides policy which supports a number of agri-tourism uses accessory to a farm operation including natural campground, farm tours, and food and beverage sales. All uses must adhere to the *Agricultural Land Commission Act* and its regulations.

Policy

- 6.3.1 **Housing Needs and Residential Development.** The Plan demonstrates that residential development can be reasonably accommodated outside of ALR lands within the life of the plan. As such, the Regional Board does not consider the ALR as a barrier to efficient residential development and will not support ALR exclusion applications which present residential development as the rationale for the application.
- 6.3.2 **Boundary Review.** Proposals to exclude ALR lands or to undertake a boundary review must be comprehensive, community based, and demonstrate a sound rationale supported by thorough professional review.



7.0 INFRASTRUCTURE AND SERVICES

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7.1 Servicing the future

Popkum-Bridal Falls infrastructure and services will grow and centralize in the Popkum “community core” as development and density increases. The surrounding “countryside” of rural and resort lands will generally have on-site services suited to lower density development. Major recreation – resort or commercial developments will require new systems to be developed.

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The policies of this Plan recognize that Regional District infrastructure and services – parks and trails, fire service, water and sewer, storm water and street lighting utilities, and transit – will need to expand as the community population grows. To be sustainable and effective, the infrastructure and services must be high quality, efficient and financially viable, while creating minimal impacts on the environment. Infrastructure and services are vitally important parts of the community as each contributes to health, safety, quality of life and ultimately adds value to Popkum – Bridal Falls.

West Popkum is growing and is a desirable suburban residential area with commercial services centred around the Highway 9 and Yale Road East roundabout. The community features convenient access to employment, transit service, nearby schools, parks and a range of local commercial services. In West Popkum there is a higher expectation for municipal-like services such as parks, transit, sidewalks and paths, water, sewer, storm water and street lighting. Plan policies reflect these higher expectations for development on suburban residential and commercial designated lands.

While a wide array of services are available in Popkum, historically individual on-site septic systems provided wastewater treatment. Market changes and increased demand for smaller lots requires a transition from onsite septic to a public sewage system. Plan policies support the development of two centrally located Class “A” high quality sewage systems, which are publicly owned and operated to serve the needs of West Popkum. Additional policies provide a strategy to avoid ad-hoc sewage service areas which result in overlapping or criss-cross connections throughout the community and create financial and operational challenges and inefficient service. This centralized sewage system will compliment the existing water service owned and operated by the FVRD.

To support sustainable infrastructure and services, the FVRD will work to ensure that:

- **Service efficiency and life cycle costs are priorities.** We will ensure infrastructure expansion is designed and planned to be operationally efficient, accounts for long term construction, operation replacement costs, and accounts for long and short-term servicing needs.
- **Options for rural transportation are provided.** We will provide options by car, bike, public transit or on foot while recognizing the financial and geographic constraints for each option in a suburban residential and rural area.

- **Services are high quality and minimize environmental impact.** We will design sewer service and utilities to ensure highest standards, minimize land area footprint and achieve the lowest impact on the environment.

Policy

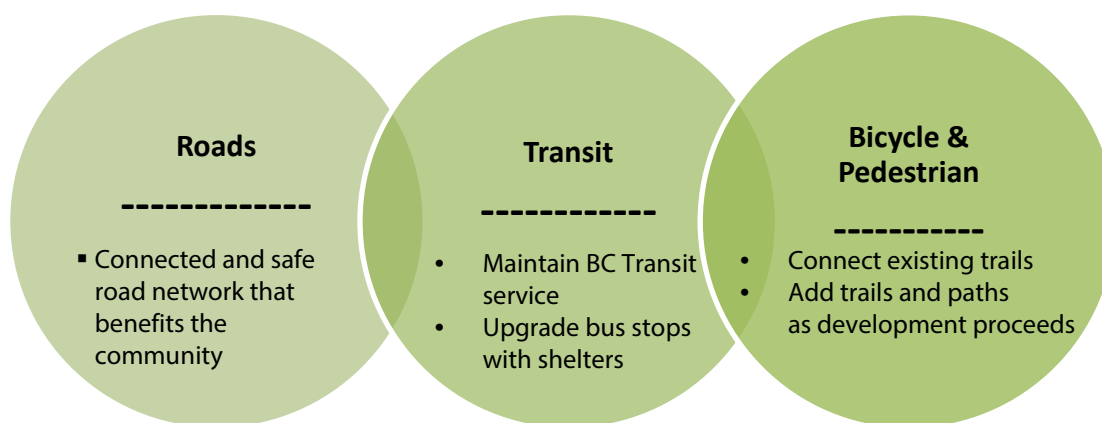
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- 7.1.1 All services should be designed, operated, maintained and administered to minimize impact to the natural environment and to perform reliably and efficiently over long term. Low-impact servicing approaches are strongly encouraged.
- 7.1.2 Services for individual developments should support continuous year-round occupation. Servicing standards suitable only for seasonal occupation should be avoided.
- 7.1.3 Capital replacement reserves will be required for all community services, including but not limited to water, sanitary sewer, storm water, parks and trails, sidewalks/linear parks, and street lighting services.
- 7.1.4 Development services will be provided in accordance with FVRD Subdivision and Development Servicing Bylaw, the policies of the Regional Board (including this Plan, and the requirements of Responsible Authorities.
- 7.1.5 Services and infrastructure, such as road network capacity, will be planned and constructed at pace with development as it occurs and be responsive to future development servicing needs.
- 7.1.6 Opportunities for servicing partnerships between the FVRD and First Nations should be explored where feasible options exist and in areas of mutual interest.

7.2 TRANSPORTATION

The Plan supports the ongoing development of the transportation network to meet the needs of existing and future residents, businesses and visitors. The Plan promotes public transportation and cycling as an alternative mode of transportation. Ensuring a connected network of local roads is critical to avoid fragmented or panhandle access routes, which often result in disconnected and inefficient transportation routes for cars, bikes and pedestrians. Achieving these improvements over time will require the continued collaboration between the FVRD, the Province, developers and the community.

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Transportation Elements

- **Well connected to Provincial highway networks.** Popkum – Bridal Falls is connected to the provincial highway system via Highway Number 1 (Trans-Canada Highway) and Highway Number 9 (Rosedale-Agassiz Bypass Highway). The provincial highway network physically shapes the community, and also influences the vehicle dependant character of the area.
- **Roads are owned-operated by the Province of BC.** The FVRD does not own or maintain roads within Electoral Area “D”. The Province of British Columbia is responsible for all roads, from provincial highways to local roads. This responsibility is managed by the Ministry of Transportation & Infrastructure. Road maintenance is undertaken by private contractors hired by the Ministry. The FVRD works together with the Province to plan for an efficient and safe rural road network.
- **Transit provides options.** Community consultation feedback from residents generally support transit options, particularly for seniors and youth. Service levels were identified as sufficient. However the need for a safe and visible bus stop was identified.
- **Transit and trails are paid by local and regional taxpayers.** A service area collects and fund the transit and trail system for residents. Expansion of these services requires careful financial consideration by local Popkum-Bridal Falls taxpayers.

ROADS



Primarily used for public vehicle and transit use, however cycling and walking transportation options are growing. Local residents have identified desired improvements such as cycling paths, pedestrian crossings and sidewalks the West Popkum neighbourhood.

- Ensure a network of local roads that inter-connect over time and avoid panhandle or fragmented road segments;
- Address illegal off street parking along Highway #9 corridor as highway expansion and/or improvement plans proceed;
- Require noise attenuation and visual buffers to address road noise and views for new residential developments.

TRANSIT



Popkum and Bridal Falls is served by the Agassiz-Harrison connector bus service provided by BC Transit, in cooperation with the FVRD, Village of Harrison Hot Springs, District of Kent and the City of Chilliwack.

The service operates year-round between Harrison Hot Springs and Chilliwack (with stops in between) throughout the day.

Residents have identified a need for a bus shelter, and safe and convenient stop location in West Popkum.

BICYCLE & PEDESTRIAN ROUTES



There is a strong desire within the community for bike lanes on Yale Road East and connected pedestrian sidewalks and trails within West Popkum.

Trails and sidewalks policies are provided in Section 8 – Parks and Trails. In general Plan policies support:

- Safe crossings for pedestrian and cyclist users of Highway 9 and Yale Road East.
- Upgraded shoulder lanes for pedestrian, cycling and agricultural uses on Yale Road, Popkum Road North to Elgie Road.
- Expanded linear trail routes in West and East Popkum as development occurs or retrofit as funds are available.

Policy

Road Design and Access

- 7.2.1 Upgrades to Yale Road East and Popkum Road north to Cheam Wetlands Regional Park should include road shoulders which provide suitable and safe designated paths for pedestrian, cycling uses and in agricultural areas for horse riding
- 7.2.2 Each new parcel of land should have frontage on, and reasonable and practical access to a public road.
- 7.2.3 Land uses in the Plan area shall be provided with adequate and safe access for all traffic including emergency vehicles.
- 7.2.4 Access for residential uses on side roads should be constructed in accordance with the Ministry of Transportation & Infrastructure standards outlined in *Location, Design and Construction of Residential Driveways on Side Roads Outside Municipalities*.
- 7.2.5 New road alignments should be designed to provide:
- i. extension and connection to existing or proposed roadways adjacent to or beyond the subdivision;
 - ii. alternate route choices where possible;
 - iii. adequate and safe access for all land uses consistent with the level of traffic generated and need for emergency access;
 - iv. minimal or no environmentally sensitive areas and stream crossings;
 - v. limited impact to agriculture operations and fragmentation of agricultural lands.

Bridal Falls Uplands

- 7.2.6 Development of the Bridal Falls Uplands should require a comprehensive traffic and route analysis in consultation with the Fraser Valley Regional District, City of Chilliwack and the Ministry of Transportation and Infrastructure to: identify route options; ensure first and secondary access routes; assess capacity, traffic volume impacts to the roundabout and highway interchange, geo-hazards, inter-connection to the City of Chilliwack; and identify long term operational requirements.

Traffic Impact

- 7.2.7 The Regional Board, in coordination with the Ministry of Transportation and Infrastructure, may require that significant development proposals include a traffic impact analysis report prepared by a qualified professional.

On street Parking

- 7.2.8 Development within the Highway Commercial designated lands in Popkum and Bridal Falls should demonstrate design options such as landscaping, to discourage unsafe roadside parking along the highway corridor.
- 7.2.9 The Regional Board should work with the Province of BC to review the relevant provincial legislation regarding the control of roadside parking of commercial vehicles along provincial highways and on Crown land and implement more effective tools to manage illegal roadside parking, including improved ticketing processes and opportunities for permitted on-road parking areas.

Transit

- 7.2.10 Bus shelter enhancements for BC Transit riders should be provided in a safe and convenient location in Popkum.
- 7.2.11 BC Transit should explore opportunities for a shared bus shelter location in consultation with School District Number 33.

Connected neighbourhood

- 7.2.12 Unused or undeveloped right of ways should be evaluated for use as public trail, community spaces or closure where traffic patterns or adjoining lands are not negatively affected.
- 7.2.13 Comprehensive suburban residential subdivisions with connecting road networks are encouraged and may require collaboration or land assembly with adjoining parcels.
- 7.2.14 Panhandle or easement access is discouraged for suburban residential subdivision.
- 7.2.15 Alternative or secondary route choices should be provided in new subdivision, where possible.
- 7.2.16 Public trail policies to ensure a connected neighbourhood are provided in Section 8 Parks and Trails.

Pedestrian and cycling

- 7.2.17 Safe crossings for pedestrian and cyclist users of Highway 9 should be evaluated for any significant development within the HIGHWAY COMMERCIAL designated lands in Popkum. Identified pedestrian crossing priorities are illustrated on Schedule 8 – Parks and Trails, Popkum Bridal Falls.
- 7.2.18 Pedestrian and cycling routes should consider design and routing options which create a comfortable and safe user experience by avoiding unsafe areas, avoiding side by side highway traffic and by providing opportunities to integrate into natural areas and provide view corridors.

- 7.2.19 The Regional Board may require that development proposals include a pedestrian movement analysis prepared by a qualified professional to ensure safe and connected pedestrian routes.
- 7.2.20 Upgrades to Yale Road, Popkum Road North to Elgey Roads should include expanded shoulder lanes suitable for pedestrian, cycling and agricultural uses and their connection to Cheam Wetlands Regional Park.
- 7.2.21 Subdivision developments within the West Popkum Linear Trail Network Area as shown on Section X – Parks and Trails, shall provide trails as a condition of subdivision approval.

Provincial Highway 9 and Highway 1

- 7.2.22 Access to new development along Highway 9 should be controlled and limited to the two locations, including one at the Yale Road roundabout.
- 7.2.23 Noise and visual buffers should be considered for new development along the Highway 9 corridor to reduce traffic use impacts to neighbouring private lands.
- 7.2.24 Community consultation should be conducted by the Ministry of Transportation for expansion and upgrades to Highway 9 corridor and Highway 1 interchange.
- 7.2.25 Major developments require a traffic impact assessment to determine regional traffic flows and if improvements to the Highway 1 interchange are necessary.

7.3 Water Supply

Water is an essential need for everyone. Fortunately, Popkum-Bridal Falls has a high-quality drinking water and supply, whether on private well or FVRD service. Drinking water in Electoral Area “D” is obtained from a variety of sources ranging from individual wells, surface water sources, to the large FVRD Area D Integrated Water System which services the majority of residents.

FVRD Area D Integrated Water System

The FVRD water system primarily serves the suburban residential neighbourhoods of Popkum and commercial corridor of Bridal Falls and the neighbouring Cheam First Nation Indian Reserve. In 2017, there were 400 connections to the system. In addition to providing a drinking water source, the FVRD water system provides flows for fire protection in accordance with Fire Underwriters Survey guidelines.

The service area and assets of the FVRD EA “D” Integrated Water Systems is shown on Map 5-Local Service Areas.

FVRD Area D Integrated Water System is a high quality deep well source without the need for primary or secondary disinfection or filtration¹. The water storage site and primary source is located along the Bridal Falls hillside, with two additional well sources at Caryks Road and Sussex Drive. The quality and quantity of the FVRD Area D Integrated Water System is expected to meet anticipated growth over the next 20 years.

The FVRD’s delivery of water system services are guided by a number of key documents including the:

- Sustainable Service Delivery for Community Water Systems: Policies to Guide Service Delivery in FVRD’s Electoral Areas (2010);
- Electoral Area Source Water Protection Assessments (2015); and,
- Electoral Area Water Conservation Regulation (2016).

Private Water Supplies

While most of the community is served by the FVRD community water supply, there are a small number of properties which obtain drinking water through individual, on-site ground or surface sources. In 2017, there were about seven (7) surface water licenses and approximately sixty (60) known groundwater wells for domestic water use in Electoral Area “D”. A number of unlicensed on-site water supplies are expected as well.

Private water supplies occur primarily on larger acreages surrounding the Popkum community core and Bridal Falls corridor. While the FVRD is not aware of any significant water quality or quantity issues, this means for many rural parcels, both potable water and

¹ 2015 FVRD Drinking Water System Annual Report

wastewater discharge occur on the same parcel of land. Therefore, it's important to ensure on-site water supplies are on parcels sufficiently sized to ensure the discharge of stormwater and wastewater does not interfere with water quality.

The FVRD Subdivision and Development Servicing Bylaw sets out levels of service requirements for newly created parcels. The service level requirements, in conjunction with zoning and Plan designation parcel size requirements, will ensure that new parcels with onsite water and septic provide sufficient area of at least 1.0 hectare.

Bylaws, Policies & Regulations

Water supplies and systems within Electoral Area “D” are regulated by local bylaws and policies and by provincial regulations. The following table provides a general overview of the key regulations:

FVRD	Province of BC	
<p><i>Subdivision and Development Control Bylaw</i></p> <ul style="list-style-type: none"> applies at time of development (not retroactive) ensures that new development is served by appropriate water supplies, depending on lot size, location and density (number of units) <p><i>OCP and other FVRD policies</i></p> <ul style="list-style-type: none"> guides the development, expansion, operation and management of FVRD water services 	<p><i>Groundwater Protection Regulation²</i></p> <ul style="list-style-type: none"> activities near wells and groundwater are environmentally safe minimum standards and types for: <ul style="list-style-type: none"> well construction, maintenance, deactivation and decommissioning; and, qualified people certified to drill wells, install well pumps and perform related services 	<p><i>Drinking Water Protection Act</i></p> <ul style="list-style-type: none"> applies to all water systems (other than single-family dwellings and systems excluded through the regulation) water suppliers must ensure quality and potable water requires approval of water system construction proposals by public health engineers minimum water treatment standards monitoring/testing of systems; water systems to meet water quality standards public notification of water quality problems prohibits introduction of anything into a domestic water system, well recharge zone or an area adjacent to the drinking water source that could cause a health hazard

² Established under the *Water Sustainability Act*.

Policy

The following policies are intended to ensure new developments are served by an appropriate level of water supply which will be sustainable over the long term. They should be considered alongside the individual land designation policies which identify servicing levels required for subdivision and development.

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- 7.3.1 All new commercial developments within the HIGHWAY COMMERCIAL designation shall be serviced by the FVRD Area D Integrated Water System.
- 7.3.2 Subdivisions which create parcels of less than 1 hectare (2.47 acres) shall provide a connection to the FVRD Area D Integrated Water System as established in the *FVRD Subdivision and Development Servicing Bylaw*.
- 7.3.3 Extension to the Area D Integrated Water System shall be paid for by developers who also shall contribute to off-site works in accordance with the Development Cost Charge Bylaw.
- 7.3.4 Water system service delivery, governance, cost recovery, priorities, and acquisition policies are those set out in *Sustainable Service Delivery for Community Water Systems: Policies to Guide Service Delivery in FVRD's Electoral Areas* or as amended by the Regional Board.
- 7.3.5 Expansion of the FVRD Area D Integrated Water System may be considered under the *Sustainable Service Delivery for Community Water Systems: Policies to Guide Service Delivery in FVRD's Electoral Areas* and under the following conditions:
 - a. costs of extending the service boundary are financed exclusively by the new area to be serviced and the cost is sustainable;
 - b. servicing to unconnected parcels within the original service area is not negatively affected;
 - c. the expansion is unlikely to result in subsequent demands or expectations for service in locations where development at serviced densities is not desirable.
 - d. capacity of the water system to supply the added demand, along with any improvement necessary, is determined by a qualified professional engineer;
 - e. no negative water supply source impacts will result;
 - f. the expansion is consistent with the land use objectives and policies of this plan; and,

- 7.3.6 Well head or source protection implementation for the Area D Integrated Water System water system wells should be completed as outlined in the *Electoral Area Source Water Protection Assessments (2015)* report.
- 7.3.7 Provision of safe and reliable water supplies, and the protection of existing water supplies and sources, will be a consideration in all zoning and community plan amendments and in subdivision referrals.
- 7.3.8 For subdivision of parcels less than 8 hectares in area, not served by the FVRD community water system, the *Responsible Authority* should require the developer to provide a report by a professional engineer which confirms the ability of each water supply to provide a suitable quantity of potable water which meets *Guidelines for Canadian Drinking Water Quality*. The report should include:
- a. accurate location sketch of the well or intake (and supply line where applicable);
 - b. well log provided by well driller that is prepared in accordance with accepted standards, or a sketch of the surface water intake;
 - c. pump test and/or quantity test results;
 - d. recovery test results;
 - e. water quality test results from the laboratory;
 - f. certification that the water supply is capable of meeting the quantity requirements year-round and that the water meets the *Guidelines for Canadian Drinking Water Quality*; and,
 - g. in the case of groundwater sources, identify the type of aquifer from which the well will draw water and any implications for drinking water quality and quantity as well as the sustainability of the supply.
- 7.3.9 Applications for zoning and community plan amendments to facilitate new development not served by the FVRD community water system may be required to include a report by a qualified professional engineer. The report should:
- a. provide reasonable rationale and assurances respecting the feasibility and long term suitability of the proposed water supply;
 - b. assess the compatibility of the proposed water supply with other on-site services (such as a sewage disposal field) or nearby services on adjacent lands;

- c. address the cumulative impacts the proposed water supply may have on the source and determine whether the proposed supply will adversely affect existing water supplies drawing from the same source; and,
- d. in the case of groundwater sources, identify the type of aquifer from which the well will draw water and any implications of the aquifer type for drinking water quality and quantity as well as the sustainability of the supply.

7.3.10 Individual, on-site water supplies which rely solely on treatment systems to produce potable water that meets the *Guidelines for Canadian Drinking Water Quality* are strongly discouraged and should be avoided for new subdivision and development.

7.3.11 All owners of water supplies are strongly encouraged to implement source control measures to prevent contamination of water sources and supply systems.

7.3.12 In accordance with the *Ground Water Protection Regulation*, landowners are strongly encouraged to:

- a. promptly deactivate or close unused wells to prevent contamination of the aquifer; and,
- b. flood-proof wells in locations subject to potential flood flows.

7.4 Sewage Disposal

Popkum – Bridal Falls is served by a combination of sanitary treatment options ranging from shared or private treatment systems regulated by the Ministry of Environment to individual on-site septic systems with reserve back up.

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The policies of the plan support creation of a new Popkum community sanitary sewer system. The creation a publicly owned sanitary sewer system to serve all the West Popkum community would facilitate future growth, while ensuring an efficient and high quality system. Remaining rural areas of Popkum-Bridal Falls would remain with individual on-site service levels.

Transition to Sanitary Sewer

In recent years, there have been several residential developments with FVRD sanitary sewer service and community water service. Demand for smaller lot developments is increasing in West Popkum and highlights the need for a comprehensive strategy for the sanitary sewer service area.

Ensuring an efficient sanitary sewer service that avoids an ad-hoc collection of individual systems with a network of overlapping service lines is critical to the long term operational efficiency and financial viability. Plan policy supports three service nodes that recognize the (a) newly established sewer system at the former Minter Gardens, (b) a future central sewer service node, and (c) flexible options to provide on-site or FVRD sewage system connection for lands along the Highway 9 corridor.

The sanitary service would serve new suburban residential growth, connect existing lots once septic replacement as necessary, and serve commercial developments as needed. To ensure a high quality treatment standard, operational efficiency and oversight, the system would be publicly owned and operated to a Class “A” standard³.

Development of the system is a significant infrastructure project which requires community support, potential partnership, and co-ordination with the land developers. Establishing a system will be a multi-year process. In the meantime, ensuring higher density development proceeds with a plan for sanitary service is an objective of the OCP. Plan policies only support increased density-suburban residential growth in areas with a publicly owned sanitary sewer system.

³ Class “A” is defined by the *Municipal Wastewater Regulation, Environmental Management Act*, Province of BC.

The FVRD Regional Board has adopted two key policies to guide sanitary sewer development and expansion in West Popkum:

- *FVRD Sustainable Sanitary Sewer Service Provision – Policies to Guide Service Delivery in Electoral Areas of the FVRD*, which outlines objectives to:
 - ensure community sewer systems are effectively managed;
 - prioritize recommended upgrades and initiatives related to FVRD sewer service provision;
 - guide sewer service provision through the acquisition of new and existing community sewer systems;
 - regulate on-site individual sewer systems; and,
 - guide the review of the sewer servicing component of development applications.
- *West Popkum Local Sanitary Servicing Plan*⁴, which provided options for the future ownership and acquisition of the West Popkum Utilities sewer system.

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Growth Expectations

The Plan policies provide flexibility in development and, as a result, various development scenarios with different unit totals are possible. As SUBURBAN RESIDENTIAL designated lands are developed or redeveloped for residential uses, the total number of people in West Popkum will increase over the life of this Plan from 1529 people⁵ to about nearly 2000 people by 2031. These figures are based on the average of 13-20 homes constructed per year, and the average 2.8 persons per household size for Popkum-Bridal Falls⁶. The above figures are provided for broad planning purposes only.

Evolving and Current Sanitary Systems

Sanitary sewer service is currently provided to 41 lots⁷ in West Popkum by the privately owned West Popkum Utilities system, a Class “D” system. A planned FVRD Class “A” sanitary sewer system located on the former Minter Gardens site west of Llanberis Way has the capacity to service 200 units however, further evaluation of the system as operation proceeds may determine an increased capacity is available. Remaining developed properties are served by individual on-site septic with designated reserve field areas or sufficient land for septic replacement.

CURRENT SANITARY SYSTEMS			
System Name	Servicing Capacity (units)	Treatment Class	Ownership
West Popkum Utilities	41 units	Class “D”	Privately owned and operated
Minter Gardens System (under dev.)	200 units	Class “A”	FVRD owned and operated

⁵ Statistics Canada, 2016 Census.

⁶ Statistics Canada, 2016 Census.

⁷ West Popkum Local Sanitary Servicing, Urban Systems, April 8, 2016

Cost

The cost of community sewer service provision will be borne equally by all those who benefit from the service. It is anticipated that the cost of expanding the community sewer service will be paid by the developers in the form of Development Cost Charges (DCCs) and latecomers agreements for subsequent connections. A financial plan will be necessary to identify appropriate DCC for West Popkum sewer.

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Future Service Nodes

Figure 1–Sanitary Sewer Servicing Nodes illustrates potential service nodes for West Popkum and ensures efficient distribution of capacity, long term viability, fairness, certainty, and flexibility for growth are considerations in the FVRD Sewer Servicing Policies, which support the following objectives:

1. Identification of FVRD Community Sewer Service Nodes/Areas to ensure future development and connection to the FVRD sanitary sewer system is efficient and provides certainty for the community and developers.
2. Support FVRD ownership, operation and maintenance of existing and future community sanitary systems to a Class “A” standard⁸.
3. Ensure sewer service is planned for designated growth areas in the community and for those areas in need due to environmental concerns.
4. Minimize the cost of sewer service to existing residents by developing efficiencies in the management of the system and economies of scale by supporting a long-term community system.
5. Minimize impacts to adjacent land uses from sanitary treatment facility.
6. Minimize the impact on the natural environment during service extension and construction.
7. Ensure community sewer service extension does not compromise rural character.
8. Avoid impacts to the FVRD Community Water supply source.

Policy

The following policies are intended to ensure new development is served by an appropriate level of sewer service which will be sustainable over the long term. They should be considered alongside the individual land designation policies and the FVRD Subdivision and Servicing Bylaw when identifying servicing levels required for subdivision and development.

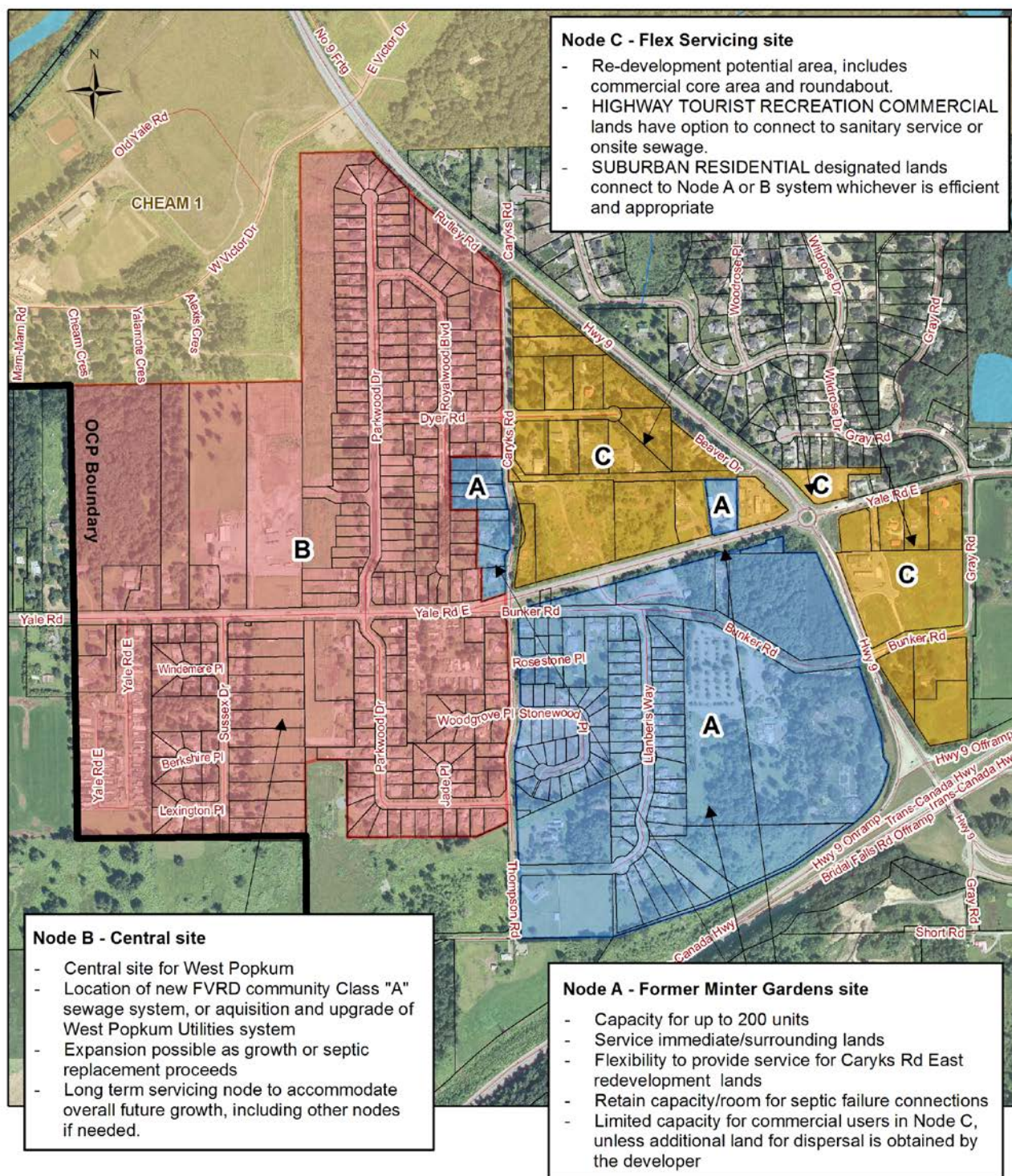
⁸ Class “A” is defined by the *Municipal Wastewater Regulation, Environmental Management Act*, Province of BC.

- 7.4.1 All new subdivision developments within the SUBURBAN RESIDENTIAL designation shall be serviced by a Class “A” sanitary sewer system owned and operated by the FVRD, in accordance with Figure 1 –Sanitary Sewer Servicing Nodes.
- 7.4.2 All new SUBURBAN RESIDENTIAL developments adjacent to existing or proposed sanitary sewage treatment or disposal sites shall provide mitigation to prevent impacts by noise, sight and smell from sanitary treatment facility.
- 7.4.3 Establishment and extension of the FVRD sanitary sewer system will be paid for by developers who also shall contribute to off-site works in accordance with the Development Cost Charge Bylaw.
- 7.4.4 Applications for zoning and community plan amendments to facilitate new development with onsite sewer in the HIGHWAY TOURIST RECREATION COMMERCIAL designated lands may be required to include a report by a qualified professional engineer. The report should:
- a. provide reasonable rationale and assurances respecting the feasibility and long term suitability of the proposed sewage treatment;
 - b. assess the compatibility of the proposed onsite sewage supply with other on-site services (such as a stormwater management) or nearby services on adjacent lands;
 - c. address the cumulative impacts the proposed sewage treatment may have on the nearby water sources and determine whether the proposed supply will adversely affect existing water supplies; and,
 - d. Identify any operation and maintenance requirements for the property owner in order to ensure long term sustainability of the system.
- 7.4.5 Provision of sanitary sewer services is guided by the *FVRD Sustainable Sanitary Sewer Service Provision – Policies to Guide Service Delivery in Electoral Areas of the FVRD*, as updated from time to time.
- 7.4.6 West Popkum Utilities (WPU) class “D” sanitary service connections is limited to 41 units located in the area north of Yale Road and east of 52405 Yale Road⁹, subject to reconsideration should the FVRD acquire and upgrade the WPU to a class “A” public system.
- 7.4.7 Acquisition and upgrading for the existing West Popkum Utilities system is guided by the *West Popkum Local Sanitary Sewer Plan (LSSP)*.

⁹ West Popkum Utilities service area received variance to the *FVRD Sustainable Sanitary Sewer Service Provision – Policies to Guide Service Delivery in Electoral Areas of the FVRD* at the March 22, 2016 FVRD Regional Board meeting.

- 7.4.8 Provision of reliable on-site sewer service will be evaluated to ensure it is practical, well managed, and financially sustainable in all zoning and community plan amendments and in subdivision referrals.
- 7.4.9 Sewer service expansion for existing lots may be considered by the FVRD Regional Board when there is evidence that an existing sewage disposal system has failed, an ensuing health problem is evident and/or there is no alternative means of resolving the disposal problem through on-site measures, including pump and haul, to address environmental or health concerns.
- 7.4.10 Septic maintenance is the responsibility of business owners, residents and property owners. The FVRD Septic Sense program provides practical guidance for septic system care and maintenance, including inspections, daily use activities.
- 7.4.11 Pump and haul services or holding tank services for the removal of wastewater shall only be supported where an existing system has failed and/or where there is no alternative means of resolving the treatment problem through on-site measures for existing developed lots. Pump and haul services are not supported for new development, except potentially as a short-term temporary measure.
- 7.4.12 Avoid environmental impact where possible by locating community sewer service infrastructure in a manner that avoids the disturbance of environmentally sensitive areas and poses no significant negative impact on the environment.

Figure 1 - Sanitary Servicing Nodes



7.5 Stormwater

Stormwater is created when land alterations change the pre-existing water balance. When vegetation and soils are replaced with roads and buildings, less rainfall infiltrates into the ground, less is taken up by vegetation, and more becomes surface runoff.¹⁰ Rural development, particularly the construction of impervious surfaces and land clearing, may increase stormwater flows and negatively impact streams, groundwater reservoirs and down-slope properties.

Even relatively low levels of impervious cover can produce significant and often irreversible impacts on streams and aquatic resources.¹¹ Stormwater begins to have a negative impact on streams when the amount of impervious surface in a watershed equals as little as ten percent of the watershed area.¹² Parcel size is also an important indicator. Most residential developments with densities greater than one parcel per hectare will exceed 10% impervious area and alter drainage regimes.¹³

As a result, best management practices are needed at densities greater than one parcel per hectare, and where impervious cover may exceed 10% of the watershed area, to avoid:

- damage to aquatic environments;
- public expense for unplanned infrastructure; and,
- possible flood damage associated with increased runoff.

The policies below outline expectations for stormwater management for new developments and encourage landowners to develop and manage existing properties with stormwater in mind.

Policy

- 7.5.1 Post-development stormwater flows should maintain natural flow patterns and water quality of receiving waters.
- 7.5.2 Foundation, roof drainage and other surface drainage should be disposed of on-site, returned to ground, and not be connected to collector systems for roads. The use of bio-swales, ponds, French-drains, rain barrels and other means of detaining and infiltrating stormwater on-site are encouraged.

¹⁰ Ministry of Land, Water & Air Protection. *Stormwater Planning: A Guidebook for British Columbia*. May, 2002.

¹¹ Center for Watershed Protection. *Site Planning for Urban Stream Protection*. 1995

¹² This is a generally accepted threshold. For a British Columbia source, see: Ministry of Land, Water & Air Protection. *Stormwater Planning: A Guidebook for British Columbia*. May, 2002. A Washington State example is: Derek Booth. *Forest Cover, Impervious-Surface Area, and the Mitigation of Urbanization Impacts in King County*, Washington. September, 2000.

¹³ Ministry of Land, Water & Air Protection. *Stormwater Planning: A Guidebook for British Columbia*. May, 2002.

- 7.5.3 Applications for zoning and community plan amendments to facilitate new developments at densities of one parcel per hectare or greater, or for commercial developments, should include a stormwater management plan prepared by a professional engineer to MOTI and FVRD standards that at a minimum meets the following objectives:
- a. ensures post-development storm water flow volumes will not exceed predevelopment flow volumes in receiving waters;
 - b. maintains, to the extent possible, predevelopment flow patterns and velocities;
 - c. provides conveyance routes for major storms;
 - d. demonstrates the use of best practices;
 - e. certifies that water quality of receiving surface and ground waters will not be negatively affected by stormwater surface run-off during and post development; and,
 - f. certifies, where applicable, that there will be no negative effect on neighbouring properties.
- 7.5.4 Stormwater management plans should design for:
- a. rainfall capture for minor storms (a 10 year return period rainstorm);
 - b. runoff control for major storms (a 100 year return period rainstorm); and,
 - c. where appropriate, flood risk management for extreme events and peak flow conveyance.
- 7.5.5 Where possible, landowners are encouraged to limit impervious surfaces- which include buildings, pavement and any surface through which water cannot pass – to 10% of the total lot area for large parcels and 25% or less of the total property area for smaller parcels. The use of aggregate, porous pavement, pavers, and similar materials is encouraged for driveways, patios and other surfaces that are often constructed of impervious materials.

7.6 Solid Waste Management

Waste Reduction

Waste reduction targets and management in the FVRD are governed by and implemented through the FVRD Solid Waste Management Plan which was approved by the Ministry of Environment in late 2015. It contains a number of milestones to further waste diversion in the region and help reduce the amount of waste going to landfill:

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- 65% reduction in the residential waste by the year 2018; and,
- 90% waste diversion rate by the year 2025.

Waste collection in Popkum-Bridal Falls is individually arranged by residents and business owners who either use private haulers or take their garbage, recyclables and compostable waste directly to the Bailey Landfill in the City of Chilliwack. Wood and yard waste may also be dropped off at the Parr Road Green Depot (City of Chilliwack) for transport to a central composting facility for processing.

New developments – make space for the bins.

In order to meet progressive waste diversion targets, new developments must ensure that there is adequate room reserved in development plans for the provision/placement of solid waste bins, recycling bins and food waste bins. In the near future, recycling and compostable waste collection will be mandatory and therefore new developments should attempt to incorporate space for this provision into their development plans. As all residents/businesses in EA D must arrange for their own garbage services through private contractor it is particularly important that adequate space is provided for a full range of waste diversion bins.

Illegal Dumping

Illegal dumping of garbage is a hazard, regardless whether from residential uses, construction waste, stolen vehicles and other materials. Dumping presents an environmental hazard and degrades the aesthetic and recreational experience of the area. The FVRD encourages any incidents of illegal dumping to be reported to the Report All Poachers and Polluters (RAPP) hotline – 1-877-952-RAPP (7277) which is a toll free number. Reported information is logged and referred to the appropriate agency or organization for clean-up. The hotline supports public outreach and tracks dumping activities and patterns over time to assist with prevention efforts.

Wildlife and Waste

Popkum-Bridal Falls is located at the edge of the crown forest and Fraser River, where there are high wildlife populations. Landowners must ensure that waste containers are not accessible to wildlife. The FVRD Parks Department offers a Bear Aware program to assist residents and business owners in minimizing bear interactions and with the proper management of garbage bins to avoid bear/human conflicts.

This Official Community Plan supports the FVRD Solid Waste Management Plan which should be consulted for detailed guidance respecting waste management, composting, recycling and waste reduction.

Policy

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- 7.6.1 Access to recycling, composting and disposal facilities should be ensured:
- a. new developments shall ensure that there is adequate room reserved in development plans for the provision/placement of garbage bins, recycling bins and compostable waste bins; and,
 - b. the Responsible Authorities are strongly encouraged to provide adequate waste, recycling, and compostable waste bins provided at recreational sites.
- 7.6.2 Residents are encouraged to adopt as their own the targets of the FVRD Solid Waste Management Plan to divert 90% of waste from disposal by the year 2025.
- 7.6.3 Residents and business owners should ensure that garbage and waste containers are secured and not accessible by wildlife.
- 7.6.4 Residents are encouraged to avoid the burning of wood wastes and debris which results in reduced air quality and emissions of fine particulates which may pose a health hazard, and instead employ alternatives such as composting or mulching.
- 7.6.5 The Regional District will work with Provincial ministries and other appropriate organizations to combat the illegal burning of household garbage and other prohibited materials.
- 7.6.6 The Regional District will encourage citizen efforts to clean up dumped material and monitor for illegal dumping. As opportunities and resources permit, the Regional District will support voluntary community clean-up efforts particularly to assist with tipping fees.
- 7.6.7 The Regional District will work with Provincial ministries, Royal Canadian Mounted Police, Insurance Corporation of BC, and appropriate organizations to combat the dumping of stolen vehicles and solid waste.
- 7.6.8 By the year 2025, waste from Electoral Area “D” should be reduced in accordance with the targets in the *FVRD Solid Waste Management Plan*.

7.7 Utilities & Communication Services

All services including, residential electricity, gas, cable, cellular and high-speed internet services and telephone service are broadly available within the Plan area. Portions of Popkum-Bridal Falls have intermittent cellular coverage, particularly indoor coverage. Cellular coverage is an important daily service for the safety and convenience of those living, traveling or working in the Plan area. Improvements to the cellular coverage range and provider choice were concerns identified by residents.

Policies

- 7.7.1 **Internet and cellular services for residents.** The Regional Board will advocate and support improvements to existing cellular coverage and opportunities for expansion of high speed internet services for local residents.
- 7.7.2 **Minimize visual impact.** Utilities and cellular tower infrastructure shall be designed and situated in a location which reduces visual impacts on neighbouring businesses and residents.
- 7.7.3 **Serviced new development.** All development should be coordinated with, and provision will be made for, essential community services such as electrical, natural gas, telephone and cablevision servicing, at levels appropriate to the proposed development.
- 7.7.4 **Co-location requirement.** Cellular towers and telecommunication facilities should provide future co-location and expansion opportunities in order to reduce the overall number of towers in the community.
- 7.7.5 **Community consultation.** New utility and cellular developments should undertake community engagement early in the project to obtain and address community input.
- 7.7.6 **Telecommunications policy.** The Regional District should develop a telecommunications policy to guide the assessment, consultation, design, and siting of new telecommunications projects. The policy should be developed in an effort to not only attract new telecommunications projects, but to adequately mitigate impacts and address community concerns.

7.8 Protective Services

Fire Protection Services

Popkum-Bridal Falls is served by a group of committed and highly trained volunteer fire department members. Located at 10570 Yale Road East in East Popkum, the Popkum Volunteer Fire Department serves all of Electoral Area “D” including incidents along Highway No. 1 and Highway No. 9.

Fire response is coordinated and dispatched through the E-911 system. Fire service areas and the location of fire halls are shown on Map 5 - Local Service Areas.

Fire protection requirements for new development are determined under the BC Building Code and the BC Fire Code. The fire response time is an important consideration in the BC Building Code (BCBC). The BCBC establishes a ten minute response time threshold. Buildings that are proposed to be constructed in areas that are located outside of a 10 minute fire response area from the fire hall will be subject to increased building setback requirements.

The FVRD uses the Fire Underwriters Survey guidelines regarding the design of water systems that provide flows for fire protection. The FVRD Integrated Water Supply provides fire flow in developed suburban residential, commercial and resort areas of Popkum-Bridal Falls.

Overall the community is served by an efficient highway and local road network that ensures accessibility. These services along with a well trained, resourced and effective fire department have positioned Popkum-Bridal Falls in a favourable course to accommodate additional growth while ensuring public safety.

E911 Services – Police and Ambulance

The Plan area receives ambulance, police and fire services through E-911 operations. Police services are provided by the Royal Canadian Mounted Police from the Agassiz Detachment. Ambulances are dispatched from Chilliwack. Response times for emergency services are consistent with rural areas, however, Popkum-Bridal Falls is fortunate to receive backup service from nearby Chilliwack when either police or ambulance services are engaged.

Emergency Management

In British Columbia, local governments are responsible for providing the initial response to most emergencies that occur within their boundaries. The FVRD Emergency Plan complies with the British Columbia Emergency Response Management System (BCERMS) to ensure coordinated and organized response to emergencies in the form of a standardized response structure. During emergency response and recovery operations, FVRD is responsible for:

- Notifying those who may suffer loss or may be harmed by an emergency or impending disaster;
- Coordinating the provision of food, clothing, shelter, and transportation services;
- Establishing the priority for restoring essential services provided by the Regional District; and,
- Recommending to service providers the priorities for restoring essential services not provided by the Regional District.

The objectives (in order of priority) of any response are to:

- Provide for the safety and health of all responders
- Save lives
- Reduce suffering
- Protect public health
- Protect government infrastructure
- Protect property
- Protect the environment
- Reduce economic and social losses

The following policies are intended to provide general information for residents and property owners concerning various emergency services and level of protection in Electoral Area “D” as well as providing guidance to the Regional Board when land use proposals are located in areas of potential wildfires. Actions are guided by the *FVRD Emergency Response & Recovery Plan*.

Policy

- 7.8.1 **Citizens watch groups.** The Regional Board encourages Neighbourhood Watch, Block Watch, Citizens on Patrol and similar programs within the community.
- 7.8.2 **Major developments require fire protection report.** The Regional Board may require re-zoning or official community plan amendment applications involving assembly or commercial or resort uses be supported by a fire protection engineering report. Local volunteer fire departments and/or the manager of fire protection should provide comments concerning the local fire department’s ability to provide adequate fire protection, response times and overall capacity of the fire department to protect multi-unit residential developments.
- 7.8.3 **Fire department needs assessment.** Regular review of the fire department capacity, equipment and resource needs should be undertaken to ensure the ability to protect development over time, especially in large developments; and where necessary identify funding mechanisms for upgrading fire equipment and other fire department needs to keep pace with development expectations.
- 7.8.4 **Fire hall expansion.** The Regional Board will explore options for fire hall expansion per the recommendation from the *FVRD EA Volunteer Fire Service Report (2010)* in conjunction with consideration of the need for community facility space per *Policy 3.4.4*. Proposals for an alternative fire hall location may be considered by the Regional Board subject to the following criteria:
- a. Location allows for sufficient and rapid highway access;
 - b. centralized location allows for most efficient response times and accessibility for volunteer membership; and
 - c. limited hindrances for ease of access and egress of large fire apparatus.

- 7.8.5 **Limit development in unserviced areas.** Lands outside of fire protection service areas, such as Crown lands or lands without public fire protection, should generally remain at low rural development densities.
- 7.8.6 **Police service.** The Regional Board supports advocating for increased police services and resources to be allocated for the Popkum-Bridal Falls community.

8.0 PARKS AND TRAILS



8.1 Overview

The natural setting of Popkum-Bridal Falls provides outdoor recreation opportunities from formal trails and parks to crown lands surrounding the community. These natural amenities draw residents and visitors alike, and define the rural-natural character of the community.

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Development and growth of Popkum-Bridal Falls brings new opportunities to expand trail opportunities and provide connections to the numerous parks in the community. Residents have expressed a vision for a connected and active community offering parks and trail opportunities to experience nature, recreation and active living, and facilitate community interaction.

In order to provide for existing and future residents, the policies in this section describe a trail concept for Popkum-Bridal Falls, and identify significant sites and corridors of interest for the future expansion. This includes:

- acquisition of future community park and trails ;
- investment of community park funds (cash-in lieu) from subdivision development; and,
- sites of interest for future parks and trails in Popkum-Bridal Falls.



Cheam Lake Wetlands Regional Park

Established in the 1990's, Cheam Wetlands is a 107 hectare (265 acre) natural area park, featuring lake, marsh and forested areas. Amenities and activities in the park include walkways, picnic areas and interpretive signage and programs. Opportunities for park growth include lands along the south of the lake to enhance and protect remaining areas of foreshore and forested areas.

8.2 A Community of Parks

With 162 hectares (400 acres) of formal park land that includes two Provincial Parks, a regional park, three community parks and a growing local trail network, Popkum-Bridal Falls has an abundance of outdoor recreation options to choose from. These parks provide a variety of amenities including playgrounds, walking paths, and natural spaces. Additionally, there is strong evidence to support that being in nature and viewing nature has significant physical and mental benefits, including increased social well-being¹, making residents' proximity to parks an important aspect of creating a healthy community.

The National Parks and Recreation Association (NPRA) Level of Service Standards provides guidelines for the amount, size and location of parks. The Association recommends 4 ha of parkland per 1,000 people, plus an additional 4 ha of natural area per 1,000 people. Popkum-Bridal Falls exceeds these standards by offering 106 hectares per 1000 people, creating an exceptional community of parks.

Table 2. Current Parks and Trails				
Name	Type	Area	Tenure	Use
Community Parks and Trails				
Shannon Community Park	Tot Lot	.11 ha	FVRD owned	Playground
Parkrose Community Park	Tot Lot	.11 ha	FVRD owned	Playground
Popkum Linear Trail	Linear Trail	3.1 km+	FVRD managed	Walking trails
Cedar Community Park	Active Park	0.16 ha	FVRD owned	Playground
Popkum Community Trail	Trail	950 m	FVRD Owned	Walking Trail
Regional Parks and Trails				
Cheam Wetlands Regional Park	Natural Area	107.12 ha	FVRD/Nature Trust/Crown Land	Wildlife viewing, birding, walking Interpretive programs.
Provincial Parks				
Ferry Island Provincial Park (collaboratively managed with Cheam First Nation)	Natural Recreation Area	29 ha	BC Parks	Fraser River foreshore undeveloped.
Bridal Veil Falls Provincial Park	Natural Recreation Area	32 ha	BC Parks	Hiking, walking, wildlife viewing.

¹ HBE linkages a toolkit for designing, planning, health. (2014)

Table 3. Park Classifications





Park Classifications	
Tot lot	Small community parks with the primary purpose of providing local children with a place to play. A playground is the primary amenity. Benches and picnic tables may also be included.
Neighbourhood Parks	Small public parks that offer access to open space for passive use such as picnicking, resting, and walking. Neighbourhood parks could also include a playground. Amenities could include trails, picnic tables, garbage cans, etc.
Active Parks	Medium-sized parks that offer opportunities for more active recreation, including organized sports. Park amenities may include athletic fields, playgrounds and programming.
Special Interest Sites	Special interest sites may vary in size, but are established to highlight important historical, cultural, ecological, or geological points of interest in the community.
Linear trails/greenways	Linear Trails or Greenways are long, narrow stretches of parkland or greenspace designated for recreational uses such as walking or biking. They often act as pedestrian linkages between neighbourhoods, parks, or communities. Greenways can include a variety of trail types, from narrow dirt paths to sidewalks, or gravel trails under hydro line ROW's.
Regional Parks	Regional parks and trails provide benefit and enjoyment to residents and visitors across the Fraser Valley. The Regional Parks are generally considered to have three functions: to protect the natural landscape, to complement municipal recreation areas and to contribute to open space and greenways connections. Each park has regional significance, whether recreational, ecological or cultural.



8.3 Trails and Greenways

While park space is significant in Popkum-Bridal Falls, trail connections to each park are fragmented. Ensuring trail connections between parks is a key component of the Plan. Building the trail network over time requires several components as shown on Schedule 8 – Parks and Trails. There is a range of options that can be applied to create the trail network depending on whether it's a local trail, a road crossing or significant corridor.

Table 4. Trail and Pedestrian Crossing Classifications

Neighbourhood Linear Trail		Pedestrian Crossings	Significant Corridors
			
New Development	Existing Development		
<p>Connect Popkum suburban residential neighbourhood with local pedestrian trails throughout.</p> <p>Opportunities for the expanded linear trail:</p> <ul style="list-style-type: none"> ▪ <u>New development</u> provides trail segments as development occurs with sidewalk or compacted trail materials, as appropriate. ▪ <u>Existing development</u> (where new subdivision is not anticipated). Retrofit existing road right of ways with marked line corridors on existing right of way corridors. 		<p>Improve pedestrian safety and sense of safety when crossing major highway routes.</p> <p>Priority crossings:</p> <ul style="list-style-type: none"> ▪ Yale Road, west of Highway #9 intersection. North-south crossing; and ▪ Highway #9 to connect east and west Popkum. 	<p>Connects local neighbourhoods and regional communities to parks and outdoor recreation areas.</p> <p>Routes generally include wilderness trails, utility corridors, rights of way or highway corridors.</p>

8.4 Opportunities for the Future

Popkum-Bridal Falls is a community of parks and trails with opportunities for future expansion with support from development, partnerships or grants opportunities. Funding the growth and long term viability of expansion is critical to a sustainable park system. Strategic acquisition of park land and allocation of parkland dedication funding is critical. Plan policies support the strategic and financial supported approach to expansion.

Residents and stakeholders have identified a number of expansion opportunities and sites of interest for expansion. The table below references Schedule 8 – Parks and Trails, and summarizes areas of potential parks and trails:

Table 5. Expansion Opportunities and Sites of Interest	
Popkum	<p>Neighbourhood Linear Trail. Continued expansion of existing linear trail network to connect Popkum suburban residential neighbourhood with local pedestrian trails.</p> <p>Pedestrian Crossings between; (1) Yale Rd west of roundabout – north to south; and, Highway #9 – east to west to connect East and West Popkum.</p> <p>Significant corridors to connect neighbourhoods and park areas.</p>
Cheam Lake Wetlands Expansion	Park connection between Cheam Wetlands Regional Park and Fraser River foreshore.
Bridal Falls	Lands adjacent to Bridal Veil Falls Provincial Park under License of Occupation tenure (File No. 2405922).
Fraser River	<p>Pedestrian access to crown lands along Fraser River under Notation of Interest (File No. 2406153) adjacent to from 11180 Popkum Rd North (pedestrian) via existing statutory right of way and future potential connection to Cheam Wetlands Regional Park.</p> <p>Boat launch – location to be determined.</p> <p>Experience the Fraser – significant corridor to provide connection between City of Chilliwack and District of Hope segment.</p> <p>Foreshore management for environmental protection in partnership with First Nations.</p>
Eastern Hillsides	Significant corridor from City of Chilliwack Eastern Hillsides to Bridal Veil Falls Provincial Park.
Mount Cheam	North slope access and staging area to Mt. Cheam via de-activated Bridal Falls Forest Service Road (FSR).

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Community Parks and Trails

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- 8.4.1 **Popkum Neighbourhood Linear Trail expansion through subdivision.** Popkum neighbourhood linear trails should be expanded at the time of subdivision within the *Linear Trail Area* as shown on Schedule 8 – Parks and Trails. However it is recognized that upon detailed investigation some trail segments or community parks may prove infeasible or undesirable and therefore would not be developed.
- 8.4.2 **Options for park and trail acquisition.** Acquisition of lands for community parks and trails identified on Schedule 8 – Parks and Trails are expected to be obtained through:
- a. Park dedication or cash-in-lieu at the time of subdivision pursuant to the dedication of park land provisions of the *Local Government Act*;
 - b. Negotiate access to land for trails and parks through private, public and utility right of ways;
 - c. Road Use Permits from the Ministry of Transportation and Infrastructure (MOTI);
 - d. Application for use of Crown land; and,
 - e. Partnerships.
- 8.4.3 **Potential park site.** Community park acquisition priorities for Popkum-Bridal Falls include those identified on Schedule 8 – Parks and Trails. However, the Regional Board may accept park dedication in any location within the Plan area that the Regional Board deems suitable for park purposes.
- 8.4.4 **Pedestrian crossing and safety.** Pedestrian crossing(s) to connect the linear trail network and ensure pedestrian safety within Popkum are a priority and are recognized as requiring significant investment for which partnerships between stakeholders should be explored. Specific crossings to address include:
- i. Yale Road north-south corridor, between the Highway 9 intersection and City of Chilliwack boundary;
 - ii. Highway 9 connecting West and East Popkum residential and commercial land uses;
- 8.4.5 **Trails within right of ways.** Expanded linear trail and pedestrian crossings involving public right-of-way lands should be developed in co-operation with the Ministry of Transportation and Infrastructure to identify a safe location, design and financial viability.
- 8.4.6 **Continuous Connections.** Trail networks connecting existing community, Regional, and Provincial parks should be prioritized. Additionally, opportunities for continuity between Area D and other communities (e.g. City of Chilliwack, Cheam First Nation) through shared spaces and trail connections should be explored.

