FRASER VALLEY REGIONAL DISTRICT

BOARD OF DIRECTORS

OPEN MEETING AGENDA

Thursday, July 24, 2025, (Immediately following the FVRHD Open Meeting)
In person at FVRD Boardroom, 4th Floor, or by Zoom Conference Call
45950 Cheam Avenue, Chilliwack, BC V2P 1N6

Pages

1. LAND ACKNOWLEDGEMENT

2. CALL TO ORDER

3. 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 July 24, 2025 be approved;

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

4. 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)(c) of the *Community Charter* - the consideration of information regarding labour relations and other employee relations;
- Section 90(2)(b) of the *Community Charter* - the consideration of information received and held in confidence relating to negotiations between the regional district and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.

RECESS

5. RECONVENE OPEN MEETING

6. DELEGATIONS AND PRESENTATIONS

6.1 Fraser Valley Destination Development Update - Experience the Fraser

15 - 24

- Delegation by Dayna Miller, General Manager, Vancouver, Coast & Mountains Tourism Region and Allison Colthorp, Executive Director, Tourism Chilliwack
- PowerPoint presentation slides

7. BOARD MINUTES & MATTERS ARISING

7.1 Draft Fraser Valley Regional District Board Meeting Minutes - June 26, 2025

25 - 40

All/Unweighted

MOTION FOR CONSIDERATION

THAT the Minutes of the Fraser Valley Regional District Board Open Meeting of June 26, 2025 be adopted.

8. COMMITTEE MINUTES FOR INFORMATION AND MATTERS ARISING

8.1 Draft Intergovernmental Relations Committee Open Meeting Minutes - June 26, 2025

41 - 43

8.2 Draft Regional and Corporate Services Committee Open Meeting Minutes - July 10, 2025

44 - 49

8.3 Draft Electoral Area Services Committee Open Meeting Minutes - July 10, 2025

50 - 57

9. LEGISLATIVE SERVICES

9.1 2025 UBCM staff meeting requests

58 - 60

All/Unweighted

- Staff report dated July 10, 2025 by Jaime Van Nes, Director of Legislative Services

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board direct staff to request the following meetings with ministry staff during the 2025 Union of British Columbia Municipalities convention:

Ministry of Environment and Parks

1. Creation of a Cultus Lake Provincial Park plan to manage visitors

2. Establishment of future Elbow Lake Park and Echo Lake conservation areas in Electoral Area C in collaboration with local First Nations

Ministry of Forests

1. Creation of community forest in Electoral Area C in collaboration with local First Nations

Ministry of Transportation and Transit

1. Hemlock Valley Road conditions and Highway 7 improvements

Ministry of Water, Land and Resource Stewardship

1. Cultus Lake – an ecosystem under stress and in need of care

10. FINANCE

10.1 Treasury Update – 2025 Quarter 2 61 - 66

FOR INFORMATION ONLY

- Staff report dated July 10, 2025 by Trevor Lucy, Accountant
- Dashboard
- Glossary

10.2 2024 Canada Community-Building Fund – Community Works Fund Reporting 67 - 71

FOR INFORMATION ONLY

- Staff report dated July 24, 2025 by Beth Klein, Controller/Deputy CFO
- Annual Expenditure Report for Reporting Year 2024

10.3 Funding Commitment – Community Works Fund 72 - 73

All/Unweighted

- Staff report dated July 24, 2025 by Beth Klein, Controller/Deputy CFO

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board authorize a contribution up to $30,000 to the Columbia Valley Ratepayers Association, funded from the Electoral Area H Community Works Fund, for upgrades to the community centre.

10.4 Financial Plan 2025 – 2029 Amendment - July 74 - 75

All/Unweighted

- Staff report dated July 10, 2025 by Trevor Lucy, Accountant

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board direct staff to prepare for the Board's consideration an amendment to the Fraser Valley Regional District Regional District 2025-2029 Financial Plan Bylaw No. 1769, 2025 to include an additional Electoral Area Service Amendment.

11. BYLAWS

11.1 Fraser Valley Regional District Zoning Amendment Bylaw No. 1648, 2022 to facilitate rezoning of three properties adjacent to Coquihalla River Provincial Park, Electoral Area B

76 - 82

- Staff report dated July 24, 2025 by Ray Schipper, Planning Technician
- Draft Bylaw 1648, 2022

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board adopt *Fraser Valley Regional District Zoning Amendment Bylaw No. 1648, 2022.*

11.2 Fraser Valley Regional District Official Community Plan for Portions of Electoral Area C - Lake Errock and Harrison Mills, Bylaw No. 1747, 2024

83 - 469

EAs/Unweighted

- Staff report dated July 10, 2025 by Andrea Antifaeff, Planner II
- Draft Bylaw No. 1747, 2024

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board give second reading to the bylaw cited as *Fraser Valley Regional District Official Community Plan for Portions of Electoral Area C – Lake Errock and Harrison Mills, Bylaw No. 1747, 2024*;

THAT the *Fraser Valley Regional District Official Community Plan for Portions of Electoral Area C – Lake Errock and Harrison Mills, Bylaw No. 1747, 2024* 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 Official Community Plan for Portions of Electoral Area C – Lake Errock and Harrison Mills, Bylaw No. 1747, 2024* to Director Dickey or, in their absence, to Director Dixon;

THAT Director Dickey, or in their absence Director Dixon, preside over and Chair the Public Hearing with respect to proposed *Fraser Valley Regional District Official Community Plan for Portions of Electoral Area C – Lake Errock and Harrison Mills, Bylaw No. 1747, 2024*;

AND FURTHER 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 Portions of Electoral Area C – Lake Errock and Harrison Mills, Bylaw No. 1747, 2024* in accordance with the

Local Government Act;

AND FINALLY THAT in the absence of both Director Dickey and Director Dixon, at the time of the Public Hearing with respect to proposed *Fraser Valley Regional District Official Community Plan for Portions of Electoral Area C – Lake Errock and Harrison Mills, Bylaw No. 1747, 2024*, 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.

11.3 Fraser Valley Regional District Othello Road Fire Protection Service Area Amendment Bylaw No. 1749, 2025 470 - 475

- Staff report dated July 24, 2025 by Trina Douglas, Manager of Protective Services
- Draft Bylaw 1749, 2025

MOTION FOR CONSIDERATION
MOTION NO. 1

All/Unweighted

THAT the Fraser Valley Regional District Board give first reading to the bylaw cited as *Fraser Valley Regional District Othello Road Fire Protection Service Area Amendment Bylaw No. 1749, 2024;*

MOTION FOR CONSIDERATION
MOTION NO. 2

All/Unweighted

THAT the Fraser Valley Regional District Board give second and third readings to the bylaw cited as *Fraser Valley Regional District Othello Road Fire Protection Service Area Amendment Bylaw No. 1749, 2024.*

11.4 Fraser Valley Regional District North Cultus Sewer System Service Area Amendment Bylaw No 1786, 2025 476 - 481

All/Unweighted

- Staff report dated June 5, 2025 by Sterling Chan, Deputy Director of Engineering
- Draft Bylaw No. 1786, 2025

MOTION FOR CONSIDERATION
THAT the Fraser Valley Regional District Board adopt the bylaw cited as *Fraser Valley Regional District North Cultus Lake Sewer System Service Area Amendment Bylaw No. 1786, 2025.*

11.5 Fraser Valley Regional District Parkview Street Lighting Service Area Amendment Bylaw No 1787, 2025 482 - 486

All/Unweighted

- Staff report dated June 5, 2025 by Sterling Chan, Deputy Director of Engineering
- Draft Bylaw No. 1787, 2025

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board adopt the bylaw cited as *Fraser Valley Regional District Parkview Street Lighting Service Area Amendment Bylaw No. 1787, 2025.*

11.6 **Fraser Valley Regional District Electoral Area D Integrated Water System Service Area Amendment Bylaw No.1792, 2025** 487 - 491

All/Unweighted

- Staff report dated June 26, 2025 by Riley Green, Engineering, Utilities & Community Services Technologist
- Draft Bylaw No. 1792, 2025

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board adopt the bylaw cited as *Fraser Valley Regional District Electoral Area D Integrated Water System Service Area Amendment Bylaw No.1792, 2025*.

11.7 **Fraser Valley Regional District North Cultus Sewer System Service Area Amendment Bylaw No. 1793, 2025** 492 - 497

- Staff report dated July 24, 2025 by Brett Dyck, Engineering, Utilities and Community Services Technologist
- Draft Bylaw 1793, 2025

MOTION FOR CONSIDERATION
MOTION NO. 1

All/Unweighted

THAT the Fraser Valley Regional District Board give first reading to the bylaw cited as *Fraser Valley Regional District North Cultus Sewer System Service Area Amendment Bylaw No. 1793, 2025*;

MOTION FOR CONSIDERATION
MOTION NO. 2

All/Unweighted

THAT the Fraser Valley Regional District Board give second and third readings to the bylaw cited as *Fraser Valley Regional District North Cultus Sewer System Service Area Amendment Bylaw No. 1793, 2025.*

11.8 **Fraser Valley Regional District Parkview Street Lighting Service Area Amendment Bylaw No. 1794, 2025** 498 - 503

- Staff report dated July 24, 2025 by Brett Dyck, Engineering, Utilities and Community Services Technologist
- Draft Bylaw 1794, 2025

MOTION FOR CONSIDERATION
MOTION NO. 1

All/Unweighted

THAT the Fraser Valley Regional District Board give first reading to the bylaw cited as *Fraser Valley Regional District Parkview Street Lighting Service Area Amendment Bylaw No. 1794, 2025;*

MOTION FOR CONSIDERATION
MOTION NO. 2

All/Unweighted

THAT the Fraser Valley Regional District Board give second and third readings to the bylaw cited as *Fraser Valley Regional District Parkview Street Lighting Service Area Amendment Bylaw No. 1794, 2025;*

11.9 **Fraser Valley Regional District Cultus Lake Integrated Water Supply and Distribution System Service Area Amendment Bylaw No. 1795, 2025** 504 - 509

- Staff report dated July 24, 2025 by Brett Dyck, Engineering, Utilities and Community Services Technologist
- Draft Bylaw 1795, 2025

MOTION FOR CONSIDERATION
MOTION NO. 1

All/Unweighted

THAT the Fraser Valley Regional District Board give first reading to the bylaw cited as *Fraser Valley Regional District Cultus Lake Integrated Water Supply and Distribution System Service Area Amendment Bylaw No. 1795, 2025*;

MOTION FOR CONSIDERATION
MOTION NO. 2

All/Unweighted

THAT the Fraser Valley Regional District Board give second and third readings to the bylaw cited as *Fraser Valley Regional District Cultus Lake Integrated Water Supply and Distribution System Service Area Amendment Bylaw No. 1795, 2025.*

11.10 **Fraser Valley Regional District Cultus Lake Integrated Water Supply and Distribution System Capital Construction Service Area Amendment Bylaw No. 1796, 2025** 510 - 515

- Staff report dated July 24, 2025 by Brett Dyck, Engineering, Utilities and Community Services Technologist
- Draft Bylaw 1796, 2025

MOTION FOR CONSIDERATION
MOTION NO. 1

All/Unweighted

THAT the Fraser Valley Regional District Board give first reading to the bylaw cited as *Fraser Valley Regional District Cultus Lake Integrated Water Supply and Distribution System Capital Construction Service Area Amendment Bylaw No. 1796, 2025*;

MOTION FOR CONSIDERATION
MOTION NO. 2

All/Unweighted

THAT the Fraser Valley Regional District Board give second and third readings to the bylaw cited as *Fraser Valley Regional District Cultus Lake Integrated Water Supply and Distribution System Capital Construction Service Area Amendment Bylaw No. 1796, 2025.*

11.11 **Fraser Valley Regional District Sub-Regional Animal Control Service Area Amendment Bylaw No. 1797, 2025** 516 - 520

- Staff report dated July 10, 2025 by Stacey Barker, Director of Regional Services
- Draft Bylaw No. 1797, 2025

MOTION FOR CONSIDERATION
MOTION NO. 1

All/Unweighted

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. 1797, 2025*, which establishes standard assessed property value as the method of taxation;

MOTION FOR CONSIDERATION
MOTION NO. 2

All/Unweighted

THAT the Fraser Valley Regional District Board give second and third readings to

the bylaw cited as *Fraser Valley Regional District Sub-Regional Animal Control Service Area Amendment Bylaw No. 1797, 2025*;

MOTION FOR CONSIDERATION
MOTION NO. 3

All/Unweighted

THAT the Fraser Valley Regional District Board direct staff to bring the *Fraser Valley Regional District Sub-Regional Animal Control Service Area Amendment Bylaw No. 1797, 2025* back every 5 years for its review of the taxation methodology.

11.12 Fraser Valley Regional District Indemnification Bylaw No. 1798, 2025 521 - 526

- Staff report dated July 10, 2025 by Jaime Van Nes, Director of Legislative Services
- Draft Bylaw No. 1798, 2025

MOTION FOR CONSIDERATION
MOTION NO. 1

All/Unweighted

THAT the Fraser Valley Regional District Board give first reading to the bylaw cited as *Fraser Valley Regional District Indemnification Bylaw No. 1798, 2025;*

MOTION FOR CONSIDERATION
MOTION NO. 2

All/Unweighted

THAT the Fraser Valley Regional District Board give second and third readings to the bylaw cited as *Fraser Valley Regional District Indemnification Bylaw No. 1798, 2025;*

MOTION FOR CONSIDERATION
MOTION NO. 3

All/Unweighted (2/3 Votes Cast)

THAT the Fraser Valley Regional District Board adopt the bylaw cited as *Fraser Valley Regional District Indemnification Bylaw No. 1798, 2025.*

11.13 Fraser Valley Regional District Zoning Amendment Bylaw No. 1799, 2025 to introduce a new definition for tourist accommodation unit and permit tourist accommodation uses with interior access 527 - 537

EAs/Unweighted

- Staff report dated July 10, 2025 by Ray Schipper, Planning Technician
- Draft Bylaw No. 1799, 2025

- Zoning Amendment Application

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board give First Reading to the bylaw cited *as Fraser Valley Regional District Zoning Amendment Bylaw No. 1799, 2025* to amend *Fraser Valley Regional District Zoning Bylaw No. 1638, 2021* to update the tourist accommodation regulation and associated definition to allow tourist accommodation uses with interior access;

THAT the Fraser Valley Regional District Board by resolution waive the requirement to post a sign per Section 4.8.2 of *Bylaw No. 1377, 2016*;

THAT *Fraser Valley Regional District Zoning Amendment Bylaw No. 1799, 2025* 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 Zoning Amendment Bylaw No. 1799, 2025* to Director Dixon or in their absence to Director Dickey;

THAT Director Dixon or in their absence Director Dickey preside over and Chair the Public Hearing with respect to proposed *Fraser Valley Regional District Zoning Amendment Bylaw No. 1799, 2025*;

AND THAT the Chair of the Public Hearing be authorized to establish procedural rules for the conduct of the Public Hearing with respect to the proposed *Fraser Valley Regional District Zoning Amendment Bylaw No. 1799, 2025* in accordance with the *Local Government Act*;

AND FURTHER THAT in the absence of Director Dixon and Director Dickey at the time of the Public Hearing with respect to the proposed *Fraser Valley Regional District Zoning Amendment Bylaw No. 1799, 2025*, 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 Zoning Amendment Bylaw No. 1799, 2025*.

12. PERMITS

[OPPORTUNITY FOR MEMBERS OF THE PUBLIC TO BE HEARD WITH RESPECT TO ITEM 12.1]

12.1 Development Variance Permit 2025-06 to increase building height from 7.75m to 9.32m for 4490 Estate Drive, Electoral Area E

538 - 563

EAs/Unweighted

- Staff report dated July 10, 2025 by Hayley Katan, Planning Technician
- DVP Plans

- Draft Permit
- Comments Received

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board issue Development Variance Permit 2025-06 for 4490 Estate Drive, Area E, to increase the maximum height of a principal dwelling from 7.75 meters to 9.32 meters, subject to consideration of comments or concerns raised by the public.

13. OTHER MATTERS

13.1 BC Transit 2025 Fare Review – Agassiz-Harrison, Hope and FVX Services

564 - 586

All/Unweighted

- Staff report dated July 10, 2025 by Alison Stewart, Manager of Strategic Planning
- Fare Review Report

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board approve Fare Option 3 for the Agassiz-Harrison and Hope transit services to be implemented on October 1, 2025,

AND THAT the Fraser Valley Regional District Board approve the phase-out of the existing DayPASS product and the current transfer policy, to be replaced with the implementation of DayPASS-on-Board and Fare Capping within the Agassiz-Harrison and Hope transit services,

AND FURTHER THAT the Fraser Valley Regional District Board approve Fare Option 3 for the Fraser Valley Express transit service to be implemented on October 1, 2025.

13.2 Funding application to Strategic Priorities Fund

587 - 588

All/Unweighted

- Staff report dated July 24, 2025 by Stacey Barker, Director of Regional Services

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board authorize staff to submit a funding application to the Union of BC Municipalities' Strategic Priorities Fund to address natatorium dehumidification and energy recovery at the Hope and Area Recreation Centre.

13.3 Indigenous Services Canada Referral - Shxw'ōwhámél First Nation's Ohamil 1 Proposed Addition to Reserve, Electoral Area B

589 - 594

All/Unweighted

- Staff report dated July 10, 2025 by Kate Fenton, Planner I

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board respond to the referral from Indigenous Services Canada by providing the technical comments outlined in the staff report dated July 10, 2025, related to the addition of land at 58970 Laidlaw Road (PID: 005-036-861) and St Elmo Road (PID: 008-919-411) to Ohamil 1 Indian Reserve.

13.4 Update to the Framework of Considering Soil Related Applications & Referrals

595 - 598

All/Unweighted

- Staff report dated July 10, 2025 by Graham Daneluz, Director of Planning & Development
- Framework for Consideration

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board direct staff to apply the revised *Framework for Consideration of Soil Related Applications and Referrals* as a guide in the review and assessment of applications and referrals involving soil deposit until such time as a soil deposit bylaw is adopted to broadly regulate soil deposit in FVRD Electoral Areas.

13.5 Agricultural Land Commission Applications 2025-03 and 2025-04 for ALR Inclusion at 41063 North Nicomen Road, Electoral Area G

599 - 832

EAs/Unweighted

- Staff report dated July 10, 2025 by Hayley Katan, Planning Technician
- Agricultural Capability Assessment (November 16, 2022)
- Comparison of Agricultural Parcels (March 2, 2023)
- Agricultural Capability Assessment (November 17, 2024)
- Agricultural Land Assessment Report for 14671 Williams Road, Richmond BC (May 14, 2025)
- Aerial Site Photo
- Site Photo

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board forward the Agricultural Land Commission applications 2025-03 and 2025-04 for Agricultural Land Reserve Inclusion at 41069 North Nicomen Road, Area G, with the following recommendation:

a. That the ALC require that the lands be redesignated to AGRICULTURAL (AG) in the Official Community Plan and rezoned to Agricultural 4 (AG-4)

under Zoning Bylaw No. 1638, 2021, at the cost of the applicant, as a condition of their inclusion in the ALR to ensure that zoning and OCP policies are consistent with the ALR status of the lands and the regulations of the ALC.

13.6 Agricultural Land Commission Application 2025-08 - Boundary Adjustment Subdivision between 8931 and 9079 Sylvester Road, Electoral Area G 833 - 838

EAs/Unweighted

- Staff report dated July 10, 2025 by Hayley Katan, Planning Technician

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board forward the Agricultural Land Commission application 2025-08 for Agricultural Land Reserve subdivision of 8931 Sylvester Road, Electoral Area G.

14. ADDENDA ITEMS/LATE ITEMS

15. ITEMS FOR INFORMATION

15.1 Staff Report dated July 10, 2025 by Riley Smith, Planner I regarding Regional Industrial Lands Inventory Update 839 - 858

15.2 Staff Report dated July 10, 2025 by Carolynn Pegura regarding the Launch of the Fraser Valley Agricultural Plastics Recycling Program 859 - 865

16. ITEMS FOR CORRESPONDENCE

16.1 Letter from Mayor Paul Horn, City of Mission to Minister Gibson RE Commercial Rent (June 16, 2025) 866 - 868

16.2 Letter from Simone Sangster, Secretary Treasurer, Chilliwack School District RE Eligible School Site Proposal (June 26, 2025) 869 - 875

16.3 Letter from Mike Younie, CAO, City of Mission RE Request for Letter of Support for City of Mission Grant Application (July 17, 2025) 876 - 876

17. REPORTS BY STAFF

18. REPORTS BY BOARD DIRECTORS

19. PUBLIC QUESTION PERIOD FOR ITEMS RELEVANT TO AGENDA

IN PERSON PARTICIPATION

FVRD Board Room

ONLINE PARTICIPATION

Questions can be emailed to info@fvrd.ca before 1 pm, July 23, 2025. Alternatively, you may

participate in public question period live on Zoom, by phone or computer using the Zoom information provided on the FVRD website.

20. RESUME CLOSED MEETING

21. RISE AND REPORT OUT OF CLOSED MEETING

22. ADJOURNMENT

All/Unweighted

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board Open Meeting of July 24, 2025 be adjourned.



VANCOUVER, COAST & MOUNTAINS TOURISM REGION

Fraser Valley Destination Development Update
Experience the Fraser

July 24, 2025

Presented by:
Dayna Miller, General Manager, Vancouver, Coast & Mountains Tourism Region
Allison Colthorp, Executive Director, Tourism Ch'illiwack

Fraser River, Abbotsford



2023 Value of Tourism

2023 GDP BY PRIMARY RESOURCE INDUSTRY

Tourism	$9.7B	+9.6% over 2022
Mining & Quarrying (except oil & gas)	$5.3B	+8.4% from 2022
Oil & Gas Extraction	$4.6B	+3.8% over 2022
Agriculture & Fish	$3.1B	-4.9% over 2022
Forestry & Logging	$1.7B	-11.4% from 2022

Source: https://www.destinationbc.ca/who-we-are/the-power-of-tourism-bc/

ABOUT THIS TOURISM REGION

The Vancouver, Coast & Mountains (VCM) tourism region represents 4% of BC's landmass and 62.5% of its population. Home to over 3.5 million residents, VCM expands outwards from Metro Vancouver along the Sea-to-Sky Corridor to Whistler and Pemberton, through the Fraser Valley and up the Fraser Canyon, and across the Sunshine Coast. The region includes the territories of 54 First Nations and 27 Community Destination Management Organizations (CDMOs).[4]

Regional Population 2024[5]



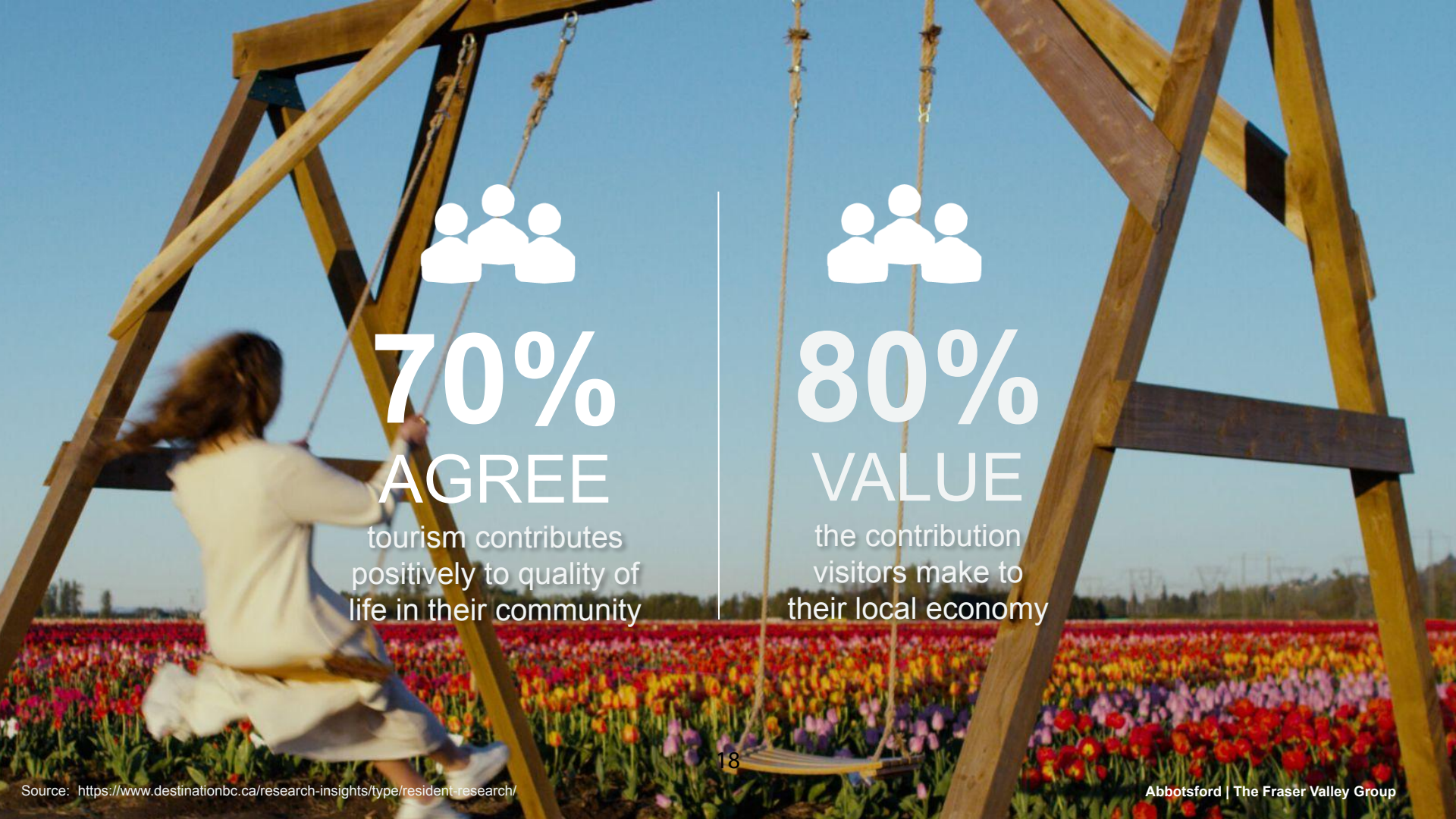
3,562,200

Population as % of BC 62.5%

Tourism Industry Snapshot	2023
Businesses (2024)[6]	10,100
% of Total Provincial Tourism Businesses[7]	60%
Indigenous Businesses Listed with ITBC (2024)[8]	146
HelloBC Listings with Accessibility Features[9]	33%
Employment (2022)[10]	84,900
Regional GDP (2022)[11]	$4.3 billion
Regional Tourism Revenue (2022)[12]	$9.7 billion
Room revenue (000s)[13]	$2,802,400
Visitor Centre parties[14]	129,200
Resort Municipality Initiative Communities[15]	Harrison Hot Springs, Whistler

[4]Inclusive of municipalities that have Economic Development Officers with tourism as part of their portfolios.
[5]BC Stats, Development Region and Municipal Population Estimates 2024, adjusted for tourism region boundaries
[6]BC Stats / Pacific Analytics
[7]BC Stats / Pacific Analytics (2023 Provincial Tourism-Related Businesses: 16,839)
[8]Indigenous Tourism BC Stakeholders
[9]Destination BC, as a percentage of total HelloBC listings by region. Actual number of HelloBC listings with accessibility features: 368 (September 2024)
[10]BC Stats / Pacific Analytics. Please note this does not include Hospitality employment.
[11]BC Stats / Pacific Analytics
[12]BC Stats. Please note that regional revenues do not sum up to provincial revenue due to $0.8 billion in provincial tourism revenue that is not allocated to a region.
[13]BC Stats. Calculated from Municipal and Regional District Tax (MRDT). Only those communities subject to the MRDT are included. Annual totals should be interpreted with caution since data for a community may not be available for all months within the year. Only those communities subject to the MRDT are included. Note: In July 2023 there was a major historical data revision due to a change in how the data is collected.
[14]Destination BC
[15]The Resort Municipality Initiative (RMI) program is intended to support small, tourism-based municipalities to enhance their tourism infrastructure, visitor experiences, and sustainable tourism practices and products. Funding is provided by the Province of British Columbia.

Source: https://www.destinationbc.ca/content/uploads/2025/04/Destination-BC-Regional-Profile-VCM-V7-FINAL.pdf



70%

AGREE

tourism contributes positively to quality of life in their community

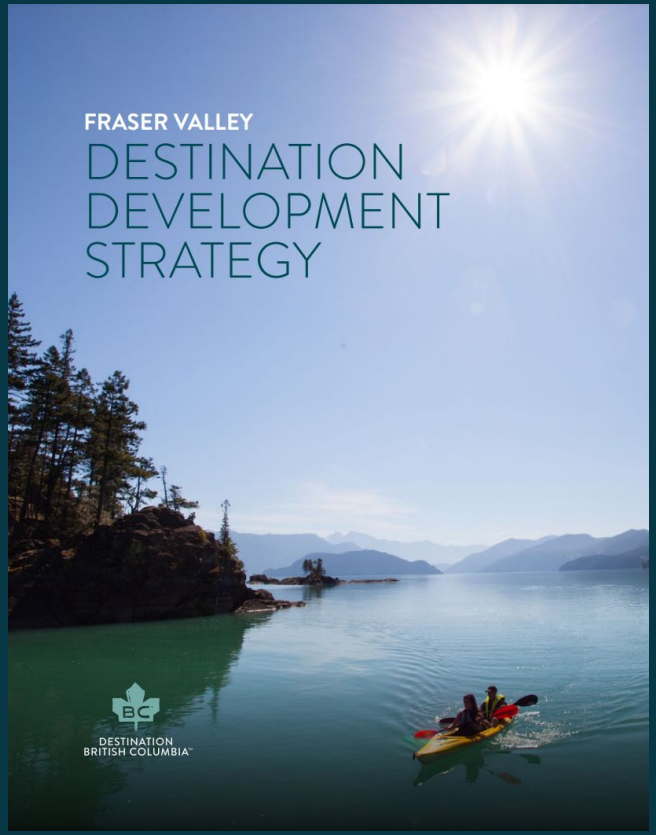
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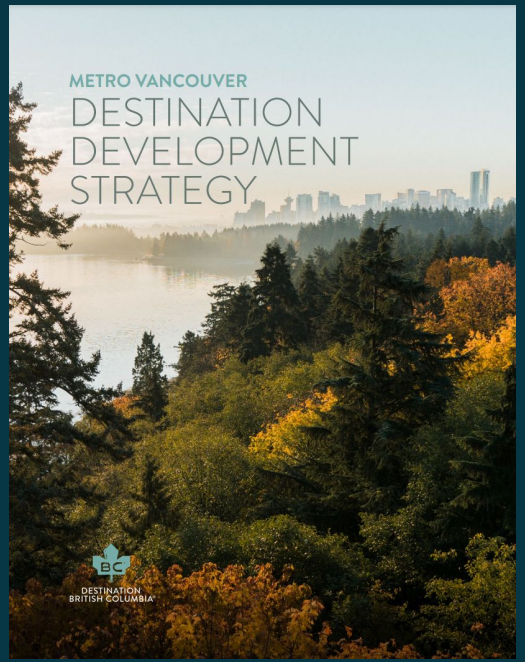
VALUE

the contribution visitors make to their local economy

Source: https://www.destinationbc.ca/research-insights/type/resident-research/

Destination Development Strategies







Source: https://www.destinationbc.ca/what-we-do/destination-management/destination-development/vancouver-coast-and-mountains/

Key Timeline

2009

Initial Concept Funding

$2.5M in provincial funding from TACS to FVRD and Metro Vancouver

Concept Plan & Implementation Strategy created

2012

Pilot Projects Initiated

$1M in provincial funding support from FLNRORD to FVRD and Metro Vancouver Regional Districts

ETF trail development & showcase projects

2018

Destination Management Planning

FV / MV Destination Management Strategies completed

Experience the Fraser initiative identified as key objective in Action Plan

2020/21

ETF Re-Prioritized

Fraser Valley Destination Management Council supports updating of ETF implementation plan

Community meetings & project awareness

Key Timeline

2022

Trail Mapping and Funding

Entire *Coast to Canyon* route ridden, photographed and mapped

Grants pursued to support planning, trail amenities and signage

2023

Signage and Funding

Share community summaries

Support signage initiatives and grant applications

Engagement & advocacy with ETF communities & partners

2024

Continue to Pursue Funding

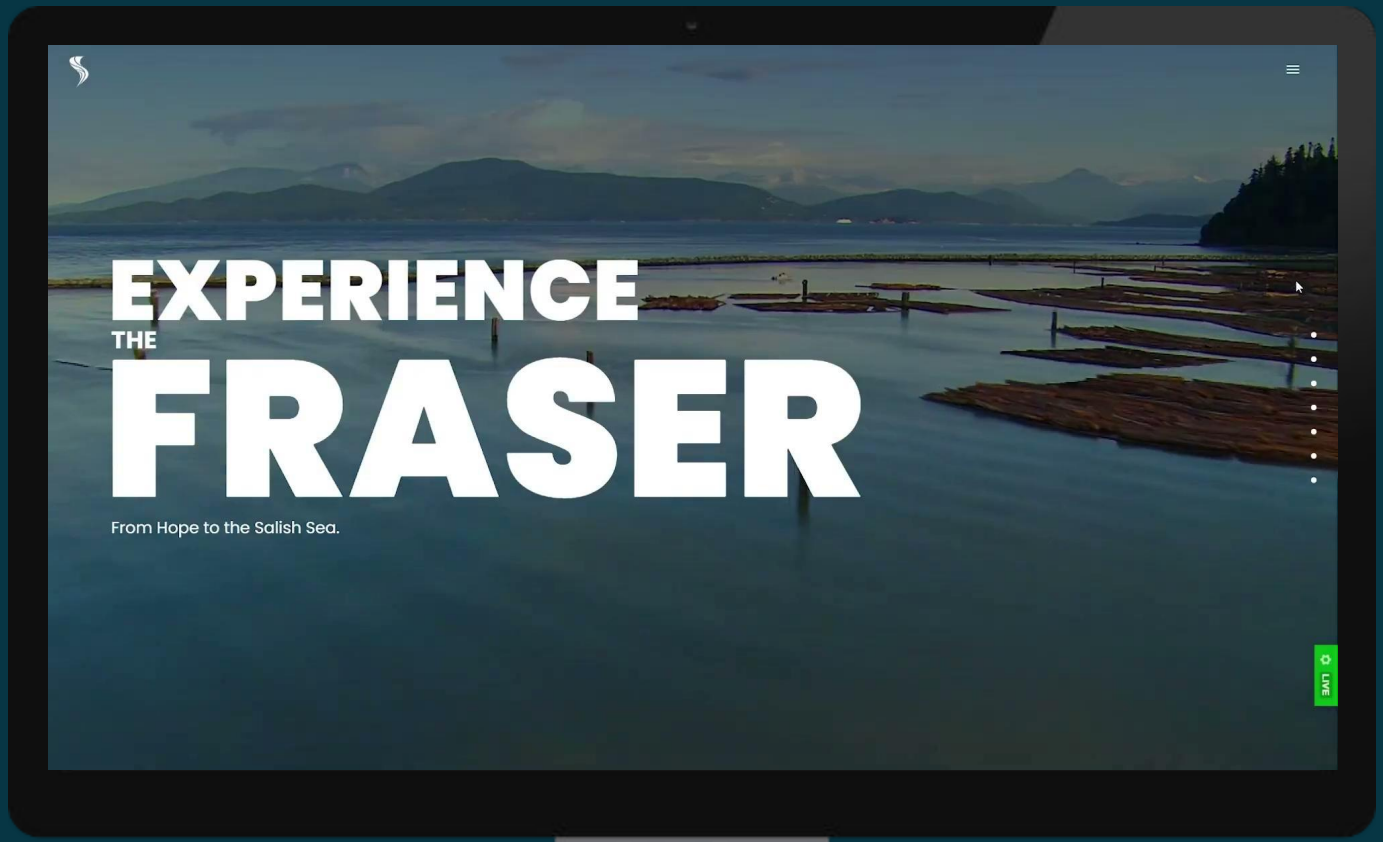
Continue to support trail development, wayfinding, cultural interpretation, amenities and planning

2025 and on

Continue Advocating Development

Continue to share ETF goals, encourage entrepreneurs and explore Blueway initiatives and signage

First Nation Representation & Engagement


EXPERIENCE
THE
FRASER
From Hope to the Salish Sea.
LIVE

Chilliwack Experience The Fraser









Thank you!

Vancouver, Coast & Mountains Tourism Region Contact
Fraser Valley Planning Area:

Yvonne Chow, Senior Program Advisor
yvonne.chow@destinationbc.ca

FRASER VALLEY REGIONAL DISTRICT

BOARD OF DIRECTORS MEETING

OPEN MEETING MINUTES

Thursday, June 26, 2025
(Following the FVRHD Board Meeting)
In person at FVRD Boardroom, 4th Floor, or by Zoom Conference Call
45950 Cheam Avenue, Chilliwack, BC V2P 1N6

Members Present:
Director Patricia Ross, City of Abbotsford, Chair
Director Chris Kloot, City of Chilliwack, Vice Chair
Director Peter Adamo, Electoral Area B
Director Les Barkman, City of Abbotsford
Director Cory Cassel, Electoral Area G
Director Hugh Davidson, Electoral Area F
Alt. Director Mark Davies, City of Mission
Director Bill Dickey, Electoral Area D
Director Taryn Dixon, Electoral Area H
Director Leo Facio, Village of Harrison Hot Springs
Director Simon Gibson, City of Abbotsford
Director Jag Gill, City of Mission
Director Dave Loewen, City of Abbotsford
Director Jason Lum, City of Chilliwack *(Zoom)*
Director Patti MacAhonic, Electoral Area E
Director Ken Popove, City of Chilliwack
Director Sylvia Pranger, District of Kent
Director Nicole Read, City of Chilliwack
Director Victor Smith, District of Hope
Director Mel Waardenburg, Electoral Area C
Alt. Director Sam Walters, Electoral Area A *(Zoom)*

Regrets:
Director Kelly Chahal, City of Abbotsford
Director Patricia Driessen, City of Abbotsford
Director Paul Horn, City of Mission
Director Diane Johnson, Electoral Area A
Director Ross Siemens, City of Abbotsford

Staff Present:
Jennifer Kinneman, Chief Administrative Officer
Jaime Van Nes, Director of Legislative Services/Corporate Officer
Stacey Barker, Director of Regional Services/ Deputy CAO
Tareq Islam, Director of Engineering Services
Lauren Olynick, Deputy Corporate Officer

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David Urban, Deputy Director of Regional Services
Beth Klein, Controller/Deputy CFO
Katelyn Hipwell, Manager of Planning
Bill Ozeroff, Manager of Building
Alison Stewart, Manager of Strategic Planning
Sam Piper, Manager of Communications
Melissa Geddert, Manager of Integrated Planning and Development
Lance Lilley, Manager of Environmental Services
Mike Friemark, Manager of Recreation *(Zoom)*
Joel Niezen, Support Technician
Amanda Molloy, Administrative Manager *(recording secretary)*

Also Present: Two members of the public attended in person, none online.

1. LAND ACKNOWLEDGEMENT

Chair Ross recognized the homeland of the 31 First Nation communities of the area now called the Fraser Valley Regional District.

2. CALL TO ORDER

The Chair called the meeting to order at 6:04pm, noting some City of Abbotsford Directors are attending an event to celebrate the Abbotsford Canucks Calder Cup victory. Chair Ross congratulated Director Facio, who was recently awarded the King Charles III Coronation Medal for his decades of service to the Village of Harrison Hot Springs, serving six terms as councillor and four terms as mayor since he was first elected in 1993.

3. APPROVAL OF AGENDA, ADDENDA AND LATE ITEMS

Moved By FACIO
Seconded By PRANGER

THAT the Agenda, Addenda and Late Items for the Fraser Valley Regional District Board Open Meeting of June 26, 2025 be approved;

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

CARRIED
All/Unweighted

DRAFT

4. BOARD MINUTES & MATTERS ARISING

4.1 Draft Fraser Valley Regional District Board Meeting Minutes - May 22, 2025

Moved By KLOOT
Seconded By MACAHONIC

THAT the Minutes of the Fraser Valley Regional District Board Open Meeting of May 22, 2025 be adopted.

CARRIED
All/Unweighted

5. COMMITTEE MINUTES FOR INFORMATION AND MATTERS ARISING

5.1 Draft Electoral Area Services Committee of the Whole Open Meeting Minutes - May 20, 2025

5.2 Draft Regional and Corporate Services Committee Open Meeting Minutes - June 5, 2025

5.3 Draft Electoral Area Services Committee Open Meeting Minutes - June 5, 2025

5.4 Draft Electoral Area Services Committee of the Whole Open Meeting Minutes - June 16, 2025

5.5 Draft Electoral Area Advocacy Committee Open Meeting Minutes - June 18, 2025

6. MOTIONS FOR WHICH NOTICE HAS BEEN GIVEN

6.1 Motion brought forward from Director Horn, City of Mission regarding animal control service area

Background information and rationale for the motion was provided. Staff confirmed there will be a report that accompanies the draft bylaw, and will addresses concerns around how the service will be funded.

Moved By GILL
Seconded By POPOVE

WHEREAS the sub-regional animal control service's proportional shared model was established based on the number of animal licences per community, but the usership data collected since the facility began operating in 2016, has shown disproportionate usage, resulting in some communities paying more than their fair share;

DRAFT

THAT the Fraser Valley Regional District Board direct staff to bring forward amendment to the FVRD's sub-regional animal control service area bylaw to reflect an equitable converted assessment funding methodology.

CARRIED
All/Unweighted

7. FINANCE

7.1 2024 Fraser Valley Regional District Annual Report

The staff report dated June 26, 2025 by Beth Klein, Controller/Deputy CFO, was provided for information.

7.2 Financial Plan 2025-2029 Amendment - June

Moved By DIXON
Seconded By SMITH

THAT the Fraser Valley Regional District Board direct staff to prepare for the Board's consideration an amendment to the Fraser Valley Regional District Regional District 2025-2029 Financial Plan Bylaw No. 1769, 2025 to include an additional Electoral Area Service Amendment.

CARRIED
All/Unweighted

8. BYLAWS

8.1 Fraser Valley Regional District Cultus Lake Integrated Water Supply and Distribution System Service Area Amendment Bylaw No. 1781, 2025

Moved By DIXON
Seconded By ADAMO

THAT the Fraser Valley Regional District Board rescind third reading for the bylaw cited as *Fraser Valley Regional District Cultus Lake Integrated Water Supply and Distribution System Service Area Amendment Bylaw No. 1781, 2025;*

AND THAT the Fraser Valley Regional District Board give a new third reading to the bylaw cited as *Fraser Valley Regional District Cultus Lake Integrated Water Supply and Distribution System Service Area Amendment Bylaw No. 1781, 2025.*

CARRIED
All/Unweighted

DRAFT

8.2 **Fraser Valley Regional District Electoral Area D Integrated Water System Service Area Amendment Bylaw No.1785, 2025**

Moved By DICKEY
Seconded By DAVIES

THAT the Fraser Valley Regional District Board adopt the bylaw cited as *Fraser Valley Regional District Electoral Area D Integrated Water System Service Area Amendment Bylaw No.1785, 2025.*

CARRIED
All/Unweighted

8.3 **Fraser Valley Regional District North Cultus Sewer System Service Area Amendment Bylaw No 1786, 2025**

Moved By DIXON
Seconded By KLOOT

THAT the Fraser Valley Regional District Board give first reading to the bylaw cited as *Fraser Valley Regional District North Cultus Lake Sewer System Service Area Amendment Bylaw No. 1786, 2025*;

CARRIED
All/Unweighted

Moved By READ
Seconded By MACAHONIC

THAT the Fraser Valley Regional District Board give second and third readings to the bylaw cited as *Fraser Valley Regional District North Cultus Lake Sewer System Service Area Amendment Bylaw No. 1786, 2025.*

CARRIED
All/Unweighted

8.4 **Fraser Valley Regional District Parkview Street Lighting Service Area Amendment Bylaw No 1787, 2025**

Moved By FACIO
Seconded By BARKMAN

THAT the Fraser Valley Regional District Board give first reading to the bylaw cited as *Fraser Valley Regional District Parkview Street Lighting Service Area Amendment Bylaw No. 1787, 2025;*

CARRIED

DRAFT

All/Unweighted

Moved By LOEWEN
Seconded By SMITH

THAT the Fraser Valley Regional District Board give second and third readings to the bylaw cited as *Fraser Valley Regional District Parkview Street Lighting Service Area Amendment Bylaw No. 1787, 2025.*

CARRIED
All/Unweighted

8.5 **Fraser Valley Regional District Electoral Area D Integrated Water System Service Area Amendment Bylaw No.1792, 2025**

Moved By DICKEY
Seconded By KLOOT

THAT the Fraser Valley Regional District Board give first reading to the bylaw cited as Fraser Valley Regional District Electoral Area D Integrated Water System Service Area Amendment Bylaw No.1792, 2025;

CARRIED
All/Unweighted

Moved By DIXON
Seconded By DAVIDSON

THAT the Fraser Valley Regional District Board give second and third readings to the bylaw cited as Fraser Valley Regional District Electoral Area D Integrated Water System Service Area Amendment Bylaw No.1792, 2025.

CARRIED
All/Unweighted

DRAFT

9. PERMITS

9.1 Development Variance Permit 2025-04 to reduce the required front setback to legitimize setback encroachment of an existing structure at 10405 Caryks Road, Electoral Area D

An opportunity for public comment was provided. No comments were made by the attending public and no written correspondence was received.

Moved By DICKEY
Seconded By DAVIDSON

THAT the Fraser Valley Regional District Board issue Development Variance Permit 2025-04 to reduce the required front setback from 7.6 metres to 6.1 metres at 10405 Caryks Road, Area D, subject to consideration of any comments or concerns raised by the public.

CARRIED
EAs/Unweighted

9.2 Special Event Permit 2025-02 – Annual Around the Lake Trail Race, Electoral Area H

Moved By GIBSON
Seconded By DIXON

THAT the Fraser Valley Regional District Board approve the Class 1 Special Event Licence No. 2025-02 for the Around the Lake Trail Race to be held on Saturday, October 18, 2025, subject to the receipt of all required documentation necessary to complete the application;

AND THAT the Fraser Valley Regional District Board waive the requirement for a security fee;

AND FURTHER THAT the Fraser Valley Regional District Board authorize FVRD signatories to execute all instruments associated with the Special Event Licence No. 2025-02.

CARRIED
EAs/Unweighted

10. CONTRACTS, COVENANTS AND OTHER AGREEMENTS

DRAFT

10.1 Authorization for the discharge of 2 homes on 1 lot covenant from the property titles of 10393 and 10405 Caryks Road, Electoral Area D

Moved By DICKEY
Seconded By BARKMAN

THAT the Fraser Valley Regional District Board authorize its signatories to execute all documents relating to the discharge of covenant CA5422285 from the titles of 10393 and 10405 Caryks Road, Electoral Area D.

CARRIED
All/Weighted

10.2 Hope & Area Recreation Centre Arena Equipment Replacements Contract Award

Moved By ADAMO
Seconded By SMITH

THAT the Fraser Valley Regional District Board authorize its signatories to enter into an agreement with Engo Equipment Sales Inc. for the supply and delivery of one new electric ice resurfacer for the Hope & Area Recreation Centre in the amount of $164,777.00 (excluding taxes);

AND THAT the Fraser Valley Regional District Board authorize its signatories to enter into an agreement with CIMCO Refrigeration for the supply and installation of one outdoor natural gas desiccant dehumidifier system in the amount of $176,886.83 (excluding taxes).

CARRIED
All/Weighted

11. CONSENT AGENDA

Moved By CASSEL
Seconded By KLOOT

THAT the following Consent Agenda items 11.1 to 11.5 be endorsed:

11.1 EASC - JUNE 2025

THAT the Fraser Valley Regional District Board approve a grant-in-aid in the amount of $3,000 to Actively Creating an Exceptional Society, funded from the 2025 Electoral Area C and G grant-in-aid budgets, to assist with upkeep and expansion of the Mother Earth Magic Food Forest Garden.

DRAFT

11.2 EASC - JUNE 2025

THAT the Fraser Valley Regional District Board approve a grant-in-aid in the amount of $2,500 to the Chilliwack River Valley Firefighters Society, funded from the 2025 Electoral Area E grant-in-aid budget, to assist with the cost of hosting a Mother's Day free pancake breakfast and an annual Christmas appreciation dinner.

11.3 EASC - JUNE 2025

THAT the Fraser Valley Regional District Board approve a grant-in-aid in the amount of $1,000 to the Cultus Lake Fire Department, funded from the 2025 Electoral Area H grant-in-aid budget, to assist with activities or items intended to show appreciation for the dedication and time of its members.

11.4 EASC - JUNE 2025

THAT the Fraser Valley Regional District Board approve a grant-in-aid in the amount of $1,000 to the Columbia Valley Fire Department, funded from the 2025 Electoral Area H grant-in-aid budget, to assist with activities or items intended to show appreciation for the dedication and time of its members.

11.5 EASC - JUNE 2025

THAT the Fraser Valley Regional District Board approve a grant-in-aid in the amount of $2,000 to Cultus Lake Stewardship Society, funded from the 2025 Electoral Area H grant-in-aid budget, to assist with unfunded expenses.

CARRIED
All/Unweighted

12. OTHER MATTERS

12.1 Electoral Area Flood Infrastructure Policy Update and Gap Analysis

Moved By CASSEL
Seconded By DAVIDSON

THAT the Fraser Valley Regional District Board approve the updated Electoral Area Flood Infrastructure Management Service Provision Policy.

CARRIED
All/Unweighted

12.2 Infrastructure Canada's Rural Transit Needs Assessment Funding Formal Endorsement

DRAFT

Moved By PRANGER
Seconded By GILL

THAT the Fraser Valley Regional District Board confirm that the Fraser Valley Regional District has the capacity and authority to undertake the Regional Rural Transit Needs Assessment and Action Plan (BC- 122474) project;

AND THAT the Fraser Valley Regional District Board authorize its signatories to execute and enter into an agreement to receive the Rural Transit Solutions Fund funding of $50,000.

CARRIED
All/Unweighted

12.3 2025 Update – FVRD Strategic Plan

Moved By READ
Seconded By KLOOT

THAT the Fraser Valley Regional District Board of Directors approve the proposed amendments and endorse the updated 2023 – 2026 Strategic Plan as presented by the Chief Administrative Officer on June 26, 2025.

CARRIED
All/Unweighted

12.4 Letter from Wallace Mah, CAO, District of Kent to Jennifer Kinneman, CAO, FVRD RE: Building Inspection Services (March 28, 2025)

Moved By FACIO
Seconded By ADAMO

THAT the Fraser Valley Regional District Board support the District of Kent's request to provide building inspection services to Cheam First Nation.

CARRIED
All/Unweighted

12.5 UBCM Meeting Request with the Minister of Agriculture and Food

Moved By CASSEL
Seconded By DAVIDSON

THAT the Fraser Valley Regional District Board direct staff to request a meeting at 2025 UBCM with the Minister of Agriculture and Food and the Agriculture Land Commission

DRAFT

for a status update on the creation of a cross-ministry task force as discussed at the 2024 UBCM Annual Convention.

CARRIED
All/Unweighted

12.6 Notice of Motion brought forward by Director MacAhonic, Electoral Area E regarding request for meeting at 2025 UBCM Annual Conference

Moved By BARKMAN
Seconded By MACAHONIC

THAT the Fraser Valley Regional District board direct staff to request a meeting at the 2025 UBCM Annual Conference with the Minister of Emergency Management and Climate Readiness regarding impacts to Chilliwack River Valley residents impacted by the 2021 atmospheric river event.

CARRIED
All/Unweighted

12.7 Notice of Motion brought forward by Director Davidson, Electoral Area F regarding request for meeting with Minister of Agriculture and Food at 2025 UBCM Annual Conference

Moved By DAVIDSON
Seconded By CASSEL

THAT the Fraser Valley Regional District Board direct staff to request a meeting with the Minister of Agriculture and Food to consider changes to the Agriculture Land Commission Act that would empower the Agriculture Land Commission to seize equipment actively engaged in soil deposit activities that contravene the Agricultural Land Reserve Use Regulation, as part of the 2025 Union of British Columbia Municipalities Annual Convention.

CARRIED
All/Unweighted

12.8 UBCM Resolution Sponsor

Moved By READ
Seconded By SMITH

THAT the Fraser Valley Regional District Board appoint Director Adamo as the 2025 UBCM resolution sponsor for illegal dumping in rural areas clean up funding.

CARRIED

DRAFT

All/Unweighted

12.9 Homelessness and Site C Housing Units

Moved By PRANGER
Seconded By MACAHONIC
THAT the Fraser Valley Regional District Board direct that no further action is required at this time for item 9, Site C – Surplus Housing, and can be removed from the Advocacy plan.

CARRIED
All/Unweighted

13. MOTIONS BROUGHT FORWARD FROM THE JUNE 26, 2025 INTERGOVERNMENTAL RELATIONS COMMITTEE MEETING

Moved By FACIO
Seconded By PRANGER

THAT the Fraser Valley Regional District Board appoint Director Horn as the 2025 UBCM resolution sponsor for unmet demands on social and community infrastructure as a result of provincial housing targets.

CARRIED
All/Unweighted

Moved By ADAMO
Seconded By POPOVE

THAT the Fraser Valley Regional District Board Chair write a letter to and request a meeting with the Minister of Environment and Parks regarding Metro Vancouver's Burnaby incinerator operational certificate.

CARRIED
All/Unweighted

Moved By PRANGER
Seconded By POPOVE

THAT the Fraser Valley Regional District Board direct staff to request a meeting as part of the 2025 UBCM Conference with Minister of State for Local Governments and Rural Communities regarding a one-window service approach for local government.

CARRIED
All/Unweighted

14. ADDENDA ITEMS/LATE ITEMS

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No items.

15. ITEMS FOR INFORMATION

15.1 2025 Regional Growth Strategy (RGS) Monitoring Report

15.2 Area C Official Community Plan Update – Summary of Referral Responses Received Post First Reading

15.3 Servicing Feasibility Study for Lake Errock Neighbourhood Plan

15.4 2024 Fraser Valley Regional District Supplemental Financial Reporting (unaudited)

16. ITEMS FOR CORRESPONDENCE

16.1 Letter from Sylvia Pranger, Mayor, District of Kent to BC Transit RE North of Fraser Transit Service Expansion – 2025-26 Funding Cycle (June 11, 2025)

16.2 Letter from David Lepsoe, Mayor, Village of Chase to Honourable Lisa Beare RE Funding for Public Education (June 5, 2025)

16.3 Letter from Sylvia Pranger, Mayor, District of Kent RE Support for Option 3 - Fare Review for AGH and Hope Transit System (June 16, 2025)

16.4 Letter from Sylvia Pranger, Mayor, District of Kent RE Request to Investigate Regular Stop at the Community Recreation and Cultural Centre - Agassiz-Harrison Route 71 (June 16, 2025)

Director Pranger provided a brief rationale of the request to the FVRD, resulting in the following motion:

Moved By PRANGER
Seconded By FACIO

THAT the Fraser Valley Regional District Board direct staff to investigate feasibility of a transit stop at the Community Recreation and Cultural Centre in Agassiz, in anticipation of the new Lets'emot Regional Recreation & Aquatic Centre.

CARRIED
All/Unweighted

16.5 Letter from Keri-Ann Austin, CAO, District of Coldstream RE Modernization of Wastewater Regulations - UBCM Resolution (June 17, 2025)

DRAFT

17. REPORTS BY STAFF

No items.

18. REPORTS BY BOARD DIRECTORS

Director Facio: announced the Village of Harrison Hot Springs will be celebrating Sasquatch Days on Saturday, June 28, and Canada Day celebrations on July 1, everyone is welcome to attend.

Director Pranger: reported attendance at the recent Fraser Basin Council Meeting and noted leadership changes within the council.

Director Smith: reported the District of Hope will be host Canada Day celebrations on July 1, and everyone is welcome to attend.

Director Gill: reported the City of Mission will host Canada Day celebrations, beginning with a pancake breakfast, and everyone is welcome to attend.

Director Adamo: reminded everyone the FVRD Canada Day celebrations will take over from the District of Hope in the evening of July 1 and include live concerts.

19. PUBLIC QUESTION PERIOD FOR ITEMS RELEVANT TO AGENDA

No questions were asked online or in person and no written correspondence was received.

20. RESOLUTION TO CLOSE MEETING

Moved By FACIO
Seconded By GIBSON

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)(b) of the *Community Charter* - personal information about an identifiable individual who is being considered for a regional award or honour, or who has offered to provide a gift to the regional district on condition of anonymity;
- Section 90(1)(c) of the *Community Charter* - labour relations or other employee relations;
- Section 90(1)(g) of the *Community Charter* - litigation or potential litigation affecting the regional district;
- Section 90(1)(k) of the *Community Charter* - negotiations and related discussions respecting the proposed provision of a regional service that are at their preliminary

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stages and that, in the view of the board, could reasonably be expected to harm the interests of the regional district if they were held in public;

- Section 90(1)(i) of the *Community Charter* - the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;
- Section 90(1)(l) of the *Community Charter* - discussions with regional officers and employees respecting regional objectives, measures and progress reports for the purposes of preparing an annual report under section 98 *[annual regional report];*
- Section 90(2)(b) of the *Community Charter* - the consideration of information received and held in confidence relating to negotiations between the regional district and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.

CARRIED
All/Unweighted

The open meeting recessed at 6:41pm.

21. RECONVENE OPEN MEETING

The open meeting reconvened at 8:55pm.

22. RISE AND REPORT OUT OF CLOSED MEETING

6.2 <u>2025 Bursary Awards – Hope Secondary and Boston Bar Elementary-Secondary Schools</u>

Moved By ADAMO
Seconded By SMITH

THAT the Fraser Valley Regional District Board award the 2025 Boston Bar Elementary-Secondary School bursary in the amount of $1,000 to Logan Westerlund;

AND THAT the Fraser Valley Regional District Board award the 2025 Hope Secondary School bursary in the amount of $1,000 to Keneun Deserranno.

CARRIED
All/Unweighted

DRAFT

23. ADJOURNMENT

Moved By LOEWEN
Seconded By KLOOT

THAT the Fraser Valley Regional District Board Open Meeting of June 26, 2025 be adjourned.

CARRIED
All/Unweighted

The Fraser Valley Regional District Board open meeting of June 26, 2025 adjourned at 8:55pm.

MINUTES CERTIFIED CORRECT:

…… ……..
Director Patricia Ross, Chair Corporate Officer/Deputy

DRAFT

FRASER VALLEY REGIONAL DISTRICT

INTERGOVERNMENTAL RELATIONS COMMITTEE

OPEN MEETING MINUTES

Thursday, June 26, 2025
4:30 pm
Meeting Room 310, 3rd Floor
FVRD, 45950 Cheam Avenue, Chilliwack, BC

Members Present: Director Patricia Ross, City of Abbotsford, Chair
Director Peter Adamo, Electoral Area B
Director Chris Kloot, City of Chilliwack
Director Taryn Dixon, Electoral Area H
Director Jason Lum, City of Chilliwack *(Zoom)*

Absent: Director Paul Horn, City of Mission

Staff Present: Jennifer Kinneman, Chief Administrative Officer
Stacey Barker, Deputy CAO/Director of Regional Services
Jaime Van Nes, Director of Legislative Services/Corporate Officer
Sam Piper, Manager of Communications

1. LAND ACKNOWLEDGEMENT

Chair Ross provided introductory remarks recognizing the homeland of the 31 First Nations located within the Fraser Valley Regional District.

2. CALL TO ORDER

Chair Ross called the meeting to order at 4:30 pm.

3. APPROVAL OF AGENDA, ADDENDA AND LATE ITEMS

Moved By ADAMO
Seconded By DIXON

THAT the Agenda, Addenda and Late Items for the Intergovernmental Relations Committee Open Meeting of June 26, 2025 be approved;

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

DRAFT

CARRIED

4. MINUTES/MATTERS ARISING

4.1 Draft Intergovernmental Relations Committee Meeting Minutes - April 14, 2025

Moved By KLOOT
Seconded By LUM

THAT the minutes of the Intergovernmental Relations Committee Open Meeting of April 14, 2025 be adopted.

CARRIED

5. NEW BUSINESS

5.1 UBCM Resolution Sponsor

Moved By DIXON
Seconded By ADAMO

THAT the Fraser Valley Regional District Board appoint Director Horn as the 2025 UBCM resolution sponsor for unmet demands on social and community infrastructure as a result of provincial housing targets.

CARRIED

5.2 Report from the Chair

Chair Ross provided an update on the following recent meetings on the following advocacy topics:

- Food security;
- Illegal dumping and soil deposit; and
- Metro Vancouver incinerator operational certificate.

Discussion ensued resulting in the following motion being brought forward:

Moved By KLOOT
Seconded By ADAMO

THAT the Fraser Valley Regional District Board Chair write a letter to and request a meeting with the Minister of Environment and Parks regarding Metro Vancouver's Burnaby incinerator operational certificate.

CARRIED

DRAFT

5.3 Advocacy Plan Update

Sam Piper, Manager of Communications shared a verbal report highlighting each of the items on the FVRD Board Advocacy Plan.

5.4 UBCM Meeting Request with Minister of State for Local Governments and Rural Communities

Moved By KLOOT
Seconded By DIXON

THAT the Fraser Valley Regional District Board direct staff to request a meeting as part of the 2025 UBCM Conference with Minister of State for Local Governments and Rural Communities regarding a one-window service approach for local government.

CARRIED

6. ADJOURNMENT

Moved By DIXON
Seconded By LUM

THAT the Intergovernmental Relations Committee Open Meeting of June 26, 2025 be adjourned.

CARRIED

The Intergovernmental Relations Committee meeting of June 26, 2025 adjourned at 5:42 pm.

MINUTES CERTIFIED CORRECT:

…… ……..
Director Patricia Ross, Chair Corporate Officer/Deputy

DRAFT

FRASER VALLEY REGIONAL DISTRICT

REGIONAL AND CORPORATE SERVICES COMMITTEE

OPEN MEETING MINUTES

Thursday, July 10, 2025
10:00 am
In person at FVRD Boardroom, 4th Floor, or by Zoom Conference Call
45950 Cheam Avenue, Chilliwack, BC V2P 1N6

Members Present:
Director Patricia Ross, City of Abbotsford, Chair
Director Chris Kloot, City of Chilliwack, Vice Chair
Director Cory Cassel, Electoral Area G
Director Bill Dickey, Electoral Area D
Director Leo Facio, Village of Harrison Hot Springs
Director Paul Horn, City of Mission, *arrived at 10:03am*
Director Patti MacAhonic, Electoral Area E
Director Ken Popove, City of Chilliwack, *left at 10:30am*
Director Ross Siemens, City of Abbotsford, *arrived at 10:03am*
Director Mel Waardenburg, Electoral Area C

Regrets:
Director Sylvia Pranger, District of Kent
Director Victor Smith, District of Hope

Also Present:
Director Hugh Davidson, Electoral Area F
Director Peter Adamo, Electoral Area B *(Zoom)*

Staff Present:
Jennifer Kinneman, Chief Administrative Officer
Stacey Barker, Deputy CAO/Director of Regional Services
Lauren Olynick, Deputy Corporate Officer
David Urban, Manager of Integrated Planning & Engagement *(Zoom)*
Beth Klein, Controller/Deputy CFO
Alison Stewart, Manager of Strategic Planning
Sam Piper, Manager of Communications
Lance Lilley, Manger of Environmental Services
Trina Douglas, Manager of Protective Services *(Zoom)*
Kinga Williams, Accountant
Trevor Lucy, Accountant
Raphaela Gomes, Accounting Clerk III *(Zoom)*
Kate Fenton, Planner I (Indigenous Relations)
Carolynn Lane, Environmental Services Coordinator
Riley Smith, Planner I
Kim Nguyen, Environmental Services Technician *(Zoom)*
Lucas Thompson, Network Analyst III
Amanda Molloy, Administrative Manager *(Recording secretary)*

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1. LAND ACKNOWLEDGEMENT

Chair Ross provided introductory remarks recognizing the homeland of the 31 First Nations located within the Fraser Valley Regional District.

2. CALL TO ORDER

The Chair called the meeting to order at 10:02am.

3. APPROVAL OF AGENDA, ADDENDA AND LATE ITEMS

Moved By FACIO
Seconded By MACAHONIC

THAT the Agenda, Addenda and Late Items for the Regional and Corporate Services Committee Open Meeting of July 10, 2025 be approved;

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

CARRIED

4. RESOLUTION TO CLOSE MEETING

Moved By KLOOT
Seconded By CASSEL

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(2)(b) of the *Community Charter* - the consideration of information received and held in confidence relating to negotiations between the regional district and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.

CARRIED

The open meeting recessed at 10:04am.

5. RECONVENE OPEN MEETING

The open meeting reconvened at 10:32am.

6. RISE AND REPORT OUT OF CLOSED MEETING

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No items.

7. DELEGATIONS AND PRESENTATIONS

7.1 Regional Industrial Lands Inventory Update

A PowerPoint presentation was provided by Riley Smith, Planner I, highlighting the ongoing work on the Regional Industrial Land Inventory within the regional district, set to be released early 2026.

Discussion ensued regarding the regional approach of the inventory data, and next steps of the project, which include engaging with member municipalities and reviewing draft results and preliminary findings.

8. MINUTES/MATTERS ARISING

8.1 Draft Regional and Corporate Services Committee Meeting Minutes - June 5, 2025

Moved By FACIO
Seconded By WAARDENBURG

THAT the Minutes of the Regional and Corporate Services Committee Open Meeting of June 5, 2025 be adopted.

CARRIED

9. LEGISLATIVE SERVICES

9.1 Fraser Valley Regional District Indemnification Bylaw No. 1798, 2025

Moved By KLOOT
Seconded By MACAHONIC

THAT the Fraser Valley Regional District Board give three readings and adoption to the bylaw cited as *Fraser Valley Regional District Indemnification Bylaw No. 1798, 2025.*

CARRIED

9.2 Fraser Valley Regional District Sub-Regional Animal Control Service Area Amendment Bylaw No. 1797, 2025

Discussion ensued seeking further clarity on the funding process, and staff noted if the bylaw is approved at the Board meeting, the next step will be to obtain municipal consent from all participating municipalities, followed by approval from the inspector

DRAFT

of municipalities. Discussion also ensued regarding the close working partnerships and concessions between member municipalities.

Moved By HORN
Seconded By SIEMENS

THAT the Fraser Valley Regional District Board give three readings to the bylaw cited as Fraser Valley Regional District Sub-Regional Animal Control Service Area Amendment Bylaw No. 1797, 2025, which establishes standard assessed property value as the method of taxation;

AND THAT the Fraser Valley Regional District Board direct staff to bring the bylaw back every 5 years for its review of the taxation methodology.

CARRIED

10. FINANCE

10.1 Treasury Update – 2025 Quarter 2

The staff report dated July 10, 2025 by Trevor Lucy, Accountant, was provided for information.

11. REGIONAL SERVICES

11.1 ENVIRONMENTAL SERVICES

11.1.1 Launch of the Fraser Valley Agricultural Plastics Recycling Program

Discussion ensued regarding where nurseries can take plastic plant pots and other plastic commercial waste in the region. Staff noted these products may be accepted by your local municipality, or can be taken to local depots.

11.2 INDIGENOUS RELATIONS

11.2.1 Indigenous Services Canada Referral - Shxw'ōwhámél First Nation's Ohamil 1 Proposed Addition to Reserve, Electoral Area B

Moved By KLOOT
Seconded By HORN

THAT the Fraser Valley Regional District Board respond to the referral from Indigenous Services Canada by providing the technical comments outlined in the staff report dated July 10, 2025, related to the addition of land at 58970 Laidlaw Road (PID: 005-036-861) and St Elmo Road (PID: 008-919-411) to Ohamil 1 Indian Reserve.

DRAFT

CARRIED

11.3 STRATEGIC PLANNING AND INITIATIVES

11.3.1 BC Transit 2025 Fare Review – Agassiz-Harrison, Hope and FVX Services

Moved By DICKEY
Seconded By MACAHONIC

THAT the Fraser Valley Regional District Board approve Fare Option 3 for the Agassiz-Harrison and Hope transit services to be implemented on October 1, 2025,

AND THAT the Fraser Valley Regional District Board approve the phase-out of the existing DayPASS product and the current transfer policy, to be replaced with the implementation of DayPASS-on-Board and Fare Capping within the Agassiz-Harrison and Hope transit services,

AND FURTHER THAT the Fraser Valley Regional District Board approve Fare Option 3 for the Fraser Valley Express transit service to be implemented on October 1, 2025.

CARRIED

12. ADDENDA ITEMS/LATE ITEMS

No items.

13. REPORTS BY STAFF

No items.

14. REPORTS BY DIRECTORS

Director Facio: invited everyone to attend the Harrison Festival of the Arts, beginning Friday, July 11, and the event is 10 days long.

Director MacAhonic: provided an update on advocacy efforts for the Chilliwack River Valley residents affected by the 2021 atmospheric river events, and reported a successful recent Area E Stakeholders meeting with increased attendance by community groups.

15. PUBLIC QUESTION PERIOD FOR ITEMS RELEVANT TO AGENDA

No questions were asked online or in person and no written correspondence was received.

DRAFT

16. ADJOURNMENT

Moved By FACIO
Seconded By KLOOT

THAT the Regional and Corporate Services Committee Open Meeting of July 10, 2025 be adjourned.

CARRIED

The Fraser Valley Regional District Regional and Corporate Services Committee Open meeting of July 10, 2025 adjourned at 11:13am.

MINUTES CERTIFIED CORRECT:

…… ……..
Director Patricia Ross, Chair Corporate Officer/Deputy

DRAFT

FRASER VALLEY REGIONAL DISTRICT

ELECTORAL AREA SERVICES COMMITTEE

OPEN MEETING MINUTES

Thursday, July 10, 2025
1:30 pm
In person at FVRD Boardroom, 4th Floor, or by Zoom Conference Call
45950 Cheam Avenue, Chilliwack, BC V2P 1N6

Members Present:
Director Bill Dickey, Electoral Area D, Chair
Director Taryn Dixon, Electoral Area H, Vice Chair
Director Peter Adamo, Electoral Area B *(Zoom)*
Director Cory Cassel, Electoral Area G
Director Hugh Davidson, Electoral Area F
Director Diane Johnson, Electoral Area A
Director Patti MacAhonic, Electoral Area E
Director Mel Waardenburg, Electoral Area C

Staff Present:
Jennifer Kinneman, Chief Administrative Officer
Stacey Barker, Deputy CAO/Director of Regional Services
Graham Daneluz, Director of Planning & Development
Tareq Islam, Director of Engineering Services
Lauren Olynick, Deputy Corporate Officer
Beth Klein, Controller/Deputy CFO
Katelyn Hipwell, Manager of Planning
Sterling Chan, Deputy Director of Engineering
Tarina Colledge, Manager of Emergency Management
Sam Piper, Manager of Communications
Trevor Lucy, Accountant
Kinga Al-Mubarek, Accountant *(Zoom)*
Andrea Antifaeff, Planner I *(Zoom)*
Ray Schipper, Planner I *(Zoom)*
Louise Hinton, Bylaw Enforcement *Officer (Zoom)*
Lucas Thompson, Network Analyst III
Amanda Molloy, Administrative Manager *(Recording secretary)*

Also Present:
Darren Pankratz, Superintendent, Officer in Charge, RCMP
4 members of the public in person, 3 members of the public on Zoom

DRAFT

1. LAND ACKNOWLEDGEMENT

Chair Dickey provided introductory remarks recognizing the homeland of the 31 First Nations located within the Fraser Valley Regional District.

2. CALL TO ORDER

The Chair called the meeting to order at 1:31pm.

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

Chair Dickey provided a brief report on the Regional and Corporate Services Committee meeting held earlier in the day.

4. APPROVAL OF AGENDA, ADDENDA AND LATE ITEMS

Moved By JOHNSON
Seconded By DIXON

THAT the Agenda, Addenda and Late Items for the Electoral Area Services Committee Open Meeting of July 10, 2025 be approved;

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

CARRIED

5. DELEGATIONS AND PRESENTATIONS

5.1 Upper Fraser Valley Regional Detachment (UFVRD) Policing

Darren Pankratz, Superintendent, Officer in Charge, RCMP, introduced himself as the new head contact of the Upper Fraser Valley Regional Detachment (UFVRD), and provided a brief overview of the jurisdiction of the organization, updates on new staff and positions that will serve the electoral areas, and other operational changes within the detachment such as body-worn cameras for officers beginning Spring 2026.

Discussion ensued regarding back country policing enforcement initiatives on long weekends throughout the summer season. Superintendent Pankratz reported challenges in staffing resources to cover long weekends, and that the detachment is planning to do a backcountry initiative in several areas on the weekends leading up to high travel weekends, focusing on ATV safety, fire prevention with the hope that those efforts will carry forward into long weekend periods.

DRAFT

6. MINUTES/MATTERS ARISING

6.1 Draft Electoral Area Services Committee Meeting Minutes - June 5, 2025

Moved By MACAHONIC
Seconded By WAARDENBURG

THAT the Minutes of the Electoral Area Services Committee Open Meeting held June 5, 2025 be adopted.

CARRIED

7. LEGISLATIVE SERVICES

7.1 2025 UBCM staff meeting requests

Moved By DIXON
Seconded By WAARDENBURG

THAT the Fraser Valley Regional District Board direct staff to request the following meetings with ministry staff during the 2025 Union of British Columbia Municipalities convention:

Ministry of Environment and Parks

1. Creation of a Cultus Lake Provincial Park plan to manage visitors
2. Establishment of future Elbow Lake Park and Echo Lake conservation areas in Electoral Area C in collaboration with local First Nations

Ministry of Forests

1. Creation of community forest in Electoral Area C in collaboration with local First Nations

Ministry of Transportation and Transit

1. Hemlock Valley Road conditions and Highway 7 improvements

Ministry of Water, Land and Resource Stewardship

1. Cultus Lake – an ecosystem under stress and in need of care

CARRIED

8. FINANCE

DRAFT

8.1 Financial Plan 2025 – 2029 Amendment - July

Moved By MACAHONIC
Seconded By JOHNSON

THAT the Fraser Valley Regional District Board direct staff to prepare for the Board's consideration an amendment to the Fraser Valley Regional District Regional District 2025-2029 Financial Plan Bylaw No. 1769, 2025 to include an additional Electoral Area Service Amendment.

CARRIED

9. PLANNING, BUILDING INSPECTION AND BYLAW ENFORCEMENT

9.1 Agricultural Land Commission Applications 2025-03 and 2025-04 for ALR Inclusion at 41063 North Nicomen Road, Electoral Area G

Moved By CASSEL
Seconded By DAVIDSON

THAT the Fraser Valley Regional District Board forward the Agricultural Land Commission applications 2025-03 and 2025-04 for Agricultural Land Reserve Inclusion at 41069 North Nicomen Road, Area G, with the following recommendation:

a. That the ALC require that the lands be redesignated to AGRICULTURAL (AG) in the Official Community Plan and rezoned to Agricultural 4 (AG-4) under Zoning Bylaw No. 1638, 2021, at the cost of the applicant, as a condition of their inclusion in the ALR to ensure that zoning and OCP policies are consistent with the ALR status of the lands and the regulations of the ALC.

CARRIED

9.2 Agricultural Land Commission Application 2025-08 - Boundary Adjustment Subdivision between 8931 and 9079 Sylvester Road, Electoral Area G

Moved By CASSEL
Seconded By DAVIDSON

THAT the Fraser Valley Regional District Board forward the Agricultural Land Commission application 2025-08 for Agricultural Land Reserve subdivision of 8931 Sylvester Road, Electoral Area G.

CARRIED

9.3 Development Variance Permit 2025-06 to increase building height from 7.75m to 9.32m for 4490 Estate Drive, Electoral Area E

DRAFT

Jennifer Kinneman, Chief Administrative Officer, noted that comments were received and circulated to the committee prior to the meeting.

Moved By MACAHONIC
Seconded By JOHNSON

THAT the Fraser Valley Regional District Board issue Development Variance Permit 2025-06 for 4490 Estate Drive, Electoral Area E.

CARRIED

9.4 Area C Official Community Plan Update – Consideration of Second Reading Bylaw No. 1747, 2024

Moved By WAARDENBURG
Seconded By JOHNSON

THAT the Fraser Valley Regional District Board give second reading to the bylaw cited as *Fraser Valley Regional District Official Community Plan for Portions of Electoral Area C – Lake Errock and Harrison Mills, Bylaw No. 1747, 2024*;

THAT the *Fraser Valley Regional District Official Community Plan for Portions of Electoral Area C – Lake Errock and Harrison Mills, Bylaw No. 1747, 2024* 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 Official Community Plan for Portions of Electoral Area C – Lake Errock and Harrison Mills, Bylaw No. 1747, 2024* to Director Dickey or, in their absence, to Director Dixon;

THAT Director Dickey, or in their absence Director Dixon, preside over and Chair the Public Hearing with respect to proposed *Fraser Valley Regional District Official Community Plan for Portions of Electoral Area C – Lake Errock and Harrison Mills, Bylaw No. 1747, 2024*;

AND FURTHER 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 Portions of Electoral Area C – Lake Errock and Harrison Mills, Bylaw No. 1747, 2024* in accordance with the *Local Government Act*;

AND FINALLY THAT in the absence of both Director Dickey and Director Dixon, at the time of the Public Hearing with respect to proposed *Fraser Valley Regional District Official Community Plan for Portions of Electoral Area C – Lake Errock and Harrison Mills, Bylaw No. 1747, 2024*, 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

9.5 Update to the Framework of Considering Soil Related Applications & Referrals

Moved By MACAHONIC
Seconded By JOHNSON

THAT the Fraser Valley Regional District Board direct staff to apply the revised *Framework for Consideration of Soil Related Applications and Referrals* as a guide in the review and assessment of applications and referrals involving soil deposit until such time as a soil deposit bylaw is adopted to broadly regulate soil deposit in FVRD Electoral Areas

CARRIED

9.6 Zoning Amendment Bylaw No. 1799, 2025 to introduce a new definition for tourist accommodation unit and permit tourist accommodation uses with interior access

Moved By DIXON
Seconded By ADAMO

THAT the Fraser Valley Regional District Board give First Reading to the bylaw cited *as Fraser Valley Regional District Zoning Amendment Bylaw No. 1799, 2025* to amend *Fraser Valley Regional District Zoning Bylaw No. 1638, 2021* to update the tourist accommodation regulation and associated definition to allow tourist accommodation uses with interior access;

THAT the Fraser Valley Regional District Board by resolution waive the requirement to post a sign per Section 4.8.2 of *Bylaw No. 1377, 2016*;

THAT *Fraser Valley Regional District Zoning Amendment Bylaw No. 1799, 2025* 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 Zoning Amendment Bylaw No. 1799, 2025* to Director Dixon or in their absence to Director Dickey;

THAT Director Dixon or in their absence Director Dickey preside over and Chair the Public Hearing with respect to proposed *Fraser Valley Regional District Zoning Amendment Bylaw No. 1799, 2025*;

DRAFT

AND THAT the Chair of the Public Hearing be authorized to establish procedural rules for the conduct of the Public Hearing with respect to the proposed *Fraser Valley Regional District Zoning Amendment Bylaw No. 1799, 2025* in accordance with the *Local Government Act*;

AND FURTHER THAT in the absence of Director Dixon and Director Dickey at the time of the Public Hearing with respect to the proposed *Fraser Valley Regional District Zoning Amendment Bylaw No. 1799, 2025*, 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 Zoning Amendment Bylaw No. 1799, 2025*.

CARRIED

10. ADDENDA ITEMS/LATE ITEMS

No items.

11. REPORTS BY STAFF

Jennifer Kinneman introduced Trevor Lucy as a new Accountant in the Finance team.

12. REPORTS BY ELECTORAL AREA DIRECTORS

Director Johnson: reported attending the Keeping it Rural conference and enjoyed hearing from various groups including BC foresters discussing the future of forestry in BC, as well as wildfire resilience planning, and shared perspectives on rural agriculture and food sovereignty. Director Johnson attended a meeting with MLA Tony Luck to discuss tourism in the Fraser Canyon.

Director Waardenburg: reported attending the Keeping it Rural conference, as well as the Community Futures AGM in Mission, and meeting with MLA Tony Luck to discuss Area C Leasehold Rates by the Province on Harrison Lake.

Director Dixon: reported recent successful local events such as the fishing derby, Cultus Lake Day, and Canada Day, and noted all were well supported by the community. Director Dixon met with MLA Warbus to discuss Blue Creek and project construction community concerns, as well as the summertime tourism business at Cultus Lake.

Director MacAhonic: reported attending the Keeping it Rural conference and the opportunity to speak with Minister of State for Local Governments and Rural Communities regarding the Chilliwack River Valley residents affected by the 2021 atmospheric river events, as well as a meeting with MLA Warbus to discuss advocacy efforts for the group of residents.

DRAFT

Director Cassel reported the new Dewdney bridge is open, and the old bridge will be removed soon.

Director Adamo invited Director Johnson and local residents to a meeting at 7:00pm on Monday, July 14, with the Yale Ratepayers group and Staff Sergeant to discuss ongoing issues in Area A & B. Director Adamo thanked FVRD staff for organizing the Canada Day celebration in Hope.

13. PUBLIC QUESTION PERIOD FOR ITEMS RELEVANT TO AGENDA

No questions were asked online or in person and no written correspondence was received.

14. ADJOURNMENT

Moved By WAARDENBURG
Seconded By JOHNSON

THAT the Electoral Area Services Committee Open Meeting of July 10, 2025 be adjourned.

CARRIED

The Fraser Valley Regional Electoral Area Services Committee meeting of July 10, 2025 adjourned at 2:06pm.

MINUTES CERTIFIED CORRECT:

…… ……..
Director Bill Dickey, Chair Corporate Officer/Deputy

DRAFT

Fraser Valley Regional District

STAFF REPORT

To: Electoral Area Services Committee **Date:** 2025-07-10

From: Jaime Van Nes, Director of Legislative Services/Corporate Officer

Subject: 2025 UBCM Ministry Staff Meeting Requests

Reviewed by: Jennifer Kinneman, Chief Administrative Officer

RECOMMENDATION

THAT the Fraser Valley Regional District Board direct staff to request the following meetings with ministry staff during the 2025 Union of British Columbia Municipalities convention:

Ministry of Environment and Parks
1. Creation of a Cultus Lake Provincial Park plan to manage visitors
2. Establishment of future Elbow Lake Park and Echo Lake conservation areas in Electoral Area C in collaboration with local First Nations

Ministry of Forests
1. Creation of community forest in Electoral Area C in collaboration with local First Nations

Ministry of Transportation and Transit
1. Hemlock Valley Road conditions and Highway 7 improvements

Ministry of Water, Land and Resource Stewardship
1. Cultus Lake – an ecosystem under stress and in need of care

BACKGROUND

At the April 14, 2025 Electoral Area Advocacy Committee meeting, staff provided Electoral Area Directors with information regarding the provincial meeting request process as part of the 2025 UBCM annual convention. A limit of three meeting requests per provincial ministry, per organization, was introduced as part of the 2024 UBCM convention, and will continue for the 2025 UBCM convention. Requests to meet with BC's premier and cabinet ministers are limited to Board-approved topics.

Electoral Area Directors were asked to provide their requests to meet with ministry staff before Friday, June 13, 2025, so that all meeting requests could be compiled and brought forward to the July EASC meeting for the committee's consideration.

DISCUSSION

The following meeting requests have been submitted by Electoral Area Directors:

Ministry of Environment and Parks

- Creation of a Cultus Lake Provincial Park plan to manage visitors (Director Dixon)
- Establishment of future Elbow Lake Park and Echo Lake conservation areas in Electoral Area C in collaboration with local First Nations (Director Waardenburg)

Ministry of Forests:

- Creation of community forest in Electoral Area C in collaboration with local First Nations (Director Waardenburg)

Ministry of Transportation and Transit:

- Hemlock Valley Road conditions and Highway 7 improvements (Director Waardenburg)

Ministry of Water, Land and Resource Stewardship:

- Cultus Lake – an ecosystem under stress and in need of care (Director Dixon)

An additional meeting request was provided by Director Waardenburg for a meeting with the Ministry of Transportation and Transit regarding the decision to decline funding for the north of the Fraser transit service initiative. This meeting request is already captured under the Board-directed request to meet with the Ministry of Transportation and Transit on this topic.

As the ministry staff meeting requests received from our Electoral Area Directors do not exceed the limit of three meeting requests per ministry, per organization, staff are recommending that all meeting requests be submitted through UBCM.

The deadline for FVRD staff to submit these ministry staff meeting requests is Wednesday, August 20, 2025.

COST

There are no costs associated with the UBCM meeting request process. The costs of Electoral Area Directors' attendance at the UBCM annual conference have been previously approved by the Board, and costs will be allocated to Budget 102 (Electoral Area Administration).

CONCLUSION

Following the April 2025 Electoral Area Advocacy Committee meeting, staff asked Electoral Area Directors to submit their requests to meet with ministry staff so that they could be compiled and brought forward for consideration at the July EASC meeting. Requests to meet with BC's Premier and cabinet ministers are limited to Board-approved topics.

As the ministry staff meeting requests received from Electoral Area Directors do not exceed the limit of three meeting requests per ministry, per organization, staff are recommending that all meeting requests be submitted through UBCM by the August 20 deadline.

Fraser Valley Regional District

STAFF REPORT

To: Regional and Corporate Services Committee **Date:** 2025-07-10
From: Trevor Lucy, Accountant

Subject: Treasury Update – 2025 Quarter 2

Reviewed by: Beth Klein, Controller/Deputy CFO
Jennifer Kinneman, Chief Administrative Officer

INTENT

This report is intended to advise the Fraser Valley Regional District Board of information pertaining to the Fraser Valley Regional District's treasury management. Staff is not looking for a recommendation and has forwarded this information should members want more clarification to discuss the item further.

BACKGROUND

Effective treasury management is important for the Fraser Valley Regional District (FVRD) to ensure fiscal sustainability to support the programs and services we operate. This report serves as an update on the FVRD's investment activities, a key component of its treasury management practices.

DISCUSSION

Throughout the second quarter, staff continued to monitor interest rates and collaborate with the FVRD's investment portfolio managers in response to the evolving global economic landscape. As a result, the FVRD focused on re-investing in longer-term fixed investments. In addition, staff continue to stagger investment maturities as we move through our five-year financial plan, ensuring funds will become liquid as required.

Since January 2025, the FVRD had four GIC maturities and three re-investments resulting in total investment activity of $5.3 million. The interest rates secured for these investments ranged from 3.40% to 3.63%, and the GICs obtained were a mix of two-year and three-year fixed term to ensure staggering of maturities.

The interest rate for the FVRD's cash accounts is currently 3.3%, and as noted in the attached dashboard, the FVRD's portfolio remains compliant with the Investment Policy with a continued effort to diversify our portfolio.

The updated treasury dashboard (based on unaudited financial information), is included in Appendix 1, and a glossary is available in Appendix 2 (attached to this report).

COST

There are no costs associated with this report.

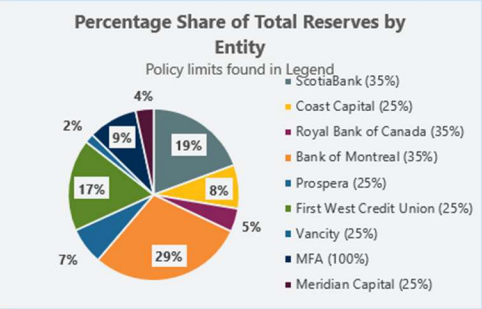
CONCLUSION

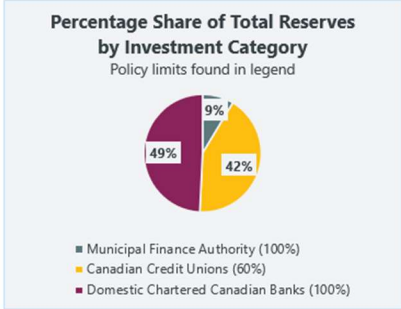
Staff continue to work with the FVRD portfolio managers ensuring alignment with the FVRD Investment Policy while monitoring economic impacts. As shown on the updated treasury dashboard, the FVRD re-invested GICs totalling $5.3 million since the last Treasury Report for interest rates ranging from 3.40% to 3.63%.

Appendix 1

The Dashboard (Unaudited)

For the period ending June 30, 2025





Key Information			
Portfolio (Liquid)	$10,140,267		16%
Portfolio (Fixed)	$53,795,155		84%
Most Recent GIC	June 23, 2025		3.63%
Weighted average interest rate on portfolio			3.97%
Interest income earned as at	May 31, 2025	$	919,440

Investments next to mature		
Royal Bank GIC 4.45% 04JUL25A	July 4, 2025	$2,500,000
VANCITY GIC 3.8% 02OCT25CA	October 2, 2025	$1,000,000
Envision GIC 5.75% - Term 13 - 2 year	December 21, 2025	$2,000,000



Appendix 2

The Dashboard Glossary

Chart 1

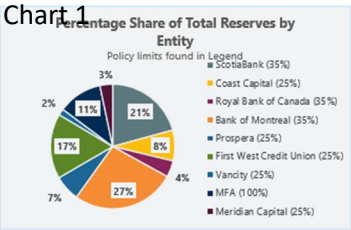


Chart 2

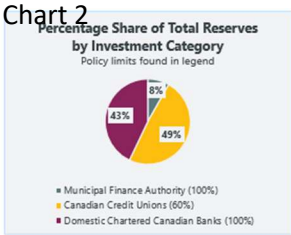


Chart 3

Key Information		
Portfolio (Liquid)	$15,993,579	24%
Portfolio (Fixed)	$51,040,642	76%
Most Recent GIC	June 23, 2025	3.63%
Weighted average interest rate on portfolio		4.05%
Interest income earned as at	May 31, 2025	$ 919,440

Chart 4

Investments next to mature		
VANCITY GIC 3.8% 02OCT25CA	October 2, 2025	$1,000,000
Envision GIC 5.75% - Term 13 - 2 year	December 21, 2025	$2,000,000
Envision GIC 5.75% - Term 12 - 2 year	December 22, 2025	$3,000,000

Chart 5



Chart 1 – Percentage Share of Total Reserves by Entity

- **Policy Guidance:** The FVRD Investment policy includes a maximum percentage of total reserves that can be invested in any one entity (i.e. within Envision Financial, Scotiabank, BMO etc). An excerpt from the investment policy is below (page 5).