- 8.4.7 **Community park diversity.** Opportunities to expand and broaden the types of community parks and trails should be explored and prioritized in order to adequately appeal to a broader range of recreationists, including but not limited to opportunities for dog friendly parks and trails, sport oriented parks and facilities, varied park infrastructure, including adult oriented adult exercise equipment, appealing to a wider range of users.
- 8.4.8 **Wayfinding and cultural signage.** Access to community, regional, and provincial parks should be clearly identified through signage that reflects the living First Nations culture and heritage within the region. Linear trail routes and crossing should include signage to inform users of route wayfinding, and alert users to use caution when crossing Yale Road and Highway #9.
- 8.4.9 **Flexible opportunities.** Land for trails and proposed community parks should be secured as opportunities arise, including but not limited to development proposals for subdivision and zoning amendment, and partnership/grant funding.
- 8.4.10 **Evaluation of parkland opportunities.** Community park and trail proposals involving the following may be considered by the Regional Board:
- i. partnerships for funding and ongoing maintenance;
 - ii. lands with unique natural features, distinctive landscapes or outdoor recreation potential;
 - iii. facilities for outdoor activities for youth; and
 - iv. existing community facilities and sites.
- 8.4.11 **Community consultation.** The development of a new community park and trails should include opportunities for community consultation to ensure information sharing, design input, and park user needs.
- 8.4.12 **Financial and operational viability.** Expanded services funded by the Electoral Area "D" Community Parks Service Area should be designed in consultation with the FVRD Parks Department to ensure a financially viable operations and maintenance program.
- 8.4.13 **Partnerships.** Opportunities for partnership with the Province of British Columbia, local community groups and First Nations should be explored for the development and operation of parks and trails and opportunities for shared facilities.



8.4.14 **Native plants.** Landscaping of any community park or trail should use native plant species to the extent feasible.

8.4.15 **5% park land dedication.**

- a. Standard requirement. New subdivisions requiring the dedication of parkland under Section 510 of the *Local Government Act* shall provide parkland in an amount of not less than five (5) percent of the land being subdivided or an equivalent value.
- b. Reduction. Notwithstanding Section 8.4.13 (a) (above), the Regional Board may consider accepting an area of land less than five (5) percent of the land being subdivided where improvements acceptable to the Regional Board have been made to provide park infrastructure on dedicated park lands.
- c. Additional dedication. Where a developer wishes to dedicate an amount of park land in excess of five (5) percent of the land proposed for subdivision, the Regional Board may consider a minor reduction in the minimum parcel size for subdivision, subject to the approval of the Responsible Authority, provided that the excess does not include lands that would otherwise be conserved through other means.
- d. Cash in lieu. Notwithstanding Section 8.4.13 (a), the Regional Park may elect, at the discretion of the FVRD Regional Board, to require cash-in-lieu of park land dedication pursuant to Section 510 of the *Local Government Act*, or a combination of land and cash-in-lieu.

- e. Alternative Contribution. Notwithstanding Section 8.4.15(a) and 8.4.15(d), the Regional Board, at its discretion, may elect to accept an equivalent value of funding as a community amenity contribution dedicated to park and trail development, infrastructure, and enhancements in the place of cash-in-lieu contributions solely for the purpose of the acquisition of park land.

Regional Parks and Trails Policies

- 8.4.16 **Regional Parks Strategic Plan.** Regional Park planning, development and management policies are established by the Regional Board in Regional Parks Strategic Plan 2014-2024, or documents thereafter;
- a. lands with regional significance;
 - b. recreational opportunities;
 - c. ecosystem protection; and,
 - d. feasibility.
- 8.4.17 **Community Consultation.** Notwithstanding policy 8.4.14 (above), the Regional Board should consider the following matters in their management, planning and development of Regional Parks in Popkum-Bridal Falls”:
- a. consultation with Popkum-Bridal Falls residents;
 - b. sites of interest for potential Regional Parks as identified in Table 5 - Expansion Opportunities and Sites of Interest;
 - c. local and regional partnership opportunities with stakeholders and community groups including the Cheam First Nation should be explored where feasible opportunities exist;
- 8.4.18 **Cheam Lake Wetlands Regional Park.** The expansion of Cheam Lake Wetlands Regional Park should be addressed through land acquisition policies and a Park Management Plan developed in partnership with First Nations to identify strategic lands for the park and increase opportunities for culturally appropriate interpretation.
- 8.4.19 **Fraser River Foreshore Access and Management.** The acquisition and maintenance of park land to increase recreational access and opportunities for foreshore management of the Fraser River will be encouraged and supported by the Regional Board.
- 8.4.20 **Experience the Fraser Trail and Blueway.** The Regional Board supports continuation of the ETF Trail and Blueway from its current terminus within the City of Chilliwack jurisdiction to existing recreation opportunities within Electoral Area D, including connection to Ferry Island Provincial Park, in accordance with the ETF Concept Plan.

An aerial photograph of a dense forest. The trees are mostly green, with some yellow and orange foliage scattered throughout, suggesting an autumn setting. A small waterfall is visible in the lower-left quadrant of the image. A blue semi-transparent banner is overlaid across the middle of the image, containing the section header.

9.0 HAZARD AND RISK MANAGEMENT

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9.1 Overview

Popkum - Bridal Falls is well known for the iconic slopes of Mount Cheam, the mighty Fraser River, and its numerous mountain creeks. The area geology, forest cover, topography and location expose Bridal Falls and Popkum to a number of natural hazards. This means when severe weather, fire or seismic (earthquake) events occur, our mountains with their steep slopes and creeks can become active. It creates a real risk for wildfire and geohazard events such as rock fall, sediment flood, alluvial fan, debris slide, debris flow/flood, snow avalanche, flooding, landslide, and river erosion in Popkum – Bridal Falls. These geohazards pose significant constraints to development within the Plan area.

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The Fraser Valley Regional District (FVRD) works proactively to plan safe development by avoiding and managing risk areas, and planning appropriate response measures in the case of an event. When creating new communities or growth areas, the FVRD identifies areas where people and their investments (i.e. home, business, roads, etc.) can safely grow and prosper for generations to come.



Plan policies balance risk and development. The *Local Government Act* requires that official community plans contain statements and map designations respecting restrictions on the use of land that is subject to hazardous conditions. Section 56 of the *Community Charter* requires that if a building inspector considers proposed construction to be on land subject to, or likely to be subject to, flooding, mud flows, debris flows, debris torrents, erosion, land slip, rock falls, subsidence or avalanche, the building inspector may require the owner of land to provide a report by a qualified professional that the land may be used safely for the use intended.

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Balancing Risk and Growth in Popkum - Bridal Falls Rock Avalanche Assessment Area



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This map is for illustrative purposes only. Please refer to Map 2 for detailed geohazard property information.

9.2 Geologic and Stream Hazards

The slopes of Mount Cheam and the numerous streams that cross the landscape on their journey to the Fraser River have historically shaped and influenced land use in Popkum-Bridal Falls. The greatest of these influences was the ancient Cheam rock avalanche, which occurred over 5000 years ago, and is the largest known catastrophic landslide in western Canada¹. The landslide created an area elevated above the Fraser River floodplain which is modern day Popkum. In Bridal Falls, debris flows and snow avalanches are common along steep streams flowing into the river from adjacent mountain slopes².

The visibly apparent and frequent hazard events along the Bridal Falls corridor have informed both the Province of British Columbia and the FVRD of the sensitive geotechnical conditions in the area. Accordingly, careful attention to managing geohazard risks and development has been a focus since the late 1970's, when the Ministry of Environment completed mapping of the area that identified landslide, debris torrent, and debris flood hazards³. Subsequent professional engineering and geoscience studies over the years have provided updated advice to ensure development is safe by either avoiding or managing hazards risk (i.e. mitigation).

As part of the OCP update process, the FVRD received updated geohazard advice from Cordilleran Geoscience and Braun Geotechnical (hereafter referred to as Braun-Cordilleran) and BGC Engineering Ltd to ensure growth is directed to suitable locations away from hazards, and appropriate mitigation advice is obtained where needed. These studies resulted in a new understanding of geohazards in the Bridal Falls area.

The Braun – Cordilleran study delineated hazard areas into three primary categories of No Apparent Hazard (NAH), Potential Hazard (PH) and Significant Hazard (SH). The hazard areas were mapped across the Plan area along the south side of Highway 1 from the City of Chilliwack boundary, to east of Anderson Creek. Within each studied polygon, a description of possible geohazards was provided. In many cases the geohazards are overlapping, and could include;

- rock fall;
- sediment flood;
- alluvial fan;
- debris slide;
- debris flow/flood;
- snow avalanche;
- flooding;
- localized landslip (landslide); and
- catastrophic landslide.

¹ The Cheam rock avalanche, Fraser Valley, British Columbia, Canada – John Orwin, John Clague, and Robert Gerath – Landslides 2004.

² (Naumann 1990).

³ FVRD Bridal Falls Uplands study, 1994.

Areas identified with potential or significant hazards have been mapped as shown on Map 2 – Geologic and Stream Hazards, and identified for further site specific study in GeoHazard Development Permit Area 3-D.

In addition to identifying the geohazard risk areas, the Braun – Cordilleran study identified the possibility of a large catastrophic landslide risk to Popkum-Bridal Falls from Mount Cheam, specifically from the Timber Camp Linears and Bridal Escarpment features. Braun – Cordilleran recommended that the FVRD undertake further study to understand the catastrophic landslide source areas and examine development proposals where densification increase is proposed.

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To address the Braun-Cordilleran recommendation, BGC Engineering Ltd. completed a study of the Timber Camp Linears (TCL's) which identified lands that could be affected by a major rock avalanche from the TCL's. Provincial and FVRD policy establishes an annual return frequency threshold of less than 1:10,000 as the acceptable limit for development approvals which increase density within the geohazard area, this generally includes subdivision, zoning or Official Community Plan (OCP) amendments. Therefore new development which proposes to increase density in the 1:10,000 annual return frequency area is located in the Rock Avalanche Development Permit Area 1-D. The result is that growth and development is directed to West Popkum and long term growth areas in the Bridal Falls Uplands.

Policies regarding management of risk and hazards as they relate to forestry activities are provided in Section 10 – Environment and Resources. FVRD's Floodplain Management Bylaw establishes flood construction elevations and setbacks that apply to streams outside of alluvial fan areas. Known and potential hazard areas identified in the reports discussed above are shown on Map 2 - Geologic & Stream Hazards and included in development permit areas 1-D and 3-D. The policies below complement development permit areas and the floodplain management bylaw to provide direction for hazard and risk management, land use planning, and the approval of development subject to geohazards.

Catastrophic landslide

- major destabilization of rock and material (i.e. vegetation) released by a de-stabilization of the slope (i.e. seismic or earthquake event, high rainfall, etc.)
- destructive and life-threatening risk
- uncommon, unpredictable, and not suited to mitigation (i.e. deflection walls, berms or basins or traps)
- examples include the Hope Slide and Frank Slide (Alberta).

Policy

- 9.2.1 New development within the Rock Avalanche Development Permit Area 1-D shown on Schedule 3 – Development Permit Area 1-D and which increases density or intensity of use and requires rezoning or OCP amendment or subdivision approval, will not be approved unless all of the following are completed:
- a. a site-specific geohazard report by a qualified professional with expert training and experience with catastrophic landslide hazards certifies that the land is safe for the use intended; and
 - b. an independent third party review of the site specific geohazard report is completed at the expense of the applicant and supports the conclusions of the site-specific report;
 - c. the geohazard report meets the *Hazard Acceptability Thresholds for Development Approvals by Local Governments*; and,
 - d. the geohazard report includes a complete EGBC-FVRD GeoHazard Assurance Statement and adheres to EGBC Practice Standards.
- 9.2.2 Avoidance and reducing exposure to risk and minimizing the consequences of hazard events will be central concerns in land use planning decisions.
- 9.2.3 The Ministry of Environment Flood Hazard Area Land Use Management Guidelines should be considered by the Regional Board when developing land use policy and regulation for alluvial fan and flood-prone areas.
- 9.2.4 Acceptable geohazard thresholds for development approvals should follow those set out in the *FVRD Hazard Acceptability Thresholds for Development Approvals* or equivalent Regional Board policy as it exists at the time.
- 9.2.5 The Regional Board should advocate to partner agencies for financial and technical support to undertake monitoring of the Timber Camp Linears.

9.3 Fraser River Floodplain Management

Popkum-Bridal Falls is unique in the FVRD electoral areas, given its limited exposure to Fraser River floodplain hazards. As a result of the Cheam landslide over 5000 years ago, the majority of the community is largely situated approximately 30 metres above the 1:200 year Fraser River floodplain. Accordingly, the Popkum area is designated for future growth and infrastructure investment.

Small pockets of low lying agricultural lands are located within the floodplain on the edges of the Plan area. These lands are undyked and appropriately designated either AGRICULTURAL or CONSERVATION in the land use section of the Plan. These designations support low density use of the lands.

Development within floodplain areas is managed by the FVRD Floodplain Management Bylaw. The bylaw includes requirements for building elevation, setbacks and avoidance of erosion areas. The Province of British Columbia sets out the overall framework and guidance for the development of flood management bylaws through the *Flood Hazard Land Use Management Guidelines* (2004), as updated. The Province of BC has completed several new hydraulic models and studies of the lower Fraser River flood hazard, including the effects of sea level rise. While the impacts of this new information are limited in the Plan area, the FVRD Floodplain Management Bylaw should reflect this most recent information.

Isolation could be the most significant impact to the Plan area when a Fraser River flood event occurs. Surrounding communities of Agassiz, Rosedale-Chilliwack and Laidlaw are within the 1:200 year floodplain. Areas outside of the floodplain will likely serve as places of refuge for displaced residents, farm operations and recovery operations. Furthermore, Popkum-Bridal Falls residents may be cut off from daily services and should ensure they can provide for their needs for up to 72 hours.

Policy

- 9.3.1 Avoid and minimize exposure to flood risk and consequences of Fraser River flood events will be central concerns in land use planning decisions.
- 9.3.2 The Regional District will utilize floodplain management and zoning bylaws, official community plan policies and covenants to limit development within the floodplain and minimize exposure to risk.
- 9.3.3 Fraser Valley Regional District Floodplain Management Bylaw No. 0681, 2005 should be updated to reflect the most current Fraser River flood profile modelling.

9.4 Seismic Hazards

Seismic slope stability and soil liquefaction hazards may require specific consideration in development approvals. The BC Building Code requires that the:

- design of some buildings, notably buildings for assembly and institutional uses and buildings in excess of 600 m² in building area or exceeding three stories in height, address earthquake liquefaction hazards;
- consideration of potential for slope instability and its consequences at a building site is an explicit requirement in designs of structures and their foundations; and,
- seismic hazard probability level to be used in the consideration, particularly in assessment of seismic slope stability, is a 2%-in-50 year probability of exceedance.

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Policy

- 9.4.1 Investigation and design of buildings on liquefiable sites should utilize, to the extent applicable, the best practices outlined in the *Greater Vancouver Liquefaction Task Force Report, Geotechnical Design Guidelines for Buildings on Liquefiable Sites in Accordance with NBC 2005 for Greater Vancouver Region* (May 8, 2007) or as updated.
- 9.4.2 Geotechnical analytical techniques for evaluating seismic slope stability should follow any best practices found in *Guidelines for Legislated Landslide Assessments for Proposed Residential Development in British Columbia*, published by the Engineers and Geoscientists of BC (or as updated).
- 9.4.3 Senior governments are encouraged to commission geotechnical investigations to produce data or maps of the Plan area showing ground susceptibilities to seismic shaking and soil liquefaction to assist with development approvals.

9.5 Wildfire Interface Hazard

The Wildland-Urban Interface may be defined as the area where structures and other human developments meet or intermingle with undeveloped wildland. In more general terms, it is where houses or commercial development and fairly dense forest vegetation are both present. Wildland-Urban Interface zones are at particular risk of wildfire. Fire is a natural part of forest ecology, but occurrences in interface zones, as well as the consequences, are greatly increased by proximity to human activities.

The slopes surrounding Bridal Falls have a wildfire history, though few significant fires have occurred in recent generations. The climactic trend toward warmer, drier summers may elevate wildfire risk over time. The consequences of interface fires can be great, including the loss of homes, business and even lives. Given the tourist commercial uses along the Bridal Falls corridor, campfires and outdoor burning in general is a common occurrence in the area.

The Forests, Lands, Natural Resource Operations and Rural Development - Coastal Fire Centre has developed Wildland / Urban Interface Fire Hazard maps. Forests adjacent to private lands in the Plan area have received a high hazard rating. Interface Fire Hazards are mapped in Map 3 - Interface Fire Hazards. The risk of wildfires will increase if climate change results in reduced summer precipitation. Suppression of wildfire on Crown land is the responsibility of the Forests, Lands, Natural Resource Operations and Rural Development - Wildfire Management Branch.

Policy

- 9.5.1 New subdivision and development should be avoided in locations subject to unacceptable risk from wildfire hazards.
- 9.5.2 Buildings and structures within areas of high wildfire hazard should be designed and constructed to minimize risk of interface fire hazards to people and property. Where warranted, the Regional Board may consider establishing a development permit area for this purpose.
- 9.5.3 New subdivision and developments in High interface fire hazard areas may be required to demonstrate FireSmart techniques. Rezoning applications in wild fire hazard areas may require an overall assessment of the site for susceptibility to wildfire (from conditions both on and off-site). Subdivision applications may require an assessment of the site for susceptibility to wildfire (from conditions both on and off-site) and mitigation of the hazard. Such reports shall be prepared by a professional forester licensed in BC specializing in forest wildfire assessment. Completion of works that reduce the hazard may be required prior as a part of any development approvals.
- 9.5.4 The Regional District will liaise with the Province regarding wildfire protection services.

- 9.5.5 Owners of land subject to wild fire hazard are encouraged to consider strategies to reduce the risk of damage from wildfire and to increase the ability to fight wildfire on the property, including:
- a. building in accordance with the BC FireSmart Homeowners Manual which recommends the use of non-combustible materials and other building and fuel management techniques;
 - b. utilizing fire resistant native plants in landscaping; and, applying “fire smart”, “fire scaping”, and fuel management strategies;
 - c. installing a well, pump, low-flow-resistance piping, and full-flow yard hydrant system delivering at least 20 gallons per minute per house for sprinklers;
 - d. installing well pumps in an approved way that allows safe and convenient connection to a portable electrical generator to supply the pump in the event of power outage;
 - e. utilizing rain storage tanks or other means for producing or storing water for firefighting on-site;
 - f. providing barrels or other means of quickly filling buckets and adding dish soap for extinguishment of small spot fires; and
 - g. ensuring access to ponds, creeks, pools and other sources of water supply for fire protection.
- 9.5.6 Residents, business owners, and visitors in Popkum-Bridal Falls should diligently observe Open Fire Bans initiated by the Province and practice “fire smart” behavior to reduce the risk of wildfire initiation. The Regional Board will make reasonable efforts to circulate “fire smart” information to residents.
- 9.5.7 The Regional Board will advocate to the BC Wildfire Service for the installation of a Fire Danger Rating Sign in the community to increase the level of public awareness surrounding wildfire risk.



10.0 ENVIRONMENT & RESOURCES

Photo: Mt Cheam & Fraser River
Peterson Photography

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10.1 Environmental Significance

The natural environment of Popkum-Bridal Falls has provided for human settlement from ancient times to the modern day. From the Cascade Mountains to Cheam Wetlands to the Fraser River, the community has abundant and diverse natural features.

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Popkum-Bridal Falls is located in the Coastal Western Hemlock Zone biogeoclimatic zone, characterized by mild winters, high rainfall and a long growing season which creates lush vegetation that supports a variety of wildlife. Preserving the environment and providing for development opportunities is critical to ensure that Popkum-Bridal Falls retains its natural character and economic opportunities for future generations.

Plan policies which guide the Regional Board in balancing development and the environment include:

- Development Permit Area policies in the Plan support the protection of riparian and terrestrial habitat, and groundwater impacts to Cheam Lake wetlands; and,
- Conservation subdivision design for lands adjacent to Cheam Wetlands Regional Park, as outlined in the RURAL land use designation.

In addition to managing environmental impacts from development approvals, the Plan also provides policies to address;

- Water Protection
- Resource Management
- Noxious Weeds



10.2 Water Protection

Groundwater

Groundwater is vitally important to daily life, human health and the environment. Electoral Area “D” features one known aquifer, the Chilliwack-Rosedale Aquifer (Aquifer No. 006¹) an unconfined to semi-confined source that extends over Popkum-Bridal Falls and Rosedale. The aquifer is also the drinking water source for most residents and businesses, whether from the FVRD Area D Integrated Water System, which serves nearly 400 households or the 60 domestic groundwater wells.

Ensuring high quality groundwater is important. However limited technical information is available on the Chilliwack-Rosedale Aquifer. Land uses located above the aquifer are primarily agricultural lands with residential nodes such as the Rosedale community core and Popkum-Bridal Falls developed area. Activities associated with these land uses can include typical agricultural practices such as manure storage and management activities, and discharge of wastewater via onsite septic. As Popkum transitions to a sewage facility, wastewater discharge for new developments will meet the highest standard of “Class A” treatment, and opportunities for existing development to retroactively connect will be available.

Stream and Watershed Protection

Surface water resources have historically been an important issue in the Plan area, with concerns over logging in the Elk Creek – Nevin Creek – Dunville Creek watershed. Up to the early 2000’s the watershed served as the primary drinking water source for the City of Chilliwack, but now serves as the municipal reserve source. While the role of the watershed as a drinking water source has diminished, the importance of water quality and limiting impacts from development on water resources remains important.

The downstream reaches of Dunville, Nevin and Bridal Creeks provide habitat and nutrient for fish populations. These streams suffer from low flows during summer months due to seasonal low precipitation. The Province obliges local governments to ensure development does not impact riparian areas through the *Riparian Area Regulation*, implemented in the Plan under Development Permit Area 5-D.

The expanding tourist commercial developments in Bridal Falls and the ecological importance of Cheam Lake Wetlands Regional Park, all point to the significance of stream and water quality protection when development is considered in the area.

Development Permit Area 1-D, 2-D and 5-D policies provide for maintaining the quality of the environment and water resources in the Plan area. These policies also protect the long-term tourist, residential and economic potential of the area.

¹ Golder and Associates, FVRD Source Water Protection Assessment, May 12, 2015.

10.3 Resource Management

Historically, Popkum and Bridal Falls was considered a resource extraction and logging community. Since the 1980's, resource extraction and associated industrial uses have transitioned to residential, tourism and agricultural uses. Resource extraction uses are no longer significant uses in the community. However, the crown land base above Bridal Falls remains a working forest which can provide for resource uses. These resource uses must be managed carefully and consider the following:

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- scenic and aesthetic value to the Popkum–Bridal Falls residents, tourism commercial operators and the travelling public;
- recreational value to adventure tourism and outdoor recreation users;
- low quality sand and gravel deposits;
- difficult to access forest harvest areas due to steep slopes, creek drainages and deactivated Bridal Falls Forest Service Road (FSR);
- interface concerns between neighbouring residential and tourism commercial, and resource extraction activities such as truck traffic, slope stability impacts, and view;
- sensitive creek and slope areas which may be impacted by resource extraction uses; and,
- First Nations land use interests as identified *S'ólh Téméxw Use Plan Policy*, which identifies the forested lands above Bridal Falls as *Sanctuary*.

Sanctuary lands in S'ólh Téméxw

The Stó:lō *S'ólh Téméxw Use Plan Policy* includes seven land use zones to express their cultural heritage and values.

Crown land and resource extraction areas of the Plan are generally considered Sanctuary lands are valued for their spiritual/religious activities such as water quality, view, sound, scent and require a pristine and private environment.

10.4 Noxious Weeds

Noxious weeds are typically non-native plants that have been introduced to the region without the insect predators or plant pathogens that helped control them in their native habitat. They typically have aggressive growth which makes them difficult to control. Noxious weeds spread quickly and leave sensitive ecosystems in ruins.

The *BC Weed Control Act* imposes a duty on all land occupiers to control designated noxious plants. All residents are responsible for controlling noxious weeds on their private properties.

The FVRD works closely with the Ministry of Agriculture and the Ministry of Transportation and Infrastructure to cooperatively facilitate weed control efforts within the Region. The FVRD's Noxious Weed Control Program specifically targets Wild Chervil and Tansy Ragwort. However, weed control staff are also active in identifying and mapping other aggressive species that are not currently provincially designated noxious weeds including Giant Hogweed and Knotweed.

During the summer (beginning of May until end of August), the FVRD will pick up designated noxious weeds (Tansy Ragwort, Wild Chervil, Giant Hogweed and Knotweed) free of charge from FVRD residents. Weeds must be bagged and appropriately labeled.



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10.5 Avoiding and Mitigating Impacts to Habitat

Popkum-Bridal Falls includes a number of important habitat areas that contribute to overall character of the area as a community close to nature. Ensuring the vitality and long term health of these natural environments is important to maintaining this important community character. Therefore future development should work to preserve and ensure protection of the environment.

Official Community Plans may include policies related to the preservation, protection, restoration and enhancement of the natural environment, its ecosystems, and its biological diversity. These policies work together with provincial legislation to ensure environmental assessment and implementation is completed.

Plan policies that support protection of the environment can be found in;

- Land uses and densities direct growth to avoid environmentally sensitive areas;

- Tree preservation policies in SUBURBAN RESIDENTIAL areas under development and public education in tree retention for areas subject to development;
- Riparian Area Development Permit Area 5-D – ensures managed development in and around sensitive ecosystems and areas such as streams, rivers, lakes, wetlands and their surrounding riparian zones;
- Groundwater management – Development Permit Areas 1-D, 2-D and 4-D;
- Invasive plant management by discouraging the use of invasive plant species and support eradication of invasive plants.
- Watershed protection on crown land areas, are contained in Section 5.3 – FOREST land use designation.

Policy

10.5.1 **Development best practices.** New development should comply with the *Develop with Care 2014: Environmental Guidelines for Urban and Rural Land Development in British Columbia* (or as updated).

10.5.2 **Landowner education and outreach.** Landowner best practices should be encouraged through a public education program in partnership with the Popkum Residents Association to;

- retain as much of the natural vegetation cover as possible and prioritize tree retention when preparing land for housing, or other forms of development;
- avoid land clearing (where possible) between April 1st and July 30th to avoid conflicts with activities of nesting birds, their nests, eggs and trees; and use native plants species for landscaping;
- support community groups and their efforts as resources permit, primarily through in-kind contributions;
- utilize agricultural practices that minimize the potential for groundwater impacts; and,
- understand groundwater resources, especially those with shallow wells, to have drinking water tested regularly, and close unused wells in accordance with the Groundwater Protection Regulation of the *Water Sustainability Act*.

10.5.3 **Data collection and partnerships.** The Regional District will participate in efforts of senior governments, community groups and industry representatives to collect data and develop strategies to protect groundwater for the long term.

10.5.4 **Noxious weeds.** The *BC Weed Control Act* imposes a duty on all land occupiers to control designated noxious plants. All residents are responsible for controlling noxious weeds on their private properties.


- 10.5.5 **Hydrological assessment** may be required where the potential exists for negative impacts to groundwater and soil from ground-based disposal.
- 10.5.6 **Forest Service Roads.** The Ministry of Forests, Lands, Natural Resource Development should consult with the Regional District regarding deactivation of major forestry roads, including Bridal Falls FSR, which are relied upon for recreational purposes.
- 10.5.7 **Recreation value.** Resource activities on Crown land should recognize the economic value of recreation uses and the effect on community character, when assessing resource development proposals and their economic input.
- 10.5.8 **Recreation Buffer areas.** Forest licensees are encouraged to provide buffers where cut block units are located adjacent to recreation sites such as the FVRD Cheam Ridge Trail or other licensed trails.
- 10.5.9 **Community Consultation.** Plans and proposals for resource extraction are encouraged to refer plans to the Regional District for comments respecting potential consequences or effects on private land, Regional Parks, water supplies, geohazard and hydrological conditions, environmental, traffic, recreation, scenic and other community values.
- 10.5.10 **Crown-Community Interface Policy.** Forest licensees and other users of crown land should ensure proposals address the *FVRD Crown Community Interface Policy*.
- 10.5.11 **Aggregate extraction.** A permit pursuant to the FVRD's Commercial Aggregate Bylaw is required prior to the removal of sand, gravel, or rock except as exempted by the bylaw.
- 10.5.12 **Run of river.** Run of river developments should provide a comprehensive plan to:
- identify and address geotechnical hazards and any potential downstream impacts;
 - identify and demonstrate how potential impacts will be mitigated to sensitive habitat, species at risk and other environmental values;
 - address recreation impacts;
 - examine view impacts and where possible locate structures and associated components outside of visual corridors; these include visibility from settled areas and recreation trails and sites;
 - engage and consult with community members to provide information and address concerns;
 - limit new road construction on the Crown land base to prevent illegal dumping; and,
 - examine potential impacts of exposed conduit or power lines along forest service roads used by recreation users and logging vehicles.

10.6 Greenhouse Gas Emissions

Reducing greenhouse gas emissions is a shared responsibility that includes local government, residents, businesses and industry. In 2008, the Province adopted *Local Government (Green Communities) Statutes Amendment Act* which requires the FVRD to set targets, policy and action in OCP's to reduce emissions.

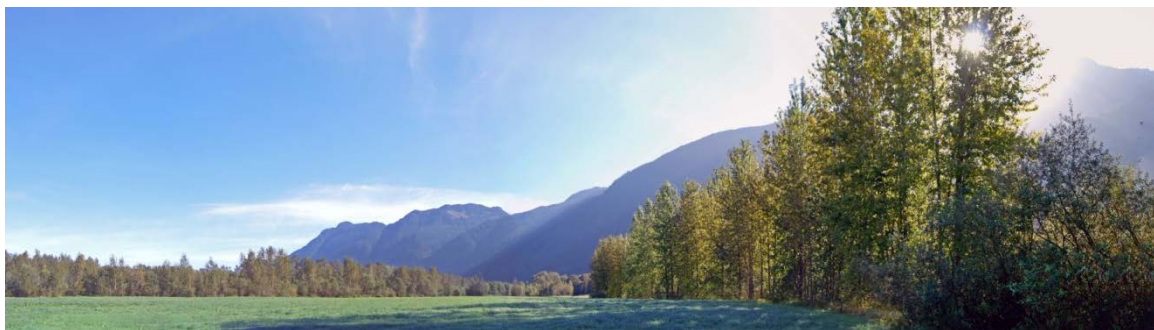
Reduction targets from 2007 emission levels are set out in the *Climate Change Accountability Act* and which provides for a two phase reduction target.

Provincial Reduction Targets

	Year	Percent reduction
	2030	40% reduction
	2040	60% reduction

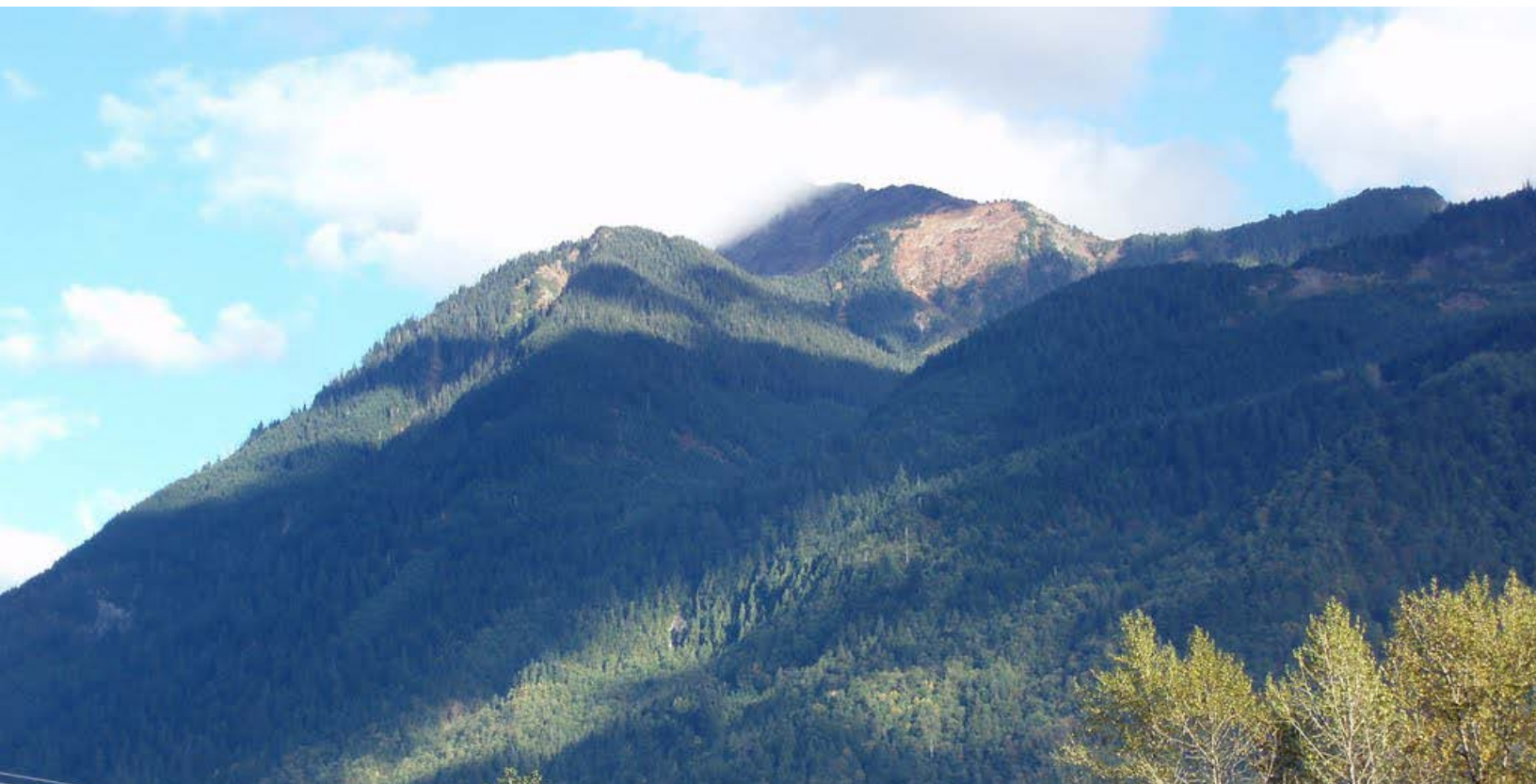
Policy

- 10.6.1 **Environmental building design.** Where new dwellings are proposed, residents are encouraged to construct energy efficient, low-impact buildings which should include storm water management, water conservation, drought-resistant landscaping and minimal impervious surfaces.
- 10.6.2 **Renovate green.** When renovating an existing dwelling homeowners are encouraged to retrofit existing homes to become more energy efficient and to reduce their carbon footprint.
- 10.6.3 **Brochure for residents.** The Regional District will produce a guide to assist residents with retrofitting and constructing energy efficient and low-carbon homes in the FVRD.



11.0 DEVELOPMENT PERMIT AREAS

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11.1 Rock Avalanche Development Permit Area 1-D

Category of Designation

"Rock Avalanche Development Permit Area 1-D" is designated pursuant to Section 488 of the *Local Government Act* for the protection of development from hazardous conditions.

Area of Application

Development Permit Area No. 1-D encompasses lands identified on Schedule 3 – Rock Avalanche Development Permit Area 1-D.

Justification

Bridal Falls and portions of Popkum are located within an identified low probability rock avalanche hazard area, originating from the Mount Cheam slope areas specifically known as the Timber Camp Linears and Bridal Falls escarpment. BGC Engineering Ltd. completed a rock avalanche hazard assessment for Timber Camp Linears (TCL). BGC delineated lands affected by a major rock avalanche the TCL's over a series of encounter probability scenarios from 1:9000, 1:10,000 and 1:18,000.

A rock avalanche is a major destabilization of rock and material (i.e. vegetation) that is released by a de-stabilization of the slope (i.e. seismic or earthquake event, high rainfall, etc.). Such events pose a destructive and life-threatening risk to those living below the slide area. They are characterized as

uncommon, unpredictable, destructive and not suited to mitigation (i.e. deflection walls, berms or basins or traps).

Mount Cheam experienced a rock avalanche event over 5000 years ago, which reached the Fraser River. Visible remnants of the slide are still observable throughout Popkum and Bridal Falls today.

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Unfortunately, protective measures such as deflection berms, catch basins, advance warning equipment or building design cannot reduce the risk from a rock avalanche event. The size, unpredictability and impact of a rock avalanche event simply are too significant to mitigate. Risk reduction is primarily preventative by simple avoidance of the hazard by encouraging density and growth to areas outside the risk area. Slope monitoring devices may provide insight and warning to event occurrence, and their use requires consideration and an action framework to identify warning thresholds and actions.

To manage growth and development approval decisions in geohazard locations, the Fraser Valley Regional District has adopted the *Hazard Acceptability Thresholds for Development Approvals* policy. This policy establishes a threshold of less than 1:10,000 as the acceptable limit for development approvals which increase density within the geohazard area, this generally includes subdivision, zoning or Official Community Plan (OCP) amendments.

The 1:10,000 encounter probability line and landslide initiation zone (TCL source area) provide the basis for locating the boundaries of Development Permit Area 1-D. Geo-hazards and studies are described in more detail in Section 9 of this Plan. To minimize long term risk exposure to the landslide risk in Bridal Falls and portions of Popkum, DPA 1-D directs increased densification to areas outside the 1:10,000 encounter probability boundary.

Potential Hazard

- Rock Avalanche (major catastrophic landslide)

Objectives

The objectives of Development Permit Area 1-D are to minimize the potential for damage to property and the risk to life by the following actions;

- designate areas where increased density is not suitable or requires further expert review;
- direct density away from the long term – low risk rock avalanche hazard area;
- provide opportunities for existing development to retain and expand current uses;
- avoid incremental density increases which allow new uses;

- allow for land use suitable under hazardous conditions, in accordance with geotechnical studies and the *"Hazard Acceptability Thresholds for Development Approvals by Local Governments"* or equivalent Regional Board policy as it exists at the time;
- ensure adequate professional evaluation of the rock avalanche hazard and a risk reduction strategy.

Activities requiring a permit

11.1.1 A development permit must be obtained prior to the:

- a. subdivision of land, including building and bareland strata subdivision;
- b. construction of new commercial buildings, uses, structures and additions;

within the development permit area.

Exemptions

11.1.2 Notwithstanding Section 11.1.1, a development permit may not be required for any of the following:

- a. Subdivision to facilitate a lot consolidation or a boundary adjustment, utilities, provided no additional parcels are created;
- b. Subdivision to facilitate the use of land for non-human occupancy, uses include: greenspaces, natural parks, recreation, conservation lands, agricultural uses, mitigation works, and forestry or natural resource extraction activities.
- c. Redevelopment or expansion of existing commercial uses that do not include overnight accommodation.

Guidelines

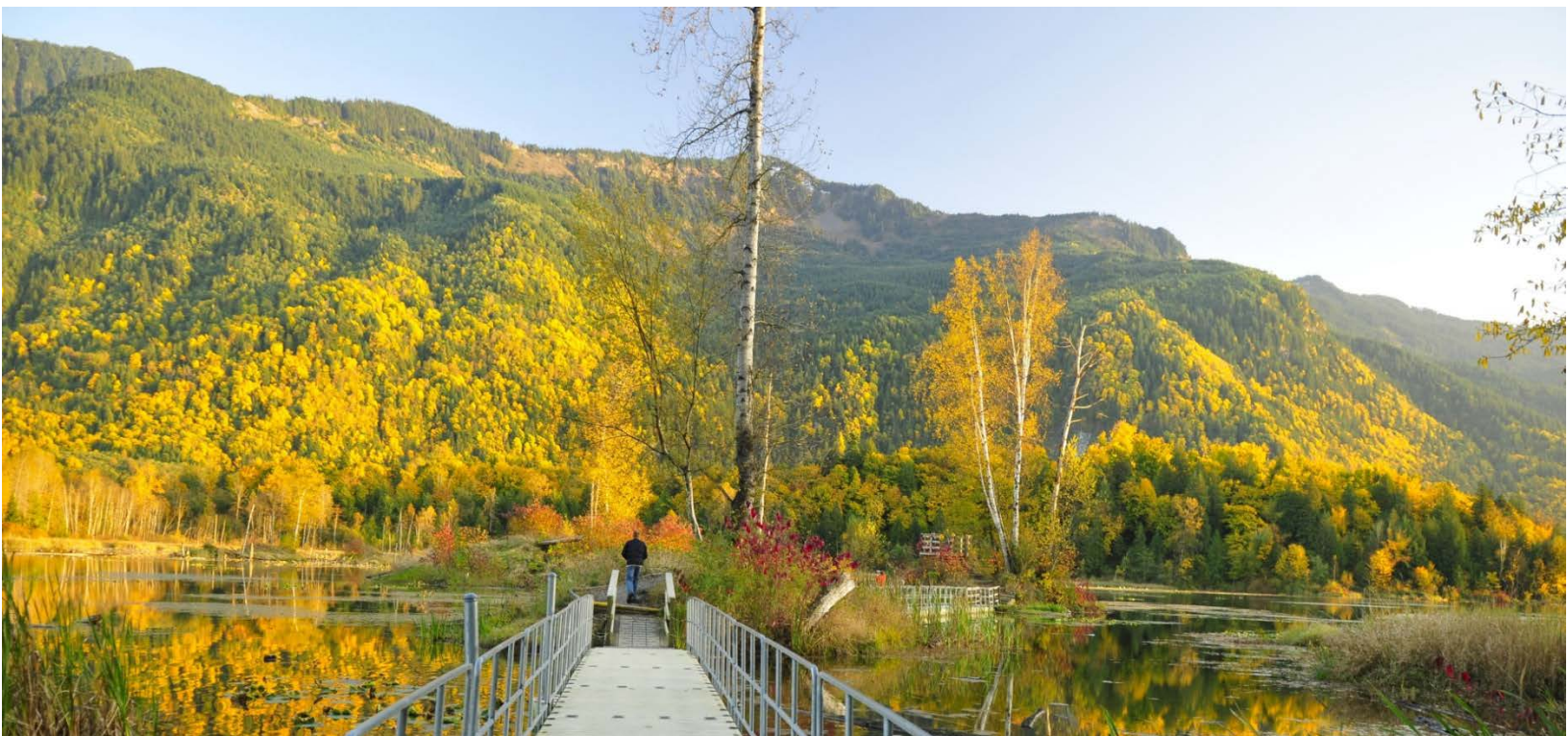
In order to achieve the objectives of Development Permit Area 1-D, the following guidelines shall apply to the issuance of development permits:

- 11.1.3 Expert rock avalanche - geohazard report required. A site-specific geotechnical report by a qualified professional with expert training and experience with catastrophic landslide hazards may be required pursuant to Section 491 (4) and (5) of the *Local Government Act*.
- 11.1.4 Independent third party review. The Regional Board will require an independent third party review at the FVRD's discretion of the site specific geohazard report at the expense of the applicant.

- 11.1.5 Avoidance is a priority. Uses, buildings and structures shall not be sited in areas where the probability of a landslide geohazard event as determined by a site specific geohazard report exceeds the level of acceptable risk for that event and that specific form of development established in the *Hazard Acceptability Thresholds for Development Approvals by Local Governments*.
- 11.1.6 Geohazard report requirements submitted in support of a development permit applications shall meet the requirements outlined in the:
- a. FVRD and Engineers and Geoscientists of British Columbia (EGBC) GeoHazard Assurance Statement;
 - b. FVRD Hazard Acceptability Thresholds for Development Approvals;;
 - c. Province of BC Flood Management Guidelines; and,
 - d. EGBC Professional Practice Standards, as appropriate.
- 11.1.7 The Regional Board may refuse to issue a development permit where the hazard frequency, as determined by a qualified professional, exceeds the acceptability threshold for the proposed development stipulated in *Hazard Acceptability Thresholds for Development Approvals by Local Governments* or Regional Board policy as it exists at the time.
- 11.1.8 Development Permits shall be in accordance with the recommendations of the applicable geohazard report or reports, and may include the following terms and conditions;
- a. conditions or restrictions respecting the uses and densities permitted in the zoning bylaw;
 - b. specific areas to remain free of development, or other matters as specified in Section 491 (2) of the *Local Government Act*; and,
 - c. vary or supplement a bylaw under Division 1 or 11 of the *Local Government Act* provided that the variance or supplement is in accordance with the objectives and guidelines of Development Permit Area 1-D.

Offence

- 11.1.9 Penalty may result from a failure to:
- a. obtain a development permit where one is duly required; or,
 - b. develop land strictly in accordance with a development permit issued;
- are offences under the *Local Government Act* and are contrary to the bylaws, regulations or policies of the Regional District. Upon summary conviction, penalties for offences may be up the maximum amount as set out in the *Local Government Act*.
- 11.1.10 Employees, officers and agents of the Regional District may enter, at all reasonable times, a property to inspect and determine whether the requirements of Development Permit Area 1-D and the terms and conditions of a development permit are being met.



11.2 Cheam Lake Development Permit Area 2-D

Category of Designation

"Cheam Lake Development Permit Area 2-D" is designated pursuant to Section 488 of the Local Government Act for the; protection of the natural environment, its ecosystems and biological diversity.

Area of Application

Development Permit Area No. 2-D encompasses lands identified on Schedule 4 – Cheam Lake Development Permit Area 2-D.

Justification

Cheam Lake Wetlands is a 107 hectare regional park located between the lower slopes of Mount Cheam and the Fraser River. It is a regionally significant location for wildlife, riparian species, waterfowl and their habitat. The park is comprised of lake, marsh and forest. It is popular for walking, picnicking and bird watching and is home to many insect, mammal and bird species. To date, 184 different bird species have been recorded in the park.

Cheam Lake Wetlands Regional Park is encircled by low-density development ranging from suburban residential development to agriculture. Ensuring that future development continues to avoid groundwater impacts, and avoid habitat impacts to wildlife is critical to the long term viability of the wetlands.

Objectives

The objective of Development Permit Area 2-D is to protect Cheam Lake waterfowl and other wildlife resource values; to prevent degradation of surface and groundwater; and, ensure adjacent land uses support and facilitates conservation objectives.

Activities Requiring a Permit

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- 11.2.1 A development permit must be obtained prior to alteration of land or construction or addition of a building or structure located within 30 metres of Cheam Lake on land with a natural grade elevation below 37.5 m GSC.

Exemptions

- 11.2.2 Notwithstanding Section 11.2.1, a development permit is not required for the following:
- a. Proposals which comply with all of the policies outlined in policy 11.2.4.
 - b. Federal and Provincial regulated utilities, including railways, transmission lines or pipelines;
 - c. Public road or highway works;
 - d. Development of an approved community water or sanitary sewer system;
 - e. Local and regional park facilities.
 - f. Soil based agricultural activities

Guidelines

In order to achieve the objectives of Development Permit Area 2-D, the following guidelines shall apply to the issuance of Development Permits:

- 11.2.3 A report from a qualified professional engineer (QP) which certifies that the development will not result in contamination of the groundwater or increased surface run-off to Cheam Lake Wetlands must be submitted;
- 11.2.4 The QP shall address the following best practices in their report:
- a. Development shall be screened from the lakeshore through the use of natural vegetation in order to maintain a buffer;
 - b. Dedication of natural watercourses or the construction of works to preserve or enhance natural watercourses, may be required for the purposes of environmental protection;
 - c. Identifies areas and measures for habitat assessment and preservation;
 - d. Sequence and timing of construction shall be controlled so as to avoid conflict with fish and wildlife resources; and,

- e. Construction activities shall include appropriate controls to minimize the discharge of sediment into waterbodies.

- 11.2.5 On-site sewage disposal, water supply and stormwater systems shall be prohibited in areas below 37.5 m elevation geodetic, and within 30 m of the surveyed lakeside boundary, except where a professional engineer certifies that:
- a. ensure post-development storm water flow volumes will not exceed predevelopment flow volumes in receiving waters;
 - b. maintain, to the extent possible, predevelopment flow patterns and velocities;
 - c. provide conveyance routes for major storms;
 - d. demonstrate the use of best practices;
 - e. certify that water quality of receiving surface and ground waters will not be negatively affected by stormwater surface run-off during and post development; and,
 - f. certify, where applicable, that there will be no negative effect on Cheam Lake.

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Riparian Areas Regulation

- 11.2.6 Where the proposed development requires a riparian assessment pursuant to Development Permit Area 5-D, the QP report shall be coordinated with the riparian assessment in order to provide a comprehensive development permit application.

Permit Conditions

- 11.2.7 Without limiting the range of permit conditions enabled by the *Local Government Act*, a development permit may:
- a. include conditions or restrictions respecting the uses and densities permitted in the zoning bylaw, the sequence and timing of construction, areas to remain free of development, vegetation or trees to be planted or retained, natural drainage to be maintained or enhanced, or other matters as specified in Part 14, Division 7 of the *Local Government Act*; and,
 - b. vary or supplement a bylaw under Part 14, Division 7 or 11 of the *Local Government Act* provided that the variance or supplement is in accordance with the objectives and guidelines of Development Permit Area 2-D.

Permit Security

- 11.2.8 The Regional District may require the applicant to provide security in the form of cash or an unconditional, irrevocable and automatically renewing letter of credit in cases where:
- a. security for the performance of conditions respecting landscaping is necessary;
 - b. the Regional District considers that damage to the natural environment could result as a consequence of a contravention of a condition in a development permit;

- c. the Regional District considers that unsafe conditions could result as a consequence of a contravention of a condition in a development permit; and,
- d. the permit holder is required to retain, restore or replace native vegetation.

11.2.9 The amount of the security shall be sufficient to cover the cost of any work that may be undertaken by the Regional District to address unsatisfied permit conditions; or, to correct deficient landscaping conditions, an unsafe condition, or damage to the natural environment; that could reasonably be expected to result from the contravention of the permit.

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Offence

11.2.10 Failure to:

- a. obtain a development permit where one is duly required; or,
- b. develop land strictly in accordance with a development permit issued;

are offences under the Local Government Act and are contrary to the bylaws, regulations or policies of the Regional District. Upon summary conviction, penalties for offences may be up to the maximum set out in the Local Government Act.

11.2.11 Employees, officers and agents of the Regional District may enter, at all reasonable times, a property to inspect and determine whether the requirements of Development Permit Area 2-D and the terms and conditions of a development permit are being met.



Photo: CBC Archives

11.3 Geohazard Development Permit Area 3-D

Category of Designation

"Geohazard Development Permit Area 3-D" is designated pursuant to Section 488 of the *Local Government Act* for the; protection of development from hazardous conditions.

Area of Application

Development Permit Area No. 3-D encompasses lands identified on Schedule 5 – Geo-Hazard Development Permit Area 3-D.

Justification

Bridal Falls and portions of Popkum are subject to a variety of geo-hazards originating from the upslope areas of Mount Cheam. The Braun Cordilleran Geoscience Ltd. and BGC Engineering Ltd. studies included hazard zone mapping resulting from a detailed study of the geo-hazards.

Delineation of the areas affected by debris flow, debris flood and steep slope hazards, including the probability of such events, further enhances and clarifies the understanding of these hazards. This provides a basis for locating the boundaries of Development Permit Area 3-D. Hazards and hazard studies are described in more detail in Section 9 of this Plan. To protect new development from the geo-hazards present in the Popkum-Bridal Falls, the following conditions, objectives, and guidelines apply to DPA 3-D.

Potential Hazards

- Alluvial fan
- Debris flow
- Debris slide
- Landslide
- Rockfall
- Snow avalanche
- Flooding

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Objectives

The objectives of Development Permit Area 3-D are to:

- direct development away from hazardous areas;
- allow for land use suitable under hazardous conditions, in accordance with geotechnical studies and the *“Hazard Acceptability Thresholds for Development Approvals by Local Governments”* or equivalent Regional Board policy as it exists at the time;
- obtain assurance from the Qualified Professional that the development satisfies the FVRD-EGBC GeoHazard Assurance Statement;
- ensure adequate professional evaluation of geological hazards and mitigation works;
- minimize the potential that new developments and alterations of land will increase hazards to downslope lands;
- minimize the potential for damage to property and the risk to life.

Activities requiring a permit

11.3.1 A development permit must be obtained prior to:

- a. subdivision of land;
- b. alteration of land; or
- c. construction of, addition to, or alteration of a building or structure;

within the development permit area.

Exemptions

- 11.3.2 Notwithstanding Section 11.3.1, a development permit may not be required for any of the following:
- a. 25% minor construction. An addition to a building or structure up to 25% of the existing ground floor area, existing at December 31, 2018.
 - b. Unconditional GeoHazard report. Qualified professional (QP) geotechnical engineer or geoscientist report which is within the level deemed acceptable in the Regional Board policy *Hazard Acceptability Thresholds for Development Approvals by Local Governments*¹; completed FVRD-EGBC GeoHazard Assurance Statement; and, no mitigation or conditions (such as siting, elevation, berm, etc.) is required by the QP.
 - c. 20 square metres or less. Construction of a single storey detached residential accessory building or structure, or addition thereto, which is not intended to be used for any residential occupancy and where the total floor area after the new construction or addition does not exceed 20 square metres (215 square feet) provided that it involves no alteration of land, excavation of potentially unstable slopes, or the placement of fill on potentially unstable slopes;
 - d. Small farm buildings. Construction of a building or structure or an addition to an existing building or structure which is intended to be used as a farm building of “low human occupancy” as defined in the National Farm Building Code of Canada and where the total floor area after the new construction or addition does not exceed 30 square metres (323 square feet);
 - e. Hazard Trees. Removal of trees determined by a Certified Arborist or Registered Professional Forester (who is qualified to do tree risk assessment) to represent an imminent risk to safety of life and buildings;
 - f. Riparian Enhancement. Riparian habitat enhancement or restoration works under the guidance of Provincial and Federal agencies;
 - g. Lot consolidation or boundary adjustment. Subdivision to facilitate a lot consolidation or a boundary adjustment, provided no additional parcels are created;
 - h. Parks for local and regional facilities;
 - i. Emergency Response. Emergency actions necessary to prevent, control or reduce immediate and substantial threats to life or property during flood, debris flood/flow, erosion, landslide, avalanche, stream avulsion and other geo-hazard events;

¹ Or equivalent Regional Board policy as it exists at the time;

- j. Flood management. Repair, maintenance and improvement of flood protection infrastructure and all related ancillary or accessory works, regulated and approved by Federal or Provincial agencies;
- k. Roads and highways for public road or highway works;
- l. Signs. free standing signs and signs attached to existing structures;
- m. Public utilities and infrastructure;
- n. Forestry activities on Crown land undertaken under an approved Forest Stewardship Plan, approved by the Ministry of Natural Resource Operations in accordance with the *Forests and Range Practices Act*.

Guidelines

In order to achieve the objectives of Development Permit Area 3-D, the following guidelines shall apply to the issuance of development permits:

- 11.3.3 Where possible, development should be sited to avoid hazards. Where impossible or impractical to avoid hazards, mitigation measures may be considered.
- 11.3.4 A site-specific geohazard report will be required pursuant to Section 491 (4) and (5) of the *Local Government Act*.
- 11.3.5 Development Permits shall be in accordance with the recommendations of the applicable geohazard report or reports.
- 11.3.6 Geohazard reports submitted in support of a development permit applications shall meet the requirements outlined in *Engineers and Geoscientists of British Columbia (EGBC) – FVRD GeoHazard Assurance Statement* (or equivalent Regional Board policy as it exists at the time) and the appropriate EGBC Professional Practice Standards.
- 11.3.7 The Regional Board may refuse to issue a development permit where the hazard frequency, as determined by a qualified professional engineer, exceeds the acceptability threshold for the proposed development stipulated in *FVRD Hazard Acceptability Thresholds for Development Approvals by Local Government* or Regional Board policy as it exists at the time.
- 11.3.8 No alterations to the natural drainage or vegetation, and no construction or excavation should be permitted which might cause or contribute to hazardous conditions on the site or on adjacent lands.

- 11.3.9 Where development requires a riparian assessment pursuant to Development Permit Area 5-D, the site-specific geo-hazard report shall be coordinated with the riparian assessment in order to provide a comprehensive development permit application.