Type of Entity	Maximum % Share of Total Reserves
Municipal Finance Authority Pooled Investment Funds	Up to 100%
Financial Institutions	Up to 35%
Canadian Credit Unions	Up to 25%

- **Dashboard Visualization:** Chart 1 indicates what percentage each single entity makes up in the portfolio. In the Chart Legend, on the right, you see the policy limits for each entity.

Chart 2 – Percentage Share of Total Reserves by Investment Category

- **Policy Guidance:** The policy also limits the percentage of total reserves that can be invested in any one investment category (i.e. Financial Institutions, Canadian Credit Unions or MFA).

Investment Category	Maximum % Share of Total Reserves
Municipal Finance Authority Pooled Investment Funds	Up to 100%
Financial Institutions	Up to 75%
Canadian Credit Unions	Up to 60%

- **Dashboard Visualization:** Chart 2 indicates what percentage each category makes up in our portfolio. In the Chart Legend, at the bottom, you see the policy limits for each category.

Chart 3 - Key Information

- **Portfolio (Liquid)** is the balance of cash available if needed and is split between an Envision Chequing Account and MFA High-Interest Savings Account.
- **Portfolio (Fixed)** is the proportion of funds invested in fixed-term GICs, term deposits and bonds (all legislatively compliant).
- **Most Recent GIC** is used when making investment decisions to know if the market rates are increasing or decreasing.
- **Weighted average interest rate of the portfolio** is an average of the entire portfolio rate of interest. This can be used to calculate the interest expected for the entire year.
- **Interest income earned** is the amount of interest income earned as of the reporting date indicated.

Chart 4 – Investments next to mature

This section is used to help visualize which investments are next to mature so their reinvestment strategy can be planned.

Chart 5 – Portfolio Maturity Dates

The aim is to stagger the maturities of investments evenly over time to ensure reliable opportunities for cash to become available. This section of the Dashboard is used to help identify any potential gaps in time that don't have an investment maturing.

Fraser Valley Regional District

STAFF REPORT

To: Fraser Valley Regional District Board **Date:** 2025-07-24
From: Beth Klein, Controller/Deputy CFO

Subject: 2024 Canada Community-Building Fund – Community Works Fund Reporting

Reviewed by: Jennifer Kinneman, Chief Administrative Officer

RECOMMENDATION

This report is being brought forward for the Board's information pertaining to the 2024 Community Works Fund Reporting and there is no staff recommendation.

BACKGROUND

The Government of Canada through the Union of British Columbia Municipalities (UBCM) has committed funding to communities via the Canada Community-Building Fund. In British Columbia this funding is delivered through three different program streams, one being the Community Works Fund (CWF), which Fraser Valley Regional District (FVRD) receives.

Annually, staff are required to complete an expenditure report for CWF, with the possibility of random audits by UBCM third-party auditors. The report is due by the beginning of June the following year and requires detailed reporting for each project, which has been outlined in the most recent agreement from 2024.

Additional surveys are added to the report as required by UBCM. In prior years, staff were required to report information about the status of the FVRD's Asset Management program and unused funds, ensuring that any unused funds be allocated through the financial planning process each year. The FVRD is also required to report total signage or communications related to the CWF projects, as required on projects over $100K.

DISCUSSION

In 2024, staff reported the used of $1.9M of CWF funds on 15 projects and committed to spending funds on 25 new projects allocating over $3.6M of grant funding. In 2024, the CWF dollars held by the FVRD accumulated $520k of interest which are required to be committed in future financial plans.

The attached report provides a summarized listing of the FVRD's annual expenditure report submitted to UBCM and will further be published on the FVRD's Financial Reporting webpage. This report includes annual expenditures on projects that were marked as complete in 2024, in progress in 2024, and projects committed for future funding. Due to earmarking unspent funding during the 2025 – 2029 financial planning process, staff were also able to report to UBCM that unspent funds have now been allocated to be spent within the required 5-year timeframe.

COST

All 2024 reported funds have been spent and future projects have been committed through the financial planning process. Each year, staff will provide an updated balance of funds to be allocated through the financial planning process related to new funding provided, project fund reallocations or interest gains on existing funds.

CONCLUSION

In 2024, the FVRD used $1.9M of CWF funds on 15 projects and committed to further spending. The FVRD marked 8 of those projects as 100% complete in 2024, ensuring all reporting requirements are met and updated based on the requirements set out in the CWF agreement.

Project Title	Electoral Areas	Investment Category	Budgeted Project Cost	Funding by UBCM	Total Spent in 2024
Complete in 2024					
Hemlock Valley Transfer Station	C	Solid Waste	$334,000	$272,984	$ -
Popkum Fire Hall Modernization	D	Fire Halls and Fire Stations	$628,000	$628,000	$ 620,500
Sustainable Sewer Service Delivery Policy and Sewer Gap Analysis Update	All Areas	Capacity Building - Long-Term Infrastructure Planning	$50,000	$50,000	$ 2,600
Yale Fire Hall #1 and #2 Modernization	B	Fire Halls and Fire Stations	$90,000	$90,000	$ 46,550
Boston Bar Firehall Modernization & Fire Truck Purchase	A	Fire Halls and Fire Stations	$300,000	$262,000	$ 110,603
Lakeside Trail Resurfacing	H	Recreation Infrastructure	$20,000	$20,000	$ 11,417
Columbia Valley Fire Engine Purchase	H	Fire Halls and Fire Stations	$600,000	$100,000	$ 100,000
Area C Transfer Station Expansion	C	Solid Waste	$105,000	$104,743	$ 33,399
Totals			$2,127,000	$1,527,727	$925,069

Project Title	Electoral Areas	Investment Category	Budgeted Project Cost	Funding by UBCM	Total Spent in 2024
In Progress					
Miracle Valley Aquifer Study	F	Capacity Building - Long-Term Infrastructure Planning	$285,700	$285,700	$31,666
Elbow Creek Community Trail	C	Recreational Infrastructure	$85,000	$85,000	$14,158
Hemlock Fire Hall Modernization & Renovations	C	Fire Halls and Fire Stations	$150,000	$150,000	$55,532
Chaumox Landfill Retaining Wall	A	Resilience	$40,000	$40,000	$15,102
Nicomen Island ID Pump Upgrades	G	Resilience	$1,152,000	$1,152,000	$728,915
Deroche Sign	G	Resilience	$35,000	$35,000	$10,488
Geohazard Assessment	A/B	Resilience	$50,000	$50,000	$23,101
Chilliwack River Valley Fire Hall Modernization & Engine	E	Fire Halls and Fire Stations	$628,000	$628,000	$0
Morris Valley Roadside Trail Bridge Safety Improvement	C	Recreational Infrastructure	$250,000	$250,000	$0
Hemlock Valley Community Trail Construction	C	Recreational Infrastructure	$110,000	$110,000	$0
Area B New playground in Sunshine Valley	B	Recreation Infrastructure	$125,000	$125,000	$122,870
Totals			$2,910,700	$2,910,700	$1,001,832

Project Title	Electoral Areas	Investment Category	Budgeted Project Cost	Funding by UBCM	Total Spent in 2024
Committed					
Boston Bar Water	A	Drinking Water	$60,000	$60,000	$0
Boston Bar Firehall Retrofit & Modernization	A	Fire Halls and Fire Stations	$235,000	$235,000	$0
Boston Bar Fire Truck Purchase	A	Fire Halls and Fire Stations	$140,700	$140,700	$0
Yale Firehall Retrofit & Modernization	B	Fire Halls and Fire Stations	$680,900	$680,900	$0
Morris Valley Roadside Trail Extension & Shelter	C	Recreational Infrastructure	$100,000	$100,000	$0
Hemlock Fire Modernization	C	Fire Halls and Fire Stations	$54,000	$54,000	$0
Lake Errock Community Park Picnic Shelter	C	Recreational Infrastructure	$88,000	$88,000	$0
Hemlock Valley Transfer Station	C	Solid Waste	$30,800	$30,800	$0
Popkum Street Lighting	D	Community Energy Systems	$93,000	$93,000	$0
Popkum Sewer WPU - Upgrades	D	Wastewater	$150,000	$150,000	$0
Popkum Fire Retrofit	D	Fire Halls and Fire Stations	$170,000	$170,000	$0
Popkum Fire Hall	D	Fire Halls and Fire Stations	$1,000,000	$350,500	$0
Llanberis Community Trail Connection (Minters)	D	Recreation Infrastructure	$100,000	$100,000	$0
Chilliwack River Firehall Modernization & Retrofit	E	Fire Halls and Fire Stations	$240,000	$240,000	$0
Bell Acres Street Lighting	E	Community Energy Systems	$5,000	$5,000	$0
Community Park Sign Project	E	Recreation Infrastructure	$10,000	$10,000	$0
Broadband (Telus)	F/H	Broadband Connectivity	$200,000	$200,000	$0
Northside Garbage Site Expansion	F/G	Solid Waste	$80,000	$80,000	$0
Deroche Community Hall Repairs	G	Resilience	$70,000	$70,000	$0
North Fraser Fire Upgrades	G	Fire Halls and Fire Stations	$870,000	$290,000	$0
Columbia Valley Fire Retrofit	H	Fire Halls and Fire Stations	$80,000	$79,750	$0
Columbia Valley Hall Upgrades	H	Recreation Infrastructure	$30,000	$30,000	$0
Lakeside Trail - Golf Course Section	H	Recreation Infrastructure	$275,000	$275,000	$0
Screener Cultus Lake South	H	Solid Waste	$100,000	$100,000	$0
North Fraser Firehall Repairs	C/F/G	Fire Halls and Fire Stations	$23,010	$23,010	$0
Total			$4,885,410	$3,655,660	$0

Fraser Valley Regional District

STAFF REPORT

To: Fraser Valley Regional District Board **Date:** 2025-07-24

From: Beth Klein, Controller/Deputy CFO

Subject: Funding Commitment – Community Works Fund

Reviewed by: Jennifer Kinneman, Chief Administrative Officer

RECOMMENDATION

THAT the Fraser Valley Regional District Board authorize a contribution up to $30,000 to the Columbia Valley Ratepayers Association, funded from the Electoral Area H Community Works Fund, for upgrades to the community centre.

BACKGROUND

Through the Community Works Fund program (CWF), a Local Government is authorized to provide funding to a third-party, considered the "ultimate recipient", with the Board's formal approval. This funding can be provided to non-local government entities, including Indigenous recipients, non-governmental and not-for-profit organizations, on the condition the Board has not prioritized the third-party project over a local government owned priority project.

The FVRD has previously provided funding to third-party organizations for projects categorized under recreational infrastructure and resiliency.

DISCUSSION

As required by the CWF agreement, third-party funding requires formal Board approval through resolution. Through the 2025 – 2029 financial planning process, the upgrades to the Columbia Valley Hall were earmarked for $30,000 of CWF funds through allocations of Area H funds.

This project included upgrades to the community centre washrooms and is required to comply with the terms of the program requirements set out by UBCM. To ensure funding aligns with the program requirements, the FVRD will additionally enter into a Memorandum of Agreement with the Columbia Valley Ratepayers Association.

COST

The Area H allocated CWF will fund up to $30,000 and will be accompanied by a formal agreement.

CONCLUSION

Through the 2025 – 2029 financial planning process, $30,000 was allocated from the Area H CWF to fund upgrades to the Columbia Valley community centre. If approved by the Board, the FVRD will enter into an agreement with the Columbia Valley Ratepayers Association to provide funding in compliance with the CWF program requirements.

Fraser Valley Regional District

STAFF REPORT

To: Electoral Area Services Committee **Date:** 2025-07-10

From: Trevor Lucy, Accountant

Subject: Financial Plan 2025 – 2029 Amendment - July

Reviewed by: Beth Klein, Controller/Deputy CFO
Jennifer Kinneman, Chief Administrative Officer

RECOMMENDATION

That the Fraser Valley Regional District Board direct staff to prepare for the Board's consideration an amendment to the Fraser Valley Regional District Regional District 2025-2029 Financial Plan Bylaw No. 1769, 2025 to include an additional Electoral Area Service Amendment.

BACKGROUND

Fraser Valley Regional District's 2025 – 2029 Financial Plan Bylaw No. 1769, 2025 ("the Plan") was adopted by the Board on February 27, 2025. Section 374 (2) of the Local Government Act states that the Financial Plan may be amended by bylaw at any time. Staff use a threshold of $10,000 to guide materiality levels of items that would prompt an amendment.

The 2025 carry forward projects, including the carry forwards with cost escalations, were approved in April 2025. The term "carry forward" refers to the shift of a project from one year to the next.

In addition, there were six new initiative amendments previously approved because of circumstances arising during 2025.

DISCUSSION

Following the adoption of the 2025-2029 Five Year Financial Plan in February, circumstances arose which require an additional update to the Plan.

The budget amendment in the following table is a grant funded project, considered a new initiative amendment as it relates to information received after the preparation and approval of the budget.

Service Area	Amendment	Amount	Funding Source
603 – Electoral Area Planning	Boston Bar Landslide Hazard Assessment	$345,440	Grant (Disaster Resiliency Innovation Fund Program)

COST

The procurement of this project has previously been supported by the Board. The amendment proposed in this report will now be incorporated into the Five-Year Financial Plan bylaw and the revised Financial Plan bylaw will be brought forward for adoption in early 2026.

CONCLUSION

As a result of circumstances arising, one additional amendment to the Five-Year Financial Plan is recommended to ensure staff have the appropriate authority to incur expenditures required to effectively manage FVRD services.

Fraser Valley Regional District

STAFF REPORT

To: Fraser Valley Regional District Board **Date:** 2025-07-24
From: Ray Schipper, Planning Technician **File No:** 3360-21 2021-01

Subject: Consideration of Adoption of Zoning Amendment Bylaw No. 1648, 2022 to facilitate rezoning of three properties adjacent to Coquihalla River Provincial Park, Area B

Reviewed by: Katelyn Hipwell, Manager of Planning
Graham Daneluz, Director of Planning & Development
Jennifer Kinneman, Chief Administrative Officer

RECOMMENDATION

THAT the Fraser Valley Regional District Board adopt *Fraser Valley Regional District Zoning Amendment Bylaw No. 1648, 2022.*

BACKGROUND

The purpose of *Fraser Valley Regional District Zoning Amendment Bylaw No. 1648, 2022* (Bylaw No. 1648) is to rezone private properties beside Coquihalla River Provincial Park from Park 2 (P-2) to Rural 5 (R-5) to correct a historical zoning error. These properties were incorrectly zoned to Park when zoning was first assigned in 1989, as the Regional District was unaware that privately owned parcels were included. The FVRD Board held a public hearing on February 1, 2023, and gave second and third readings to the bylaw on February 23, 2023. Since then, one parcel has withdrawn from the proposed rezoning. This alteration was significant enough that a new public hearing was held.

The Board rescinded the third reading of Bylaw No. 1648 and directed it forward to a new public hearing on March 27, 2025. A public hearing was held on April 8, 2025, and the Board gave third reading on May 22, 2025.

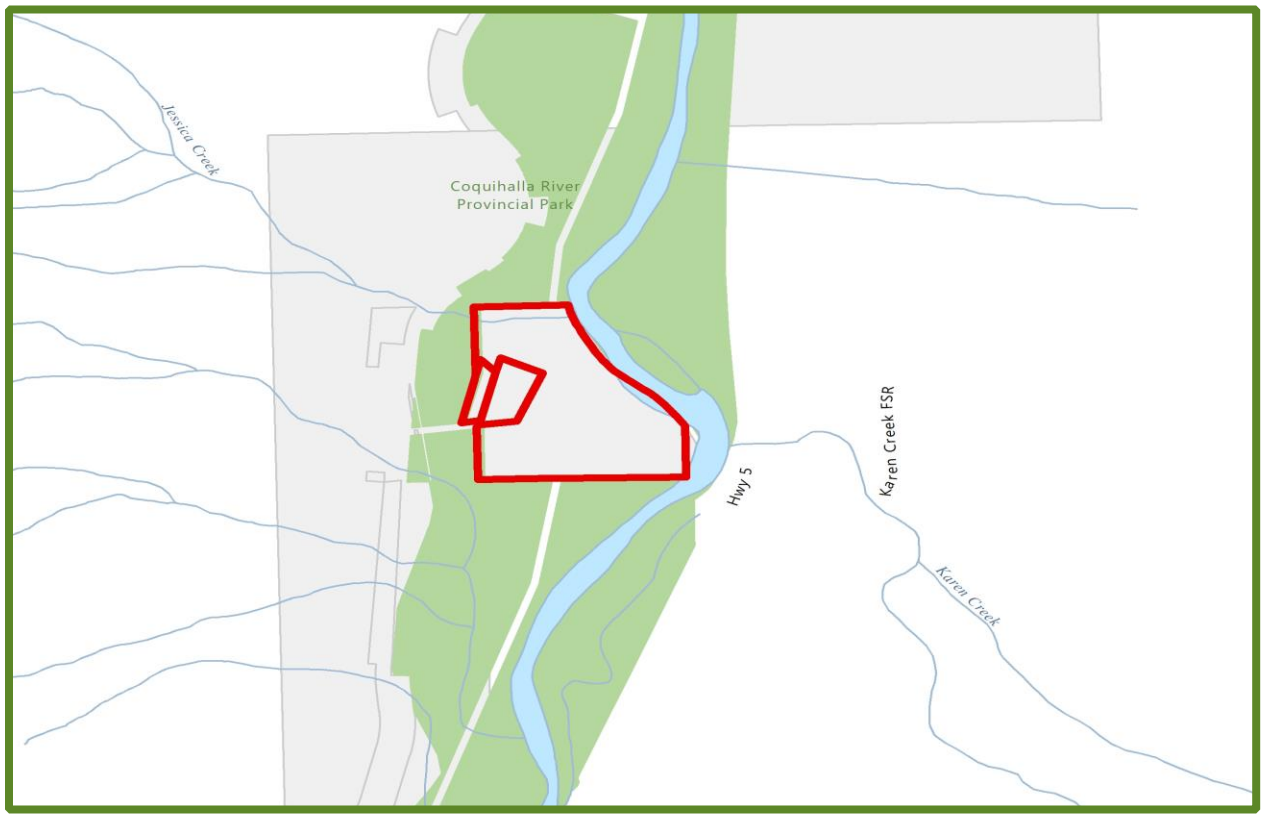
PROPERTY DETAILS			
Electoral Area	B		
Address	n/a		
Current Zoning	Park (P-2)	**Proposed Zoning**	Rural 5 (R-5)
Current OCP	n/a – no OCP	**Proposed OCP**	n/a
Current Use	Residential	**Proposed Use**	No change
Development Permit Areas	n/a		
Agricultural Land Reserve	No		

PID	Folio	Lot Size Acres (ha)	Owner Last Name
014-560-879	732.05077.002	22.241 (9 ha)	Unwin/Ouellette
007-850-425	732.05078.050	1.16 (0.47 ha)	Wiebe
014-560-453	732.05079.000	2.59 (1.05 ha)	Barden

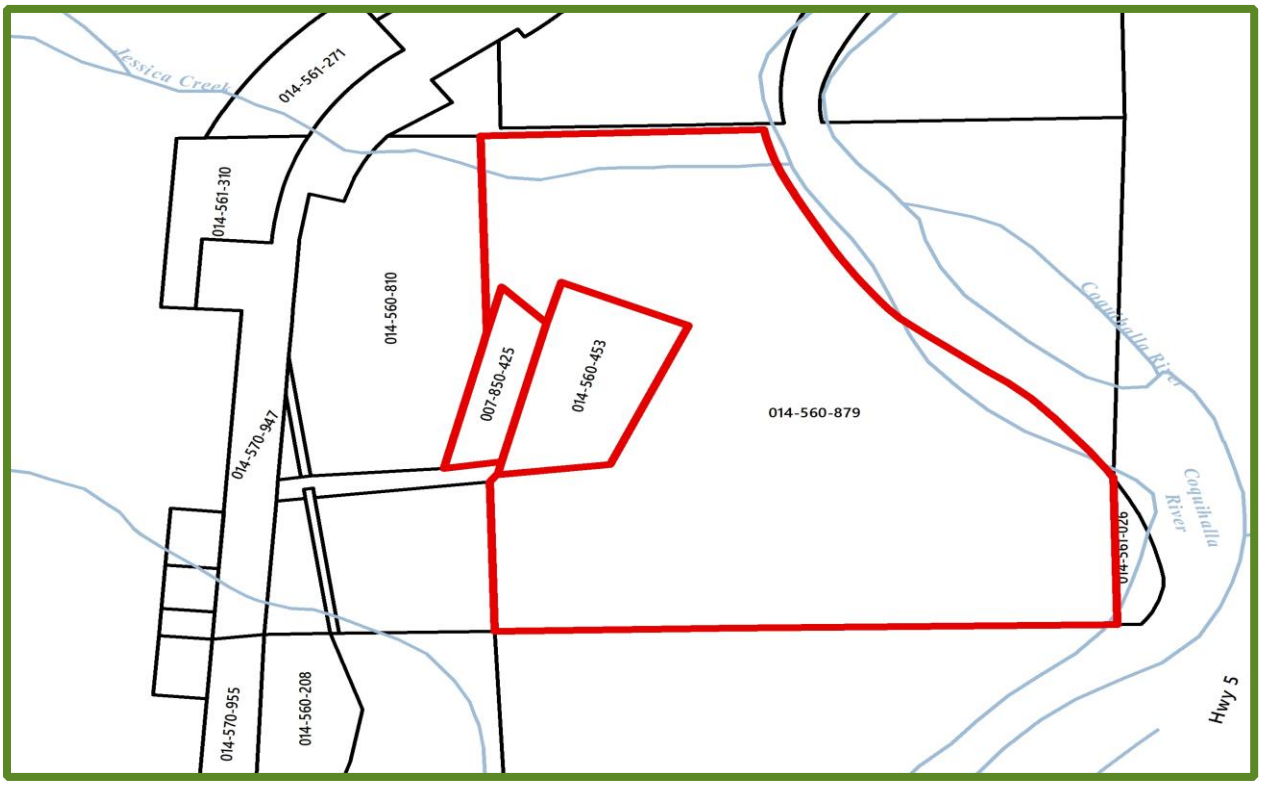
ADJACENT ZONING & LAND USES

North	^	Park 2 (P-2); Park
East	>	Park 2 (P-2); Park, Coquihalla River, Hwy 5
West	<	Rural 5 (R-5); Residential, Crown land
South	v	Park 2 (P-2); Park

NEIGHBOURHOOD MAP



PROPERTY MAP



DISCUSSION

The zoning amendment process for Bylaw No. 1648 began in October 2022 with four properties and was given three readings and a public hearing. The bylaw was pending registration of covenants prior to consideration of adoption. In 2024, FVRD staff were informed of the sale of one parcel to BC Parks. BC Parks staff confirmed that they did not wish to continue with the rezoning. Staff also verified that the private owners of the remaining three (3) parcels still wanted to complete the process.

Removing the property from the proposed rezoning constituted an alteration of the use, and a new public hearing was to be held. As public hearings must be held after the first reading of the bylaw and before the third reading, the Board rescinded the third reading of the bylaw at the regular meeting on March 27, 2025, so that a second public hearing could be held.

Public Hearing

The second public hearing was held virtually via Zoom on April 8, 2025, at 3:00 pm, in accordance with Section 466 of the *Local Government Act*. No written submissions were received before the public hearing, and no members of the public attended online.

Geotechnical Covenant

As part of the rezoning process, the FVRD commissioned an overview geohazard assessment report, dated September 10, 2021, prepared by Statlu Environmental Consulting Ltd. At the first reading, staff requested that the Statlu report and its recommendations be registered on title as a geotechnical covenant as a condition of rezoning. The covenant includes a requirement for site-specific geotechnical studies prior to development. This ensures that future construction will consider hazard mitigation measures.

All three affected properties have registered this geotechnical covenant on title.

Ministry of Transportation and Transit Approval

Per Section 52 of the *Transportation Act*, zoning bylaw amendments near controlled areas require Ministry of Transportation and Transit (MoTT) approval. *Bylaw No. 1648, 2022* received ministerial approval on July 3, 2025.

COST

As the FVRD initiated the rezoning, the direct cost of public hearings, advertisements, and technical assessments came from the Electoral Area Planning budget. The property owners bear the cost of covenant registration.

CONCLUSION

As the subject properties are not located within areas currently designated under the Official Community Plan (OCP) Bylaw No. 800, OCP policies do not apply to this rezoning application. The property owners have fulfilled the covenant requirements established at the first reading, and the bylaw amendment received MoTT approval. Staff recommend that the Fraser Valley Regional District Board adopt *Zoning Amendment Bylaw No. 1648, 2022.*

FRASER VALLEY REGIONAL DISTRICT
Bylaw No. 1648, 2022

A Bylaw to Amend the Zoning for a portion of Electoral Area B

WHEREAS the Fraser Valley Regional District Board of Directors ("the Board") wishes to amend *Fraser Valley Regional District Zoning Bylaw No. 1638, 2021*;

THEREFORE the Board enacts as follows:

1) CITATION

This bylaw may be cited as *Fraser Valley Regional District Zoning Amendment Bylaw No. 1648, 2022.*

2) MAP AMENDMENT

a) That Schedule D of *Fraser Valley Regional District Zoning Bylaw No. 1638, 2021* is amended by rezoning the lands described as:

THAT PART OF LEGAL SUBDIVISION 9 SECTION 11 WHICH LIES TO THE WEST OF THE COQUIHALLA RIVER AS SHOWN ON PLAN OF SAID TOWNSHIP DATED AT OTTAWA 26TH OF OCTOBER, 1915, TOWNSHIP 6 RANGE 25 WEST OF THE 6TH MERIDIAN YALE DIVISION YALE DISTRICT EXCEPT: (1) PARCEL A ON PLAN B5846
(2) PLAN 20491
(P.I.D. 014-560-879),
comprising 22.241 acres, more or less; and

LOT 1 SECTION 11 TOWNSHIP 6 RANGE 25 WEST OF THE 6TH MERIDIAN YALE DIVISION YALE DISTRICT PLAN 20491
(P.I.D. 007-850-425),
comprising 1.16 acres, more or less; and

PARCEL A ON PLAN B5846 OF THE NORTH EAST 1/4 SECTION 11 TOWNSHIP 6 RANGE 25 WEST OF THE 6TH MERIDIAN YALE DIVISION YALE DISTRICT
(P.I.D. 014-560-453),
comprising 2.59 acres, more or less,

and as outlined in heavy black and cross-hatched on Schedule 1648-A, attached to this bylaw, from the Park 2 (P-2) to the Rural 5 (R-5) zone, as shown on Schedule 1648-A.

b) That the map appended hereto as Schedule 1648-A showing such amendments is an integral part of this bylaw.

DRAFT

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	27th day of October 2022
PUBLIC HEARING WAS HELD THIS	1st day of February 2023
READ A SECOND TIME THIS	23rd day of February 2023
READ A THIRD TIME THIS	23rd day of February 2023
RESCIND THIRD READING THIS	27th day of March 2025
SECOND PUBLIC HEARING WAS HELD THIS	8th day of April 2025
RE-READ A THIRD TIME THIS	22nd day of May 2025
APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE THIS	3rd day of July 2025
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 Zoning Amendment Bylaw No. 1648, 2022* as adopted by the Board of Directors of the Fraser Valley Regional District on

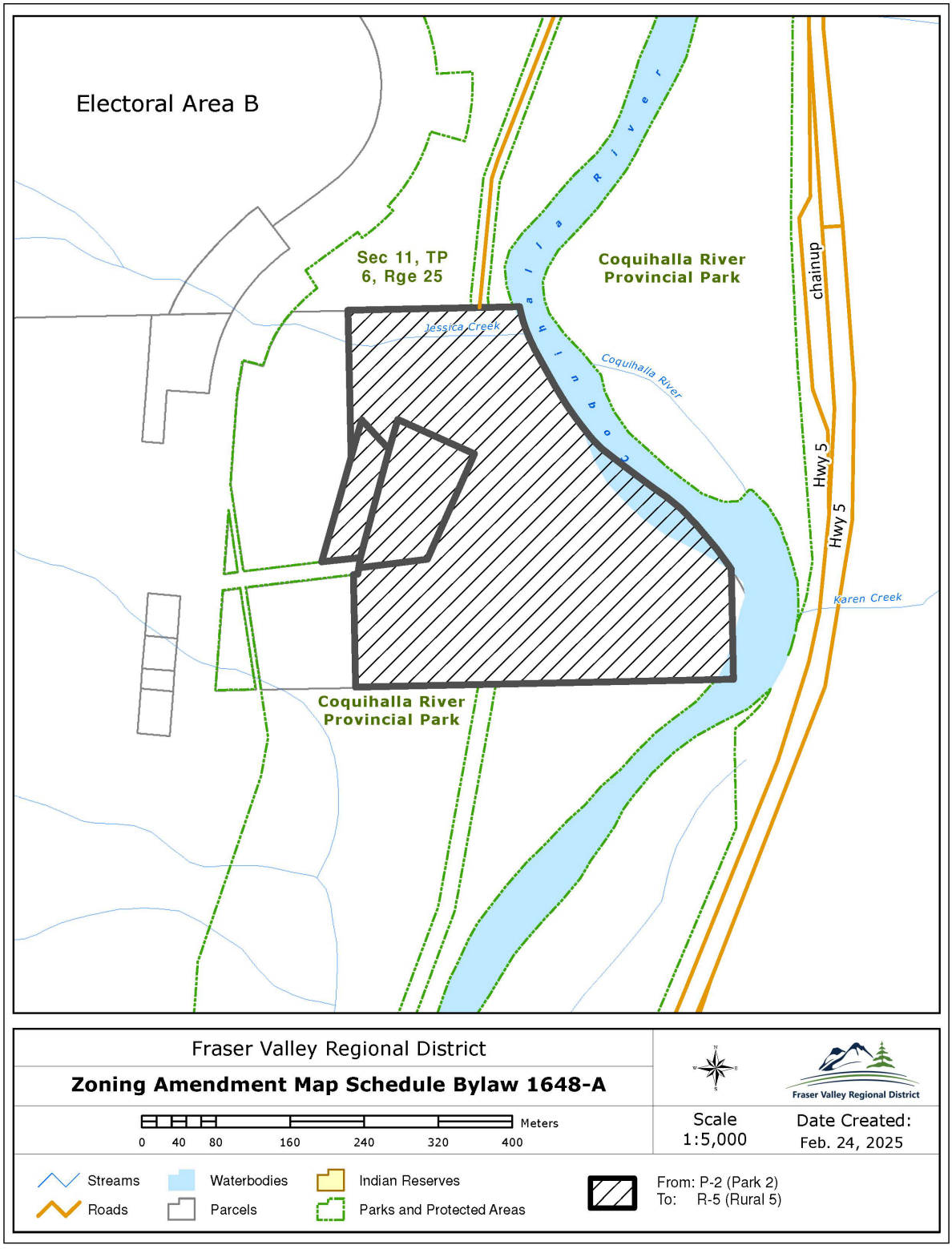
Dated at Chilliwack, B.C. on

_____

Corporate Officer/ Deputy

DRAFT

FRASER VALLEY REGIONAL DISTRICT BYLAW NO. 1648, 2022
Map Schedule 1648-A



This is map 1 of 1 constituting Schedule 1648-A, attached to and forming part of *Fraser Valley Regional District Zoning Amendment Bylaw No. 1648, 2022.*

Fraser Valley Regional District

STAFF REPORT

To: Electoral Area Services Committee **Date:** 2025-07-10

From: Andrea Antifaeff, Planner II

Subject: Area C Official Community Plan Update – Consideration of Second Reading Bylaw No. 1747, 2024

Reviewed by: Katelyn Hipwell, Manager of Planning
Graham Daneluz, Director of Planning & Development
Beth Klein, Controller/Deputy CFO
Stacey Barker, Director of Regional Services/Deputy CAO
Jennifer Kinneman, Chief Administrative Officer

RECOMMENDATION

THAT the Fraser Valley Regional District Board give second reading to the bylaw cited as *Fraser Valley Regional District Official Community Plan for Portions of Electoral Area C – Lake Errock and Harrison Mills, Bylaw No. 1747, 2024*;

THAT the *Fraser Valley Regional District Official Community Plan for Portions of Electoral Area C – Lake Errock and Harrison Mills, Bylaw No. 1747, 2024* 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 Official Community Plan for Portions of Electoral Area C – Lake Errock and Harrison Mills, Bylaw No. 1747, 2024* to Director Dickey or, in their absence, to Director Dixon;

THAT Director Dickey, or in their absence Director Dixon, preside over and Chair the Public Hearing with respect to proposed *Fraser Valley Regional District Official Community Plan for Portions of Electoral Area C – Lake Errock and Harrison Mills, Bylaw No. 1747, 2024*;

AND FURTHER 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 Portions of Electoral Area C – Lake Errock and Harrison Mills, Bylaw No. 1747, 2024* in accordance with the *Local Government Act*;

AND FINALLY THAT in the absence of both Director Dickey and Director Dixon, at the time of the Public Hearing with respect to proposed *Fraser Valley Regional District Official Community Plan for Portions of Electoral Area C – Lake Errock and Harrison Mills, Bylaw No. 1747, 2024*, 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.

BACKGROUND

An official community plan (OCP) is a statement of objectives and policies to guide decisions on planning and land use management, within the area covered by the plan, respecting the purposes of local government as defined under Section 471 of the *Local Government Act*. While it does not authorize or commit the Regional District to undertake specific projects, the adoption of an OCP ensures that future bylaws and works are consistent with the policies set out in the OCP (*Local Government Act*, s. 478).

The current OCP for Area C was adopted in 2000. Over the past two decades, this plan has guided growth and development in the area, shaping land use decisions and supporting the community's evolving needs. Much of the original vision has been realized.

While the current OCP has served the community well, recent interest in residential, commercial and recreational development, particularly within the Harrison Mills and Lake Errock neighbourhoods, has made it clear that an updated policy framework is needed to guide decision-making and development. The updated OCP aims to reflect a vision for the future that balances growth with environmental stewardship, supports diverse housing options, and responds to the infrastructure realities of rural development. The *Fraser Valley Regional District Official Community Plan for Portions of Electoral Area C – Lake Errock and Harrison Mills, Bylaw No. 1747, 2024* has been developed in response to these priorities.

Following first reading in July 2024, the draft OCP, including the Harrison Mills Neighbourhood Plan and the Lake Errock Neighbourhood Plan, has been refined based on extensive consultation and technical review. The draft OCP is now ready for further consideration by the FVRD Board and the public.

DISCUSSION

Harrison Mills Neighbourhood Plan

The Harrison Mills Neighbourhood Plan (HMNP), presented as part of the Area C OCP, was developed in response to ongoing development interest in the areas, including residential, commercial and recreational proposals. Although the FVRD has not received an application for new development in Harrison Mills, developers have hosted public information meetings to present various development concepts. In response to this increasing interest, a neighbourhood planning process was undertaken to guide future growth. The HMNP does not respond to a site-specific application or concept but instead establishes a policy framework under which future site-specific development applications can be considered. The HMNP will support and guide future development interests in ways that support the objectives of the HMNP. The HMNP has been generally supported by the community after an iterative and community-driven planning process and is intended to be adopted by the FVRD Board in advance of site-specific redevelopment.

Feasibility

When deciding on whether to make a site-specific redevelopment application in Harrison Mills, a major consideration for potential developers will be the costs associated with civil servicing for the development. Urban System's analysis of the financial viability of the HMNP concludes that *"the off-site infrastructure cost limits the financial viability of the overall development of the designated uses in Harrison Mills"*. This means that in today's market conditions, development is not likely to be financially viable right now. However, adopting the HMNP will give future developers certainty on how the community wishes to develop and the infrastructure required to service future development.

Urban System's financial review forecasts an improved scenario where a combination of more efficient servicing, efficient development layouts, and a 25% increase in sales prices across all residential units would result in financially viable development. Therefore, the timing of future development in Harrison Mills will be dependent upon future market conditions, careful site planning and the initiative of private developers.

Lake Errock Neighbourhood Plan

In 2022, the FVRD received applications for zoning and official community plan amendments for the redevelopment of the Lake Errock Gravel Pit. The proposed development is known as the Harrison Rise proposal. The Lake Errock Neighbourhood Plan (LENP), presented as part of the OCP, was prepared in response to the development applications. It is based on the development and land use concept provided by the developer.

Although the zoning amendment application was withdrawn in March 2025, the application to amend the OCP is active and the LENP remains a component of the draft C Official Community Plan (OCP). The LENP establishes a policy framework that outlines requirements for future site-specific zoning applications, including policies that consider both on-site development and off-site impacts on the Lake Errock community. Should a new zoning amendment application to facilitate the redevelopment of the existing gravel pit be submitted in the future, the proposal will be evaluated against the policies set out in the OCP and LENP.

While the LENP establishes robust policies to guide future applications, public concerns have largely focused on the scale and density of the Harrison Rise development proposal rather than the supporting policy framework itself. While some residents have expressed frustration with the process and perceived lack of changes to the development concept, staff remain confident that the proposed OCP and LENP together provide a strong and transparent foundation to manage development impacts and secure meaningful community benefits while still reflecting the development concept presented in the application. Staff recommend proceeding to second reading, followed by a public hearing at which the community can express their views on the refined policy direction.

The LENP is built on key planning principles are non-negotiable in later stages. These embedded requirements provide a clear framework for both the public and the developer. They include the need for development to be financially self-sustaining and to result in service areas that are viable over the long term. The plan also requires a well-connected neighbourhood design that supports transit

service, an active transportation connection between Lake Errock and Harrison Rise, and significant community benefits such as improvements to water system resiliency and constructed capacity at the wastewater treatment plant to support both new and existing residents. These requirements are not discretionary conditions to be debated at rezoning; they are policy commitments that must be met as part of any future approvals.

Feasibility

When deciding on whether to make a site-specific zoning amendment application in Lake Errock (specifically for the Harrison Rise lands), a major consideration will be the costs associated with servicing for the development. Urban System's analysis of the current financial viability of the Harrison Rise OCP amendment concludes that *"the sewer infrastructure required to serve the proposed Harrison Rise development is not financially sustainable. Overall, the challenge being seen with the sewer infrastructure is the high fixed costs of the wastewater treatment plant and the few units in the early years. The model shows that there is a large accumulated deficit by the time the development achieves a break-even point when there are enough units for the tax and user rates to generate more funds than are spent on an annual basis, and the FVRD can start setting funds aside in the reserve fund. For many years there are not enough units in the proposed Harrison Rise development to support the costs of the wastewater treatment plant without high parcel taxes and user rates".* The study also concludes that there would be financial impacts on existing ratepayers for the park and fire services required to support the Harrison Rise development. Costs associated with expanded water and solid waste services would not impact existing ratepayers and would be recoverable from the new development.

This means that in today's market conditions, development does not appear to be financially viable; market research indicates that the market will not support development today. However, economic conditions can change quickly. Adopting the LENP would establish the land use, servicing, and community benefit policies needed to beneficially develop the lands in the future when economic conditions are favourable.

Economic Realities and Policy Readiness

In both cases, economic analysis reveals significant development challenges related to servicing costs. Whether evaluating new greenfield development or expanding services into unserviced areas, the costs are consistently high. These costs stem from the need to build infrastructure from the ground up, without the benefit of legacy investments in existing systems that can be built upon to accommodate new development. Despite differences in location and land use objectives, both feasibility studies highlight a shared challenge, the economic feasibility of development is constrained by the upfront capital required for servicing and infrastructure. Costs for materials, land, labour and borrowing needed to build new infrastructure are high at this time. In addition, the relatively lower rate of projected market absorption of new units in this area means that the breakeven point for infrastructure costs/revenues (when there are enough new housing units to financially support the new infrastructure) is pushed into the future causing a longer period of revenue shortfall.

This commonality underscores the fact that economics must be a foundational consideration in planning for new development areas. However, economic conditions are fluid. Market shifts, interest rate fluctuations, and external funding source availability (such as federal or provincial infrastructure grants), can quickly shift the viability of a development. Because of this volatility, it is essential for policy to stay ahead of economics in areas where significant growth in planned. A strong policy framework can provide a clear vision and a robust set of expectations that reflect current economic constraints while remaining adaptable to future change. Plus, it allows developers to move quickly when market conditions are favourable.

The draft OCP responds to these conditions by establishing practical, forward-looking policies that set the stage for what is required to support future development, recognizing today's financial realities while building flexibility to accommodate future shifts in funding, servicing capacity, or development feasibility.

Implications of Advancing the OCP Without a Zoning Amendment Application

A key consideration in adopting the draft OCP without a concurrent zoning amendment application is the impact on future public consultation. The draft Official Community Plan (OCP) includes land use designations for the Harrison Rise lands based on the development concept provided by the developer at the time of their zoning and official community plan amendment applications. The zoning amendment application was withdrawn by the developer in March 2025.

Should the OCP be adopted with the Harrison Rise lands designated as proposed, a future zoning amendment application aligned with these new designations would not trigger the same level of public consultation. In April 2024, legislative amendments through Bill 44 established new provisions in the *Local Government Act* related to public hearings. The changes specify that a local government must not hold a public hearing on a proposed zoning bylaw where:

- There is an OCP in effect for the area that is subject of the zoning bylaw;
- The bylaw is consistent with the OCP;
- The sole purpose of the bylaw is to permit a development that is, in whole or in part, a residential development; and,
- The residential component of the development accounts for at least half of the gross floor area of all buildings and other structures proposed as part of the development.

This means that if a subsequent zoning amendment application is consistent with the OCP, the Regional District cannot hold a public hearing on it. As a result, formal opportunities for community input are limited.

The adoption of the OCP with the proposed designations effectively sets the framework for future zoning and development approvals and limits the scope for additional community feedback on those specific land use decisions.

This fact emphasizes the importance of ensuring that public consultation during the OCP process is thorough, transparent, and inclusive, as it may be the only formal opportunity for community input on the proposed land uses for the Harrison Rise lands.

Consideration of Relevant Policies and Plans

In accordance with Local Government Act s. 477, the local government must consider the proposed OCP in conjunction with its financial plan and any waste management plan. The draft *Fraser Valley Regional District Official Community Plan for Portions of Electoral Area C – Lake Errock and Harrison Mills, Bylaw No. 1747, 2024* was drafted specifically to 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 representing 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 from the Regional Board and inclusion in the Financial Plan. The draft OCP was referred to the Chief Financial Officer for review, and the plan was determined to be consistent with the FVRD 2025-2029 Financial Plan Bylaw No. 1769, 2025.

Solid Waste Management Plan

The OCP policies related to the management of solid waste management were drafted to be consistent with the goals of the FVRD Solid Waste Management Plan. The draft OCP was referred to the Manager of Environmental Services for review and the plan was determined to be consistent with the FVRD Solid Waste Management plan.

Public Hearing

Public Hearing Chairperson

In accordance with the public hearing policy, the role of meeting chairperson shall be delegated by FVRD Board resolution. Given the scope, complexity, and anticipated high level of public interest and attendance of the public hearing staff recommend, that the Area Director not serve as the chair. Staff have recommended that Director Dickey or Director Dixon, in their absence be appointed as chair of the public hearing. This approach allows the Area Director to thoughtfully consider public comments without the added responsibility and procedural demands of chairing what is anticipated to be a well-attended public hearing.

Virtual Public Hearing

The FVRD aims to ensure public hearings are held in a manner that provides a safe, accessible, and convenient environment for all persons who believe that their interest in property is affected to be afforded a reasonable opportunity to be heard or to present written submissions. In accordance with

the Public Hearing policy, the public hearing formats for consideration are either virtual or in-person. When deciding on the format of the public hearing considerations related to safety, accessibility, and convenience of public hearing participants, and the safety of FVRD staff, are primary.

At the direction of the FVRD Board, a public hearing will be held following second reading of the draft Area C OCP. In accordance with legislative requirements, advanced notice of the hearing will be mailed to all property owners and residents within the Plan area. Notice will also be posted to the FVRD website, and the Have Your Say project page.

As outlined in the Public Hearing policy the benefits of a virtual hearing include:

- Greater accessibility to a range of participants, including people with
  - Limited mobility
  - Long travel distances
  - At-home responsibilities
  - Seasonal residences or properties
- Greater control over disruptive comments or unruly participants. This can result in a safer and more predictable environment
- Allows participants to participate via computer, device, or telephone from any location
- Well suited to matters applying to a large geographical area

Some challenges with this approach include:

- Less interaction between participants
- Residents must have internet services for visual components of the public hearing but can participate in the audio component of the meeting with any phone

Given the benefits described above, staff recommend conducting the public hearing in a fully virtual format.

Next Steps

The steps outlined in Table 1 present the revised consultation and engagement strategy pathway for the Area OCP update. Steps 1a and b and 2 have been completed.

We are currently in Step 3. Staff are bringing the draft OCP forward for 2nd reading followed by a public hearing (Step 4) anticipated in late summer.

This phased approach ensures a transparent and inclusive planning process, providing adequate opportunity for residents, Indigenous communities, agencies, stakeholders, and the FVRD Board to consider and provide comments on the various aspects of the Area C OCP update. This process will help to ensure that the final OCP and Neighbourhood Plans reflect the needs and aspirations of Area C residents.

Step	Responsible	Timeframe
1. Consultation on 1st Reading draft		
a. Referrals	FVRD	Completed
b. Mail-out, Have Your Say Discussions	FVRD	Completed
2. Publication of Servicing Feasibility Study for Lake Errock Neighbourhood Plan	FVRD	Completed
3. Consideration of 2nd Reading	FVRD Board	July 2025
4. Public Hearing	FVRD	August 2025

Table 1: Next Steps on the Consultation Path

COST

The Area C Official Community Plan update has been identified as a multi-year priority project for the 2024/2025 Electoral Area Planning work plan. Costs associated with this update are covered through the Electoral Area Planning Services budget.

Costs associated with consulting services for the review of the proposed Harrison Rise development are covered through capacity funding secured through the Developer Contribution Agreement between the FVRD and GWEB Holdings Inc.

Costs associated with the consulting services for the review of the Harrison Mills Neighbourhood Plan are covered through capacity funding secured through the Developer Contribution Agreement between the FVRD and Pretty Estates.

CONCLUSION

The draft *Fraser Valley Regional District Official Community Plan for Portions of Electoral Area C – Lake Errock and Harrison Mills, Bylaw No. 1747, 2024*, made available for public review in July 2024, has received considerable feedback from the public as well as affected parties. The amendments to the draft OCP reflect feedback received through the consultation process and technical analysis, and staff recommend that the draft OCP is ready for further consideration by the Regional Board and to subsequently proceed to public hearing.

OPTIONS

Option 1: (Staff Recommendation)

MOTION: THAT the Fraser Valley Regional District Board give second reading to the bylaw cited as *Fraser Valley Regional District Official Community Plan for Portions of Electoral Area C – Lake Errock and Harrison Mills, Bylaw No. 1747, 2024*;

THAT the *Fraser Valley Regional District Official Community Plan for Portions of Electoral Area C – Lake Errock and Harrison Mills, Bylaw No. 1747, 2024* 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 Official Community Plan for Portions of Electoral Area C – Lake Errock and Harrison Mills, Bylaw No. 1747, 2024* to Director Dickey or, in his absence, to Director Dixon;

THAT Director Dickey, or in his absence Director Dixon preside over and Chair the Public Hearing with respect to proposed *Fraser Valley Regional District Official Community Plan for Portions of Electoral Area C – Lake Errock and Harrison Mills, Bylaw No. 1747, 2024*;

AND FURTHER 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 Portions of Electoral Area C – Lake Errock and Harrison Mills, Bylaw No. 1747, 2024* in accordance with the *Local Government Act*;

AND FINALLY THAT in the absence of both Director Dickey and Director Dixon, at the time of the Public Hearing with respect to proposed *Fraser Valley Regional District Official Community Plan for Portions of Electoral Area C – Lake Errock and Harrison Mills, Bylaw No. 1747, 2024*, 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.

OPTION 2:

MOTION: THAT the Fraser Valley Regional District Board refer the Area C OCP back to staff and direct staff to remove the proposed Harrison Rise development components from the OCP to allow consideration of the Area C OCP and Harrison Mills Neighbourhood Plan to proceed independently;

AND THAT the Fraser Valley Regional District Board direct staff to bring the Harrison Rise development application back to the Board separately to allow consideration of potential options.

FRASER VALLEY REGIONAL DISTRICT
BYLAW NO. 1747, 2024

To adopt the Official Community Plan for portions of Electoral Area C - Lake Errock and Harrison Mills

---

WHEREAS the Board of Directors of the Fraser Valley Regional District ("the Board") wishes to adopt an Official Community Plan for portions of Electoral Area C - Lake Errock and Harrison Mills.

THEREFORE the Board enacts as follows:

1) CITATION

This bylaw may be cited as *Fraser Valley Regional District Official Community Plan for Portions of Electoral Area C - Lake Errock and Harrison Mills, Bylaw No. 1747, 2024.*

2) AREA OF APPLICATION

This bylaw shall apply to the areas shown on the map attached hereto as **Schedule 1 – Plan Area Boundary** and forming an integral part of this bylaw.

3) SCHEDULES

The Official Community Plan for Portions of Electoral Area C is comprised of the text, schedules, maps, tables and figures contained in Schedule 1747-A attached hereto and forming an integral part of this bylaw.

4) 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.

5) REPEAL

Fraser Valley Regional District Official Community Plan for Portions of Electoral Area C, Morris Valley, Harrison Mills and Lake Errock, Bylaw No. 0020, 1998 is hereby repealed.

6) READINGS AND ADOPTION

READ A FIRST TIME THIS 25th day of July, 2024.

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

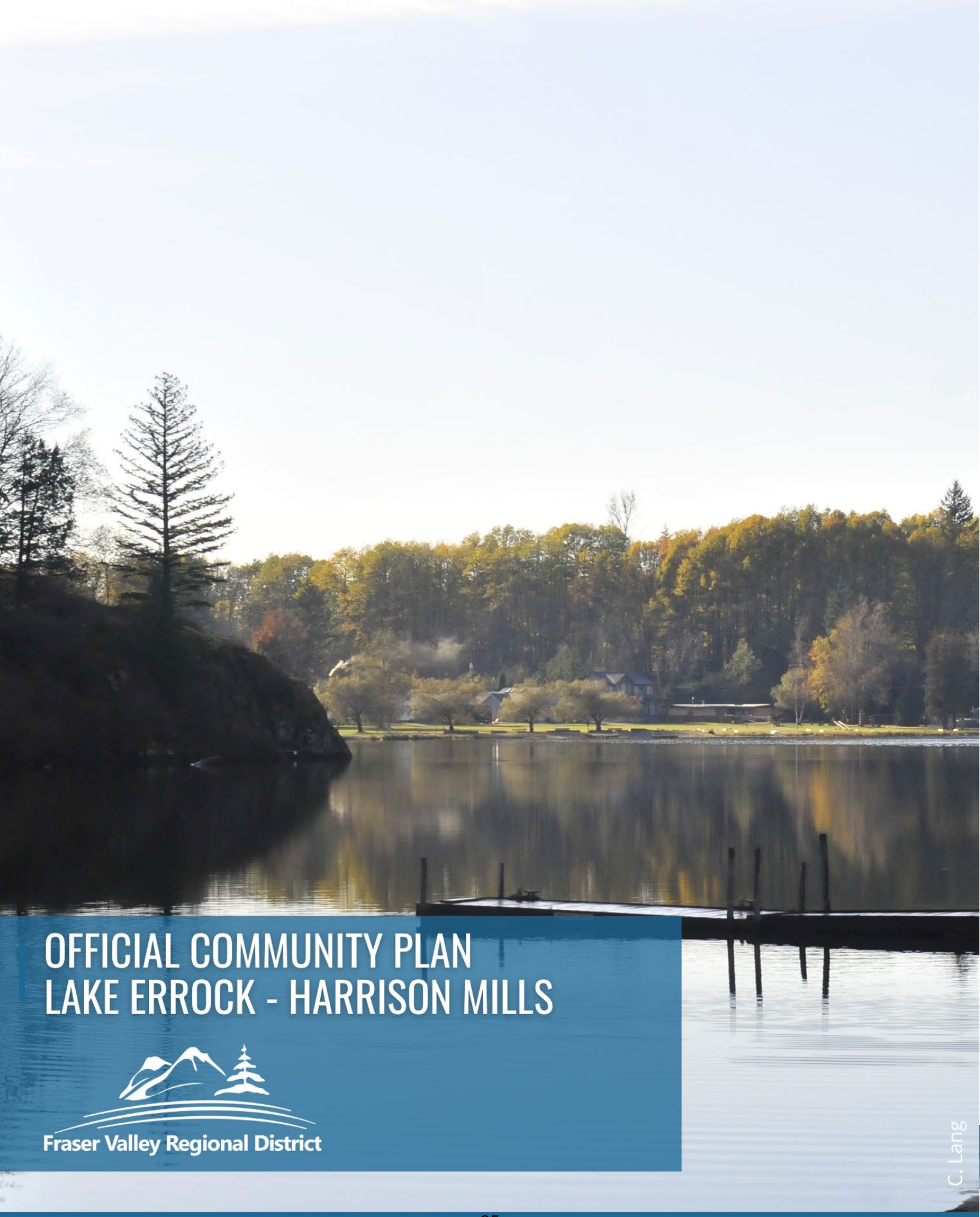
I hereby certify that this is a true and correct copy of *Fraser Valley Regional District Official Community Plan for Portions of Electoral Area C – Lake Errock and Harrison Mills, Bylaw No. 1747, 2024* as adopted by the Board of Directors of the Fraser Valley Regional District on

Dated at Chilliwack, B.C. on

_____

Corporate Officer/Deputy

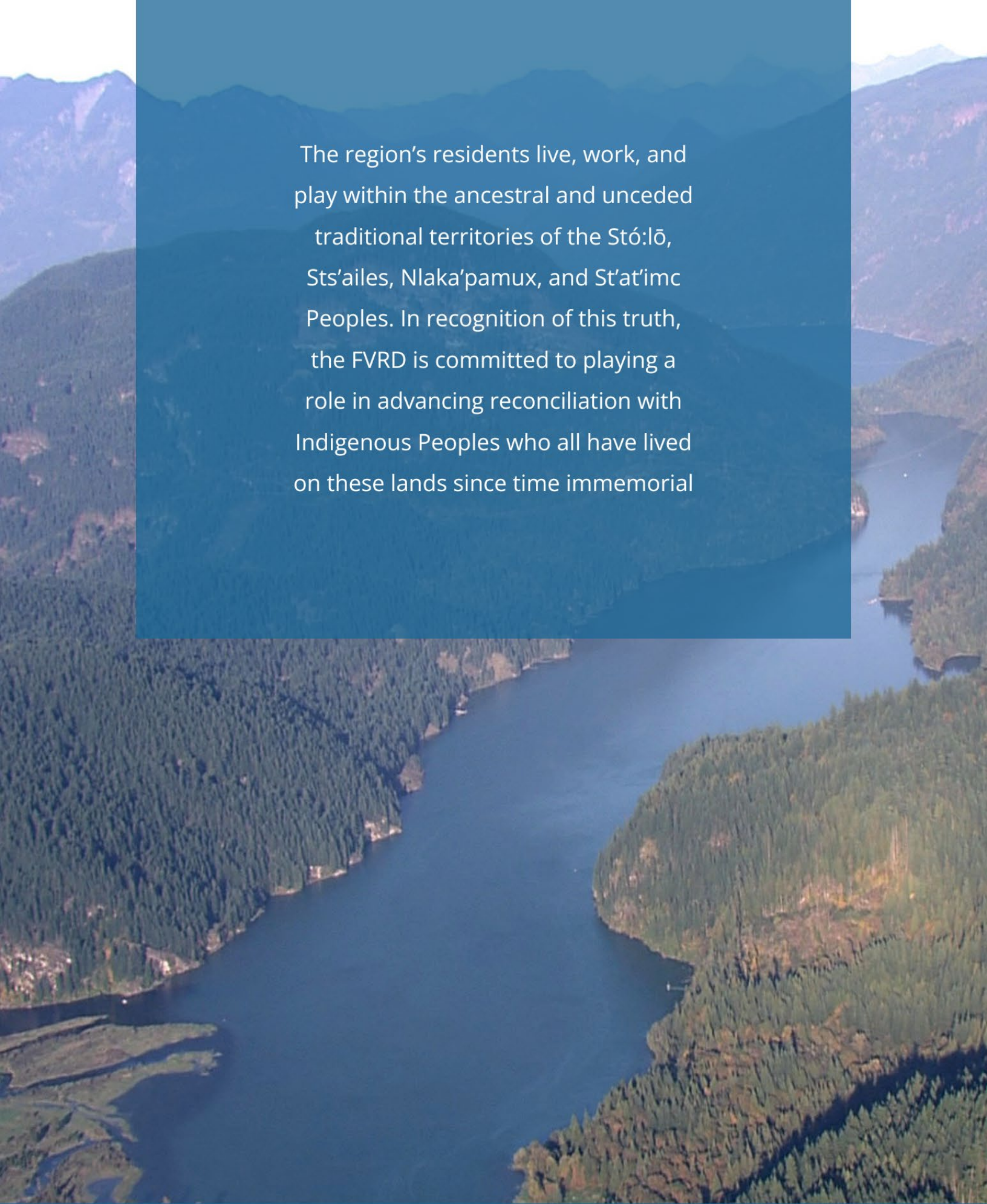
Schedule 1747-A – Official Community Plan for Portions of Electoral Area C - Lake Errock and Harrison Mills



OFFICIAL COMMUNITY PLAN
LAKE ERROCK - HARRISON MILLS

Fraser Valley Regional District

C. Lang



The region's residents live, work, and play within the ancestral and unceded traditional territories of the Stó:lō, Sts'ailes, Nlaka'pamux, and St'at'imc Peoples. In recognition of this truth, the FVRD is committed to playing a role in advancing reconciliation with Indigenous Peoples who all have lived on these lands since time immemorial

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INTRODUCTION

D. Lapeinte

INTRODUCTION

Purpose of the Official Community Plan

What is an Official Community Plan?

An Official Community Plan (OCP) identifies where we are going and how we will respond to growth and change over the next 20 years. The OCP aims to achieve the following:

- Sets out the big picture for the future of the community
- Provides a long-term perspective of how Area C will evolve over the next 20 years
- Serves as a broad statement of objectives and policies that support the long-term vision
- Guides the Regional Board with Plan policies and gives direction to decisions, but is not a regulation
- Reflects community values and balances interests based on feedback from affected parties and residents
- Conveys a broad impact and scope with policies that affect a range of Regional District interests, from sewage disposal and subdivision to parks and more
- Identifies steps to address community needs. Not all issues can be resolved by the Plan. Implementation of the Plan policies will occur over time through subsequent specific plans, bylaws, and as development occurs

Provincial legislation in the *Local Government Act* requires OCPs to address the following key areas:

- Residential development and their location, amount, type, and density required to meet anticipated housing needs over at least 20 years, including consideration for affordable, rental, and special needs housing
- Commercial, industrial, institutional, agricultural, recreational, and public utility land uses and their respective location, amount, and type of present and proposed uses
- Sand and gravel deposits, their location, and areas suitable for future extraction
- Hazardous and environmentally sensitive lands, and development restrictions for their use
- Major road, sanitary sewer, and water systems with their approximate location and phasing
- Public facilities proposed for the area, and their approximate location and type

» Greenhouse gas emission reduction targets within the Plan area, along with policies and actions of the Regional Board to achieve these targets

Effect of the Plan

What does an Official Community Plan do?

The Regional Board is required by the *Local Government Act* to comply with the policies of this OCP as follows:

» **All bylaw amendments shall be consistent with the OCP**. A 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 shall be consistent with the provisions of the Official Community Plan.

» **OCP policy is a guide, not an obligation.** The adoption of this Plan provides a guide to the Regional Board in decision making but does not commit the Regional Board or any other governmental body to undertake any project outlined herein. Nor does the Plan authorize the Regional Board or any other governmental body to proceed with a project except in accordance with the procedures and restrictions established by any Act.

POLICY

0.1.1 **Conformance with zoning bylaw.** It is not the purpose of the Regional Board to proactively rezone lands to achieve the goals set out in this Plan or to achieve immediate consistency between the Plan and the zoning bylaw. Rather, the Regional Board will implement the goals of the Plan over time and through site-specific consideration and application of the policies contained herein. Accordingly, development proposals shall be required to conform to this Plan or any Neighbourhood Plan, and, where necessary, shall require an amendment to the zoning bylaw to ensure consistency.

Planning Area Boundaries

The Plan area for the Area C OCP includes the rural village areas of Harrison Mills and Lake Errock. The formal boundaries of the Plan area, including neighbourhood planning areas, are identified on Schedule 1 - Boundary of Plan Area and Neighbourhood Plan Areas.

Planning Process

The development of this Plan is based on the recognition that the policies outlined in the previous Plan have largely been achieved. Additionally, it acknowledges the need to address

the growing and unforeseen development pressures in Area C through updated policies, informed by current data and reflective of the values and priorities of the present community. The development of the Plan involved consultation with Area C residents, landowners, Indigenous communities, provincial and federal agencies, local interest groups, and other affected parties. Consultation for the Plan was guided by the *Electoral Area C Official Community Plan Update - Engagement Strategy*, the Electoral Area Services Committee (EASC), and the Regional Board and included:

- A project website on Regional Districts Have Your Say platform, active for the duration of the project
- Communications via project newsletters
- Community survey
- Five public meetings
- Engagement with Indigenous government staff and officials
- Engagement with provincial and federal government agencies
- Engagement with local landowners and businesses

The planning process included referrals, collaboration with Indigenous governments and knowledge keepers, and information sharing between provincial and federal levels of government. The process included the acquisition of numerous technical inputs, which included:

- FVRD Housing Needs Reports
- Overview Geohazard Assessment
- Overview Environmental Assessment
- Statistics Canada Data
- FVRD Age-Friendly Rural Communities Gap Analysis

This Plan was developed concurrently with the Harrison Mills Neighbourhood Plan and the Lake Errock Neighbourhood Plan. Consultation and technical assessments undertaken for those projects informed policy development for the OCP and vice versa and are outlined in detail within the Neighbourhood Plans.



Figure 1: Components/Influences contributing to OCP

This OCP and the policies contained herein set out the vision, strategies, and objectives for the community over the next 20 years. The Plan is intended to provide guidance and direction to the Regional Board, provincial and federal levels of government, and the community on a variety of topics, including land use, housing, transportation, and infrastructure.

Consultation & Collaboration

Successful implementation of the OCP 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, reconciliation, and cooperation in community development. Key partners in the development and ongoing implementation of this OCP include:

- Business and industry
- City of Mission
- District of Kent
- Leq'á:mel First Nation
- Ministry of Transportation and Transit (MOTT)
- Province of British Columbia
- Residents and property owners
- School Districts Nos. 75 and 78
- Sq'éwlets
- Sts'ailes

» Village of Harrison Hot Springs

POLICY

0.1.2 **Commitment to consultation.** The Regional Board is committed to ensuring that consultation undertaken during the development, amendment, or repeal of this Official Community Plan will meet or exceed the requirements of the *Local Government Act*. Consultation should be commensurate with the scope and scale of the change contemplated.

0.1.3 **Early and ongoing consultation is encouraged.** Development proponents who require an Official Community Plan and/or zoning amendment should undertake early and ongoing communication and consultation with Indigenous governments and affected community members, including but not limited to landowners, residents, and business operators, to identify areas of shared interest, concerns, and optimal outcomes.

0.1.4 **Coordination with the Agricultural Land Commission.** All applications for zoning amendments, plan amendments, and temporary use permits within the Agricultural Land Reserve, and directly adjacent to Agricultural Land Reserve lands shall be circulated to the Agricultural Land Commission for review.

Plan Structure & Interpretation

Policies in this Plan are numbered and identified. Policies are often preceded by a discussion which is intended to provide context to the policy statements. The discussions are intended as summaries for the reader's convenience and do not represent official Plan policy. Policies stand on their own as expressions of the Regional Board.

References to Area C refer to the OCP area. References to Electoral Area C refer to the broader Electoral Area C and include lands outside the boundary of the Plan, such as Hemlock Valley.

Neighbourhood Plans are included as schedules to this Plan, where available, and may be amended and developed from time to time as the community evolves. Neighbourhood Plans are intended to provide additional objectives and policies specific to each neighbourhood planning area. Neighbourhood Plans are aligned with, informed by, and help achieve the overarching vision of the OCP. Neighbourhood Plans will be adopted through an OCP amendment process and shall meet the legislative requirements of the *Local Government Act*. Each Neighbourhood Plan is subject to a public consultation process consistent with the requirements for an OCP amendment.

Development Permit Area guidelines are also provided as part of this Plan. The guidelines shape the form and character of new development, protect development from hazardous

conditions, and encourage best practices or promote environmental integrity. The guidelines ensure that all new development continues to achieve the policies of this Plan.

Key Interpretation Terms

The 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" refers to an imperative course of action which is within the scope of the Regional Board's powers to provide, enact, regulate, or enforce;

"Should" refers to a desirable course of action to be taken by the Regional Board or other bodies or persons;

"May" refers to a permitted course of action which is available to the Regional Board or other bodies or persons; and,

"Will" refers to an expected result based on present information.

POLICY

0.1.5 **Designation boundaries are generalized.** Boundaries between different land use designations are general and not intended to be hard boundaries. In instances of split designated lands, or in circumstances where topography or watercourses affect land use, the exact boundary may be determined by the Regional Board.

Plan Amendment & Review

OCPs may be reviewed and amended as community values and priorities evolve, new legislation or contextual information arises, significant or unanticipated development proposals come forward, and in accordance with the requirements of the *Local Government Act*.

Neighbourhood Plans are included as schedules to this Plan and will continue to evolve as necessary. Neighbourhood plans provide additional goals, objectives, and policies specific to each neighbourhood planning area and have been developed to achieve coordination between servicing, transportation, and other services.

Implementation, Monitoring, & Evaluation

The Regional District will periodically review the implementation of this Plan and monitor progress to track the effectiveness of its policies and actions. Performance indicators may be used to evaluate current realities against past trends and future directions in order to support decision making.

POLICY

0.1.6 **Implementation roles and responsibilities.** The policies of this Plan will be implemented by the Regional Board in a variety of ways, including through subdivision and development control, servicing decisions, and policy approaches. Plan policies which relate to matters that are under the jurisdiction of provincial agencies or other authorities will be advanced through liaison, advocacy, and referral responses.

0.1.7 **Statement of public interest.** This Plan may be taken by the Ministry of Transportation and Transit Approving Officer as a statement of the public interest when evaluating the suitability of development activities.

0.1.8 **Implementation evaluation.** The Regional District will undertake periodic evaluation of the Plan and the progress on implementation of goals and policies. Evaluation will ensure the assumptions of the Plan remain valid and the priorities identified remain constant and will be used to determine if additional resources, support, or adjusted work planning are required to better implement and achieve the policies of this Plan.



BACKGROUND & CONTEXT

BACKGROUND & CONTEXT

Geographic Context

The Area C OCP area covers a broad land area north of the Fraser River, spanning from just east of Deroche along the Lougheed Highway to the Harrison River, and up the western shores of Harrison Lake. The Plan area includes the rural village areas of Lake Errock and Harrison Mills which are located within the narrow linear corridor running east to west between mountain slopes to the north, and Nicomen Slough, Lake Errock, and Harrison River to the south. This narrow corridor also contains the Lougheed Highway and CPKC rail line providing connectivity to the neighbouring municipalities of City of Mission to the west and District of Kent to the east. Significant amounts of mountainous, forested Crown land are contained within the Plan area.

Regional Context & Regional Growth Strategy

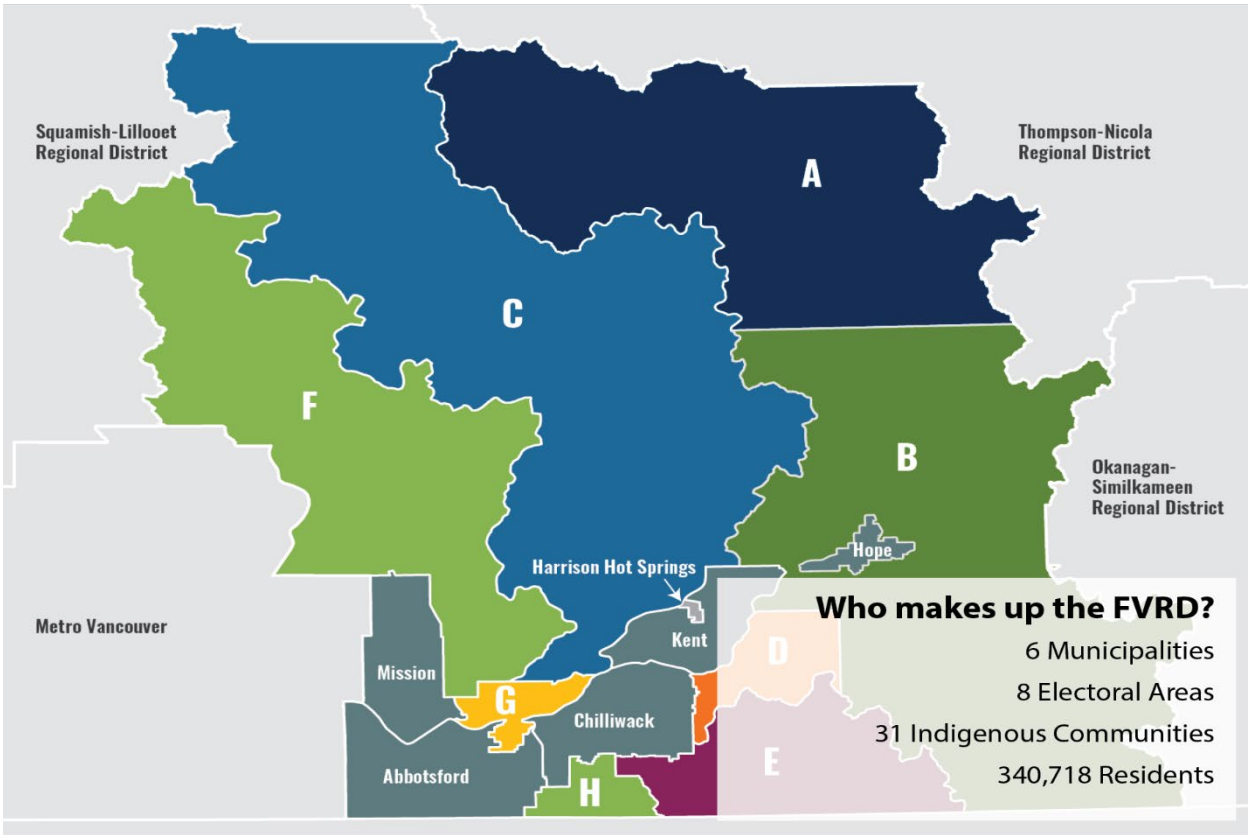


Figure 2: Fraser Valley Regional District Electoral Areas and Member Municipalities

How does Area C fit within the Fraser Valley?

Future growth and change for Area C are not only guided by the OCP but also by a larger regional plan that guides the overall development of the Fraser Valley. The Regional District's *Fraser Valley Future 2050 Regional Growth Strategy (RGS)*, adopted in 2024, is a strategic plan enabled by the *Local Government Act* that provides an overarching planning framework for coordinating the activities of local governments and the provincial government. It considers transit, housing, parks, economic development, and environmental issues from a regional perspective with the goal of creating healthy, sustainable communities. As a long-range vision with a 20 to 30-year scope, it aims to ensure the region as a whole is working toward a common future.

Regional Growth Influences

The Fraser Valley is a fast-growing region and the third most populous regional district in British Columbia with a total population of 340,718[1] in 2021. The majority (89%) of Regional District residents reside in the three municipalities of Abbotsford, Chilliwack, and Mission. By 2050, the population is estimated to increase by as much as 48% to around 504,000[2] people. Anticipating and accommodating this growth will create both opportunities and challenges for the region. Most growth is planned to continue in the member municipalities, but the surrounding electoral areas may absorb some of this growth.

The RGS anticipates that the Fraser Valley region will grow by an additional 163,000 residents from 2021 levels. It is expected that 96% of this growth will take place within the six member municipalities, in areas near employment and amenities. Only 4% of this projected growth will be accommodated in the rural electoral areas. This still means the electoral areas must be poised to accept up to 6,520 new residents by 2050. Recognizing the constraints to accommodating growth within the electoral areas, such as geotechnical hazards and Agricultural Land Reserve, this growth is unlikely to be evenly distributed throughout the Regional District's eight electoral areas. Instead, growth will be concentrated in the electoral areas that can offer proximity to member municipalities and urban centres and are located along major highways. Area C is well positioned to absorb a majority share of this growth due to these attributes.

The RGS aims to preserve rural lands, ensuring stable and modest growth over the next 20 years, and supports concentrated and compact growth in neighbourhood centres that are readily serviced by transit, community water and sanitary sewer service, public utilities, and community amenities. Area C is currently underserved by important services, infrastructure,

[1] Fraser Valley Future 2050: Regional Growth Strategy. High estimates including Indigenous Reserves and taking Census undercount and correctional facility populations into account.
[2] Ibid.

and amenities to support all types of housing needs. This means that Area C's ability to accept new growth will be contingent on significant improvements to levels of service.

The growth outlined in this Plan aligns with the goals of the RGS, aiming to develop and establish compact and complete rural village areas that prioritize environmental preservation, transit connections, active transportation networks, and sustainability. This entails diversifying housing options, expanding employment prospects, and enhancing overall community amenities, while ensuring the preservation of low-density, rural areas between villages. The evolution towards compact rural village development will result in an Area C community that better serves the needs of existing and new residents.

Consistency with the Regional Growth Strategy

The Area C OCP is consistent with the Regional Districts growth strategy's vision of being "a network of healthy, 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".

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.

RGS Goal	How This Plan is Consistent
Collaboration	Supports and encourages working collaboratively and identifying shared goals through land use planning and development
Economic Strength & Resiliency	Encourages economic growth within rural village areas and supports Indigenous economic development occurring within the Plan area
Living Well	Encourages compact development patterns that foster healthy choices through an accessible active transportation network and local provision of services and amenities
Community Building	Demonstrates collaborative plan development with residents, Indigenous communities, and policies that support and encourage community organizations
Ecosystem Health	Recognizes the unique ecosystem of the Plan area and the importance of the natural environment, preserves wildlife and fish habitats, and water resources
Transportation & Mobility	Recognizes the importance of pedestrian and trail connectivity. Prioritizes integrating new development with existing rural village areas through active transportation
Infrastructure & Services	Addresses water and waste servicing and other issues, and advocates for centralized systems and the transition away from on-site service delivery where appropriate

Climate Change	Advocates for improved transit, active transportation infrastructure, and complete community development principles to reduce car trips in rural villages

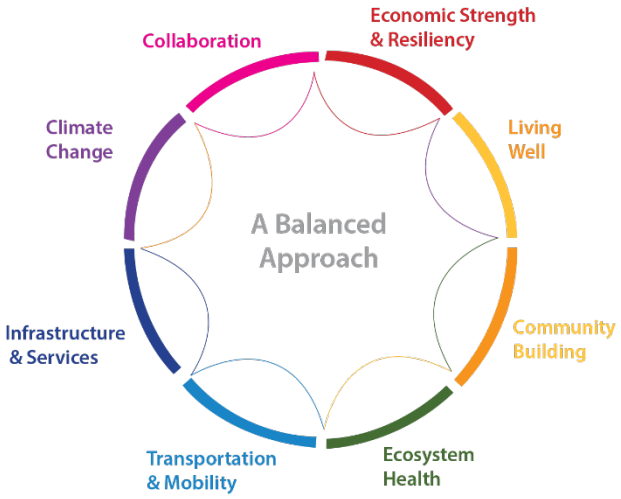


Figure 3: Balancing interconnected RGS objectives
Source: Fraser Valley Future 2050 Regional Growth Strategy

Community Profile

Looking forward, the Regional District and Area C are projected to continue growing. The projected population of Area C could rise from 1,053 people in 2021[3] to 1,550 in 2041[4] based on recent growth patterns. This represents a 47% population increase and an annual growth rate of 2.3% over 20 years. However, this Plan contemplates accommodating even more growth, departing from historical growth rates in Area C, to address the increasing regional growth pressure facing the Fraser Valley and Metro Vancouver.

Understanding the dynamics of population growth is important for identifying the housing needs of a community and the amount and types of land uses to support the population.

Indigenous reserve lands within the Plan boundaries include:

- Leq'a:mel - Holachten 8
- Sq'ewlets - Squawkum Creek 3
- Sts'ailes - Chehalis 5

While reserve lands are not subject to OCP policies, the Community Profile section accounts for on-reserve Indigenous populations, where noted, to better understand potential housing

[3] Statistics Canada. Census Profile. 2021 Census of Population.
[4] Calculated using the Linear Growth Model

needs, desire for services and amenities, and servicing coordination potential with future on-reserve developments.

Overall Population

The overall population in the Plan area grew by 6.2% between 2011 and 2021; however, the Plan area population, exclusive of Indigenous reserve lands, experienced a population increase of 12.7%. This is in comparison to a 13.7% population increase in British Columbia during the same timeframe.

	2021	2016	2011
Overall Population	2,013	1,928	1,895
» Area C OCP Area	1,053	975	934
» Indigenous Reserve Lands[5]	960	953	961

Table 1: OCP Area Populations 2011-2021

Source: Derived from Statistics Canada 2021, with Designated Place data from Hemlock Valley extracted

On-reserve population in the Plan area remained stable between 2011 and 2021, demonstrating 0% change overall despite notable population fluctuations experienced by each of the reserves in the Plan area.

Community	Reserve	2021 Population	2016 Population	% Change (2016-2021 population)
Leq'á:mel First Nation	Holachten 8	330	300	10.0% ⬆
Sq'éwlets	Squawkum Creek 3	130	116	12.1% ⬆

[5] Population data for Indigenous Reserve Lands is less reliable and likely an undercount. This is typical for Census data for any year, but especially for 2021, as data collection was during the peak of the pandemic and many Reserve Lands limited outside visitors.

Sts'ailes	Chehalis 5	500	537	-6.9% ↓

Table 2: OCP Area On-reserve Population Changes (2016-2021)
Source: Statistics Canada, Census Profile 2021 and 2016

Demographic Trends

On average, Area C has a significantly older population than that in the Regional District or on-reserve populations. The median age of Area C residents is 58.8 years, compared to 40.8 years in the Regional District. Additionally, the average household size is 2.0 residents per household, compared to 2.7 in the Regional District. The median age for on-reserve populations ranges by community, from 27 to 45.2 years, and household sizes are generally larger ranging by community, from 2.4 to 3.7 persons.

	Area C	Regional District	Indigenous Land Reserves
Median Age	58.8 years	40.8 years	27 - 45.2 years
Average Household Size	2.0 persons	2.7 persons	2.4 - 3.7 persons

Table 3: OCP Area Household Demographics
Source: Statistics Canada, Census Profile 2021

The demographic structure of Area C has remained relatively unchanged in the last number of years, with limited growth occurring within the youngest age range. There is a persistent portion of the population within the 60-74 age range. From 2011 to 2021, there was little change to the age ratios other than slight growth in the 60-74 age range. This suggests the community continues to attract this particular age of residents.

Housing Units in Area C

	Private Dwellings	Private Dwelling Occupied by Usual Residents	Unoccupied Dwelling Rate[6]
Area C OCP	713	503	29.5%
Indigenous Reserve Lands	348	332	4.6%

Table 4: OCP Area Housing Units and Occupancy
Source: Derived from Statistics Canada 2021, with Designated Place data from Hemlock Valley extracted

The number of dwelling units in Area C exceeds the housing unit needs for the area, however, a significant proportion of the dwelling units are not occupied on a full-time basis and may not contribute to the housing supply. In 2021, there were a total of 503 private dwellings occupied by usual residents, and 713 private dwellings within the OCP area. This means that there were approximately 210 unoccupied units (i.e., vacant units, vacation properties, short-term rentals) or units occupied by foreign residents and/or temporarily present persons (i.e., students, temporary foreign workers). Feedback received from residents referenced the growing appeal of Area C as a vacation destination and highlighted that with COVID-19, there has been an increase in the number of Lower Mainland and Fraser Valley residents investing in second properties. Given vacation homes are not usually occupied full-time, this trend may also be a contributing factor to the difference between private dwellings and private dwellings occupied by usual residents[7]. This trend does not translate to Indigenous reserve lands, where only 4.6% of dwellings are unoccupied.

Housing Needs Report

The *Local Government Act* requires that an OCP includes 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 20 years. The sections below utilize the BC Census of Population, the 2021 *Electoral Area Housing Needs Report*, the 2024 *Interim Housing Needs Report,* and development approval data to provide context for guiding future growth management.

[6] Unoccupied dwelling may include vacant dwellings, and seasonal or short-term rentals.
[7] City Spaces Consulting Ltd. (2021, March). *Electoral Area Housing Needs Report Fraser Valley Regional District*. Prepared for the Fraser Valley Regional District.

Housing Supply Gaps

In 2021, the Regional District completed a Housing Needs Report (Report) for all eight electoral areas. The Report is based on the 2016 census data which was the most recent data available at that time. An Interim Housing Needs Report (Interim Report) was completed in 2024 to reflect updated housing need projections and to meet new legislative requirements.

When the Report was completed, it anticipated a higher rate of population growth than was later demonstrated in the 2021 census. Due to assumptions that differed from those confirmed by the 2021 census data, the Report may overestimate the number of required housing units. Nonetheless, the Report offers several key findings that remain valuable for understanding the potential for population growth and housing needs in Area C.

The policies of this Plan will focus on meeting housing needs that are better suited for the Plan area and will address, where possible, the housing supply gaps identified in the Report.



Affordable Housing.

Significant price increases have occurred in Area C's housing market in recent years and prices are no longer affordable when compared to median income.



Purpose-Built Rental Housing.

Based on core housing need data, renter households are challenged to afford shelter costs and are living in inadequate housing at a higher rate than homeowners.



Accessible Housing.

Given the proportion of seniors in Area C and the limited diversity of the existing housing stock, there is a need for more accessible housing to enable independent living for seniors. As Area C's population continues to age, it will be important to ensure some new development is constructed to meet accessibility requirements.



Employee Housing.

With anticipated expansion plans for Sasquatch Mountain Resort and Sandpiper Resort, it will be important to consider housing options for future residents, such as dedicated purpose-built rental housing for resort staff employees.

Diversified Housing Stock.

With increasing home prices across Area C, a greater diversity of building types is needed to provide additional lower-cost housing options for entry-level homebuyers (e.g., young families, singles). Feedback from stakeholders expressed a desire to see additional housing options that may also accommodate downsizing seniors. Such housing options could be provided in the form of accessory dwelling units, duplexes, townhomes, and mixed-use developments.

Housing Needs

According to Statistics Canada, the total number of households and private dwellings occupied by usual residents in the Plan area increased from 438 in 2016 to 503 in 2021. This is an increase of 65 new dwellings in five years, an average of 13 new dwellings per year. This average is generally supported by the Regional District building permit data which indicates moderate construction of new housing with 148 new dwelling units completed between 2016 and 2024. This is an average of 16.4 new dwelling units completed per year. Most of this demand has been accommodated on existing parcels rather than through new subdivisions.

Looking forward, the Interim Report estimates that a total of 940 housing units are required within Electoral Area C by 2041[8]. This represents an additional 394 housing units over 2021 levels. These projections are calculated using a methodology established by the Province. However, the methodology necessitates incorporating regional growth rates that do not necessarily reflect historical growth rates in the electoral areas. This results in housing need projections that significantly exceed earlier housing estimates. These projections include housing needs for Hemlock Valley, a community located outside of the Area C OCP boundary.

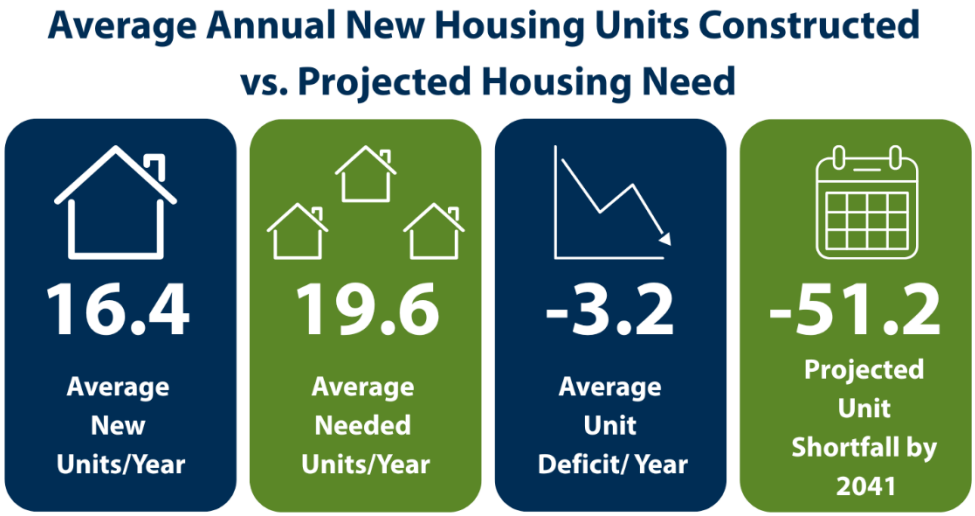


Figure 4: Tracking the Housing Gap: Units Built vs. Units Needed

[8] Fraser Valley Regional District. (2024, November). *Electoral Areas Interim Housing Needs Report Addendum Fraser Valley Regional District*.

The anticipated need for 394 additional housing units averages to19.6 housing units annually across the entire electoral area by 2041. Based on historical building permit data and construction trends, Area C will not meet the Interim Report's growth expectations by maintaining a similar pace of new construction. However, housing units may be increased within the Plan area to meet the projections over the life of the Plan, through the following alternatives to new subdivisions:

- Uptake on new zoning provisions for accessory dwelling units and secondary suites;
- Infill construction on existing vacant parcels (approximately 115 across the Plan area in 2023); and,
- Supporting conversion of short-term rentals to long-term housing supply.

Growth Management

Neighbourhood Plan & Rural Village Developments

The OCP sets a vision to work towards creating a more complete community through adopting smart growth principles relevant to rural areas. The Province of British Columbia released their first Complete Communities Guide[9] in 2023. The guide defines complete communities as:

> "Complete communities are communities – or areas within a community – which provide a diversity of housing to meet identified community needs and accommodate people at all stages of life, and provide a wider range of employment opportunities, amenities, and services within a 15–20-minute walk."

The Plan policies are drafted with the understanding that rural communities experience numerous challenges that can make it difficult to achieve the principles of complete communities. Amenities are typically few and far between, and connectivity through pedestrian linkages and transit are also limited. However, by establishing rural village areas that foster compact development and by preserving the rural character of the open space between village areas with intention, Area C can support many principles of a complete community.

There are two distinct rural village areas identified within the Plan area, as identified on Schedule 1 - Boundary of Plan Area and Neighbourhood Plan Areas. Each of these areas is supported by a Neighbourhood Plan, which outlines the anticipated level of growth and

[9] Government of British Columbia. (2023, April). *Complete Communities A guide to geospatial land use assessments for British Columbia's communities*.

development. The designated neighbourhood planning areas are Harrison Mills and Lake Errock. For the purposes of this Plan:

1. Harrison Mills primarily includes Morris Valley Road strata developments (e.g., Tapadera Estates, Harrison Lanes, River Reach, and Eagle Point), Sandpiper Golf Course, and Beach Camp Road properties.
2. Lake Errock will refer to all properties between Beaudry Road and those just north of Holatchen Creek on the northwest side of the Lougheed Highway, and on the southeast side, it includes the existing North and South Lake Errock Community.

While each rural village is unique, they collectively contribute to the rural–recreational character and environmental significance of the area. The goal is to collectively create a complete community anchored by two interconnected rural villages. Complete communities offer a mix of housing to accommodate people at all stages of life, a range of employment, and easy access to amenities to meet daily needs. Integrating new development into the existing rural village footprints, while maintaining the unique characteristics of each rural village will be an important consideration for future zoning and OCP amendment applications.

POLICY

0.2.1 **Housing needs to be provided in Neighbourhood Plan areas.** The anticipated housing needs in the Plan area will be accommodated through the development and redevelopment of the Harrison Mills and Lake Errock rural villages, consistent with their respective Neighbourhood Plans.

0.2.2 **Preservation of large rural parcels.** The Regional Board supports the preservation of large parcel sizes in areas outside the Neighbourhood Plan areas and will not support zoning amendments for greater densities in the absence of a comprehensive Neighbourhood Plan.

0.2.3 **Considerations outside the Neighbourhood Plan boundary.** Notwithstanding Policy 0.2.1 and the provisions of the Lake Errock Neighbourhood Plan, the Regional Board may consider land development proposals for the property located at 42904 Tait Road (PID 013-442-384) to support Indigenous-led development.

0.2.4 **Consistency with Neighbourhood Plans.** The Regional Board will support new development that requires an expansion of infrastructure or zoning amendments only in accordance with the Harrison Mills Neighbourhood Plan or the Lake Errock Neighbourhood Plan.

0.2.5 **Development considerations.** The Regional District may impose requirements in addition to those identified in the Plan policies based on specific implications identified during the review of a development application.

0.2.6 **Core area creation.** The Regional Board will support development proposals that reinforce the concept of compact rural village areas that provide for the commercial needs of the Plan area.

0.2.7 **Neighbourhood plan review/amendment.** The Regional Board may consider a neighbourhood plan amendment provided:

a. Comprehensive and integrated plans are presented which demonstrate and identify additional land use and densities;
b. Development trends, market absorption data, and updated housing needs assessment warrant such an extension or creation;
c. Development will bring meaningful community benefits that will increase the quality of life of the residents, not limited to meeting housing demands;
d. Development is planned and integrated with the rest of the neighbourhood plan area in a manner that respects the area's environmental sensitivity; and,
e. The long-term viability of service expansion is proven.