Terms and Conditions

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- 11.3.10 A development permit may vary or supplement a bylaw under Part 14, Division 7 or 11 of the *Local Government Act* provided that the variance or supplement is in accordance with the objectives and guidelines of Development Permit Area 3-D.
- 11.3.11 A development permit may include conditions or restrictions respecting the uses and densities permitted in the zoning bylaw, the sequence and timing of construction, areas to remain free of development, vegetation or trees to be planted or retained, natural drainage to be maintained or enhanced, or other matters as specified in Section 491 of the *Local Government Act*.
- 11.3.12 Property owners are advised that the following activities may exacerbate hazards and contribute to slope failure and should generally be avoided:
- placing fill, organic wastes, and debris along or below the crest of slopes;
 - excavation on steep slopes or at the base of slopes;
 - discharge of surface or ground water on or below the crest of slopes; and,
 - cutting trees on or below the crests of slopes.

Permit Security

- 11.3.13 The Regional District may require the applicant to provide security in the form of cash or an unconditional, irrevocable and automatically renewing letter of credit in cases where:
- security for the performance of conditions respecting landscaping is necessary;
 - the Regional District considers that damage to the natural environment could result as a consequence of a contravention of a condition in a development permit;
 - the Regional District considers that unsafe conditions could result as a consequence of a contravention of a condition in a development permit; and,
 - the permit holder is required to retain, restore or replace native vegetation.

The amount of the security shall be sufficient to cover the cost of any work that may be undertaken by the Regional District to address unsatisfied permit conditions or to correct deficient landscaping conditions or any unsafe condition or damage to the natural environment that could reasonably be expected to result from the contravention of the permit.

Offence

11.3.14 Failure to:

- a. obtain a development permit where one is duly required; or,
- b. develop land strictly in accordance with a development permit issued;

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are offences under the *Local Government Act* and are contrary to the bylaws, regulations or policies of the Regional District. Upon summary conviction, penalties for offences may be up to the maximum amount as set out in the *Local Government Act*.

11.3.15 Employees, officers and agents of the Regional District may enter, at all reasonable times, a property to inspect and determine whether the requirements of Development Permit Area 3-D and the terms and conditions of a development permit are being met.



11.4 Commercial Development Permit Area 4-D

Category of Designation

"Commercial Development Permit Area 4-D" is designated pursuant to Section 488 of the Local Government Act for the: establishment of objectives for the form and character of intensive residential development; and the protection of the natural environment, its ecosystems and biological diversity.

Area of Application

Development Permit Area No. 4-D encompasses lands identified on Schedule 6 – Commercial Development Permit Area 4-D.

Justification

Popkum and Bridal Falls are located adjacent to major provincial transportation networks of Highway 1 and 9. Ensuring a consistent and high architectural quality is vital to each community. Highway commercial developments have traditionally served a utilitarian focus without consideration of buffering, form and character, and pedestrian connections between uses. This eliminates a sense of place, reflects little or none of the local character and detracts from the identity of Popkum.

Each community features a commercial node that serves both as a common service area and gateway to other nearby uses. DPA 4-D policies are to ensure new commercial developments in Popkum provide a high quality architectural design and layout, which compliments and integrates into the residential community. Highway commercial development should make use of natural materials such as stone and wood, vary roof pitches and building styles to integrate into a suburban residential area, and create a distinct sense of arrival to Popkum for visitors and residents.

The HIGHWAY TOURIST RECREATION COMMERCIAL (HTRC) designated lands provide the basis for locating the boundaries of Development Permit Area 4-D. HTRC designation policies are described in more detail in Section 5 of this Plan.

Objectives

The objectives of Development Permit Area 4-D are to:

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- ensure compatibility in the siting and form of adjacent and nearby commercial developments;
- enhance new commercial development by providing for planned landscaping, screening, access, lighting and signage standards.
- ensure commercial development demonstrates a high level of design that incorporates accessibility standards and is integrated into both the surrounding commercial uses and residential neighbourhoods;
- ensure the form and character, including building materials and colour schemes, of commercial development reflects the environmental and cultural context of the community;
- protect the amenities, including views, of existing residential areas by coordinating the character, form, and scale of new commercial development;
- maintain visual values, including views to mountains and sky, and an open feeling along the rural highway;
- ensure that all new commercial uses are adequately served by the FVRD community water system; and,
- ensure that all waste produced on site (sanitary sewage and storm drainage) are disposed of through community systems where provided for in this Plan or, elsewhere, through on-site systems which reflect the sensitivity of the local environment and the need to protect the ground water regime.

Activities requiring a permit

11.4.1 A development permit must be obtained prior to:

- a. exterior construction of, addition to, or alteration of a commercial building or structure within the development permit area.

Exemptions

11.4.2 Notwithstanding Section 11.4.1, a development permit may not be required for any of the following:

- a. subdivision of land;
- b. construction of, addition to, or alteration of a single-family dwelling or accessory residential building where no commercial component is present;
- c. interior renovations; and,
- d. exterior maintenance of repairs which do not involve substantial changes in the exterior finish, colour scheme, or size of the building.

Guidelines

In order to achieve the objectives of Development Permit Area 4-D, the following design guidelines shall apply to the issuance of development permits for new commercial developments, buildings and structures:

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11.4.3 Pedestrian Routes

- a. located adjacent to and opposite compatible commercial developments;
- b. paving or surfacing features which highlight the route;
- c. constructed of uniform and complementary material for a cohesive appearance throughout the development;
- d. buffered where feasible from roadways, vehicular traffic, and parking areas; and
- e. incorporate accessibility standards consistent with British Columbia Building Code requirements.

11.4.4 Borders, Landscaping, Screening, and Trash Receptacles

- a. provide for an attractive, safe, and distinct edge along the property frontages on Bunker, Gray, Caryks, Thompson and Yale Roads and Highway No. 9;
- b. provide visual continuity;
- c. define and buffer surface parking, storage and service areas from adjacent residential uses, pedestrian corridors and roadside views;
- d. ensure visual privacy to any adjacent residential properties;
- e. utilize native species retain existing vegetation;
- f. all landscaping and screening shall meet or exceed the British Columbia Society of Landscape Architects and British Columbia Nursery Trades Association standards; and
- g. minimum one (1) exterior trash receptacle provided for the development.

11.4.5 Parking areas

- a. locate three (3) metres setback from any lot line adjoining a residential use;
- b. screened from public roadways with landscaping or a combination of landscaping and earth berms;

- c. one (1) metre landscaped buffer strip shall be provided between the parking spaces and the building.
- d. incorporate the use of walkways to separate parking spaces from buildings and to provide orderly and attractive pedestrian circulation;
- e. avoid large, unbroken expanses. Landscaping elements such as parking islands or medians shall be used to break up large parking areas into smaller cells. One shade tree shall be provided for every 10 parking spaces;
- f. use paved surfacing or porous paving, paving stones, french drains, landscaped areas and similar techniques are encouraged to facilitate exfiltration of storm water; and,
- g. ensure all parking spaces shall be clearly delineated and provided with curbs or wheel stops.

11.4.6 Signs and lighting

- a. size, location and design of free-standing commercial signs and other advertising structures not attached to buildings shall be compatible with uses and structures on adjacent properties;
- b. fascia signage recessed into the facade of the building, where possible;
- c. form and character of signage is consistent throughout the development comparable quality to that of the principal buildings;
- d. natural materials, including exposed aggregate, is encouraged for sign structures;
- e. single pole sign supports is not permitted; and,
- f. site lighting shall be designed to minimize “light spill” onto adjacent residential or agricultural lands.

11.4.7 General siting, design and finishing

- a. compatible with access, servicing, and signage conditions and constraints on adjacent lands;
- b. designed to complement a pedestrian scale and focus;
- c. locate the building face towards a road or highway, and where this is not possible ensure a visually attractive appearance shall be provided by a combination of

landscaping, finishing and fenestration of the structure to a similar standard as the front of the building;

- d. avoid blank and monotonous facades shall be avoided;
- e. provide relief with changes of wall plane or differentiation that provides strong shadow or visual interest for buildings exceeding two stories or fifteen (15) metres in height;
- f. ensure cohesive design within multi-building developments by the use of similar roof pitches, proportion, height, materials, fenestration and design theme; and,
- g. include primary building entrance that is clearly defined and provides a sense of entry.

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11.4.8 Building height , where a:

- a. multi-story motel or hotel, the design and use shall incorporate a landmark or focal point of the commercial node and of high quality design, materials and architecture; or,
- b. two story commercial development, the design of the second storey residential unit shall provide adequate amenities for the dwelling unit, including a rear yard with screening for privacy, are provided, and all other guidelines of the permit area are met.

11.4.9 Architectural design

- a. materials and colour schemes acknowledge the traditional agricultural and resource based economy and culture of the area, and should incorporate a clear and well-articulated design concept;
- b. avoid advertising, particularly where the proposed architecture is the result of a corporate or franchise style;
- c. colour schemes should reflect the surrounding natural and cultural landscape, and incorporate stone and wood features, and not utilize pastel colours;
- d. pitched roofs to reflect the surrounding mountains, to preserve a feeling of openness along the highway and roads and to provide broad sightlines to mountains and the sky;
- e. maximize sunlight penetration to open areas and pedestrian areas;
- f. on-site services should be located so as not to preclude future uses of adjacent properties.

11.4.10 Water, Sewer and Stormwater

- a. water shall be provided by the FVRD community water system;
- b. sewer shall be provided by FVRD community system where possible, or alternatively on-site sewage is proposed where certified by a Professional Engineer registered in the Province of British Columbia, which certifies that the sewage will not lead to long term degradation of the ground water; Page | 172
- c. storm water management plan prepared by a professional engineer to:
 - i. ensure post-development storm water flow volumes will not exceed predevelopment flow volumes in receiving waters;
 - ii. maintain, to the extent possible, predevelopment flow patterns and velocities;
 - iii. provide conveyance routes for major storms;
 - iv. demonstrate the use of best practices;
 - v. certify that water quality of receiving surface and ground waters will not be negatively affected by storm water surface run-off during and post development; and,
 - vi. certify, where applicable, that there will be no negative effect on neighbouring properties.

11.4.11 Assurance and compliance report by a Registered Architect ² must include the following:

- a. site schematic showing vehicular and pedestrian circulation, and the design and layout of pathways and linkages;
- b. landscaping plan;
- c. layout and design of parking areas, storm water infrastructure, and lighting;
- d. design, materials and colour scheme of proposed free-standing signs and sign supports;
- e. architectural elevations of proposed buildings and structures showing finishing materials and colour schemes;
- f. site plan showing the siting of all proposed buildings and structures; and,
- g. compliance report detailing and confirming DPA 4-D guidelines have been satisfied.

² All drawings and illustrations must be in colour and scaled.



11.5 Riparian Areas Development Permit Area 5-D

Category of Designation

"Riparian Areas Development Permit Area 5-D" is designated pursuant to Section 488 of the *Local Government Act* for the; protection of the natural environment, its ecosystems and biological diversity.

Area of Application

Development Permit Area No. 5-D encompasses lands identified on Schedule 7 – Riparian Areas Development Permit Area 5-D.

Development Permit Area 5-D consists of all those parcels of land:

- a. within the area of this Official Community Plan; and,
- b. entirely or partially within a Riparian Assessment Area, which is:
 - i. for a stream, the 30 metre strip on both sides of the stream, measured from the high water mark;
 - ii. for a ravine less than 60 metres wide, a strip on both sides of the stream measured from the high water mark to a point that is 30 metres beyond the top of the ravine bank; and,
 - iii. for a ravine 60 metres wide or greater, a strip on both sides of the stream measured from the high water mark to a point that is 10 metres beyond the top of the ravine bank.

Riparian Areas Development Permit Area 5-D includes the Riparian Assessment Areas associated with all streams within the Plan area, whether mapped or unmapped, including but not limited to the streams shown on Map 2.

Justification

Electoral Area D contains streams and riparian areas that directly or indirectly provide natural features, functions and conditions that support fish life processes. The *Fish Protection Act* and the *Riparian Areas Regulation* require local governments to protect these streams and riparian areas when exercising powers with respect to residential, commercial and industrial development. In the opinion of the Regional Board, this development permit area provides a level of protection that is comparable to the *Fish Protection Act* and the *Riparian Areas Regulation*.

Objectives

The objective of Development Permit Area 5-D is to protect the natural environment, its ecosystems and biological diversity. More specifically, this DPA will protect streams and riparian habitat primarily through the involvement of qualified environmental professionals and the identification of Streamside Protection and Enhancement Areas (SPEAs) that should remain free of development, including the disturbance of soils and vegetation.

Activities requiring a permit

- 11.5.1 A development permit must be obtained prior to:
- a. the subdivision of land;
 - b. residential, commercial, institutional or industrial development including:
 - i. the alteration of land;
 - ii. the disturbance of soil or vegetation; or
 - iii. construction of or addition to a building or structure; within a riparian assessment area.

Exemptions

- 11.5.2 Notwithstanding Section 11.5.1, a development permit is not required for the following:
- a. development that does not involve residential, commercial, institutional or industrial uses;
 - b. residential, commercial, institutional and industrial development that is demonstrated to be outside of a Riparian Assessment Area;
 - c. residential, commercial, institutional and industrial development within a riparian assessment area where the development is separated from the stream by a dedicated and developed public road right-of-way;
 - d. renovations or repair of a permanent structure on an existing foundation to an extent which does not alter or increase the building footprint area;
 - e. minor additions to an existing building or structure, such as an increase in floor area up to 25% of the existing footprint, provided that the addition is located on the side or part of the building or structure most distant from the stream;
 - f. development in accordance with a registered covenant or approved development permit that pertains directly and explicitly to riparian habitat protection, which
 - i. is registered in favour of the Fraser Valley Regional District and/or Provincial or Federal interests; and
 - ii. establishes a riparian buffer;
 - g. routine maintenance of existing landscaping or lawn and garden areas;

- h. removal of trees determined by a Certified Arborist or Registered Professional Forester (who is qualified to do tree risk assessment) to represent an imminent risk to safety of life and buildings;
- i. forestry activities on Crown land undertaken under an approved Forest Stewardship Plan approved by the Ministry of Natural Resource Operations in accordance with the *Forest & Range Practices Act*;
- j. riparian habitat enhancement or restoration works under the guidance of Provincial and Federal agencies;
- k. installation of seasonal play or recreational equipment on existing yard/lawn areas, such as sandboxes or swing sets;
- l. paths for personal use by the parcel owners, provided they do not exceed approximately 1.0 metre in width; are constructed of pervious natural materials with no concrete, asphalt, pavers or treated wood; do not involve structural stairs; require no removal of streamside vegetation; and do not impair stream bank stability;
- m. local and regional park facilities;
- n. emergency actions necessary to prevent, control or reduce immediate and substantial threats to life or property during flood, debris flood/flow, erosion, landslide, avalanche, stream avulsion and other geohazards events;
- o. repair, maintenance and improvement of flood protection infrastructure and all related ancillary or accessory works, regulated and approved by Federal or Provincial agencies;
- p. the development of an approved community water or sanitary sewer system that is not ancillary to residential, commercial or industrial development;
- q. Federal and Provincial regulated utilities, including railways, transmission lines or pipelines;
- r. public road or highway works;
- s. repair or replacement of an existing driveway, culvert or bridge and,
- t. the construction of a single storey, detached residential accessory building or structure which is not intended to be used for any “residential occupancy” and which had a floor area not exceeding 20 square metres (215 square feet) and where:
 - u. the building or structure is located as far from the stream as possible and in the location on the parcel that minimizes impacts to riparian habitat; and,
 - v. it is not possible to construct the building, structure or deck outside the riparian assessment area.

11.5.3 Where there is uncertainty regarding the location of development in relation to a Riparian Assessment Area or the nature of a stream, the Regional District may require: a. a plan prepared by a BC Land Surveyor or Qualified Environmental Professional to confirm whether the planned disturbance is within the Riparian Assessment Area; or b. a report prepared by a Qualified Environmental Professional to determine if the stream satisfies the definition criteria.

Guidelines

In order to achieve the objectives of Development Permit Area 5-D, the following Guidelines shall apply to the issuance of Development Permits:

Issuance of Development Permits

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- 11.5.4 Each development permit application should, as a minimum, be accompanied by:
- where applicable, an Assessment Report prepared by a QEP in accordance with the Assessment Methods and Development Permit Area 5-D guidelines for the purpose of determining the applicable SPEA and other measures necessary for the protection of riparian areas;
 - a scaled siting proposal clearly and accurately identifying all streams and water features, high water mark, top of bank, top of ravine bank, edge of wetland, riparian assessment area and the SPEA boundary in relation to existing and proposed property lines and existing and proposed development, as well as the locations of works and activities recommended in the Assessment Report; and,
 - written certification that the proposed development is consistent with the Guidelines of Development Permit Area 5-D and the Riparian Areas Regulation, and identifying any mitigation or compensation measures that are consistent with the Guidelines, including measures that may be specified as Development Permit conditions.
- 11.5.5 Pursuant to the Riparian Area Regulation and the Local Government Act, the Assessment Report prepared by a QEP should specifically consider and make recommendations respecting:
- the siting of buildings, structures or uses of land;
 - areas to remain free of development;
 - the preservation, protection, restoration or enhancement of any specified natural feature or area;
 - works to preserve, protect, or enhance a natural watercourse or other
 - specified environmental feature;
 - protection measures to be taken to preserve, protect, restore or enhance fish habitat or riparian areas, control drainage, or control erosion or protect the banks of watercourses; and,
 - timing of construction to avoid or mitigate impacts.
- 11.5.6 Where a development permit relates to the subdivision of land, an Assessment Report prepared by a QEP should:
- identify adequate building sites - including but not limited to building locations; front, rear and side yard areas; site services including sewage disposal facilities and water supplies; access; and, parking - on each proposed lot;
 - identify streams that may be impacted by the proposed development; and
 - consider whether any natural watercourses should be dedicated pursuant to the *Local Government Act*.
- 11.5.7 The Regional District is authorized to issue a Development Permit after receiving:

- a. notification by the Ministry of Environment that Fisheries & Oceans Canada and the Ministry have been:
 - i. notified of the development proposal; and,
 - ii. provided with a copy of an assessment report which meets the requirements of the Riparian Areas Regulation; or,
- b. documentation demonstrating that Fisheries & Oceans Canada has, with respect to the proposed development, authorized the “harmful alteration, disruption or destruction” of fish habitat pursuant to Section 35 of the Fisheries Act or amendments thereto.

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11.5.8 A development permit may include as a term or condition any recommendation made by QEP in an Assessment Report respecting:

- a. the siting of buildings, structures or uses of land;
- b. areas to remain free of development;
- c. the preservation, protection, restoration or enhancement of any specified natural feature or area;
- d. dedication of natural water courses to the Crown;
- e. works to preserve, protect, or enhance a natural watercourse or other specified environmental feature; and,
- f. protection measures to be taken to preserve, protect, restore or enhance fish habitat or riparian areas, control drainage, or control erosion or protect the banks of watercourses.

11.5.9 A development permit may impose terms and conditions respecting the:

- a. sequence and timing of construction including but not limited to timelines for completion of the works identified in the permit;
- b. co-ordination of geotechnical recommendations by a Qualified Environmental Professional or Professional Engineer licensed in Province of British Columbia;
- c. minor modification of a SPEA as generally described in the Riparian Area Regulation Implementation Guidebook where no impacts to fish habitat occur and as recommended in an Assessment Report by a Qualified Environmental Professional.

11.5.10 A development permit may vary or supplement a bylaw under the *Local Government Act* provided that the variance or supplement is in accordance with the objectives and guidelines of Development Permit Area 5-D.

Measures to Protect the Streamside Protection and Enhancement Area

11.5.11 Land shall be developed strictly in accordance with the development permit issued.

11.5.12 No building or structure of any kind should be located, no vegetation should be disturbed, and no soils should be removed or deposited within a Streamside Protection and Enhancement Area except in accordance with the development permit and Assessment Report.

- 11.5.13 The SPEA boundary should be clearly flagged, staked or otherwise marked during all development phases to avoid encroachment into the Streamside Protection and Enhancement Area.

Geohazards

- 11.5.14 Where a proposed development requires geohazard evaluation pursuant to a geohazard hazard development permit area or Section 56 of the *Community Charter*, the riparian assessment should be coordinated with the geohazard evaluation in order to provide a comprehensive development permit application.

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Permit Security

- 11.5.15 The Regional District may require the applicant to provide security in the form of cash or an unconditional, irrevocable and automatically renewing letter of credit in cases where:
- a. security for the performance of conditions respecting landscaping is necessary;
 - b. the Regional District considers that damage to the natural environment could result as a consequence of a contravention of a condition in a development permit;
 - c. the Regional District considers that unsafe conditions could result as a consequence of a contravention of a condition in a development permit; or,
 - d. the permit holder is required to retain, restore or replace native vegetation.
- 11.5.16 The amount of the security should be sufficient to cover the cost of any work that may be undertaken by the Regional District to correct deficient landscaping conditions, an unsafe condition, and damage to the natural environment that could reasonably be expected to result from the contravention of the permit.
- 11.5.17 A Letter of Undertaking signed and sealed by a Qualified Environmental Professional may be accepted in lieu of security where:
- a. the nature of required works, such as landscaping, are minor and the risk of damage to the natural environment is low;
 - b. the Letter of Undertaking is signed and sealed by a Qualified Environmental Professional; and, the Qualified Environmental Professional will undertake the works and provide to the Regional District a post-construction certification and inspection report as outlined in Section 11.5.18.

Post-Construction Certification and Inspection

- 11.5.18 Upon completion of the works authorized by a development permit - and for certainty upon expiry of any timeline for completion of works established as a term or condition of a development permit - the holder of the permit must submit to the Regional District and the Ministry of Environment postconstruction certification from a QEP which:
- a. certifies that the development has been carried out in accordance with the Assessment Report and that terms and conditions set out in the assessment report and the development permit have been properly implemented; or,

- b. identifies and documents all instances of non-compliance with the assessment report and the development permit and any measures necessary to correct deficiencies, including any works that should be undertaken by the Regional District as contemplated by Section 11.5.16.

11.5.19 The requirement for post-construction certification and inspection may be waived by a condition in a development permit.

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Offence

- 11.5.20 Failure to:
- a. obtain a development permit where one is duly required; or,
 - b. develop land strictly in accordance with a development permit issued; are offences under the *Local Government Act* and are contrary to the bylaws, regulations or policies of the Regional District. Upon summary conviction, penalties for offences may be up to the maximum set out in the *Local Government Act*.
- 11.5.21 Employees, officers and agents of the Regional District may enter, at all reasonable times, a property to inspect and determine whether the requirements of Development Permit Area 5-D and the terms and conditions of a development are being met.

Definitions

11.5.22 In DPA 5-D, the following terms have the meanings described below:

“Assessment Methods” means the assessment methods set out in the Schedule to the Riparian Areas Regulation.

“Assessment Report” means a report certified by a Qualified Environmental Professional and prepared in accordance with the Riparian Areas Regulation Assessment Methods and the guidelines of Development Permit Area 5-D to assess the potential impact of a proposed development in a riparian assessment area.

“development” includes the alteration of land, the disturbance of soil or vegetation, and construction of or addition to buildings and structures.

“high water mark” means the visible high water mark of a stream where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark on the soil of the bed of the stream a character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself, and includes the active floodplain.

“Qualified Environmental Professional” and “QEP” mean a qualified environmental professional as defined in the Riparian Areas Regulation.

“ravine” means a narrow valley with an average grade on either side greater than 3:1 measured between the high water mark of the watercourse contained in the valley and the top of the valley bank, being the point nearest the watercourse beyond which the average grade is less than 3:1 over a horizontal distance of at least 15 metres measured perpendicularly to the watercourse;

“Riparian Assessment Area” means:

- a. for a stream, the 30 metre strip on both sides of the stream, measured from the high water mark;
- b. for a ravine less than 60 metres wide, a strip on both sides of the stream measured from the high water mark to a point that is 30 metres beyond the top of the ravine bank; and
- c. for a ravine 60 metres wide or greater, a strip on both sides of the stream measured from the high water mark to a point that is 10 metres beyond the top of the ravine bank.

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“Riparian Areas Regulation” means B.C. Reg. 376/2004 and amendments thereto.

“Streamside Protection and Enhancement Area” and “SPEA” mean an area:

- a. adjacent to a stream that links aquatic to terrestrial ecosystems and includes both existing and potential riparian vegetation and existing and potential adjacent upland vegetation that exerts an influence on the stream; and,
- b. the size of which is determined in accordance with the Riparian Areas Regulation on the basis of an Assessment Report provided by a Qualified Environmental Professional.

“stream” includes any of the following that provides fish habitat:

- a. a watercourse, whether it usually contains water or not;
- b. a pond, lake, river, creek or brook; or,
- c. a ditch, spring or wetland that is connected by surface flow to something referred to in paragraph (a) or (b).

12.0 TEMPORARY USE PERMITS



*Innergex Upper Harrison Construction &
Staging Site, Photo: ihikebc.com*

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Temporary Use Permits

Division 8 of the Local Government Act allows for the issuance of Temporary Use Permits in areas designated within an Official Community Plan. A Temporary Use Permit may:

- allow a use not permitted by a zoning bylaw.
- be issued for a period of up to three (3) years and renewed, at the discretion of the Regional Board, only once.

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Terms and Conditions

The Regional Board may impose special conditions under which the temporary use may be carried on. This may include regulating the construction of buildings or structures related to the temporary use and requiring a security to guarantee adherence to the terms of the Temporary Use Permit.

Security

The security may be in the form of cash or a letter of credit, the amount of which is to be determined by the Regional Board. A major purpose of collecting the security is to ensure that the land is returned to the condition prior to issuance of the permit when the permit has expired. The Regional Board may utilize the security in the event that the conditions of the permit are not met.

Procedure and Public Notification

Sections 494 thru 497 of the *Local Government Act* and FVRD Development Procedures Bylaw specify the process by which a temporary use permit may be issued. Public notification and input is a central part of the process.

Notification of the Regional Board's consideration of a permit application must be mailed out to owners and occupiers of property within a specified distance of the subject land and placed in a local newspaper in addition to referrals for comments from key partners. As well, the Board will normally require the holding of a public information meeting to present the application to the community and hear the concerns of residents.



Policy

12.1.1 The Official Community Plan area, as shown on Schedule 1 - Boundary of Plan Area, is designated for the issuance of Temporary Use Permits.

12.1.2 A Temporary Use Permit may be issued for the following:

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- a. special events which are of limited duration and which will not preclude or compromise future permitted uses on the proposed site of the temporary use;
- b. short-term industrial activity such as portable sawmills, heavy equipment storage, log home building operations and construction yards related to specific industrial projects of limited duration;
- c. a temporary sand and gravel extraction where a permit has been issued pursuant to FVRD Commercial Gravel Operations Bylaw, if required.
- d. uses which comply with the designation policies but where appropriate zoning does not presently allow for such uses;
- e. transitional uses, or uses where uncertainty exists respecting appropriateness or viability of the use, and where it is premature to decide upon rezoning and long-term land use rights.

12.1.3 The Regional Board will normally require the holding of a public information meeting prior to the issuance of a Temporary Use Permit.

12.1.4 As a condition of issuing a Temporary Use Permit, the Regional Board will normally require a security in an amount adequate to facilitate completion of permit conditions and the return of the land to its pre-existing state.

13.0 INTERPRETATION

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INTERPRETATION

Unless otherwise stated in this Plan, the following terms have the meaning defined below. Terms not defined in this section carry the same meaning as in Provincial statutes and the bylaws of the Fraser Valley Regional District.

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ACCESS means the way, or means of connection, between lands adjacent to a public roadway and the public roadway; which connection provides access to and from the private lands. Access may also mean the access permitted and specified in a Highways Access Permit issued by the Ministry of Transportation & Infrastructure; see also **PUBLIC ACCESS**.

ACCESSORY BOARDING USE means a use accessory to a residential use and contained within the principal residence where no more than two (2) sleeping rooms, which do not contain cooking facilities, are rented for the accommodation of no more than four (4) persons.

ACCESORY FARM EMPLOYEE DWELLING means a building on a farm under the BC Assessment Act, used as a home or residence by a full time employee of the farm and his or her family members provided the use meets the requirements of the *Agricultural Land Commission Act*, its regulations, and orders of the Agricultural Land Commission.

ACCESSORY RESIDENTIAL USE means a use accessory to a commercial use, mobile home park, a tourist accommodation use, or an industrial use, where the building or buildings include one dwelling unit for the accommodation of the owner, operator or manager.

AGGREGATE EXTRACTION USE means a use involving the extraction and removal of aggregate materials from a lot and the subsequent reclamation and revegetation of the site. It includes sufficient breaking to allow the material to be transported from the site, but does not include processing of aggregates.

AGRI-TOURISM means a tourist activity, service or facility accessory to an agricultural activity on a parcel that is classified as a farm use under the BC Assessment Act; may include: tours, farm retail sales, food and beverage service provided the use is in accordance with the *Agricultural Land Commission Act* and its regulations.

ALLUVIAL FAN means the alluvial deposit of a stream where it issues from a steep mountain valley or gorge upon a plain or at the junction of a tributary stream with the main stream.

ANCILLARY or ACCESSORY USE means a use auxiliary or subordinate to the principal use permitted in the land use designation.

APPROVAL means approval in writing.

APPROVED COMMUNITY SANITARY SEWER SYSTEM means a system for the collection, treatment, and disposal of domestic sewage, which has a design capacity of at least 22,700 litres per day and which is approved as a Class “A” system under the Municipal Sewage Regulation of the Environmental Management Act, and which is owned, operated and maintained by the Fraser Valley Regional District.

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APPROVED COMMUNITY WATER SYSTEM means a system of waterworks which is approved under the *Drinking Water Protection Act* and its associated regulations, and which is owned, operated and maintained by either:

- an improvement district pursuant to the *Local Government Act*;
- a water utility pursuant to the *Water Utility Act*;
- the Fraser Valley Regional District; or
- a strata corporation pursuant to the *Strata Property Act* with a minimum of five strata lots served by the water system.

ARTISAN-CRAFT WORKSHOP USE means an activity of a gainful nature which is carried on by an artisan who practices, cultivates or instructs in craftsmanship and/or arts; includes artists’ and potters’ studios, workshops for the assembly and manual repair of specialized equipment by skilled artisans, musicians, horologists and the like, antique furniture and painting, restoration and repair, glass blowing, wood or stone carving, and all other similar activities; specifically excludes automobile, trailer and bicycle workshops, yards for trade and landscape contractors, boat building, service establishments for small appliances, office and amusement machinery and audio-visual equipment, food processing, personal service establishments, gunsmithing, locksmithing and similar pursuits, taxidermy, tanneries and pet breeding or care facilities, laboratories and professional offices, audio-visual production services and all other related occupations and businesses.

ASSEMBLY USE means a use of land that provides open space, buildings, or structures for private gatherings and assembly of people; which may be centered around education, religious gathering and worship or fraternal organization; and may include retreats, camps, private educational centre, meeting hall, and associated temporary lodging, boarding and accommodation use; in addition to associated residential use.

ASSOCIATED RESIDENTIAL LIMITED USE means a variety of uses associated with, but clearly ancillary or accessory to, a residential use; excludes overnight accommodation uses.

ASSOCIATED RESORT USE means a variety of uses associated with, but clearly ancillary or accessory to a resort use; may include common amenities such as clubhouse, pool, recreational facilities, meeting room and other such similar use, exclusively by strata owners or resort users.

ASSOCIATED RURAL RESIDENTIAL USES means a variety of uses associated with, but clearly ancillary or accessory to, a rural residential use; includes bed and breakfast operations, boarding use, home occupations, cottage industries, artisan craft workshop, and small scale enterprise; unless prohibited by the zoning bylaw or, where land is located within the Agricultural Land Reserve, unless prohibited by under the *Agricultural Land Commission Act* and its regulations.

BED AND BREAKFAST means a use accessory to a residential use and contained within the principal residence in which no more than three (3) sleeping rooms without cooking facilities, are used for the temporary accommodation of the traveling public, and in which breakfast but no other meal may be served to the registered guests.

BUFFER means any device arranged and maintained to screen or separate adjoining land uses or properties, and includes any combination of setbacks, existing vegetation, ditches, roads, landscaping, berming and fencing.

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BUILDING BYLAW means any building bylaw applicable to Electoral Area “E” of the Fraser Valley Regional District enacted pursuant to the Local Government Act.

COMMERCIAL CAMPGROUND USE means a commercial use of land for the purpose of providing two or more recreational camping spaces for recreational trailers, or motor homes, together with all supporting, common leisure and service facilities for the exclusive use of, and temporary occupancy for part of the year only, holiday-makers; may include: a recreational camping club incorporated under the Society Act; but does not include a social club, interest developments, strata developments, natural campgrounds, holiday park, mobile home park, motel, campground or camp licensed under the *Community Care Facility Act*.

COMMERCIAL USE means a use providing for the retail sale, repair and servicing of household, non-household, personal and non-personal goods, or for providing services to people.

CONSERVATION USE means the preservation or protection of natural resources and assets in their natural state, including the habitat of birds, fish and other wildlife. For lands within the Provincial Agricultural Land Reserve and designated CONSERVATION USE in this Plan, Conservation Use includes:

- biodiversity conservation, passible recreation, heritage, wildlife and scenery viewing
 - purposes, as long as the area occupied by any associated buildings and structures does not exceed 100m² for each parcel;
 - use of open land park established by a local government; and,
 - ecological reserve, park, protected area, wildlife management area and recreation area;
- in accordance with the *Agricultural Land Commission Act* and its regulations.

CONTIGUOUS, when applied to two areas of development, means that they abut or touch each other.

COTTAGE INDUSTRY USE means an activity of a gainful nature which is not an offensive trade and which occupies a building accessory to residential and agriculture land uses, which includes ancillary retail and office facilities and which does not employ or involve more than three operators or employees, the principal of whom shall be resident on the parcel. Cottage industry use includes custom stone, textile, wood and metal working facilities, wholesale bakeries, plants, processing and packing food grown or raised on the parcel, cottage wineries, locksmiths, gunsmiths, tinsmiths, print shops, audio visual and photographic studios, small appliances and office machinery repair, non-motorized bicycle repair shops.

DEBRIS FLOOD means a channelized slope hazard involving uncontrolled water flow which can result in water damage to unprotected buildings, erosion, deposition of gravel and timber debris and silting damage.

DEBRIS FLOW means a channelized slope hazard generally involving considerable amounts of sediments and debris, including trees and boulders, with small amounts of water, and is relatively confined to areas at the mouth of gullies, normally near the apex of the alluvial fans.

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DESIGNATION means the land use designations set out in Section 5 of this Plan.

DEVELOPMENT APPLICATION means an application pursuant to an enacted provision of a Responsible Authority which affects the development of any land within the area covered by this plan.

ENVIRONMENTAL IMPACT ASSESSMENT means a field-based technical assessment conducted, prepared and supported by a **qualified professional** including but not limited to a professional biologist, in accordance with the Ministry of Environment recommended methodologies and best practices, which assessment provides:

- an inventory of fish and wildlife species and their habitats; threatened, rare and endangered species and their habitats; and, other sensitive ecosystems in the proposed development area, and in adjacent habitats or ecosystems which may be impacted by the proposed development area; and,
- recommendations for the avoidance then mitigation of impacts associated with a proposed development area.

FARM USE means a use providing for the growing, rearing, producing and harvesting of agricultural products and includes the processing on an individual farm of the products harvested, reared or produced on that farm only; and, retail sale of agricultural products which are produced on the same parcel or on other parcels within the area that form and are managed as part of the same farm operation. For lands within the Agricultural Land Reserve and designated AGRICULTURAL in this Plan, farm use also includes activities designated as farm use pursuant to the *Agricultural Land Commission Act* and its regulations.

FLOODPLAIN means an area of land, whether flood-proofed or not, which is susceptible to flooding by a watercourse, lake, ocean or other body of water.

FLOODPROOFING means the alteration of land or structures and contents to minimize flood damage by raising the elevation of the land above the maximum elevation of the local flood level as determined by *Fraser Valley Regional District Floodplain Management Bylaw 0681, 2005*, or by the construction of buildings and structures to withstand the effects of flooding and flood waters, with all habitable floors located at elevations above the flood construction level as determined by *Fraser Valley Regional District Floodplain Management Bylaw 0681, 2005*.

FORESTRY USE means the cutting and preliminary grading of forest products for shipment; includes temporary or portable sawmills or shake mills processing materials cut in the local area.

GEOHAZARD STUDY means a study prepared by a qualified professional engineer with training and experience in geotechnical engineering and licensed in the Province of British Columbia which interprets the physical conditions of surface or subsurface features in a study area with respect to stability, potential seismic disturbance, interrelated chemical activity, and size and volume analysis; specifically addresses the possible effects of physical alterations or deformations of the land related to proposed building or other projects; and may establish standards for siting and construction of proposed buildings or the nature and location of proposed uses. Geohazard studies must meet the requirements outlined in *FVRD – EGBC GeoHazard Assurance Statement*.

HIGHWAY COMMERCIAL means a commercial use located adjacent, or nearly adjacent, to routes of travel of regional significance which is intended to serve the needs of an itinerant motoring population; includes service stations, gas bars, restaurants and tourist information booths, but excludes major tourist recreation commercial uses, local and local tourist commercial uses.

HOLIDAY PARK means any lot or parcel operated and maintained for the sole purpose of providing two or more recreational camping sites or lots, park model sites or lots, or holiday home sites or lots, together with all common leisure, services and supporting facilities for the exclusive use of and occupancy for part of the year only by holiday-makers who are the owners or lessees of the said sites or lots; may include bare land strata lots under the Strata Property Act of the Province of British Columbia, or a cooperative ownership recreational club incorporated under the Society Act of the Province of British Columbia, or a three (3) year or longer lease agreement approved by the Responsible Authority, but does not include a social club, mobile home park, motel, commercial campground, natural campground or a camp licensed under the Community Care Facilities Act of the Province of British Columbia.

HOME OCCUPATION USE means a use accessory to a single family residential use where the householder carries on an occupation, craft or profession within the residential dwelling unit.

IMPERVIOUS AREA means the total area of impervious surface expressed as a percentage of the total area of the parcel of land. Impervious surfaces are those which water cannot penetrate such as buildings, paved roads, and driveways.

INDUSTRIAL USE means the use of land, buildings and structures for the manufacturing, processing, fabricating, repair, packaging or assembly of goods; warehousing or bulk storage of goods; and related accessory uses.

LOCAL COMMERCIAL USE means a commercial use intended to serve the day-to-day needs of the local population residing in the vicinity of the local commercial use; includes general stores, convenience stores, small personal service establishments and artisan-craft workshop uses.

LOCAL INSTITUTIONAL means an institutional use, which provides services for primarily local residents including civic, educational, fire halls, community and cultural centres, and other similar uses, and is established by local government, provincial or federal government, parks board or library board.

LOCAL TOURIST COMMERCIAL USE means the use of land for commercial establishments intended primarily to serve the day-to-day needs and leisure time activities of a visitor population temporarily accommodated in the vicinity of the local tourist commercial use; includes local tourist attraction uses and artisan craft workshop uses, but excludes major tourist recreation commercial uses;

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LOW DENSITY COMMERCIAL RECREATION means low-impact recreation uses in a natural setting and involving wilderness appreciation and related activities carried out on a seasonal or temporary basis; includes ranches, lodges, recreation camps, natural campgrounds, and private recreational, institutional or cultural facilities; excludes commercial campgrounds and holiday parks.

MAJOR INSTITUTIONAL means a large scale use of land by a governmental or administrative body, including Department of National Defense lands, correctional facilities and other government lands, catering to a regional, provincial or national populations.

MAJOR TOURIST RECREATION COMMERCIAL USE means a commercial use involving, though not limited to, extensive open air commercial recreation facilities for active physical participation, which is intended to serve the regional population and which would have transportation requirements of regional significance; it includes amusement parks, marinas, display gardens and golf courses, but excludes low-density commercial recreation uses and natural camping ground use.

MARINA means the use of land, buildings, structures, accessory uses incidental to a marina use, and the surface of water for providing docking, berths, and facilitates for launching and storage of pleasure boats on water or land.

MAXIMUM DENSITY means the maximum number of parcels achievable by subdivision from parent parcel for the purposes of establishing a resort residential development.

MAXIMUM SITE COVERAGE means the proportion of a parcel of land which is used for buildings, structures, driveways, patios, swimming pools and other development covering the surface of land.

MOBILE HOME PARK means a residential use of a lot on which two or more mobile homes are located.

MULTI-FAMILY RESORT RESIDENTIAL USE means a resort residential use consisting of two (2) or more attached dwelling units occupied as residences or seasonal residences for one family per dwelling unit, together with accessory common and private amenity facilities which may include a clubhouse and other private recreational and social amenities.

NATURAL BOUNDARY means the visible high-water mark of any lake, river, stream or other body of water, where the presence and action of the water are so common and usual, and so long continued in all ordinary years as to mark upon the soil of the bed or the lake, river, stream or other body of water, a character distinct from that of the banks thereof in respect to vegetation, as well as in respect to the nature of the soil itself.

NATURAL CAMPGROUND USE means a use of land for camp sites on an overnight rental basis, which involves no buildings, structures or service connections; excludes commercial campgrounds and holiday parks, sites owned or leased under the Strata Property Act, and camps licensed under the Community Care Facility Act of the Province of British Columbia.

Natural Campground Use located within the Agricultural Land Reserve is permitted under the *Agricultural Land Commission Act* and its regulations under certain conditions as an agri-tourism use. The regulations of the Agricultural Land Commission should be consulted to determine limitations and conditions for locations within the Agricultural Land Reserve.

NATURAL GROUND means the level of the surface of the ground which occurs or occurred naturally and before any excavation or construction.

OFFICIAL COMMUNITY PLAN means a plan prepared and adopted by a Regional Board by bylaw pursuant to the Local Government Act which applies to all or parts of an electoral area of a Regional District. It forms the basis for preparing development bylaws in an electoral area.

ON-SITE SERVICES means the provision of an individual water supply and on-site sewage disposal in accordance with the standards of the Responsible Authorities pursuant to the requirements of the Public Health Act, the Environmental Management Act, and bylaws of the Fraser Valley Regional District.

PARK and **PARK RESERVE** means open space dedicated to the preservation of the natural environment and recreation use, including camping and a range of facilities associated with park activities.

PLAN AMENDMENT means a bylaw amending a schedule of this Plan prepared and adopted pursuant to the Local Government Act.

PUBLIC ACCESS means the unrestricted right of the general public to cross lands without the need for any approvals or specified permits.

PUBLIC USE means the use of land by a government or administrative body intended primarily to serve the day-to-day needs of the population residing in the local vicinity, and includes civic, utility, institutional, recreation and conservation uses but excludes commercial recreation use.

QUALIFIED PROFESSIONAL means an applied scientist or technologist specializing in a relevant applied science or technology including, but not limited to, agrology, forestry, biology, engineering, geomorphology, geology, hydrology, hydrogeology or landscape architecture, and, who is registered in British Columbia with their appropriate professional organization and acting under that association's Code of Ethics is subject to disciplinary action by that association; and, who, through demonstrated suitable education, experience, accreditation and knowledge relevant to the particular matter, may be reasonably relied on to provide advice within their area of expertise.

RECREATION USE means public park, conservation area, recreation area and ancillary uses as permitted by the Responsible Authorities; excludes commercial recreation uses.

RESIDENTIAL USE means the use of land for residences, providing for the accommodation and home life of a person or persons at a maximum density of one unit or more in accordance with provisions set out in this plan.

RESIDENTIAL OCCUPANCY means a "residential occupancy" as set out and defined in the British Columbia Building Code.

RESORT RESIDENTIAL USE means a resort residential use consisting of one (1) or more dwelling units occupied as a residence or seasonal residence for one family per dwelling unit, together with accessory common and private amenity facilities which may include a clubhouse and other private recreational and social amenities.

RESOURCE EXTRACTION means the pulling out or drawing out of primary forest, mineral and other natural resources and includes mining, the extraction of aggregate materials, forestry, fishing and associated local transportation uses.

RESOURCE INDUSTRIAL USE means a use related to the extraction, primary processing, and transport of products from primary natural resource materials; includes log booming, sawmills, and gravel sorting and screening plants and similar related industries

RESPONSIBLE AUTHORITY means a governmental and/or administrative body, operating in part or in total within the region, which is charged with or capable of enacting government provisions affecting the development of land or the construction of public works within the region; includes a member municipality, a Regional District, the Province of British Columbia, the Government of Canada, and their agencies.

SINGLE FAMILY DWELLING means a structure providing for a single family residential use for person or persons, includes accessory residential uses as well as mobile and modular homes where permitted in the zoning bylaw.

SINGLE FAMILY RESIDENTIAL USE means the use of a building or part thereof as a single family dwelling with a maximum density of one single family dwelling unit per parcel.

SMALL SCALE ENTERPRISE means an artisan craft workshop, hobby greenhouse, or cottage industry which is accessory use in a rural or limited use designation, unless prohibited by a zoning bylaw.

SPECIAL EVENT means the use of land for temporary commercial or industrial use including fairs or concerts, live performances, campsites, assembly use, recreation use, emergency operations and other event-related land uses.

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TEMPORARY USE means a commercial or industrial use for which a Temporary Use Permit pursuant to Section 921 of the Local Government Act is issued.

USEABLE LAND means, for the purpose of computing the number of sites, strata lots or dwelling units permitted in a resort development, all of the lot area which can be used for camping, holiday homes, resort residential uses and associated activities; it shall exclude the site for a residence of the owner, manager or employee, land with a slope greater than 25%, land lacking adequate natural drainage of surface water, sensitive habitat and lakes, ponds, and watercourses;

WATERCOURSE means any natural depression with well-defined banks and a bed zero point six (0.6) metres or more below the surrounding land serving to give direction to a current of water at least six (6) months of the year or having a drainage area of two (2) square kilometres or more upstream of the point of consideration.

WETLAND means land that is inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal conditions that supports, vegetation typically adapted for life in saturated soil conditions, including, swamps, marshes, bogs, fens, estuaries and similar areas that are not part of the active floodplain of a stream, that may not contain surface water, and that may not be connected to a stream.

To: Electoral Area Services Committee

Date: 2020-02-13

From: Andrea Antifaeff, Planner 1

File No: 3360-25-2019-02

Subject: Zoning amendment application for 11882 Sylvester Road, Electoral Area F to facilitate a two lot subdivision

RECOMMENDATION

THAT the Fraser Valley Regional District Board consider giving first reading to the bylaw cited as *Fraser Valley Regional District Electoral Area F Zoning Amendment Bylaw No. 1539, 2019* to rezone the property located at 11882 Sylvester Road from Rural Residential 2 (RS-2) to Rural Residential 1 (RS-1) to facilitate a two lot subdivision;

THAT the *Fraser Valley Regional District Electoral Area F Zoning Amendment Bylaw No. 1539, 2019* be forwarded to Public Hearing;

THAT the Fraser Valley Regional District Board delegate the holding of the Public Hearing with respect to proposed *Fraser Valley Regional District Electoral Area F Zoning Amendment Bylaw No. 1539, 2019* to Director Davidson, or his alternate in his absence;

THAT Director Davidson or his alternate in his absence preside over and Chair the Public Hearing with respect to proposed *Bylaw 1539, 2019*;

AND THAT the Chair of the Public Hearing be authorized to establish procedural rules for the conduct of the Public Hearing with respect to proposed *Bylaw 1539, 2019* in accordance with the *Local Government Act*;

AND FURTHER THAT in the absence of Director Davidson, or his alternate in his absence at the time of Public Hearing with respect to proposed *Bylaw 1539, 2019* the Fraser Valley Regional District Board Chair is delegated the authority to designate who shall preside over and Chair the Public Hearing regarding this matter;

AND FINALLY THAT the Fraser Valley Regional District authorize its signatories to execute all documents relating to *Bylaw 1539, 2019*.

STRATEGIC AREA(S) OF FOCUS

Provide Responsive & Effective Public Services

BACKGROUND

The owners of the property have made an application to rezone the parcel located at 11882 Sylvester Road. The purpose of *Zoning Amendment Bylaw 1539, 2019 (Bylaw 1539)* is to rezone the property from Rural Residential 2 (RS-2) to Rural Residential 1 (RS-1) to facilitate a two lot residential subdivision. The development involves one parcel of approximately 1.7 hectares (4.2 acres) to eventually be subdivided as follows:

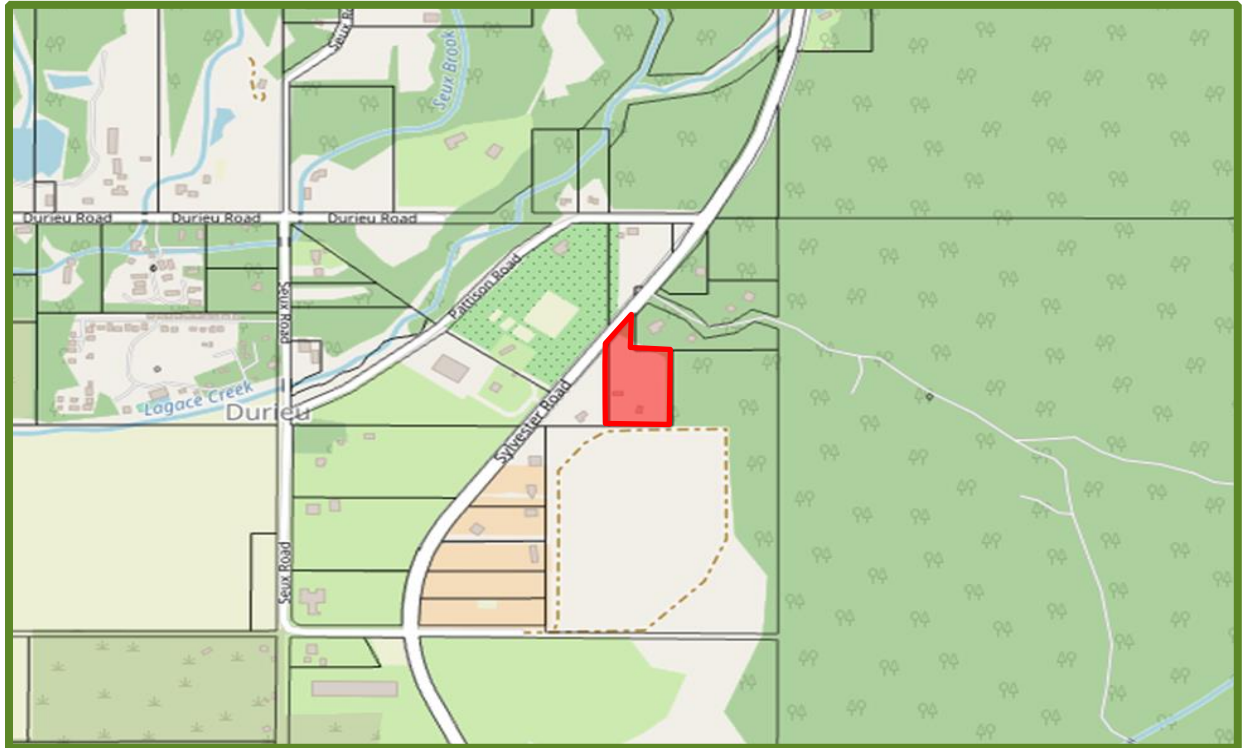
- Lot 1 – 0.667 ha (1.6 acres)
- Lot 2 – 1.03 ha (2.5 acres)

Each lot will accommodate one single family home.

PROPERTY DETAILS			
Electoral Area	F		
Address	11882 Sylvester Rd		
PID	004-475-291		
Folio	775.02268.010		
Lot Size	4.2 acres		
Owner	Jason Dunkley & Michelle Patterson	Agent	n/a
Current Zoning	Rural Residential 2 (RS-2)	Proposed Zoning	Rural Residential 1 (RS-1)
Current OCP	Suburban Residential (SR)	Proposed OCP	No change
Current Use	Residential	Proposed Use	No change
Development Permit Areas	1-F (Northern portion only) Geologic & Stream Hazard 2-F Riparian Areas		
Agricultural Land Reserve	No		

ADJACENT ZONING & LAND USES		
North	^	Rural Residential 2 (RS-2); Single-family Residence, Agriculture
East	>	Rural Residential 2 (RS-2); Vacant, Forest
West	<	Rural Residential 2 (RS-2); Single-family Residence, Agriculture
South	v	Rural Residential 2 (RS-2); Vacant, Forest

NEIGHBOURHOOD MAP



PROPERTY MAP



DISCUSSION

Zoning Amendment

The subject property is zoned Rural Residential 2 (RS-2) under *Dewdney-Alouette Regional District Land Use and Subdivision Regulation Bylaw No. 559-1992*. The minimum parcel size for parcels to be created by subdivision is 1 hectare. In order for the owners to be eligible to subdivide their 1.7 hectare property, rezoning is required.

The owners have applied to rezone their property from Rural Residential 2 (RS-2) to Rural Residential 1 (RS-1). The RS-1 zone has a minimum parcel size of 0.5 hectares and requires parcels to be serviced by a community water supply system.

Official Community Plan

The subject property is designated Suburban Residential (SR) under *Fraser Valley Regional District Official Community Plan for Hatzic Valley, Electoral Area F, Bylaw No. 0999, 2010*. The minimum parcel size for parcels is 1 hectare or 0.5 hectare with connection to an approved community water system. The owners are proposing to connect both of the proposed lots to an approved community water system, which is consistent with the Official Community Plan designation.

Site Servicing

The owners have submitted a feasibility report to demonstrate septic feasibility for each proposed parcel. Cleartech Consulting Ltd. has provided a feasibility report dated July 3, 2019 which included soil testing and review of site conditions. The report substantiated that both proposed lots are capable of supporting a future onsite septic system for a single family residence.

The Cleartech Consulting Ltd. report identifies specific field locations for each lot (reserve field only for proposed lot 1 as primary field already exists) which are located greater than 30 metres from any watercourse. The siting of the fields is subject to review and change upon filing with the Fraser Health Authority.

Water Supply Concerns

There are concerns from residents in Hatzic Valley regarding the long term water supply of aquifers in the area. The Hatzic Prairie water system is an established water system which draws water from the Hatzic Prairie aquifer. Water lines for this system run along Sylvester Road in front of both proposed lots. Both lots will be required to connect to the water system and will not be on independent water sources (wells).

While it is challenging to fully understand groundwater conditions in the area, it is the view of staff that the newly created lot represents one additional connection to the water system. This additional connection is likely to be low risk because the quantity of water extracted represents a small fraction of

water and would have limited effects on the long term water supply for the area. Staff have no reason to think that the addition of one connection would cause a negative impact on the long term supply of the water system.

However, there is lots that we do not know about groundwater and the cumulative effects of more lots in the future may increase the risk to ground water supply. The Engineering Department is working on a scoping exercise for a study on the Miracle Valley aquifer which would look at those effects.

Development Permit

In advance of bylaw adoption for the zoning amendment, a development permit and covenant to address the following Development Permit Area (DPA) matters is necessary:

A portion of the property is located within Development Permit Area 1-F (Geologic and Stream Hazard) for the protection of the development from hazardous conditions. A site specific geo-hazard assessment report is required to determine the feasibility of the proposed development and confirm if the property is 'safe for the use intended'. The report should also identify safe building sites and any mitigation required to address hazards. The owners have not yet submitted a geo-hazard report.

The property is also located within Development Permit Area 2-F (Riparian Areas) for the protection of the natural environment, its ecosystems and biological diversity. The owners have submitted a Riparian Areas Regulation: Assessment Report by Vitaly Ostroumov of QEP Environmental Ltd. dated July 18, 2019, however, the Qualified Environmental Professional (QEP) must still submit the report to the Province for review and approval before the report can be used for a Development Permit.

The geo-hazard and riparian areas assessment must be submitted before the public hearing is scheduled so that they are available for public review. The geo-hazard report and riparian areas assessment report will form part of the Development Permit and be registered as a covenant to ensure that future subdivision and building activity addresses any siting and design recommendations.

Development Variance Permit – Parcel Frontage

The proposed parcel frontage for proposed Lot '1' does not meet the minimum 10% of the lot perimeter requirement. The owners must obtain a frontage reduction variance to support subdivision. It is recommended that the frontage variance be given consideration after any third reading and prior to consideration of adoption. Both proposed parcels will have adequate frontage and access from Sylvester Road.

Wildfire Assessment

The lands are located in a high interface fire hazard area. New subdivision development in a high interface hazard area is required to be constructed to minimize the risk of fire hazards to people and property. A Wildfire Assessment is required to assess susceptibility to wildfire (from condition on and off site) and detail how to mitigate the hazard. The assessment is to be prepared by a professional forester licensed in BC, specializing in forest wildfire assessment.

Stormwater Management Plan

The owners will be required to submit a stormwater management plan to determine potential impacts to groundwater and implement any report recommendations. A restrictive covenant detailing the stormwater management plan and any mitigation requirements is recommended to be registered on title prior to consideration of bylaw adoption.

Works and Servicing Agreement

Prior to the adoption of the Zoning amendment, a works and servicing agreement must be completed. Before any construction begins the Developer and the Regional District shall enter into a written Works and Services Agreement pursuant to Section 570 of the Local Government Act.

Key Issues Summary

Issue	Information Prepared By:	Stage of Process
Geo-Hazard Assessment	Qualified Professional Engineer	Prior to Public Hearing
Riparian Area Assessment	Qualified Environmental Professional (Provincial Approval Required)	Prior to Public Hearing
Wildfire Assessment	Professional Forester licensed in BC (specializing in forest wildfire assessment)	Prior to Public Hearing
Stormwater Management Plan	Qualified Professional Engineer	Prior to Public Hearing
Development Variance Permit (Parcel Frontage)	Applicant (Professional)	Prior to Consideration of Adoption
Works and Servicing Agreement	Qualified Professional	Prior to Consideration of Adoption
Covenants	Applicant	Prior to Consideration of Adoption
Development Permit	Applicant	Prior to Subdivision

Neighbourhood Notification and Input

If the bylaw receives first reading, all property owners within 150 metres of the property will be notified by the FVRD of the zoning amendment application and the date and time of the public hearing. Members of the public will be given the opportunity to provide written comments or attend the public hearing to state their comments. FVRD staff encourage the applicant to advise neighbouring property owners and residents of the requested zoning amendment and requested variance in advance of the mail-out notification. In addition, the applicant has posted a sign on the property to advertise the zoning amendment application.

Public Information Meeting

Following first reading, staff recommends that property owner holds their own public information meeting in the community prior to proceeding to public hearing.

COST

The application fee of \$2,500.00 has been paid by the applicant.

CONCLUSION

The proposed zoning amendment is consistent with the Official Community Plan. Technical feasibility of the subdivision will have to be demonstrated prior to public hearing and second reading. It is recommended that the Fraser Valley Regional District Board consider giving first reading to the bylaw cited as *Fraser Valley Regional District Electoral Area F Zoning Amendment Bylaw No. 1539, 2019* as outlined in the recommendation section of this report in order to proceed with the technical and public review process.

OPTIONS:

Option 1 1st Reading (Staff Recommendation)

Option 2 Refer to EASC

THAT the proposed *Fraser Valley Regional District Electoral Area F Zoning Amendment Bylaw No. 1539, 2019* be referred to the Electoral Area Services Committee for further consideration.

Option 3 Defer

THAT a decision with respect to proposed *Fraser Valley Regional District Electoral Area F Zoning Amendment Bylaw No. 1539, 2019* be deferred to the next regular meeting of the Fraser Valley Regional District Board [or other date].

Option 4 Refuse

THAT *Fraser Valley Regional District Electoral Area F Zoning Amendment Bylaw No. 1539, 2019* not be given first reading and the application be refused.

COMMENTS BY:

Graham Daneluz, Director of Planning & Development: Reviewed and supported.

Mike Veenbaas, Director of Financial Services: No further financial comments.

Jennifer Kinneman, Acting Chief Administrative Officer: Reviewed and supported.

FRASER VALLEY REGIONAL DISTRICT

Bylaw No. 1539, 2019

A Bylaw to Amend the Zoning for a portion of Electoral Area F

WHEREAS the Fraser Valley Regional District Board of Directors ("the Board") has deemed it advisable to amend *Dewdney-Alouette Regional District Land Use and Subdivision Regulation Bylaw No. 559-1992* for a portion of Electoral Area F:

THEREFORE the Board enacts as follows:

1) **CITATION**

This bylaw may be cited as *Fraser Valley Regional District Electoral Area F Zoning Amendment Bylaw No. 1539, 2019*.

2) **MAP AMENDMENT**

- a) That Schedule C of *Dewdney-Alouette Regional District Land Use and Subdivision Regulation Bylaw No. 559-1992* be amended by rezoning the lands described as:

PARCEL "A" (EXPLANATORY PLAN 36418) LOT 4 SECTION 13 TOWNSHIP 18 NEW
WESTMINSTER DISTRICT PLAN 10447
(P.I.D. 004-475-291),
comprising 4.2 acres, more or less,

and as outlined in heavy black outline and cross-hatched on Zoning Amendment Map Schedule 1539-A, from the Rural Residential 2 (RS-2) to Rural Residential 1 (RS-1) zone, as shown on Map Schedule 1539-A.

- b) That the map appended hereto as Zoning Amendment Map Schedule 1539-A showing such amendments is an integral part of this bylaw.

3) **SEVERABILITY**

If a portion of this bylaw is found invalid by a court, it will be severed and the remainder of the bylaw will remain in effect.

4) **READINGS AND ADOPTION**

READ A FIRST TIME THIS

day of

PUBLIC HEARING WAS HELD THIS _____ day of _____

READ A SECOND TIME THIS _____ day of _____

READ A THIRD TIME THIS _____ day of _____

APPROVED BY THE MINISTRY
OF TRANSPORTATION AND
INFRASTRUCTURE THIS _____ day of _____

ADOPTED THIS _____ day of _____

Chair/Vice Chair

Corporate Officer/Deputy

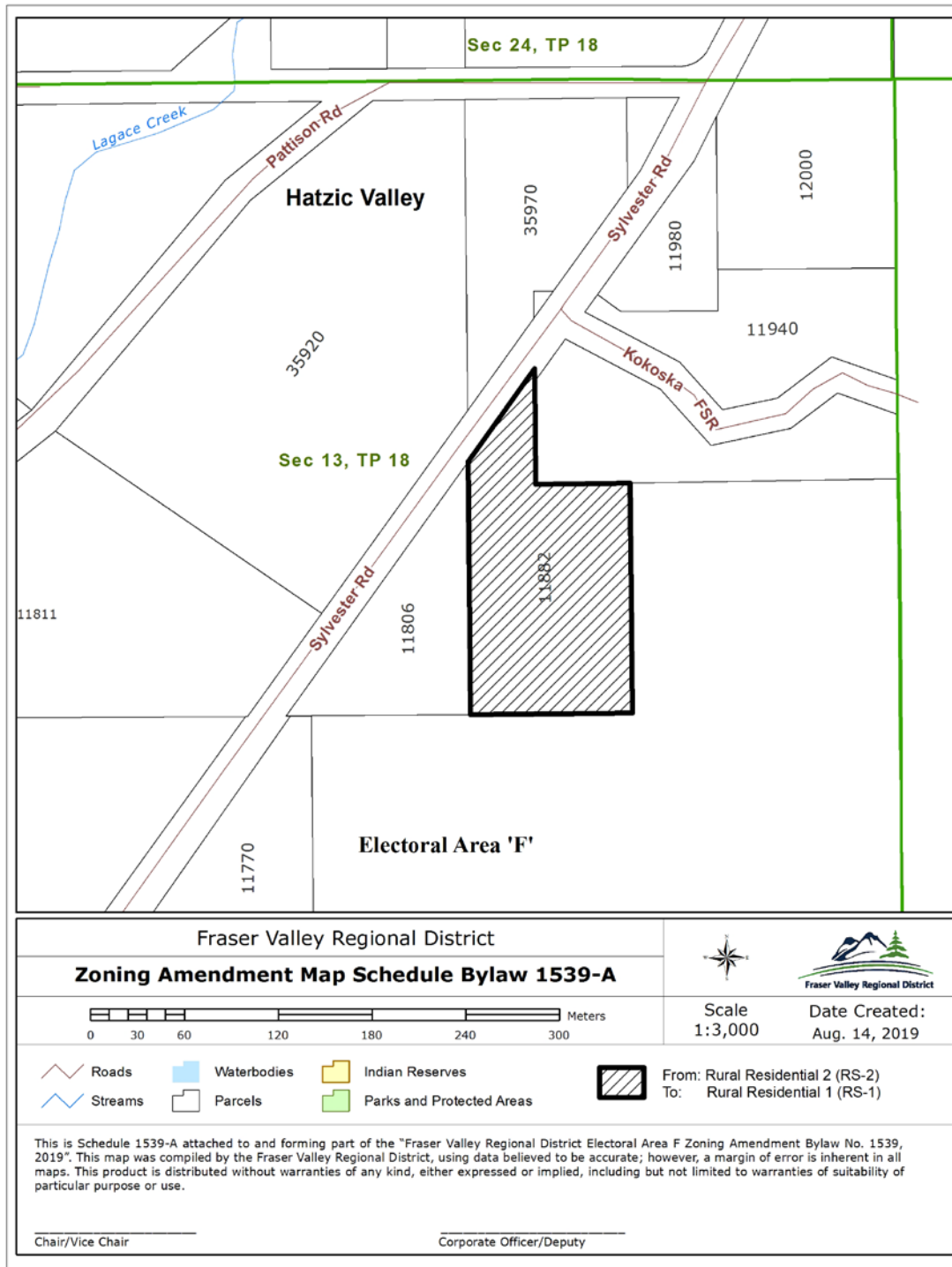
5) CERTIFICATION

I hereby certify the foregoing to be a true and correct copy of *Fraser Valley Regional District Electoral Area F Zoning Amendment Bylaw No. 1539, 2019* as adopted by the Board of Directors of the Fraser Valley Regional District on the day of .

Dated at Chilliwack, B.C. this day of

Corporate Officer/ Deputy

FRASER VALLEY REGIONAL DISTRICT BYLAW NO. 1539, 2019
Zoning Amendment Map Schedule 1539-A



This is map 1 of 1 constituting Zoning Amendment Map Schedule 1539-A, attached to and forming part of *Fraser Valley Regional District Electoral Area F Zoning Amendment Bylaw No. 1539, 2019*.

SCHEDULE A-2

Zoning Amendment Application

I / We hereby apply to:

☐ Amend the text of Zoning Bylaw No. _____
Purpose (in brief): _____

☒ Change the Zoning of the 'subject property' in Zoning Bylaw No. _____

From: RS-2 (current zone)

To: RS-1 (proposed zone)

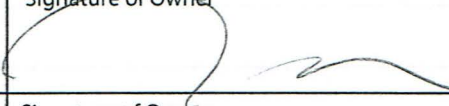

An Application Fee in the amount of \$ _____ as stipulated in FVRD Application Fees Bylaw No. 1231, 2013 must be paid upon submission of this application.

Civic Address 11882 SYLVESTER RD, MISSION, BC PID 009-475-291

Legal Description Lot 4 Block A Section 13 Township 18 Range N4M Plan 10447

The property described above is the subject of this application and is referred to herein as the 'subject property.' This application is made with my full knowledge and consent. I declare that the information submitted in support of the application is true and correct in all respects.

Owner's
Declaration

Name of Owner (print)	Signature of Owner	Date
JASON DUNKLEY		JULY 5/19.
NAME OF OWNER (PRINT)	SIGNATURE OF OWNER	DATE
MICHELLE PATTERSON		JULY 5/19.

Owner's
Contact
Information

Address		City
Email		Postal Code
Phone	Cell	Fax

Office Use Only	Date	File No.
	Received By	Folio No.
	Receipt No.	Fees Paid: \$

Agent

I hereby give permission for _____ to act as my/our agent in all matters relating to this application.

Only complete this section if the applicant is NOT the owner.

Signature of Owner	Date
Signature of Owner	Date

Agent's contact information and declaration

Name of Agent		Company	
Address		City	
Email		Postal Code	
Phone	Cell	Fax	

I declare that the information submitted in support of this application is true and correct in all respects.

Signature of Agent	Date
--------------------	------

Development Details

Property Size 4.2 ACRES (m² or ha)

Existing Use SINGLE FAMILY DWELLING

Proposed Development / Text Amendment 2, SINGLE FAMILY DWELLINGS

Justification and Support WOULD LIKE TO BUILD
A NEW FAMILY HOME ON OUR
PROPERTY BUT NOT ENOUGH FOR
SHOWN HOUSE

(use separate sheet if necessary)

Anticipated Start Date: TODAY JULY 5/19

Services

Services	Currently Existing		Readily Available *	
	Yes	No	Yes	No
Road Access	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water Supply	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sewage Disposal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Hydro	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Telephone	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
School Bus Service	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

* 'Readily Available' means existing services can be easily extended to the subject property.

Proposed

Water Supply

MUNICIPAL CONNECTION

WEST BOTH LOTS

& DEEP WELL EAST LOT

Proposed

Sewage Disposal

ONSITE SEWAGE WASTE WATER

Provincial Requirements

(This is not an exhaustive list; other provincial regulations will apply)

Riparian

Areas

Regulation

Please indicate whether the development proposal involves residential, commercial, or including vegetation removal or alteration; soil disturbance; construction of buildings and structures; creation of impervious or semi-pervious surfaces; trails, roads, docks, wharves, bridges and, infrastructure and works of any kind – within:

yes
☒

no
☐

30 metres of the high water mark of any water body

yes
☐

no
☒

a ravine or within 30 metres of the top of a ravine bank

"Water body" includes; 1) a watercourse, whether it usually contains water or not; 2) a pond, lake, river, creek, or brook; 3) a ditch, spring, or wetland that is connected by surface flow to 1 or 2 above.

Under the *Riparian Areas Regulation* and the *Fish Protection Act*, a riparian area assessment report may be required before this application can be approved.

Pursuant to the *Environmental Management Act*, an applicant is required to submit a completed "Site Profile" for properties that are or were used for purposes indicated Schedule 2 of the *Contaminated Sites Regulations*. Please indicate if:

Contaminated

Sites

Profile

yes
☐

no
☒

the property has been used for commercial or industrial purposes.

If you responded 'yes,' you may be required to submit a Site Profile. Please contact the FVRD Planning Department or the Ministry of Environment for further information.

Archaeological

Resources

Are there archaeological sites or resources on the subject property?

yes
☐

no
☐

I don't know
☒

If you responded 'yes' or 'I don't know' you may be advised to contact the Archaeology Branch of the Ministry of Tourism, Sport and the Arts for further information.

Required Information

When providing Application Forms to the applicant, Regional District staff shall indicate which of the following attachments are required for this application. **Additional information may also be required at a later date.**

	Required	Received	Details
Location Map			Showing the parcel (s) to which this application pertains and uses on adjacent parcels
Site Plan At a scale of: 1: _____			Reduced sets of metric plans
			North arrow and scale
			Dimensions of property lines, rights-of-ways, easements
			Location and dimensions of existing buildings & setbacks to lot lines, rights-of-ways, easements
			Location and dimensions of proposed buildings & setbacks to lot lines, rights-of-ways, easements
			Location of all water features, including streams, wetlands, ponds, ditches, lakes on or adjacent to the property
			Location of all existing & proposed water lines, wells, septic fields, sanitary sewer & storm drain, including sizes
			Location, numbering & dimensions of all vehicle and bicycle parking, disabled persons' parking, vehicle stops & loading
			Natural & finished grades of site, at buildings & retaining walls
			Location of existing & proposed access, pathways
			Above ground services, equipment and exterior lighting details
			Location & dimensions of free-standing signs
			Storm water management infrastructure and impermeable surfaces
			Other:
Floor Plans			Uses of spaces & building dimensions
			Other:
Landscape Plan Same scale as site plan			Location, quantity, size & species of existing & proposed plants, trees & turf
			Contour information (_____ metre contour intervals)
			Major topographical features (water course, rocks, etc.)
			All screening, paving, retaining walls & other details
			Traffic circulation (pedestrian, automobile, etc.)
Reports			Other:
			Geotechnical Report
			Environmental Assessment
			Archaeological Assessment
			Other:

The personal information on this form is being collected in accordance with Section 26 of the *Freedom of Information and Protection of Privacy Act, RSBC 1996 Ch. 165* and the *Local Government Act, RSBC 2015 Ch. 1*. It will only be collected, used and disclosed for the purpose of administering matters with respect to planning, land use management and related services delivered, or proposed to be delivered, by the FVRD. Questions about the use of personal information and the protection of privacy may be directed to the FVRD Privacy Officer at 45950 Cheam Avenue, Chilliwack, BC V2P 1N6, Tel: 1-800-528-0061 FOI@fvrd.ca.

To: Electoral Area Services Committee

Date: 2020-02-13

From: Adriana Snashall, Bylaw Compliance & Enforcement Officer

File No: 3920-20

Subject: Vessel Noise Control Regulations Repeal Bylaw No. 1580, 2020

RECOMMENDATION

THAT the Fraser Valley Regional District Board consider giving three readings and adoption to the bylaw cited as *Fraser Valley Regional District Vessel Noise Control Regulations Repeal Bylaw No. 1580, 2020*.

STRATEGIC AREA(S) OF FOCUS

Provide Responsive & Effective Public Services

BACKGROUND

In the early 1980's the Dewdney-Alouette Regional District (DARD) and Fraser-Cheam Regional District (RDFC) adopted various vessel noise control regulation bylaws for select waterways. Each of these bylaws specifically prohibited the use of vessels equipped with exhaust systems expelling gases directly into the air without first passing through the water unless the vessel was equipped with a muffling device to ensure that the exhaust gases from the engine are cooled and expelled without excessive noise. These bylaws also generally prohibited any vessel-related audible disturbances. The bylaws and their specific select waterways to which they apply are:

- DARD Bylaw No. 240-1981 –Stave Lake, Salsbury Lake, Hatzic Lake, Strawberry Slough, Nicomen Slough, Lake Errock, a portion of Harrison Bay and some connective waterways;
- RDFC Bylaw No. 485, 1983 – Cultus Lake;
- RDFC Bylaw No. 568, 1984 – Kawkawa Lake;
- RDFC Bylaw No. 610, 1985 – Harrison Bay.

DISCUSSION

Each summer FVRD bylaw enforcement staff receives one or two requests for enforcement of speed restrictions or engine noise caused by careless or dangerous operation of recreational vessels, primarily in the Harrison Bay/Lake Errock areas. As a result of these complaints, bylaw enforcement staff has

been in regular contact with the Office of Boating Safety (Transport Canada) which is responsible for overseeing regulations, standards and policies, enforcement and technical services for recreational vessels. The mandate of the Office of Boating Safety is to encourage safe boating practices and compliance with regulations. This is done through management of the *Vessel Operation Restriction Regulations* and the Pleasure Craft Licencing regulatory programs, providing training to enforcement agencies, and promoting boating safety. Vessel operating regulations are established under sections 35(1)(d), 136 and 207 of the *Canada Shipping Act, 2001*. The federal regulations include a Universal Speed Restriction of 10 km/h (5.4 knots) within 30 metres of shore on all inland waters in BC to enhance safety, protect the environment, and protect public interest. However, some exceptions do apply:

- Recreational towing (while travelling perpendicular from the shore)
- Rivers less than 100 metres wide, as well as canals and buoyed channels
- Waters where another speed limit is set in Schedule 6 of the *Vessel Operation Restriction Regulations*
- Waters where another speed limit is established

The province-wide limits are in effect whether they are posted or not; this provides an effective, economical and quick means of addressing local concerns, and avoids costs associated with signage. While signs are not required to enforce the province-wide shoreline speed restriction, a local government may choose to post signage to help educate boaters and reduce incidents.

SCHEDULE 6 (Subsection 2(5) and subparagraph 2(8)(b)(ii)) Waters on Which Power-driven Vessels and Vessels Driven by Electrical Propulsion Are Subject to a Speed Limit provides the following maximum speeds in km/h over the ground for inland bodies of water within the Fraser Valley Regional District:

- The following parts of Hatzic Lake = 8km:
 - a. the area extending 30 m into the lake from the shore; and
 - b. the area bounded on the south by the Lougheed Highway and on the north by a line drawn parallel to that highway, commencing at a point on the extreme western shore 300 m north of the bridge to Hatzic Island, thence in a north-easterly direction across the lake to the extreme eastern shore
- All that part of Hatzic Lake not described above = 50km
- Cultus Lake, entrance to Main Beach, north of a line drawn from point A at coordinates 49°04'10" 121°58'43.6" to point B at coordinates 49°04'19.0" 121°59'0.5", as indicated by buoys and signs = 5km
- Parts of Cultus Lake as indicated by buoys and signs are further restricted by SCHEDULE 1(Subsection 2(1)) Waters in Which All Vessels are Prohibited
- Hatzic Slough = 8km
- Chilqua Slough = 8km
- Strawberry Slough = 8km
- Nicomen Slough, except for the portion between the Dewdney and Deroche bridges = 8km

There are other federal regulations that may also be applied to enforce the safe operation of a vessel, including Careless Operation (Section 1007) in the *Small Vessel Regulation*, Unsafe Operation (Section 15) in the *Vessel Operation Restriction Regulation*, and finally, the *Collision Regulation* states that "Every vessel shall at all times proceed at a safe speed so that she can take proper and effective action to avoid collision and be stopped within a distance appropriate to the prevailing circumstances and conditions." The *Collision Regulation* also outlines right-of-way while navigating.

Furthermore, section 733 EXHAUST SYSTEMS and section 1000 MUFFLERS of the *Small Vessel Regulations* prohibit the operation of power-driven vessels without ensuring that the exhaust gases are prevented from leaking and without ensuring the vessel is equipped with a muffler in good working order.

PART 7 Construction Requirements

Exhaust Systems

733 *Every exhaust system and muffler on a vessel equipped with an inboard or stern-drive engine or a permanently installed auxiliary engine shall prevent the leakage of exhaust gases and shall conform to the construction standards.*

PART 10 Safety Precautions and Operational Requirements

Mufflers

- 1000 (1) *No person shall operate or permit another person to operate a power-driven vessel unless it is equipped with a muffler that is in good working order.*
- (2) *No person shall operate or permit another person to operate a vessel equipped with a muffler cut-out or by-pass unless the muffler cut-out or by-pass is visibly disconnected in a manner that ensures it cannot be easily reconnected while the vessel is in operation.*
- (3) *Subsections (1) and (2) do not apply in respect of a vessel that*
- (a) was constructed or manufactured before January 1, 1960;*
 - (b) is engaged in formal training, in an official competition or in final preparation for an official competition;*
 - (c) is propelled by an outboard engine or a stern-drive, if the exhaust gases are directed under water through the propeller hub or below the cavitation plate;*
 - (d) is operated at five or more nautical miles from shore; or*
 - (e) is propelled by gas turbines or by an aircraft-type propeller operating in air.*

Pursuant to the *Canada Shipping Act, 2001* these regulations may be enforced by designated enforcement officers including the RCMP, Department of Fisheries and Oceans, BC Parks, and the Conservation Officer Service. Designated enforcement officers are trained and equipped to enforce all of the above noted regulations, and may issue contravention fines as follows:

- Operating a power-driven vessel without a muffler that is in good working order could result in a fine of \$250
- Permitting a person to operate a power-driven vessel without a muffler that is in good working order could result in a fine of \$250

- Operating a vessel in an unsafe manner could result in a fine of \$500
- Operating a power-driven vessel at a speed over 10 km/h within 30 m of shore in specified waters could result in a fine of \$200

The *Fraser Valley Regional District Bylaw Offence Notice Enforcement Bylaw No. 1415, 2017* prescribes a fine of \$100 for contravention of the current Vessel Noise Control Bylaws. FVRD bylaw enforcement staff has not enforced these regulations for a very long time and does not currently have the enforcement resources to do so. Any complaints of unsafe vessel operation, vessel speed enforcement requests and general enquiries may be forwarded to any of the above noted designated enforcement agencies or the Office of Boating Safety for their investigation and enforcement.

COST

None

CONCLUSION

It is recommended to repeal all the above noted bylaws regulating vessel noise on select waterways in the Regional District.

COMMENTS BY:

Graham Daneluz, Director of Planning & Development

reviewed and supported

Mike Veenbaas, Director of Financial Services

No further financial comment.

Jennifer Kinneman, Acting Chief Administrative Officer

Reviewed and supported.

To repeal RDFC and DARD vessel noise control regulation bylaws

1) CITATION

2) REPEAL

- a) *Dewdney-Alouette Regional District Vessel Noise Controls - for Select Waterways in the District of Mission and Electoral Areas B, C, D and E - Bylaw No. 240-1981; and*
- b) *Fraser-Cheam Regional District Vessel Noise Controls – for Select Waterways in Electoral Area E – Bylaw No. 485, 1983; and*
- c) *Fraser-Cheam Regional District Vessel Noise Controls – for Select Waterways in Electoral Area B – Bylaw No. 568, 1984; and*
- d) *Fraser-Cheam Regional District Vessel Noise Controls – for Select Waterways in Electoral Area F – Bylaw No. 610, 1985.*

3) SEVERABILITY

4) READINGS AND ADOPTION

ADOPTED THIS _____ day of _____

Corporate Officer/Deputy

5) CERTIFICATION

I hereby certify that this is a true and correct copy of *Fraser Valley Regional District Vessel Noise Control Regulations Repeal Bylaw No. 1580, 2020* as adopted by the Board of Directors of the Fraser Valley Regional District on

Dated at Chilliwack, B.C. on

Corporate Officer/Deputy

DRAFT

To: Electoral Area Services Committee

Date: 2020-01-14

From: Andrea Antifaeff, Planner 1

File No: 3090-20-2019-33

Subject: Application for Development Variance Permit 2019-33 to reduce the parcel frontage requirement to facilitate a 2 lot subdivision at 12174 Hodgkin Rd, Electoral Area C

RECOMMENDATION

THAT the Fraser Valley Regional District Board issue Development Variance Permit 2019-33 to reduce the parcel frontage requirement for proposed Lot '1' at 12174 Hodgkin Road, Area C, from 10% of the lot perimeter to 2.4% of the lot perimeter, subject to the consideration of any comments or concerns raised by the public.

STRATEGIC AREA(S) OF FOCUS

Provide Responsive & Effective Public Services

BACKGROUND

Proposal Description

The purpose of DVP 2019-33 is to facilitate the subdivision of 12174 Hodgkin Road, Lake Errock, Area C (PID: 008-580-138) into two lots by reducing the required road frontage for proposed Lot '1' from 10% of the lot perimeter to 2.4% of the lot perimeter.

The subject property is a 13.65 (33.75) acre parcel with one single family dwelling that is split zoned:

- Proposed Lot 1 - Rural Residential (R-1)
- Proposed Lot 2 – Rural 3 (R-3)

per *Dewdney-Alouette Regional District Land Use and Subdivision Regulation Bylaw No. 559-1992*.¹ The minimum parcel size in the R-1 zone is 2.0 hectares and the minimum parcel size in the R-3 zone is 8 hectares. The proposed subdivision is in compliance with zoning regulations.

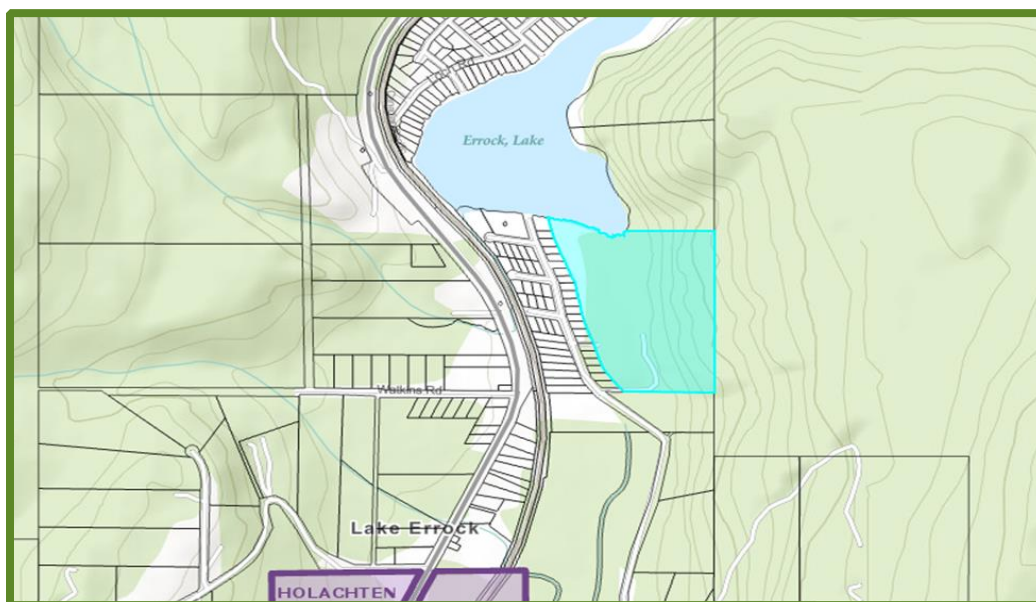
¹ The property was rezoned from Rural 3 (R-3) to split zoned Rural 1 (R-1) and Rural 3 (R-3) in 2018 by *FVRD Zoning Amendment Bylaw No. 1350, 2015*.

The owners have applied to the Provincial Approving Officer to subdivide the parcel into two lots. To facilitate access to proposed Lot '1' from Hodgkin Road, the owners have applied to the FVRD Board for a Development Variance Permit (DVP) to reduce the minimum road frontage requirement.

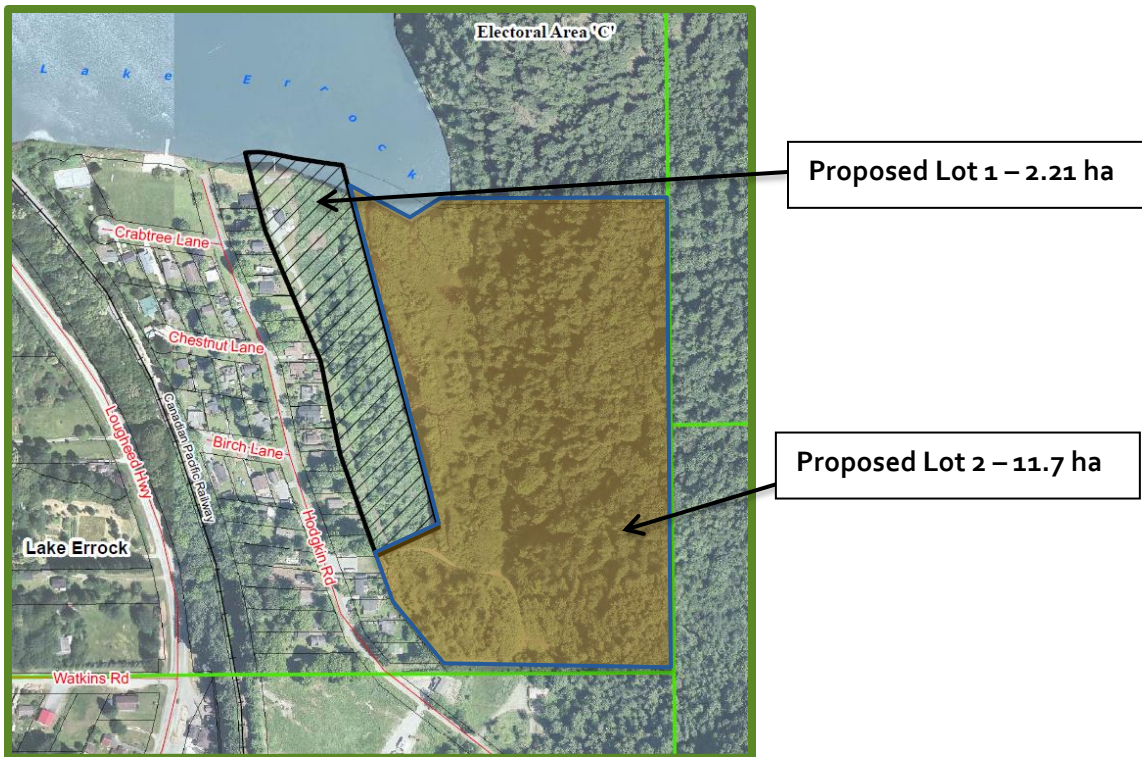
PROPERTY DETAILS			
Electoral Area	C		
Address	12174 Hodgkin Road		
PID	008-580-138		
Folio	775.03728.000		
Lot Size	33.75 acres		
Owner	Tom & Lorraine May	Agent	Cheryl May
Current Zoning	Rural 1 (R-1) & Rural 3 (R-3)	Proposed Zoning	No change
Current OCP	Rural (R) and Limited Use (L)	Proposed OCP	No change
Current Use	Residential (1 lot)	Proposed Use	2 lot residential subdivision
Development Permit Areas	1-C (Geological Hazards), 2-C (Environmentally Sensitive Habitat) and 3-C (Riparian Areas)		
Agricultural Land Reserve	No		

ADJACENT ZONING & LAND USES			
North	^	Rural 4 (R-4), Lake Errock/ Rural 3 (R-3), Residential	
East	>	Rural 3 (R-3), Crown Land	
West	<	Rural Residential (RS-1), 21 lots – Single Family Dwellings	
South	v	Rural 3 (R-3), Residential	

NEIGHBOURHOOD MAP



PROPERTY MAP



DISCUSSION

In September 2018, the FVRD Board approved a Zoning amendment and an Official Community Plan amendment for the property located at 12174 Hodgkin Road. The purpose of the Official Community Plan and Zoning amendments were to facilitate a two-lot subdivision. The development involves one parcel of approximately 13.6 ha (33.7 acres) to be subdivided as follows:

- Lot 1 – 2.2 ha (5.4 acres)
- Lot 2 – 11.4 ha (28.3 acres)

A Development Permit was issued January 2019 for the proposed two-lot subdivision for the protection of the natural environment, its ecosystems and biological diversity and for the protection of the development from hazardous conditions. Also, at the time the Zoning and Official Community Plan amendments were given first reading, staff outlined that a Development Variance Permit would be required to vary the parcel frontage for proposed Lot '1'.

Section 512 of the *Local Government Act*, as well as Section 413 (10) of the *Dewdney-Alouette Regional District Land Use and Subdivision Regulation Bylaw No. 559-1992*, require that the minimum frontage for new parcels be at least 10% of the parcel perimeter. A local government may exempt a parcel from the statutory or bylaw minimum frontage requirement.

Proposed Lot	Parcel Perimeter	Required Frontage	Proposed Frontage	Complies
1	900.65 m	90.06 m (10%)	21.75 m (2.4%)	No
2	1556.94 m	93.42 m (6%)	229.01 m (14.7%)	Yes

[illegible]

Staff support the requested frontage because:

- the proposed access to proposed Lot '1' is the current access to the entire parcel;
- the proposed parcel frontage is consistent with the parcel frontage of adjacent lots; and,
- the proposed parcel frontage provides adequate access to proposed Lot '1'.

Neighbourhood Notification and Input

All property owners within 30 metres of the property will be notified by the FVRD of the development variance permit application and be given the opportunity to provide written comments or attend the Board meeting to state their comments. FVRD staff encourage the applicant to advise neighbouring property owners and residents of the requested variance in advance of the mail-out notification. To date five (5) letters of support have been submitted (Appendix B).

COST

The application fee of \$350.00 has been paid by the applicant.

CONCLUSION

The property owners have applied for a DVP to vary the minimum road frontage requirement for proposed Lot '1'. Staff recommend that the FVRD Board issue the permit because the proposed road frontage is the current access to the property and provides adequate access to proposed Lot '1'. The variance is not anticipated to negatively affect surrounding properties.

OPTIONS

Option 1 – Issue (Staff Recommendation)

Staff recommend that the FVRD Board issue Development Variance Permit 2019-33 to reduce the parcel frontage requirement for proposed Lot '1' at 12174 Hodgkin Road, Area C. Proposed Lot '1' from 10% of the lot perimeter to 2.4%, subject to the consideration of any comments or concerns raised by the public.

Option 2 – Refuse

If the Board wishes to refuse the application, the following motion would be appropriate:

MOTION: THAT the Fraser Valley Regional District Board refuse Development Variance Permit 2019-33.

Option 3 – Refer to Staff

If the Board wishes to refer the application back to staff to address outstanding issues, the following motion would be appropriate:

MOTION: THAT the Fraser Valley Regional District Board refer the application for Development Variance Permit 2019-33 to FVRD Staff.

COMMENTS BY:

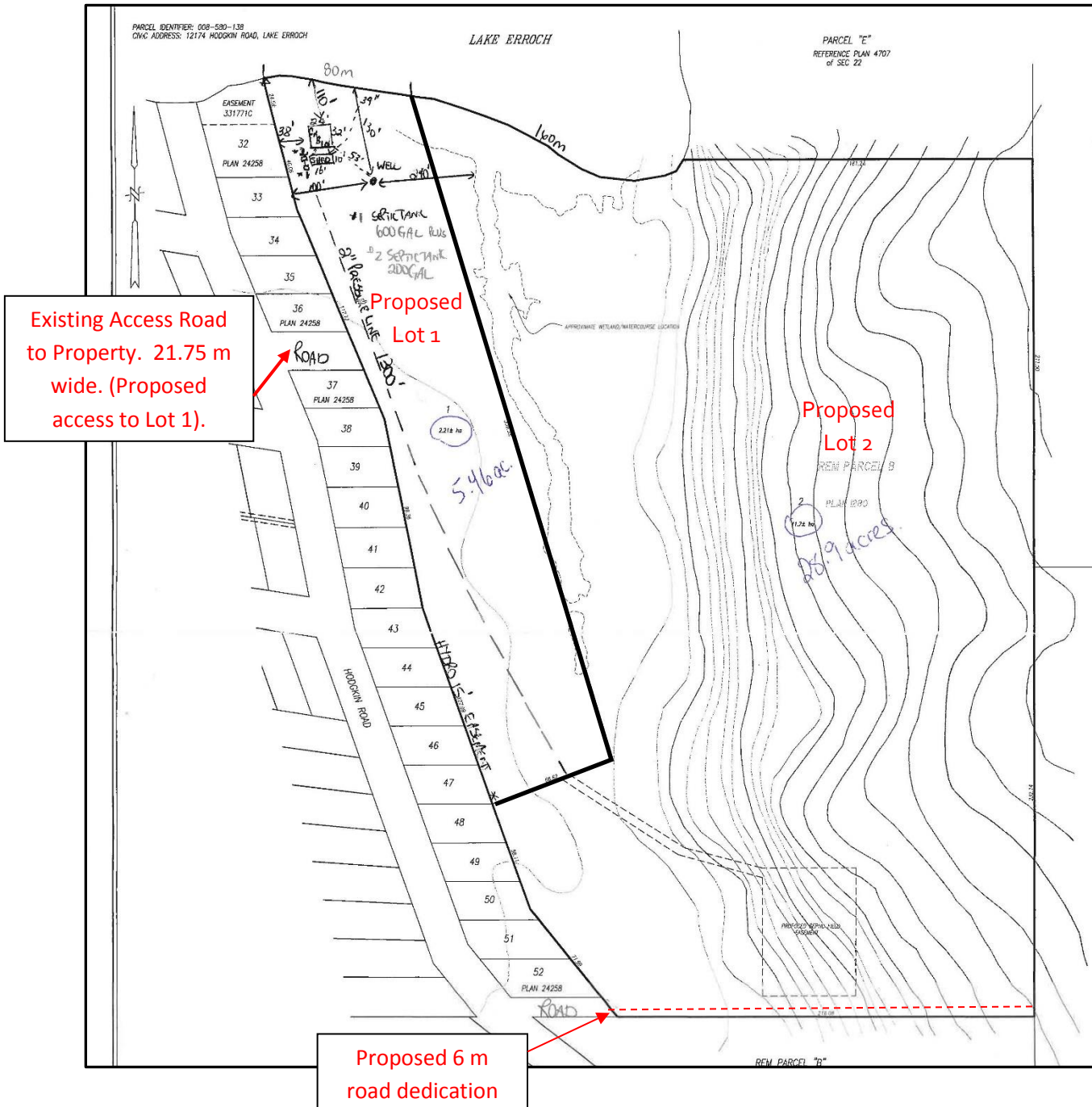
Graham Daneluz, Director of Planning & Development: Reviewed and supported.

Mike Veenbaas, Director of Financial Services: No further financial comment.

Jennifer Kinneman, Acting Chief Administrative Officer: Reviewed and supported.

Appendix A

Proposed Subdivision Layout



Appendix B

Letters of Support

From:
To: [Andrea Antifaëff](#)
Subject: FW: DVP 2019-33 Development Variance Permit Application
Date: December 19, 2019 9:46:07 AM

From: Gord
Sent: Thursday, December 19, 2019 8:

Subject: Re: DVP 2019-33 Development Variance Permit Application

Cheryl

We Margaret & Gordon Eden from lot #40 Hodgkins road are in support of your development variance permit DVP 2019-33.

Gordon & Margaret Eden

Sent from my iPad

On Dec 17, 2019, at 4:13 PM, Cheryl May <cherylmay@shaw.ca> wrote:

Hi Gord & Margaret;

You will receive a letter from the FVRD regarding a Development Variance Permit application for the roadway going into our Property at the cabin. (the roadway between Larry/Georgia's & Holly/Darcy's) When we put forth the subdivision application there is a road allowance for a 6 acre parcel that the existing roadway is not large enough. In order for us to have it remain as is, we had to apply for a Development Variance Permit that they will go to the FVRD board meeting to vote on.

They asked me to get some letters of support from the properties that back onto the proposed 6 acre parcel, and yours being one of these I am asking if you could email me a letter of support for this.

You can just reply back to me stating that you are in support of our Development Variance Permit with your name, address and telephone number, and you can also call or contact the Planner below if you have any further questions on this.

Thanks
Cheryl May
Acting Agent
12174 Hodgkins Rd,
Lake Errock, BC

Good Morning Ed and Cheryl

This is a short note regarding your application for a
Development Variance Permit for the roadway.
After consulting with the FVRD Planner I have
a better understanding of the process and impact of the
Permit. Cindy and I will offer our support for your application.

Allan Amundsen
Cindy Amundsen

12194 Hodgkin Road Lake Errock V1M 1N0

From:
To: [Andrea Antifaeff](#)
Subject: FW: DVP 2019-33 Development Variance Permit Application
Date: December 19, 2019 9:44:22 AM

From: cynthia berge
Sent: Wednesday, December 18, 2019 4:18 PM
To: Cheryl May
Subject: RE: DVP 2019-33 Development Variance Permit Application

Hi Cheryl,
I spoke with Andrea regarding the Development Variance Permit Application (DVP 2019-33). With the information I've been given, I can say I am in support of the application. So for the record, my name is Cynthia Berge and I live at 12042 Hodgkins Road, South Lake Errock. My phone # is

Peace

Sent from [Mail](#) for Windows 10

From:
Sent: December 17, 2019 4:43 PM
To:
Subject: FW: DVP 2019-33 Development Variance Permit Application

Hi Daniel & Cynthia;
You will receive a letter from the FVRD regarding a Development Variance Permit application for the roadway going into our Property at the cabin. (the roadway between Larry/Georgia's & Holly/Darcy's) When we put forth the subdivision application there is a road allowance for a 6 acre parcel that the existing roadway is not large enough. In order for us to have it remain as is, we had to apply for a Development Variance Permit that they will go to the FVRD board meeting to vote on.

They asked me to get some letters of support from the properties that back onto the proposed 6 acre parcel, and yours being one of the properties within the 30m, I am asking if you could email me a letter of support for this.

You can just reply back to me stating that you are in support of our Development Variance Permit with your name, address and telephone number, and you can also call or contact the Planner below if you have any further questions on this.

Thanks
Cheryl May
Acting Agent
12174 Hodgkins Rd,

From:
To: [Andrea Antifaeff](#)
Subject: FW: DVP 2019-33 Development Variance Permit Application
Date: December 19, 2019 9:44:00 AM

-----Original Message-----

From:
Sent: Wednesday, December 18, 2019 8:31 AM
To: Cheryl May
Subject: Re: FW: DVP 2019-33 Development Variance Permit Application

Hi Cheryl,

I am 100% in support of our
Development Variance Permit. Please let me know if you require anything
further to help your application along. The planner is welcome to contact me
if necessary.

DeAnna O'Brien
12228 Hodgkins Rd
Lake Errock, BC

On Tue, December 17, 2019 6:24 pm, Cheryl May wrote:

> Hi DeAnna,
>
>
> You will receive a letter from the FVRD regarding a Development
> Variance Permit application for the roadway going into our Property at the
> cabin.
> (the roadway between Larry/Georgia's & Holly/Darcy's) When we put
> forth the subdivision application there is a road allowance for a 6
> acre parcel that the existing roadway is not large enough. In order
> for us to have it remain as is, we had to apply for a Development
> Variance Permit that they will go to the FVRD board meeting to vote on.
>
>
>
> They asked me to get some letters of support from the properties that
> back onto the proposed 6 acre parcel, and yours being one of these I
> am asking if you could email me a letter of support for this.
>
>
>
> You can just reply back to me stating that you are in support of our
> Development Variance Permit with your name, address and telephone
> number, and you can also call or contact the Planner below if you have
> any further questions on this.
>
>
>

From:
To: [Andrea Antifaeff](#)
Subject: FW: DVP 2019-33 Development Variance Permit Application
Date: December 19, 2019 9:43:39 AM

We are in support of the Development Variance Permit application.

Craig Benson
12118 Hodgkin Road, Box 95
Lake Errock, BC
V0M1N0

On Dec 17, 2019, at 4:11 PM, Cheryl May wrote:

Hi Craig & Sharon;

You will receive a letter from the FVRD regarding a Development Variance Permit application for the roadway going into our Property at the cabin. (the roadway between Larry/Georgia's & Holly/Darcy's) When we put forth the subdivision application there is a road allowance for a 6 acre parcel that the existing roadway is not large enough. In order for us to have it remain as is, we had to apply for a Development Variance Permit that they will go to the FVRD board meeting to vote on.

They asked me to get some letters of support from the properties that back onto the proposed 6 acre parcel, and yours being one of these I am asking if you could email me a letter of support for this.

You can just reply back to me stating that you are in support of our Development Variance Permit with your name, address and telephone number, and you can also call or contact the Planner below if you have any further questions on this.

Thanks
Cheryl May
Acting Agent
12174 Hodgkins Rd,
Lake Errock, BC

From: Andrea Antifaeff <aaantifaeff@fvrd.ca>
Sent: Thursday, December 12, 2019 1:43 PM
To: Cheryl May
Subject: DVP 2019-33



FRASER VALLEY REGIONAL DISTRICT DEVELOPMENT VARIANCE PERMIT

Permit No. 2019-33**Folio No.** 775.03728.000

Issued to: Thomas & Lorraine May

Address:

Applicant: Cheryl May

Site Address: 12174 Hodgkin Road, Electoral Area C

The lands affected by and subject to this permit are shown on Schedule "A", Location Map, attached hereto, which forms an integral part of this permit, and are legally described as:

PARCEL "B" EXCEPT: FIRSTLY: PART SHOWN RED ON REFERENCE PLAN 2081 SECONDLY: PART SUBDIVIDED BY PLAN 21954 THIRDLY: PART SUBDIVIDED BY PLAN 24258, SECTION 22 TOWNSHIP 24 NEW WESTMINSTER DISTRICT PLAN 1280
008-580-138

LIST OF ATTACHMENTS

Schedule "A": Location Map

Schedule "B": Proposed Subdivision Layout

AUTHORITY TO ISSUE

1. This Development Variance Permit is issued under Part 14 - Division 9 of the *Local Government Act*.

BYLAWS SUPPLEMENTED OR VARIED

Dewdney-Alouette Regional District Land Use and Subdivision Regulation Bylaw No. 559-1992 is **varied** as follows:

Section 413 Subdivision and Development Control

(10) Minimum Parcel Frontage

The minimum required parcel frontage shall be varied from 10% to 2.4% of the perimeter of the proposed Lot '1', reduced to 21.75 metres, as shown on Schedule "B" – Proposed Subdivision Layout.

SPECIAL TERMS AND CONDITIONS

1. No variances other than those specifically set out in this permit are implied or to be construed.

2. If the holder of this permit does not commence the construction with respect to which the Permit was issued within two (2) years after the date of the permit, this permit shall lapse.
3. Development of the site shall be undertaken in accordance with the Proposed Subdivision Layout attached hereto as Schedule "B".

GENERAL TERMS AND CONDITIONS

1. This Development Variance Permit is issued Pursuant to Part 14 - Division 9 of the *Local Government Act*.
2. This Development Variance Permit shall not vary the permitted uses or densities of land use in the applicable zoning bylaw nor a flood plain specification designated under Section 524 of the *Local Government Act*.
3. Nothing in this permit shall in any way relieve the developer's obligation to ensure that the development proposal complies in every way with the statutes, regulations, requirements, covenants and licences applicable to the undertaking.
4. Nothing in this permit shall in any way relieve the developer's obligation to comply with all setback regulations for construction of structures or provision of on-site services pursuant to the *Public Health Act*, the *Fire Services Act*, the *Safety Standards Act*, and any other provincial statutes.
5. The Archaeology Branch of the Province of British Columbia must be contacted immediately at (250) 953-3334 if archaeological material is encountered on the subject property. Archaeological material is most likely indicated by dark-stained soils containing conspicuous amounts of fire-stained or fire-broken rock, artefacts such as arrowheads and other stone tools, or even buried human remains. If such material is encountered during demolition or construction, a Heritage Conservation Act Permit may be needed before further development is undertaken. This may involve the need to hire a qualified Archaeologist to monitor the work.

SECURITY DEPOSIT

As a condition of the issuance of this Permit, and pursuant to Section 502 of the *Local Government Act*, the Regional Board is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit

Should the holder of this permit:

- a. fail to complete the works required to satisfy the landscaping conditions contained herein,
- b. contravene a condition of the permit in such a way as to create an unsafe condition,

The Regional Board may undertake and complete the works required to satisfy the landscaping conditions, or carry out any construction required to correct an unsafe condition at the cost of the holder of the permit and may apply the security in payment of the costs of the works, with any excess to be returned to the holder of the permit.

Security Posted: (a) an irrevocable letter of credit in the amount of: \$ N/A.
(b) the deposit of the following specified security: \$ N/A.

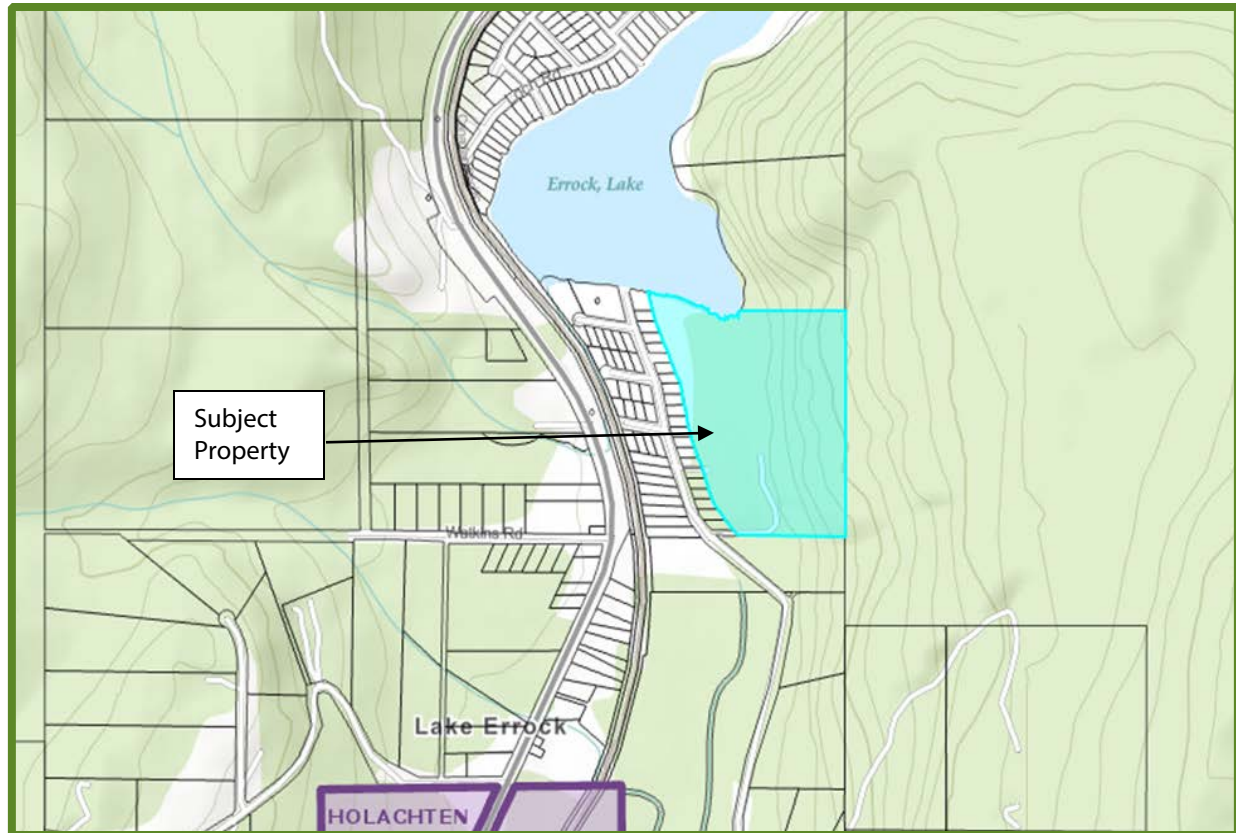
Note: The Regional District shall file a notice of this permit in the Land Title Office stating that the land described in the notice is subject to Development Variance Permit Number 2019-33. The notice shall take the form of Appendix I attached hereto.