Harrison Mills Neighbourhood Plan

The Harrison Mills Neighbourhood Plan (HMNP) (Appendix I) is integral to this OCP. The HMNP area primarily includes Morris Valley Road developments (e.g., Tapadera Estates, Harrison Lanes, River Reach, and Eagle Point), Sandpiper Golf Course, and Beach Camp Road. A series of public, Indigenous, and interagency consultations were completed to shape the vision of the rural village.

The HMNP estimates a range of 180-250 additional units for single family, duplex, townhome, and apartment development. Assessing true subdivision and development potential is challenging, as each development must be determined on a site-specific basis. Additionally, uncertainties from housing market fluctuations create challenges in predicting the rate of growth over time.

The Harrison Mills area, which includes the junction of Morris Valley Road and the access route to Sasquatch Mountain Resort, will serve as the developed core for the Plan area with the implementation of the HMNP, redevelopment of Sandpiper Golf Resort, construction of the primary health care centre and expansion of the existing commercial uses.

In recent years, development interest in Harrison Mills has increased. Most notably, Sandpiper Resort has expressed its interest in redeveloping a portion of the golf course and the 'Beach Camp' land. Harrison Mills is home to the traditional territories of Sq'éwlets and Sts'ailes and is also an area of interest for other Indigenous communities. Parts of the HMNP area overlap with the Lhá:lt/Harrison-Chehalis Wildlife Management Area as a Salmon Stronghold and vital habitat for a significant eagle population. Before development is considered, the Regional Board directed staff to undertake a comprehensive neighbourhood plan to ensure the protection of the environment and provide for a healthy community.

Lake Errock Neighbourhood Plan

The Lake Errock area is positioned to be an additional long-term rural village area within Area C. The Lake Errock area refers to all properties southwest of Harrison Bay to Watkins Road. The Lougheed Highway runs through the proposed Lake Errock Neighbourhood Plan (LENP) area, severing the west side from the east side. The west side includes the existing Fraser Valley Aggregates gravel pit. The east side of the highway and the rail tracks include the lakeside community, commonly known as the Lake Errock community. In the 1960s, Lake Errock became a predominantly residential area with many vacation properties. The initial development pattern was located on the north and south sides of Lake Errock. The community is constrained by a single access and egress route, the CPKC rail line, and the lake that separates the north side from the south side. The Lougheed Highway and the rail tracks make it challenging to provide practical connections between the north and south settlement areas, as well as between the west and east sides of the Lougheed Highway.

In addition to planning for the existing Lake Errock development, the Regional Board is also considering the Harrison Rise development proposal which envisions ceasing the Fraser Valley Aggregates gravel pit operation and redeveloping the site for primarily residential uses. Together, the existing settlement area integrated with the redeveloped gravel pit properties offers a promising long-term option for development and growth under the guidance of a LENP as a compact rural village area. This area can accommodate increasing growth pressures along the Lougheed Highway, as it is currently served by a Regional District community water system with the potential to establish a Regional District community sanitary sewer system. Through a comprehensive Neighbourhood Plan process, new development will only take place where services can be provided in a timely, economically, socially, and environmentally sound manner. To that end, efficient use of land, transportation, and infrastructure systems will be an important consideration in major development decisions.

The Harrison Rise development is currently at a preliminary stage of application and envisions approximately 340 residential units, including single-family dwellings with the potential for up to 145 secondary suites. The concept also includes some commercial land uses along the Lougheed Highway. These units are in addition to approximately 260 lots existing within the

North and South Lake Errock settlements. The Plan policies support future development of the area ensuring that development occurs in a planned and comprehensive manner, rather than on an ad-hoc basis. The policies outlined in the LENP (Appendix II) must address the known challenges of the area, as well as concerns raised by residents and adjacent Indigenous communities, including:

- Impact on lake water quality from increased development of the surrounding areas;
- Consideration of community sanitary sewer connection to Sq'éwlets and the existing Lake Errock community to address lake water quality concerns due to potentially aging on-site sanitary sewer systems;
- Improvement of the existing community water system and increased capacity for future expansion within the LENP Area;
- 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 areas, lot layout, and mitigation measures;
- Connection of new development to existing residential areas and natural amenities through the development of transit and active transportation infrastructure;
- Pressure on existing limited community recreational amenities, such as parks, trails, and waterfront locations;
- Pressure on current Regional District service areas such as water, sanitary sewer, street light, fire services, solid waste, and potential transit delivery; and,
- Long-term financial viability of servicing new development, providing connections to existing development, and providing community amenities that will be required to be undertaken by the Regional District.



VISION & VALUES

G. Gadsen

VISION & VALUES

Community Vision

Area C is characterized by two primary rural village areas that feature compact village development that will accommodate the growing demand for a diverse range of housing types and local services. Village areas are enriched by their robust connection to the natural environment and a commitment to preserving the surrounding rural landscape's natural beauty and environmental quality. This region embodies rural lifestyles, a dedication to environmental stewardship, and offers abundant opportunities for outdoor recreation.



Figure 5: Community Survey Results – Words used to describe Area C

Plan Goals

The Plan area is made up of distinct rural village areas surrounded by natural and rural landscapes. These areas have definitive boundaries, and each has a diverse range of activities and interests, but they share many common values.

The following goals have guided the policies of this Plan:

Conserve and protect natural areas and valuable resources.
Protect the natural environment by ensuring development is contained and well managed. Development should be designed to ensure vegetation, trees, and riparian areas that provide aquatic and terrestrial habitat are preserved, and the integrity of the community's air and water

resources are maintained and, where possible, improved through development.



Support compact rural village characteristics.
Growth shall respect the natural environment and greenspace, prioritize the protection of rural character and maintain the integrity of natural areas while supporting rural village development. Development within rural villages shall meet the principles of a complete community, such as concentrated and compact growth with safe and efficient access to day-to-day needs.



Create an integrated and interconnected series of rural village areas.
Rural village areas should be interconnected through an active transportation network (pedestrian and cycling paths) to natural amenities and recreational features. All rural village areas will be connected through the introduction of public transit to provide access to local services (e.g., grocery stores, medical centres) and integrated into the broader region.



Concentrate commercial uses along the highway corridor and within rural villages.
Ensure commercial and mixed-use developments are concentrated within designated areas of rural villages and avoid the proliferation of commercial uses along the Lougheed Highway corridor to increase the viability of businesses and maximize access. Support commercial development that prioritizes environmental sustainability, preserves rural community character, safeguards privacy, protects natural and open areas, and elevates the overall quality of the neighbourhood.



Safeguard human health.
Avoid development in hazardous locations and facilitate development that is serviced by high-quality and well-managed services for drinking water and wastewater treatment. Ensure the transition of existing development to community services for drinking water and sewage treatment within rural village areas to address aging private and on-site systems. New development should only be considered in rural village areas where connections to community infrastructure are possible and where hazards can be avoided.



Expand parks, trails, and open spaces.
Provide accessible outdoor recreation opportunities that connect residents and visitors to existing and future parks and open space sites. Improve connectivity between rural villages through a contiguous network of trails and active transportation linkages.



Ensure sustainable and financially viable growth.
Ensure infrastructure expansion for growth is designed and planned to be operationally efficient and financially viable without adding undue financial burden to existing service areas.



Diversify housing stock to meet evolving community needs.
Providing housing that meets the needs of all stages of life and supports the operation of existing businesses, addressing the housing gaps in Area C.

The policies of this Plan are intended to achieve these goals. In many cases, individual Plan policies achieve several goals. For example, sewage disposal standards ensure that developments are provided with appropriate services, protect environmentally valuable resources, and safeguard human health. This overlap reflects the many ways human and natural systems are interconnected.

1

SPIRIT OF RECONCILIATION



K. Fenton

1 SPIRIT OF RECONCILIATION

1.0 Overview

The lands and waters encompassing the Plan area for Area C form part of the traditional territories of Leq'á:mel First Nation, Sq'éwlets, and Sts'ailes with several other Indigenous communities who also share an interest in this area. The lands in Area C contain a significant record of the historical, traditional, and cultural uses of these Indigenous communities, much of which persists today. The Regional District recognizes that reconciliation is an ongoing process and shall be centered on the development and continued care of strong relationships. This is supported through a commitment to continued dialogue, coordination, and collaboration with the Indigenous communities within Area C. The Regional District recognizes the ongoing reconciliation work that is taking place throughout Area C between Indigenous communities and the provincial and federal governments, which may result in lands being added to reserves. Once land is designated as reserve, it falls outside the jurisdiction of the Regional District, and Regional District bylaws no longer apply. The Regional District will work to amend the Plan map boundaries from time to time to reflect the changes in land status related to Additions to Reserve lands.

This Plan provides an opportunity to work collaboratively towards shared goals through land use planning and development. The traditional knowledge, histories, and perspectives that have been generously shared from Leq'á:mel First Nation, Sq'éwlets, and Sts'ailes have been integral to the formation of the Plan and are woven into the objectives and policies throughout.

Leq'á:mel First Nation

Leq'á:mel First Nation people, whose name originated from the Halq'emelyelm name for the Nicomen Slough, have practiced their culture in the land of their ancestors since time immemorial. Leq'á:mel First Nation people are part of a complex network of relationships between families, villages, and resources that developed out of thousands of years of societal growth within S'ólh Téméxw ("our world, our land")[10]. Leq'á:mel First Nation, once one of the most popular trading stops in Stó:lō territory, is said to have been the birthplace of the Halq'emeylem language. With their home and territory serving as a centralized hub, Leq'á:mel First Nation people developed deep historical connections to Semá:th, Sq'éwlets, Matsqui, and Nooksack tribes.



Image 1: Leq'á:mel First Nation logo. Source: www.leqamel.ca

Leq'á:mel First Nation is deeply connected to the land and waterways of their traditional territory, which has sustained them and played a pivotal role in ensuring their people were fed, nurtured, healed, and protected since the beginning of their time. The ancient account of Leq'á:mel First Nation's origin centres around Lalepke'lem. "Their ancestor, Lalepke'lem lived with his mother. People in those days didn't yet have fire and were living as if in a dream. When Sun saw this, he took pity on them and descended from the sky in the form of a man. He gave fire to Lalepke'lem. Then he awoke from his dreamlike existence to real life. Sun taught him and his people all the skills. Later Qals passed by and fought Lalepke'lem. They stood opposite each other and tried to transform one another. Lalepke'lem picked up some white wood ashes, and sprinkling them over himself, boasted to have become powerful and wise through Sun's help. He was jumping high into the air. So Qals called out, "In the future, do the same in the water", and transformed him into a sturgeon."[11]

Today, Leq'á:mel First Nation centres their evolving economic development initiatives around the environment, prioritizing sustainability and exercising their rights to resources that arise from the land. With holdings in farms, commercial services, housing, and forestry tenures, Leq'á:mel First Nation is focused on creating a healthy, safe, self-sustaining home for future generations.

[10] Leq'á:mel First Nation Land Use Plan. (2015). Leq'á:mel First Nation. https://Leq'á:mel.ca/wp-content/uploads/2017/03/FINAL-Land-Use-Plan-March-26-2015.pdf

[11] Boas, F. (1891). Accessed via: https://Leq'á:mel.ca/discover-Leq'á:mel/arts-culture-heritage/

Sq'éwlets



Image 2: Sq'éwlets logo depicting two sturgeon in a mirror image.[12]

Sq'éwlets people are the people of the Sqwōwich (Sturgeon). As Stó:lō, in S'ólh Téméxw, they are also the people of the river and people of the land. Sq'éwlets share many beliefs and customs with the Stó:lō world and also revere their own tribal history. The ancient and current home of the Sq'éwlets people is where the Harrison River and Fraser River meet. It is where their village sites, cemeteries, and current reserves are located, including their ancient villages of Qithyil and Qwi Qweqwom.

Stories of Sq'éwlets origin have been passed down through generations, from grandparents to grandchildren. The sxwōxwiyám, or ancient stories, tell the origins of the Sq'éwlets people from their skyborn and sturgeon ancestors. Sturgeon are considered by Sq'éwlets people as both a source of food and an important part of their community. The sturgeon can transform between human and fish form. The sturgeon's well-being is dependent upon its respectful treatment by the Sq'éwlets.

Traditionally, life for Sq'éwlets people closely followed the seasons. The extensive waterways surrounding the Sq'éwlets villages were used for canoe travel to places for hunting, gathering, and fishing. Winters were spent in longhouses. Families owned and managed many types of resources, such as salmon fishing sites, fish traps and weirs, upland berry patches, wetlands growing basketry plants, and hunting territories. High-status Sq'éwlets people arranged for their sons and daughters to marry into other communities. This meant that Sq'éwlets people had strong ties to people from other nearby villages. These ties brought access to many types of food resources and created peace with their relations.[13]

Many of these customs continue today and Sq'éwlets families continue to harvest and preserve wild food throughout the spring, summer, and fall. Winter is still a time when Sq'éwlets people come to the longhouse. Sq'éwlets people continue to perform ceremonies from ancient times. Some of these include naming ceremonies and burning ceremonies that honour Sq'éwlets' ancestry. These continued cultural and spiritual practices are intrinsically tied to the rich forested lands and mountains where the clear waters of the Harrison River meet the strong waters of the Fraser River.

[12] Sq'éwlets Logo credit: Alicia Point
[13] Sq'éwlets | a Stó:lō- Coast Salish Community in the Fraser River Valley. http://digitalsqewlets.ca/index-eng.php

Sts'ailes

Sts'ailes histories tell how the first ancestors came from the sky, made lives for themselves in the Harrison Watershed, forged powerful kinship bonds with other living plants and animals, developed skills, practices, and respect to live and thrive since time immemorial. For these reasons, the Sts'ailes are inextricably linked with their Xaxa Temexw (Sacred Earth), maintaining, "We are the land".
For thousands of years, the ancestors of the Sts'ailes people have been living in dozens of settlements along the shorelines of the lakes and rivers of their Xaxa Temexw. In the largest settlements, Sts'ailes people built and lived in monumental cedar plank houses that extended for hundreds of metres along the shore, and underground pit houses that kept them warm through the coldest parts of winter.



Image 3: Sts'ailes logo depicting Sas'quets. Source: www.stsailes.com

The households in each of the settlements were interconnected through marriage and kinship ties, ceremonies, cooperation in harvesting resources like salmon, building houses, and in defense of their land and interests. From these bases on the Harrison River, Chehalis Lake, and Harrison Lake, the Sts'ailes accessed materials for life from across their territory by both land and water. Archeological traces, such as pictographs, quarries, culturally modified trees, rock shelters, trails, and villages - including at the highest points of land - are a record of occupation, diverse activities, and extensive landscape use. Both the deep-rooted connections to territory and regional interactions are documented throughout Sts'ailes' histories and narratives, which are central to their social identity. Today, Sts'ailes continues to center its culture and economy on the land and its resources. The present community village is one of the ancient village sites on the banks of the Harrison River. Sts'ailes continues to function in accordance with Snowoyelh (traditional laws) while pursuing self-governance and self-determination through a Self Government Agreement (SGA).

Broad Historical and Contemporary Indigenous Significance

Area C is centrally located within the Lower Fraser River watershed and, as a result, has historically been a region integral to the culture and heritage of numerous Stó:lō communities as well as other various Indigenous communities in Southwestern BC. The following nations, through traditional territories or seasonal resource uses, may also have an interest in Area C and have been consulted on their interests as part of this OCP update:

- Nooaitch Indian Band
- Cheam First Nation
- Union Bar First Nation
- Peters First Nation
- Popkum First Nation
- Semá:th
- Sqwá First Nation
- Kwaw-Kwaw-Apilt First Nation
- Sq'ewá:lxw Skawahlook First Nation
- Ts'uubaa-asatx First Nation
- Halalt First Nation
- Penelakut Tribe
- Stz'uminus First Nation
- Cowichan Tribes
- Lyackson (Leey'qsun) First Nation
- Snuneymuxw First Nation
- Kwantlen First Nation

1.1 Government-to-Government Relationships

POLICY

1.1.1 **Engagement with Indigenous communities.** In the interest of building collaborative partnerships, the Regional District will meaningfully engage with Indigenous communities and organizations respecting amendments to this Plan that may affect their interests, particularly when land designations on Crown land or along community interfaces are under consideration. Areas of consideration include cultural impacts, shared services, or partnership opportunities. The scope and form of consultation shall be determined through discussions between the Regional District and Indigenous governments and will at a minimum be in accordance with the requirements of the *Local Government Act*, the policies of the Regional Board, and the principles of *United Nations Declaration on the Rights of Indigenous Peoples* (UNDRIP) and the Province of British Columbia's *Declaration on the Rights of Indigenous Peoples Act* (DRIPA) legislation.

1.1.2 **Capacity funding for Indigenous engagement.** The Regional Board will advocate that it is the responsibility of the provincial and federal governments to provide financial assistance and capacity funding for Indigenous government participation in local government planning matters. The Regional District will advocate to the provincial and federal government in coordination with Leq'á:mel First Nation, Sq'éwlets, and Sts'ailes, to establish a consistent funding model for Indigenous communities to develop internal capacity for meaningful engagement and

collaboration on projects of shared interest, such as official community plans, neighbourhood plans, technical studies, and referrals.

1.1.3 **Partnerships.** The Regional Board will take a collaborative approach to the consideration of shared servicing plans and partnership opportunities and will engage with Indigenous communities regarding the provision of services to reserve lands.

1.1.4 **Recognition of Indigenous territory.** The Regional Board recognizes the close relationship that Leq'á:mel First Nation, Sq'éwlets, and Sts'ailes have with the lands and waters encompassing the Plan area, as such, the Regional Board prioritizes thoughtful consideration of impacts on this territory.

1.1.5 **Common interests.** The Regional Board will work collaboratively to identify areas of common interest with Indigenous communities within the Plan area and proactively seek opportunities to work jointly on projects.

1.1.6 **Recognition for guardian programs.** The Regional Board will advocate for increasing the capacity and application of Indigenous guardian programs. The Regional District will liaise and coordinate with Indigenous communities as necessary on relevant projects.

1.2 Indigenous Heritage Preservation & Development

POLICY

1.2.1 **Archeological sites mapping.** As opportunities arise, the Regional District will liaise with Indigenous communities regarding external funding opportunities to improve archaeological site mapping.

1.2.2 **Artifacts.** Discovery of archaeological artifacts should be immediately reported to the Province of British Columbia - Archaeology Branch, relevant Indigenous communities, and others, as appropriate.

1.2.3 **Archeological assessment.** The Regional Board may require an archaeological impact assessment for zoning and Official Community Plan amendment applications related to developments in areas of known or potential archaeological value.

1.2.4 **Indigenous planning tools.** Landowners and developers should refer to Indigenous land use codes and plans to inform development plans in the interest of balancing land use interests and needs with those of Indigenous communities in Area C.

1.2.5 **Indigenous lands buffer.** Where developments are proposed along Indigenous land boundaries, applications should consider potential interface conflicts and trespass issues and minimize these conflicts through appropriate mitigation measures through

demonstrated cooperation with the Indigenous community. Where development already exists along Indigenous land boundaries, encroachments shall be avoided.

1.2.6 **Collaborative planning.** The Regional District will collaborate with Leq'á:mel First Nation, Sq'éwlets, and Sts'ailes on matters of community planning and future growth for Area C, fostering coordination and identifying opportunities for development plan harmonization. Similarly, Leq'á:mel First Nation, Sq'éwlets, and Sts'ailes are invited to engage in collaborative discussions on matters that may affect Regional District interests.

2

GENERAL LAND USE POLICIES



B. Dyck

2 GENERAL LAND USE POLICIES

2.0 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:

- Suitability of the land
- Service levels
- Hazards
- Access
- Community planning objectives
- Regional growth goals
- Environmental carrying capacity and thresholds

Specific conditions of use may apply, as prescribed in designations or other parts of this Plan or zoning bylaws, and 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.

2.1 Lawfully Non-Conforming Use

Legally established existing land uses that are not permitted in their current zoning are governed by Division 14 of the *Local Government Act*. Most lawfully non-conforming uses are associated with developments that predate the establishment of zoning bylaws. In many cases, aligning the use with the current zoning is not an acceptable option; however, continuation of the use under specific conditions may be acceptable. Additionally, the siting and dimensions of buildings may also be considered lawfully non-conforming under the *Local Government Act*.

POLICY

2.1.1 **Legitimize lawfully non-conforming uses.** Where the continuance of 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 Regional Board may consider rezoning the property to reflect the actual use.

2.1.2 **Development variance permits.** 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.

2.2 Industrial Use

Section 473 of the *Local Government Act* requires that OCPs identify the approximate location, amount, and type of present and proposed industrial land uses. 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 13).

The Plan area has limited industrial land, as the services necessary to support industrial development are generally not available in the Plan area. Industrial development requires water, sanitary sewer, three-phase power, proximity to highway corridors, and amenities (e.g., transportation, housing) catered to employees. Such requirements make it challenging for industries to locate in rural areas. Industrial lands are typically located in urban areas, such as Chilliwack or Mission, where adequate services and population centres exist. However, some industrial land uses also occur on reserve lands in the area.

There are a few existing industrial operations along the Chehalis Forest Service Road. They include a water bottling plant, forest and wood processing, and a log sort yard. There are multiple resource extraction sites in the area. They include Deroche Pit, Ohman Road Pit, Lake Errock Pit, and Statlu Pit. Understanding the long-term gravel extraction plans and potential redevelopment plan for the Deroche Pit and Ohman Road Pit will be crucial to evaluating industrial and resource development potential in the Plan area and overall Lower Mainland. Further discussion on resource management is in Section 7 – Environment & Natural Resources.

POLICY

2.2.1 **Improved access.** The Regional District will advocate to the province to work with the existing industrial operators to improve the condition of the Chehalis Forest Service Road to provide better and more viable access to industrial sites.

2.3 Short-Term Rental Use

In recent years, short-term rentals (STRs) (e.g., AirBnBs, VRBOs) have become increasingly popular in the province and around the world. Housing affordability and availability are topics of utmost concern for all levels of government in British Columbia. The province's rental housing task force recommended in December 2018 that the province work with local governments to develop, implement, and enforce STR rules to better protect long-term rental stock. The advisory committee acknowledged that it was particularly concerned about the impacts of STRs on long-term housing supply. While these impacts are hard to measure with available data sets, the diversion of housing units from long-term supply is a significant problem affecting housing in many communities. According to the province, the STR market in BC is dominated by a small segment of profit-driven operators. Research from McGill University shows the top 10% of hosts earn nearly half of all revenue. In June 2023, STRs were taking 16,810 housing units off BC's long-term market. This was a 19.1% increase compared to June 2022.[14] The Province of British Columbia has recently introduced the *Short-Term Rental Accommodations Act* to address the competition between rental supply and STRs. This *Act* allows Regional Districts to regulate STRs through business licensing.

The 2021 *FVRD Housing Needs Study* identified long-term rental units as a housing need in Area C. In addition to introducing different housing options for residents, rental units are necessary to support young families, individuals, young professionals, employee housing, and downsizing seniors. While the exact number of active STR listings in the Plan area is uncertain, the development of new housing in the Plan area increases the potential for future listings. With this in mind, the Regional District asked residents to provide comments on STRs during the public engagement process for the OCP. There were some voices supporting the legalization of STRs as a mortgage helper; however, significant concerns were raised about the implementation and enforcement of STR regulation. Common concerns included nuisances (e.g., garbage, noise), inadequate parking, lack of services, lack of enforcement, safety, and traffic. The Plan area policies are attuned to the need to diversify housing for long-term residents and resident concerns, while balancing the interests of STR operators and visitors.

POLICY

2.3.1 **Short-term rentals on large parcels.** The Regional District supports the implementation of short-term rental use on parcels exceeding 1.0 hectares in conjunction with a principal residence requirement, subject to the requirements of the *Agricultural Land Commission Act* and *Agricultural Land Reserve Regulations* within the Agricultural Land Reserve.

[14] Wachsmuth, D. (2023, August 10). *The housing impacts of short-term rentals in British Columbia's regions* [Report]. UPGo-McGill.

2.3.2 **Short-term rentals in the Neighbourhood Plan areas.** The Regional District may consider short-term rental use within the Lake Errock Neighbourhood Plan and Harrison Mills Neighbourhood Plan areas on properties less than 1.0 hectares through the use of temporary use permits, where properties meet, at a minimum, the following criteria:

a. Connection to a community sanitary sewer system;
b. Principal residence or on-site caretaker; and,
c. Structures meet all health and safety requirements from the *British Columbia Building Code,* Fire Code, and other applicable safety standards as certified by a Qualified Professional.

2.3.3 **Additional regulatory mechanisms.** The Regional District will explore options to implement business licensing, health and safety requirements, and servicing fee bylaw amendments to address the additional demand on community infrastructure and increased enforcement associated with short-term rentals.

2.4 Amenity Cost Charges

The Regional District strives to provide local amenities for its residents in Area C. However, there is an understanding that rural areas often do not have the population needed to support all types of amenities that are available in urban environments. Public amenities play a large role in making Area C a desirable place to live for current residents and for potential new residents, employers, and visitors. New development puts pressure on the existing local services. Amenity Cost Charges (ACCs) require developers to contribute towards the anticipated demand increase for these local services and amenities.

ACCs can be collected for a wide variety of amenities including, but not limited to, a community, youth, or senior's centre, a recreational or athletic facility, a library, and a public square. Additional examples of amenities could include community arts spaces, community museums, and streetscape gardens. Like Development Cost Charges (DCCs), ACCs can only be used to fund the capital costs of amenities, which include planning, engineering, construction, and interest costs attributable to an amenity project. Cash or in-kind contributions toward the following categories of public benefits may be considered ACCs in the Plan area:

» Transportation and transit infrastructure
» Arts and culture spaces
» Community facilities (e.g., community centres, libraries, social facilities)
» Parks, open spaces, and public realm facilities

The Regional District hosted a series of public engagement meetings to identify the missing amenities in the Plan area. The residents stated the following amenities would be a priority:

- Community facility space
- Daycare centre
- Medical centre
- Trail networks

Transit connectivity to larger urban centres for other basic amenities is important to area residents. Based on the above, the Area C ACCs will be focused on the following contribution areas:

- Community facilities (e.g., community centres, daycare space)
- Trails, parks, and open spaces

POLICY

2.4.1 **Development application.** Development applications such as Official Community Plan and zoning amendments that result in the following should be considered for Amenity Cost Charges:

a. Results in an increase of the current population by 250 or more persons;
b. Results in the creation of 100 or more dwelling units;
c. Requires a new neighbourhood plan; or,
d. Requires a local servicing plan.

2.4.2 **Connection to growth.** Amenity Cost Charges should be connected to growth and directed to public benefits that are located within the broader neighbourhood plan area provided there will be a demonstrable benefit to the overall community.

2.4.3 **Consistent with current services.** Amenity Cost Charges should be consistent with services normally provided by the Regional District.

2.4.4 **Operational viability.** Amenity Cost Charges should be used for amenities that have long-term operational viability.

2.4.5 **Specified Amenity Cost Charges.** The Regional District will develop a Plan area-specific Amenity Cost Charges policy that will identify the specific amenities desired by the community and guide Amenity Cost Charge implementation.

2.4.6 **Flexible Amenity Cost Charge contributions.** The Regional Board will consider receiving in-kind construction or cash for Amenity Cost Charges when deliberating on

Official Community Plan amendment and zoning amendment applications that will put pressure on current services or that will require providing new services.

3

LAND USE DESIGNATIONS



Urban Systems

3 LAND USE DESIGNATIONS

The Plan provides land use designations to identify preferred locations of broad land uses. This section describes the general land use policies for the land use designations, which are identified on Schedule 2 - Land Use Designations, Schedule 2A - Land Use Designations - Harrison Mills Neighbourhood Plan, and Schedule 2B - Land Use Designations - Lake Errock Neighbourhood Plan.

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 permitted land use shall be developed
- Subdivision policies specify the minimum lot size permitted within a designation and other conditions of subdivision

The Regional District respects and acknowledges that notwithstanding the use policies of the Plan, traditional uses of Sts'ailes, Sq'éwlets, and Leq'á:mel First Nation Land Use Plans occur within culturally sensitive and sanctuary lands.

POLICY

3.0.1 **Consistency with zoning bylaw.** The Regional Board will consider future zoning bylaw amendments to achieve consistency between the designations of this Plan and zoning.

3.0.2 **Public use in all designations.** Notwithstanding the use policies of each land use designation of the Plan, public use is permitted in all designations.

3.1 AGRICULTURAL (AG)

Lands designated AGRICULTURAL within the Plan area are within the Agricultural Land Reserve (ALR). The ALR is administered by the Agricultural Land Commission (ALC) with the mission to preserve agricultural land and encourage farming in British Columbia.

The total ALR land within the Plan area, excluding Indigenous reserves, is 207.25 hectares. An additional 598.45 hectares of ALR are within Indigenous reserves. ALR lands represent only 2.42% of lands within the Plan area (Map 7 – Agricultural Land Reserve). Therefore, the Plan policies must seek to preserve existing ALR land by designating them AGRICULTURAL.

Plan policies will aim to preserve the ALR lands within the OCP area through the AGRICULTURAL designation. The purpose of the AGRICULTURAL designation is to ensure permissible land uses are restricted to agricultural uses.

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, non-adhering residential use, soil use for placement of fill or removal of soil, and inclusion of land in the ALR, and by determining if an application should be forwarded to the ALC. Recent changes to the *Agricultural Land Commission Act* (Bill 15) have restricted private landowners from submitting ALC exclusion applications; only the province, an Indigenous government, or a local government may now apply.

The policies established in this Plan will guide future Regional Board consideration of these applications.

GENERAL POLICIES

3.1.1 Agricultural lands 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.

3.1.2 Agricultural activities in the Plan area should be conducted in an environmentally sensitive and sustainable manner that is consistent with the *Environmental Management Act, Code of Practice for Agricultural Environmental Management*, and associated regulations.

3.1.3 The Regional Board values agriculture and its contribution to the local economy, the availability of local food products, and the rural character of Area C.

3.1.4 The Regional Board supports the efficient and clustered siting and size of on-farm residential uses to retain more land area for farming uses. The Regional Board may consider options for farm home plate bylaw provisions to further protect farming activities.

3.1.5 The Regional Board will consider applications that 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

3.1.6 The Plan designates all land within the Agricultural Land Reserve as AGRICULTURAL.

3.1.7 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.

3.1.8 Where land presently within the Agricultural Land Reserve is excluded from the Agricultural Land Reserve or meets the criteria for exception from the land use restrictions 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

3.1.9 AGRICULTURAL areas shall be used for the following only if in accordance with the *Agricultural Land Commission Act* and its regulations:

a. Farm;
b. Conservation, including park and park reserve;
c. Single family residential;
d. Agri-tourism;
e. Associated rural residential; and,
f. Accessory farm employee dwelling if permitted by an Order of the Agricultural Land Commission.

3.1.10 AGRICULTURAL areas in the Agricultural Land Reserve are subject to the provisions of the *Agricultural Land Commission Act* and its regulations.

3.1.11 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.

3.1.12 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 Regional District.

3.1.13 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.

3.1.14 The Regional Board may consider zoning amendment or temporary use permit 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.

3.1.15 Notwithstanding Policy 3.1.14 above, 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.

3.1.16 The preservation and enhancement of existing agricultural operations in the AGRICULTURAL designation shall have priority over newly proposed non-farm uses.

SUBDIVISION POLICIES

3.1.17 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 Order of the Commission.

3.1.18 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.

3.1.19 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 in the number of parcels.

3.1.20 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 8.0 hectares for lands in a floodplain; or,
b. Not less than 4.0 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.

3.1.21 The Regional Board supports the consolidation of lands in AGRICULTURAL areas where the parcel size is less than 8.0 hectares to protect and enhance the agricultural viability of these lands.

3.1.22 The Plan demonstrates that the anticipated demand for housing over the next 20 years can be reasonably accommodated in the Harrison Mills and Lake Errock Neighbourhood Plan areas. As such, the Regional Board does not consider the Agricultural Land Reserve as a barrier to efficient residential development and will not lead, advocate, or support Agricultural Land Reserve exclusion applications that present residential development as the rationale for the application.

3.1.23 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 refuse applications that do not comply with the minimum lot size or densities of this Plan.

3.2 APARTMENT RESIDENTIAL (AR)

The APARTMENT RESIDENTIAL designation is intended to permit two to four storey apartment buildings on the lands designated as Harrison Rise in the Lake Errock Neighbourhood Plan. APARTMENT RESIDENTIAL provides diversified housing choices to facilitate a community that supports residents of various ages and needs. APARTMENT RESIDENTIAL is connected to community water and sanitary sewer and makes efficient use of existing infrastructure services. APARTMENT RESIDENTIAL designations will ensure the impact on adjacent land uses will be minimized through screening, building siting, and location.

GENERAL POLICIES

3.2.1 Development shall be sited to provide adequate separation through landscape buffers and setbacks from Lougheed Highway.

3.2.2 Development shall be well connected through pedestrian and cycling paths to nearby parks, transit stops, and other amenities.

3.2.3 Development shall ensure that adequate on-site parking and safe access/egress are provided.

3.2.4 Development shall provide a buffer to screen the view of the new development from Lougheed Highway and adjacent natural areas.

DESIGNATION POLICIES

3.2.5 Land designated as APARTMENT RESIDENTIAL shall have the following characteristics:

a. Connected to Regional District community water and community sanitary sewer systems;
b. Unencumbered access to public roads;
c. Proximity to anticipated transit and local commercial uses;
d. Connected to pedestrian and cycling networks; and,
e. Able to provide apartment building amenities on site, such as playground equipment, community spaces, cycling storage facilities, and electric car charging facilities.

3.2.6 APARTMENT RESIDENTIAL lands may be created or extended through Plan amendment where:

a. Lands are specifically identified through a comprehensive neighbourhood plan process;
b. The *FVRD Electoral Areas Housing Needs Report for Electoral Area C* identifies gaps in apartment supply;

c. Existing lands designated for apartment buildings are substantially built and an existing need for apartment supply exists and is demonstrated;
d. A connection to Regional District community water and sanitary sewer systems is provided;
e. Fire protection is proven feasible in terms of capacity and fiscal sustainability through a fire protection study;
f. Lands provide direct and convenient vehicle access to minimize traffic on local streets;
g. Lands are located within walking access of transit, parks, recreational areas, commercial and employment areas; and,
h. Lands can accommodate landscape buffers and setbacks from the highway and adjacent lower-density development.

USE POLICIES

3.2.7 APARTMENT RESIDENTIAL shall be used only for:

a. Apartment residential; and,
b. Accessory amenities.

3.2.8 At the time of a development application, the Regional District will be open to exploring innovative living formats and building forms that address local design challenges and contribute to the character and quality of the neighbourhood.

SUBDIVISION POLICIES

3.2.9 Land in the APARTMENT RESIDENTIAL areas shall be subdivided only with approved community water and Regional District community sanitary sewer.

3.3 COMPACT RESIDENTIAL (CR)

The COMPACT RESIDENTIAL designation is intended to gently increase the range of housing types and offer a transition from larger single-family dwellings to a diverse range of similar housing choices. In addition to diversifying housing, the objective is to reduce the impact of development adjacent to areas with identified high conservation values by clustering density on small development footprints.

GENERAL POLICIES

3.3.1 Development in the COMPACT RESIDENTIAL designation area shall provide a diverse range of housing types.

3.3.2 Development in the COMPACT RESIDENTIAL designation shall be clustered to preserve environmentally sensitive areas.

3.3.3 Development in the COMPACT RESIDENTIAL designation will be well connected through pedestrian and cycling paths to nearby parks and other amenities.

3.3.4 Development in the COMPACT RESIDENTIAL designation shall ensure a high level of unobstructed visual connectivity between residential areas and park areas.

DESIGNATION POLICIES

3.3.5 The Plan designates land with some or all of the following characteristics as COMPACT RESIDENTIAL:

a. Outside of significant hazard areas, such as a floodplain;
b. In proximity to existing residential area;
c. Connection to community water and sanitary sewer systems;
d. Unencumbered access to public roads;
e. Proximity to anticipated transit and local commercial uses;
f. Connected to pedestrian and cycling networks; and,
g. The transition area between low-density residential and other uses.

3.3.6 COMPACT RESIDENTIAL lands adjacent to the Elbow Creek Natural Area as identified on the Map 1A - Harrison Mills Conceptual Plan shall consider the following based on recommendations from a Qualified Environmental Professional:

a. Environmental impacts on the wildlife corridor;
b. Retention of natural vegetation where feasible;
c. Delineate sensitive areas through appropriate signage and screening;
d. Preservation of the existing stands of trees between fairways 8 and 9; and,

e. Development shall be public street oriented with linear parks, attractive streetscape, and trails connecting to the wildlife corridor area.

USE POLICIES

3.3.7 COMPACT RESIDENTIAL shall be used only for:

a. Residential;
b. Duplex;
c. Multi-unit residential; and,
d. Accessory dwelling units.

3.3.8 Small-scale infill development in the form of accessory dwelling units is encouraged in COMPACT RESIDENTIAL areas.

3.3.9 New development shall enter into a building scheme agreement between the developer and builder to sufficiently address the design guidelines for COMPACT RESIDENTIAL lands. They should be designed to incorporate the following form and character:

a. Building designs and forms shall be designed to reflect the existing neighbourhood character while meeting current market interests and expectations;
b. Multi-unit residential dwellings shall be designed to mimic the appearance of detached single family dwellings to fit into the existing neighbourhood character;
c. Residential dwellings shall front roads on both sides wherever possible to maximize servicing efficiency and reduce infrastructure costs. Double-fronting lots where the rear of homes face a public road should be avoided. Corner lots should be designed to address both street edges;
d. Tree and vegetation plantings to create privacy and natural aesthetic;
e. Greenways and natural park space should be integrated to support connectivity, recreation, and environmental benefits;
f. Identification of mature trees for retention by a Certified Arborist, including protection measures during construction and post-development;
g. Encourage lot grading and building design that respects the natural grade, incorporates ground-oriented design, and prioritizes privacy protection;
h. Providing privacy between neighbouring homes is an important factor in design and lot layout. Elements can include:
    i. Angled or staggered house placement; and,

ii. Curved street network.

i. The developer shall work with the Ministry of Transportation and Transit to ensure universally accessible pedestrian and cycling paths along major streets. Any infrastructure within or affecting the Ministry's right-of-way is subject to Ministry standards, design review and permitting requirements; and,

j. Gated communities or the formation of strata that limit or exclude public access for passing through or connection to adjacent public uses shall not be permitted.

3.3.10 The Regional Board will secure additional community amenities such as parks, trails, and pedestrian and cycling networks, as part of new development at the time of zoning amendment.

3.3.11 At the time of development applications, the Regional District will be open to exploring innovative living formats and building forms that address local design challenges and contribute to the character and quality of the rural village area.

SUBDIVISION POLICIES

3.3.12 Land in the COMPACT RESIDENTIAL areas shall be subdivided only with approved community water and Regional District community sanitary sewer.

3.4 CONSERVATION (C)

There are several significant ecological areas within the broader Area C Plan boundary such as the Lhá:lt/Harrison-Chehalis Wildlife Management Area, Echo Lake area, Elbow Creek watershed, the confluence of Harrison River, Fraser River, and Lake Errock. The Lhá:lt/Harrison-Chehalis Wildlife Management Area supports some of North America's most critical wintering, migration, and breeding habitats for salmon, trout, raptors, aquatic birds, amphibians, mammals, and other wildlife. Area C supports an internationally significant number of Bald Eagles and Trumpeter Swans. The Harrison River is one of the only remaining watersheds that supports five species of Pacific Salmon, as well as Steelhead. It is also believed to provide spawning and rearing habitats for White Sturgeon, which is a red-listed species in BC. It is an internationally recognized salmon stronghold and an important raptor (i.e., Bald Eagle, Owl) area. The Lake Errock and Deroche Bench areas are home to significant natural assets that provide rich wildlife and aquatic diversity, traditional foods and supplies, and places for outdoor recreation not only for the residents but also for a regional population. Holachten Creek, Siddall Creeks, and their tributaries are important wildlife corridors. Squakum Creek, a critical connection between Lake Errock and Harrison Bay, serves as a vital salmon spawning channel.

The purpose of the CONSERVATION designation is to protect and provide for the public use of lands and waterbodies suitable for outdoor recreation and environmental or heritage conservation. This designation includes existing parks and recreational areas, primarily undisturbed existing environmentally sensitive areas and potential regional parks. Development on these lands is limited to natural outdoor recreational uses. The Regional District acknowledges Indigenous rights and title interests on Crown lands. The Regional Board is interested in the formal identification of conservation lands, parks, and recreational area development in the Plan area through partnerships with local Indigenous communities.

The CONSERVATION designation allows for the preservation of areas for the enjoyment of outdoor recreational activities within the Plan area. When determining parkland designation, it is essential to distinguish between the proposed and potential parks. Proposed parks are those under active consideration by the Regional District. Additional policies relevant to park planning, management, and development are outlined in the Neighbourhood Plans.

GENERAL POLICIES

3.4.1 The CONSERVATION area designation is established to:

a. 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, while minimizing ecological impact and maintaining the enjoyment of the natural environment;
c. Conserve environmental assets, including unique natural features, distinctive landscapes, and areas of high recreational value;
d. Recognize environmental values and management requirements of Crown riparian and littoral areas;
e. Reserve areas of significant recreation or conservation potential for future park development; and,
f. Support the acquisition and maintenance of recreational land that provides access to rivers and lakes.

DESIGNATION POLICIES

3.4.2 The Plan designates land 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.

3.4.3 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

3.4.4 CONSERVATION areas may be used only for:

a. Conservation;
b. Park and park reserve; and,
c. Recreation use, in accordance with the conservation objectives and management of the responsible authority.

3.4.5 Notwithstanding Policy 3.4.4 above, CONSERVATION areas may also be used for hazard land management uses, including works, facilities, and activities to provide protection from and to manage flooding, snow avalanches, rock falls, landslides, and other natural hazards.

SUBDIVISION POLICIES

3.4.6 Land in CONSERVATION areas shall only be subdivided under circumstances where subdivision is required in the interests of responsible park or environmental management.

3.5 CROWN LIMITED DEVELOPMENT (CLD)

Regulating the use of federal land is beyond the jurisdiction of local governments. Also, the use and development of provincial Crown lands by the provincial government, or an agent of the provincial government, is immune to local government regulations and policies. As a result, the designations and policies of this Plan may not apply or may not be binding on lands or resources owned and administered by federal and provincial governments. While the Plan policies may not be binding on the Crown, leaseholders or other tenure holders must conform to these policies.

The Crown land to the north of Beach Camp along Chehalis Forest Service Road (FSR) is critical for the Plan area. It is subject to several land tenures such as leases, licenses, and rights-of-way, under the *Land Act*. The Western Timber Forest Products on Chehalis FSR has been an active industrial operation since 1992. The Regional District transfer station for the area is also located on the Chehalis FSR and will require expansion to service the projected growth. It is important that such uses continue in the area to service the population.

The Regional District acknowledges Indigenous rights and title interests over Crown land. The strength of claim is significant due to evidence of past settlements and archaeological sites of Sts'ailes and Sq'éwlets. There are noted protected archaeological sites in the CROWN LIMITED DEVELOPMENT area that must be protected through an archaeological impact assessment. Future development of CROWN LIMITED DEVELOPMENT lands may support the upgrade, expansion, and service area costs for the community water and sanitary sewer system in the Plan area. While the CROWN LIMITED DEVELOPMENT area has further development potential, a neighbourhood plan amendment is required prior to the consideration of development applications.

While local government regulations may not be binding on the use of Crown land by the Crown, the provisions of the Plan should be considered by the Crown as an expression of Regional Board objectives and a basis for cooperation between different levels of government.

GENERAL POLICIES

3.5.1 The Regional District acknowledges Indigenous rights and title interest on Crown lands. The Regional District seeks to collaborate with Indigenous communities to develop a land use plan for this area that aligns with the Plan's objectives.

3.5.2 Provincial and federal governments should use Crown land in a manner that conforms to Regional District bylaws, policies, and regulations.

3.5.3 The Regional District will explore opportunities to partner with provincial agencies and Indigenous communities to establish connections to existing active transportation infrastructure.

DESIGNATION POLICIES

3.5.4 The CROWN LIMITED DEVELOPMENT designation may be extended or created through Plan amendment where:

a. Additional lands are shown to meet the designation policies;
b. Comprehensive, integrated plans, including environmental impact assessments, hazard assessments, and feasibility studies, are presented;
c. Similar uses already exist within a 500 metres radius; or,
d. Community or regional trends warrant such extension or creation.

3.5.5 New development within the CROWN LIMITED DEVELOPMENT designation shall meet the following:

a. Geohazards which can be mitigated on-site;
b. Access to transportation networks;
c. Connection to community infrastructure; and,
d. Complies with the *Heritage Conservation Act*.

USE POLICIES

3.5.6 CROWN LIMITED DEVELOPMENT designation may only be used for:

a. Forest;
b. Conservation;
c. Resource industrial;
d. Local institutional;
e. Public utility; and,
f. Outdoor recreation.

3.5.7 Where a government ministry, agency or other Crown Corporation proposes a land use which is contrary to the policies of this Plan, the responsible authorities are encouraged to make an application for Plan amendment as outlined in this Plan.