AUTHORIZING RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF THE FRASER VALLEY REGIONAL DISTRICT ON THE <DAY> DAY OF <MONTH>, <YEAR>

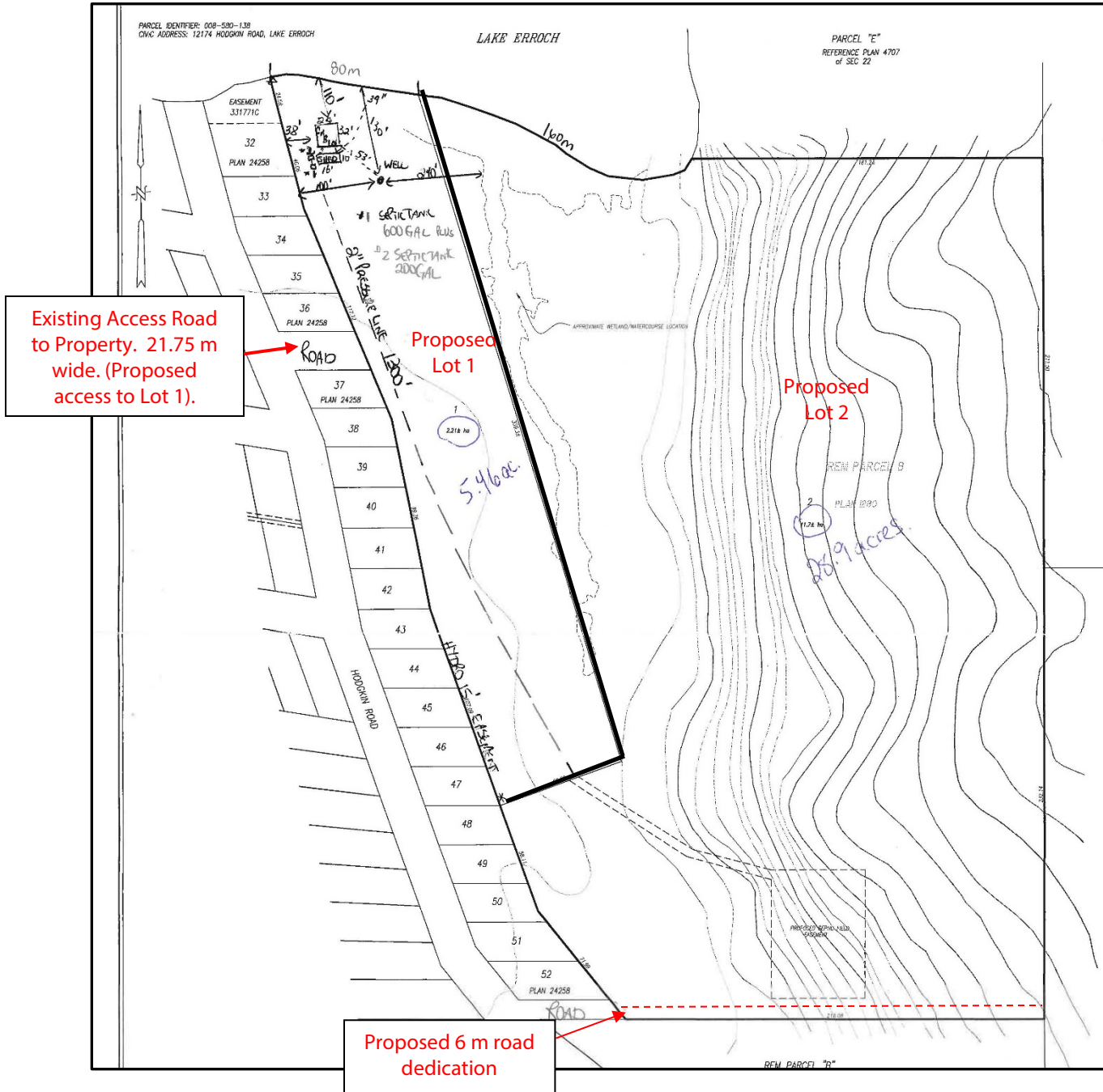
Chief Administrative Officer / Deputy

THIS IS NOT A BUILDING PERMIT

DEVELOPMENT VARIANCE PERMIT 2019-33
SCHEDULE "A"
Location Map



DEVELOPMENT VARIANCE PERMIT 2019-33
SCHEDULE "B"
Proposed Subdivision Layout



SCHEDULE A-4

Permit Application

I / We hereby apply under Part 14 of the *Local Government Act* for a;

☒ Development Variance Permit

☐ Temporary Use Permit

☐ Development Permit

An Application Fee in the amount of \$ 350⁰⁰ as stipulated in FVRD Application Fees Bylaw No. 1231, 2013 must be paid upon submission of this application.

Civic

Address

12174 HODGKINS RD, LAKEEROCK, BC PID 008-580-138

Legal

Description

Lot _____ Block _____ Section _____ Township _____ Range _____ Plan _____

The property described above is the subject of this application and is referred to herein as the 'subject property.' This application is made with my full knowledge and consent. I declare that the information submitted in support of the application is true and correct in all respects.

Owner's
Declaration

Name of Owner (print)	Signature of Owner	Date
Name of Owner (print)	Signature of Owner	Date

Owner's
Contact
Information

Office Use Only	Date <u>2019.11.22</u>	File No. <u>3090-20-2019-33</u>
	Received By <u>Andrea</u>	Folio No. <u>775.03728.000</u>
	Receipt No. <u>10066/1</u>	Fees Paid: \$ <u>350.00</u>

Agent

I hereby give permission to CHERYL MAY to act as my/our agent in all matters relating to this application.

Only complete this section if the applicant is NOT the owner.

Signature of Owner	Date
Signature of Owner	Date

Agent's contact information and declaration

Name of Agent <u>CHERYL MAY</u>	Company
------------------------------------	---------

I declare that the information submitted in support of this application is true and correct in all respects.

Signature of Agent 	Date <u>NOV 22, 2019</u>
---	-----------------------------

Development Details

Property Size _____ Present Zoning _____

Existing Use _____

Proposed Development _____

Proposed Variation / Supplement TO VARY THE PARCEL FRONTAGE
FOR SUBDIVISION

(use separate sheet if necessary)

Reasons in Support of Application PROPERTY HAS ROAD ACCESS THAT DOES
NOT MEET THE REQUIRED FRONTAGE AMOUNT.
PROPOSED PARCELS ARE LARGE IN SIZE AND THE REQUIRED
FRONTAGE IS NOT MET BY THE CURRENT ACCESS.

Provincial Requirements

(This is not an exhaustive list; other provincial regulations will apply)

Riparian Areas Regulation

Please indicate whether the development proposal involves residential, commercial, or including vegetation removal or alteration; soil disturbance; construction of buildings and structures; creation of impervious or semi-pervious surfaces; trails, roads, docks, wharves, bridges and, infrastructure and works of any kind – within:

yes no
☐ ☐

30 metres of the high water mark of any water body

yes no
☐ ☐

a ravine or within 30 metres of the top of a ravine bank

“Water body” includes; 1) a watercourse, whether it usually contains water or not; 2) a pond, lake, river, creek, or brook; 3) a ditch, spring, or wetland that is connected by surface flow to 1 or 2 above.

Under the *Riparian Areas Regulation* and the *Fish Protection Act*, a riparian area assessment report may be required before this application can be approved.

Contaminated Sites Profile

Pursuant to the *Environmental Management Act*, an applicant is required to submit a completed “Site Profile” for properties that are or were used for purposes indicated in Schedule 2 of the *Contaminated Sites Regulations*. Please indicate if:

yes no
☐ ☐

the property has been used for commercial or industrial purposes.

If you responded ‘yes,’ you may be required to submit a Site Profile. Please contact FVRD Planning or the Ministry of Environment for further information.

Archaeological Resources

Are there archaeological sites or resources on the subject property?

yes no I don't know
☐ ☐ ☐

If you responded ‘yes’ or ‘I don’t know’ you may be advised to contact the Archaeology Branch of the Ministry of Tourism, Sport and the Arts for further information.

Required Information

When providing Application Forms to the applicant, Regional District staff shall indicate which of the following attachments are required for this application. **Additional information may also be required at a later date.**

	Required	Received	Details
Location Map			Showing the parcel (s) to which this application pertains and uses on adjacent parcels
Site Plan At a scale of: 1: _____			Reduced sets of metric plans
			North arrow and scale
			Dimensions of property lines, rights-of-ways, easements
			Location and dimensions of existing buildings & setbacks to lot lines, rights-of-ways, easements
			Location and dimensions of proposed buildings & setbacks to lot lines, rights-of-ways, easements
			Location of all water features, including streams, wetlands, ponds, ditches, lakes on or adjacent to the property
			Location of all existing & proposed water lines, wells, septic fields, sanitary sewer & storm drain, including sizes
			Location, numbering & dimensions of all vehicle and bicycle parking, disabled persons' parking, vehicle stops & loading
			Natural & finished grades of site, at buildings & retaining walls
			Location of existing & proposed access, pathways
			Above ground services, equipment and exterior lighting details
			Location & dimensions of free-standing signs
			Storm water management infrastructure and impermeable surfaces
			Other:
Floor Plans			Uses of spaces & building dimensions
			Other:
Landscape Plan Same scale as site plan			Location, quantity, size & species of existing & proposed plants, trees & turf
			Contour information (_____ metre contour intervals)
			Major topographical features (water course, rocks, etc.)
			All screening, paving, retaining walls & other details
			Traffic circulation (pedestrian, automobile, etc.)
			Other:
Reports			Geotechnical Report
			Environmental Assessment
			Archaeological Assessment
			Other:

The personal information on this form is being collected in accordance with Section 26 of the *Freedom of Information and Protection of Privacy Act, RSBC 1996 Ch. 165* and the *Local Government Act, RSBC 2015 Ch. 1*. It will only be collected, used and disclosed for the purpose of administering matters with respect to planning, land use management and related services delivered, or proposed to be delivered, by the FVRD. Questions about the use of personal information and the protection of privacy may be directed to the FVRD Privacy Officer at 45950 Cheam Avenue, Chilliwack, BC V2P 1N6, Tel: 1-800-528-0061 FOI@fvrld.ca.



LETTER OF AUTHORIZATION

Registered Authority

Please be advised that I/we, Tom and Lorraine May
(Print names of ALL Registered Owners or Corporate Director)

Representing, N/A
(Corporate name - if applicable)

am/are the registered owner(s);

Site Civic Address:

12174 Hodgkin Road
Lot# _____ Block _____ Plan _____ PID# 008-580-138

Appointed Authorized Agent

Name of Authorized Agent Cineryl May
Company Name _____
Mailing Address _____

Signature of Authorized Agent

X

Permission to act:

As my/our Authorized Agent in the matter of the following:

- ☐ to view and obtain copies of all plans and permits
☐ to apply for and obtain building permits for proposed construction to the above reference Civic Address
☒ to apply for Planning File: Development Permit ☐ Development Variance Permit ☒ Subdivision ☐
☐ other: _____

Authorized Signature (Registered Owner or Corporate Director)

This document shall serve to notify the Fraser Valley Regional District that I am/we are the legal owner(s) of the property described above and do authorize the person indicated above ("Authorized Agent") to act on my/our behalf on all matters indicated above ("Permission to act") for the above referenced property. In addition, I/we have read and understand the above application and authorize the Authorized Agent to sign the above on my/our behalf.

X

Sign TOM MAY

Print _____
Date: Nov 22 2019

X

Sign LORRAINE MAY

Print _____
Date: Nov 22 2019

The personal information on this form is being collected in accordance with Section 27 of the *Freedom of Information and Protection of Privacy Act, RSBC 1996 Ch. 165* and the *Local Government Act, RSBC 2015 Ch. 1*. It will only be collected, used and disclosed for the purpose of administering matters with respect to planning, land use management and related services delivered, or proposed to be delivered, by the FVRD. Questions about the use of personal information and the protection of privacy may be directed to the FVRD Privacy Officer at 45950 Cheam Avenue, Chilliwack, BC V2P 1N6, Tel: 1-800-528-0061. FOI@fvrd.ca.

CORRESPONDENCE

Item 10.1

DVP 2019-33

12174 Hodgkin Rd., Electoral Area C

February 23, 2020

Dear FVRD Board Meeting

This letter is to outline that the Development Variance Permit Application DVP 2019-33 for 12174 Hodgkins Road, Lake Errock as applied by myself, Cheryl May, acting agent for owners Tom & Lorraine May.

Our community is in total favor of this Development Variance Permit as it does not change anything on the properties, everything remains exactly as it is now and has been for years. All the property owners do not want to have a roadway going behind their properties. It would damage the environment if we had to put a roadway through and as most of us are aware, this is not our intention to do any harm to our beautiful wetlands.

If this DVP application does not pass, it goes against all the constituents in our Electoral District, namely the owners that back onto where a roadway would have to go, if this DVP is not accepted.

We have had no negative replies and as many favourable emails as we could get in the time frame allotted.

Please pass this DVP for what our community wants.

Thank you

Cheryl May

Acting Agent

From:

To: Andrea Antifaeff

Cc: Wendy Bales;

Subject: Fwd: Electoral Agenda's for next Thursday

Date: February 13, 2020 1:19:42 PM

Hi Andrea,

We are in favour of the May's variance application to their road frontage, asking for a smaller frontage than the bylaw states.

We received the notification letter from the FVRD as an adjacent neighbour to this property.

Thanks,

Mike and Jessica Armstrong

12376 Lake Errock

----- Forwarded message -----

From: Mike LakeErrock

Date: Thu, Feb 13, 2020, 1:09 PM

Subject: Re: Electoral Agenda's for next Thursday

To: Wendy

Hi Wendy,

The Mays variance application is so they don't have to meet the larger road frontage required in the existing bylaw. They don't want to expand their current driveway, so it is a

good thing. If they are required to have a larger road frontage, then it would likely expand behind the other homes that back onto their property, and I'm sure those residents don't want that.

This variance has nothing to do with the subdivision that was approved.

Most of us are happy to get the access to lands beyond to hike to the FVRD designated parkland on

Harrison Knob.

So we are in support of this. We were also in favour of the wetlands being donated to the FVRD, but as you know, that was rejected by the majority of the neighbours, so FVRD did not proceed.

Fyi,

Mike Armstrong

To: Regional and Corporate Services Committee

Date: 2020-02-13

From: Robin Beukens, Planner II

File No: 6430-25-013

Subject: Draft Metro Vancouver Regional Industrial Lands Strategy

RECOMMENDATION

THAT the Fraser Valley Regional District Board receive the draft *Metro Vancouver Regional Industrial Lands Strategy* referred to the Fraser Valley Regional District for review and comment;

AND THAT feedback include a request to Metro Vancouver to engage with Fraser Valley Regional District and municipal staff and elected officials on any recommendations that may directly impact this region or its member municipalities;

AND FURTHER THAT the Fraser Valley Regional District continue to develop an industrial lands inventory as part of the Regional Growth Strategy monitoring program.

STRATEGIC AREA(S) OF FOCUS

Foster a Strong & Diverse Economy

BACKGROUND

Metro Vancouver is facing a critical shortage of industrial land. In response to this, the Metro Vancouver Regional District (MVRD) formed an Industrial Lands Strategy Task Force. The Task Force is responsible for conducting research, consultation, and developing a Regional Industrial Lands Strategy to be provided to the Metro Vancouver Board. The Task Force includes Metro Vancouver Board Directors as voting members, and non-voting members with knowledge of industrial lands including the Port of Vancouver, TransLink, Urban Development Institute, the BC Ministry of Jobs, Trade and Technology, BC Chamber of Commerce, Agricultural Land Commission, and representatives from the industrial development community.

A draft *Metro Vancouver Regional Industrial Land Strategy* was presented to the Metro Vancouver Board of Directors at its November 29, 2019 meeting. The draft strategy has been provided to the FVRD for review and comment.

DISCUSSION

The Task Force has produced a draft *Metro Vancouver Regional Industrial Lands Strategy*. The vision of the Strategy is to “Ensure sufficient industrial lands to meet the needs of a growing and evolving regional economy to the year 2050.” The Strategy speaks to the importance of industrial lands to the regional economy, identifies the main challenges facing Metro Vancouver in providing industrial land, and provides recommendations for addressing the industrial lands shortage.

Metro Vancouver projects that demand for industrial land will remain strong and that providing sufficient industrial lands will be critical to supporting a diverse and resilient economy. Industrial lands currently make up 4% of the Metro Vancouver Region’s land base but are home to approximately 27% of the region’s jobs directly, and support more jobs indirectly.

Through the creation of the Strategy, four themes emerged for reasons for the industrial lands shortage. These include:

- A constrained land supply;
- Pressure on industrial lands;
- Site and adjacency issues; and
- A complex jurisdictional environment.

The Metro Vancouver region is geographically constrained by mountains, ocean, and an international border. There is pressure on industrial lands from conflict with adjacent uses, rising land values creating pressure to convert to non-industrial uses, and climate change as a significant portion of the region’s industrial lands are in low lying areas and subject to potential flooding. Site and adjacency challenges relate to servicing and transportation challenges for industrial sites, both in provision of adequate servicing and transportation routes, as well as conflicts with surrounding areas due to the nature of industrial lands. The complex jurisdictional environment includes multiple levels of government and individual municipalities making decisions regarding industrial lands that can affect neighbouring municipalities and agencies in the region.

To meet future industrial land needs, the draft Regional Industrial Lands Strategy includes 35 recommendations. The Strategy notes that the region is diverse and not every recommendation will apply to each area of the region; the local context must be considered. From the 35 recommendations, 10 were identified as high priority. These ten are included under four themes:

- Protect remaining industrial lands;
- Intensify and optimize industrial lands;
- Bring the existing land supply to market and address site issues; and
- Ensure a coordinated approach.

The top ten recommendations include:

- Stronger regional policy;

- Zoning consistency between municipalities;
- Protecting existing industrial and trade enabling lands;
- Completion of a regional land use assessment;
- Intensification of industrial lands;
- Facilitating development on vacant industrial lands;
- Coordinating industrial economic development across the region;
- Providing adequate transportation for industrial lands;
- Coordination with neighbouring regions; and
- Completing regular employment surveys to track changes and adapt to employment, land use, and built space needs over time.

At a December workshop, Metro Vancouver staff indicated that the Strategy will be forwarded to the Metro Vancouver Board for adoption in the spring.

FVRD Implications

The FVRD and member municipalities are well aware of the industrial land constraints in the lower mainland as a whole and the Fraser Valley in particular. The Fraser Valley is limited by topography and agricultural lands and is subject to the same pressures as in Metro Vancouver.

The work that has gone into the strategy and the opportunity to comment is appreciated. As the Metro Vancouver and FVRD regions are closely tied, the background research and policy discussions can help inform discussions in this region.

However, as a Metro Vancouver entity, the Task Force did not include political representation from the FVRD. FVRD and municipal staff were among other stakeholders invited to participate in a series of workshops discussing the Industrial Lands Strategy in May, September, and December 2019.

The May workshop was an initial review of policy options for addressing the industrial lands shortage and pressures on industrial lands. The September workshop focused on strategies for industrial land management and possible policy recommendations. The final workshop in December provided an opportunity to review the draft recommendations that had been presented to the Metro Vancouver Board in November. At that time FVRD staff commented that recommendations involving the FVRD will require additional engagement with the FVRD and member municipalities.

Recommendations Involving the FVRD

Most of the 35 recommendations included in the *Metro Vancouver Regional Industrial Lands Strategy* focus on the Metro Vancouver region, but a few directly impact the FVRD. The three recommendations that specifically cite the FVRD are included below:

“RECOMMENDATION 4: That the Province of BC, in consultation with local municipal governments, establish an Industrial Land Reserve for strategically located Trade-Enabling industrial lands in the Lower Mainland (Metro Vancouver and Fraser Valley Regional Districts).

- This designation would be intended to curtail industrial land conversions by providing clear land use permissions and restrictions. Criteria for lands in the Reserve would be developed in collaboration with affected jurisdictions, but would at a minimum, identified lands would feature large sites and access to existing and/or planned major infrastructure, such as navigable waterways, railroads, airports and highways.” (p.48)

FVRD Comment: Introducing an Industrial Land Reserve could have significant implications for FVRD municipalities and electoral areas. While there is value in preserving industrial lands, adding an Industrial Land Reserve would add a layer of bureaucracy to the planning approval process for development applications on industrial lands. As the FVRD Regional Growth Strategy (RGS) does not regulate land use beyond the identification of Urban Growth Boundaries, Metro Vancouver must engage FVRD municipalities on matters pertaining to land use within their respective jurisdictions.

“RECOMMENDATION 33: That the Province of BC develop a framework for economic and land use planning coordination between neighbouring regions in the broader Southwestern BC economic region to support industrial land protection by:

- providing a Lower Mainland-wide view for industrial land management, infrastructure investment and other economic development opportunities between Metro Vancouver and the Fraser Valley Regional District;” (p.57)

FVRD Comment: The FVRD needs more information as to the purpose of the framework and how it would be implemented. Member municipalities, who are responsible for land use regulation within their respective jurisdictions, must be engaged in any discussions on this matter.

“RECOMMENDATION 34: That Metro Vancouver and the Fraser Valley Regional District develop and sign a memorandum of understanding that outlines their shared priorities regarding and commitment to the effective and efficient management, protection, and development of industrial lands within the Lower Mainland.” (p.57)

FVRD Comment: The FVRD needs more information as to the purpose of the proposed memorandum of understanding between Metro Vancouver and the FVRD. The FVRD’s RGS is not a land use plan and is significantly less prescriptive than Metro Vancouver’s RGS. It is unclear what mechanisms would be used to implement such an MOU. As with the other recommendations, the FVRD and member municipalities must be directly engaged in any discussions on this matter.

General FVRD comment

The FVRD is one of the most intensively farmed areas in Canada, generating the largest annual farm receipts of any regional district in British Columbia (\$1.5 billion in 2015) resulting in expenditures in excess of \$3.1 billion a year. While agriculture isn’t the only component of this region’s economy or industrial land base, one could argue that agriculture in this region could not be the powerhouse that it is without a healthy industrial land base to support it.

The shortage of industrial land is a significant concern in the Fraser Valley based on internal needs – this region can't be expected to be a relief valve for Metro Vancouver as well. The FVRD requires an industrial land base that at the very least can meet long-term internal demand (agricultural and non-agricultural). Competing industrial demand that does not necessarily support this region's existing diverse economy, could have long-term consequences.

As part of the RGS monitoring program, the FVRD is developing an industrial land inventory, incorporating information gathered by member municipalities where available, in order to track change over time. This information will provide a basis for further discussions with the Province and Metro Vancouver.

COST

N/A

CONCLUSION

Metro Vancouver has provided the draft *Metro Vancouver Regional Industrial Lands Strategy* for the FVRD to review. FVRD staff have reviewed the document and will provide comments back to Metro Vancouver. Among other things, Metro Vancouver will be asked to more directly engage with FVRD and member municipalities on any recommendations that directly involve this region.

COMMENTS BY:

Alison Stewart, Manager of Strategic Planning: Reviewed and supported

Stacey Barker, Director of Regional Services: Reviewed and supported.

Mike Veenbaas, Director of Financial Services: No further financial comment.

Jennifer Kinneman, Acting Chief Administrative Officer: Reviewed and supported.

**METRO VANCOUVER REGIONAL
INDUSTRIAL LANDS STRATEGY
DRAFT**

HEMSON C o n s u l t i n g L t d.

November 15, 2019

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EXECUTIVE SUMMARY

The Metro Vancouver region is facing a critical shortage of industrial land. Across the region, Metro Vancouver's industrial lands serve as home to a wide range of employment activities that, in turn, play a crucial role in supporting the broader regional, provincial, and national economies. From providing services to other local businesses, offering a broad range of well paying jobs, to enabling trade between Canada and the rest of the world, industrial lands are a key component to accommodating Metro Vancouver's continued growth.

Years of steady population and economic growth in the region, ongoing conversion and non-industrial uses of industrial lands, and the constrained geography of the region, have precipitated the challenges now facing Metro Vancouver's industrial land supply. Demand for industrial land continues to increase. Land values have increased significantly over the past few years and vacancy rates are at record lows. As a result of all these factors, the limited supply of vacant industrial land across the region is anticipated to face a worsening shortage over the next 10 to 15 years. With continued pressure for growth, limited options for expansion and increasing competition between other land uses, these issues now threaten not only new opportunities for growth, but also existing economic and employment activities.

THE MAIN CHALLENGES

Through canvassing industrial stakeholders and users around the region, the four main challenges facing Metro Vancouver's industrial lands are identified as:

1. A Constrained Land Supply

Bounded by the ocean, mountain ranges and an international border, the Lower Mainland is geographically constrained with limited options to expand the land base. As the region's population and economy continue to grow, this results in increasing demand for and competition amongst various land uses including residential, commercial, recreational, agricultural and industrial. With a limited supply of vacant industrial land remaining, there are fewer opportunities to accommodate both new businesses and those businesses that are seeking to expand their operations, particularly for uses that require larger parcel sizes with the necessary access to services and transportation infrastructure.

2. Pressures on Industrial Lands

As other land uses also compete for the limited amount of land available in the region, industrial lands are facing increased speculation and other market pressures to convert industrial lands to non-industrial uses, such as commercial and residential.

These other uses typically are higher value, often pricing-out industrial land uses when a mix of land uses are permitted in industrial areas.

In addition, there is an increasing trend toward permitting more accessory and non-industrial uses on lands intended for industrial activities. These employment uses, although important to the regional economy, may displace and create location challenges for more traditional industrial uses.

3. Site and Adjacency Issues

In some cases, the high cost of delivering servicing to undeveloped industrial areas has proven prohibitive. Similar issues related to environmental constraints, lack of transportation and public transit infrastructure and the encroachment of nearby sensitive uses have discouraged or prevented industrial development where it might otherwise be accommodated. Similarly, the encroachment of sensitive land uses often result in conflicts with industrial operations (i.e. truck traffic, noise, odors) which can prove disruptive to existing and prospective industrial uses.

4. A Complex Jurisdictional Environment

The issues facing Metro Vancouver's industrial land supply involve multiple stakeholders, including the public sector, crown corporations, private sector, industry associations, chambers of commerce and boards of trade. In some cases, these challenges are compounded by overlapping jurisdictions amongst government agencies, leading to a fractured regulatory landscape and competing mandates. Similarly, varying approaches to industrial land use (including permitted activities and intensities) may be in conflict with the aspirations of the region and neighbouring jurisdictions.

THE REGIONAL INDUSTRIAL LANDS STRATEGY

In response to the challenges facing industrial lands and industrial stakeholders in the region, the Metro Vancouver Regional District (Metro Vancouver) struck an Industrial Lands Strategy Task Force (the Task Force) comprised of appointed MVRD Board Directors and representatives from other stakeholder agencies and organizations. The Task Force's mandate is to develop a *Regional Industrial Lands Strategy* with a vision to ensure a sufficient supply of industrial land to meet the needs of a growing and changing regional economy to the year 2050.

The development of the *Regional Industrial Lands Strategy* is a collaborative process involving a range of stakeholders with an interest in the current and future role that industrial lands should play in the region. This includes understanding how current industry sectors in Metro Vancouver use land for different types of industrial activity, challenges facing the development and operation of industrial lands within the region,

and how the changing nature of work and industry could impact the future demand for land, along with associated transportation implications. Despite uncertain impacts on the future demand, all indications are that demand for industrial land will continue to grow.

The draft Regional Industrial Lands Strategy is the culmination of the research and consultation undertaken on behalf of the Task Force. The report presents a set of 35 policy recommendations and a framework for their implementation. Taken together, the recommendations provide a road map to achieve the vision of the *Regional Industrial Lands Strategy*.

THE BIG MOVES

The challenges facing Metro Vancouver's industrial lands are complex and interconnected, and no single action or stakeholder will resolve them. A complicating factor is the diverse make-up of the region and its industrial sub-markets. Land use policies that work well in one jurisdiction or area may not be effective in another. As such, recommendations for change must reflect the local context.

From the 35 recommendations, a short-list of 10 actions have been identified as priorities for implementation. For the purpose of coordination, these priority actions have been organized in terms of four 'big moves' based on their shared core objectives. This list reflects the immediacy of specific pressures facing the region's industrial land supply, along with stakeholder feedback gathered through the development of the strategy.

Protect Remaining Industrial Lands

Given the projected high demand for industrial land in the region, it is imperative to protect the region's remaining industrial lands and curb the threats that undermine their use for industrial activities.

1. Strengthen regional policy in the Regional Growth Strategy by increasing the minor amendment voting threshold for Industrial and other requirements. (Recommendation 2)
2. Strive for zoning consistency for industrial land by developing a consistent definition of industrial and guidelines for permitted uses. (Recommendation 3)
3. Recognize and protect trade-enabling lands in strategic locations through specific land use designations and increased direction for permitted uses. (Recommendations 4, 5 & 6)

Intensify and Optimize Industrial Lands

In the context of a constrained land base, it is important to remove barriers to the intensification of industrial land, and investigate opportunities to optimize the location of certain land uses over time.

4. Conduct a Regional Land Use Assessment. (Recommendation 1)
5. Encourage intensification of industrial uses in appropriate locations by removing unnecessary restrictions on increased development heights and densities and explore opportunities to incentivize such developments, as informed by regional guidelines. (Recommendation 8).

Bring the Existing Land Supply to Market & Address Site Issues

To ensure the region's remaining vacant supply gets to market, identify the local issues facing these lands and the linkages between them, and map out the necessary policy updates and strategic investments in response.

6. Develop 'bring-to-market' strategies for remaining areas of vacant land to proactively identify and address issues preventing sites from being developed. (Recommendations 17 and 32)
7. Coordinate strategies encouraging local economic growth, local business expansion, and attraction of investment across Metro Vancouver. (Recommendations 30 and 31)
8. Ensure transportation connectivity among the region's industrial areas by working together to proactively designate, manage and coordinate investment related to the region's goods movement network. (Recommendations 18, 19, 20 and 22)

Ensure a Coordinated Approach

Improved cooperation and data tracking among governments and other agencies and organizations is necessary to ensure effective land management and accurate monitoring into the future. Coordination also guides future alignment of policy responses to issues as they arise across Metro Vancouver and southern British Columbia.

9. Establish a broader framework for economic and land use planning collaboration between Metro Vancouver, neighbouring regions, and port facilities to support industrial land protection. (Recommendations 33, 34 and 35)
10. Develop and conduct a regional employment survey on a bi-annual basis to provide a better method of tracking changes in employment growth, land use, and built space over time. (Recommendation 28)

Taken together, these big moves will work to ensure Metro Vancouver's industrial lands continue to provide an attractive and viable location for businesses to locate, grow and prosper, all while supporting the broader regional economy and community.

1. INTRODUCTION

Metro Vancouver is facing a shortage of industrial land. With strong demand for industrial space, many industrial businesses are finding it increasingly difficult to find suitable locations, while conversions to non-industrial uses further reduce the remaining supply of designated industrial land.

Industrial lands are crucial to supporting a prosperous, sustainable regional economy and to providing space to accommodate the industrial businesses and services needed across Metro Vancouver. These lands are home to over a quarter of the region's jobs, and are used mainly for transportation and warehousing, wholesale trade, retail trade, manufacturing, and professional and technical services. Many activities on industrial lands provide for the day-to-day needs of Metro Vancouver's population, providing locations for services like regional utilities, vehicle repair, hotel laundry services, catering companies, couriers, breweries, goods manufacturing, and design space.

Due to a constrained land base and strong demand for all types of land use, the regional supply of industrial land is under significant pressure for conversion to permit uses that can command higher market land values, such as retail, commercial and residential uses. In some parts of the region, flexible zoning permission have allowed non-industrial businesses to occupy industrial lands, competing for and at time displacing the industrial uses that cannot locate elsewhere. In others, the encroachment of sensitive uses, like residential, next to existing industrial operations are resulting in conflicts that threaten the continued operation of the original industrial use. These challenges, along with many others, are eroding opportunities for industrial businesses to operate and grow, which in turn threatens the economic diversity and vitality of the broader regional economy.

1.1 OBJECTIVES

Hemson Consulting Ltd. was retained in April of 2019 to assist Metro Vancouver in the development of the *Regional Industrial Lands Strategy* by:

- Interpreting and integrating the findings of work completed on behalf of the Task Force;
- Investigating innovative approaches to industrial land management seen in other regions;
- Adding to the research base, where necessary, with a focus on providing guidance on industrial land demand into the future, governance structures and partnerships, and land protection options;

- Identifying options and recommendations to guide a broad range of stakeholder actions to achieve the objectives and vision of the Strategy; and
- Conducting additional consultation with regional stakeholders to gather feedback on and refine the aforementioned options and recommendations.

The draft Regional Industrial Lands Strategy is the culmination of this work, summarizing the findings of the research to set the context of challenges, issues and trends, describing the approach and principles to the proposed response, and presenting a set of recommendations and priority actions.

1.2 METRO VANCOUVER’S INDUSTRIAL LANDS STRATEGY TASK FORCE

In response to these challenges, Metro Vancouver struck an Industrial Lands Strategy Task Force (hereafter referred to as the ‘Task Force’) in March of 2018.

The mandate of the Task Force is to guide the development of a *Regional Industrial Lands Strategy*. It is intended to be a collaborative process involving a range of stakeholders with an interest in the present and future role that industrial lands play in the region. This includes understanding how current industry sectors in the region use land for different types of industrial activity, challenges facing the development and operation of industrial lands within the region, and how the changing nature of work and industry could impact the demand for land in the future.

The Task Force includes both voting members, comprised of appointed Metro Vancouver Board Directors, and non-voting members, comprised of representatives from agencies and organizations with an interest in, and knowledge of, about industrial lands. Non-including the Port of Vancouver, TransLink, Urban Development Institute, the BC Ministry of Jobs, Trade and Technology, BC Chamber of Commerce, Agricultural Land Commission, and representatives from the industrial development community. The Task Force is responsible for guiding the development of research and stakeholder consultation to support the development of a *Regional Industrial Lands Strategy*, before reporting back to the Metro Vancouver Board with the recommended Strategy.

1.3 REGIONAL INDUSTRIAL LANDS STRATEGY VISION

One of the first efforts of the Task Force was to confirm a vision for the Regional Industrial Lands Strategy. It is to:

Ensure sufficient industrial lands to meet the needs of a growing and evolving regional economy to the year 2050.

The vision statement speaks to both the timeframe for the strategy as well as acknowledging the challenges posed by the changing nature of work and potential impacts on the regional economy and land demand.

1.4 DEFINITION OF ‘INDUSTRIAL’ AND WHAT IS APPROPRIATE WHERE

If the objective of the strategy is to ensure sufficient industrial lands, the first step is better understanding what the strategy is seeking to protect lands for – how is ‘industrial’ defined. Across the region, municipal policies and bylaws vary in terms of what uses are permitted within industrial and employment zoning. For example, some municipal bylaws limit permitted uses to more traditional industrial activities, such as manufacturing, warehousing and distribution logistics, while others provide more flexibility to accommodate a range of uses, such as commercial, places of worship and indoor recreation. This flexibility of use can be beneficial towards realizing opportunities associated with the changing nature of industry and the emerging innovation economy, but also results the displacement of more traditional industrial activities, or contributes to the space and land supply challenge for industrial activities.

This is of particular concern in the context of the region’s constrained land supply as it relates to the infiltration of industrial areas by non-industrial uses that could potentially locate elsewhere. The challenge is striking the right balance of narrowing permitted uses to protect the needs of region-serving and trade-enabling activities, while remaining sufficiently flexible to allow for innovation in appropriate locations across the region and ensure sufficient space for non-industrial, employment uses (such as concentrated in Urban Centres, which have better transit and amenities).¹

Towards this end, the Task Force, through consultation with regional stakeholders, developed a working definition for ‘industrial’ uses for the purpose of the Regional Industrial Lands Strategy².

¹ [Industrial Lands and the Innovation Economy, Metro Vancouver, June 2018](#)

² [Defining Industrial for the Regional Industrial Lands Strategy, Metro Vancouver, September 2018](#)

Industrial is defined as:

- Light and heavy industrial production (e.g. cement manufacturing, food and beverage manufacturing, furniture manufacturing, metalwork and fabrication, sawmills)
- Distribution (e.g. warehousing, industrial storage, freight trucking, intermodal couriers)
- Repair (e.g. autobody shops, truck and trailer repair, consumer goods repair)
- Construction materials and equipment (e.g. building supplies and specialty trade contractors, heavy equipment rental and leasing)
- Infrastructure (e.g. public utilities such as wastewater treatment facilities and pumping stations, works yards, rail/port terminals)
- Outdoor Storage activities (e.g. container storage)
- Wholesale (e.g. merchant and logistics wholesalers)

In addition to the more traditional industrial uses, the Strategy also recognizes other non-traditional industrial uses that may be compatible with industrial lands based on a number of criteria shown in Table 1 and 2.

Table 1: Criteria to Assist in Defining Industrial Use & Compatibility

Criteria	Description
Compatibility with adjacent uses	Whether a business is an emitter of noise, vibration, odour or visual nuisances that make occupying areas proximate to other land uses (e.g. residential, commercial institutional) challenging
Access (to site and goods movement network)	Whether the business requires access to particular infrastructure or modes of transportation such as water, rail, airport, and highway
Space requirements and scale of business	Whether the business requires large / unique site or building characteristics
Product produced	Whether the business manufactures, distributes or repairs a physical product
Trip generation	Whether the business generates or handles relatively large amounts of truck or client traffic
Client type	Whether the business is geared toward other business or the public
Ancillary / hybrid use	Percentage of the business that is office if a hybrid use (e.g. bio-tech)

Source: Defining Industrial for the Regional Industrial Lands Strategy, Metro Vancouver, September 2018

Through consultation with stakeholders, these criteria were used to categorize a spectrum of land uses into four land use categories that align with *Metro 2040's* land use designations. These include traditional industrial activities that are appropriate for lands

designated or zoned Industrial, flexible uses considered appropriate for lands designated or zoned Employment³, Non-Industrial uses that should not be permitted on Industrial lands, and Context Specific uses that could be appropriate for Industrial or Employment lands depending on the criteria listed in Table 1.⁴ The spectrum of uses by applicable land use category are summarized in Table 2.

Table 2: Applicable Uses by Land Use Category

Industrial	<ul style="list-style-type: none"> • Light and heavy industrial production • Distribution • Repair • Construction materials and equipment • Infrastructure • Outdoor storage • Wholesale
	<ul style="list-style-type: none"> • Indoor Storage (e.g. self-storage) • Stand-alone office (e.g. law and financial offices) • Stand-alone recreation (e.g. karate studios, theatres, crossfit and climbing gyms, badminton/tennis facilities) • Retail / wholesale (e.g. big box, car dealerships, furniture, automotive parts) • High tech software development • Consulting services (e.g. engineering, architecture, environmental)
	<ul style="list-style-type: none"> • Residential and supportive housing • Artist studios and live/work space • Agriculture (soil based growing) • Places of worship • Institutional uses (e.g. schools, day cares, hospitals)
	<ul style="list-style-type: none"> • Restaurants (i.e. serving adjacent industrial activities versus being a draw for the public) • Retail (i.e. micro-breweries depends on scale and percent retail) • Services (i.e. commercial laundry, bakery, catering depends on scale) • Research and development (i.e. high-tech, bio-tech that require 'industrial' space) • Media production studios (i.e. movie, recording, television and radio)

Source: Defining Industrial for the Regional Industrial Lands Strategy, Metro Vancouver, September 2018

³ It should be noted that while these uses are more appropriate for Employment lands rather than Industrial, many of these uses are currently permitted in several Industrial zones in the region.

1.5 KEY FINDINGS

The research and interviews with stakeholders and subject matter experts resulted in the following key findings:

1. Industrial lands play a critical role in supporting both local employment and the broader regional and national economies;
2. A broad spectrum of employment activities take place on industrial lands, many of which are unlikely or unable to locate elsewhere within the region;
3. Industrial land uses have specific spatial and infrastructural needs that must be planned and protected to ensure their efficient operation and continued growth;
4. Many industrial businesses rely on dependable access to the goods movement network to ensure the timely movement of product to and from suppliers and their clients, along with transit services to link businesses with a broader range of the region's workforce;
5. While industrial areas can benefit from a mix of complimentary and secondary uses, many industrial uses struggle to compete when non-industrial uses are allowed to encroach upon and develop within industrial lands:
 - there is limited alignment on what constitutes an 'industrial' use and local zoning permissions have permitted distinctly non-industrial uses, to locate and occupy a significant amount of industrial land;
 - the encroachment of sensitive uses, such as residential, often creates conflicts with abutting industrial activities. Without sufficient buffering to separate these uses, or mitigation measures to limit conflict, encroachment may threaten the operation and growth outlook for existing industrial operations.
6. The market for industrial land and how it is used varies across the region, with differing land values, rents, and spatial characteristics in different sub-markets;
7. There are a number of ways in which industrial uses can make more efficient use of a limited land supply, including intensification of built form where local development restrictions, geotechnical / soil conditions, and market factors permit. However, not all market areas or industrial operations are well suited to multi-level industrial buildings.

8. Innovation and the changing nature of work in industrial areas requires a careful balance between protecting for certain uses and enabling flexibility to realize emerging economic opportunities:
 - the limited supply of available industrial land, coupled with speculation and competition amongst other land uses, is resulting in rising costs and fewer options for new and existing industrial businesses;
 - without careful management of the region's remaining industrial land supply, there is a real risk that industrial activities may be displaced or may choose to (re)locate elsewhere outside of the Lower Mainland; and
 - mismanagement of the region's industrial land supply has the potential to impact not only industrial employment and economic activity, but also the broader economic outlook for Metro Vancouver.
9. Given the diverse characteristics of Metro Vancouver's industrial sub-markets and geographies, policy options that work well in one jurisdiction or area may not apply to another. As such, policy recommendations in the Regional Industrial Lands Strategy must not be implemented in a blanket manner but instead must recognize local context and applicability.

2. REGIONAL CONTEXT, ISSUES AND TRENDS

This section assesses the current state of industrial lands in Metro Vancouver and provides information on trends, issues, context and challenges for the recommendations that follow. Research was compiled through a comprehensive review of various market and academic sources, including a series of studies and white papers prepared for the Task Force. These studies include:

- Regional Industrial Lands Strategy – Issues and Initiatives Summary (June 2018);
- Industrial Lands and the Innovation Economy (June 2018);
- Defining Industrial for the Regional Industrial Lands Strategy (September 2018);
- Stratification of Industrial Land in Metro Vancouver (September 2018);
- Industrial Edges: Compatibility and Interface Issues in Metro Vancouver (September 2018);
- Agri-Industrial Activities in Metro Vancouver (February 2019);
- Regional Industrial Lands Strategy – Survey of Industrial Users (February 2019);
- Economic Value of Industrial Lands to the Metro Vancouver Region (February 2019); and
- The Changing Nature of Industry and Industrial Land Demand in Metro Vancouver (July 2019).

2.1 INDUSTRIAL LANDS IN METRO VANCOUVER

Industrial lands are the foundation for a significant component of the Metro Vancouver region's total economic activity, representing a large amount of employment and economic activity.

- Comprising only 4% of the region's land base, industrial lands are home to nearly 27% (364,000) of the region's 1.3 million jobs, while also supporting an additional 163,000 jobs through indirect and induced impacts⁵.

⁵ Economic impact is assessed in three major components: direct, indirect and induced.

- Direct impact accounts for the activity of the sector itself.
- Indirect impacts are those that result because of the direct impacts, such as employment in downstream industries like parts suppliers and logistics companies meeting the need created a new manufacturing business.
- Induced impacts are those generated by expenditures by individuals employed directly or indirectly (often referred to as the "household spending effect").

- Jobs located in industrial areas tend to be high paying, offering an average wage of \$61,100 per worker, which is roughly 10% higher than the regional average wage of \$55,000 per worker.
- In 2016, business activities on industrial lands generated \$27 billion in direct Gross Domestic Product (GDP), equating to 30% of the region's total GDP. These activities also accounted for an additional \$30 billion in indirect and induced GDP, of which \$16 billion is within the region, \$5 billion is accrued elsewhere in the province, and \$9 billion accrues elsewhere in Canada.⁶

The Metro Vancouver industrial market continues to experience very strong demand for space and a limited supply of land. As described by one brokerage firm, “with record-low vacancy, escalating rental rates, an expensive and constrained industrial land supply and an insufficient volume of new development” there is a “ravenous appetite for industrial real estate among tenants, owner-occupiers, developers as well as private and institutional investors”.⁷

The demand is based on a growing regional population and economy, Metro Vancouver's role as a transportation gateway for the nation, and evolving and emerging forms of industrial. Notable drivers of demand are: e-commerce, logistics and distribution, light manufacturing, food processing, advanced technologies, and creative and media production sectors, many of which desire urban locations to be close to customers and workforce.

On the supply side, the quantity of available land is essentially fixed, and the amount of new industrial building floor area being built cannot keep up with absorption. Metro Vancouver has approximately 11,300 ha (28,000 acres) of industrial land, about 80% of which is already developed.⁸ Within this supply, local brokerages estimate there to be 210 million square feet of industrial building space.⁹

- Because the development of new space has not kept pace with demand, the industrial vacancy rate of 1.4% is a record low for the region, and counts amongst the lowest in North America's major markets.
- Competition for space is resulting in increasing rental rates across the region, ranging from \$10.50 per square foot in Surrey and Delta to \$14.50 per square foot in Vancouver and North Vancouver.

⁶ [Economic Value of Industrial Lands to the Metro Vancouver Region, Metro Vancouver, February 2019, Section 4](#)

⁷ Avison Young, Spring 2019 Industrial Overview

⁸ Metro Vancouver 2015, Industrial Lands Inventory, Summary Report.

⁹ Colliers, Greater Vancouver Area, Industrial Report, Q3 2019

- Values for vacant industrial land are also up significantly in recent years, past the \$2 million per acre mark in many areas, and much higher in the City of Vancouver.
- Purchase prices for strata industrial space have followed similar trends ranging from \$300 to \$500 per square foot depending on the sub-market, with Vancouver representing the higher end.
- Despite the development of new supply being at an all time high, with some 6 million square feet of building space under construction, absorption levels have yet to abate, indicating demand is outpacing the market's ability to provide space.

Within this market, industrial tenants are facing limited space options to accommodate their new and expanding businesses, while also experiencing increased pressure from rising market rents, maintenance costs and property taxes. Existing tenants are faced with either renewing their lease at notably higher rates, or relocating further away from the region's core markets, driven – or indeed, pushed – by availability and costs rather than location preferences.

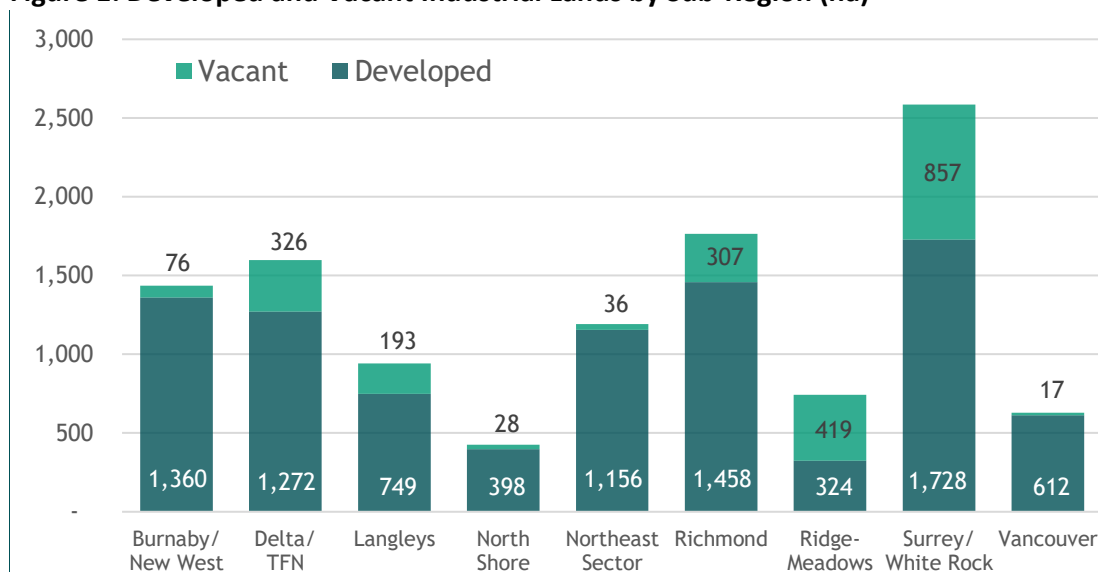


2.1.1 Industrial Land Supply

Metro Vancouver's most recent Industrial Lands Inventory was conducted in 2015. With the next Regional Industrial Lands Inventory to be undertaken in 2020, the 2015 Inventory is somewhat out of date, but still serves as a starting point for contextualizing many of the issues and dynamics facing the region's industrial lands.

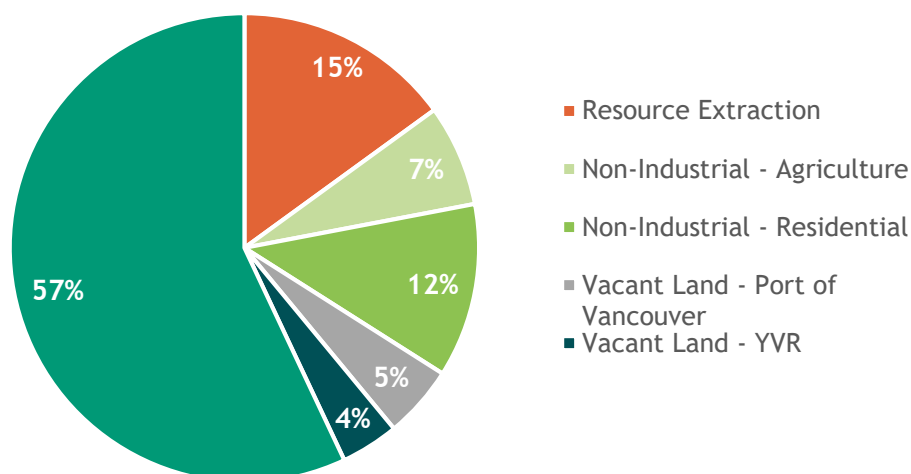
At of 2015, 11,331 ha (28,000 acres) of industrial lands were identified across the region. Of this total, 8,560 ha (75%) were developed, zoned and designated under an Official Community Plan (OCP) for industrial uses. An additional 511 ha (5%) had been developed and zoned for industrial uses, but was designated for non-industrial uses in the local OCP, indicating these lands are likely to transition away from industrial use over time. The remaining 2,261 ha (20%) were considered vacant or underdeveloped, the bulk of which are located in the south and eastern areas of the region, specifically Surrey (38%), Maple Ridge / Pitt Meadows (18%), Delta / Tsawwassen First Nation (14%), and Richmond (14%).

Figure 1: Developed and Vacant Industrial Lands by Sub-Region (ha)



Source: Metro Vancouver 2015, Industrial Lands Inventory, Summary Report.

It is important to note that the lands identified as vacant include a mix of lands that are totally vacant, along with a number of other non-industrial uses that have the potential to redevelop to industrial uses over time. As shown in Figure 2, only 66% of these lands were considered functionally vacant, with the Port of Vancouver and YVR holding a combined 9% for future operations. The remaining 34% are shared between active resource extraction, agricultural and low-density residential uses, which may take some time to become available for future industrial development.

Figure 2: Vacant Land Distribution by Type of Current Use

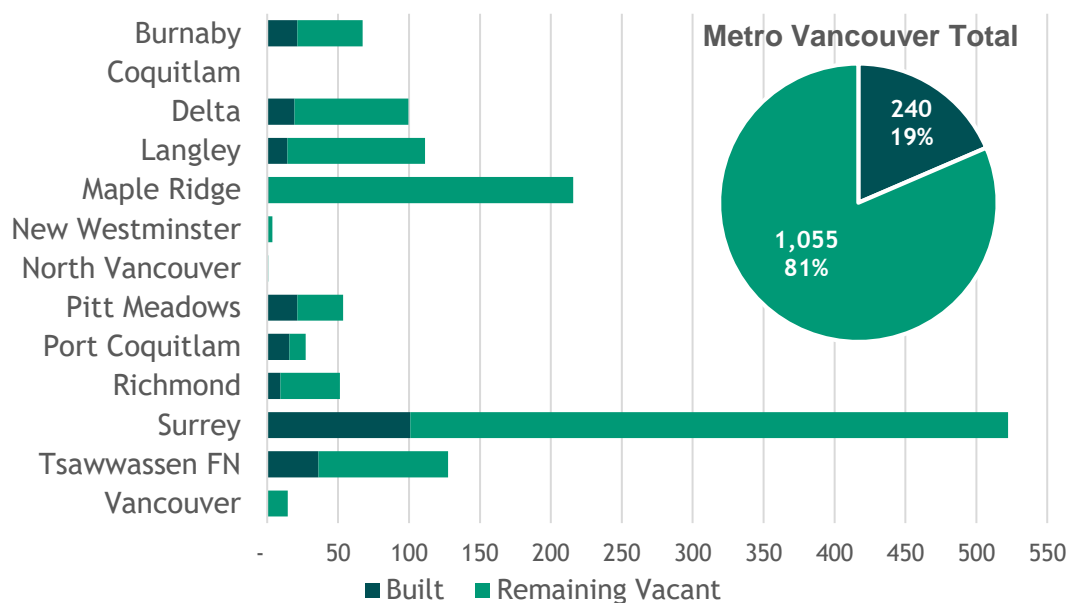
Source: Metro Vancouver 2015, Industrial Lands Inventory, Summary Report.

In the five year period leading up to the 2015 Industrial Lands Inventory, the total amount of developed land increased by 163 ha (2%), while the inventory of vacant lands decreased by 513 ha (19%), representing a net decline of 350 ha (3%) from the total industrial lands inventory. The removal of lands from the inventory occurred due to a number of reasons, with municipal policy changes (OCP re-designations or rezoning and developing lands for non-industrial uses) being the main reason for the net decline.

Between 2010 and 2015, excepting the removal of lands from the inventory, Metro Vancouver's industrial lands experienced a net absorption¹⁰ of 380 ha, or 76 ha per year on average. This was a decline from the average absorption of 93 ha per year for the 2005 to 2010 period. The slowed absorption rate was likely the result of a number of factors, including the lingering effects of the 2008-2009 Global Recession and the declining number of large sites available in the industrial inventory.

Since 2015, satellite imaging indicates that a significant number of the region's large vacant parcels have been developed in Richmond, Tsawwassen First Nation and Surrey's Campbell Heights. As shown in Figure 3, it is estimated that at least 240 ha (19%) of the 1,295 ha that were previously identified as functionally vacant (and not under Port or YVR ownership) have been absorbed and developed between 2015 and 2019. It is anticipated the vacant land inventory will be significantly reduced by the time of the next iteration of the Regional Industrial Lands Inventory in 2020.

¹⁰ Net absorption is a factor of the gross lands that went from vacant to developed status minus the gross lands that went from develop to vacant over the same period.

Figure 3: Estimated Vacant Land Supply Change in Hectares (2015 – 2019)

Source: Hemson Consulting Ltd. using data from Metro Vancouver and images from Google Earth.

2.1.2 Employment and Economic Activity

Of the 364,100 jobs located on the region's industrial lands, 200,400 (55%) are associated with industrial activities, involving production, distribution, repair, public infrastructure, and trade-enabling uses (employment activity located on lands associated with the Port of Vancouver and YVR Airport). Industrial land activities are significant contributors to the local economy, contributing proportionally more GDP per job than the regional average. These jobs generated an estimated \$17.3 billion in direct GDP in 2016, more than 93% of which associated with non-trade-enabling sectors.

Non-industrial activities, that is those jobs in sectors related to media, film and art production, research and development in professional and technical services, retail, and other services, also play a significant role on the region's industrial lands. These sectors account for 163,700 direct jobs and approximately \$9.5 billion in direct GDP, though their impact is proportionally lower on a per jobs basis than the industrial sectors. This is primarily on account of the higher economic multipliers (linkages and spending with other sectors) and higher average wages associated with activity in the industrial sectors.

Table 3: Economic Impacts of Employment Located on Industrial Lands, by Sector, 2016

Economic Impact		Impacts in:	Region	British Columbia	Canada
Employment (Jobs)	Industrial Sectors	Direct	200,400	200,400	200,400
		Indirect	59,200	78,100	111,400
		Induced	48,000	62,900	87,900
		Total	307,600	341,400	399,600
	Non-Industrial Sectors	Direct	163,700	163,700	163,700
		Indirect	28,900	36,000	50,400
		Induced	28,900	33,600	45,800
		Total	219,400	233,200	259,900
	All Sectors	Total	527,100	574,600	659,500
	GDP (\$ Billions)	Industrial Sectors	Direct	\$17.3	\$17.3
			Indirect	\$5.5	\$11.2
			Induced	\$5.2	\$9.5
			Total	\$28.0	\$38.0
		Non-Industrial Sectors	Direct	\$9.5	\$9.5
			Indirect	\$2.5	\$4.6
			Induced	\$2.9	\$4.9
			Total	\$15.0	\$19.1
		All Sectors	Total	\$43.0	\$57.1

Source: Statistics Canada Census 2016, Metro Vancouver and *InterVISTAS* analysis and calculations.

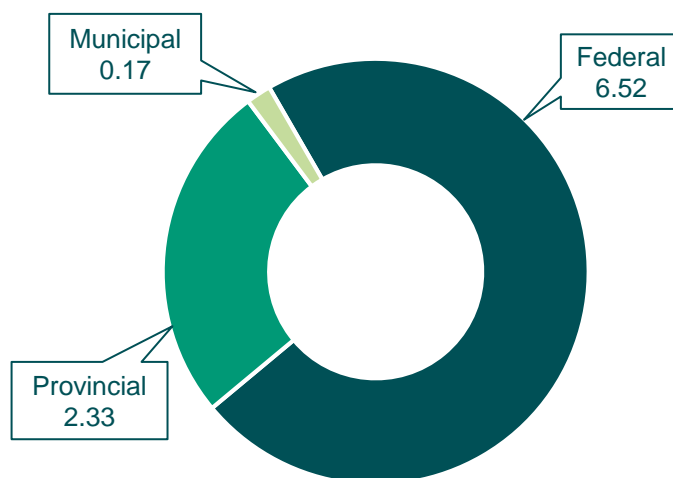
Note: Data are rounded and may not sum. Prices are 2016 dollars.

2.1.3 Tax Impacts

Metro Vancouver's industrial lands are estimated to generate \$6.5 billion in tax revenues and fees for the Federal government and \$2.3 billion for the Provincial government. Industrial sector jobs make a greater contribution to Federal and Provincial revenues when compared to non-industrial sector jobs located in the industrial areas, primarily on account of their higher average wages for industrial related jobs. Municipal property taxes generated by industrial property classes totalled \$0.17 billion in 2016, though not all these building may have been located within the industrial areas.¹¹

¹¹ [Economic Value of Industrial Lands to the Metro Vancouver Region, Metro Vancouver, February 2019, Section 4.8.](#)

Figure 4: Estimated Federal, Provincial and Municipal Tax Revenues Generated by Industrial Lands (\$ billions)



Source: InterVISTAS' Tax Model and calculations, and analysis of British Columbia Government Tax Burden Schedule 707 2016 Assessments, Tax Rates, Municipal Taxes and Class Proportions of Taxes and Assessments.

2.1.4 Industrial Land and Space Market Trends

As shown in Figure 5, industrial land values and lease rates across Metro Vancouver have increased significantly between 2014 and 2019. These changes reflect the scarcity of large, vacant, developable industrial land parcels, speculation that densities will increase on industrial lands, increased competition from other uses, or outright conversion to non-industrial uses.

Figure 5: Metro Vancouver Industrial Land Values and Lease Rates, 2014, 2017, 2019

	Late 2014	Late 2017	Early 2019
Average Vacant Industrial Land Value (\$million/acre)	\$1.1 million to \$1.6 million	\$1.9 million to \$3.0 million	\$2.0 million to \$4.0 million
Average Rental Rate for Industrial Space (\$/net square foot per year)	\$8	\$10	\$12

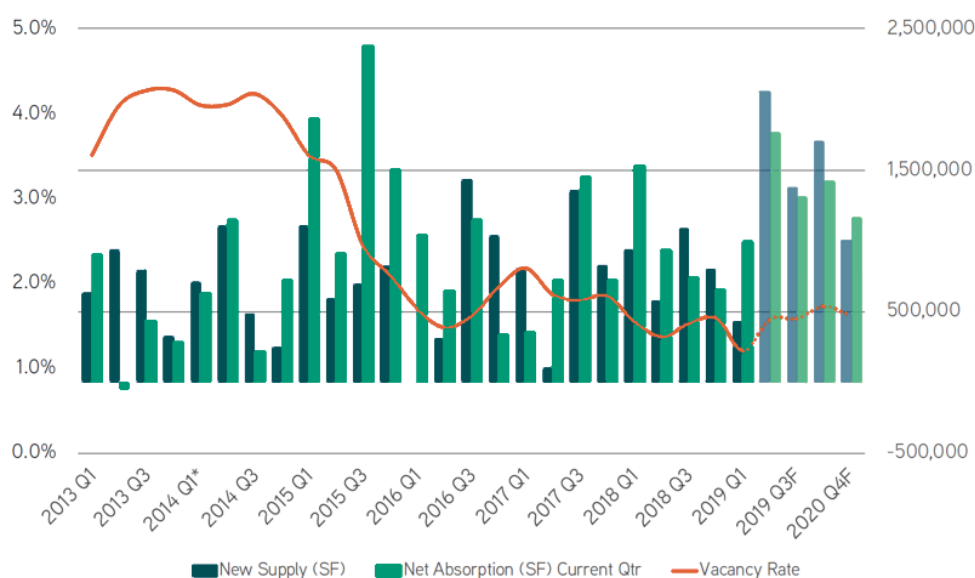
Source: Adapted from The Changing Nature of Industry and Industrial Demand in Metro Vancouver: Discussion Paper, Section 4.7, 2019

Note: Figures represent average values for the region as compiled by major brokerages. Industrial transactions in specific sub-markets may be greater or less than range shown.

These land price and lease rate increases are the result of changing dynamics between the supply and demand of industrial land and space availability. In the case of Metro Vancouver, demand and competition for these lands has been steadily increasing, while the supply of available industrial land has declined. As shown in

Figure 6, demand for industrial space has far outpaced how quickly developers have been able to bring new buildings to the market, resulting in a regional vacancy rate that has averaged below 2% for the past 4 years.

Figure 6: Metro Vancouver Industrial Market Absorption Trends and Forecast, 2013-2020



Source: Colliers International, Metro Vancouver Industrial Market: Q1 2019

The industrial market has remained extremely tight over this period, with the lack of supply and strong demand putting upward pressure on lease rates and land values.

2.2 CHALLENGES FACING THE REGION'S INDUSTRIAL LANDS

With regional population and employment growth, and a constrained land base, the region faces a number of challenges related to the protection, management and promotion of industrial and employment lands. Based on engagement with the Task Force and a range of regional stakeholders, these challenges have been categorized into four themes:

- A Constrained Land Supply
- Pressure on Industrial Lands
- Site and Adjacency Issues
- A Complex Jurisdictional Environment

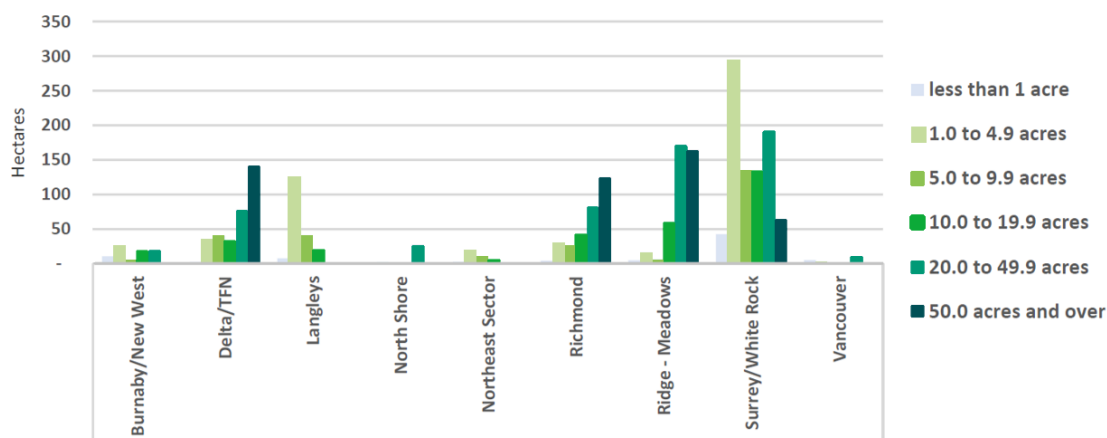
The challenges within each theme are complex and interconnected, and addressing them will require creative responses and collaboration among all stakeholders in the region.

2.2.1 A Constrained Land Supply

The challenges facing Metro Vancouver and its industrial land supply are somewhat unique, at least in the North American context. Unlike most other North American markets, where continued demand can often be accommodated via development and growth into outer areas, Metro Vancouver is bounded both physically and politically between mountains, an ocean and an international border. While there is some potential for industrial development in the neighbouring Fraser Valley Regional District to the east, it too has a limited supply of vacant industrial land available, leaving the land supply within the Lower Mainland predominantly capped.

Between the limited supply of vacant industrial lands and high demand for new space, there is a scarcity of employment lands in general. This is of particular concern as it relates to larger parcel sizes (20+ acres), that are typically required for major industrial and logistical uses. This problem is further exacerbated by the fragmented nature of much of the region's remaining vacant land parcels, which result in lands that are suitable for some industrial activities, but insufficient for large-scale development. The vacant industrial land supply by parcel size and sub-region is provided in Figure 7.

Figure 7: Vacant Lands by Site Size and Sub-Region, Metro Vancouver, 2015



Source: Metro Vancouver 2015 Industrial Lands Inventory: Technical Report

With limited options through traditional expansion-based methods, Metro Vancouver will need to embrace creative options for increasing both the supply and capacity of its industrial lands. These alternative approaches are not without their own challenges, as discussed in the examples below:

A. Can We Create New Land?

In the past, it was common to expand industrial and port areas into shorelines by using fill. However, the environmental and economic costs and necessary approvals and mitigation measures can be prohibitive, resulting in the practice being used much more sparingly in recent years. The Port of Vancouver is currently undertaking a comprehensive study to expand the Roberts Bank container terminal using this approach; though beyond this project there are few prospects for this approach to be applied elsewhere in the region.



B. Increasing Industrial Capacity through Multi-Storey Intensification

With limited options to increase the land base, many industrial projects are now considering building upwards; modern warehouse distribution centres are developed to be significantly more volumetrically intensive than traditional warehousing operations. Multi-storey industrial buildings are somewhat rare in North American markets due to the high capital costs associated with constructing space that meets the needs of modern industrial businesses, which in turn requires a much higher rent in order to ensure a sufficient return on investment for developers. This also includes the need for sufficient truck access to enable the movement of goods, requiring ramps, freight elevators and loading bays, making site design more complex.

Traditionally, this meant that only smaller users were likely to occupy multi-storey industrial space, specifically those that needed to be located in proximity to the urban core, and were flexible in their space needs. However, as market pressures have increased, interest in multi-storey industrial projects is beginning to grow more broadly, with a number of multi-storey projects having been constructed in Metro Vancouver and similar North American markets in recent years. Some of these projects have involved a mix of uses and tenures, most commonly strata industrial with office uses over industrial

space. The completion of the Georgetown Crossing development in Seattle shows the potential for large scale stacked industrial distribution and logistics buildings that could potentially be replicated in Metro Vancouver.¹²

Allowing for, and potentially incentivizing, the creation of multi-storey industrial space has the potential to modestly increase the supply of industrial space within the region, so long as the market conditions are sufficient to support it. It is important to recognize that such an option will be contextual within the region, as factors such as local rents, site size, industry activity, and geotechnical conditions will determine where such projects are feasible.



C. Other Forms of Industrial Intensification

In addition to increasing the amount of built space, there are a number of other ways to measure industrial intensity or density on the existing land base. These methods may not be as directly tied to land use policy, but can still accommodate increased employment and economic activity.

Examples include:

- Labour activity (employees per land acre/hectare or per building sq. ft./m2)
- Business revenue per unit (value generated per unit of land, or building floor area)
- Volume of goods produced/processed/stored per unit (per floor space, land area, employee)
- Vehicle or equipment movement per hour (trucks, loading, crane lifts)
- Quality and pay of jobs (education and pay levels)

¹² [Is It Time To Go Vertical In Vancouver, Colliers International Market Intelligence Report](#)

- Value or level of equipment/technology investment (e.g. automation, racking warehouses)
- Transportation infrastructure utilization rates (goods/trips per unit)
- Building lease absorption period, vacancy rates, rental rates
- Longer hours of operation (shift work)

Industrial uses are not the only ones constrained by the region's limited amount of available land, as the region's commercial, office, retail and other employment sectors also compete for space. While some of these uses are compatible with industrial activities, the market economics of these other uses may potentially undermine existing and potential industrial activity. These other employment uses typically tend to offer a higher return on investment and higher rents on a per square foot basis, often pricing-out industrial land uses for floor space. Similarly, the rising popularity of industrial stratification poses a potential disruptor to other large scale industrial and trade-oriented activities, as the latter may not be able to compete with other industrial users for the remaining industrial land base.

D. Stratification of Industrial Land

Another way in which Metro Vancouver is unique in the North American context is the popularity of owner-operated strata industrial space.¹³ Whereas most commercial and industrial users in North American markets tend to operate in leased space, the limited land supply and rising prices in the Metro Vancouver market, coupled with sustained periods of low interest rates, have resulted in significant demand for owner-occupied strata units.

The benefit of strata-ownership is that it allows smaller industrial users to have security of tenure over their space, providing stability while also enabling the owner-occupier to capture the market capital appreciation. The upfront nature (i.e. pre-sales) and high sales prices for strata property sales also enable developers to de-risk the development of more capital-intensive built forms, including multi-storey industrial projects, and can prove beneficial for users seeking space in denser inner-city locations.

However, stratified space is not conducive to all industrial users. The high cost may be prohibitive to smaller businesses and may limit the flexibility of firms looking to expand. The subdivision of individual units within buildings may also prove problematic for larger firms seeking large, cohesive spaces. This also poses a potential long-term issue for the

¹³ Similar to condominium residential housing, commercial strata is a form of tenure, distinct from ownership and rental or lease with a tenant-landlord relationship, in which a building or land is separated into separate lots or units that are separately owned. The strata lot owners hold collective ownership of the common areas of the property through a strata corporation.

redevelopment of existing space, requiring the consolidation of fragmented ownership within buildings. With stratified industrial space able to offer significantly more return for land developers, speculation for strata may also price-out larger traditional and trade-oriented industrial users from being able to acquire optimally located properties.¹⁴

E. The Struggle for Space – Non-Industrial Uses on Industrial Lands

Industrial areas can benefit from the presence of a number of complimentary non-industrial uses, including restaurants and amenities to serve local workers, and ancillary retail and office components that are related to the main industrial use. However, these and many other non-industrial uses can also compete for space in the industrial area. Many non-industrial uses are able to locate in other parts of the urban land supply, but given the comparatively lower cost of land and space, may prefer to locate in industrial areas if permitted to do so. This can prove problematic, as these non-industrial uses are often able to outbid the intended industrial users, effectively driving up land and rent prices challenging industrial businesses to locate in these areas.

F. The Struggle for Space – Trade-Enabling Uses

Industrial businesses cover a range of activities, locational preferences and site needs. For example, a manufacturer of specialized computer components may require a far different type of space than that of a distribution and logistics warehouse operation. Much like the competition between industrial and non-industrial space users, industrial uses with different operational needs may also be able to support different values for land and space.

This disparity is of particular note when it comes to trade-enabling uses, such as the logistics, warehousing and distribution of goods. These uses tend to require specific locations with good access to port, rail or highway infrastructure, often in the form of large warehouses with ample space for the loading and unloading of trucks. However, smaller specialized industrial users can also compete for these types of sites, and may be a more financially viable development form on high value lands, particularly if developing multi-storey and/or stratified sites. This can prove a challenge given the limited number of large sites in the region that feature the characteristics needed by trade-enabling businesses.

¹⁴ [Stratification of Industrial Land in Metro Vancouver, Metro Vancouver, September 2018](#)

G. Mixing Residential to Encourage Light Industrial Redevelopment in Key Areas

With increasing competition for land and an overlap in regional and local land use policy objectives, some proponents are advocating for changes to zoning permissions to allow for the development of mixed-residential uses in existing industrial areas, specifically for those in close proximity to rapid transit station areas. Advocates of this kind of zoning suggest that it will encourage the redevelopment of industrial space to modern standards while also addressing non-industrial policy objectives such as providing affordable housing and transit-oriented development. By mixing in higher-value residential uses, there is also the potential to subsidize the redevelopment of new industrial space in an expensive urban context.

Given the conflicts that can occur between industrial and residential activities, the successful integration of these two uses is quite challenging. Generally speaking, only certain light industrial activities are compatible with sensitive residential uses in such close proximity, and even then, site design that ensures both livability and functionality for both uses can be difficult and expensive. Even with strict covenants on what uses are permitted, allowing higher value uses like residential also creates the risk of encouraging speculation on neighbouring industrial properties, and could result in the loss or displacement of the intended industrial use over time.

H. Accommodating Innovation and the Changing Nature of Work

When seeking to protect industrial lands for industrial uses, it is important to recognize that that industrial activity can cover a broad range of businesses and involve the production of a various types of goods. Not all industrial businesses produce goods one might otherwise associate with traditional industrial activities, such as concrete, construction goods or chemicals. As new technologies have emerged in recent decades, Metro Vancouver has benefited from the growth of numerous high-skill tech and innovation clusters. While these jobs are commonly associated with office-related employment, they also spur demand for space to accommodate the production of goods related to bio-tech, green tech, and other innovative products.

Demand for these types of spaces tends to focus on certain industrial sub-markets, most commonly found in proximity to post secondary institutions, which in turn provide linkages to emerging high-skilled labour opportunities. These businesses often seek well-located and well-equipped facilities, which means they are often able to locate in more expensive and urban industrial areas, such as Vancouver and Central Surrey.

2.2.2 Pressure on Industrial Lands

Not only are the region's industrial lands in short supply, they are also under threat of being further diminished due to a number of factors, including being converted to non-industrial uses and being out-priced due to high land values and property taxation. At the same time, industrial uses seeking other locations to suit their needs are putting pressure on the region's agricultural land.

Competition and encroachment from non-employment uses are putting considerable pressure on industrial lands. The encroachment of these sensitive land uses often result in conflicts with industrial operations (i.e. truck traffic, noise, odors) which can prove disruptive to existing and prospective industrial uses. Mixing non-industrial uses in industrial areas or converting the lands entirely, runs the risk of encouraging speculation, which in turn may drive up land values and prevent industrial growth or displace existing industrial users.

A. Industrial Edges and Buffers – Tools for Mitigating Conflict

Industrial land edges and buffers are a common means to mitigate conflict between industrial and adjacent sensitive uses, such as residential. Establishing these measures helps to ensure, for example, that residents are not negatively impacted by industrial activities, while also providing industrial users with a degree of certainty that they will be able to conduct their business without disruption.

There is no single approach between Metro Vancouver's member jurisdictions in how to manage the interface between industrial and sensitive uses, though there are some common elements. These include design guidelines to manage noise, odour and light, and minimum setbacks to ensure a reasonable degree of physical separation from other uses. Most commonly these are established in a municipality's Official Community Plan (OCP) or zoning bylaw, requiring on-site mitigation measures at time of site plan, but may also include more broad buffers, including transitionary land uses (such as light industry or office parks) or other physical separation be located in between industrial and sensitive uses.

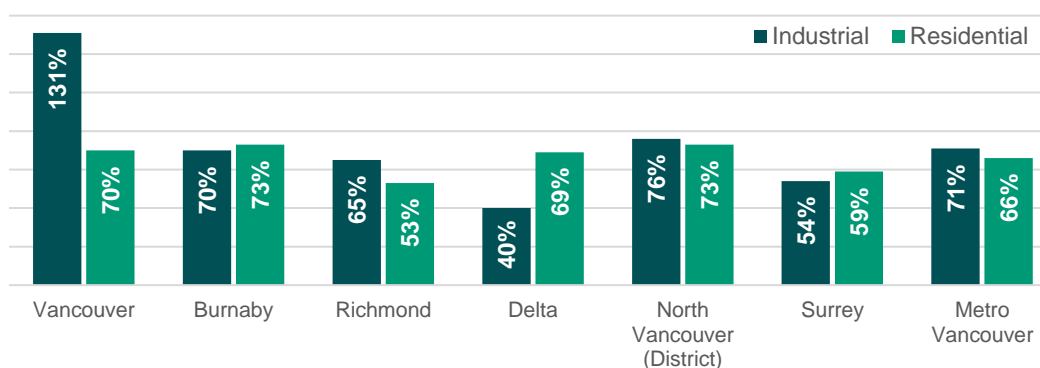
Depending on the approach and standard required, these measures can restrict the development of some industrial uses, or may require site plan elements that add additional cost to the design.¹⁵

¹⁵ [Industrial Edges: Compatibility and Interface Issues in Metro Vancouver, Metro Vancouver, September 2018](#)

B. Rising Land Values and the Impact of Taxation

As industrial areas continue to experience rising land values, this not only increases rental rates, but also taxation. Property tax in British Columbia is assessed on market land value, not just as it is today, but as the ‘highest and best’ use of the land. As industrial areas begin to permit a broader mix of densities and uses, this means that the assessed value of the land can rise sharply, in some cases well beyond the value being generated by the existing industrial users. For example, a small automotive repair business in an area that permits multi-storey office uses would be assessed as if it were a multi-storey office. In a five-year period between 2012 and 2017, the rate of industrial assessment growth outpaced residential assessment growth in the region, with the greatest impacts being observed in more urban municipalities.

Figure 8: Assessment Value Increase, By Municipality, 2012-2017



Source: Adapted from Andy Yan, City Program, SFU, using data from BC Assessment, 2019.

This has the potential to put pressure on both land owners and leaseholders, as many leases in Metro Vancouver are “triple net”, meaning that the leaseholder is responsible for paying rent, along with building maintenance and property tax. As land prices and the associated assessment values rise across the region, so too can the tax payment – leading to an increase in costs that many businesses, particularly smaller ones, may not be able to absorb. These rising tax rates can put considerable pressure for businesses to relocate elsewhere in the region, or shut down entirely. As a result, this also creates pressure to convert industrial land to non-industrial use.

C. Competition between Industrial and Agricultural Land Uses

In much the same fashion of how speculation for other land uses is driving up real estate prices on industrial lands, so too is speculation impacting lands designated for agricultural uses across the region. While most of these lands are subject to provincial regulation as part of the Agricultural Land Reserve (ALR), which prevents non-agricultural uses, speculation from various land uses is raising land prices, undermining the feasibility of using these lands for their intended agricultural use and driving pressure for conversion.

While both industrial and agricultural land bases are under pressure to convert from other land uses, there is also pressure between the two. Industrial and agricultural land uses are often posited against one another, with agricultural interests advocating that agri-industrial¹⁶ uses be located on industrial lands, and industrial interests advocating agri-industrial uses be allowed on agricultural lands.

Currently, ALR regulations limit industrial and commercial uses from locating on industrial land, requiring that 50% of the product involved in these activities be grown/raised on site. This “50/50 rule” plays a critical role in determining what agri-industrial activities are permitted on ALR land, barring approval from the Agricultural Lands Commission (ALC). Limits to infrastructure, servicing and transportation in both Metro 2040 and ALR regulations also direct many agri-industrial uses to industrial areas instead. Given the comparatively high cost of industrial land, agri-industrial activities that qualify as farm use (or successfully apply to the ALC for an exception) will usually locate on agricultural land instead.¹⁷

In a general sense, agri-industrial uses are not a significant component or threat to either land base. However, given the limited land supply and similarities between site profiles (large, flat sites) there is some pressure to convert agricultural lands to more traditional industrial uses, particularly in the case of sites that are considered underperforming or poorly located for their designated use. In a limited number of cases, such as the recently approved land swap between the City of Delta and the MK Delta Lands Group¹⁸, such a conversion may be considered reasonable.

D. Climate Change Vulnerability

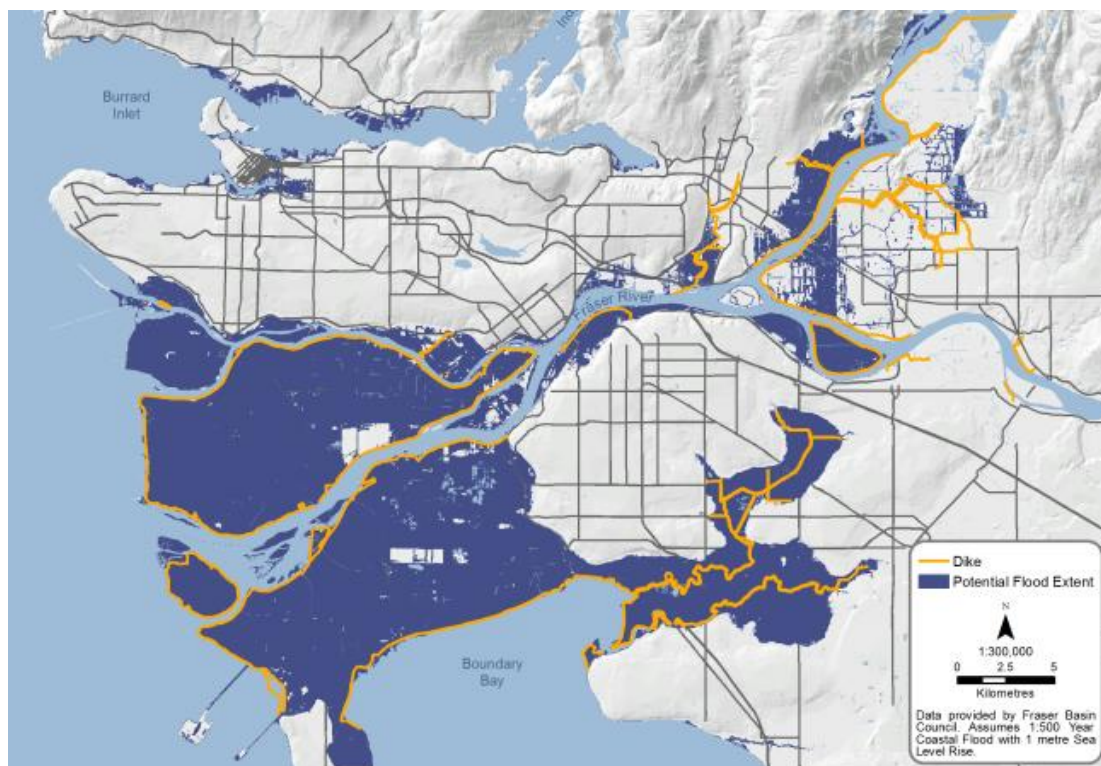
Another issue of note impacting the long-term functionality of the industrial land supply is the risk posed by climate change. Detailed climate change projections have been completed for the Metro Vancouver region, and significant work is underway to understand the impacts, including increased flood risk.

¹⁶ Agri-industrial uses are defined as: all commercial or industrial activities included in primary production from local agriculture, as well as the upstream and downstream activities related to the agrifood and seafood sector excluding retail and other consumption activities.

¹⁷ [Agri-Industrial Activities in Metro Vancouver, Metro Vancouver, February 2018](#)

¹⁸ [Metro Vancouver Regional Planning Committee Regular Meeting - April 5, 2019, Report 5.1](#)

Figure 9: Potential Coastal Flood Extent Map (with 1 metre sea level rise)



Source: Metro Vancouver, using data provided by Fraser Basin Council ¹⁹

A significant portion of the region's industrial land supply, including most major port and airport facilities, are located within low laying areas. Assuming only one metre of sea level rise, many of these areas would be vulnerable to major coastal flood events in the absence of considerable adaptation measures. Should sea level rise continue as projected, significant portions of the industrial land supply may no longer be considered viable for long-term development, further reducing opportunities for growth and economic resiliency. While certain measures can be engineered to adapt to this risk, including diking and improved site design, these measures may be cost prohibitive for many industrial users to implement.

In addition to responding to the impacts of a changing climate, industrial activities also have a role to play with regards reducing regional Greenhouse Gas (GHG) emissions. Metro Vancouver is currently developing its Climate 2050 strategy, which reflects climate issues specific to the region by addressing ten key issue areas, one of which is industrial

¹⁹ Flood extent data was provided by the Fraser Basin Council as part of the Lower Mainland Flood Management Strategy. The scenario assumes a 1:500 Annual Exceedance Probability Stillwater ocean state and a 0.6 metre wave allowance with 1 metre of sea level rise. More information on the Lower Mainland Flood Management Strategy can be found at https://www.fraserbasin.bc.ca/water_flood.htm

activities. Metro Vancouver’s manufacturing sector (including cement production, food processing, metal fabrication, chemical manufacturing, forest products, and petroleum refining) and construction industry contribute approximately 23% of the region’s total GHG emissions combined. As part of developing Climate 2050, the region is preparing “roadmaps” for each issue area, providing a summary analysis of current conditions and challenges facing each issue area. These roadmaps will identify regional and corporate goals and actions necessary to achieve a low carbon, resilient region. In the case of industrial activities, this is likely to include targeted approaches to reduce emissions by encouraging or requiring switching to low carbon fuels and adopting new technologies where appropriate.²⁰



2.2.3 Site and Adjacency Issues

In addition to the macro-level challenges facing industrial lands, various site-specific issues are creating barriers to the effective development and redevelopment of the region’s industrial lands:

- In the case of un-serviced industrial lands, the high cost of delivering necessary servicing and infrastructure may be preventing the establishment of new industrial activity;
- A number of industrial areas feature limited access to the Regional Truck Route Network and other infrastructure intended for the movement of goods and materials, including access to railways and navigable waterways;

²⁰ Metro Vancouver Climate 2050 Strategic Framework, September 2018 (Revised July 2019)

- Poor transportation infrastructure to some areas, coupled with a lack of local amenities, are making it difficult for some industrial businesses to attract and retain workers; and
- Policies related to industrial impacts on sensitive environmental features are limiting the development capacity of certain sites, requiring setbacks that can reduce building footprints to unusable sizes. Similar requirements for the remediation of previously occupied industrial sites have proven cost prohibitive for some industrial developments.

A. The Importance of Transportation and Goods Movement

From local deliveries, to the movement of materials and components for production, to importing and exporting goods to marketplaces beyond the region, having access to reliable and efficient methods of goods movement is an integral consideration for many industrial businesses. In this regard, Metro Vancouver's network of trucking routes, highways, railways and ports support both local serving businesses and its broader role as a gateway city between Canada and the western gateway.

Much as growth in the context of a finite land base is putting pressure on the region's industrial land base, so too does it put pressure on the region's transportation infrastructure network for moving goods and people. Concerns related to congestion, aging infrastructure, road safety, pollution and other externalities like the truck parking all affect the outlook for lands throughout the region. Towards this end, planning for the effective management of industrial land is intertwined with planning for the effective management of the transportation network.

A number of organizations and agencies in the region have made strides towards supporting the effective management of the transportation network, including initiatives such as:

- Translink's Regional Goods Movement Strategy and Regional Transportation Strategy;
- The BC Ministry of Transportation and Infrastructure's innovations and improvements in commercial vehicle monitoring and emissions standards;
- The Greater Vancouver Gateway Council's work to coordinate investment on regional infrastructure projects; and
- The Greater Vancouver Urban Freight Council's work to coordinate and champion initiatives related to goods movement.

2.2.4 A Complex Jurisdictional Environment

Industrial lands and the activities play a crucial role in the region and its economy. While land use is primarily managed at the municipal level, decisions related to the effective management of industrial lands have the potential to affect neighbouring municipalities, the broader region, and even aspects of the economy at the provincial and national level.

At the same time, the issues facing industrial lands involve multiple stakeholders and overlapping jurisdictions of government, which may have their own organizational mandates. The result is a fractured regulatory landscape which can occasionally result in redundancies or competing policy objectives that stifle the effective utilization of the region's remaining industrial lands for various purposes. For example, the Port of Vancouver, with its federal mandate to accommodate and grow trade-related economic activity, is not subject to provincial or regional policy. As the Port has acquired lands to support this objective, critics have raised concern that the Port is overriding local, regional and provincial land use policies and objectives, including the protection of agricultural land or other local economic priorities.

In other regards, competition between neighbouring municipalities to attract business and grow their respective tax bases may result in decisions that undermine the resiliency of the broader regional economy. This is best exemplified by the continued conversion of designated industrial areas to higher value land uses, despite the limited amount of industrial land remaining within the region.

Lack of collaboration between government agencies is also resulting in insufficient data sharing, education, and policy alignment reviews between organizations. These gaps have resulted in policy misalignment (such as overly permissive zoning in industrial areas) and blind spots (such as infrequent reporting on industrial land take up) which make it difficult to track and respond to issues facing industrial lands in a timely manner.

2.3 THE FUTURE OF INDUSTRY AND CHANGING SPACE NEEDS

Like many other industrial markets around the world, the region's industrial lands have undergone a long-term transition in the nature and form of their use. A steady shift away from heavy manufacturing and natural resource sectors, particularly amongst forestry-related businesses, coupled with increasing competition with other markets in an increasingly globalized market, have changed the balance and character of the region's industrial market over time. Throughout this transition, the region has evolved a diverse sectoral mix, while also retaining its role as a leading global port and economic gateway.

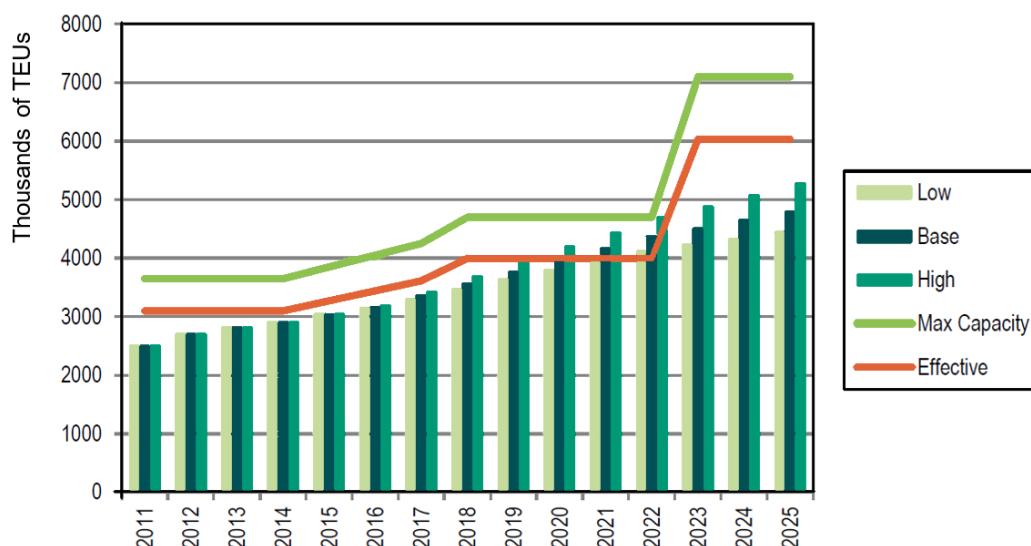
Locations including Granville Island, shores of False Creek, Fraser River and Burrard Inlet were once dominated by heavy industry, sawmills, large scale manufacturing, and rail operation. While a few of these uses still exist today, many industrial businesses have moved eastward or have ceased operation altogether, being replaced by predominantly commercial office and

residential development. In instances where employment uses have been retained, they tend to be in the form of light industrial, office parks and mixed commercial space.²¹

Though some traditional waterfront-oriented industrial activities have relocated or dissipated, the core ‘gateway’ functions of the Port of Vancouver and YVR airport have continued to thrive. Continued growth in global trade have driven demand for additional operational space, including the need for additional container terminals, warehousing space, and logistical facilities.

In terms of growth, the Port of Vancouver has consistently outperformed other North American ports since 1990, with growth in container traffic forecasted to outpace all other ports in the Pacific Northwest for the foreseeable future. Even with the establishment of a second provincial port in Prince Rupert and improvements and expansions to local port facilities, demand is forecast to drive the need for additional port-related facilities on Metro Vancouver’s industrial lands, as shown in Figure 10.

Figure 10: Port of Vancouver Capacity and Demand Development to 2025



Source: Container Traffic Forecast Study – Port of Vancouver, 2016

Note: Demand and Capacity are measured in Twenty-foot Equivalent Units (TEU). Demand scenarios present a Low, Base and High scenario for each year. The increase in capacity in 2023 represents the anticipated expansion of Roberts Bank Container Terminal 2.

Trade-enabling uses associated with the Port and YVR only represent one part of the demand for industrial lands. Despite the changing nature of industrial activities in the region, industrial lands continue to serve a fundamental role in facilitating city-serving activities, such as vehicle

²¹ The Changing Nature of Industry and Industrial Land Demand in Metro Vancouver: Discussion Paper Section 4.8

repair, food production, commercial laundry, utilities, light manufacturing and local distribution. These activities are crucial to the continued function of a range of economic activities across the region, including tourism (tour bus repair, restocking cruise ships), major office employment (printing, couriers, transit infrastructure management), and local retail businesses (food production and distribution, wholesales). At the same time, continued population growth has also increased the in-region demand for goods and related services, such as e-commerce, transportation, warehousing and distribution space, particularly last mile and fulfillment centres in close proximity to major population centres.²²

In addition to these city-serving functions, industrial lands are also playing a prominent role in accommodating the region's emerging innovation economy. These businesses do not fit easily into any one classic or conventional employment sector, as the nature of their work encompasses a wide range of activities including light manufacturing, media and digital entertainment production, clean-tech and bio-tech, software and hardware design, and various other uses. The space needs of these businesses can vary, but typically require a diversity of spaces at different scales, including offices, production space, and logistical facilities, many of which are most commonly associated with industrial and employment lands.²³

Changing industry profiles are not the only factor resulting in different land and space needs. Technological innovations are also dramatically changing the relationship between employment, productivity, and how industrial lands are occupied and used.

Automation, which has already significantly affected the manufacturing industry in recent decades, is expected to continue to change how goods are produced and tasks accomplished. With the potential advent of artificial intelligence and advanced robotics, there is a real possibility that more jobs in many more sectors could be affected by automation than ever, with 42% of the Canadian labour force at high risk of being affected by automation in the next decade or two.²⁴ As shown in Figure 11, automation will have a different impact on different sectors over time, with some sectors being susceptible to a significantly reduced need for labour as different waves of technological advancement occur over the next few decades.²⁵

²² The Changing Nature of Industry and Industrial Land Demand in Metro Vancouver: Discussion Paper, Section 4.2

²³ [Industrial Lands and the Innovation Economy, Metro Vancouver, June 2018](#)

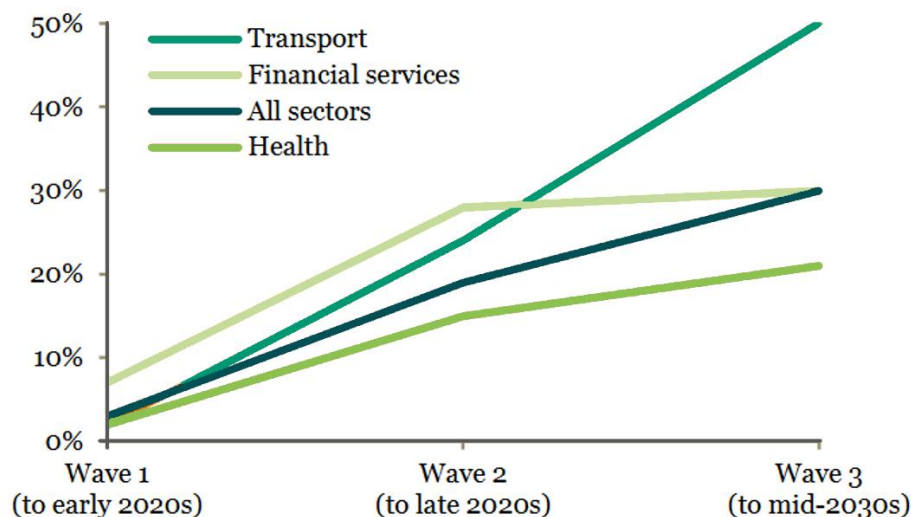
²⁴ [The Talented Mr. Robot, The Brookfield Institute for Innovation + Entrepreneurship](#)

²⁵ According to recent reports by Price Waterhouse Coopers, the next major impacts from automation are expected to occur in three waves:

- Wave 1 involves algorithmic automation (the automation of simple computational tasks);
- Wave 2 involves augmentation (dynamic interaction with technology for clerical support and decision making); and
- Wave 3 involves full automation of various tasks (including tasks that involve physical labour, manual dexterity, and problem solving, such as transportation and construction).

Figure 11: Estimated Potential Job Automation Rates by Industry across Waves

% of existing jobs at potential risk of automation



Source: 'Will Robots Really Steal Our Jobs?', PwC, based on OECD PIAAC data, 2018

This change has the potential to affect the demand for labour in different sectors, but it does not necessarily mean that there will be any less demand for industrial land. While automation can lead to a number of operational efficiencies, it typically still requires space to conduct the business activity (e.g. production and warehousing of goods). As shown in Figure 12, despite declines in total manufacturing employment, manufacturing productivity in British Columbia has continued to grow.

The separation between manufacturing activity and employment has been occurring for quite some time, however this trend began to accelerate most notably following the 2008-2009 Global Recession. While manufacturing employment has yet to recover to its pre-recession levels, manufacturing activity has continued to grow.

Over this same time period (2008-2018), Metro Vancouver increased its industrial floor space by over 30 million square feet. This translates into an average growth rate of nearly 1.7% per year, significantly higher than the average annual industrial employment growth rate of 0.5% per year. While the amount of land take-up associated with this growth has declined over time, suggesting denser industrial buildings are being built, the demand for space is still resulting in a net demand for land.²⁶

²⁶ The Changing Nature of Industry and Industrial Land Demand in Metro Vancouver: Discussion Paper, Section 4.6

Figure 12: Comparison of Annual Manufacturing Activity (dollars) and Employment, Province of British Columbia, 1992 - 2017



Source: Hemson Consulting Ltd. using data from Statistics Canada Tables 304-0015 & 14-10-0023-01

Note: Figures have been indexed (1992 = 1)

2.4 INDUSTRIAL LAND DEMAND TO 2030 AND 2050

Forecasting the longevity of the industrial land supply is a particularly challenging task in Metro Vancouver because of its unique situation as a metropolitan region with a fixed land supply. While not quantifiable for the overall market, there is ample evidence that industrial development and land absorption is already limited by the availability of land for development. Some larger distribution and manufacturing facilities are already locating outside of Metro Vancouver simply because there are few large industrial sites available today or likely to be available in the future.

The preliminary update to Metro Vancouver's industrial land inventory indicates significant absorption of lands since 2015, including many of the last remaining larger well-configured sites. While the remaining supply of about 1,050 ha truly vacant and another 750 ha in non-industrial uses that may eventually be developed for industrial, may seem significant, much of it is lands that are difficult to develop, fragmented and require assembly to bring to market, otherwise encumbered or whose owners are disinterested in development. As more of the unencumbered available sites are developed, an increasing proportion of that supply will be the more "difficult" or unavailable sites. Typically, full development of an industrial land supply is about a remaining 5% long-term land vacancy or 95% development; in Metro Vancouver's case the long-term vacancy would be about 570 ha of an 11,330 ha developed and vacant supply.

The land supply availability in Metro Vancouver means that there are two perspectives that can be taken to the demand forecast:

- What would the land demand be if there were no significant supply constraints in the region? and,
- Given the supply constraints, what is the demand for land that can be satisfied in the market and when will the available long-term supply near 95% full development?

There are two primary ways of forecasting land demand, both of which are appropriate ways to forecast and each can be used as a check on the other approach:

- The absorption method looks at the recent history of land absorption in hectares and projects the absorption forward for the forecast period. Adjustments to the forecast rate of absorption, up or down, are made to reflect expectations for a changing proportion of economic activity occurring on industrial land and higher or lower levels of overall growth expected, compared to the past.
- The other approach is an employment-based forecast, starting with a forecast of total employment and the relative growth by economic sector. The proportion of growth within sectors that may be accommodated on industrial lands provides an employment forecast for industrial areas. Applying an anticipated floor space per worker (in m² per employee) or an employment density (in employees per net ha) provides building space and land areas.

The most recently prepared forecast of regional land demand used an absorption method with a range of 80 to 110 ha per year (200 to 275 acres per year)²⁷. Applied to the effective supply of 1,820 ha (4,500 acres) identified in its analysis, full development would be reached between 2035 and 2045. Of course, land development does not proceed in a linear fashion until the last acre is consumed, rather it nearly always tails off for reason already described. This means that there is demand that cannot be met by the available supply well before a point of build out is reached. As noted in Section 2.3.1, for large sites (15+ ha) that point has already been reached in Metro Vancouver. To meet the demand forecast to 2050, the land demand White Paper recommends that an additional 800 to 1,600 ha (2,000 to 4,000 acres) be added to current vacant land inventory.

As part of the Regional Industrial Lands Strategy work, Hemson Consulting looked at industrial land demand from an employment growth perspective. The forecast is based on a low, medium and high range of Metro Vancouver employment growth from the current base. Following ongoing economic trends, a continued shift in the employment base of Metro Vancouver away from those sectors occupying industrial land towards service sector uses is

²⁷ The Changing Nature of Industry and Industrial Land Demand in Metro Vancouver: Discussion Paper

assumed to continue. Under this assumption, 24% of the region's job growth would be accommodated in industrial areas by 2051 (as compared to the 27% in 2016). Assuming an employment density at a somewhat optimistic average of 40 jobs per net ha, the resulting industrial land demand to accommodate this growth would be 75 to 110 ha per year (185 to 260 acres per year). This rate is quite similar to the conclusion noted in the land demand White Paper. Similarly, an additional 800 to 1,600 ha of land on top of existing supply would be a reasonable estimate of the lands needed to satisfy this demand.

In the absence of finding new land to meet the needs of continued demand for industrial land, the rate of absorption will tail off until near-full-development is reached. This decline in absorption will not be due to a lack of interest, but instead will be the result of businesses and jobs having relocated to markets that are more readily able to meet their needs. The combination of a constrained land supply and steady demand will keep the price of industrial land high, likely even higher than we are seeing today. This will be a limiting factor for some industrial activities, but will likely also force more intensive use of land where possible.

2.5 IMPLICATIONS FOR THE REGIONAL ECONOMY

Industrial lands serve a crucial role in accommodating a diverse and resilient economy. Regions that are more economically diverse tend to experience less instability and lower unemployment rates when compared to regions with more homogeneous economies. Complex economies, that is those that feature a web of interconnected industries and business sectors, also tend to be far more resilient, experiencing less economic decline during periods of recession, and faster recoveries.²⁸

In the same regard, failing to ensure a suitable amount of industrial land could limit growth and investment, and even weaken existing sectors that rely on these lands and their unique characteristics. Even with the changing nature of work and technological innovations resulting in evolving land and space needs, industrial lands will still be necessary to ensure regional economic diversity and resiliency for the foreseeable future.

The consequences of a constrained land supply are already being witnessed, with a number of large industrial businesses and activities being unable to find suitable space to locate or expand their business. For example, the Port of Vancouver has noted that, despite significant improvements to site intensification and optimization in recent years, it may be unable to accommodate future trade demand given its current land supply. As the Port approaches its capacity, it risks losing business to other ports along the western coast.

²⁸ [Metro Vancouver Industrial Lands: Economic Impact and Future Importance, Metro Vancouver, February 2019, Section 6.0](#)

Similarly, a shortage of space for logistics terminals is seeing demand grow for inland distribution ports as far away as Calgary.²⁹ These inland ports serve as staging areas for containers that are unloaded in Vancouver, transported by rail to the distribution hub to be unpacked and sorted, and then transported back to Vancouver to be delivered to end users and points of sale. Ashcroft offers an inland terminal focused on processing exports, such as lumber. In other cases, larger manufacturers are choosing to locate, or relocate, to areas with more available and affordable land south of the border, in communities such as Blaine, Washington.

The relocation of these business and trade activity could have a negative impact on the region, province and even country. For example:

- Should a business relocate to another port in the province, such as Prince Rupert, the impact might be neutral for British Columbia and Canada, but negative for the Metro Vancouver region;
- Should a business relocate to Alberta, the net impact might be neutral for Canada, but negative to the Metro Vancouver region and British Columbia; and
- Should a business relocate south of the border (such as Washington, Oregon or California), the net impact would be negative to the Metro Vancouver region, British Columbia, and Canada.³⁰

The potential impacts of losing industrial activity due to lack of available land are threefold:

- The loss of local businesses could negatively impact the economy due to the loss of potential or existing jobs and tax revenues for governments.
- The further abroad these businesses locate, the greater the distance goods must be transported, resulting in increased fuel consumption, greenhouse gas emissions, traffic congestion and cost to consumers.
- The loss of industrial activity could weaken the region's economic diversity and resiliency, potentially exposing the economy to greater fluctuations in market cycles and broader economic shifts.³¹

²⁹ [Calgary Economic Development, "Calgary is becoming a major port city – no shoreline needed", February 6, 2018](#)

³⁰ [Metro Vancouver Industrial Lands: Economic Impact and Future Importance, Metro Vancouver, February 2019, Section 8.0](#)

³¹ [Metro Vancouver Industrial Lands: Economic Impact and Future Importance, Metro Vancouver, February 2019, Section 8.0](#)

It is worth noting that adding new industrial uses in Metro Vancouver could result in its own set of costs and challenges, including increased competition for land and the potential to increase traffic, business related emissions, and possible conflicts with other uses. However, on the whole, these costs and challenges are unlikely to be greater than the net loss and environmental impact that is likely to occur if these businesses relocate elsewhere.

3. RECOMMENDATIONS

To achieve the vision of the *Regional Industrial Lands Strategy*, and to address the issues identified in the previous section, four BIG MOVES have been identified. These policy areas respond to the challenges discussed above, and have been used to organize the 35 recommendations below. The four BIG MOVES are:

1. Protect Remaining Industrial Lands
2. Manage Pressure on Industrial Lands
3. Bring the Existing Land Supply to Market and Address Site Issues
4. Ensure a Coordinate Approach

1. PROTECT REMAINING INDUSTRIAL LANDS

Conduct a Regional Land Use Assessment

In the context of Metro Vancouver's finite and constrained land base, there is significant pressure for competing, legitimate land uses across the region. There is an opportunity to undertake either a targeted or region-wide assessment of land use, seeking not to reflect what is already in existing policy frameworks, but rather to proactively identify the 'best' locations for different land uses depending on a developed set of criteria (e.g. location, adjacent land uses, lot size, proximity to the goods movement network). Such an assessment could potentially identify areas where a swap of existing land uses may be reasonable, including opportunities to optimize the remaining supply of industrial land.

RECOMMENDATION 1: That Metro Vancouver, in collaboration with member jurisdictions, other regional agencies, First Nations, and other relevant stakeholders, conduct a comprehensive assessment of current land uses and designations in identified areas of interest.

This assessment will identify, based on a defined set of criteria and cross-jurisdictional considerations, opportunities for more optimized locations and uses of land in order to support regional and local policy objectives and to inform policy changes.

- a) That Metro Vancouver and member jurisdictions work with the Provincial and Federal governments, the Port of Vancouver, and YVR to identify if industrial functions can be integrated or co-located on public industrial lands. This includes examining the potential for joint use for large non-intensive land uses such as extractive activities, airports, public rights-of-way, and others.
- b) Where existing designated land uses are determined to be underutilized, Metro Vancouver, in consultation with the owners of the subject lands, the member jurisdiction in which they are located, and other relevant stakeholders, may consider the potential for swaps with other land uses. The proposed swap should be

considered between lands that are identified as being underutilized through the land use assessment, located within the same jurisdiction or elsewhere within the region, and improve the potential for the intended uses per the land use assessment criteria.

- c) That Metro Vancouver assess whether or not there are sufficient supplies of suitable land to reasonably accommodate retail, service or recreational uses that may be restricted from otherwise locating within Industrial areas.

Strengthen Regional Policy

Metro 2040 seeks to protect the stock of industrial land in the region and to promote its efficient use. Working with member jurisdictions, TransLink and the Port of Vancouver, the plan supports a strong, prosperous economy, job diversity and an efficient goods movement network. The primary tool to protect industrial lands is the application of parcel based land use designations. If a member jurisdiction seeks to change the use of lands with a regional Industrial designation, it must first come to the Metro Vancouver Board for a discussion about the regional implications and trade-offs.

The Metro Vancouver Board has initiated a comprehensive update to *Metro 2040*. This provides an opportunity to strengthen regional policy through a number of means, including increasing the voting threshold for the conversion of industrial lands, potentially requiring no net loss of industrial lands when considering a conversion, refining regional definitions for permitted uses on industrial lands, or considering mixed-use as an acceptable use in certain locations and in alignment with other criteria. Metro Vancouver will be undertaking a *Metro 2040* policy review for Industrial and Employment lands.

RECOMMENDATION 2: As part of the update to Metro 2040, that Metro Vancouver strengthen regional policy by considering:

- a) an increase in the voting threshold required for a minor amendment to convert Industrial and/or Mixed Employment to General Urban;
- b) exploration of 'no net loss of land' as part of the amendment criteria for Industrial lands, recognizing the regional benefit of conversions that are offset by land-swaps in suitable locations within the municipality or elsewhere in the region;
- c) clarification of the definitions and permitted uses on the Industrial and Mixed Employment regional land use designations, including appropriate principal and accessory uses by type and scale; and
- d) allowing mixed-use with residential on Mixed Employment lands immediately proximate to Rapid Transit Stations (distance to be determined, but suggest 200 m) as long as existing industrial space is maintained or expanded and other *Metro 2040* objectives are met (e.g. affordable, rental housing).

Zoning Consistency for Industrial Lands

The definition of ‘industrial’ in zoning bylaws and associated permitted uses (and scale of accessory uses) varies significantly across the region. Different zoning bylaws permit accessory and non-industrial uses, such as recreation, big-box retail and places of worship, on industrially zoned lands, creating additional competition for industrial land from uses that should be located elsewhere. This bylaw review and update should both: remove non-industrial uses from the zoning while adding new types of industrial uses, and limit the scale or size of accessory uses.

Zoning consistency would limit non-industrial, commercial and institutional uses in certain locations consistently across the region, and would create a clear understanding and unified permissible uses while aligning well with the regional growth strategy.

RECOMMENDATION 3: That Metro Vancouver, in collaboration with member jurisdictions and other regional agencies, develop a consistent definition of ‘industrial’ and guidelines for which primary and secondary (or ancillary) land uses should be permitted in Industrial and Mixed Employment designated areas, respectively;

and that member jurisdictions, as part of their Regional Context Statement updates, commit to review and update their zoning by-laws using the established guidelines as a resource to amend the permitted uses in their local industrial and employment lands.

Recognize and Protect Trade-Enabling Lands

It is important to recognize that trade-enabling industrial uses (such as logistics, warehouses, distribution centres, along with transportation terminals) are a crucial part of Metro Vancouver’s role as an economic gateway between the Pacific and the rest of the country, and that these uses typically have a very specific set of needs that set them apart from other industrial uses. These types of uses typically require larger, low-density sites (as measured in the amount of building area) that allow for flexible movement and storage of goods, with proximate access to highway, port, or rail infrastructure. Amongst the region’s industrial land supply, sites that offer these characteristics are limited.

Because these sites also tend to offer attractive characteristics for other types of industrial uses, trade-enabling uses often compete with other industrial uses when looking to purchase and develop these lands. The low-density nature of many trade-enabling uses means that they often struggle to compete, particularly when increased development densities are permitted as of right under more broad industrial zoning. This of particular concern when stratification of industrial is permitted, which tends to both significantly increase the price competing users can offer for the land, while also fragmenting ownership of the property, which can be an issue for operators that require large secured sites.

To ensure these strategically located sites are protected, a coordinated approach among the Province, the region, and local municipalities is likely required. This could be in the form of a provincial designation, regional overlay and municipal zoning. Given the limited control municipalities have over tenure of non-residential land uses through zoning, the province may also need to consider granting additional powers under the Local Government Act to ensure these sites are reserved for their intended use.

RECOMMENDATION 4: That the Province of BC, in consultation with local municipal governments, establish an Industrial Land Reserve for strategically located Trade-Enabling industrial lands in the Lower Mainland (Metro Vancouver and Fraser Valley Regional Districts).

This designation would be intended to curtail industrial land conversions by providing clear land use permissions and restrictions. Criteria for lands in the Reserve would be developed in collaboration with affected jurisdictions, but would at a minimum, identified lands would feature large sites and access to existing and/or planned major infrastructure, such as navigable waterways, railroads, airports and highways.

RECOMMENDATION 5: That Metro Vancouver, as part of the Metro 2040 Update, develop a Trade-Enabling land use overlay.

This overlay would distinguish industrially designated lands based on key criteria (i.e. site size, proximity to existing and infrastructure linkages) and provide additional guidance to member jurisdictions regarding permitted land uses to protect trade-enabling regional activities.

RECOMMENDATION 6: That municipalities, in collaboration with Metro Vancouver, identify and designate appropriate areas as Trade-Enabling Zoning.

Non-industrial uses and the fragmentation of parcels are to be restricted within these areas in order to maximize these strategically located lands for industrial and trade-focused activity. To achieve this, member jurisdictions may also seek to limit stratification of ownership to a minimum size to prevent the fragmentation of large trade-enabling parcels.