3.5.8 The Regional District wishes to work with the province and Indigenous communities to continue the existing public infrastructure use for a transfer station and identify potential future locations required to service the anticipated growth in the Plan area.

3.6 FOREST (F)

The FOREST designation recognizes the extensive areas of Crown land within the Plan area are part of the province's "working forest". These lands are managed by the Province of British Columbia in conjunction with Indigenous communities. A range of forestry, resource, and recreation uses are expected to continue in these areas, including logging, reforestation, silviculture, mining activities, and resort 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 development plans.

In addition to a working forest, Crown lands in the Plan area provide access to front country, backcountry, and wilderness recreational opportunities. At times, elements of working forests conflict with the expectations of recreational users. Policies in the FOREST designation recognize these different users and associated uses, but they are primarily addressed in other sections of the Plan including Section 7 - Environment & Natural Resources and Section 11 - Recreation, Parks, & Trails.

GENERAL POLICIES

3.6.1 The Province of British Columbia should preserve the integrity of provincial forest boundaries in the long-term economic interests of the region and recognition of the area's forest production.

3.6.2 The Regional Board will not support or encourage Crown lease applications and development schemes involving land uses not compatible with forest development, public recreation, or conservation use of FOREST lands.

3.6.3 The Regional District will review and respond to Crown referrals of development proposals guided by the *Regional District Crown Community Interface Management Policy*, or equivalent Regional Board policy, as it exists at the time.

3.6.4 The Regional Board supports the Province of British Columbia, working in close coordination with communities, to undertake prescribed fire and cultural burning on FOREST designated lands for wildfire mitigation.

DESIGNATION POLICIES

3.6.5 This Plan designates Crown lands identified by the province within the forest land base as FOREST.

3.6.6 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 the land is removed from the working forest.

USE POLICIES

3.6.7 FOREST areas shall be used only for:

a. Forestry activities, including silviculture, logging, reforestation, and stand tending approved by the Ministry of Forests;
b. Conservation;
c. Park and park reserve;
d. Local institutional;
e. Major institutional;
f. Natural campground; and,
g. Recreation.

3.6.8 Development located upslope or upstream of rural village areas and community infrastructure requires a review by a geotechnical and/or hydrological professional to ensure that no increase in risk (landslide, gully process, fan destabilisation, etc.) to human safety, private property, and water supplies will result. The assessment should be consistent with Engineers and Geoscientists of British Columbia (EGBC) guidelines for terrain stability assessment in the Forest Sector, or other guidelines as they apply.

3.6.9 Proposals with associated infrastructure that require zoning and Official Community Plan amendments may require a comprehensive review of servicing, visual impacts, hydrological and geotechnical impacts, habitat impacts, and consultation.

3.6.10 Provincial plans within the Plan area should include consultation with the Regional District and the Regional District will prioritize timely responses to referrals of this nature.

3.6.11 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 Indigenous communities.

3.6.12 These uses within the FOREST designation are primarily governed by the Province of British Columbia and may also require Regional District permits and approvals.

3.6.13 Where forestry and resource extraction development has occurred on lands within the FOREST designation, remediation planning and implementation should be undertaken in accordance with resource management laws, sustainable forest management, and environmental practices.

3.6.14 Visual values of the mountain slopes surrounding Harrison Bay, Lake Errock, and the Chehalis River watershed, visible from the rural villages of Harrison Mills and Lake Errock, are important to the local rural character and economy. These visual values should be maintained and where applicable, improved where historic uses resulted in negative impacts.

3.6.15 Resource roads are an important recreational asset for visitors and residents to the area. Alteration or deactivation plans for any major resource road should include consultation with the Regional District, affected Indigenous communities, and other affected parties.

3.6.16 The Regional District's Lake Errock Community Water System is supplied by a groundwater supply well from Lake Errock-Deroche Creek Aquifer 11. Proposed developments and plans on surrounding Crown lands which may affect the watershed and aquifer should be referred to the Regional District for comment and may require an impact assessment.

SUBDIVISION POLICIES

3.6.17 Land in FOREST areas shall only be subdivided when subdivision is required in the interests of responsible forest management, in which case no parcel smaller than 35.0 hectares shall be created.

3.7 HIGHWAY COMMERCIAL (HC)

The purpose of the HIGHWAY COMMERCIAL designation is intended to serve the needs of an itinerant motoring population. The designation is applied to lands utilized for existing service commercial (e.g., service station) lands.

Plan policies do not anticipate the expansion of HIGHWAY COMMERCIAL designated lands within the Plan area. Should new proposals arise which warrant a new or expanded HIGHWAY COMMERCIAL designation, they will be considered by the Regional Board in accordance with the policies of the Plan.

The Plan is deliberate in avoiding the proliferation of commercial uses along the Lougheed Highway to ensure commercial uses along the corridor complement each other and foster good economic development. Tourist commercial and day-to-day commercial uses are supported on lands designated as VILLAGE CENTRE and NEIGHBOURHOOD COMMERCIAL.

GENERAL POLICIES

3.7.1 Land designated HIGHWAY COMMERCIAL should accommodate the commercial needs of the traveling public.

3.7.2 HIGHWAY COMMERCIAL uses shall have adequate road access that is approved by the Ministry of Transportation and Transit.

3.7.3 Development proposals shall ensure that adequate on-site parking facilities and that safe, accessible access and egress are provided.

3.7.4 HIGHWAY COMMERCIAL uses shall provide adequate sewage disposal and safe water supply as required by the responsible authorities and in accordance with the Regional District *Sustainable Service Provision for Community Water Systems* policies or equivalent Regional Board policy as it exists at the time.

3.7.5 Development proposals for HIGHWAY COMMERCIAL lands along the Lougheed Highway shall be encouraged to incorporate transit-supportive infrastructure and amenities, where feasible.

DESIGNATION POLICIES

3.7.6 Land designated as HIGHWAY COMMERCIAL should accommodate the commercial needs of the travelling public.

3.7.7 The Plan area limits the HIGHWAY COMMERCIAL designation to existing lands with current or historic establishment of such uses.

3.7.8 HIGHWAY COMMERCIAL areas may be extended or created through Plan amendment where additional land meets the following criteria:

a. Additional commercial services for the itinerant motoring population are needed;
b. Layout and design address impacts on the neighbouring land uses;
c. Architectural design is respectful of the natural and rural resource character;
d. Water supply, wastewater, and storm water facilities are adequate;
e. Fire protection is adequate;
f. Accessible from the Lougheed Highway to avoid increased traffic through residential areas;
g. Suitable access and egress exist or can be developed;
h. Traffic and parking can be accommodated on-site; and,
i. Hazard mitigation requirements can be met.

USE POLICIES

3.7.9 HIGHWAY COMMERCIAL areas shall be used for only:

a. Highway Commercial; and,
b. Local Commercial.

SUBDIVISION POLICIES

3.7.10 HIGHWAY COMMERCIAL 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:

LEVELS OF SERVICE	MINIMUM PARCEL SIZE
On-site services – water & sewage	1.0 hectare
Approved community water & on-site sewage disposal	0.2 hectares

3.8 INDUSTRIAL (I)

There are limited existing industrial operations along the Chehalis Forest Service Road. They include a water bottling plant, forest and wood processing, and a log sort yard. While limited, they are a source of local employment. The INDUSTRIAL designation is intended to protect the existing industrial sites to ensure the long-term supply of the limited industrial land within the Plan area.

GENERAL POLICIES

3.8.1 The Regional Board will consider proposals to rezone or establish community plan designations for industrial uses on an individual basis, with consideration to rural village impacts including noise, traffic, sight, sound, screening, odour, dust, and storm water runoff.

3.8.2 New INDUSTRIAL areas should be located in areas where the high demand for utility services can be met, transit services are located within 400-500 metres, the conflict between local traffic and industrial traffic is minimized, and the site has connectivity to a provincial transportation corridor and established road network.

3.8.3 Buffers shall be provided along all lot lines to screen INDUSTRIAL uses from adjacent uses.

DESIGNATION POLICIES

3.8.4 The Plan designates existing industrial sites as INDUSTRIAL where the intent is to retain the INDUSTRIAL use in the long-term. The Regional Board does not anticipate the designation of significant additional lands as INDUSTRIAL.

3.8.5 Lands with approved aggregate extraction operations may be designated INDUSTRIAL for resource industrial uses, provided that:

a. Uses of the lands can be limited to resource industrial use;
b. Off-site impacts can be mitigated to the satisfaction of the Regional Board;
c. The use will not result in environmental contamination or hazards; and,
d. The parcel size is not less than 4.0 hectares.

3.8.6 INDUSTRIAL areas may be extended or created through Plan amendment provided that additional lands are:

a. Located away from environmentally sensitive areas;
b. Avoid or mitigate natural hazards;
c. Free from geological and hydrological impacts, space, and adequate drainage and soils are demonstrated;

d. Designed to protect the quality of life for the surrounding community by incorporating traffic management measures and addressing nuisance concerns, such as dust, light spill, and odour;
e. Adequately serviced by Regional District community water and sanitary sewer systems;
f. Provided with suitable access and egress; and,
g. Accessible from a collector or arterial road to avoid increased traffic through residential areas.

USE POLICIES

3.8.7 INDUSTRIAL areas shall be used only for:

a. General Industrial;
b. Heavy Industrial;
c. Resource Industrial;
d. Accessory Industrial; and,
e. Accessory Residential.

SUBDIVISION POLICIES

3.8.8 Lands in INDUSTRIAL areas shall only be subdivided 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 & sewage	4.0 hectares

3.9 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 the 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.

LIMITED USE designation has been established in portions of the Plan area due to the rural nature of the area, limited road access, and limited services that are provided. Thus, the LIMITED USE designation is appropriate for many outdoor recreational uses, including church camps, dude ranches, and some kinds of campground development if supported by a geohazard assessment prepared by a Qualified Professional, stating the land is safe for the intended use. Nevertheless, the general policy of this Plan respecting LIMITED USE areas is to prevent isolated development, to protect the environment, and to preserve and buffer areas of environmental sensitivity and special value.

The LIMITED USE designation is also intended to apply to civic infrastructure facilities, such as wastewater treatment plants, water reservoirs, solid waste transfer stations, and other infrastructure facilities.

Subdivision policies of the LIMITED USE designation accommodate the creation of new parcels 8.0 hectares in area or greater, except that infrastructure facilities may have a smaller parcel size. 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 the average density of the parent parcel being subdivided will not exceed one parcel per 8.0 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 Regional District.

GENERAL POLICIES

3.9.1 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.

3.9.2 Development shall be controlled and uses may be restricted in areas of natural hazard potential and environmental sensitivity.

3.9.3 Environmentally sensitive areas shall be identified, preserved, and buffered from development.

DESIGNATION POLICIES

3.9.4 The Plan designates land 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;
f. Lands best suited to low-density rural uses; and,
g. Lands used for institutional infrastructure facilities.

3.9.5 LIMITED USE areas may be extended or created through Plan amendment.

3.9.6 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.

3.9.7 Proposals to re-designate lands designated LIMITED USE shall undertake technical assessments that assess future development potential and address the following issues:

a. Comprehensive and coordinated application between interested landowners to ensure an applicant-initiated process, and to avoid fragmented development and servicing;
b. Avoidance and mitigation of natural hazard areas;
c. Identification and protection of environmentally sensitive areas;
d. On-site services located away from hazardous conditions;
e. Opportunities for clustering of new parcels to address hazard and environmental site constraints;
f. Lot layout which includes preservation of natural areas and vegetation, where feasible;
g. Connections to existing parks and active transportation network;
h. Road and traffic access from Ministry of Transportation and Transit roads; and,

i. Identification and protection of archeologically significant areas through an archeological overview assessment and an archeological impact assessment, as required.

USE POLICIES

3.9.8 LIMITED USE areas shall be used only for:

a. Farm;
b. Conservation;
c. Local institutional;
d. Low-density commercial recreation;
e. Park and park reserve;
f. Recreation;
g. Single family residential use; and,
h. Associated rural residential.

3.9.9 Notwithstanding Policy 3.9.8 above, associated rural residential uses are permitted unless prohibited by the zoning bylaw.

3.9.10 Low-density commercial recreation uses may be permitted in the LIMITED USE designation on parcels 8.0 hectares in area or greater, subject to zoning amendment.

3.9.11 Zoning amendment 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.

3.9.12 Notwithstanding Policy 3.9.8 above, land in the LIMITED USE area may also be used for resource extraction uses provided that the area is zoned for the use intended, it is located outside of the restricted areas identified in the *FVRD Electoral Area Commercial Gravel Operations Bylaw No. 1181, 2014* or equivalent Regional Board policy as it exists at the time, 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.

SUBDIVISION POLICIES

3.9.13 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:

LEVELS OF SERVICE	MINIMUM PARCEL SIZE
On-site services – water & sewage	8.0 hectares

3.9.14 Notwithstanding Policy 3.9.13 above, parcels designated LIMITED USE for public infrastructure facilities may have a smaller parcel size.

3.9.15 Notwithstanding Policy 3.9.13 above, subject to a zoning amendment, density averaging may be permitted to facilitate the clustering of parcels away from hazardous or environmentally sensitive areas provided that the average density of the parent parcel being subdivided, excluding road and park dedications, will not exceed one parcel per 8.0 hectares, and provided that each lot is suitable for its intended use.

3.9.16 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 geohazards or other hazards;
b. The location of services; and,
c. Trails.

3.9.17 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 hazardous areas or preserve identified environmental values.

3.9.18 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.

3.10 NEIGHBOURHOOD COMMERCIAL (NC)

The main purpose of the NEIGHBOURHOOD COMMERCIAL designation is to accommodate day-to-day commercial uses. The existing NEIGHBOUROOD COMMERCIAL uses provides services and employment opportunities for residents. They are essential in creating complete communities that complement the residential development, accommodate people at all stages of life, and provide a wider range of employment opportunities, amenities, and services within a 15–20-minute walk. It is also intended to concentrate growth in the existing rural village areas and thereby direct development away from the primarily RURAL lands outside of the rural village areas. The designation is intended to allow land uses that serve local needs, such as general stores, convenience stores, small personal service establishments, and workshops for local producers.

The NEIGHBOURHOOD COMMERCIAL lands are intended to support residents by supporting small-scale businesses, local employment opportunities, and live-work-play opportunities. While there are incidental benefits to the travelling public, the NEIGHBOURHOOD COMMERCIAL designation is generally not intended to primarily support the needs of the travelling public, such as tourist accommodation and drive-through restaurants. Such uses are better suited on the lands designated as HIGHWAY COMMERCIAL. The Plan policies are deliberate in designating lands to foster commercial uses that complement each other and foster a sustainable environment for economic development.

Plan policies do not anticipate the expansion of commercially designated lands within the Plan area. One of the goals of deliberately restricting commercial areas to locations within neighbourhood plan areas is to avoid the proliferation of commercial uses along the Lougheed Highway corridor. Should new commercial proposals arise that warrant new or expanded commercial designations, they will be considered by the Regional Board in accordance with the policies of the Plan.

GENERAL POLICIES

3.10.1 Land designated NEIGHBOURHOOD COMMERCIAL should accommodate the commercial needs of the local community.

3.10.2 NEIGHBOURHOOD COMMERCIAL should be flexible to accommodate a mix of residential and commercial through live-work spaces and ground floor commercial buildings.

3.10.3 NEIGHBOURHOOD COMMERCIAL uses shall have adequate road access that is approved by the Ministry of Transportation and Transit.

3.10.4 Development proposals shall ensure that adequate on-site parking facilities and that safe and accessible access and egress are provided.

3.10.5 NEIGHBOURHOOD COMMERCIAL uses shall be connected to community water and community sanitary sewer systems.

3.10.6 Development proposals shall demonstrate high-quality architectural design, land use, and site layout which respects the area's natural and rural resource character. Proposals should incorporate pedestrian connections, cycling storage facilities, and outdoor seating areas while providing appropriate buffering between surrounding residential uses. Additionally, storm water and wastewater management shall respect the natural environment.

3.10.7 NEIGHBOURHOOD COMMERCIAL uses shall incorporate walkable and bikeable streetscapes to serve nearby residents.

3.10.8 Development proposals for NEIGHBOURHOOD COMMERCIAL lands along the Lougheed Highway shall be encouraged to incorporate transit-supportive infrastructure and amenities where feasible.

DESIGNATION POLICIES

3.10.9 NEIGHBOURHOOD COMMERCIAL areas may be extended or created through Plan amendment where additional land meets the following criteria:

a. Additional commercial services to serve the local community are needed;
b. Layout and design address impacts on the neighbouring land uses;
c. Architectural design is respectful of the natural and rural resource character;
d. Storm water, wastewater, and water supply facilities are adequate;
e. Fire protection is adequate;
f. Suitable access and egress exist or can be developed;
g. Traffic and parking can be accommodated; and,
h. Hazard mitigation requirements can be met.

USE POLICIES

3.10.10 NEIGHBOURHOOD COMMERCIAL areas shall be used only for:

a. Local commercial; and,
b. Local Institutional.

3.10.11 The Regional Board may consider NEIGHBOURHOOD COMMERCIAL areas along Lougheed Highway for a broader range of uses compatible with local commercial, such as mixed residential-commercial buildings or live-work spaces provided that:

a. The proposed development is connected to a community water system and a community sanitary sewer system; and,
b. The development is intended to 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.

3.10.12 New or expanded NEIGHBOURHOOD COMMERCIAL uses should be:

a. Accessible from a collector or arterial road to avoid increased traffic through residential areas;
b. 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 community; and,
c. Served by an approved community water system and community sanitary sewer system.

SUBDIVISION POLICIES

3.10.13 Land in the NEIGHBOURHOOD 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
Approved community water & Regional District community sanitary sewer	0.2 hectares

3.11 RESORT (RT)

The RESORT designation is intended to ensure that resort developments maintain public access to natural assets, mitigate impacts on the natural environment, and provide adequate water and sanitary sewer systems. The designation envisions self-contained and self-supporting developments on unitary resort properties with a variety of compatible uses and services.

The Neighbourhood Plan respects and builds upon recreational uses associated with the golf course operations in the area designated as RESORT. These policies intend to support additional commercial uses to continue supporting the recreational golf course and associated accommodation operations.

GENERAL POLICIES

3.11.1 Developments in the RESORT designation should be fiscally self-supporting in terms of the infrastructure and recreational facilities they provide.

3.11.2 The cluster of buildings and structures on RESORT properties will be encouraged so that environmental impacts may be limited and hazards avoided.

DESIGNATION POLICIES

3.11.3 This Plan designates existing RESORT uses as Resort.

3.11.4 The RESORT designation may be extended or created through Plan amendment where:

a. Additional lands are shown to meet the designation policies;
b. Comprehensive, integrated plans, including environmental impact assessments, hazard assessments, and feasibility studies, are presented;
c. Resort uses already exist; or,
d. Recreational development trends warrant such an extension or creation.

3.11.5 New RESORT areas:

a. May have minor geological and flood hazards which can be mitigated on-site;
b. Shall have adequate transportation access;
c. Shall have access to community services; and,
d. Shall have areas that are well-suited because of their location, scenic landscape, natural environment, physical characteristics, or natural amenities, for RESORT uses.

USE POLICIES

3.11.6 RESORT areas may only be used for:

a. Golf course;
b. Outdoor recreation;
c. Restaurant;
d. Alcoholic beverage service;
e. Tourist accommodation;
f. Accessory employee residential;
g. Commercial campground;
h. Conservation;
i. Low-density commercial recreation;
j. Accessory retail uses; and,
k. Marina.

3.11.7 Development in RESORT areas shall avoid or mitigate environmental impacts, maintain access to riparian foreshore areas, and avoid alienation of public amenities.

3.11.8 Development in RESORT areas shall include active transportation routes that connect RESORT areas to nearby outdoor recreation amenities.

3.11.9 All resort development, including the Sandpiper Resort, shall adhere to Plan policies related to the following:

a. Tree management policies;
b. Environmental management zone requirements;
c. Culturally significant and archaeological sites;
d. Shoreline protection policies;
e. Elbow Creek Wildlife Corridor; and,
f. Raptor nests.

3.11.10 Redevelopment proposals and zoning amendments for Sandpiper Resort should incorporate the following:

a. Submission of a comprehensive resort plan outlining proposed land uses, amenities, and phasing of development;
b. Redesign of the golf course is encouraged in a manner that retains 18 holes;
c. No development shall occur north of Elbow Creek, with the exception of golf course fairways;

d. No development shall occur within 50 metres of the natural boundary of the Harrison River, in accordance with Harrison Mills Environmentally Sensitive Development Permit Area 5-C;

e. Development shall avoid all protected heritage sites. The resort shall work with Indigenous communities and follow the *Heritage Conservation Act* to identify and develop a plan for all archaeological sites;

f. The Regional District encourages the developer to work with the federal government (i.e., Transport Canada) to remove the private airstrip at Sandpiper Resort due to its potential impact on bird populations, particularly Bald Eagles, including risks such as nest abandonment, reduced reproductive success, and other stress-induced behavioural changes;

g. Tourist accommodation uses are encouraged to incorporate additional visitor parking into development plans for the wildlife viewing area and proposed natural amenities of the Plan area.

SUBDIVISION POLICIES

3.11.11 Land in the RESORT designation shall only be subdivided in accordance with the standard of the responsible authorities, except that the parcel size shall not be less than:

LEVELS OF SERVICE	MINIMUM PARCEL SIZE
On-site services – water & sewage	8.0 hectares

3.12 RURAL (R)

The primary purpose of the RURAL designation is to maintain the existing rural character of the Plan area and provide for residential and low-density recreational land uses compatible with the Plan area. The designation is intended to provide a transition between the rural village areas, which support integrated growth, and the broader Plan area. This approach helps preserve the existing rural character and supports rural lifestyles, while also aligning with Plan policies that prioritize the protection of high ecological values outside neighbourhood plan areas.

The RURAL designation is applied to existing rural lots that have good road access but may have potential geohazard implications, 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 2.0 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 the average density of the parent parcel being subdivided will not exceed one parcel per 2.0 hectares.

GENERAL POLICIES

3.12.1 RURAL areas are established to accommodate a variety of rural lifestyles and to maintain the low-density rural character of the Plan area.

3.12.2 RURAL areas shall generally limit the demand for infrastructure and public services through the provision of on-site services.

3.12.3 The Regional Board may consider a broad range of uses in keeping with rural lifestyles and the environmental policies of the Plan whenever possible.

DESIGNATION POLICIES

3.12.4 The Plan designates land with some or all the following characteristics as RURAL:

a. Outside the Agricultural Land Reserve;
b. Constrained by minor geohazards;
c. Predominantly rural in character;
d. Anticipated to be suitable for on-site servicing; and,
e. Adequate access to public roads.

3.12.5 RURAL areas may be extended or created through Plan amendment where:

a. Additional lands are shown to meet the designation policy criteria above;
b. It can be shown that a safe building site exists;
c. Lands are shown to be suitable for on-site services; and,
d. Impact on ecologically sensitive wildlife habitats can be managed through provincial best management practices and Plan policies.

3.12.6 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

3.12.7 RURAL areas shall be used only for:

a. Farm (excluding intensive agriculture);
b. Conservation;
c. Park and park reserve;
d. Local institutional;
e. Low-density commercial recreation;
f. Single family residential; and,
g. Associated rural residential.

3.12.8 Notwithstanding Policy 3.12.7 above, low-density commercial recreation uses in RURAL areas will only be permitted on parcels greater than 2.0 hectares.

3.12.9 Notwithstanding Policy 3.12.7 above, associated rural residential uses are permitted unless prohibited by the zoning bylaw.

SUBDIVISION POLICIES

3.12.10 Land in RURAL areas shall be subdivided only in accordance with the standards of the responsible authorities, except that the minimum parcel size shall not be less than:

LEVELS OF SERVICE	MINIMUM PARCEL SIZE
On-site services – water & sewage	8.0 hectares

3.12.11 Notwithstanding Policy 3.12.10 above, density averaging may be permitted subject to a zoning amendment 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 2.0

hectares, and provided that each parcel created is 0.2 hectares in size or greater and is suitable for its intended use.

3.12.12 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 geohazards or other hazards;
b. The location of services; and,
c. Trails and parks.

3.12.13 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 hazardous areas or preserve identified environmental values.

3.12.14 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.

Traditional Subdivision Clustered Subdivision

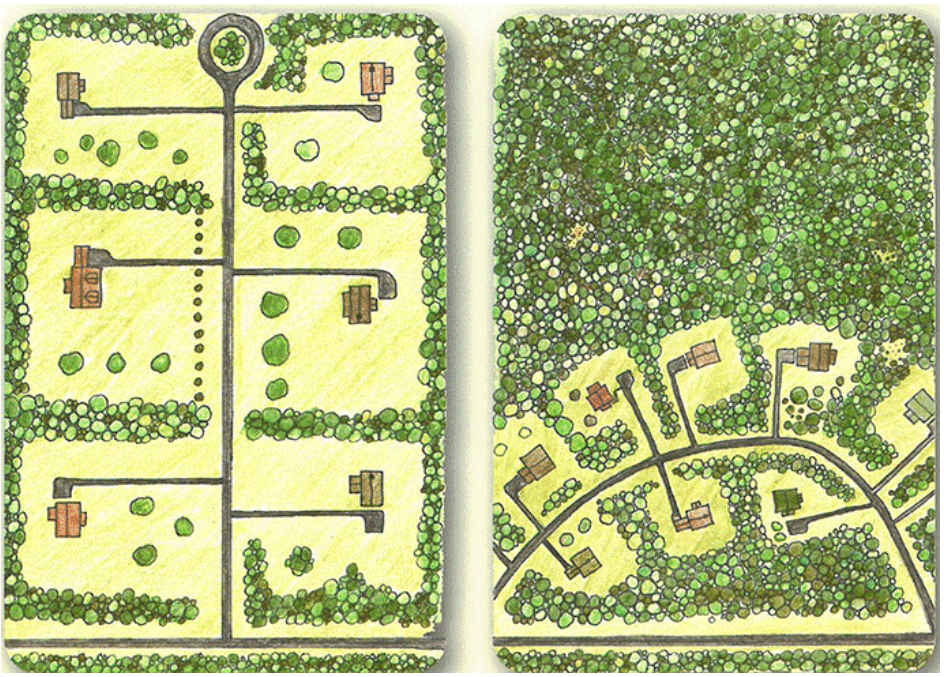


Figure 6: Clustered Subdivision
Source: Wildlife Conservation Society, Adirondack Program

3.12.15 The Regional Board or the Subdivision Approving Officer may require upon zoning amendment or subdivision of land that advance street and conceptual lot layout plans be provided to demonstrate how the proposed lot layout would not frustrate the viability of the future subdivision of adjacent lands.

3.12.16 Where a subdivision is proposed along the Agricultural Land Reserve boundary, the developer shall be required to demonstrate implementation of residential-agricultural edge planning tools through subdivision design, building design and layout, open space and landscape design, storm and groundwater management, and residential side buffer design to promote land use compatibility.

3.13 SUBURBAN RESIDENTIAL (SR)

The SUBURBAN RESIDENTIAL designation provides for a desirable, well-serviced, high-quality community with a suburban lifestyle with a rural context on the lands designated as Harrison Rise. Lands designated as SUBURBAN RESIDENTIAL reflect the ideals of complete communities with well-established connectivity to active transportation and transit. These lands are adjacent to local services, such as parks, recreation, local commercial, and industrial.

Where lands cannot connect to approved community water and sanitary sewer services, the minimum parcel size in SUBURBAN RESIDENTIAL areas is 2.0 hectares. The minimum parcel size may be reduced to 0.5 hectares where the proposed development will be served by an approved community water system, or 510 square metres where served by both a Regional District community water and sanitary sewer system. This designation reflects integrated Regional District community water and sanitary sewer systems for the rural village areas in the future.

GENERAL POLICIES

3.13.1 The design and layout of new developments in SUBURBAN RESIDENTIAL areas should include special consideration of 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 or cultural significance; and,
e. The orderly growth of residential communities.

DESIGNATION POLICIES

3.13.2 SUBURBAN RESIDENTIAL lands are generally:

a. Above the floodplain and generally free from geological 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;
e. Located outside the Agricultural Land Reserve; and,
f. Areas anticipated to be suitable for on-site sewage disposal at the planned density.

3.13.3 SUBURBAN RESIDENTIAL areas may be extended or created through Plan amendment, provided that:

a. Comprehensive, integrated plans are presented that identify additional lands meeting the designation policies;
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.

3.13.4 New bare land strata developments shall be fiscally self-supporting in terms of the infrastructure provided.

USE POLICIES

3.13.5 SUBURBAN RESIDENTIAL areas shall be used only for:

a. Single family residential;
b. Accessory dwelling unit;
c. Park and park reserve; and,
d. Recreation.

SUBDIVISION POLICIES

3.13.6 Land in the SUBURBAN RESIDENTIAL 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 & sewage	2.0 hectares
Approved community water & on-site sewage disposal	0.5 hectares
Approved community water & Regional District community sanitary sewer	510 square metres

3.13.7 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.

3.13.8 To achieve a connected and comprehensive development over time, development proposals should provide 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 trail improvements.

3.13.9 Water systems serving developments in the SUBURBAN RESIDENTIAL designation shall provide sufficient water flows for fire protection and adequate fire hydrants subject to the *Fraser Valley Regional District Subdivision Development Servicing Bylaw*.

3.13.10 Subdivision and development of land in the SUBURBAN RESIDENTIAL areas should limit impacts and disruption on existing and nearby homes by following the Regional District's *Good Neighbour Practices*, including containing waste and litter onsite, parking on-site, avoiding degradation of linear parks/sidewalks, and communication with neighbours by providing contact and project information.

3.14 VILLAGE CENTRE (VC)

The VILLAGE CENTRE area in Beach Camp will accommodate a mix of neighbourhood-scale civic and public uses (e.g., medical centre, elder's care facility), commercial, and residential land uses. It will support a Main Street concept connected to the Harrison River waterfront to the south and an upgraded four-way intersection to the north. The area will be connected via transit and served by a pedestrian network connecting to community parks, shoreline trails, and other non-motorized waterfront recreational amenities. This area will serve as a commercial hub that will be supported by the residents in the overall Electoral Area C.

The Beach Camp lands and part of the Crown land north of Beach Camp have significant development potential and the capacity to support future community infrastructure. The Regional District acknowledges Indigenous rights and title interests over Crown land. The strength of these claims are strong due to evidence of past settlements and archaeological sites of Sts'ailes and Sq'éwlets. Both Sts'ailes and Sq'éwlets have indicated a shared interest to co-develop the crown land to the north of the Beach Camp area. When the land claims and Crown tenure are settled, the Crown land area has the potential to be redeveloped into similar uses as the Beach Camp area. Together, they are designated as the future VILLAGE CENTRE of Harrison Mills (Schedule 2A - Land Use Designations - Harrison Mills Neighbourhood Plan).

The VILLAGE CENTRE designation area is an ideal location for a future neighbourhood centre for the following reasons:

- Proximity to the Harrison River shoreline
- Located at the junction of Hemlock Valley, Sandpiper Resort, Morris Valley, existing neighbourhood local commercial establishments, and the future Sts'ailes medical centre facility
- Future intersection improvement to create one major intersection by closing the existing Morris Valley Road and the Chehalis Forest Service Road
- Future potential transit connection

Harrison Mills is a predominantly residential community with limited commercial uses providing services and amenities. Residents rely on travel outside of the community to neighbouring urban centres to access daily needs, groceries, medical services, shopping, and entertainment. While the current population of Harrison Mills is unlikely to support additional commercial uses, over time, through modest densification to accommodate new residents and visitors, opportunities to increase the services provided locally will be made possible.

This section presents actionable policies that focus on supporting small-scale businesses, local employment opportunities, and collaboration with property owners to maximize

potential opportunities. The policies are intended for the Regional District, landowners, and developers prior to, during, and post-development.

Local Business & Employment

Additional commercial uses are needed in Harrison Mills to meet community needs, create local employment opportunities, as well as to attract and retain younger demographics and families in the neighbourhood. Co-locating residential and commercial uses within mixed-use development offers the potential to support more services and amenities for a growing population. These policies intend to support additional commercial development to meet community needs both now and in the future in a manner that respects the existing neighbourhood character.

Collaboration with Community Partners

To ensure that any potential future development meets community needs, a collaborative approach among community partners is critical. These policies intend to support collaboration between the Regional District, existing property owners, and Indigenous community partners.

GENERAL POLICIES

3.14.1 Land designated VILLAGE CENTRE should accommodate the commercial needs of the local community.

3.14.2 Development proposals shall ensure that adequate on-site parking facilities and safe access and egress are provided.

3.14.3 Development proposals shall satisfy the requirements of the Development Permit Area 6-C to ensure high-quality architectural design by incorporating the historical and rural character of the area in selecting the proposed use, design, and layout of the new development.

3.14.4 Single storey commercial use is discouraged.

3.14.5 The provision of parking spaces in the VILLAGE CENTRE area will be based on the findings of a shared-use parking study. Shared parking prevents the construction of large, underutilized parking areas that detract from the community experience during off-peak times. To facilitate parking in this area, a shared-use parking agreement should be prepared.

3.14.6 The Regional District encourages developers to prioritize small-scale locally serving businesses to locate where commercial uses are permitted within the Plan area. Small-scale businesses will benefit the community by:

a. Providing access to services and amenities to allow current and future residents to meet their daily needs; and,
b. Creating local employment opportunities.

3.14.7 The Regional District discourages the incorporation of drive-through businesses in mixed residential-commercial buildings.

3.14.8 The Regional District will collaborate with provincial partners (e.g., Ministry of Transportation and Transit) to encourage developers to explore redevelopment options that seamlessly integrate commercial and residential uses and respect the existing neighbourhood character. For example:

a. Development should incorporate future ground floor lobbies with multiple windows in mixed residential-commercial or multi-unit residential buildings to create a visual connection to the street; and,
b. At the time of zoning amendment, the developer shall demonstrate how subsequent development phases will continue to contribute to the character, quality, and functionality of each site in their development application.

3.14.9 The Regional Board will be a supportive partner to Sts'ailes in the anticipated development of a medical and community care centre at Beach Camp.

DESIGNATION POLICIES

3.14.10 VILLAGE CENTRE designation may be extended to the north of Beach Camp in the area designated as CROWN LIMITED DEVELOPMENT area.

3.14.11 VILLAGE CENTRE designation 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 address impacts on neighbouring residential land uses;
d. Storm water, wastewater, and water supply facilities are adequate;
e. Suitable access and egress exist or can be developed;
f. Traffic and parking can be accommodated;
g. Environmental management policies and objectives can be met;
h. Hazard mitigation requirements can be met; and,
i. Indigenous shared interests are accommodated.

USE POLICIES

3.14.12 VILLAGE CENTRE designation shall be used for only:

a. Mixed residential-commercial;
b. Multi-unit residential;
c. Apartment residential;
d. Tourist accommodation;
e. Local tourist commercial;
f. Local commercial;
g. Local institutional;
h. Marina;
i. Park and park reserve; and,
j. Conservation.

3.14.13 New or expanded VILLAGE CENTRE designations should be:

a. Accessible from a collector or arterial road to avoid increased traffic through residential areas;
b. Designed to ensure a high-quality architectural standard which incorporates accessibility principles, respects the character, and does not reduce the quality of life for the surrounding community;
c. Designed to incorporate suitable buffer areas or setback distances around commercial development;
d. Served by an approved community water system; and,
e. Served by an approved community sanitary sewer system or where connection to an approved community sanitary sewer system cannot be achieved by an on-site sewage disposal system.

3.14.14 VILLAGE CENTRE lands shall be designed to incorporate the form and character detailed in the Harrison Mills Village Centre Development Permit Area 6-C.

3.14.15 Future development shall have a buffer to screen the view of new development from Morris Valley Road and adjacent natural areas as well as to protect wildlife corridors.

3.14.16 The Regional Board will secure additional community benefits such as parks, trails, pedestrian and cycling networks, as part of new development at the time of zoning amendment.

3.14.17 At the time of a development application, the Regional District will be open to exploring innovative living formats and building forms that address local design

challenges and contribute to the character and quality of the Harrison Mills neighbourhood.

3.14.18 Notwithstanding Policy 3.14.12, within the Crown land section of the VILLAGE CENTRE area, the Regional Board may deem additional land uses similar to the VILLAGE CENTRE designation consistent with this Plan where they are led by Indigenous communities. The Regional Board may consider the following in making such a decision:

a. Environmental assessment;
b. Archaeological impact assessment;
c. Geohazard assessment;
d. Adequate road access and frontage;
e. Fire protection;
f. Emergency management;
g. Consistency with the Harrison Mills Local Servicing Plan;
h. Regional District local service area impacts and agreements;
i. Traffic impact assessment; and,
j. Integration with the overall Plan policies.

3.15 VILLAGE RESIDENTIAL (VR)

The existing Lake Errock community emerged as a predominantly residential neighbourhood in the late 1960s with the approval of the first subdivision built at the lake. It was primarily intended to be a recreational community with modest-sized lots. The development concept of small-footprint seasonal cabins supported the development of on-site systems. Over time, it has experienced an increased number of permanent residents and the replacement of small cabins with large homes that maximize the buildable area. The lot sizes can range from approximately 750 square metres closer to the lake to 2,500 square metres in the periphery of the community. Most of the lot sizes are equivalent to those often found in fully serviced suburban areas. Discussions with Fraser Health indicated knowledge of failed septic systems in the community. The Regional District installed a community water system that connected most of the parcels through a service area creation process in 2009. The community is not served by a community sanitary sewer or storm water system. Small lot, dense development serviced by private on-site septic systems, with wastewater discharge in close proximity to Lake Errock, poses potential hydrogeological risks and continues to be a concern for the Lake Errock neighbourhood.

The Plan policies intend to limit further small lot subdivisions without the connection to community water and sanitary sewer systems. It will also restrict impervious surfaces and run-off which may negatively impact the lake. It is anticipated that the eventual transition to a community sewer system will be achieved through a combination of federal or provincial government grants, the introduction of financial tools such as service area taxation, and Development Cost Charges, and acquiring community benefits from new development.

GENERAL POLICIES

3.15.1 Outside of the zoned densities, the Regional Board will not be supportive of development applications for increased density or infill subdivisions in the VILLAGE RESIDENTIAL lands until such time that they are connected to both Regional District community water and community sanitary sewer systems.

DESIGNATION POLICIES

3.15.2 VILLAGE RESIDENTIAL lands are generally:

a. Areas that may have minor geological hazards;
b. Areas with adequate transportation access;
c. Areas suitable for seasonal and year-round residential development; and,
d. Areas suited to VILLAGE RESIDENTIAL because of their location, scenic landscape, natural environment, and physical characteristics.

3.15.3 VILLAGE 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.

3.15.4 The Regional District will not support new bare land strata developments unless they are connected to a Regional District community water and sanitary sewer system. New bare land strata development shall be fiscally self-supporting in terms of common amenities provided.

USE POLICIES

3.15.5 VILLAGE RESIDENTIAL areas shall be used only for:

a. Residential; and,
b. Park and park reserve.

SUBDIVISION POLICIES

3.15.6 Land in the VILLAGE RESIDENTIAL areas shall be subdivided only with approved community water and Regional District community sanitary sewer.

3.16 VILLAGE RESORT RESIDENTIAL (VRR)

Tapadera Estates was originally developed in 1992 as a seasonal recreational development. Over time, it has evolved into a primarily year-round community. As recreational developments such as campgrounds or holiday home parks evolve into year-round living, there is an increased demand to accommodate land uses that meet the needs for permanent living. In Tapadera Estates, this shift has led to a rise in variance requests, including allowances for oversized sheds, reduced setbacks between structures, and enclosed or partially enclosed decks to create additional interior space, such as mudrooms. Requests have also been made to permit park model trailers on smaller RV-designated lots.

However, Tapadera Estates was not originally designed with standard fire separation, electrical power capacity, and servicing infrastructure necessary to accommodate year-round living. Additionally, parts of the development are within the Harrison River floodplain and experience frequent freshet flooding. Considering these challenges, the Regional Board issued a resolution in 2007 to not approve further variances until these issues are resolved.

The purpose of the VILLAGE RESORT RESIDENTIAL designation is to encourage a comprehensive review of current day needs of Tapadera Estates and to plan for a transition of the historic resort recreational development to year-round living through a thorough review of the servicing, fire separation, geohazard, and electrical power capacity.

GENERAL POLICIES

3.16.1 The Regional Board will not be supportive of development applications for increased density or infill subdivisions in the VILLAGE RESORT RESIDENTIAL lands until such time that they are connected to both Regional District community water and community sanitary sewer systems.

3.16.2 Where Regional District community water and sanitary sewer systems do not exist in VILLAGE RESORT RESIDENTIAL areas, no new bare land strata lots will be approved until a comprehensive analysis, supporting the feasibility of such services, has been completed.

3.16.3 Bare land strata developments should be fiscally self-supporting in terms of the infrastructure provided.

3.16.4 Bare land strata developments should provide recreational facilities that are self-supporting.

DESIGNATION POLICIES

3.16.5 VILLAGE RESORT RESIDENTIAL lands are generally:

a. Areas with mitigatable geological hazards;
b. Areas with good transportation access;
c. Areas suitable for seasonal and year-round residential development; and,
d. Areas suited for VILLAGE RESORT RESIDENTIAL because of their location, scenic landscape, natural environment and physical characteristics.

3.16.6 VILLAGE RESORT RESIDENTIAL areas may be extended or created through Plan amendment where additional lands are shown to meet the designation policies above, where comprehensive, integrated plans are presented, and where recreational development trends warrant such extension or creation.

3.16.7 Zoning amendment applications to permit private resort development should be comprehensive, integrated plans that address servicing issues, code standards, fire separation, natural features, public access, and environmental protection.

USE POLICIES

3.16.8 VILLAGE RESORT RESIDENTIAL areas shall be used only for:

a. Private resort development;
b. Park and park reserve; and,
c. Recreation.

3.16.9 The Regional Board will require the following when considering future ad-hoc variance permits or redevelopment applications at Tapadera Estates:

a. Comprehensive technical assessment related to fire protection and spatial separation reviewing the density and siting of the structures;
b. Comprehensive flood avoidance and mitigation measures;
c. Comprehensive servicing study;
d. Connection to the Regional District community sanitary sewer system;
e. Confirmation of the capacity of the electrical system; and,
f. Connection to and extension of Eagle Point Park.

SUBDIVISION POLICIES

3.16.10 Land in the VILLAGE RESORT RESIDENTIAL 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	2.0 hectares
Approved community water & on-site septic	0.5 hectares
Approved community water & Regional District community sanitary sewer	130 square metres for Private Resort Development

4



TRANSPORTATION & MOBILITY

4 TRANSPORTATION & MOBILITY

4.0 Overview

Transportation policies aim to ensure there is a safe and efficient transportation system within the Plan area. Transportation includes the road network, rail network, transit systems, and active transportation routes (walking, cycling, etc.).

The Plan supports the ongoing expansion of the transportation network to meet the needs of existing and future residents, businesses, visitors, and travellers. The Plan advocates for and supports improvements to highways, public transportation, and active transportation routes. Achieving these improvements over time will require continued collaboration between the Regional District, the province, developers, and the community.

The Plan acknowledges that while the primary purpose of highways is to facilitate the efficient movement of goods and services, highways also connect communities. Highways play an integral role in shaping communities, particularly the historic rural villages within the Plan area, such as Morris Valley, Harrison Mills, Lake Errock, and multiple Indigenous communities. The Plan policies envision two future growth areas: Harrison Mills and Lake Errock, which are both dissected by integral highway infrastructure. It is essential that Highway planning considers the integration and interconnectedness of existing and planned communities in conjunction with the highway's purpose of serving as an essential corridor for the movement of traffic and transportation of goods. The Regional District is committed to working closely with the Ministry of Transportation and Transit and BC Transit to ensure regional transportation goals are balanced with rural village safety and interconnection needs.



Figure 7: Main Transportation Policy Areas

4.1 Transportation Network

Road Network

Area C is well connected to the provincial highway system. The two significant roads within the Plan area are Lougheed Highway and Morris Valley Road, identified in Map 5 – Utility and Transportation Network.

Lougheed Highway is a two-lane controlled access provincial highway designed for through traffic and is expected to provide for high overall travel speeds with minimum interference to movement. While its primary function is to facilitate regional connectivity to larger centres in the west and east, it also serves as a critical part of the local road network within Area C.

Morris Valley Road is a two-lane arterial road serving Harrison Mills, Morris Valley, the Sts'ailes Reserve in the northern part of the Plan area, as well as a connection to Sasquatch Mountain Resort beyond the Plan area boundary. The purpose of an arterial road is to serve as a continuous route for through traffic and is usually fed by two or more collector roads.

Ministry of Transportation and Transit is the primary agency responsible for roads, road right-of-way improvements, and maintenance in Area C. There is also resource roads used to access recreation areas which are overseen by the Ministry of Forests. The Regional District does not own or maintain roads within the Plan area. However, the Regional District works together with the province to plan for an efficient and safe road network.

The Regional District recognizes that the Ministry of Transportation and Transit prioritizes the efficient movement of goods on controlled access highways. Members of the community use local roads to engage in active transportation. The absence of well-defined road shoulders and designated cycling lanes, coupled with traffic, can create discomfort and potential hazards for non-vehicular road users. These scenarios also greatly restrict residents' ability to move between rural village areas through an active transportation mode. Ideally, a comprehensive active transportation network should be identified and gradually developed, prioritizing routes leading to community gathering spaces and commercial services.

The Regional Board supports increasing active transportation in the Plan area. Active transportation includes all human-powered modes of transportation, including walking, biking, rolling, and using a mobility aid, like a wheelchair. Priorities for active transportation include connections that link:

- Rural villages to Lougheed Highway crossings
- Communities to services and amenities
- Communities to transit stops

Priorities for active transportation in the Regional District are outlined in the *FVRD Active Transportation Network Plan*, and where relevant priorities are reflected in the OCP. Undeveloped road rights-of-way within the Plan area present excellent opportunities for establishing a trail network. In some cases, park dedication or land acquisition may be necessary to connect trail segments.

Areas between Agassiz and Mission, referred to as the North of Fraser Route, are not currently served by public transportation. One of the strategic priorities of the Regional Board has been to expand public transit north of the Fraser River. The Regional Board and BC Transit are exploring the feasibility of implementing transit services between the District of Kent and the City of Mission; however, this route is contingent on provincial funding availability. This process will include consultation and public engagement with area residents.

POLICY

Road Design & Access

4.1.1 **Frontage.** Each new parcel of land should have frontage on and reasonable and practical access to a public road. For new parcels, access by easement and access by panhandle may only be permitted when no other reasonable options are available.

4.1.2 **Safe access.** Each new parcel of land shall be provided with adequate and safe access for all traffic including emergency vehicles.

4.1.3 **Driveways.** Access for residential uses on side roads should be constructed in accordance with the Ministry of Transportation and Transit standards outlined in *Location, Design and Construction of Residential Driveways on Side Roads Outside Municipalities*.

4.1.4 **Connections to existing road network for new developments.** The Regional Board will require that significant development proposals provide a minimum of two connections to the existing road network to increase the resiliency of new developments and ensure the safety of residents and responders in cases of emergency and disaster. The Regional District may not support developments that propose closed road networks or single access.

4.1.5 **New road design.** New road alignments should be designed to provide:

a. Extension and connection to existing or proposed roadways adjacent to or beyond the subdivision;
b. Alternate route choices, where possible;
c. Minimal or no stream crossings through environmentally sensitive areas; and,

d. Adequate and safe access for all land uses consistent with the level of traffic generated and the need for emergency access.

4.1.6 **Road shoulders.** The Regional Board will advocate for upgrades to Lougheed Highway to include road shoulders in consideration of the *FVRD Active Transportation Network Plan* and *Chilliwack and FVRD Transit Future Action Plan*, to provide suitable and safe designated paths for pedestrian and cycling uses and opportunities for bus stops.

4.1.7 **Active transportation infrastructure improvements.** The Regional Board will advocate for pedestrian crossings and improved active transportation infrastructure where development within rural village areas occurs along the Lougheed Highway, which poses an increased need for safe connections.

4.1.8 **Culvert capacity analysis.** The Regional Board will advocate to the Ministry of Transportation and Transit for a culvert capacity analysis that applies a climate change lens along highway corridors.

4.1.9 **Lougheed Highway improvements.** The Regional Board will advocate for the Ministry of Transportation and Transit to undertake necessary improvements to support, accommodate, and improve safety where rural village development in Harrison Mills and Lake Errock intersects the Lougheed Highway.

4.1.10 **New transportation networks within the Agricultural Land Reserve.** Development of new transportation networks within the Agricultural Land Reserve may require approval from the Agricultural Land Commission.

Traffic Impact

4.1.11 **Traffic impact and access.** The Regional District may require that zoning amendment and subdivision applications include a traffic impact analysis assessment prepared by a Qualified Professional.

4.1.12 **Resident concerns.** The Regional District recognizes impacts to local road safety and conditions resulting from resource extraction industries operating in Area C and will continue to amplify resident concerns to the Ministry of Transportation and Transit, Commercial Vehicle Safety and Enforcement, and/or local police.

4.1.13 **Mitigate industrial traffic impacts.** The Regional District will advocate for opportunities to increase road safety and mitigate impacts from industrial traffic and recommend that the Ministry of Transportation and Transit should take these concerns into account when undertaking highway and road network improvements.

Railway Crossings

4.1.14 **Safety and noise standards.** New residential subdivisions adjacent to railway lines should provide adequate safety and noise standards, as outlined in the *Federation of Canadian Municipalities guidelines for New Development in Proximity to Railway Operations*.

Transit

4.1.15 ***Chilliwack-FVRD Transit Future Action Plan.*** The Regional Board supports the implementation of the priorities identified in the *Chilliwack-FVRD Transit Future Action Plan*.

4.1.16 **Transit service expansion.** The Regional Board advocates for the expansion of transit service along the Lougheed Highway corridor to serve a growing population.

4.1.17 **Transit and new development.** Development will be concentrated within rural village areas and should be serviced by transit. Expansion of transit services to serve rural village area build-out shall be considered as part of all major zoning and Official Community Plan amendments.

4.1.18 **Indigenous communities.** The Regional Board supports the expansion of transit services which serve Indigenous communities, including Leq'á:mel First Nation, Sq'éwlets, and Sts'ailes. The Regional Board will work with Indigenous communities in the planning and delivery of transit services and will jointly advocate to the province for increased transit options within Electoral Area C.

Active Transportation

4.1.19 **Active Transportation Network Plan.** The Regional Board supports the implementation of the priorities identified in the *Fraser Valley Regional District Active Transportation Network Plan.*

4.1.20 **Accessibility lens.** The Regional District will ensure that accessibility is a primary consideration for all active transportation initiatives undertaken in Area C.

4.1.21 **Major development.** The Regional Board will require that major development proposals provide multi-modal connectivity within the development area and ensure connectivity to the existing active transportation network, consistent with the principles of the *Fraser Valley Regional District Active Transportation Network Plan.*



5

INFRASTRUCTURE & SERVICES

5 INFRASTRUCTURE & SERVICES

5.0 Overview

Future growth in Area C will be characterized by concentrated development in rural village areas. These rural village areas will be distinguished by distinct development boundaries and will be serviced by publicly owned, high-quality community water and sanitary sewer systems. Rural lands beyond the village areas will be generally serviced by on-site services and suitable only for low-density development.

New community systems will be required in the established rural village areas as major development is proposed. The policies of this Plan recognize that Regional District infrastructure and services, water and sanitary sewer, fire, parks and trails, storm water, street lighting, and transit, will need to expand as density increases in the village areas. Service expansion that is sustainable, effective, high quality, efficient, minimally impactful to the natural environment, and financially viable is prioritized. Infrastructure and services are vital aspects of the community as they contribute to the overall health, safety, and quality of life for residents in Area C.

Additional Plan policies provide a strategy to avoid ad-hoc sewage system and water system development areas outside of the established rural village areas. The proliferation of small-scale systems resulting in overlapping connections throughout the community can create financial and operational challenges and inefficient service. A centralized servicing strategy for the rural village areas will complement the two existing water systems owned and operated by the Regional District.

There continues to be a legacy of on-site servicing and historic small-scale community services throughout Area C and within Indigenous communities. In some cases, these systems are failing to meet modern quality standards and increasing demand. Additionally, numerous facilities within the Regional District and Metro Vancouver that previously accepted Trucked Liquid Waste (TLW) from private on-site systems within the region have increased restrictions and limited intake from regional sources. This has added additional pressure for a regional TLW solution. The Regional District recognizes the importance of transitioning towards centralized community sanitary sewer systems within rural village areas that serve the needs of both on and off-reserve populations within Area C.

POLICY

5.0.1 **Servicing coordination with Indigenous communities.** The Regional District will continue engagement with Indigenous communities to explore opportunities for the

provision of Regional District services to reserve lands where it is deemed feasible and where there is a demonstrated interest in service provision.

5.0.2 **New infrastructure within Agricultural Land Reserve.** Development of new infrastructure within the Agricultural Land Reserve may require approval from the Agricultural Land Commission.

5.1 Water Supply

Residents of Area C obtain drinking water from a variety of sources, including private water systems, individual on-site water supplies, and two Regional District Water Systems in Lake Errock and Morris Valley, which service the majority of residents. Improvements to the existing Regional District systems will be necessary to serve the growth envisioned in the rural village areas outlined in the Neighbourhood Plans. It is important that the community is served by a high-quality and reliable water supply that will be sustainable over the long-term and resilient to a changing climate. Where appropriate, this Plan supports public ownership and operation of any future water supply systems that service rural village areas.

Regional District Water Systems

Lake Errock Water System

This Regional District water system was established in 2009 and currently serves 162 properties. The system includes a well, pump stations, and a reservoir along with distribution mains and fire hydrants. Detailed servicing expansion plans to accommodate rural village growth are discussed in the Lake Errock Neighbourhood Plan.

Morris Valley Water System

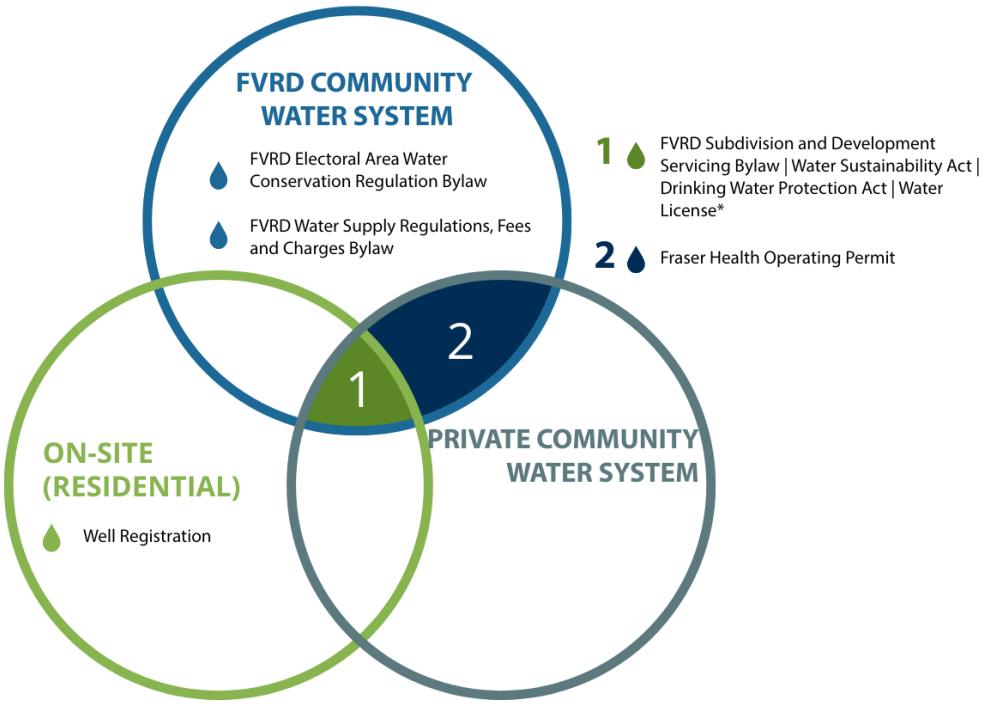
This Regional District water system was established in 2001 and serves four stratas for a total of 442 individual strata properties. The system includes a well, pump house and a reservoir along with distribution mains, fire hydrants, and a bulk water fill station.

Private Community Systems & On-site

There are three private community systems within the Plan area that are regulated under the *Drinking Water Protection Act*. The Regional District is not involved with the licensing or registration of these systems, which is undertaken by the province, and has limited information on the number of users, infrastructure, and status of the systems. The systems include:

- South Lake Errock Improvement District
- Harrison Bay Improvement District
- Pretty System

Many of the residents of the Plan area obtain drinking water through individual, on-site ground or surface sources. Private water supplies are regulated through the Fraser Health Authority and water licenses are managed through the province.



*Water License is only required for any non-domestic purpose, such as irrigation, commercial or industrial use under WSA.

Figure 8: Sphere of Authority for Water Systems

POLICY

5.1.1 **Community systems restricted to rural villages.** The Regional Board supports establishing Regional District community water systems within rural village areas as outlined in the Neighbourhood Plans. Lands located outside of rural village areas are to maintain low densities, rely on individual on-site water provision, and should not anticipate opportunities to connect to community systems.

5.1.2 **New commercial development.** The Regional District will require that all new commercial developments within the NEIGHBOURHOOD COMMERCIAL and VILLAGE CENTRE designations shall provide a connection to a Regional District community water system as established in the *Fraser Valley Regional District Subdivision Development Servicing Bylaw*.

5.1.3 **New residential subdivision.** The Regional District will require that subdivisions which create parcels of less than 1.0 hectare shall provide a connection to a Regional

District community water system as established in the *Fraser Valley Regional District Subdivision Development Servicing Bylaw*.

5.1.4 **Connection to the existing water system.** The Regional District will require that extensions to a Regional District community water systems shall be paid for by developers.

5.1.5 **Funding for future expansions.** The Regional District will explore alternative funding mechanisms to offset capital infrastructure costs at the time of development.

5.1.6 **Guide to service delivery.** Water system service delivery, governance cost recovery, priorities and acquisition policies are set out in the *Sustainable Service Delivery for Community Water Systems: Policies to Guide Service Delivery in FVRD's Electoral Areas* or equivalent Regional Board policy as it exists at the time.

5.1.7 **Expansion of water utility to Sq'éwlets.** The Regional District will explore the feasibility of a long-term agreement for the expansion of the Regional District Lake Errock Community Water System to provide service to Sq'éwlets.

5.1.8 **Protection of existing water supply and sources.** The Regional District will ensure that the provision of safe and reliable water supplies, and the protection of existing water supplies and sources will be a consideration in all zoning and official community plan amendments and subdivision referrals.

5.1.9 **Sustainable on-site water provision through development.** The Regional District may require that applications for zoning and official community plan amendments to facilitate new development not served by the Regional District community water system include a report by a Qualified Professional engineer. Where required, 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 (e.g., 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 and any implications of the aquifer type for drinking water quality and quantity as well as the sustainability of the supply.

5.1.10 **Reliance on water treatment systems.** The Regional District will not support individual, on-site water supplies which rely solely on treatment systems to produce

potable water that meets the *Guidelines for Canadian Drinking Water Quality* for new subdivisions and development.

5.1.11 **Contamination prevention.** The Regional District encourages owners of water supplies to implement source control measures to prevent contamination of water sources and supply systems.

5.1.12 **Groundwater protection.** The Regional District strongly encourages landowners, in accordance with the *Ground Water Protection Regulation*, to ensure the following:

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.

5.1.13 **Water conservation.** The Regional District encourages development proposals to consider water conservation measures and water recycling in line with provincial water conservation guidelines and the *Regional District Water Conservation Bylaw*.

5.1.14 **Source protection.** Wellhead or source protection implementation for the Lake Errock Water Supply System wells should continue to be completed as outlined in the *Electoral Area Source Water Protection Assessments (2015) Report.*

5.2 Sewage Disposal

Area C 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.

The policies of the Plan support establishing a single publicly owned community sanitary sewer system to serve each rural village area. A publicly owned sanitary sewer system will support the future growth envisioned in the rural village areas while ensuring an efficient and high-quality system. Rural areas outside the established rural village areas will continue being serviced by individual, on-site systems.

Transition to Sanitary Sewer

The demand for increased density and a higher level of service provision in Area C necessitates a comprehensive strategy for sanitary sewer provision in the rural village areas. Ensuring an efficient sanitary sewer service that avoids ad-hoc collection of individual systems is critical to long-term operational efficiency and financial viability. Plan policies support the expansion of the existing Morris Valley Wastewater Treatment Plant to service the anticipated growth within the Harrison Mills Neighbourhood Plan area and the establishment of a new

sanitary sewer system in Lake Errock to service the anticipated growth within the future Lake Errock Neighbourhood Plan area.

Regional District-owned and maintained sanitary sewer systems will serve new rural village growth, connect existing lots as on-site sewage system replacement is necessary, and serve commercial developments as needed. To ensure a high-quality treatment standard, operational efficiency, and oversight, the system will be publicly owned and operated to a Class A standard. These policies intend to ensure that the collection, treatment, and disposal of wastewater will be conducted in a manner that does not pose risks to human health or the environment.

The Regional Board has adopted the *Regional District Sustainable Sanitary Sewer Service Provision – Policies to Guide Service Delivery in Electoral Areas of the FVRD* to guide sanitary sewer development and expansion in rural areas which outlines objectives to:

- Ensure community sanitary sewer systems are effectively managed
- Prioritize recommended upgrades and initiatives related to Regional District sewer service provision
- Guide sanitary sewer service provision through the acquisition of new and existing community sanitary sewer systems
- Regulate on-site individual sanitary sewer systems
- Guide the review of the sanitary sewer servicing components of development applications

In addition to these overarching policies, two key documents provide specific guidance for the neighbourhood plan areas. These are: for the two neighbourhood plan areas the Regional District will rely on the:

1. Harrison Rise Feasibility Study[15] and the associated Local Servicing Plan which outline objectives to:
    - Identify options for the future establishment of a sanitary sewer system for Lake Errock
2. Harrison Mills Feasibility Study[16] and the associated Local Servicing Plan which outline objectives to:
    - Identify options for the expansion of the Morris Valley Wastewater Treatment Plant

Together, the policy framework and the neighbourhood specific studies ensure that sanitary sewer is planned in a coordinated, sustainable, and locally responsive manner.

[15] Urban Systems Ltd. (2024, May 30). *Servicing Feasibility Study for Harrison Rise*.
[16] Urban Systems Ltd. (2024, April 15). *Harrison Mills Neighbourhood Plan Financial Analysis*.

Private Systems

There are several privately operated community sanitary sewer systems within the Plan area. The feasibility of the consolidation of the systems and transitioning private system users to Regional District sanitary sewer systems in the future should be explored through neighbourhood plans and be restricted to rural village areas. Known private systems include:

- Leq'á:mel First Nation
- Sq'éwlets
- Sts'ailes
- Tapadera

Growth Expectations

The Plan policies provide flexibility in development scenarios. As the rural village areas are developed or redeveloped for residential and mixed uses, the total number of people in Area C will increase substantially over the life of this Plan.

Plan policies also consider Indigenous community growth potential. Increasing residential development on and adjacent to Indigenous reserve lands has the potential to increase the populations of members and non-members. However, this development is dependent on the existing servicing capabilities of the communities. Plan policies advocate for exploring joint servicing arrangements between the Regional District and Indigenous communities, where feasible.

The Plan acknowledges that additional growth, beyond what is considered for the life of this Plan, may potentially be accommodated in the future Deroche Bench rural village area. Recognizing the feasibility of establishing an additional neighbourhood planning area and the need for financially viable servicing systems, the substantial build-out of planned rural village areas in Harrison Mills and Lake Errock is critical. This approach ensures efficient infrastructure for services like sewer and water and helps create complete communities while minimizing disruptive transition periods. Prior to consideration of any further development outside of established neighbourhood plan areas, a comprehensive neighbourhood plan is needed which considers an area as a whole rather than through ad-hoc applications and requires landowners to work together with the Regional District to address challenges related to the servicing, geohazard, environmental, archeological, functional, and financial impacts of development.

Current & Proposed Regional District Sanitary Sewer Systems

Regional District sanitary sewer service in Area C will be restricted to the rural village areas and the appropriate strategy, details and viability will be determined through neighbourhood plans. Current sanitary sewer service is provided in Harrison Mills by the Regional District Class C sanitary sewer system located on Morris Valley Road, west of the Eagle Point and River Reach strata developments. The system has been evaluated to determine the necessary

upgrades and expansion to accommodate the development densities envisioned through the Harrison Mills Neighbourhood Plan. A second Regional District Class A system is proposed to accommodate the potential development densities envisioned through the future Lake Errock Neighbourhood Plan. A complete servicing feasibility discussion is undertaken in each applicable Neighbourhood Plan.

Regional District Sanitary Sewer Systems			
System Name	**Servicing Capacity**	**Treatment Class**	**Ownership**
Morris Valley Sanitary Sewer System	Current: 214 Units - At Capacity Replacement: Existing + 250 units	Current: Class C Replacement: Class A	Regional District-owned and operated
Lake Errock Sanitary Sewer System (Potential)	485 Harrison Rise Units + 35 Sq'éwlets Units Initially Expansion potential: +260 Lake Errock Units + Sq'éwlets Growth	Class A	Regional District-owned and operated

Table 5: Regional District Sanitary Sewer Systems

Costs

The cost of community sanitary sewer service provision will be borne equally by those benefiting from the service. It is anticipated that the cost of expanding the community sanitary sewer service in Harrison Mills and establishing a new community sanitary sewer service in Lake Errock will be paid by developers in the form of Development Cost Charges and latecomer agreements for subsequent connections. A financial plan will be necessary to identify appropriate Development Cost Charges for each sanitary sewer service and will be addressed through the applicable Neighbourhood Plan.

POLICY

5.2.1 **Community systems restricted to rural villages.** The Regional Board supports establishing Regional District sanitary sewer systems within rural village areas as outlined in the Neighbourhood Plans. Lands located outside of rural village areas are to maintain low densities, rely on individual on-site sewage disposal, and should not anticipate opportunities to connect to community systems.

5.2.2 **Guide to service delivery.** The Regional District is guided by the *Regional District Sustainable Sanitary Sewer Service Provision – Policies to Guide Service Delivery in Electoral Areas of the FVRD*, as updated from time to time, for the provision of sanitary sewer services.

5.2.3 **Community system establishment and extension.** Regional District Sanitary Sewer System establishment for new development will be paid for by developers. The provision of reliable on-site sanitary sewer service will be evaluated to ensure it is practical, well-managed, and financially sustainable in all zoning and official community plan amendments and subdivision referrals.

5.2.4 **Community system location.** Community sanitary sewer service infrastructure should be located in a manner that avoids the disturbance of environmentally sensitive areas and poses no significant negative impact on the environment.

5.2.5 **On-site servicing outside rural villages.** The Regional District will require that lands outside of rural village areas, as determined by neighbourhood plans, shall be restricted to an on-site level of servicing and with no expectation that community services will be available.

5.2.6 **On-site sewage provision.** The Regional District may require developments with on-site sanitary sewer 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 onsite services (such as storm water management) or nearby services on adjacent lands;
c. Address the cumulative impacts that the proposed sewage treatment may have on 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 to ensure the long-term sustainability of the system, including considerations and provisions for trucked liquid waste disposal.

5.2.7 **Rural village area sanitary sewer systems.** Each rural village area should be serviced by a single community sanitary sewer system. Where it is not feasible to connect to a community sanitary sewer system and a covenant is offered in favour of the Regional District, the Regional District may consider the development of a smaller onsite system that serves a single property or parcel, where it is consistent with a local servicing plan,

where a capital cost recovery mechanism equivalent to Development Cost Charges is established, and where a report by a Qualified Professional engineer provides:

a. A robust rationale and assurances respecting the feasibility and long-term suitability of the proposed sewage treatment;
b. An assessment of the compatibility of the proposed onsite sewage supply with other onsite services or nearby services on adjacent lands;
c. A statement of the cumulative impacts of the proposed sewage treatment may have on the nearby water sources determining whether the proposed supply will adversely impact existing water supplies; and,
d. A plan to meet operation and maintenance requirements that will ensure the long-term sustainability of the system.

5.3 Storm Water Management

Storm water 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 and is taken up by vegetation, and more becomes surface runoff.[17] Rural development, particularly the construction of impervious surfaces and land clearing, may increase storm water flows and negatively impact streams, groundwater reservoirs, and downslope properties.

Even relatively low levels of impervious cover can produce significant and often irreversible impacts on streams and aquatic resources.[18] Storm water begins to have a negative impact on streams when the amount of impervious surface in a watershed equals as little as 10% of the watershed area.[19] Parcel size is also an important indicator. Most residential developments with densities greater than one parcel per hectare will exceed 10% of impervious area and alter drainage regimes.[20]

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 storm water management for new developments and encourage landowners to develop and manage existing properties with storm water in mind.

[17] Government of British Columbia. (2002, May). *Stormwater Planning: A Guidebook for British Columbia*.
[18] Schueler, Thomas R. (1995). Site Planning for Urban Stream Protection. Metropolitan Washington Council of Governments.
[19] This is a generally accepted threshold. For a British Columbia source, see: Government of British Columbia. (2002, May). *Stormwater Planning: A Guidebook for British Columbia*. A Washington State example is: Derek Booth. (2000, September). *Forest Cover, Impervious-Surface Area, and the Mitigation of Urbanization Impacts in King County, Washington*.
[20] Government of British Columbia. (2002, May). *Stormwater Planning: A Guidebook for British Columbia*.

POLICY

5.3.1 **Maintenance of natural flow patterns.** Development proposals should ensure post-development storm water flows maintain natural flow patterns and water quality of receiving waters.

5.3.2 **On-site accommodation of storm water flows.** Development proposals should ensure foundation, roof drainage, and other surface drainage are disposed of on-site, returned to the ground, and not connected to collector systems for roads. The Regional District encourages the use of bio-swales, ponds, French drains, rain barrels, and other naturalized means of detaining and infiltrating storm water on-site.

5.3.3 **Integration of storm water management strategies.** The Regional District will require that storm water management plans, as required through development applications, are prepared by a Qualified Professional Engineer and that storm water management strategies be integrated into the grading of the lot, planning and design of buildings, infrastructure, and recreational and open spaces.

5.3.4 **Zoning and Official Community Plan amendments.** The Regional District will require applications for zoning and Official Community Plan amendments to facilitate new developments at densities of one parcel per hectare or greater, or for commercial developments, including a storm water management plan prepared by a Professional Engineer.

5.3.5 **Storm water management plans.** The Regional District will require that site-specific storm water management plans meet the following objectives:

a. Ensure post-development storm water flow volumes will not exceed pre-development flow volumes in receiving waters;
b. Maintain, to the extent possible, pre-development flow patterns and velocities;
c. Provide conveyance routes for major and minor storm events that manage the runoff within individual lots and the overall development;
d. Certify that water quality of receiving surface and ground waters will not be negatively affected by storm water surface run-off during development and post-development;
e. Integrate final lot grading into the management strategies;
f. Certify, where applicable, that there will be no negative effect on neighbouring properties; and,
g. Incorporate best practices, including but not limited to recommendations provided by the provincial government and its agencies.

5.3.6 **Incorporation of storm water strategy and techniques in design.** The Regional District encourages, through neighbourhood plans and updates, storm water features or designs to form part of a broader open space network.

5.3.7 **Support storm water management innovation**. The Regional District encourages innovation that leads to affordable, practical, and sustainable storm water management solutions and increased awareness and application of these solutions.

5.3.8 **Limit overall impervious surfaces.** The Regional District encourages developers and property owners to limit impervious surfaces, which includes buildings, pavement, and any surface through which water cannot infiltrate by limiting built space where possible and the use of aggregate, permeable pavement, pavers, and similar materials for driveways, patios, and other surfaces that are often constructed of impervious materials.

5.4 Solid Waste Management

Most residents in Area C currently utilize the Harrison Mills Transfer Station to deposit household garbage, recycling, compost, and limited yard waste. The capacity of this transfer station and necessary upgrades to accommodate increasing growth are addressed in the Neighbourhood Plans for Harrison Mills and Lake Errock.

Waste collection for strata and commercial developments is individually arranged by residents and business owners who engage private haulers or utilize the transfer station.

Waste Reduction

Waste reduction targets and management in the Regional District are governed by and implemented through the *Regional District Solid Waste Management Plan*, which was approved by the Ministry of Environment in 2015. The Plan, valid until 2026, contains a few milestones related to waste diversion and reduction goals in the region.

New Developments

To meet the progressive waste diversion targets, new developments shall ensure that there is adequate room reserved in development plans for the provision and placement of solid waste bins, recycling bins, and food waste bins. The Regional District requires that all recyclable and compostable material be sorted out of the garbage, kept separate, and delivered to appropriate waste processing or disposal facilities. Developments must ensure adequate space for a full range of waste diversion bins.

Illegal Dumping

Illegal dumping of garbage is a hazard, regardless of whether it is from residential uses, construction waste, stolen vehicles, or other materials. Dumping presents an environmental hazard and degrades the aesthetic and recreational experience of the area. The Regional District encourages any incidents of illegal dumping to be reported to the Report All Poachers and Polluters (RAPP) toll-free hotline number 1-877-952-RAPP (7277). 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 & Waste

Area C borders Crown forest and numerous lakes and rivers. There are high wildlife populations throughout the electoral area. Landowners must ensure that waste containers are adequately stored and inaccessible to wildlife. The Regional District Parks Department offers a Bear Aware program to assist residents and business owners in minimizing bear interactions to supplement the proper management of waste bins.

The policies of this Plan support the *Regional District Solid Waste Management Plan* which should be consulted, as updated from time to time, for detailed and current guidance respecting waste management, composting, recycling, and waste reduction.

POLICY

5.4.1 **Solid waste management plan.** The Regional District will continue to advance the objectives and targets of the *Regional District Solid Waste Management Plan* throughout Area C, including by identifying opportunities for improved waste management and by meeting the waste reduction targets of the Plan.

5.4.2 **Adequate access for containers and facilities.** The Regional District will ensure adequate access to recycling, composting and disposal facilities within public and private developments by:

a. Requiring new developments to ensure adequate space in development plans to accommodate for source separation and the provision/placement of garbage bins, recycling bins, and compostable waste bins; and,

b. Encouraging all publicly operated recreational sites to provide adequate waste, recycling, and compostable waste bins.

5.4.3 **Solid waste considerations in neighbourhood planning.** Through neighbourhood plans and updates, a comprehensive analysis of existing solid waste infrastructure capacity, and accommodations for infrastructure improvements and expansions shall

be considered commensurate with the scale and impact of the proposed development.

5.4.4 **Waste diversion.** The Regional District will continue to disseminate information to residents and businesses regarding the *Regional District Solid Waste Management Plan* and its waste diversion targets and encourage participation in the achievement of these targets.

5.4.5 **Reduce wildlife conflicts.** The Regional District will continue to provide residents and businesses with information regarding waste management and wildlife and encourage secure and proper handling of waste containers.

5.4.6 **Reduce burning.** The Regional District will continue to encourage residents to avoid the burning of garbage and waste which results in reduced air quality and hazardous fine particulate matter emissions.

5.4.7 **Coordination to address illegal dumping.** The Regional District will work with provincial ministries and other appropriate organizations to combat the illegal dumping of household garbage and other prohibited materials.

5.4.8 **Monitoring of illegal dumping.** The Regional District will encourage citizen efforts to clean up dumped material and monitor for illegal dumping. Where possible, the Regional District will support voluntary community clean-up efforts, particularly through in-kind contributions such as tipping fees.

5.5 Utilities & Communication Services

Utility and communication services, including residential electricity, gas, cable, cellular, high-speed internet services, and landline telephone services are inconsistently available throughout the Plan area. Cellular coverage, high-speed internet, and reliable residential electricity are an important daily service need for the safety and convenience of those living, travelling, or working in the Plan area. Improvements to these services, especially a more resilient electrical utility, have been identified as priorities by area residents.

POLICY

5.5.1 **Improvements to electrical utility infrastructure.** The Regional District supports electrical utility upgrades that improve service provisions, address the frequent and prolonged service interruptions in Area C, and will continue to elevate the concerns of residents to the responsible utility company.

5.5.2 **Electrical utility considerations.** The Regional District will coordinate with the applicable utility, through neighbourhood plans and updates, to ensure existing residential electricity infrastructure capacity and accommodations for infrastructure

improvements and expansions shall be considered commensurate with the scale and impact of the proposed development.

5.5.3 **Appropriately serviced new development.** New development should be coordinated with and provisions made for essential community services such as electrical and telecommunications servicing, at levels appropriate to the proposed development.

5.5.4 **Internet and cellular services for residents.** The Regional Board will advocate for improvements to existing cellular coverage and opportunities for the expansion of high-speed internet services for residents consistent with the *Regional District Rural Broadband Strategy*.

5.5.5 **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.

5.5.6 **Community consultation.** New utility and cellular developments should undertake community engagement, including with local Indigenous communities, early in the project to obtain and address community input.

5.6 Emergency & Protective Services

Fire Protection Services

Area C is served by a group of committed and highly trained volunteer fire department members. The North Fraser Volunteer Fire Department is located at 43824 Watkins Road in Lake Errock and serves the entire Plan area, in addition to residents in adjacent Electoral Areas F and G and some Indigenous communities through service agreements. Fire response is coordinated and dispatched through E-911.

Fire protection requirements for new developments are determined under the *British Columbia Building Code* (BCBC) and the BC Fire Code. Fire response times are an important consideration in the BCBC, which establishes a 10-minute response time threshold. Where buildings are constructed outside of a 10-minute fire response from a fully staffed fire hall, they are subject to increased setback requirements.

The Regional District uses the *Fire Underwriters Survey* guidelines regarding the design of water systems that provide flows for fire protection. The Regional District water systems in Harrison Mills and Lake Errock provide fire flows to properties within each service area.

The growth contemplated in the Neighbourhood Plans for Lake Errock and Harrison Mills will necessitate a comprehensive analysis of the existing fire service infrastructure capacity with

recommendations for upgrades to equipment and capacity commensurate with the scale of development.

POLICY

5.6.1 **Fire service capacity considerations.** The Regional District's consideration of development proposals will include a comprehensive analysis of existing fire service infrastructure capacity, personnel needs, and accommodations for service improvements and expansions commensurate with the scale and impact of the proposed development.

5.6.2 **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.

5.6.3 **Adequate hydrant service for new development.** The Regional District will require that significant developments be serviced with fire hydrants for fire protection and shall ensure adequate capacity and flows within the community water system.

E911 Services - Police & Ambulance

The Plan area receives ambulance, police, and fire services through E-911 operations. Police services are provided by the Royal Canadian Mounted Police (RCMP) dispatched from the Agassiz, Chilliwack, or Mission detachments. Ambulances are dispatched from Chilliwack. Response times for emergency services are consistent with rural areas, however, residents in the Plan area have expressed concerns with delays in service during times of emergency.

POLICY

5.6.4 **Community policing presence.** The Regional Board will participate in discussions with the RCMP, Indigenous communities, and other partners to determine the feasibility of establishing a community policing office to increase police presence and response times in the community.

5.6.5 **BC Ambulance Service.** The Regional Board will advocate for an increased level of service and improved response times to the communities within Area C.

Emergency Management

The management of disasters and emergencies in British Columbia is performed using an 'all-hazards' approach, including all activities and risk management measures related to the four components of the emergency management cycle which are mitigation, preparedness, response, and recovery.

In the Regional District, Emergency Management staff develop and maintain the program that integrates the independent and unique skill sets of all Regional District functions, departments, personnel, volunteers, and facilities to ensure that the Regional District as a local authority, can manage emergencies and disasters that occur within our jurisdiction, in all four phases of emergency management.

Many organizational factors have a significant bearing on the Emergency Management service, including financial constraints and jurisdictional limitations. Effective preparedness improves the Regional District's ability to manage and recover from disasters and emergencies in the electoral areas. Ongoing training to ensure operational readiness to fulfil these functions is a critical component of the service, as are community resiliency initiatives.

During emergencies and disasters, the best outcomes occur when residents are personally prepared for emergencies, and when the knowledge and capacity exist within the local community to allow residents to effectively assist one another. Accordingly, it is a core component of the Emergency Management Program to foster resiliency in Regional District electoral area residents and communities.

POLICY

5.6.6 **Emphasis on risk reduction and disaster mitigation.** The Regional Board will require new developments to be considered in accordance with the policies of the Regional District Emergency Management Program and associated plans.

5.6.7 **Support personal preparedness.** The Regional District will foster resiliency among residents and communities by making information regarding hazards and risks available to residents, communicating about personal preparedness strategies, and providing resources to residents to increase their preparedness for emergencies.

6

HAZARD & RISK MANAGEMENT



Site Partners

6 HAZARD & RISK MANAGEMENT

6.0 Overview

The Area C Plan area is located in the Coast Mountains on the north side of the Fraser River. Major waterways include the Chehalis River which flows southeast into the Harrison River, a tributary of the Fraser River. Lands within this area are subject to a variety of hazards, including geological and mountain stream hazards, seasonal and freshet flooding from Harrison River and Fraser River, seismic slope instability, and soil liquefaction caused by earthquakes and wildfires.

The Regional District works proactively to plan safe development by avoiding and managing risk areas. When creating new communities or growth areas, the Regional District identifies areas where people and their investments (i.e., homes, businesses, roads, etc.) can safely grow and prosper for generations to come.

In the last two decades, the Regional District has undertaken four comprehensive geohazard studies within the Plan area. The latest two, conducted by Cordilleran Geoscience in 2023 and 2012, focus on the settlement areas along the Lougheed Highway and offer some specific recommendations for residential construction at particular sites. Meanwhile, the Thurber reports, which provide an overview assessment, identify broad areas within Electoral Area C that exhibit significant and potential hazards and highlight the need for a more detailed study. All four assessments meticulously analyze various geohazards, including flooding, landslides, rockfall, debris flow, and others. The four overview assessments are:

- *Overview Geohazard Mapping, Brooks and Ohman Road, Area C*, prepared by Cordilleran Geoscience, January 2023
- *Review and Revision of Fan and Flood Hazard Management Measures, Lake Errock*, prepared by Cordilleran Geoscience, April 2012
- *Lake Errock Area Stage 1 Study, Geotechnical Overview*, prepared by Thurber Engineering, September 1998
- *Harrison Area Stage 1 Study Geotechnical Overview*, prepared by Thurber Consultants Ltd., November 1995

The *Local Government Act* requires that OCPs contain statements and map designations respecting restrictions on the use of land that is subject to hazardous conditions.

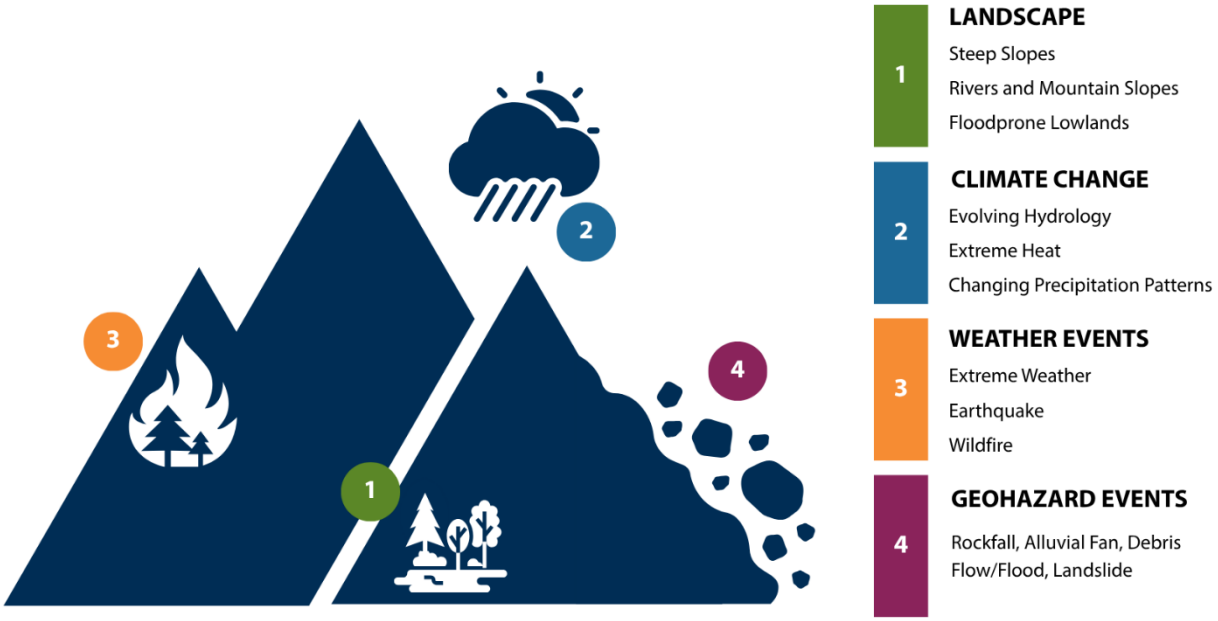


Figure 9: Factors Culminating in Hazard Events

6.1 Geologic & Stream Hazards

The mountainous terrain of Area C, encompassing Elbow Creek, Echo Lake, Holachten Creek, and the eastern slopes of Harrison Lake, is prone to various hazards, prominently rock falls and landslides. These natural events have had significant repercussions, including periodic closures of Highway 7.

Steep slopes south of the Fraser River and Highway 7 have raised concerns for creeks facing hazard assessments, including the risk of debris flow, debris flood, and erosion.

Cordilleran's 2012 assessment for Lake Errock determined existing developments to be safe, thanks to protective measures against overbank flows in Siddall Creek and Holacthen Creek. However, detailed hazard assessments are strongly recommended for potential development on the fans of Siddall Creek, Squakum Creek, and Holachten Creek, particularly in areas with heightened risk exposure, such as the subdivision of lots.

The region faces additional concerns at the Highway 7/ CPKC rail line crossing of lower Holachten Creek, where issues related to channel capacity and erosion have been raised. Elbow Creek, near Eagle Point Estates, known for its significant sediment transport, is protected by a dike along its north side.

Further exacerbating the hazard landscape are the steep slopes surrounding Weaver Creek, Harrison Mills, and Lake Errock, contributing to localized flooding from numerous creeks and gullies during intense rainfall. The northern area of Harrison Mills on the Elbow Creek alluvial fan is identified as particularly prone to channel flooding. In light of these hazards,

comprehensive hazard assessments and proactive measures identified in the policies of this Plan are essential for sustainable development and the protection of the local population and infrastructure.

POLICY

6.1.1 **Geohazard assessments.** The Regional District shall require that assessments submitted in support of development meet the requirements of the Regional District *Geohazard Assurance Statement for Development Approvals* or equivalent Regional Board policy as it exists at the time and Engineers and Geoscientists BC Practice Standards.

6.1.2 **Hazard acceptability thresholds.** Acceptable hazard thresholds for development approvals shall be those set out in *Hazard Acceptability Thresholds for Development Approvals* or equivalent Regional Board policy as it exists at the time.

6.1.3 **Development approvals.** The Regional District shall apply the following principles to development approvals on lands subject to geological and mountain stream hazards:

a. As a priority, development should be sited to avoid hazards. Where it is impossible or impractical to avoid a hazard, mitigation measures may be considered;
b. Proposed developments within the 200-year floodplain of a natural watercourse should be flood-proofed to standards outlined in the *Hazard Acceptability Thresholds for Development Approvals* and *Fraser Valley Regional District Floodplain Management Bylaw No. 1669, 2022* or equivalent Regional Board policy as it exists at the time;
c. Where construction would be on land that is, or is likely to be, subject to hazards, a building inspector may require a site-specific geohazard or hydrological engineering assessment prepared by a professional engineer or geoscientist to certify that the land may be used safely for the use intended;
d. In alignment with risk management best practices, the precautionary principle shall be applied to development approvals in instances where there is both risk of serious or irreversible harm and significant scientific uncertainties;
e. In circumstances where land is subject to geological hazards, the Regional Board may give special consideration to offset the constraints caused by geohazard problems. These special considerations may include altering siting and subdivision policies through a development permit or development variance permit in accordance with the results of a geohazard

assessment. These considerations may allow greater flexibility within a safe building area; and,

f. Proposed mitigation measures should be located within property boundaries and be feasible for the property owner, or any subsequent property owner, to maintain in perpetuity.

6.1.4 **Minimize exposure and risk.** Reducing exposure to risk and minimizing the consequences of hazard events and Harrison River and Fraser River flood events will be central concerns in land use planning decisions.

6.1.5 **Avoid impacts to hazards and slopes.** Property owners are advised that the following activities may exacerbate hazards and contribute to slope failure and should generally be avoided:

a. Placing fill, organic wastes, and debris along or below the crest of slopes;
b. Excavation on steep slopes or at the base of slopes;
c. Discharge of surface or ground water on or below the crest of slopes; and,
d. Cutting trees on or below the crests of slopes.

6.1.6 **Hazard mitigation works ownership.** The Regional Board may consider accepting ownership and maintenance (via a service area) of hazard mitigation works that:

a. Are designed by, and constructed under the supervision of, a Qualified Professional Engineer, to standards acceptable to the Regional Board;
b. Meet the requirements of applicable provincial and federal legislation;
c. Benefit a significant area;
d. Are environmentally, financially, and socially sustainable over the long term; and,
e. Involve a predictable maintenance and cost profile.

6.1.7 **Stream channels.** At the time of development application, the developer should explore different options to facilitate land and environmental management through a return of lands consisting of stream channels and appropriate buffers to the Crown land base ("return to Crown"). However, where return to Crown is not feasible then explicit management criteria shall be integrated into the development plan.

6.1.8 **Funding opportunities.** The Regional Board will advocate for provincial and federal funding to identify and update hazard areas, risks and mapping, as well as to conduct flood profiling for the Harrison Mills, Harrison River, and Harrison Bay areas. This will support the proactive management of these hazardous and flood-prone regions.

6.2 Floodplain

Development within floodplain areas is managed by the Regional District 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 it exists at the time.

The low-lying areas of Harrison Mills and Lake Errock situated along the Fraser River and Harrison River floodplain, are susceptible to flooding during periods of high flows, spring freshet, and heavy rainfall and snowmelt occurrences.