RECOMMENDATION 7: That the Province of BC, via the *Local Government Act*, grant municipalities the legislative powers to define permitted forms of tenure (i.e. leasehold versus stratified freehold) on industrial land through local zoning bylaws.

Encourage Intensification in Appropriate Locations

Within the context of a constrained land base, it is critical to encourage development in a manner which makes the most efficient use of the remaining supply for all types of industrial users. Currently multi-storey industrial is exceedingly rare in most North American markets because, for most uses, multi-storey space is much more expensive than the single storey

buildings. However, as the remaining industrial land supply is diminished, it may become feasible for more of this type of development to occur in the future.

To encourage more efficient use of the region's remaining industrial lands, it would be beneficial to ensure industrial users that are able to locate in more intensive built forms are not restricted by policy. In addition to removing height and density restrictions in areas that have the opportune market and physical characteristics necessary to support intensive development, municipalities may also seek to offer incentives to attract and realize this form of development in strategic locations.

RECOMMENDATION 8: That municipalities facilitate the physical intensification (i.e. densification) of industrial built forms where possible by:

- a) reviewing and removing any unnecessary restrictions to density or height limits, where contextually appropriate;
- b) planning the space to accommodate new, smaller industrial uses when older, centrally located industrial areas densify;
- c) allowing mixing of industrial with other employment uses so long as the industrial component is secured as a condition of redevelopment; and
- d) exploring opportunities to encourage intensification in target areas (i.e. proper geotechnical conditions, access to infrastructure and transit) via incentives. These could include pre-zoning, density bonuses, financial incentives, and/or others.

RECOMMENDATION 9: That Metro Vancouver conduct a study of the financial factors and other issues that prevent the development of multi-storey industrial spaces in various regional market areas.

The study should identify the gap between development costs and market rents or sales prices in different municipalities to assess if there are ways that Metro Vancouver and member jurisdictions could improve the feasibility of delivering higher-density industrial spaces.

2. INTENSIFY AND OPTIMIZE INDUSTRIAL LANDS

Provide Greater Clarity on Agri-Industrial Uses in the Agricultural Land Reserve

While both industrial and agricultural lands are under pressure to convert to other land uses, these two types of land uses are often posited against one another, particularly as it relates to agri-industrial businesses. While there are permissions for some agri-industrial uses within the Agricultural Land Reserve, there is some uncertainty over the scope and scale of activity that can be permitted before these uses would have to relocate to urban industrial areas.

RECOMMENDATION 10: That the Ministry of Agriculture, in consultation with the Agricultural Land Commission, amend legislation to define under what conditions, if

any, large-scale organic waste processing facilities are permitted in the Agricultural Land Reserve.

RECOMMENDATION 11: That the Ministry of Agriculture produce guidelines or amend legislation to: define the metrics used to measure the 50/50 rule (i.e. volume, weight, value, etc.) to facilitate consistent application; and clarify the permitted value-added infrastructure of an approved use on an agricultural parcel and define a cap on building infrastructure footprint.

Ensure Consideration of Industrial Lands and Assets in a Regional Flood Management Strategy

Climate change and the impacts of rising sea levels are likely to be one of the greatest challenges of our time, and their potential impact on the industrial land supply cannot be ignored. A significant portion of the region's industrial land supply, including most major port and airport facilities, are located within low lying areas that are anticipated to be at risk in the face of rising sea levels and more frequent flooding events. As the Fraser Basin Council develops a flood management strategy for the region, it is critical that that industrial lands be given proper consideration to ensure the continued economic resiliency of the region, while also recognizing the cost that adaptation measures may have on industrial development in the future.

RECOMMENDATION 12: That in developing a Regional Flood Management Strategy, the Fraser Basin Council commit to ensuring industrial lands and their economic contributions to the broader region are considered when identifying and prioritizing measures to adapt to rising sea levels and flood events.

Review the Impact of Tax Assessment on Existing Industrial Uses

Growth in assessment values on the region's industrial lands have risen rapidly in recent years. The associated rise in property taxes is putting increasing pressure on industrial businesses, particularly in high growth and value urban areas where the practice of assessing property in terms of the highest and best use has limited link to the current use. Should this trend continue, it could potentially displace industrial users and undermine the intended use for the land.

RECOMMENDATION 13: That the Province of BC study the implications of the current approach to property tax assessment and tax rates based on the highest and best use of a property with regard to its impact on industrial businesses.

This study should identify if there are reasonable approaches to mitigate the destabilizing effect of rapidly rising assessments and taxes on established businesses, particularly in high growth and value areas.

3. BRING THE EXISTING SUPPLY TO MARKET & ADDRESS SITE ISSUES

Manage Land Use Conflicts through Buffering Policies

Managing the interface between industrial uses and other sensitive land uses, particularly residential, is a significant issue when it comes to preserving the functionality of existing industrial uses, while also protecting for future economic activity. A broad range of planning tools exist that may contribute to the mitigation of potential, existing or perceived nuisances, offering varying degrees of flexibility or conversely, prescriptiveness. Member jurisdictions across Metro Vancouver incorporate a range of approaches to managing this interface. However, while there are common elements amongst these approaches, there is no single approach that meets the context and needs of each community.

While there is little appetite for a “one-size-fits-all” approach to interface management, both locally and in other jurisdictions, there are certain leading practices which could be formally recognized through regional guidance to encourage more effective management of industrial edges and conflict prevention.

RECOMMENDATION 14: That Metro Vancouver, in consultation with member jurisdictions, develop guidelines for land use policies along the edge of planned or developing Industrial areas where no natural or other physical buffer already exists.

These guidelines will serve as reference for member jurisdictions on how to mitigate the potential for conflict with other sensitive uses depending on the context:

- Where the industrial area is already established, direct employment uses, including light industrial, commercial, and office, or other non-sensitive uses to the area abutting the Industrial lands to serve as a transitional land use.
- Where the industrial use is encroaching upon an established sensitive use, direct light industrial and ancillary components of the primary Industrial use to the edge of the industrial area where the sensitive use is located to serve as a transitional land use.
- In cases where the abuttal of industrial and other sensitive uses cannot be separated by other land uses, the guidelines should also provide direction towards:
 - Site design best practices including recommended minimum setbacks for different industrial uses, on-site migration measures such as visual screening of mechanical equipment, requirements for enclosing industrial activities, lighting fixtures, and recommended performance standards, where appropriate.
 - Mitigation requirements for residential and other sensitive uses that are encroaching upon areas of existing or planned industrial activity and associated vehicle traffic, including consideration for the potential for future intensification of industrial uses.

RECOMMENDATION 15: That the Province of BC enable municipalities the discretion to place a warning of anticipated nuisance effects on title of any sensitive uses that are being developed within a defined proximity of an established or planned industrial use or goods movement corridor.

The notification warning should be included in any offers of purchase and sale, notifying current and prospective owners and tenants that they within the potential area of influence of the industrial use, and may experience adverse effects as a result.

RECOMMENDATION 16: That municipalities adopt the Railway Association of Canada and Federation of Canadian Municipalities Guidelines for New Development in Proximity to Railway Operations when considering development permissions and changes of use in proximity to active railway corridors and other major goods movement corridors.

Develop Local Bring-To-Market Strategies

Certain parts of the vacant industrial land supply suffer from site-specific challenges, such as limited infrastructure support, environmental concerns, and undersized parcels. Where vacant lands have not come to the market, local municipalities may benefit from the preparation of a bring-to-market strategy. Such a strategy would identify the issues which have prevented the development of the undeveloped or underdeveloped industrial land, while providing a roadmap to achieve the municipality's economic goals for its remaining industrial lands.

RECOMMENDATION 17: That municipalities with vacant or under-developed industrial lands prepare a bring-to-market strategy for their industrial land supply.

The strategy should address:

- assessing the strengths, weaknesses, opportunities and challenges facing the development of their vacant industrial land;
- identifying opportunities to encourage reinvestment and more intensive use of their existing industrial lands;
- whether municipal assembly and consolidation of fragmented parcels may be required, or is feasible, in order to bring the lands to market;
- if environmental remediation is required and if current programs are sufficient to facilitate the required degree of site remediation; and
- if local servicing and infrastructure improvements are required and can be accommodated through front-ending infrastructure investment agreements.

Ensure Transportation Connectivity between Industrial Areas

The efficient movement of goods and people is an important consideration for many industrial businesses in terms of where they choose to locate. This is true for both local serving businesses and trade-enabling operations. As such, the maintenance and growth of a resilient and reliable transportation network, including various modes of transit, is an integral component in planning for the effective management of the region's industrial lands.

RECOMMENDATION 18: That TransLink, Metro Vancouver, the Port and municipalities continue to work together to proactively designate, manage, and regularly update the Regional Truck Route Network in line with the recommendations of the Regional Goods Movement Strategy to ensure the safety and reliability of the regional goods movement network.

RECOMMENDATION 19: That TransLink, as part of the update to the Regional Transportation Strategy, continue to identify viable new opportunities to create and improve transit linkages between the region's industrial areas and local workers.

RECOMMENDATION 20: That the Port of Vancouver, through updates to Gateway 2030, Metro Vancouver, through updates to Metro 2040, and TransLink through updates to the Regional Transportation Strategy, work together to identify policies and actions that support the optimization and safety of goods movement to and from industrial lands via roads, highways, railways and access points to navigable waterways including short sea shipping.

RECOMMENDATION 21: That the Province of BC work with municipalities and industry partners, to understand, forecast, plan for, and mitigate the impacts of the land demands for truck traffic and parking related to goods movement and drayage.

RECOMMENDATION 22: That the Port of Vancouver continue to work with Metro Vancouver and TransLink to optimize port-related land uses and container drayage using a triple bottom line approach. Example strategies to evaluate and assess for viability include:

- more effective utilization of the existing multi-modal transportation network on a 24-hour basis;
- expanded short sea shipping; and
- enhanced co-location of import and export transload facilities near-dock, on dock and along regional rail linkages.

RECOMMENDATION 23: That the Greater Vancouver Gateway Council continue its efforts to attract grants and other funding, and leverage their success towards improved infrastructure linkages and capital investments that support regional and local policy goals.

RECOMMENDATION 24: That the Greater Vancouver Urban Freight Council continue its efforts to coordinate the implementation of the Regional Goods Movement Strategy between its member organizations.

RECOMMENDATION 25: That regional organizations and stakeholders continue to investigate and implement options designed to reduce the environmental impacts related to the transportation of goods and people in the region, through their respective plans and policies including:

- the Province of BC's efforts to improve standards such as the Renewable & Low Carbon Fuel Requirements Regulation and improved permitting and tracking to help reduce greenhouse gas emissions from the commercial trucking industry;
- Metro Vancouver's efforts towards protecting and improving air quality while ensuring infrastructure, ecosystems and communities are resilient to the impacts of climate change through Climate 2050 Strategic Framework and associated policy road maps;
- the Port of Vancouver's efforts to optimize and reduce the carbon impact of its operations;
- TransLink's efforts to optimize goods movement and public transit options through the Regional Goods Movement Strategy and Transport 2050; and
- local municipal efforts to expand access to charging station infrastructure for electric vehicles.



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4. ENSURE A COORDINATED APPROACH

Improve Data Standards and Sharing

A challenge for the effective planning and management of industrial lands is timely access to quality data. This is true for both land management and the development of effective economic policy. However, many of the data sources available to the region are prepared infrequently, such as the Census and Industrial Lands Inventory Update, or are not fine-grained enough to provide useful guidance at the local level, such as the Labour Force Survey. Through the development of more effective data collection frameworks and sharing agreements, the region and its partners would be able to greatly improve the quality of data on which it bases its future policy decisions.

RECOMMENDATION 26: That Metro Vancouver produce an annual report that summarizes changes to the industrial land inventory, while continuing to publish a comprehensive Regional Industrial Land Inventory every 5 years.

RECOMMENDATION 27: That municipalities provide a summary report of local development activity on lands in the Metro Vancouver Industrial Land Inventory as part of their regional Development Cost Charge reporting, which are required once per year.

RECOMMENDATION 28: That Metro Vancouver, in collaboration with member jurisdictions, conduct a regional employment survey on a bi-annual basis.

This survey should be designed to provide a greater level of detail related to employment activity and space use than is currently available through the Statistics Canada Census and other primary worker surveys, and should be standardized to provide comparable data across different employment sectors, time periods, and parts of the region.

RECOMMENDATION 29: That major regional industrial land users and organizations, such as the Vancouver Fraser Port Authority, YVR, NAIOP and other relevant stakeholders, consider expanding data sharing partnerships for the purpose of improving economic development and infrastructure investment, guiding land use and goods movement planning, and informing the development of associated policies.

Encourage Growth and Investment through Regional Economic Coordination

Both the Regional District and its member jurisdictions have a vested interest in attracting new investment and accommodating new economic and employment activity to within their borders, many of which feature their own respective economic development arms or departments. However, inter-jurisdictional competition for investment has meant that cooperation and collaboration between economic agencies in Metro Vancouver has historically been somewhat limited.

By following the successful example set by other economic regions and taking a more holistic regional approach to economic collaboration, Metro Vancouver's newly formed Regional Economic Prosperity Service could work together with member jurisdictions to improve the region's ability to promote the growth and development business across all parts of the region. Doing so could help to identify new economic opportunities in line with local and regional economic objectives, while also better guiding prospective investors to identify and develop suitable locations within the region's industrial land supply.

RECOMMENDATION 30: That Metro Vancouver, in consultation with member jurisdictions, First Nations and relevant stakeholder organizations, document and promote the region's value proposition from an industrial economy perspective.

This proposition would broadly identify the types of businesses and investments that the region collectively wants to both grow locally and attract from other markets, and would guide future policies for economic development and land use.

RECOMMENDATION 31: That Metro Vancouver, within the scope of the Regional Prosperity Service's mandate, and in line with the region's values proposition, encourage the growth and expansion of local businesses, and attract and coordinate industrial investment to Metro Vancouver's industrial lands.

This should be done in partnership with the economic development bodies of municipalities and other partners to provide a coordinated regional approach to economic development, promotion, data collection and research.

RECOMMENDATION 32: That Metro Vancouver, through the Regional Prosperity Service, assist member jurisdictions seeking to develop and update their own local bring-to-market strategies by providing data and research support in line with its mandate.

Coordinate with Neighbouring Regions

In the case of population and economic growth in an area of finite land capacity, pressure for industrial land is already spilling over into neighbouring regions. For example, the Fraser Valley Regional District is likewise facing a shortage of industrial land. However, with these challenges also comes the possibility of shared opportunity. The broader economic region of southwestern British Columbia presents opportunities for collaborative planning that reaches beyond Metro Vancouver's borders, building on shared infrastructure linkages to expand upon the role as an economic gateway, while also creating new opportunities for growth.

RECOMMENDATION 33: That the Province of BC develop a framework for economic and land use planning coordination between neighbouring regions in the broader Southwestern BC economic region to support industrial land protection by:

- providing a Lower Mainland-wide view for industrial land management, infrastructure investment and other economic development opportunities between Metro Vancouver and the Fraser Valley Regional District;
- identifying options to expand the Lower Mainland's economic linkages with trade-oriented and industrial uses along major highway and rail corridors in the Squamish-Lillooet Regional District, Thompson-Nicola Regional District, and Regional District of Okanagan-Similkameen; and
- identifying opportunities to for short sea shipping and maritime linkages with other port facilities located on Vancouver Island and along the Georgia Strait.

RECOMMENDATION 34: That Metro Vancouver and the Fraser Valley Regional District develop and sign a memorandum of understanding that outlines their shared priorities regarding and commitment to the effective and efficient management, protection, and development of industrial lands within the Lower Mainland.

RECOMMENDATION 35: That the federal government, in implementing the Port's Modernization Review, take a broader provincial perspective for ports in British Columbia, in part to alleviate land pressure in the Lower Mainland.

4. PRIORITY ACTIONS - IMPLEMENTATION

The challenges facing Metro Vancouver's industrial lands are complex and interconnected, and no one policy change will resolve them. A complicating factor is the diverse make-up of the region and its industrial sub-markets. Land use policies that work well in one jurisdiction may not be effective in another. As such, policy implementation must reflect the local context.

Successfully achieving the vision of the *Regional Industrial Lands Strategy* will require a collaborative approach and sustained effort on the part of various governing bodies and stakeholders with overlapping, yet distinct areas of business, jurisdiction in the region. Each of the identified actions will take time and resources to realize their full potential, and while some recommendations can be implemented in the near term, while others may take additional time to build capacity before implementation. The key to success will be to act in partnership, setting early priorities with clearly defined roles.

From the list of 35 recommendations, a short-list of 10 priority actions is identified. This list reflects the immediacy of specific pressures facing the region's industrial land supply, along with stakeholder feedback gathered through the development of the draft strategy. Due to the complexity of the issues and areas of overlapping jurisdiction among partner organizations, lead roles are identified for implementation with respect to the core mandates of each partner.



Protect Remaining Industrial Lands

Given the projected high demand for industrial land in the region, it is imperative to protect the region's remaining industrial lands while curbing the threats that undermine industrial uses on these lands.

Implementation Priority	Recommendation	Lead Role
1. Strive for zoning consistency for industrial land by developing a consistent definition of industrial and guidelines for permitted uses.	3	Metro Vancouver and municipalities
2. Strengthen regional policy in the Regional Growth Strategy by increasing the minor amendment voting threshold for Industrial and other requirements.	2	Metro Vancouver
3. Recognize and protect trade-enabling lands in strategic locations through specific land use designations and increased direction for permitted uses.	4 5 6	Province of BC, Metro Vancouver, Municipalities

Intensify and Optimize Lands

While acknowledging the reality of a constrained land base, policies that encourage the intensification of industrial land, while also investigating opportunities to optimize the location of certain land uses over time.

Implementation Priority	Recommendation	Lead Role
4. Encourage intensification of industrial uses in appropriate locations by removing unnecessary restrictions on increased development heights and densities and explore opportunities to incentivize such developments, as informed by regional guidelines.	8	Municipalities
5. Conduct a Regional Land Assessment.	1	Metro Vancouver

Bring the Existing Land Supply to Market and Address Site Issues

To ensure the region's remaining vacant supply gets to market, identify the local issues facing these lands and the linkages between them, and map out the necessary policy updates and strategic investments in response.

Implementation Priority	Recommendation	Lead Role
6. Develop 'bring-to-market' strategies for remaining areas of vacant land to proactively identify and address issues preventing sites from being developed.	17	Municipalities
	32	Metro Vancouver
7. Coordinate strategies encouraging local economic growth, local business expansion, and attraction of investment across Metro Vancouver.	30 31	Metro Vancouver and municipalities
8. Ensure transportation connectivity among the region's industrial areas by working together to proactively designate, manage and coordinate investment related to the region's goods movement network.	18	TransLink
	19	
	20	Port of Vancouver
	22	



Ensure a Coordinated Approach

Improved cooperation and data tracking between governments and other organizations will be necessary to ensure accurate monitoring and effective land management into the future, while also guiding future coordination and alignment in terms of policy responses to issues as they arise in Metro Vancouver and across southern British Columbia.

Implementation Priority	Recommendation	Lead Role
9. Establish a broader framework for economic and land use planning collaboration between Metro Vancouver, neighbouring regions, and port facilities to support industrial land protection.	33	Province of BC
	34	Metro Vancouver, FVRD
	35	Canadian Federal Government, Port of Vancouver
10. Conduct a regional employment survey bi-annually to provide a better method of tracking changes in employment growth, land use, and built space over time.	28	Metro Vancouver

Together, these priority actions will work to ensure the region's industrial lands continue to provide an attractive and viable location for businesses to locate, grow and prosper, while supporting the broader regional economy and community.

As recommendations are implemented, new issues will emerge and new priorities may need to be adjusted and the roles of partner organizations may need to be reshuffled. Additional new policy actions, not included on the list of priorities and big moves, will be added as actions are implemented. This is expected to be an iterative and ongoing process that will need to be implemented and monitored over time. As new challenges arise and new information becomes available, new actions will inevitably need to be identified and prioritized, which may augment or replace other short-listed recommendations.

APPENDIX

REGIONAL INDUSTRIAL LANDS STAKEHOLDERS – ROLES AND RESPONSIBILITIES

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Regional Industrial Lands Stakeholders – Roles and Responsibilities

Many different agencies and organizations play a key role in the management, development, and use of industrial lands in the Metro Vancouver region. Each actor has a different role, different responsibilities, and different authority over the rules, guidelines and decision making as it relates to industrial land and its use.

Organization		Purpose/Mandate	Roles and Responsibilities related to Industrial Lands
Local	Member Jurisdictions (21 municipalities, 1 Treaty First Nation, 1 Electoral Area)	Represent the interests and respond to the different needs and changing circumstances of their communities, residents and businesses	<ul style="list-style-type: none"> • Designating permitted land uses and regulating the density and form of development through local zoning by-laws, neighbourhood plans, and Official Community Plans • Building and maintaining streets, sidewalks, and local infrastructure • Regulate traffic, use of streets (including on-street parking) and the size and weight of vehicles that are permitted to travel on municipal streets • Setting municipal property tax mill rates for industrial and commercial uses
	Metro Vancouver	Delivers regional services, policy and political leadership on behalf of 23 member jurisdictions	<ul style="list-style-type: none"> • Supports coordinated land use planning around common framework for regional growth management • Communicating value of industrial land uses and improved regional transportation network, including efficient goods movement, as components of broader economic ecosystem
Regional	TransLink: South Coast British Columbia Transportation Authority (SCBCTA)	Transportation authority for Metro Vancouver region Mandate to provide a regional transportation system that moves people and goods and supports the regional growth strategy and regional and provincial environmental and economic objectives	<ul style="list-style-type: none"> • Operates integrated regional transit system • Owns and operates 5 bridges • Together with municipalities, co-funds and co-manages the Major Road Network (MRN) • Leads and facilitates regional goods movement research and planning

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Organization		Purpose/Mandate	Roles and Responsibilities related to Industrial Lands
Provincial	Government of British Columbia	<p>Authority to create local governments and their governing legislation</p> <p>Authority over Provincial Highways, roads and other infrastructure</p> <p>Coordinates high level economic development issues of provincial interest</p> <p>Authority to identify and legislate use for specific lands (i.e. Agricultural Land Reserve)</p>	<ul style="list-style-type: none"> • Provincial legislation, such as the Local Government Act • Provincial transportation planning and policy • Administers a number of acts related to transportation and goods movement, including the Motor Vehicle Act and the Commercial Transport Act • Highway construction and maintenance • Commercial vehicle safety and enforcement • Port and airport development • Infrastructure grants • Major capital project management • Provincial emergency management
	Agricultural Land Commission	<p>Preservation of agricultural land</p> <p>Encourage local governments, First Nations, and others to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, by-laws and policies</p>	<ul style="list-style-type: none"> • Sets regulations for determining which business activities are permitted within the Agricultural Land Reserve • Determines the scope and scale at which agri-industrial businesses are allowed to locate within the ALR before having relocate to industrial lands in the urban containment boundary
Federal	Government of Canada	<p>Promotes safe, secure, efficient and environmentally-responsible transportation and trade-oriented land uses in Canada</p>	<ul style="list-style-type: none"> • Administers a number of Acts related to transportation, including vehicle requirements on new equipment pursuant to the Canada Motor Vehicle Safety Standards (CMVSS), engine emission standards, and rail safety standards • Provides funding to help improve major infrastructure systems, including Asia Pacific Gateway initiatives • Works with its portfolio partners, other government departments and jurisdictions and industry to ensure that trade-related networks and transportation systems work well • 18 Port authorities fall under the federal portfolio across Canada

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Organization		Purpose/Mandate	Roles and Responsibilities related to Industrial Lands
Federal	Port of Vancouver	Responsible for the stewardship of federal port lands in and around the region	<ul style="list-style-type: none"> • Oversee transportation operation in collaboration with terminal operators, railroads and shippers to ensure efficient goods movement on port lands and waters • Acquire and develop lands to support current and anticipated port-related operations
	Vancouver Airport Authority	Oversees Vancouver International Airport's operations	<ul style="list-style-type: none"> • Develops and maintains airport infrastructure and oversees day-to-day operations at Vancouver International Airport • Plays active role in the development and growth of air cargo and the Asia Pacific Gateway
Non-Profit Industry and Business Associations	Greater Vancouver Gateway Council	Collaborate to establish a globally competitive Pacific Gateway in trade and travel between North America and the Asia Pacific economies	<ul style="list-style-type: none"> • Advocate for members' interests • Conduct and publish research studies • Provide economic impact data • Support and coordinate application for infrastructure grants
	Greater Vancouver Urban Freight Council	Champion the implementation of the priority actions identified in the Regional Goods Movement Strategy (RGMS)	<ul style="list-style-type: none"> • Advocate for members' interests • Coordinate the implementation of policy recommendations related to goods movement in the region • Monitoring and assessing the progress of RGMS implementation • Periodically reviewing and comparing current priorities against the region's evolving goods movement needs
	BC Trucking Association (BCTA)	Province-wide, non-partisan, non-profit motor carrier association formed to advance the interests of British Columbia motor carriers and associated industrial land owners	<ul style="list-style-type: none"> • Promotes prosperous, safe, efficient and responsible commercial road transportation industry • Conduct research • Advocate for member interests

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Organization		Purpose/Mandate	Roles and Responsibilities related to Industrial Lands
Non-Profit Industry and Business Associations	NAIOP	Non-partisan, non-profit business association formed to advance the interest of commercial land users, developers and real estate industry	<ul style="list-style-type: none"> • Conduct research • Provides education on commercial and industrial development and real estate related issues • Advocate for member interests
	Boards of Trade and Chambers of Commerce	Non-partisan, non-profit business associations formed to advance the interest of their members	<ul style="list-style-type: none"> • Conduct research • Advocate for member interests
	Fraser Basin Council	A charitable non-profit society committed to advancing sustainability in the Fraser Basin and across British Columbia	<ul style="list-style-type: none"> • Conduct and publish research related to environmental and economic sustainability • Preparation of BC Regional Adaptation Collaborative to strengthen regional capacity and increase action to advance adaption planning and implementation related to climate change impacts, including coastal flooding
Private Sector	Railways	Delivers returns on investments by providing fast and reliable transportation for rail and intermodal customers	<ul style="list-style-type: none"> • Provide rail and intermodal services to customers consistent with federal Rail Transportation Acts • Coordinate with local governments on adjacent land use and road networks
	Goods Movers	Deliver returns on investments by providing fast and reliable transportation for their customers	<ul style="list-style-type: none"> • Provide road delivery services to customers consistent with federal, provincial and municipal regulations
	Business	Deliver a return on investment for shareholders or owners	<ul style="list-style-type: none"> • Consume and produce goods and services to support customers and other businesses • Make locational, transportation, investment, real estate, and scheduling decisions to advance business operations

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To: Electoral Area Services Committee

Date: 2020-02-13

From: Katarina Duke, Engineering & Community Services Tech

File No: 5315-20

Subject: Procurement of Rock for Nicomen Island Shoreline Protection Project

RECOMMENDATION

THAT the Fraser Valley Regional District Board direct staff to proceed with the procurement of rock for the Nicomen Island Improvement District (NIID) dike and drainage improvement project from the NIID owned rock quarry.

STRATEGIC AREA(S) OF FOCUS

Support Environmental Stewardship
Support Healthy & Sustainable Community
Provide Responsive & Effective Public Services

PRIORITIES

Priority #3 Flood Protection & Management

BACKGROUND

Nicomen Island is protected from Fraser River flooding by a 35km network of dike, including five pump stations and a series of internal drainage infrastructure. This flood protection infrastructure is the responsibility of the Nicomen Island Improvement District (NIID). In 2015 the Ministry of Agriculture retained Golder Associates Ltd. (Golder) to undertake a study of the flood vulnerability of the existing NIID infrastructure and provide mitigation options to reduce the risk.

As a result, in March 2017 the Ministry of Forests, Lands and Natural Resource Operations (MFLNRO) and Ministry of Transportation and Infrastructure (MOTI) signed into a funding agreement with the Fraser Valley Regional District (FVRD) to complete the works identified in the 2015 Golder report. The FVRD is undertaking this project as NIID is a volunteer organization and does not have the resources to undertake a project of this magnitude.

This led to the forming of a Steering Committee (SC) consisting of NIID, FVRD staff, Leq'á:mel First Nation, and Area G Director Al Stobbart to collaboratively decide which works should be prioritized for improving drainage and flood protection. One item agreed upon by the SC is to construct 850m of rock armoring to protect a section of shoreline along the Fraser River that is particularly susceptible to erosion. Golder has been retained to design the shoreline protection.

DISCUSSION

NIID owns a rock quarry with the capability to provide the rock meeting design and industry standards. Its close proximity to the work zone reduces costs associated with hauling to be reduced.

By allowing NIID to produce the rock for the project, funds saved on hauling could be reallocated to other aspects of the project and also provide NIID further capacity to perform ongoing dike and drainage maintenance required under the Dike Maintenance Act upon project completion.

Approximate rock quantities based on Golder's ongoing design works are:

Type 1 Cobbles (Filter) Material: 23,000 m³ (62,000 tonne)

Type 2 Riprap Material: 24,000 m³ (64,000 tonne)

An added benefit of utilizing the NIID rock pit is the reduction of two major environmental threats related to hauling, air and noise pollution, as well as the contributions to land-use related environmental stresses and to the environmental impacts of accidents.

Assuming rock costs are similar to other pits, the hauling distances from Armstrong Sand & Gravel (the second nearest rock pit from the area of work) and the NIID rock pit are approximately:

NIID Rock Pit: 6 km

Armstrong Sand & Gravel: 24 km

Therefore, in terms of hauling and assuming equivalent trucking costs per kilometer from each location, use of the NIID rock pit would be 4 times more cost effective than Armstrong Sand & Gravel.

If the Board provides direction to procure rock from NIID, the production of rock will commence. It is anticipated that it will take NIID several months to produce the necessary rock. Work is currently scheduled to take place in winter 2021.

COST

The work to produce the rock will be completed by NIID on a time and material basis. A cost estimate has not been provided for NIID to complete this work.

COMMENTS BY:

Sterling Chan, Manager of Engineering & Infrastructure:	Reviewed and Supported.
Tareq Islam, Director of Engineering & Community Services:	Reviewed and supported.
Mike Veenbaas, Director of Financial Services:	Reviewed and supported.
Jennifer Kinneman, Acting Chief Administrative Officer:	Reviewed and supported.

Natural Resource Sector

**GOVERNMENT TRANSFER –
SHARED COST ARRANGEMENT**

Agreement #: TP 18LMN-0008

Project Title: NICOMEN ISLAND DIKE WIDENING PROJECT

THIS AGREEMENT dated for reference the 31 day of March, 2017.

BETWEEN

HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF
BRITISH COLUMBIA, represented by the Minister of FORESTS, LANDS
AND NATURAL RESOURCE OPERATIONS and Minister of
TRANSPORTATION AND INFRASTRUCTURE

(the "Province")

AND

Fraser Valley Regional District

(the "Recipient")

The parties to this Agreement (the "Parties") agree as follows:

SECTION 1 - DEFINITIONS

1. Where used in this Agreement

- (a) "Business Day" means a day, other than a Saturday or Sunday, on which Provincial government offices are open for normal business in British Columbia;
- (b) "Financial Contribution" means the total aggregate value stipulated in Schedule B;
- (c) "Material" means all findings, data, reports, documents, records and material, (both printed and electronic, including but not limited to, hard disk or diskettes), whether complete or otherwise, that have been produced, received, compiled or acquired by, or provided by or on behalf of the Province to, the Recipient as a direct result of this Agreement, but does not include:
 - i. Client case files or Personal Information as defined in the Freedom of Information and Protection of Privacy Act; or
 - ii. Property owned by the Recipient.
- (d) "Project" means the project described in Schedule A;
- (e) "Refund" means any refund or remission of federal or provincial tax or duty available with respect to any items that the Province has paid for or agreed to pay for under this Agreement.
- (f) "Services" means the services described in Schedule A;
- (g) "Term" means the duration of the Agreement stipulated in Schedule A.

SECTION 2 - APPOINTMENT

The Recipient must carry out and complete the Project described in Schedule A and may use the Province's funding only for the purpose (specified in Schedule A) of defraying Eligible Costs incurred by the Recipient in carrying out and completing the Project.

SECTION 3 – PAYMENT OF FINANCIAL CONTRIBUTION

Subject to the provisions of this Agreement, the Province will pay the Recipient in the amount, and at the times set out in Schedule B.

The Province has no obligation to make the Financial Contribution unless the Recipient has complied with the criteria set out in Schedule A.

Notwithstanding any other provision of this Agreement the payment of the Financial Contribution by the Province to the Recipient pursuant to this Agreement is subject to:

- (a) there being sufficient monies available in an appropriation, as defined in the *Financial Administration Act* ("FAA"), to enable the Province, in any fiscal

year when any payment of money by the Province to the Recipient falls due pursuant to this Agreement, to make that payment; and

- (b) Treasury Board, as defined in the FAA, not having controlled or limited, pursuant to the FAA, expenditure under any appropriation referred to in subparagraph (a) of this paragraph.

The Recipient must:

- (a) apply for, and use reasonable efforts to obtain, any available Refund, credit, rebate or remission of federal, provincial or other tax or duty imposed on the Recipient as a result of this Agreement that the Province has paid or reimbursed to the Recipient or agreed to pay or reimburse to the Recipient under this Agreement; and
- (b) immediately on receiving, or being credited with, any amount applied for under paragraph (a), remit that amount to the Province, or deduct that amount from the next request for payment under this Agreement.

The previous paragraph continues in force indefinitely, even after this Agreement expires or is terminated.

The Recipient is responsible for any Provincial Sales Tax (PST) and Goods and Services Tax (GST) and any other charges for which the Province has not expressly agreed to accept responsibility under the terms of this Agreement.

The Recipient must declare any amounts owing to the government under legislation or an agreement. Amounts due to the Recipient under this Agreement may be set-off against amounts owing to the government.

SECTION 4 - REPRESENTATIONS AND WARRANTIES

The Recipient represents and warrants to the Province, with the intent that the Province rely on it in entering into this Agreement, that

- (a) all information, statements, documents and reports furnished or submitted by the Recipient to the Province in connection with this Agreement are true and correct;
- (b) the Recipient has no knowledge of any fact that materially adversely affects, or so far as it can foresee, might materially adversely affect, the Recipient's properties, assets, condition (financial or otherwise), business or operations or its ability to fulfill its obligations under this Agreement; and
- (c) the Recipient is not in breach of, or in default under, any law of Canada or of the Province of British Columbia applicable to or binding on it.

All statements contained in any certificate, application, proposal or other document delivered by or on behalf of the Recipient to the Province under this Agreement or in

connection with any of the transactions contemplated by it are deemed to be representations and warranties by the Recipient under this Agreement.

All representations, warranties, covenants and agreements made in this Agreement and all certificates, applications or other documents delivered by or on behalf of the Recipient are material, have been relied on by the Province, and continue in effect during the continuation of this Agreement.

SECTION 5 - INDEPENDENT RELATIONSHIP

No partnership, joint venture, agency or other legal entity will be created by or will be deemed to be created by this Agreement or by any actions of the Parties pursuant to this Agreement.

The Recipient will be an independent and neither the Recipient nor its servants, agents or employees will be the servant, employee, or agent of the Province.

The Recipient will not, in any manner whatsoever, commit or purport to commit the Province to the payment of money to any person, firm, or corporation.

The Province may, from time to time, give instructions to the Recipient in relation to the carrying out of the Services, and the Recipient will comply with those instructions but will not be subject to the control of the Province regarding the manner in which those instructions are carried out except as specified in this Agreement.

SECTION 6 – RECIPIENT’S OBLIGATIONS

The Recipient will:

- a) carry out the Services in accordance with the terms of this Agreement during the Term stated in Schedule A;
- b) comply with the payment requirements set out in Schedule B, including all requirements concerning the use, application and expenditure of the payments provided under this Agreement;
- c) comply with all applicable laws;
- d) hire and retain only qualified staff;
- e) without limiting the provisions of subparagraph (c) of this Section carry out criminal record checks as required by the Criminal Records Review Act, in accordance with Schedule C;
- f) unless agreed otherwise, supply, at its own cost, all labour, materials and approvals necessary to carry out the Services;
- g) unless agreed otherwise, retain ownership to all assets acquired or intangible property created in the process of carrying out this Agreement;
- h) co-operate with the Province in making public announcements regarding the Services and the details of this Agreement that the Province requests

- i) must not make any public announcement with respect to the Project or a Project milestone specified in this Agreement without first consulting and receiving consent from Emergency Management BC at least 15 working days prior to the planned announcement; and
- j) acknowledge the financial contribution made by the Province to the Recipient for the Services in any Materials, by printing on each of the Materials the following statement:

"We gratefully acknowledge the financial support of the Province of British Columbia" through the Ministry of Forests, Lands and Natural Resource Operations and the Ministry of Transportation and Infrastructure and Emergency Management BC.

SECTION 7 - RECORDS

The Recipient will:

- (a) establish and maintain accounting and administrative records in form and content satisfactory of the Province, to be used as the basis for the calculation of amounts owing;
- (b) establish and maintain books of account, invoices, receipts and vouchers for all expenses incurred in form and content satisfactory to the Province;
- (c) permit the Province, for monitoring and audit purposes, at all reasonable times, upon reasonable notice, to enter any premises used by the Recipient to deliver the Services or keep any documents or records pertaining to the Services, in order for the Province to inspect, audit, examine, review and copy any findings, data, specifications, drawings, working papers, reports, surveys, spread sheets, evaluations, documents, databases and material, (both printed and electronic, including, but not limited to, hard disk or USBs'), whether complete or not, that are produced, received or otherwise acquired by the Recipient as a result of this Agreement.
- (d) if applicable, obtain the consent of clients to allow provincial employees or designates access to client case files for the purposes of service monitoring and evaluation and research purposes, as outlined in Schedule E.

The Parties agree that the Province does not have control, for the purpose of the *Freedom of Information and Protection of Privacy Act*, of the records held by the Recipient.

SECTION 8 - NON EXPENDED FINANCIAL CONTRIBUTION

At the sole option of the Province, any portion of the Financial Contribution provided to the Recipient under this Agreement and not expended at the end of the Term shall be:

- (a) returned by the Recipient to the Minister of Finance; or

- (b) retained by the Recipient as supplemental funding provided for under an amendment to this Agreement; or
- (c) deducted by the Province from any future funding requests submitted by the Recipient and approved by the Province.

SECTION 9 - CONFLICT OF INTEREST

The Recipient will not, during the Term, perform a service for or provide advice to any person, or entity where the performance of such service or the provision of the advice may, in the reasonable opinion of the Province, give rise to a conflict of interest between the obligations of the Recipient to the Province under this Agreement and the obligations of the Recipient to such other person or entity.

SECTION 10 - CONFIDENTIALITY

The Recipient will treat as confidential all information and material supplied to or obtained by the Recipient, or any third party, as a result of this Agreement and will not, without the prior written consent of the Province, except as required by applicable law, permit its disclosure except to the extent that such disclosure is necessary to enable the Recipient to fulfill its obligations under this Agreement.

SECTION 11 - DEFAULT

Any of the following events will constitute an Event of Default,:

- (a) the Recipient fails to comply with any provision of this Agreement;
- (b) any representation or warranty made by the Recipient in accepting this Agreement is untrue or incorrect;
- (c) any information, statement, certificate, report or other document furnished or submitted by or on behalf of the Recipient pursuant to or as a result of this Agreement is untrue or incorrect;
- (d) the Recipient ceases, in the opinion of the Province, to operate;
- (e) a change occurs with respect to any one or more, including all, of the properties, assets, condition (financial or otherwise), business or operations of the Recipient which, in the opinion of the Province, materially adversely affects the ability of the Recipient to fulfill its obligations under this Agreement;
- (f) an order is made or a resolution is passed or a petition is filed for the liquidation or winding up of the Recipient;
- (g) the Recipient becomes insolvent or commits an act of bankruptcy or makes an assignment for the benefit of its creditors or otherwise acknowledges its insolvency;
- (h) a bankruptcy petition is filed or presented against, or a proposal under *the Bankruptcy and Insolvency Act* (Canada) is made by, the Recipient;

- (i) a receiver or receiver-manager of any property of the Recipient is appointed; or
- (j) the Recipient permits any sum which is not disputed to be due by it to remain unpaid after legal proceedings have been commenced to enforce payment thereof.

SECTION 12 – RESULTS OF AN EVENT OF DEFAULT

Upon the occurrence of any Event of Default and at any time thereafter that the Province may, despite any other provision of this Agreement, at its option, elect to do any one or more of the following:

- (a) terminate this Agreement, in which case the payment of the amount required under the last paragraph of Section 12 of this Agreement will discharge the Province of all liability to the Recipient under this Agreement;
- (b) require the Event of Default be remedied within a time period specified by the Province;
- (c) suspend any installment of the Financial Contribution or any amount that is due to the Recipient while the Event of Default continues;
- (d) waive the Event of Default;
- (e) require repayment of any portion of the Financial Contribution not spent in accordance with this Agreement;
- (f) pursue any other remedy available at law or in equity.

The Province may also, at its option, either:

- (a) terminate this Agreement on 30 days written notice, without cause; or
- (b) terminate this Agreement immediately if the Province determines that the Recipient's failure to comply places the health or safety of any person at immediate risk;

and in either case, the payment of the amount required under the last paragraph of Section 12 of this Agreement will discharge the Province of all liability to the Recipient under this Agreement.

Where this Agreement is terminated before 100% completion of the Project, the Province will pay to the Recipient that portion of the Financial Contribution which is equal to the portion of the Project completed to the satisfaction of the Province prior to termination.

SECTION 13 – DISPUTE RESOLUTION

Dispute resolution process:

In the event of any dispute between the Parties arising out of or in connection with this Agreement, the following dispute resolution process will apply unless the Parties otherwise agree in writing:

- (a) the Parties must initially attempt to resolve the dispute through collaborative negotiation;
- (b) if the dispute is not resolved through collaborative negotiation within 15 Business Days of the dispute arising, the Parties must then attempt to resolve the dispute through mediation under the rules of the British Columbia Mediator Roster Society; and
- (c) if the dispute is not resolved through mediation within 30 Business Days of the commencement of mediation, the dispute must be referred to and finally resolved by arbitration under the *Commercial Arbitration Act*.

Location of arbitration or mediation:

Unless the Parties otherwise agree in writing, an arbitration or mediation under the aforementioned dispute resolution process will be held in Victoria, British Columbia.

Unless the Parties otherwise agree in writing or, in the case of an arbitration, the arbitrator otherwise orders, the Parties must share equally the costs of a mediation or arbitration under the aforementioned dispute resolution process other than those costs relating to the production of expert evidence or representation by counsel.

SECTION 14 – INSURANCE AND INDEMNITY

Insurance

During the Term of this Agreement, the Recipient will provide, maintain and pay for insurance as specified in Schedule D, which may be amended from time to time at the sole discretion of the Province.

Without limiting the provisions of subparagraph (c) of Section 6, the Recipient will comply with the Workers' Compensation Legislation for the Province of British Columbia.

The Recipient must indemnify and save harmless the Province, its employees and agents, from and against any and all losses, claims, damages, actions, causes of action, cost and expenses that the Province may sustain, incur, suffer or be put to at any time either before or after the expiration or termination of this Agreement, where the same or any of them are based upon, arise out of or occur, directly or indirectly, by reason of any act or omission of the Recipient, or of any agent, employee, officer, director or sub-contractor of the Recipient pursuant to this Agreement, excepting always liability arising out of the independent negligent acts of the Province.

SECTION 15 – ASSIGNMENT AND SUB-CONTRACTING

The Recipient will not, without the prior, written consent of the Province:

- (a) assign, either directly or indirectly, this Agreement or any right of the Recipient under this Agreement; or
- (b) sub-contract any obligation of the Recipient under this Agreement.

No sub-contract entered into by the Recipient will relieve the Recipient from any of its obligations, including Section 6, under this Agreement or impose upon the Province any obligation or liability arising from any such sub-contract.

This Agreement will be binding upon the Province and its assigns and the Recipient, the Recipient's successors and permitted assigns.

SECTION 16 - REPAYMENT OR REDUCTIONS

An amount paid by the Province to the Recipient or which is treated as such pursuant to the terms of this Agreement, and to which the Recipient is not entitled according to the terms of this Agreement is repayable to the Province and until repaid constitutes a debt due to the Province.

SECTION 17 – OTHER FUNDING

If the Recipient receives funding for or in respect of the Services from any person, firm, corporation or other government or governmental body, then the Recipient will immediately provide the Province with full and complete details thereof.

SECTION 18 - NOTICES

Where in this Agreement any notice or other communication is required to be given by any of the Parties, it will be made in writing. It will be effectively given:

- (a) by delivery, to the address of the Party set out below, on the date of delivery;
- (b) by pre-paid registered mail, to the address of the Party set out below, on the fifth business day after mailing;
- (c) by facsimile, to the facsimile number of the Party mentioned in this Agreement, on the date the facsimile is sent; or
- (d) by e-mail, to the e-mail address of the Party mentioned in this Agreement, on the date the e-mail is sent.

The contact details of the Parties are

Province:

Remko Rosenboom
Manager Water Authorizations
Ministry of Forests, Lands and Natural Resource Operations

200 – 10428 153rd Street
Surrey, BC V3R 1E1
Phone: 604-586-2803
Fax: 604-586-4434
Email: Remko.rosenboom@gov.bc.ca

Jesal Shah
Director Disaster Mitigation
Ministry of Transportation and Infrastructure and Emergency Management BC
Block A 200 2261 Keating Cross Road
Saanichton, BC V8M 2A5
Phone: 250-952-5063
Email: Jesal.Shah@gov.bc.ca

Recipient:

Tareq Islam, P.Eng.
Director of Engineering and Community Services
Fraser Valley Regional District
45950 Cheam Ave.
Chilliwack, BC V2P 1N6
Phone: 604-702-5026
Fax: 604-702-5464
Email: tislam@fvrd.ca

The address, phone number, facsimile number, or email set out above may be changed by notice in the manner set out in this provision.

SECTION 19 - NON-WAIVER

No term or condition of this Agreement and no breach by the Recipient of any term or condition will be deemed to have been waived unless such waiver is in writing signed by the Province and the Recipient.

The written waiver by the Province of any breach by the Recipient of any term or condition of this Agreement will not be deemed to be a waiver of any other provision of any subsequent breach of the same or any other provision of this Agreement.

SECTION 20 – ENTIRE AGREEMENT

The Schedules to this Agreement (including any appendices or other documents attached to, or incorporated by reference into, those Schedules) are part of this Agreement.

SECTION 21 - MISCELLANEOUS

All of the provisions of this Agreement in favour of the Province and all of the rights and remedies of the Province, either at law or in equity, will survive any expiration or sooner termination of this Agreement.

Nothing in this Agreement operates as a consent, permit, approval or authorization by the Province thereof to or for anything related to the Project that by law, the Recipient is required to obtain unless it is expressly stated herein to be such a consent, permit, approval or authorization.

SECTION 22 – EXECUTION AND DELIVERY OF AGREEMENT

This Agreement may be entered into by a separate copy of this Agreement being executed by, or on behalf of, each Party and that executed copy being delivered to the other Party by a method provided for in Section 18 or any other method agreed to by the Parties.

The Parties have executed this Agreement as follows:

SIGNED AND DELIVERED on behalf of the Recipient



Signature of Recipient's Signing Authority

March 30, 2017
Date

Paul Gipps, Chief Administrative Officer
Printed Name & Title of Recipient's Signing Authority

SIGNED AND DELIVERED on behalf of the Province,




Signature of Province's Signing Authority

March 30, 2017
Date

Craig Sutherland
Printed Name & Title of Province's Signing Authority

SIGNED AND DELIVERED on behalf of the Province,



Signature of Province's Signing Authority

31/3/17
Date

Robert Turner, ADM EMSC
Printed Name & Title of Province's Signing Authority

SCHEDULE A – SERVICES

The Project

TERM

Notwithstanding the date of execution of this Agreement, the Term of this Agreement starts on March 31, 2017 and ends on March 31, 2022.

PROJECT

As the Province and the Recipient have discussed, the parties are working together in the Nicomen Island Dike Widening Project. The Recipient will manage this project on behalf of the Nicomen Island Improvement District. The Province is providing the Financial Contribution to the Recipient, and the Recipient will, during the Term, use the Financial Contribution to:

- (a) acquire all necessary statutory rights of way, easements and/or other forms of rights of access, use, occupation and maintenance (the “**Access Rights**”) in order to widen the dike as recommended in “Nicomen Island Engineering Study” by Golder Associates which is incorporated by reference into this Schedule A (the “**Dike Widening**”); and
 - (b) complete the Dike Widening.
- (together, the “**Project**”); and

The parties agree that the Recipient may use the Financial Contribution for the purpose of developing and preparing the Project.

PURPOSE & EXPECTED RESULTS

The Province anticipates the Recipient will use the Financial Contribution to carry out the Project in accordance with the terms and conditions of this Agreement.

The Nicomen Island Dike system is administered by the Nicomen Island Improvement District. The dike system is approximately 35 km in total length. The dike protects approximately 2300 ha of farm land. It also prevents the main channel of the Fraser River from entering Nicomen Slough and reduces flood levels along the dikes facing the Nicomen Slough. The location of the dike is illustrated in Figure 1 in “Nicomen Island Engineering Study” by Golder Associates.

OUTCOMES

Through the delivery of the Services the Province wishes to realize the following outcomes and, without limiting the obligation of the Recipient to comply with other

provisions of this Schedule A, the Recipient must use commercially reasonable efforts to achieve them:

- Enhance public safety and protection of property

The Parties acknowledge that the Recipient does not warrant that these outcomes will be achieved.

DELIVERABLES

The Recipient will use the Financial Contribution only for the purpose of completing the Services including the deliverables and reporting requirements stated in this Schedule A.

Before the Financial Contribution is provided, the Recipient must provide the Province with a work plan for acquiring all Access Rights. The terms and conditions of these Access Rights must be comparable with common terms and conditions currently used in other Statutory Rights of Way held by the Recipient for drainage and diking purposes.

By accepting the Financial Contribution, the Recipient agrees to:

- (a) acquire all necessary Access Rights during the Term;
- (b) complete the Dike Widening during the Term and in accordance with all applicable provincial policies, guidelines and legislation.

INTEREST EARNED ON THE FINANCIAL CONTRIBUTION

Interest earned on the Financial Contribution ("Interest Income") must be reported to the Province and must be reinvested in the Project. The Recipient is responsible for reporting to the Province on all Interest Income and must maintain accounting records (e.g. general ledger) that track Interest Income expended on the Project as follows:

1. The calculation of Interest Income must be based on an average daily balance of some other reasonable and demonstrable method of allocating the proceeds from an interest-generating account back into projects.
2. The methodology for tracking Interest Income must ensure that it is separately identifiable from interest earned on non-Financial Contribution funds.
3. The methodology for calculating Interest Income must be consistent with how earned interest is calculated for the Recipient's other fiscal projects.
4. Interest Income must be fully expended by December 31, 2022, and if not fully expended by December 31, 2022, repaid as per Section 8 of this Agreement.
5. Interest Income and demonstration of the expenditures of Interest Income on the Project will be captured in the financial reporting set out in the Reporting Requirements section below.

Documentation of Interest Income must be retained for a minimum of three years after it is generated. Documentation of Interest Income expended on the Project must be retained for a minimum of three years after it is expended.

REPORTING REQUIREMENTS:

Financial Reporting:

Annual Reporting

The Recipient must, no later than 30 days after the end of each fiscal year (April 1 through to March 31), upon and in accordance with any written request by the Province, provide an annual financial report including:

- an annual Project income and expenditure summary which identifies all sources and use of the Project funds during the Term and the state of completion;
- a statement detailing the use of the Province's Financial Contribution provided during the Term, including an explanation of any financial variances.

Final Reporting

The Recipient must, no later than 30 days after the end of the Term, provide a final financial report including:

- (a) a Project income and expenditure summary which identifies all sources and use of the total Financial Contribution received by the Recipient during the Term;
- (b) a statement detailing the use of the Financial Contribution provided to the Recipient during the Term, including an explanation of any financial variances.

Certification / Attestation

All financial reports submitted by the Recipient must be certified by a senior officer of the Recipient's organization (such as a Chief Executive Officer or Chief Financial Officer) attesting to the correctness and completeness of the financial information provided.

Project Reporting:

Ongoing Communication

The Recipient must make all reasonable efforts to respond to ad-hoc requests by the Province for information on Project progress. The Recipient must also advise the Province immediately of any substantial events that could impact the Project timeline.

Final Reporting

The Recipient must, no later than 30 days after the end of the Term, provide a Project performance report with Project highlights, description of outcomes with respect to results set out in Schedule A, quantitative and qualitative description of the accomplishments / success of the Project; challenges faced and solutions found, information on results (negative or positive) that were not anticipated, and lessons learned.

SCHEDULE B - FINANCIAL CONTRIBUTION

PAYMENTS

1. The Province agrees to provide to the Recipient a maximum amount of \$6,000,000.00 during the Term.
2. The Province will make a payment of up to \$6,000,000.00 upon receipt and acceptance of the work plan for acquiring all required Access Rights and dike widening.
3. Any future contributions by the Province under this Project are conditional upon the Recipient having complied with the terms and conditions of this Agreement.

SCHEDULE C - CRIMINAL RECORDS CHECKS

The purpose of the *B.C. Criminal Records Review Act* (the "Act") is to help protect children from physical and sexual abuse. The legislation applies to all organizations that work with children and are operated, licensed or receive operating funds from the provincial government of British Columbia.

The Act makes a criminal record check mandatory for anyone who works with children. In the Act, "works with children" means:

Working with children directly or having or potentially having unsupervised access to children in the ordinary course of employment or in the practice of an occupation.

The Act defines "child" as an individual under 19 years of age.

In consideration of the above, the Recipient will;

1. comply with all requirements and regulations of the Act;
2. ensure all new and existing employees, volunteers, and sub-contractors comply with the Act including those who have previously completed a criminal records review check; and
3. maintain and make available to the Province, upon request, documentation showing that the criminal record check requirement, as set out in this Schedule, has been met.

Schedule D - Insurance

1. The Recipient shall, without limiting its obligations or liabilities herein and at its own expense, provide and maintain the following insurances with insurers licensed in British Columbia and in forms and amounts acceptable to the Province.
 - (a) Automobile Liability on all vehicles owned, operated or licensed in the name of the Recipient, and if used for government business, in an amount not less than \$1,000,000.
 - (b) The Recipient shall ensure that all its subcontractors performing Service under the Agreement carry insurance in the form and limits specified in 1. (c).
 - (c) Comprehensive/Commercial General Liability in an amount not less than \$2,000,000 inclusive per occurrence, insuring against bodily injury, personal injury and property damage. The Province is to be an additional insured under this policy. Such insurance shall include, but not be limited to
 - Products and completed Operations Liability;
 - Owner's and Contractor's Protective Liability;
 - Blanket Written Contractor Liability;
 - Contingent Employer's Liability;
 - Personal Injury Liability;
 - Non-Owned Automobile Liability;
 - Cross Liability;
 - Employees as Additional Insured;
 - Broad Form Property Damage;
 - If applicable, Tenant's Legal Liability in an amount adequate to cover a loss to premises of the Province occupied by the Recipient
2. The foregoing insurance shall be primary and not require the sharing of any loss by any insurer of the Province.
3. The Recipient shall provide the Province with evidence of all required insurance prior to the commencement of the work or services. Such evidence shall be in the form of a completed Province of British Columbia Certificate of Insurance, duly signed by the Insurance Broker and the Insured. When requested by the Province, the Recipient shall provide certified copies of required policies.
4. All required insurance shall be endorsed to provide the Province with 30 days advance written notice of cancellation or material change.
5. The Recipient hereby waives all rights of recourse against the Province with regard to damage to the Recipient's property.
6. The Recipient will comply with the *Workers' Compensation Act* legislation for the Province of British Columbia.

SCHEDULE E - PRIVACY PROTECTION
Not applicable

To: Fraser Valley Regional District Board
From: Stacey Barker, Director of Regional Programs

Date: 2020-02-25
File No: 4010-50-003

Subject: Appointment of FVRD Animal Control Officers

RECOMMENDATION

THAT the Fraser Valley Regional District Board appoint the following personnel as Animal Control Officers for the Fraser Valley Regional District, for the purpose of regulatory enforcement of the Fraser Valley Regional District's animal control bylaws, effective immediately:

- Dustin Thiessen
- Trina Douglas

STRATEGIC AREA(S) OF FOCUS

Provide Responsive & Effective Public Services

BACKGROUND

The Fraser Valley Regional District (FVRD) provides animal control services to the City of Chilliwack, City of Abbotsford, the District of Mission, the District of Kent, the Village of Harrison Hot Springs, and Electoral Areas D, E, G, and H. Bylaw enforcement provided as part of this service is conducted through contract with the BC Commissionaires who hire Animal Control Officers which assist in implementing the FVRD's animal control bylaws.

DISCUSSION

Animal Control Officers working for the Commissionaires have already been provided a blanket designation by the FVRD Board to issue fines for contraventions of the FVRD's animal control bylaws. Trina Douglas and Dustin Thiessen work alongside the Commissionaires to deliver animal control services. Ms. Douglas serves as the FVRD Manager of Contracted Services, which includes administration of the animal control function, and Ms. Thiessen serves as the FVRD's Animal Welfare and Regulatory Supervisor. As part of their employ, each attend court and adjudication hearings on behalf of the FVRD and each require the ability to issue fines for contravention of the FVRD's animal control bylaws in some circumstances.

COST

n/a

CONCLUSION

As per FVRD's animal control bylaws, Animal Control Officers are required to be appointed by the FVRD Board to administer and enforce the FVRD's animal control bylaws. The appointment of these Animal Control Officers will provide them the authority needed for this function.

COMMENTS BY:

Mike Veenbaas, Director of Financial Services:

No further financial comment.

Jennifer Kinneman, Acting Chief Administrative Officer:

Reviewed and supported.

To: Regional and Corporate Services Committee
From: Christina Vugteveen, Manager of Parks and Recreation

Date: 2020-02-13
File No: 6140-01

Subject: WildSafeBC 2019 - A Year in Review

INTENT

This report is intended to advise the Fraser Valley Regional District Board of information pertaining to the 2019 WildSafeBC Program. Staff is not looking for a recommendation and has forwarded this information should members want more clarification to discuss the item further.

STRATEGIC AREA(S) OF FOCUS

Support Environmental Stewardship
Support Healthy & Sustainable Community
Provide Responsive & Effective Public Services

PRIORITIES

Priority #4 Tourism
Priority #5 Outdoor Recreation

BACKGROUND

WildSafeBC is a provincial program administered by the BC Conservation Foundation (BCFF). The program (formerly known as Bear Aware) was initiated in 1999, and has now grown to over 50 communities around the province. In 2013, the program expanded to incorporate other species of wildlife which can also cause conflict with humans such as cougar, lynx, coyote, raccoon, deer as well as bear.

WildSafeBC teaches communities through active outreach how to manage wildlife in their neighborhoods and prevent animals from becoming a nuisance or even becoming aggressive. The program is a valuable tool to help inform residents on how to keep not only themselves safe, but also how to keep wildlife safe. 2019 was the 9th year of the program in the Fraser Valley Regional District.

DISCUSSION

The focus of the Wildsafe BC program is “keeping wild life wild, and communities safe”. The program is designed for a Program Coordinator to liaise directly with member municipalities, Conservation Officers, and respond to identified needs in a community. The program focuses on a number of areas including wildlife calls/reporting to the conservation officers, presentations to school groups, door to door education, community events, and social media outreach.

The full 2019 report for the WildsafeBC is attached. The report includes details about the program in the Fraser Valley as well as other areas of the province. The following are a few of the highlights.

Wildlife Activity

Calls made to the Conservation Officer Service through the Report All Poachers and Polluters (RAPP) line is made available to the public through WildsafeBC's Wildlife Alert reporting program. The data tells us that calls for nuisance bears are on the rise and nearly half of those calls are attributed to garbage. This information helped to determine focus areas for the program.

Wildsafe Ranger Program

This program is a cornerstone of the Wildsafe BC Program and helps children understand attractant management and their role in reducing human-wildlife conflict. In 2019, 20 presentations were given with over 500 students attending.

Presentations to Community Groups

Presentations were also given at community groups, and over 2,700 people were reached through events in Abbotsford, Chilliwack, Mission, Village of Harrison Hot Springs, and Harrison Mills.

Door-to-Door Education

Canvassing door-to-door occurred in response to bear and cougar activity. Municipal partners in Chilliwack, Abbotsford, and Mission collaborated with WildSafeBC to take part in garbage tagging and door-to-door education which is designed to educate the public about attractants management and is done as a response to increasing bear activity. On one particular night in Mission, 569 cans were placed at the curb before garbage pick up the next morning. After tagging bags, and educating homeowners, only 71 were set out the night before (and available for wildlife interactions) on a subsequent week, which significantly reduced the attractants for bears in that area.

Social Media

The reach of the program increased in 2019 through social media. The WildSafeBC Fraser Valley Facebook page grew 29% in 2019 with posts that had an overall reach of just under 62,000 people.

COST

The WildSafeBC program was included in the 2019 Budget as a Regional Grant in Aid program funded by all the members of the FVRD at a cost of \$15,000. Office space, computer, and phone line are in-kind contributions. \$15,000 is planned in the 2020 budget to continue the program. This funding is matched by a grant from the BC Conservation Foundation.

CONCLUSION

WildSafeBC provides an active outreach program and teaches wildlife management by keeping both humans, and wildlife safe. This program has proven to be a valuable and effective tool for the community.

COMMENTS BY:

Stacey Barker, Director of Regional Services: Reviewed and supported.

Mike Veenbaas, Director of Financial Services: Reviewed and supported.

Jennifer Kinneman, Acting Chief Administrative Officer: Reviewed and supported.

WildSafeBC Annual Report 2019

Fraser Valley Regional District

Prepared by: Erin Patrick, WildSafeBC FVRD Coordinator



Executive Summary

The WildSafeBC (WSBC) program coverage in the Fraser Valley Regional District (FVRD) predominantly includes the municipalities of Abbotsford, Chilliwack, Harrison Hot Springs, Mission, and surrounding areas (fig. 1). Wildlife activity in the FVRD during the 2019 season (January 1st to November 15th, 2019) resulted in 1,158 total calls to the COS, with 72% (838) of these calls pertaining to black bears. This season, the municipalities of Abbotsford, Chilliwack, and Mission constituted a substantial portion of wildlife reports/calls in the FVRD. Garbage remained the most reported attractant noted by reports at 46% of the 2019 total call volume. At the time of this report, the WildSafeBC Community Coordinator (WCC) delivered the program activities to reach:

- 684 people through 25 presentations
- 200 people through door-to-door education and garbage tagging
- 2,700 people through 11 community events
- 61,702 people through social media, and
- An additional 203 “likes” on Facebook (29% growth over last year)

The WCC continued to assist the District of Mission on the Fraser in their pursuit of Bear Smart Community status, and helped the Mission summer students with a new sticker initiative for garbage bin tagging to further aid in the City’s Bear Aware Program.

Municipal sponsors provided feedback regarding future opportunities for closer collaborative initiatives, such as synchronizing municipal attractant management messaging with WSBC messaging and preparing WSBC information for inclusion on future interpretive signage. The WCC was able to collaborate with Conservation Officers to target areas for their fall attractant audit, and the COS provided guidance and support to the WCC in determining areas in need of door-to-door education and additional attractant management support for the community.

The size of the program coverage area was a key challenge for the 2019 season. Opportunities include growing the FVRD WSBC volunteer base by reaching out to graduating high school students in need of volunteer hours, creating a working group to help connect the WCC to smaller municipalities, and taking better advantage of the full array of WSBC resources to effectively spread WSBC messaging farther and wider in the 2020 season. By closely examining the successful, and less successful, endeavors of the 2019 WCC, the 2020 season will undoubtedly continue to improve WSBC messaging in the FVRD, serving to further reduce human-wildlife conflict and “keep wildlife wild and communities safe.”

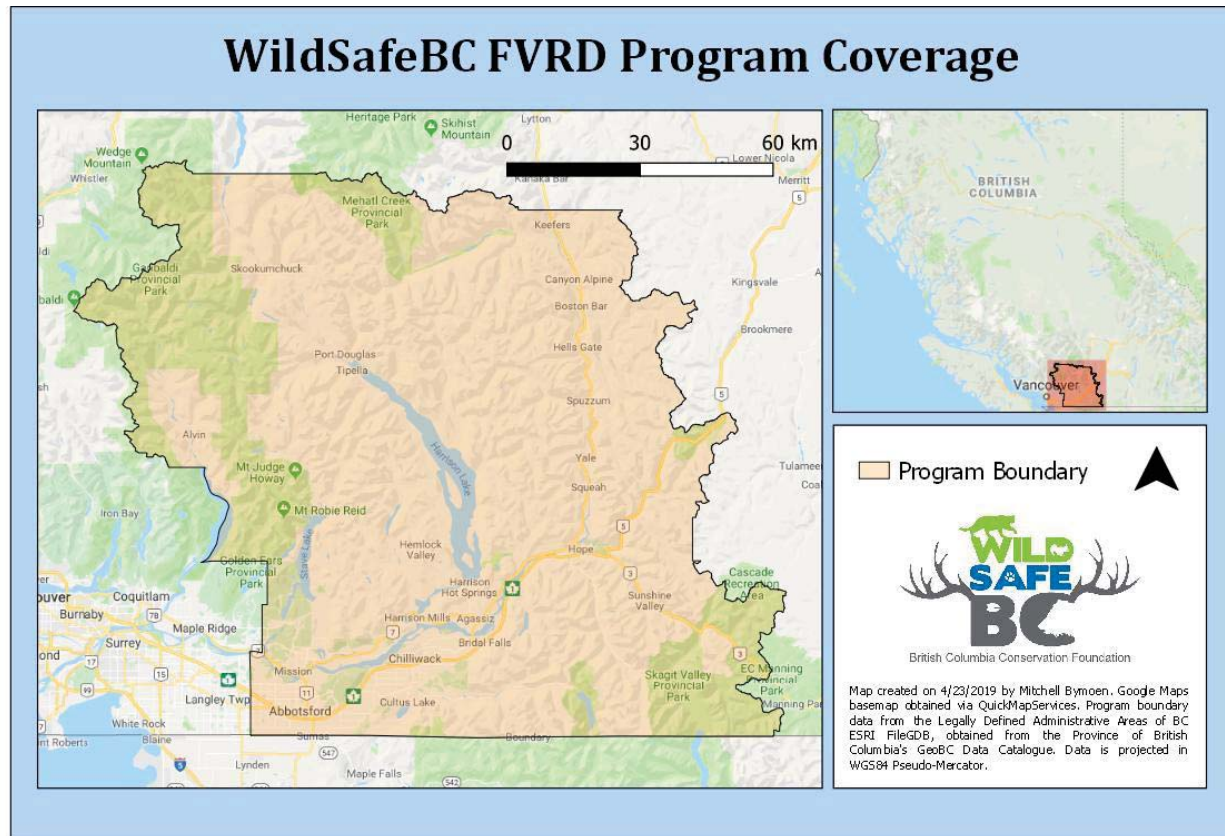


Figure 1. WildSafeBC Fraser Valley Regional District program coverage area.

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Cover Photo: FVRD Community Coordinator, Erin Patrick, with the WildSafeBC event booth at the Abbotsford-Mission Recycling Depot community event “A Day of Pumpkin Decorating”. Photo by Mallory Palliyaguru (used with permission).

Highlights from the 2019 Season

Wildlife Activity

Calls made to the Conservation Officer Service (COS) through the RAPP line (1-877-952-7277) are available to the public through WildSafeBC's Wildlife Alert Reporting Program (WARP). This data is updated daily and this report for the Fraser Valley Regional District includes data from January 1st, 2016 to November 15th, 2019. Of the total calls made to the COS and WARP during this time, calls concerning black bears accounted for 59% of total wildlife call volume (Fig. 2a). Calls concerning black bear in the 2019 season accounted for 72% of the total call volume for the season (Fig. 2b).

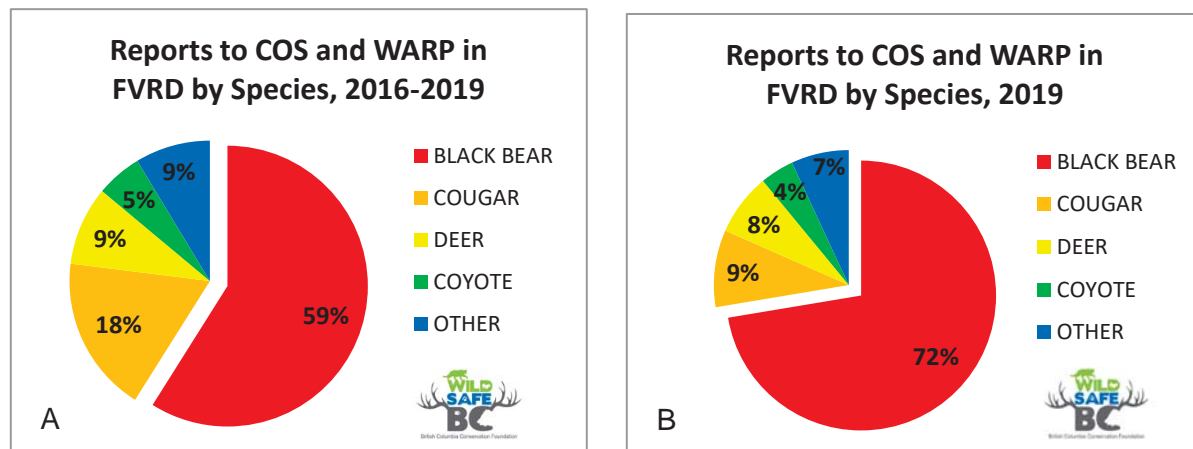


Figure 2. A) Species reported to the COS and WARP in the FVRD from January 1st, 2016 to November 15th, 2019; Black bears accounted for 72% of the total reports (838 out of 1,159). **B)** Species reported to the COS and WARP in the FVRD from January 1st to November 15th, 2019; Black bears accounted for 59% of the total reports (1,158 out of 3,734).

As of November 15th, there have been 838 reports concerning black bears in 2019, which is higher than the three-year average of 557 calls (2016-2018). Call volume concerning black bears peaked in June, surpassing call volumes for this species for all previous years (fig. 3).

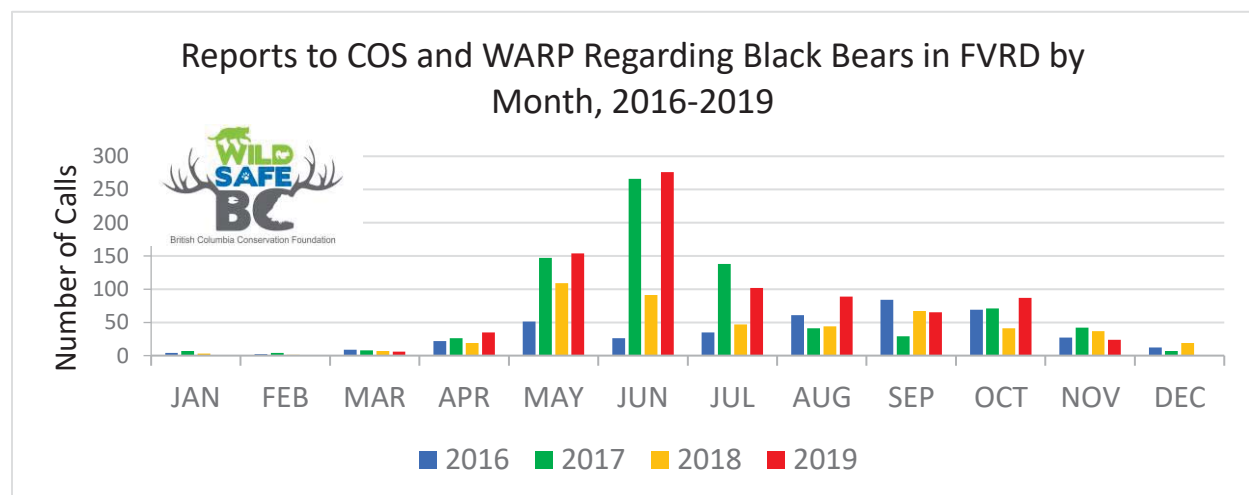


Figure 3. Reports to the COS and WARP regarding black bears from January 1, 2016 to November 15th, 2019.

This is contrary to many other communities in the southern half of the province which typically have peaks in September when bears are entering hyperphagia (a period of intense eating prior to denning). The higher number of calls can be related to a number of factors that are difficult to tease apart. These can include the low availability of natural foods (predominantly berries and salmon), population dynamics (increased numbers and dispersal), and returning food-conditioned bears into the community.

Examining call volume by municipality indicates that the majority of wildlife reports made to the COS are in regards to wildlife activity in Abbotsford, with Chilliwack and Mission accounting for a comparably high number of wildlife reports made to the COS and WARP in the FVRD (fig. 4).

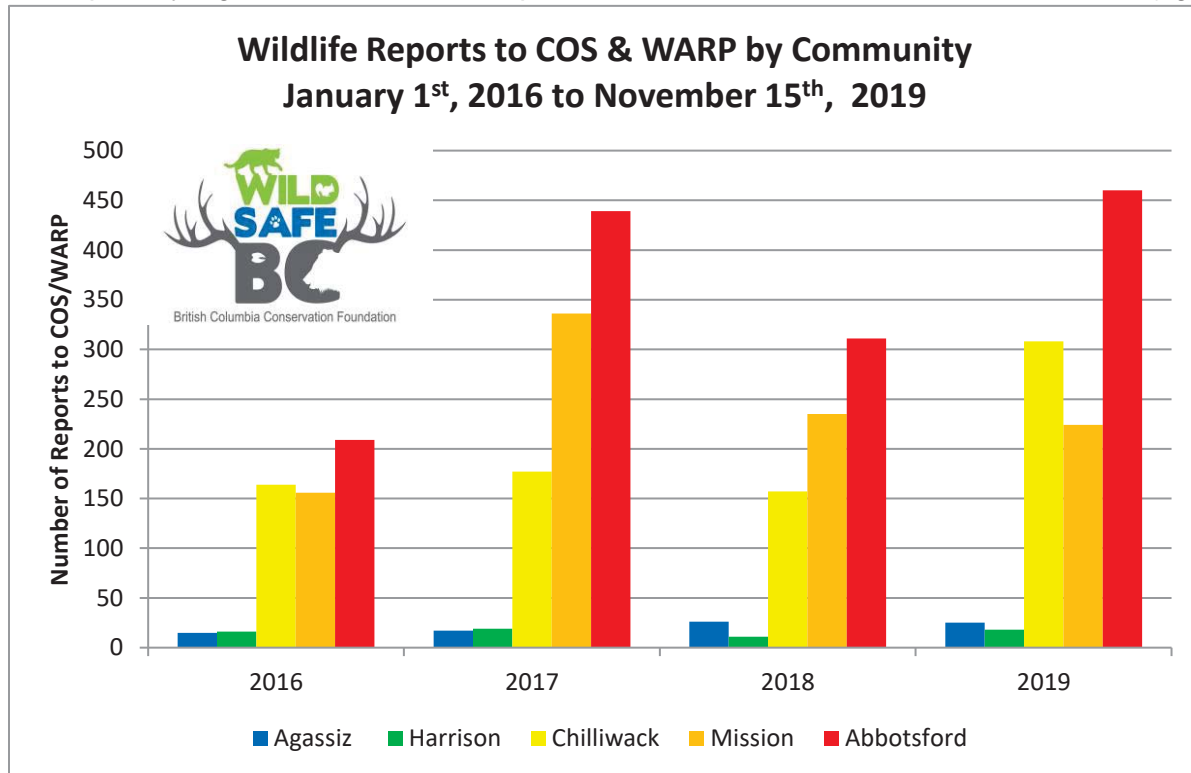


Figure 4. Year-to-year reports of wildlife in FVRD communities from January 1st, 2016 to November 15th, 2019.

Garbage remains the most reported attractant accounting for 46% of total 2019 call volume, followed by “other” attractants at 15%, and livestock and residential fruit trees/berries tying at 10% of the total call volume each (fig. 5).

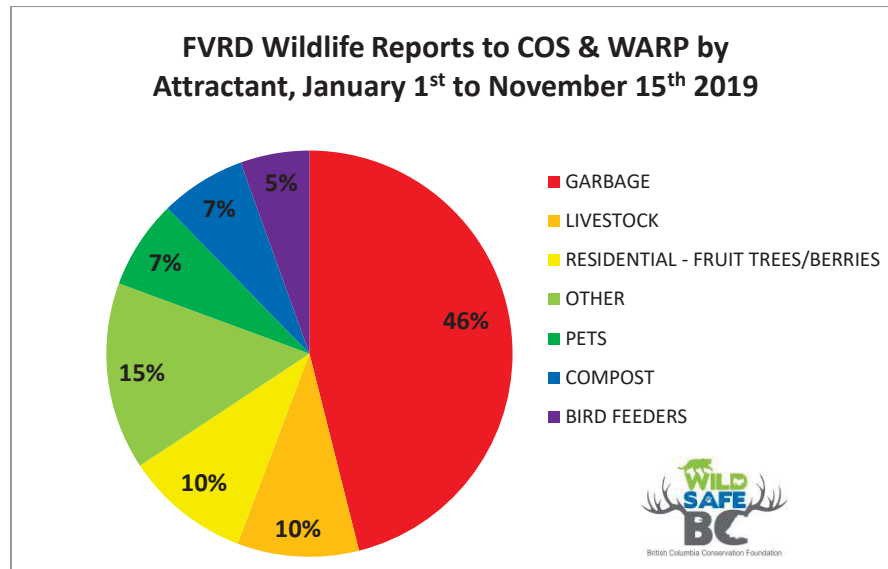


Figure 5. Percentage of wildlife reports to COS and WARP between January 1st and November 15th, 2019 by attractant type.

WildSafe Ranger Program

In 2019, the Junior Ranger Program was renamed the WildSafe Rangers Program (WRP). The WRP is a cornerstone of the WildSafeBC program; it helps children understand attractant management and their role in reducing human-wildlife conflict by assisting them in the development of best management practice skills.



Figure 6. A) The WCC and Mission Settlement Program Summer Camp kids touching bear. B) The WCC and Dewdney Elementary students confirming who has seen a bear by giving a show of hands.

From June 1st to November 25th, 2019, the WCC gave a total of 20 WRP presentations at 5 schools, delivering WRP content to 499 students in the FVRD with 57 students receiving a WRP extension (Table 1). At the time of this report, the WCC has two additional WRP presentations scheduled (November 29th and December 3rd, 2019).

Table 1. Schools that received the Junior Ranger Program from 01 June to 25 November 2019.

School	Municipality	# Presentations	Grade	Students	Extended
Abbotsford Christian Elementary	Abbotsford	2	1	80	
Dewdney Elementary	Dewdney (Mission area)	7	K - 6	135	
Harrison Hot Springs Elementary	Harrison Hot Springs	5	K - 6	105	
Stave Falls Elementary	Mission	3	K - 6	57	Yes
Squiala Elementary	Chilliwack	3	1 - 6	122	
Total		20		499	

Students receiving the extended WRP had two visits with the WCC with one visit including “unstructured outdoor time” requested by the Stave Falls school principal. The group practiced bear awareness and safety behaviour, examined wildlife trees, and learned to identify native plants. The 15 Kindergarten students also practiced attractant management using a felt storyboard (fig. 7a).



Figure 7. An interactive felt storyboard made by the WCC to discuss attractant management with younger children (pre-school to kindergarten).

Presentations to Community Groups

The WCC gave a total of 5 presentations on wildlife safety and awareness to 185 participants in Mission and Abbotsford (Table 2).

Table 2. Community groups that received WildSafeBC presentations and messaging from June 1st to November 25th, 2019.

Organization	Municipality	Topic	Participants
Canada Post , Abbotsford distribution centre	Abbotsford	Wildlife awareness and safety, bear focus	60
Girl Guides of Canada , adult guider training	Abbotsford	Wildlife awareness and safety, communicating wildlife safety information to children	30
Canada Post , Mission distribution centre	Mission	Dangerous wildlife safety, bear focus	50
Settlement Program , Mission Community Services	Mission	Intro to local wildlife and wildlife safety, bear/cougar focus	10
Settlement Program summer camp , Mission Community Services	Mission	Intro to WildSafeBC & Resources, bear safety	35
Total			185

Public Displays and Events

The WCC attended 11 community events with the WildSafeBC booth, reaching 2,700 people (Table 3).

Table 3. WildSafeBC public displays/events in the FVRD from June 1st to November 25th, 2019.

Event	Municipality	# People Reached
BerryFest , Abbotsford Downtown Business Association	Abbotsford	252
Canada Day Strong & Free Celebration , City of Abbotsford	Abbotsford	327
Family Fishing Day , Fraser Valley Trout Hatchery	Abbotsford	140
A Day of Pumpkin Decorating with Abbotsford-Mission Recycling Depot	Abbotsford	104
Chilliwack Garlic and Harvest Festival* , Fantasy Farms	Chilliwack	300
Fraser Valley Bald Eagle Festival* , FVBEF Committee	Harrison Mills	301
Halloween Hoot Pre-school Event , Mission Leisure Centre	Mission	136

Indoor Holiday Market , Mission City Farmer's Market	Mission	88
Fire Life & Safety Fair , Mission Fire Rescue Services	Mission	336
Powerhouse at Stave Falls , BC Hydro	Mission	600
BC Goes Wild Weekend*	Chilliwack/ Harrison Hot Springs/ Mission	116
Total		2,700

* Two-day event, with the number of people reached representing the total over both days.

BC Goes Wild Weekend

The WCC planned a two-day event for BC Goes Wild Weekend (BCGWW) on 27-28 September 2019 with activities in Chilliwack, Harrison Hot Springs, and Mission. BCGW events coincided with the Provincial BC Culture Days Celebrations (a province-wide celebration of BC arts and culture) and were officially registered as BC Culture Days events. The FVRD BCGW sought to connect wildlife and nature more closely with BC arts and culture, highlighting the important role of attractant management in reducing human-wildlife conflict. Events included a public display at the Chilliwack Community Forest, a guided forest walk at the East Sector Lands in Harrison Hot Springs, and inclusion of the WildSafeBC event booth at the Mission City Farmer's Market. A bear spray workshop was held in each municipality (three workshops, total), with a total of 16 people receiving hands-on training in the safe and effective use of bear spray.

Two collaborators for the 2019 BCGWW Harrison Hot Springs event were vital to the events' success. Janne Perrin (Chilliwack Field Naturalists Club, Miami River Streamkeepers Society) was a key contact for organizing the event. Carrielynn Victor (local plant practitioner and artist, Cheam First Nation) played another key role as a guest speaker and guide on an informative walk in the East Sector Lands.



Figure 8. A) WCC Erin Patrick and CO Alicia Stark at Family Fishing Day in Abbotsford. B) WSBC event booth display at the Halloween Hoot pre-school event in Mission. C) WCC Erin Patrick guiding a participant during the bear spray workshop at the BCGWW event in Chilliwack.

Door-to-Door Education and Garbage Tagging

From June 1st to October 30th, 2019, the WCC completed door-to-door canvassing activities on three occasions in response to reported wildlife activity. In August, the WCC canvassed 47 homes in the Promontory area of Chilliwack in response to cougar activity. In October and November, the WCC canvassed 101 homes in the areas of Rowanna Crescent and Ledgestone Place in Chilliwack regarding bear activity. The WCC also provided a “crash course” on the WARP map and its parameters (e.g. selecting “attractant type”) as a resource for assisting with route planning for municipal canvassing efforts in Abbotsford.

Over the same time period, the WCC executed garbage bin-tagging activities four times. On June 25th, the WCC joined the Mission Summer Students on their bin-tagging route, covering an area containing approximately 600 homes in Mission and tagging 30 garbage bins. On October 1st, the WCC and a volunteer covered an area containing approximately 1,500 homes in Abbotsford and tagged 8 bins. On October 15th, the WCC and a volunteer covered an area containing approximately 400 homes and tagged only four bins. On November 18th, the WCC

and a volunteer covered an area containing approximately 150 homes and tagged 10 bins. The WCC intends to continue garbage tagging in November and early December, revisiting neighbourhoods in Chilliwack and Mission to determine the number of repeat offenders and graph changes over time [to be included in next report submission].

Municipal Staff Efforts

Municipal staff in Abbotsford executed door-to-door education by providing WSBC door hangers to 900 homes during the summer months. The Mission Summer Students executed door-to-door education regarding attractant management (bins set out the night before solid waste collection) in the summer months, noting 569 early set-outs and 71 repeat offences.

Social Media and Press

The WildSafeBC Fraser Valley Facebook page grew 29% in 2019 from 491 page likes on January 1st to 693 page likes as of November 25th, 2019. During that same period, 157 posts made on the WSBC FVRD page had an overall reach of 61,702 people.

A press release, issued by the WCC with assistance from the Provincial Coordinator, regarding cougar activity in the Promontory area of Chilliwack ran on the July 12th edition of the Chilliwack Progress newspaper. The WCC used also posted the press release on the WSBC FVRD Facebook page, reaching an estimated 6,200 Facebook users.

In preparation for FVRD BCGW weekend, the WCC used several avenues to advertise events. The WCC registered the FVRD BCGW events as official Culture Days events, which were advertised through the BC Culture Days website; the WCC created a central [Culture Days Hub](#) for the events. The District of Mission advertised BCGW events in The Mission City Record newspaper in two print editions (September 20th and September 27th) that were also available online. A local Chilliwack radio station, 98.3 Star FM, advertised the BCGW weekend events on their website's community event page. Tourism Harrison printed and posted BCGW event posters in the Village of Harrison Hot Springs. The editor of the Agassiz-Harrison Observer newspaper attended the beginning of the activities in Harrison to ask questions and take photos, writing an article about the event at the East Sector Lands available online at the [Agassiz-Harrison Observer website](#) and in a print edition that ran October 3rd.

Wildlife in Area Signs

No 'Wildlife in Area' signs were posted this season; however, hotspot areas for conflict were targeted for canvassing.

At the request of the Abbotsford Sponsor, Shawn Gurney, the WCC will assist the City of Abbotsford in preparing interpretive wildlife signage for use in Abbotsford parks. The WCC will draw on approved WildSafeBC messaging and images to create a draft for review by the Provincial Coordinator. Gurney expressed a preference for interpretive signage over "bear in area" signage as wildlife are always moving and people may believe bears have left the area after signage is removed. Gurney also expressed an interest in a City-wide

awareness/education campaign to complement the public outreach provided by WSBC, presenting an opportunity for continued collaboration.

Collaborations

Conservation Officer Services and Municipal Bylaw Officers

In July, Conservation Officer Marc Plamondon provided information and guidance related to the cougar activity in Chilliwack. Conservation Officer Alicia Stark joined the WCC and WSBC event booth at the Family Fishing Day event at the Fraser Valley Trout Hatchery in June. CO Stark also reached out to the WCC in preparation for the CO fall attractants audit, and the WCC provided feedback regarding wildlife hotspot activity in the Abbotsford, Chilliwack, and Mission areas.

Wildlife Safety Officer, Mackenzie Mercer, informed the WCC regarding unsecured and overloaded dumpsters at a motel in Mission. Bylaw Officer Harminder Gill and the WCC attended the property together as the property was known as a repeat offender. The WCC supplied a letter focused on attractant management and outlining WSBC online resources. Gill issued a total of \$1,000 in bylaw infraction fines regarding the ongoing issue. At the time of this report, the dumpsters on site have plastic and non-locking lids, presenting an opportunity for additional follow-up and potential initiatives. The information provided by the WCC was shared with Sgt. Todd Hunter of the COS, and this location was noted by the WCC in response to CO Stark's request for fall attraction audit tips.

Fruit Gleaning

The WCC made four referrals to the Valley Permaculture Guild regarding fruit gleaning requests from members of the public at community events. Discussing fruit gleaning as an attractant management option was another prominent topic of discussion at various presentations given and events attended by the WCC.

Directed Initiatives for 2019

WildSafeBC focused on two initiatives in 2019: increased use and acceptance of bear spray and increased Indigenous awareness and engagement.

Bear Spray

The WCC focused on furthering this directed initiative whenever possible during conversations with the public at community events, presentations to community groups, and with residents receiving door-to-door education. Though the WCC estimates that over 200 people received bear spray specific information outside of scheduled presentations or workshops.

The WCC made the increased use and acceptance of bear spray a focal topic/activity during the BCGWW by leading three workshops, one in each of the three municipalities that hosted BCGW events (Chilliwack, Harrison Hot Springs, and Mission). Sixteen people were trained in the safe and effective use of bear spray, including the two BCGWW event volunteers. Workshop participants received an email containing a summary/follow-up document from the WCC reiterating important information from the workshop.

Feedback from participants was very positive following each workshop, with several participants responding to the follow-up email to share their appreciation for the workshop experience. The workshops were a highlight of the WCC's 2019 season.

At the time of this report, the WCC is gauging interest in a bear spray workshop with the Chilliwack Outdoors Club; the WCC has been invited to speak on behalf of WSBC at a monthly Chilliwack Outdoors Club meeting pending program hour availability in January 2020. The WCC will also reach out to the Chilliwack Field Naturalists to gauge interest in a workshop; there was some interest among the group in attending a BCGWW bear spray workshop, but the group had a schedule conflict with another event commitment.

Indigenous Awareness and Engagement

The WCC sought out a guest speaker for a FVRD BCGWW event who could speak from an Indigenous perspective. Carrielynn Victor, a local plant practitioner, artist, and member of the Cheam First Nation lead the WCC and event participants on a guided forest walk to share Traditional Ecological Knowledge about Cheam relationships with the local flora and fauna. As mentioned in the Social Media and Press section of this report, this event attracted the attention of the local newspaper and resulted in a print and online article about the knowledge shared that day. The WCC will continue to improve upon Indigenous awareness and engagement in the 2020 season by reaching out and looking for future collaborative opportunities with local bands.

Special Initiatives

The District of Mission on the Fraser is in the process of pursuing Bear Smart Community status. The WCC assisted the 2019 Mission Summer Students, Jaquelyn Alexander and Jaimie Jagpal, in reviewing the document and constructing a plan to build on the application following feedback from the Provincial Wildlife Conflict Manager, Mike Badry. The WCC contributed information to the document regarding WildSafeBC programming/activities. At the time of this report, the WCC is still in the process of contributing to the current version of the Mission Bear Smart Application.

The WCC attended the summer Northeast Sector Bear Meeting to discuss bear-smart initiatives and challenges in various municipalities in the Lower Mainland. Following this meeting, the WCC shared an example of the solid waste bin violation sticker used in Coquitlam with the Mission Summer Students. The sticker, similar in function to those used by WildSafeBC, is used not only to communicate attractant management information but also bylaw and fine information in the City of Coquitlam (a Bear Smart community). With support from the Mission sponsor, Jennifer Meier, the Mission Summer Students implemented a similar sticker (fig. 7) conveying bear-specific bylaw and fine information to inform residents about wildlife attractant management. The sticker includes key words in the most common non-English language spoken in the city as well as contact information for the City of Mission and the WildSafeBC website. The WCC will be attending the upcoming fall meeting for the NE Sector Bear Committee on November 28th.



Figure 9. The violation sticker implemented by the District of Mission for garbage bin-tagging purposes, containing bylaw information. This sticker can also serve as a first written warning when residents are in contravention of bear-specific bylaws when used by District staff.

After connecting at the FVRD BCGWW event in Mission, Tracy Lyster, editor of a free magazine called The Footprint Press, invited the WCC to write an article for the magazine to be published in early 2020.

Challenges and Opportunities

It was a challenge to effectively deliver program coverage over such a large area as one person. Continuing to broaden the volunteer base in the FVRD will assist the delivery of WSBC programming in the FVRD. The WCC was able to secure the assistance of five new volunteers this season by reaching out to her network at British Columbia Institute of Technology, recruiting friends and family members, and by using a Google Docs volunteer form link found in the Google Drive resources created by a previous WCC. Another potential way to recruit volunteers for 2020 would be to put out a volunteer request through local high school district offices, as grade 12 students often have volunteer hour requirements to meet for completion of Career and Personal Planning courses.

To improve relationships with smaller communities in the FVRD that don't receive as many opportunities for WSBC activities as larger municipalities, the 2019 WCC recommends trying to institute a working group of community representatives to help spread the WSBC messaging. By connecting with committed individuals in these smaller areas, we can make WSBC messaging more available to people and areas that the WCC is not able to visit and support as consistently.

As suggested by Chilliwack sponsor, Christina Vugteveen, an opportunity exists to better align municipal messaging with WildSafeBC messaging regarding reduced human-wildlife conflict through improved attractant management. The wide-ranging resources prepared and provided by WildSafeBC present a straightforward opportunity for improving the reach of WSBC messaging across the FVRD in the 2020 season.

Continuing to assist the District of Mission in their pursuit of Bear Smart Community status by contributing to their evolving application document is another valuable goal to pursue through the end of the 2019 season and into 2020.

Acknowledgements

The success of the 2019 season can be attributed to the many supporters and collaborators with whom the WCC was fortunate to work. Special thanks and acknowledgement is owed to the following people:

The BCCF/WildSafeBC team for all their support and guidance during the 2019 season.

Primary contacts for each sponsoring municipality, as well as additional/supporting municipal staff, were key in assessing the needs/challenges of FVRD municipalities. Thanks to Christina Vugteveen (Chilliwack Sponsor) and Meghan Jackson at the FVRD office; Jennifer Meier (Mission Sponsor) and the Mission Summer Students Jaquelyn Alexander and Jaimie Jagpal; Shawn Gurney (Abbotsford Sponsor) and Nicole MacDonald; and of course to each FVRD municipality that hosted me during my WSBC activities in the 2019 season! Special thanks to Lydia Koot of the Hope Mountain Black Bear Committee for delivering bear awareness/safety and attractant management messaging in Hope B.C.

The COS work tirelessly to protect the public and wildlife alike. My special thanks to Don Stahl, Marc Plamondon, and Alicia Stark, as well as Wildlife Safety Officer Mackenzie Mercer.

I tip my hat to municipal bylaw officers across the FVRD who work to enforce local solid waste management bylaws that ultimately reduce human-wildlife conflict through attractant management. Special thanks to Harinder Gill for teaming up with me to provide outreach and education to a local business in Mission.

Collaborators are pivotal to the success of community events across the FVRD. My sincere thanks to all who invited me to attend community events, and to those who reached out to me to schedule presentations for school groups and other community groups. Two collaborators were especially important to the success of the BCGWW events in the FVRD; Janne Perrin and Carrielynn Victor, I cannot thank you enough for your involvement and support of the BCGWW events.

Many hands made for lighter work; sincere thanks and appreciation to those who volunteered their time to assist me in my WildSafeBC activities and related events in the 2019 season. Thank you David Charbula, Ally Truscott, Louise Patrick, and Olivia Kwan. The unofficial title of "WSBC FVRD Volunteer of the Year" goes to James Campbell, for his endless enthusiasm, schedule flexibility, and willingness to learn about WSBC and reducing human-wildlife conflict.

Last but certainly not least, my sincere thanks to all those FVRD community members with whom I chatted during events, presentations, and door-to-door/garbage tagging activities. Thank you for being so receptive to WSBC messaging and efforts!



CITY OF PORT MOODY

OFFICE OF THE MAYOR

February 4, 2020

To All BC Municipalities,

On January 14, 2020, at a Regular Meeting of Council, Port Moody City Council passed the following resolution:

Moved, seconded, and CARRIED

WHEREAS the City of Port Moody has recognized and has demonstrated over the past years its commitment to the importance of healthy citizens as the foundation of a healthy, engaged, and economically vibrant community;

AND WHEREAS the over 3 million Canadians, including many in our local communities, don't take medicines prescribed by their doctors because they can't afford them;

AND WHEREAS Canada is currently the ONLY country with a National Medicare Program that does not have a National Pharmacare Program;

AND WHEREAS the risk of having no insurance for medicines is high among lower income Canadians which includes the service industry, precarious working, and seasonal workers;

AND WHEREAS studies show that adding a National Pharmacare Program to our National Health Care System would lower costs to businesses by over \$8 billion per year, providing Canadian companies competitive advantages in international trade;

AND WHEREAS recent research confirms that these gains can be achieved with little or no increase in public investment;

AND WHEREAS municipal government expenses for employee benefits would be significantly reduced by a National Pharmacare Program;

AND WHEREAS a national prescription drug formulary would support better quality prescribing, including reducing dangerous and inappropriate prescribing to Canadian seniors;

AND WHEREAS a National Pharmacare plan is a sound policy, both economically and socially, the City of Port Moody express its support for the creation of a National Pharmacare program as an extension of Canadian Medicare, since health and economic studies now show that such a policy would improve health in municipalities, give local businesses a competitive advantage in the global marketplace, and lower costs for municipal government on taxpayers;

THEREFORE BE IT RESOLVED THAT the City of Port Moody call on the Federal Government to work with the provinces and territories to develop and implement a

Universal Public National Pharmacare program as one of the first orders of business after the 2019 election;

AND THAT this letter be forwarded to all BC municipalities asking to write their support as well.

Attached is the letter that the City of Port Moody sent to the Honourable Patty Hajdu, Minister of Health requesting the Federal Government to start working with the provinces and territories to develop and implement a Universal Public National Pharmacare Program.

We hope that you will join the City of Port Moody and write to the Minister of Health to support the creation of a National Pharmacare Program for all Canadians.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to be 'Rob Vagramov', with a small dot at the end.

Mayor Rob Vagramov
City of Port Moody

Attachments:

1. Letter dated February 4, 2020 to the Minister of Health regarding National Pharmacare Program
2. Report dated December 17, 2019 from Councillor Amy Lubik regarding Supporting Universal National Pharmacare



CITY OF PORT MOODY

OFFICE OF THE MAYOR

February 4, 2020

Email: hcminister.ministresc@canada.ca

Honourable Patty Hajdu, Minister of Health Canada
Address Locator 0900C2
Ottawa, Ontario K1A 0K9

To Honourable Patty Hajdu,

On January 14, 2020, at a Regular Meeting of Council, Port Moody City Council passed the following resolution:

Moved, seconded, and CARRIED

WHEREAS the City of Port Moody has recognized and has demonstrated over the past years its commitment to the importance of healthy citizens as the foundation of a healthy, engaged, and economically vibrant community;

AND WHEREAS the over 3 million Canadians, including many in our local communities, don't take medicines prescribed by their doctors because they can't afford them;

AND WHEREAS Canada is currently the ONLY country with a National Medicare Program that does not have a National Pharmacare Program;

AND WHEREAS the risk of having no insurance for medicines is high among lower income Canadians which includes the service industry, precarious working, and seasonal workers;

AND WHEREAS studies show that adding a National Pharmacare Program to our National Health Care System would lower costs to businesses by over \$8 billion per year, providing Canadian companies competitive advantages in international trade;

AND WHEREAS recent research confirms that these gains can be achieved with little or no increase in public investment;

AND WHEREAS municipal government expenses for employee benefits would be significantly reduced by a National Pharmacare Program;

AND WHEREAS a national prescription drug formulary would support better quality prescribing, including reducing dangerous and inappropriate prescribing to Canadian seniors;

AND WHEREAS a National Pharmacare plan is a sound policy, both economically and socially, the City of Port Moody express its support for the creation of a National Pharmacare program as an extension of Canadian Medicare, since health and economic studies now show that such a policy would improve health in municipalities, give local businesses a competitive advantage in the global marketplace, and lower costs for municipal government on taxpayers;

THEREFORE BE IT RESOLVED THAT the City of Port Moody call on the Federal Government to work with the provinces and territories to develop and implement a Universal Public National Pharmacare program as one of the first orders of business after the 2019 election;

AND THAT this letter be forwarded to all BC municipalities asking to write their support as well.

With the costs of housing, food, and livability increasing daily, having the expense of medications adds another burden to peoples financial means. This can mean hard choices between medications and other needs and/or improper use of medications, especially for folks working in precarious employment sectors.

A recent study found that over 300,000 people had additional doctor visits, 93,000 had to go to the emergency department and 26,000 people were admitted to hospital – all because they couldn't pay for their medications. That creates a significant burden on the health care system, one that we can alleviate with a national drug plan.

The Pharmacare Program has been an initiative supported by the majority of Canadians, but it has yet to come to pass despite support from at least three federal parties. Health and wealth inequalities are growing across Canada and impact Port Moody residents, including a growing elder population; British Columbians may be hardest hit by lack of universal coverage, despite recent changes to provincial drug coverage, as demonstrated in a 2018 cross-institutional study.

Port Moody City Council is calling on the Canadian Minister of Health, for the second time, to create a Universal Public National Pharmacare program.

Regards,



Mayor Rob Vagramov
City of Port Moody

CC: British Columbia Municipalities



Report to Council

From the Office of Councillor Amy Lubik

Date: December 17, 2019
 Subject: Supporting Universal National Pharmacare

Purpose

To ask that the City of Port Moody Write to the Federal Government in support of the implementation of a national pharmacare strategy as a priority following the 2019 election.

Recommendation

WHEREAS, The City of Port Moody has recognized and has demonstrated over the past years its commitment to the importance of healthy citizens as the foundation of a healthy, engaged and economically vibrant community; and

WHEREAS, The over 3 million Canadians, including many in our local communities, don't take medicines prescribed by their doctors because they can't afford them; and

WHEREAS, Canada is currently the ONLY country with a National Medicare Program that does not have a National Pharmacare Program; and

WHEREAS, The risk of having no insurance for medicines is high among lower income Canadians which includes the service industry, precarious working and seasonal workers; and

WHEREAS, The studies show that adding a National Pharmacare Program to our National Health Care System would lower costs to businesses by over \$8 billion per year, providing Canadian companies competitive advantages in international trade; and

WHEREAS, The recent research confirms that these gains can be achieved with little or no increase in public investment; and

WHEREAS, Municipal government expenses for employee benefits would be significantly reduced by a National Pharmacare Program; and

WHEREAS, A national prescription drug formulary would support better quality prescribing, including reducing dangerous and inappropriate prescribing to Canadian seniors; and

WHEREAS, A National Pharmacare plan is a sound policy, both economically and socially, the City of Port Moody express its support for the creation of a National Pharmacare program as an extension of Canadian Medicare, since health and economic

studies now show that such as policy would improve health in municipalities, give local businesses a competitive advantage in the global marketplace and lower costs for municipal government on taxpayers; therefore be it

BE IT RESOLVED, That the City of Port Moody call on the Federal Government to work with the provinces and territories to develop and implement a Universal Public National Pharmacare program as one of the first orders of business after the 2019 election.

AND THAT this letter be forwarded to all BC municipalities asking to write their support as well.

Background

In 2017, the City of Port Moody wrote to the federal government to support the development of a Nation Pharmacare program (**attachment 1**); this has been initiative supported by the majority of Canadians, but it has yet to come to pass despite support from at least three major parties. Growing health and wealth inequalities impact Port Moody residents, including a growing elder population; BC residents may be hardest hit by lack of universal coverage, despite recent changes to provincial drug coverage, as demonstrated in a 2018 cross-institutional study <https://www.myprincegeorgenow.com/68282/bc-residents-struggling-afford-prescription-drugs/>. Studies have shown that 88% of Canadians support universal medicare as a component of our universal health care system, as was summarized in a brief to the house of commons <https://www.ourcommons.ca/Content/Committee/421/HESA/Brief/BR8352162/br-external/AngusReidInstitute-e.pdf>.

As Port Moody moves into budget season, it makes sense to push for policies from other sphere of government that will take pressure off of our residents, and indeed off of our corporate coffers, as [studies from the Columbia Institute and Canadian Doctors for Medicare](#) have calculated that local governments across Canada would save millions if such a system was in place, which is why it has been endorsed by the Surrey Board of Trade and the [BC Chamber of Commerce](#).

Now is an opportune time for local governments to remind the federal government that a national pharmacare strategy needs to be a priority.

Discussion

Writings from the [Canadian Labour Congress demonstrate why national universal pharmacare would benefit our residents, our city as a corporation, and small businesses:](#)

Finally, some good news for [the millions of Canadians](#) who have to choose between paying for groceries or their prescription medications.

Canada's Advisory Council on the Implementation of National Pharmacare has laid out a clear path for public, single-payer, universal pharmacare in its [final report](#).

“The time for universal, single-payer, public pharmacare has come,” writes Dr. Eric Hoskins, the Council’s chair. “This is our generation’s national project: better access to the medicines we need, improved health outcomes and a fairer and more sustainable prescription medicine system.”

This is the unfinished business of medicare, as envisioned by the late Tommy Douglas. As Saskatchewan’s seventh premier, Mr. Douglas pioneered North America’s first universal, single-payer health care system. It would become a cornerstone of Canada’s social safety net and a key pillar of our nation.

We know that a fair society must be one in which every person has the opportunity to succeed and to thrive... we believe that universal, public pharmacare is a necessary step towards greater fairness.

As [numerous studies](#) have shown, millions of Canadians are struggling to afford to pay for their prescription medications. One study found that nearly a million Canadians sacrificed basic needs such as food, and close to a quarter of a million people gave up heating their homes. This lack of affordability is hurting not only people’s health and well-being, but the [economic strength of our communities](#).

The new report demonstrates that every family will save, on average, \$350 per year on medications. It also points out that the average business owner will save about \$750 per employee. That will open up capacity for businesses to increase wages, or expand other types of coverage, including for dental and vision care. It also supports small businesses that find it difficult to compete for workers when they can’t afford to offer drug coverage.

There will be an upfront cost, specifically at the outset, but as time goes on, the money our provincial health care systems will save will be significant. A [recent study](#) found that over 300,000 people had additional doctor visits, 93,000 had to go to the emergency department and 26,000 people were admitted to hospital – all because they couldn’t pay for their medications. That creates a significant burden on the health care system, one that we can alleviate with a national drug plan.

Other Option(s)

THAT the report dated November 12, 2019 from Councillor Amy Lubik regarding Supporting Universal National Pharmacare be received for information.

Financial Implications

There are no financial implications related to this report.

Communications and Civic Engagement Initiatives

There are no communications or civic engagement initiatives required by the recommendations in this report.

Attachment(s)

1. Delegation Application regarding Pharmacare from May 15, 2018 City of Port Moody Committee of the Whole Meeting



Following are some highlights of Fraser Basin Council's current work in the Fraser Valley.

Adaptation Canada 2020

- Fraser Basin Council was busy with coordinating and facilitating the Adaption Canada 2020 conference held in Vancouver last week from Feb. 19 to 21, 2020, with funding from Natural Resources Canada and others. AC2020 brought experts from diverse sectors and regions to discuss climate change challenges; presenters brought great ideas and examples on how to build climate change resilience in our communities, ecosystems and economy. Due to demand, the event was expanded from 500 to 750 registered participants. Conference details are at adaptationcanada2020.ca

Lower Mainland Flood Management Strategy – LMFMS highlights

- **Video series and website** – Progress continues on this important outreach tool, and is on track for March 2020 completion.
- **Lower Mainland Flood Risk Assessment** – This is on track to be completed at the end of March: it will have data and drafting surveys of local governments and non-residential properties for flood risk information.
- **Hydraulic Modeling and Mapping** – Flood strategy partners can request modeling and mapping results from the FBC flood strategy team to analyze flood scenarios and risk assessment.
- **First Nations Emergency Planning** – The LMFMS held several meetings with the FN Emergency Planning Secretariat and liaised with individual First Nations as requested, and have shared all flood modeling and mapping results; the team is working to support First Nations participation in Flood Risk Assessment.
- **Flood Strategy Workbook** – The Flood Strategy Workbook was prepared and circulated to all those who attended the Flood Forum in October 2019 (about 130), and to the Joint Planning Committee, for a total of 250 recipients.
- **BC Storm Surge Forecast** – The 2019-2020 almanac and tide calendars are at www.stormsurgebc.ca This season's forecast services will complete operations in March 2020.
- **Orphan dikes assessment** – Orphan Dikes Assessment continues making progress. The project has been extended to May 2020.
- **Ecosystems inventory** – The inventory will identify and map ecosystem classes in the Fraser Valley floodplain. Provincial data on sturgeon and eulachon has been added to online Flood and Environment Atlas, available at: www.cmnbc.ca/atlasgallery/lower-mainland-flood-and-environment-atlas

Cultus Lake

- **Canada Geese:** Cultus Lake Aquatic Stewards, BC Parks, and lake residents will once gain provide volunteers to take part in regular Canada goose counts during 2020, and with graphic messages to discourage lake visitors from feeding the geese; some members will also receive egg addling training from the goose management consultant to help with FVRD's goose mitigation program.
- **Cultus Lake workshop:** FBC is contracted by the Fraser Valley Watershed Coalition, which received funding from the Canada Nature – Aquatic Species at Risk fund, to organize and facilitate an information sharing session in late March 2020 on latest data on water quality and eutrophication in Cultus Lake, and best practices in the region that could help mitigate nutrient concentrations in the lake.
- **Invasive species:** CLASS will collaborate with Fraser Valley Invasive Species Society to survey the area around the lake for land-based and aquatic invasive plants, and share the data with B.C.'s invasive species response team; and develop informative community workshops for 2020.
- CLASS supports expansion of provincial zebra mussels boat check stations and hours of operation.

Fraser Valley Illegal Dumping Alliance (FVIDA)

- FBC continues to support the Fraser Valley Illegal Dumping Alliance into 2020, to reach out to youth, educators and other like-minded groups and First Nations to address illegal dumping issues. FBC is seeking funds to enable it to continue its secretariat service to FVIDA.

For more details, please contact:

Christina Toth at 604-864-9295, ctoth@fraserbasin.bc.ca | Bob Purdy at 604-488-5355, bpurdy@fraserbasin.bc.ca

Councillors

R. Bruce Banman
Les Barkman
Sandy Blue
Kelly Chahal



CITY OF ABBOTSFORD

Mayor, Henry Braun

Councillors

Brenda Falk
Dave Loewen
Patricia Ross
Ross Siemens

February 25, 2020

File: 0530-03

Via email: jlum@fvrd.ca

Dear Chair Lum:

Re: City of Abbotsford Resolution - Continued Expansion of Trans Canada Hwy #1

At the February 24, 2020 Executive Meeting of Council, Abbotsford City Council endorsed a resolution in support of the continued Expansion of Trans Canada Highway #1 for submission to the Union of BC Municipalities (UBCM) for consideration at their annual convention this year.

On behalf of Abbotsford City Council, I am requesting your favourable consideration and support for this resolution should this resolution be accepted for debate at the 2020 Annual Convention of UBCM.

Resolution - Continued Expansion of Trans Canada Hwy #1

WHEREAS the Province of BC has identified the Fraser Valley as a growth and innovation corridor as part of a framework for improving British Columbians' standard of living to restore the British Columbia Dream;

AND WHEREAS the critical congestion and safety challenges along the TransCanada Highway through the Fraser Valley and toward Hope continue to impact the provincial movement of goods and services and access to the Asia-Pacific gateway, undercut the economic viability of a region with the province's highest population growth, undermine public safety and quality of life for residents and travelers, and create significant environmental and greenhouse gas emission impacts for BC;

THEREFORE BE IT RESOLVED that the Province prioritize funding toward the continued expansion of the TransCanada Highway through the Fraser Valley and toward Hope in order to support HOV, Electric Vehicles, Autonomous Vehicles, Rapid Transit and Truck transportation (HEARTT);

AND BE IT FURTHER RESOLVED that this funding be made a high priority of the government of British Columbia.

We look forward to your support on this matter.

Yours truly,

Henry Braun
Mayor