POLICY

6.2.1 **Minimize exposure and risk.** Reducing exposure to risk and minimizing the consequences of hazard events and Fraser River flood events will be central concerns in land use planning decisions.

6.2.2 **Regional District bylaws and regulations.** The Regional District will utilize floodplain management and zoning bylaws, Official Community Plan policies and covenants to limit development within floodplains and minimize risk exposure.

6.2.3 **Funding for flood protection works.** Significant upgrades to flood protection works require major contributions from provincial and federal governments. Senior governments should pay the costs of capital improvements, and the local community should pay costs for ongoing operation and maintenance through a service area.

6.2.4 **Floodplain management bylaw updates.** The Regional District will ensure the Regional District Floodplain Management Bylaw remains up to date with the most current Fraser River flood profile modelling. Additionally, the Regional District will ensure that relevant bylaws reflect the most recent hydraulic modelling available from the Province of British Columbia.

6.3 Wildfire Interface Hazards

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 vegetation are both present. Wildland Urban Interface zones are at particular risk of wildfire. Fire is a natural part of forest ecology, but in interface zones, the risk of occurrence is greater, and the consequences are more severe due to the proximity to human activities. Projected changes in climate, including warmer, drier summers will likely elevate wildfire risk over time. Interface fires can lead to tragic loss of homes, businesses, and even lives.

Area C boasts a diverse landscape that includes mountains, valleys, forests, rivers, and lakes. The presence of steep slopes in this region can intensify the rapid spread of wildfires, facilitating the swift movement of flames. The dense forests and vegetation play a crucial role in influencing the fuel available for wildfires. While lakes and rivers can act as natural firebreaks, hindering the progress of wildfires, there are instances where winds may carry embers across these water bodies, posing a threat to areas on the opposite shore. The combination of frequent recreational activities, forestry practices, and the presence of a railway in Area C contribute to the heightened risk of wildfires. Human activities related to recreation may unintentionally trigger fires.

The Coastal Fire Centre under the jurisdiction of the Ministry of Forests has developed Wildland Urban Interface Fire Hazard maps. Within the designated area, forests bordering private properties have been assessed with a moderate to high hazard rating. Whether a specific location is exposed to wildfire depends on its distance to surrounding hazard fuels. Each potential ignition source (short-range ember transport, long-range ember transport, and radiant heat) works over a different range. Long-range ember transport can occur over a distance of up to 500 metres.[21] The interface wildfire hazards can be found on Map 8 - Interface Wildfire Hazards. The risk of wildfires will increase if climate change results in reduced summer precipitation. The Ministry of Forests - Wildfire Management Branch holds the responsibility for wildfire suppression on Crown land.

POLICY

6.3.1 **Improvements to provincial mapping database.** The Regional District will seek opportunities to coordinate with the province to develop private property interface hazard mapping to inform future wildfire hazard management strategies.

6.3.2 **Hazard avoidance.** New subdivisions and development should be avoided in locations subject to unacceptable risk from wildfire hazards.

6.3.3 **Building design and construction.** New development should be designed and constructed to minimize the risk of interface fire hazards to people and property, utilizing non-combustible materials.

6.3.4 **Wildfire risk reduction techniques.** The Regional District will require a wildfire assessment for any zoning amendment or subdivision within 500 metres of forests designated Moderate, High, or Extreme interface fire hazard (Map 8 – Interface Wildfire Hazards). Wildfire assessments shall be:

a. Conducted by a Professional Forester licensed in BC, specializing in forest wildfire assessment; and,

[21] FireSmart. (2018, September). *Wildfire Exposure Assessment - A planning tool for identifying values at risk and prioritizing mitigation effort.*

b. Prepared in accordance with the *Regional District Wildfire Assessment Terms of Reference*.

Completion of works that reduce the hazard may be required prior to and as a part of any development approvals.

6.3.5 **Protection services.** The Regional District will coordinate with the province to enhance wildfire protection services.

6.3.6 **Reduce risk of damage.** Owners of land subject to wildfire hazards 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 or retrofitting in accordance with the *British Columbia 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 FireSmart, "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; and,
d. Ensuring access to ponds, creeks, pools, and other sources of water supply for fire protection.

6.3.7 **Open fire bans.** Residents, business owners, and visitors in Area C should diligently observe open fire bans initiated by the province and practice FireSmart behaviour to reduce the risk of wildfire initiation. The Regional District will make reasonable efforts to circulate FireSmart information to residents.

6.3.8 **Fire rating sign.** The Regional District will advocate to the BC Wildfire Service for the installation of a fire danger rating sign at a prominent location within the community to increase the level of public awareness of wildfire risk.

7

ENVIRONMENT & NATURAL RESOURCES



Province of BC

7 ENVIRONMENT & NATURAL RESOURCES

7.0 Overview

The Plan area is within the Coastal Western Hemlock biogeoclimatic zone, which is the most productive biogeoclimatic zone in BC in terms of overall biomass. The lands along the northern banks of the Fraser River and the western shores of Harrison Lake embody some of the few remaining pristine ecosystems in the Fraser Valley. They have long been acknowledged for their crucial role in supporting wildlife and their exceptional historical and cultural value. The area contains old growth forests which are vital, mature ecosystems characterized by large, ancient trees and diverse understory. These areas play a key role in biodiversity, carbon sequestration, and cultural heritage. Conservation efforts are essential to preserve these ecosystems for the environment and future generations. Notable protected species including Bald Eagles, Osprey, Salmon, Great Blue Herons, and Sturgeon find sanctuary in this area.

As part of the OCP update process and the Harrison Mills Neighbourhood Plan, the Regional District commissioned environmental assessments from the Hancock Wildlife Foundation (HWF). HWF prepared two reports, the first report *Understanding Wildlife Values in Harrison Mills* (2023), provides an overview of the significant ecological area at the confluence of the Chehalis River, Harrison River, and Fraser River (Harrison Mills). This area covers approximately 200 hectares and includes the Harrison Salmon Stronghold, Chehalis River Estuary Important Bird Area, and Lhá:lt/Harrison-Chehalis Wildlife Management Area. This region is rich in biodiversity and Indigenous cultural value and requires careful stewardship and protection. The second report, *Valued Environmental Components & Ecologically Sensitive Areas with the Area C OCP* (2024), provides an overview of the area from Deroche, northeast through Lake Errock, Harrison Bay, Harrison Mills, and into Morris Valley headwaters. The area holds significant ecological value, underscored by the report's emphasis on preserving its natural ecosystems and diverse wildlife. This preservation is crucial for cultural, economic, and ecological reasons. The report suggests conservation strategies such as ecosystem-based management, enhancing connectivity for preservation efforts, and adapting to climate change. Additionally, the developer for Harrison Rise lands commissioned an environmental assessment, Proposed Subdivision at Lake Errock (2022) prepared by Envirowest Consultants Inc.[22]

The policies of this Plan aim to achieve a balance between development and environmental preservation. This is facilitated through several measures, including the establishment of

[22] Envirowest Consultants Inc. (2022, June 9). *Proposed Subdivision at Lake Errock, Fraser Valley Regional District, Environmental Assessment Update.*

development permit areas designed to safeguard riparian and terrestrial habitats, ecologically significant areas, and minimize groundwater impacts. Additionally, the Plan incorporates a CONSERVATION land use designation, prioritizing the avoidance or mitigation of development impacts in regions of significant ecological importance. Adherence to provincial and federal guidelines ensures consistency and adherence to broader environmental standards. Moreover, the Plan integrates the recommendations from the two environmental assessments conducted by Hancock Wildlife Foundation, highlighting a commitment to evidence-based decision-making. Furthermore, ongoing collaboration with Indigenous communities is emphasized, aiming to integrate traditional ecological knowledge essential for a holistic understanding of the area's ecological dynamics and its intricate ecosystem interactions.

7.1 Watershed Management

Groundwater

The rural nature of the Plan area means that water supplies are well based, or surface water supplied. Groundwater is vitally important to daily life, human health and the environment. The Area C Plan area features two known aquifers:

- Aquifer 0011 (Lake Erroch/Deroche Creek)
  An unconfined glaciofluvial sand and gravel aquifer. High vulnerability and moderate productivity. Aquifer 0011 spans from Deroche to Harrison Bay and has 12 wells drawn from it
- Aquifer 0005 (Chehalis)
  An unconfined alluvial fan aquifer. High vulnerability and high productivity. Aquifer 0005 spans from Harrison Mills to Weaver Creek and has 10 wells drawn from it

These aquifers are the drinking water source for most residents and businesses within the Plan area, whether it is from Regional District community water systems in Lake Errock and Morris Valley, private community systems, or domestic groundwater wells.

Ensuring high-quality groundwater is important. However limited technical information is available on the aquifers within the Plan area. Land uses located above the aquifer are primarily large lot residential with denser residential villages in Lake Errock and Harrison Mills and minimal commercial, most of which discharge wastewater via onsite septic. As Lake Errock 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.

Other uses that may potentially impact groundwater are the numerous industrial uses scattered throughout the Plan area, such as mining and forestry activities, which can involve

significant land alteration as part of regular operations. Residents in the Plan area have expressed concerns that aggregate mining and forestry activities could negatively impact groundwater.

Plan policies focus on groundwater protection through education and awareness, resource stewardship by property owners, and consideration of groundwater impacts in the development approval processes.

Stream & Watershed Protection

Surface water resources have historically been an important issue in the Plan area. Many of the south slope creeks within the Plan area, including Pye Creek, Gerard Creek, Barnes Creek, Siddall Creek, Holachten Creek, Elbow Creek, and Weaver Creek support diverse fish populations, including white sturgeon, Harrison ocean-type Chinook, Harrison River-rearing sockeye, pygmy longfin smelt, and various others. Changes to hydrological regimes can result in significant ecological impacts and greatly reduce ecological function in habitats that require high water tables and moist forest floors. To minimize impacts on the hydrological systems within the Plan area, Plan policies must be established to protect streams and watersheds.

Development Permit Areas 3-C, 4-C, and 5-C policies focus on the protection of watersheds from the adverse effects of development, ensuring that they will continue to be able to maintain the quality of the environment and an adequate and safe water supply for residents.

POLICY

7.1.1 **Impacts of on-site sewage disposal.** The Regional District will ensure that the potential for negative impacts to groundwater and soil from ground-based disposal of sewage will be a primary consideration in land use planning.

7.1.2 **Hydrological assessment.** The Regional District will require that where activities or development may result in potentially significant inputs to groundwater or significant groundwater withdrawals, or which could otherwise have negative effects on the groundwater system, a hydrological assessment by a Qualified Professional is conducted with a climate change lens to identify and mitigate impacts.

7.1.3 **Groundwater strategy.** The Regional District will encourage the efforts of senior governments, community groups, and industry representatives to collect data and develop strategies to protect groundwater for the long-term.

7.2 Avoiding & Mitigating Impacts

The Plan area encompasses many ecologically sensitive areas that play a pivotal role in shaping the rural villages, seamlessly integrating them with nature. It is imperative to protect and enhance the enduring health of these natural settings to preserve the distinctive character of the area. Consequently, future developments should prioritize the conservation and safeguarding of the environment.

The policies of the Plan aim to foster responsible development by adhering to *Develop with Care 2014 Environmental Guidelines for Urban and Rural Land Development In British Columbia*, which places a strong emphasis on environmental conservation, advocating for vegetative buffers around crucial ecological areas, and preserving wildlife corridors. The Regional District proposes expanding the Wildlife Management Area to encompass critical roost sites, utilizing buffers to protect environmental values, and fostering future eco-tourism and recreation. These policies work in tandem with provincial legislation to ensure a comprehensive assessment and implementation of environmental initiatives and provide guidance in the assessment of development applications.

POLICY

7.2.1 **Develop with care.** New development shall adhere to the guidelines outlined in the *Develop with Care 2014 Environmental Guidelines for Urban and Rural Land Development In British Columbia* as updated from time to time.

7.2.2 **Vegetative buffers.** Safeguards such as vegetative buffers surrounding critical nesting trees, foraging sites, colonies, etc., are accommodated in all new developments consistent with provincial best management practices as a minimum threshold, and implemented through Development Permit Area 3-C, 4-C and 5-C.

7.2.3 **Environmental corridor preservation.** Establishment and/or preservation of environmental and wildlife corridors along natural topographical features, particularly between foreshore and terrestrial habitats, shall be integrated into development.

7.2.4 **Expansion of wildlife management area.** The Regional District will advocate to the province for lands located along the south and west slopes of Echo Lake, identified as critical roost sites to be incorporated into the Wildlife Management Area.

7.3 Resource Management

Extraction of resources through mining and processing of aggregate materials in the Plan area has been a major source of intense and sustained conflict. The Lake Errock Gravel Pit and Statlu Pit are examples of such conflict. Many residents are particularly concerned with noise, dust, blasting, vibration, truck traffic, impacts on ground and surface water supplies, aesthetic

impacts, health impacts, loss of rural lifestyle, and loss of property value associated with quarry operations. There are various causes of these problems, including:

- Inability or unwillingness to adequately mitigate off-site impacts
- Inadequate enforcement
- Insufficient regulatory tools
- Not enough local involvement in approval processes
- Absence of planning for suitable locations for aggregate extraction
- Lack of infrastructure, particularly roads, suitable to support industrial uses in rural areas

Consequently, existing operations have generated a great deal of conflict and community opposition. These conflicts will persist if significant changes are not made in the regulation of aggregate extraction, the enforcement of regulations, and the approval process for extraction sites. Moreover, existing operations should be more successfully integrated into the community.

Achieving this change will require cooperation and coordination between local and provincial authorities, the aggregate industry and the community. Provincial legislation surrounding aggregate operations provides jurisdiction to the provincial authorities through the Ministry of Energy, Mines and Low Carbon Innovation and the *Mines Act*. The extraction of aggregates may not be prohibited by local governments without the approval of the Ministry.

The primary tool local governments have for regulating land use and avoiding use conflicts is zoning. Based on recent case law, extraction is not considered a land use, and it cannot be regulated or prohibited through zoning bylaws[23].

The *Local Government Act* requires a bylaw that prohibits the removal and deposit of sand, gravel, and other soil to be approved by the Minister of Energy, Mines, and Low Carbon Innovation. After a decade of coordination between the Regional District and the Ministry paired with extensive engagement with the BC Stone, Sand, and Gravel Association, the Regional District adopted the *Electoral Areas Commercial Gravel Operations Bylaw No. 1181, 2014*. The bylaw intends to support a viable commercial aggregate extraction industry as a crucial component of the regional economy, while mitigating the impacts of aggregate operations in local communities. It does this by:

- Mapping restricted areas where new gravel operations are prohibited;
- Identifying community areas where noise and dust emissions are regulated, monitored, and reported on;

[23] O.K. Industries Ltd. v District of Highlands 2021 BCSC 81 (CanLII).

» Requiring permits for commercial gravel operations; and,

» Establishing annual volume-based fees which will support the administration of the bylaw and associated services provided by the Regional District.

Map 6 – Sand and Gravel Areas identifies the locations where commercial aggregate extraction is permitted. It is recognized that aggregates are essential for the infrastructure and economy of our region, not only for supporting new development but for maintaining existing infrastructure. Demand for aggregates in the Regional District appears to be increasing and is projected to double over the next 20-25 years.

Furthermore, there is proportionate demand for aggregates in Metro Vancouver where supplies are limited or unavailable. A large proportion, perhaps two-thirds, of aggregate produced in the Regional District is transported to markets in Metro Vancouver or adjacent jurisdictions. As a result, the benefits of aggregate production in the Plan area are dispersed throughout the Lower Mainland while the negative impacts of extraction and processing are focused primarily on the local level.

POLICY

7.3.1 **Resource extraction lands study.** The Regional Board will consider a future resource extraction lands study for the Plan area to address the current gap in understanding regarding the demand for industrial lands and existing industrial land uses occurring on adjacent Indigenous lands.

7.3.2 **Consistent with the Regional District Commercial Gravel Operations Bylaw.** A permit under the *Electoral Areas Commercial Gravel Operations Bylaw No. 1181, 2014* or equivalent Regional Board policy as it exists at the time shall be required prior to the removal of sand, gravel, rock, and other substances of which the land is composed, from any new mine or quarry, including bulk sample site except as exempted by the bylaw. A permit shall also be obtained for existing mining operations.

7.3.3 **Mitigate off-site impacts.** The Regional Board will give considerable weight to an aggregate operation's ability to mitigate off-site impacts when considering zoning and Official Community Plan amendments. While the Regional District does not regulate mineral extraction under provincial jurisdiction, applicants for mineral-related activities are strongly encouraged to proactively address potential off-site impacts. All aggregate operations shall aggressively seek to mitigate off-site impacts using best available practices, including but not limited to screening, noise deflection berms, enclosure of processing equipment, wash bays for trucks, dust suppression systems, and blasting noise/vibration suppression.

7.3.4 **Environmental buffer.** All mining activities shall maintain a "no disturbance" riparian buffer from all streams, watercourses, and wetlands to protect water quality, hydrological functions, and riparian habitat.

7.3.5 **Technical assessments.** The Regional Board recommends that all aggregate mining or quarrying proposals, including bulk samples and expansion of existing operations, be supported by professional assessment and mitigation of:

a. Cumulative environmental impacts;
b. Cumulative hydro-geological impacts, including effect on ground and surface water quality and quantity, wells, and water movements;
c. Geohazard and hydrological impacts;
d. Cultural (archaeological) impacts, if appropriate;
e. Cumulative road maintenance, road safety, and traffic impacts; and,
f. Community impacts, including noise, dust, blasting, and vibration.

7.3.6 **Resource extraction within Agricultural Land Reserve.** Resource extraction within the Agricultural Land Reserve may require approval from the Agricultural Land Commission.

8

ENERGY & CLIMATE CHANGE



G. Gadsen

8 ENERGY & CLIMATE CHANGE

8.0 Overview

Global climate change is occurring primarily from the emission of carbon dioxide from the burning of fossil fuels. Climate change also results from the emission of other greenhouse gases (GHGs), methane released from landfills, deforestation, and livestock agriculture. Reducing GHG emissions is a shared responsibility that includes all levels of government, residents, businesses, and industry.

As one of the 187 local governments that are signatories to the *BC Climate Action Charter*, the Regional District is committed to reducing GHGs and has agreed to take action to achieve certain goals.

The Province of British Columbia has enacted climate action legislation that sets targets for reducing emissions and transitioning to a low-carbon economy. To reflect the province's mandate, the Regional District included GHG reduction targets in the *Fraser Valley Future 2050 Regional Growth Strategy* (RGS).

Key areas where local government can play a role in reducing GHG emissions include transportation, waste management, and the building sectors. This Plan reflects the short and long-term targets set by the RGS and will strive for excellence in GHG mitigation efforts, which include a GHG reduction target of 50% by 2050, compared to 2007 levels.

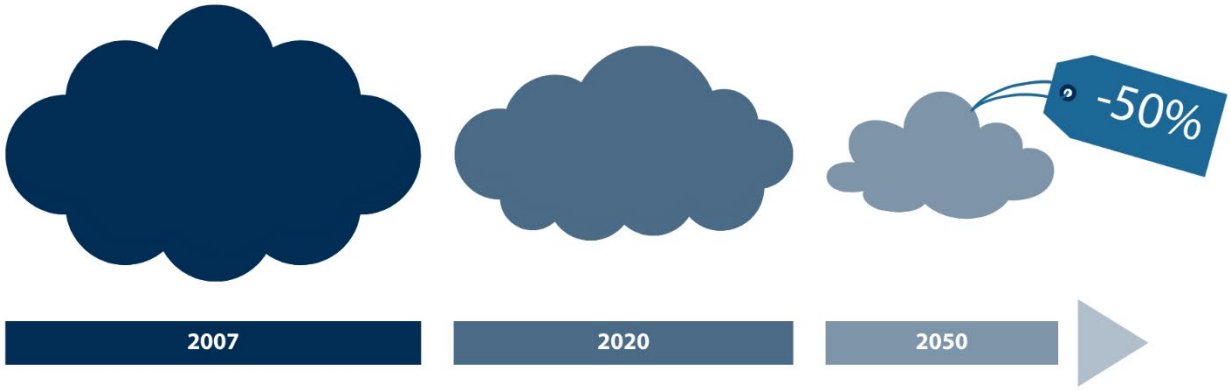


Figure 10: Regional GHG Emission Reduction Targets (Per Capita)
Source: Fraser Valley Future 2050: Regional Growth Strategy

The emission targets set in the *Fraser Valley Future 2050 Regional Growth Strategy* (RGS), are regionally based and may not be applied within the Regional District's rural electoral areas as easily. GHG emissions in rural regions may be higher compared to urban centres for several reasons, including a large land base, low density that is widely dispersed throughout the

region, lack of public transit, and resource-dependent livelihoods. The RGS sets out how the Regional District will work with member municipalities to update regional community GHG and emissions targets and methodology, as well as to develop a climate resiliency plan.

In 2022, the Regional District completed a *Climate Change Integration and Geohazard Guidance Study*, which provides future climate projections and recommendations, related to integrating projections into development approvals. This study includes the following projections:

- Average temperatures will increase by 5.4° C above the 1981-2010 baseline
- Average annual total precipitation (i.e., rainfall) will increase by 11% with the largest increase in fall and a notable decrease in summer
- Decrease in snowpack and accumulation period, consequently resulting in higher streamflow from the increased snowmelt

The change in temperature and precipitation patterns could increase the intensity and duration of summer dry seasons, resulting in:

- Increase in wildfire activity and scarcity
- Increased frequency, duration, and intensity of heat waves
- Increased frequency and intensity of heavy late fall rain events, with a corresponding increase in flooding events
- Generally decreased snowpack
- More frequent rain-on-snow events, particularly in winter shoulder months
- Earlier freshet and more rapid spring warmups may lead to freshet flooding if the snowpack is sufficient
- Invasive pest (e.g., bark beetles) activity/damage will be more widespread due to warmer summers and winters, and drier summers
- Climate change impacts on physical geography

8.1 Climate Change Impact on Physical Geography

The flow regime of the Fraser River is currently snowmelt-dominated and is expected to continue to experience maximum flow from spring freshet through much of the rest of the century, but with a declining magnitude toward the end of the century due to declining snowpack and a shorter snow accumulation season. The following additional impacts on physical geography are anticipated:

» Shallow landslides (debris slides, debris avalanches, and debris flows) will likely respond with increases in frequencies where there are no or little moisture limitations and sufficient debris available for initiation and transport

» Floods in small, rain-dominated watersheds will increase in both frequency and magnitude as precipitation increases and episodes of extreme precipitation become more frequent

» Climate change may affect the recharge of the aquifer and discharge to streams, local water budgets, and infiltration rates. Mining of groundwater, which is the unsustainable withdrawal of groundwater leading to ongoing lowering of groundwater levels, may result from failure to adapt to such changing water balances. Consequently, limiting groundwater abstraction, particularly for irrigation, may be required to maintain groundwater levels

POLICY

8.1.1 **Climate adaptation and mitigation study.** The Regional Board supports the completion of a climate adaptation and mitigation study for the region to measure greenhouse gas emissions, establish emission reduction targets, and integrate both climate mitigation and adaptation considerations into decision-making processes.

8.2 Community Greenhouse Gas Reductions

In 2021, the Regional District completed a new 10-year Air Quality Management Plan[24] that looked at air quality trends and identified actions to take to improve the health of the airshed. Air pollution and climate change are directly linked, and GHGs and air contaminants often come from the same source.

The Regional District will work toward achieving its GHG targets through a combination of efforts to reduce the consumption of energy, increase energy efficiency, prioritize clean air, and reduce GHG emissions by focusing on public mobility. The policies of this Plan will address how Area C will contribute to achieving the Regional District's emissions targets through the following measures:

» Restricting new development to rural village areas through neighbourhood plans

» Establishing transit connections to larger urban centres and employment areas

» Improving active transportation network links between rural villages for easier access to local services and reduced trip generation

» Encouraging energy efficiency in the construction of new developments

» Supporting solid waste reduction initiatives

[24] Fraser Valley Regional District. (2021). *Air Quality Management Plan.*

POLICY

8.2.1 **Reducing emissions in Area C.** The Regional District will prioritize initiatives in Area C that contribute to reducing greenhouse gas emissions in line with the targets set in the *Fraser Valley Future 2050 Regional Growth Strategy*.

8.2.2 **North Fraser transit expansion.** The Regional District shall work with BC Transit to introduce rural transit services between Agassiz and Mission with transit stops near communities and employment areas located along the Lougheed Highway, with plans to include transit stops within proposed developments along the planned transit route.

8.2.3 **Compact communities.** Major development shall adhere to the principles of compact communities that are focused on smart density principles, including environmental sensitivity, hazard management, active transportation, and a mix of land uses that reduce trip generations in the community.

8.2.4 **Solid waste.** The Regional District will work collaboratively with governments, communities, businesses, industry, and institutions to achieve the waste reduction vision of the *Regional District Solid Waste Management Plan* update.

8.3 Climate Change Adaptation & Resiliency

Local governments play a vital role in addressing climate impacts through land use planning, infrastructure, and community services, necessitating proactive engagement in adaptation measures. Adaptation encompasses both preparing for future climate effects and responding to ongoing changes. Some climate shifts may present opportunities, while others pose challenges with less apparent solutions.

Climate resilience refers to the capacity of human and ecological systems to endure weather and climate-related stresses while maintaining their fundamental structure and functioning. This includes the ability of these systems to manage, adapt to, and recover either partially or fully from climate-induced stress and changes.

The policies of the Plan aim to strengthen community resilience by increasing awareness. This involves supporting community organizations, fostering collaboration with community partners, and collectively developing a strategic direction. An essential component is discouraging, managing, and mitigating development activities in areas susceptible to hazards, thereby minimizing potential risks. To reinforce these efforts, the Plan advocates for seeking provincial funding to update hazard maps, ensuring accurate and up-to-date information that can be instrumental in regulating developments in hazard-prone areas.

POLICY

8.3.1 **Climate–informed decision-making.** The Regional Board will consider all new development and policy decisions through a climate-informed lens, ensuring that climate adaptation and mitigation principles are integrated into land use planning and service delivery.

8.3.2 **Step code implementation.** The Regional District will work with local builders and residents to implement the *British Columbia Building Code* requirements for improved energy efficiency for new buildings in British Columbia.

8.3.3 **Environmental building design.** The Regional District will encourage new developments to construct energy-efficient, low-impact buildings, that incorporate sustainable design principles, such as passive house design and Leadership in Energy and Environmental Design certification. Developments should also include storm water management, water conservation, drought-resistant landscaping, and minimal impervious surfaces.

8.3.4 **Increase tree canopy in new development.** The Regional District will encourage new developments to strategically increase the existing tree canopy of the development site, adapt to increased extreme heat vulnerability, and improve the energy efficiency of buildings.

8.3.5 **Energy efficiency incentive program**. The Regional District may explore the opportunity and viability of introducing energy efficiency incentive programs for major developments.

9



COMMUNITY WELL-BEING

9 COMMUNITY WELL-BEING

9.0 Overview

Well-being and quality of life is an important consideration in planning for the growth of any community. As continued development occurs in Area C and population densities increase, it will be important to consider continued improvements to the community's sense of well-being and social connectedness to achieve a complete community.

Healthy rural communities are characterized by their residents' ability to pursue healthy and active lifestyles, access necessary services, and experience a desired quality of life. Research suggests that approximately 60% of what makes people healthy is determined by our built, social, environmental, and economic environments[25]. These factors are known as the social determinants of health and can be heavily influenced by planning and policy decisions pertaining to the development of our communities.

Nearly 60% of the survey respondents for the Area C OCP indicated institutional amenities such as medical centres and daycare centres as important assets for the Plan area. In addition, access to parks and natural areas near residential neighbourhoods is increasingly recognized as a key contributor to both physical and mental health. Evidence shows that being in or viewing nature can help prevent chronic diseases and promote general well-being[26]. Parks also support climate change adaptation by providing natural and built shade that enhances thermal comfort and helps reduce heat-related illness[27].

The policies of this Plan aim to address community health and well-being by making healthy choices easier for residents through community design, planning, and health promotion, while also recognizing the unique challenges presented in rural areas.

9.1 Creating a Diverse, Healthy, & Accessible Community

POLICY

9.1.1 **Accessibility lens.** The Regional District, through neighbourhood plans and updates, will promote the development of an active transportation network that prioritizes accessibility in accordance with the policies of this Plan, specifically Section 4 - Transportation & Mobility.

[25] BC Healthy Communities.
[26] BC Centre for Disease Control. (2018). *Healthy Built Environment Linkages Toolkit: Making the links between design, planning and health* (Version 2.0).
[27] BC Cancer. (2024, May). *Shade Lookbook: A Guide to Designing Sun Safety*.

9.1.2 **Integration and connectivity.** The Regional District will encourage a connected network of trails and active transportation routes, that link parks, village centres, residential areas, and transit hubs.

9.1.3 **Aging in place.** The Regional District will encourage all new developments to consider and integrate intergenerational housing options with age-friendly design principles.

9.1.4 **Healthy food systems.** The Regional District will encourage establishing a local grocery store within Area C to maximize healthy, accessible, and affordable food options and increase access to local offerings.

9.1.5 **School capacity.** The Regional District will work closely with and support School District 75 – Mission, School District 78 - Fraser-Cascade, and Sts'ailes Community School to plan for future enrolments and address capacity issues that arise from the pressure of new developments.

9.1.6 **Community facility space.** The Regional District acknowledges that Indigenous communities in Area C are inviting the broader community to utilize community facilities, such as daycares and sports fields, on reserve lands. The Regional District supports the utilization of these existing community facilities to foster Indigenous community development and promote economic development and sustainability.

9.1.7 **Additional community facility space.** The Regional Board may require developer contributions toward capital costs of additional community facility spaces, as part of a development application, should the need for additional space within rural village areas be identified and required.

9.1.8 **Community associations and volunteers.** The Regional District will work with community associations, businesses, and other interested parties to enhance community well-being. The Regional District may offer support via grant-in-aid or in-kind contributions in recognition of the important role associations and volunteers have in the well-being of a community.

10

ECONOMIC STRENGTH & RESILIENCY



N. Maclean

10 ECONOMIC STRENGTH & RESILIENCY

10.0 Overview

Since the earliest days of British Columbia, employment in the Fraser Valley has centered around the agriculture and resource industry sectors. Compared to other electoral areas of the region, the Plan area has relatively little reliance on agriculture and related industries. Agricultural Land Reserve lands within the Plan area represent only 2.42% of lands, which amounts to only 207.25 hectares (Map 7 – Agricultural Land Reserve).

Area C is at the confluence of Harrison River, Fraser River, and Chehalis River. Outdoor recreation and tourism play an important role in the local economy with long-established businesses such as the Sandpiper Golf Course and Sasquatch Inn catering to tourists. Area C also serves as the gateway to Sasquatch Mountain Resort, an aspiring four-season resort, located to the north of the Plan area boundary. Additional commercial developments are being pursued by Indigenous communities along the Lougheed Highway and Morris Valley Road corridors.

Since the previous OCP was adopted in 2000, multiple commercial uses within the Plan area, such as the Silver Dollar gas station, convenience store in Harrison Mills, and the Harrison Bay General Store, have permanently shut down. Feedback from residents indicates there is a high demand for local commercial uses that provide for day-to-day retail needs. Established businesses have indicated a lack of employee housing has hindered the expansion of economic activities. Plan policies to address these needs are discussed further in the Neighbourhood Plans.

Research has demonstrated that quality of life has a direct correlation with economic prosperity. A strong economy that generates local, well-paying jobs for residents and supports services and amenities that can improve quality of life. Area C has a lower median household income than the region[28] as a whole and the province[29]. The policies of this Plan aim to lead the Plan area on the path of a complete community, including the creation and ongoing support of local commerce.

[28] City Spaces Consulting Ltd. (2021, March). *Electoral Area Housing Needs Report Fraser Valley Regional District*. Prepared for the Fraser Valley Regional District.
[29] Statistics Canada. Census Profile. 2021 Census of Population.

10.1 Local Economic Development

POLICY

10.1.1 **Encourage tourism recreation uses.** The Regional District will encourage business opportunities in the Harrison Mills area, which build upon and enhance existing tourist recreation businesses and infrastructure to develop Harrison Mills as the central rural village in the Plan area where people gather and shop.

10.1.2 **Consideration of commercial uses.** The Regional Board will support an appropriate scale of commercial uses along the Lougheed Highway Corridor, restricted to rural village areas, to meet community and visitor needs.

10.1.3 **Consideration of industrial uses.** The Regional Board shall consider proposals to rezone or establish community plan designations for industrial uses on an individual basis.

10.1.4 **Indigenous interests.** The Regional Board recognizes the significant economic development initiatives being undertaken by Indigenous communities within the Plan area and will work collaboratively with Indigenous governments to identify areas of economic development interests that bring shared prosperity to the area. The Regional District will coordinate with Indigenous governments as needed on issues related to servicing, housing demand, and transit provision.

10.1.5 **Visitor management strategy**. The Regional Board encourages communication between the Crown Land Management Branch (i.e., Ministry of Forests), Indigenous governments, and the Regional District to effectively coordinate visitor management strategies and operations on Crown land to ensure appropriate visitor carrying capacity and maintenance of recreational areas.

10.1.6 **Recognize employee and employer needs.** The Regional District recognizes the importance of housing and childcare in economic health, recruiting employees, and supporting a diverse workforce. The Regional Board will support home occupation and accessory dwelling units to diversify housing and provide opportunities for home-based businesses including in-home childcare centres.

11

RECREATION, PARKS, & TRAILS



Sasquatch Inn

11 RECREATION, PARKS, & TRAILS

11.0 Overview

The scenic surroundings of Electoral Area C offer abundant outdoor recreation possibilities, thanks to the Crown lands encircling the rural village areas. The Plan area is minimally served by community parks and trails, with an absence of regional parks, which results in a significant dependence on the surrounding Crown lands for recreational activities.

The increased use of Crown land and recreation sites has significant impacts, demanding strategic enhancements for effective management. This heightened utilization places a burden on Indigenous land guardians, who face challenges managing the overuse and misuse of surrounding natural areas.

The projected growth within the Plan area will necessitate the need for expanding parks, recreation sites, and trails. To facilitate the growth of recreational areas, the Plan is committed to improving connectivity, fostering sustainable development, managing public access, and collaborating with Indigenous communities to promote the overall development of recreational spaces.

11.1 Community Parks & Trails

Within the Plan area, there are currently two community park facilities and two community trails. Ample outdoor recreation opportunities in the rural setting help mitigate the immediate need for additional community parks. However, additional community parks may be considered in conjunction with future development and growth. Delivering cost-effective community park services to areas with small and scattered populations remains a significant challenge.

The *Local Government Act* requires the allocation of parkland during subdivision processes, with provisions for cash in lieu under certain circumstances. It is the Regional Board's policy to ensure that lands identified for potential parks or trails are dedicated during subdivision. Additionally, the Regional Board reserves the right to accept or require park dedication in any location within the Plan area, provided it deems the site suitable for park purposes. Alternatively, cash-in-lieu may be accepted to support the development of a trail network, linear park system, or other local priorities. A guiding principle is that cash-in-lieu contributions should be reinvested in the local community for the benefit of its residents in a way that enhances parks, trails and/or outdoor recreation amenities.

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 Park	Small public parks that offer access to open space for passive use, such as picnicking, resting, and walking. Amenities may include trails, picnic tables, garbage cans, etc.
Active Park	Medium-sized parks that offer opportunities for more active recreation, including organized sports. Park amenities may include athletic fields, playgrounds, and programming.
Special Interest Site	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 and may form part of the broader Regional District active transportation network. They often act as pedestrian linkages between neighbourhoods, parks, or communities. Greenways can include a variety of trail types, from single track and gravel paths to sidewalks and multi-use paths and may be located within utility rights-of-way.
Regional Parks	Regional parks and trails provide benefits and enjoyment to residents and visitors across the Fraser Valley. 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 greenway connections. Each park has regional significance, whether recreational, ecological, or cultural.

Table 6: Park Classifications

Existing Community Park and Trail Assets				
Name	**Type**	**Area**	**Tenure**	**Use**
Eagle Point Park	Special Interest Site	5.54 acres (park area) 0.48 kilometres (trail to park)	Regional District Managed	Walking, Wildlife, Viewing, Birding
Elbow Creek Trail	Trail	0.78 kilometres	Regional District Managed	Recreation Network Trail - Nature Based
Lake Errock Community Park	Active Park	0.66 acres	Regional District Managed	Day use of Lake Errock
Morris Valley Roadside Trail	Trail	1.67 kilometres	Regional District Managed	Walking Trail (Active Transportation Network)
Sts'ailes Heritage Trail	Trail	3.15 kilometres	Sts'ailes	Walking, Wildlife, Viewing, Birding

Table 7: Existing Park and Trail Assets in Area C

POLICY

11.1.1 **Connection between North and South Lake Errock.** The Regional Board supports exploring the feasibility of improving the pedestrian connectivity between the North and South Lake Errock communities through Neighbourhood Plans, development applications, and community initiatives.

11.2 Regional Parks, & Trails

The Plan area is not served by any regional parks and trails. However, the Regional Board supports other regional initiatives, such as the Experience the Fraser Trail, Blueway, and the *FVRD Active Transportation Network Plan*.

POLICY

11.2.1 **Experience the Fraser Trail and Blueway.** The Regional Board supports continuation of the Experience the Fraser Trail and Blueway including the amenity and feature point

identified in the Sts'ailes node, in accordance with the Experience the Fraser concept plan.

11.2.2 **Dikes as trail infrastructure.** The Regional Board supports exploring the feasibility of integrating existing dike infrastructure into the *FVRD Active Transportation Network Plan*.

11.3 Future Opportunities

The future presents exciting opportunities for connectivity and recreational development in the Plan area. The policies of the Plan aim to enhance connectivity, manage public access, prioritizing the environment, wildlife, and cultural aspects. The policies of the Plan will also aim to strengthen collaboration with Indigenous communities in the development of recreational spaces and exploration of potential trail extensions while supporting the improvement of existing sites to promote sustainable and inclusive recreation within the Plan area.

POLICY

11.3.1 **Connectivity.** The Regional Board supports trail connectivity and linkages between rural village areas, including Indigenous communities, within Area C to facilitate active transportation. Where feasible, trails should be designed as multi-use to accommodate pedestrians, cyclists, and other non-motorized users.

11.3.2 **Echo Lake access.** The Regional Board may consider future public trail connections to Echo Lake that connect to the Harrison Mills rural village and balance private property owner concerns, environmental protection, and eagle habitat sensitivities with recreation needs and Indigenous cultural uses.

11.3.3 **Elbow Lake recreation area.** The Regional District supports collaboration with Sts'ailes in exploring opportunities for developing a recreation area at Elbow Lake in order to meet existing recreation demands and mitigate current unsanctioned use. This may include a potential Elbow Creek Trail extension to Elbow Lake.

11.3.4 **Weaver Lake Recreation Site.** The Regional District will support Sts'ailes in enhancing their recreational tenure and will advocate to the province for increased funding for the land guardian program, which provides extensive recreation management within the Plan area.

11.3.5 **Recreational sites.** The Regional District, in coordination with Sts'ailes, will explore opportunities to develop regional parks within the Plan area by potentially utilizing existing provincial recreation sites or supporting the long-term transition of lands from other land uses.

11.3.6 **Recreation reserves.** The Regional District will collaborate with provincial agencies to establish recreational uses on lands designated as recreation reserves that align with reserve objectives and support habitat preservation.

11.3.7 **Park infrastructure and trails.** New park infrastructure and trails within the Agricultural Land Reserve should be developed in collaboration with the Agricultural Land Commission.

Recreation on Crown Land

Crown land in the Plan area is located within the traditional and asserted territories of Sts'ailes, Sq'éwlets, Leq'á:mel First Nation, Semá:th First Nation, Sq'ewa:lxw First Nation (Skawahlook), and Matsqui First Nation.

Recreational users often utilize Crown land near community areas for activities like hiking and enjoying nature. As the recreation site managers for most of the sites in the Plan area, Sts'ailes, has indicated increased pressure due to the growing number of users and inadequate infrastructure, emphasizing the need for improvements to support sustained use. It is crucial to formally identify trails and recreation areas on Crown land to address community and partner agencies' concerns in planning resource activities.

The policies of this Plan aim to promote sustainable development and collaboration. This involves joint advocacy with Indigenous communities on trails and recreation areas, highlighting development access to Crown lands, and incorporating existing provincial rights-of-way into the Active Transportation Network.

The Plan area includes five provincial recreation sites, all of which are located along West Harrison Lake. These sites provide the opportunity to camp and often include access to lakes or waterways. These sites complement Regional District regional and community assets.

Name	Site Operator	Type	Number of Campsites	Facilities
Chehalis River	Sts'ailes Development Corporation	Maintained	57	Tables, Toilets
Francis Lake	Four Wheel Drive	User Maintained	4	Boat Launch, Tables, Toilets
Grace Lake	Sts'ailes Development Corporation	Maintained	10	Tables, Toilets

Weaver Lake	Sts'ailes Development Corporation	Maintained	38	Boat Launch, Tables, Toilets, Wharfs
Wolf Lake	Sts'ailes Development Corporation	Maintained	3	Tables, Toilets

Table 8: Provincial Recreation Sites within Area C

There is one recreation trail located within the Plan area in West Harrison.

Name	Site Operator	Type	Description
Denham Trail	Sts'ailes Development Corporation	Maintained	6.5 kilometres loop around Weaver Lake

Table 9: Provincial Recreation Trails within Area C

POLICY

11.3.8 **Joint advocacy.** The Regional Board will jointly advocate with Indigenous communities to the provincial and federal government in areas of shared interest related to activities on Crown land, such as conservation capacity and recreation site management.

11.3.9 **Existing provincial rights-of-way and dedications for recreational use.** The Regional Board supports integrating existing Ministry of Transportation and Transit rights-of-way and unconstructed road dedications into the *Active Transportation Network Plan* for the purposes of expanding the trail network and increasing connectivity in Area C.

11.3.10 **Improved access to Crown lands.** The Regional Board requires that developments adjacent to Crown land incorporate access to Crown lands beyond and prioritize continuous connections to the existing active transportation network.

11.3.11 **Coordination with Indigenous communities.** The Regional Board encourages that the development of future and existing trails and recreation areas on Crown land should be pursued in partnership with Indigenous communities, especially where the community has indicated an interest in recreation management.

12

DEVELOPMENT PERMIT AREAS



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12 DEVELOPMENT PERMIT AREAS

12.1 GEOHAZARD DEVELOPMENT PERMIT AREA 1-C

Category of Designation

Geohazard Development Permit Area 1-C 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-C (DPA 1-C) encompasses lands identified on Schedule 3 – Geohazard Development Permit Area 1-C.

Justification

DPA 1-C has been established to provide guidelines for development in areas with significant and potential geohazards. Three overview hazard assessments provide the basis for the recommendations and mitigation measures within DPA 1-C:

- *Overview Geohazard Mapping, Brooks and Ohman Road, Area C*, prepared by Cordilleran Geoscience, January 2023
- *Lake Errock Area Stage 1 Study, Geotechnical Overview*, prepared by Thurber Engineering Ltd., September 1998
- *Harrison Area Stage 1 Study Geotechnical Overview*, prepared by Thurber Engineering Ltd., November 1995

The Deroche Bench area is a terraced area lying between steep escarpment slopes to the north and the Fraser River floodplain to the south. Pye, Gerard, Barnes, and Siddall Creeks have cut deep ravines through the bench areas. These creeks are steep, classified as debris-prone, and support alluvial fans at their mouths. They pose risks from debris flow, debris flood, mountain stream avulsion, erosion, and overland flooding. The January 2023 Cordilleran Geoscience Assessment *Overview Geohazard Mapping, Brooks and Ohman Road, Area C* provides general assessments for residential construction in the vicinity of Brooks, Bergen, Tait and Ohman Road areas.

The Thurber Engineering Ltd. reports summarize the findings of geological conditions in the Plan area and categorize land areas as having significant, potential, or no hazards. Areas with significant or potential hazards inform the boundaries of DPA 1-C.

The Cordilleran Geoscience report provides site-specific recommendations for residential construction to address some of the prevalent hazards, while the 1995 and 1998 Thurber Engineering Ltd. reports more generally identify areas with significant and potential hazards within the Plan area. Together, the assessments considered potential flooding, landslides, rock fall, debris flow, and other geohazards, depicted in Map 3 – Geologic & Stream Hazards.

Potential Hazards

- Alluvial fan, debris flow, debris flood, mountain stream avulsion, and overland flooding
- Debris avalanche and rockfall from adjacent mountain slopes
- Localized landslip

Objectives

The objectives of Development Permit Area 1-C are to:

- Direct development away from hazardous areas;
- Allow for land use suitable under hazardous conditions, in accordance with geohazard studies and the *Hazard Acceptability Thresholds for Development Approvals* or equivalent Regional Board policy as it exists at the time;
- Obtain assurance from a Qualified Professional that the development satisfies the Regional District *Geohazard Assurance Statement for Development Approvals*;
- Ensure adequate professional assessment of geohazards and mitigation works;
- Minimize the potential that new developments and land alterations will increase hazards to downslope lands; and,
- Minimize the potential for damage to properties and the risk to life.

Activities Requiring a Permit

12.1.1 A development permit must be obtained prior to:

a. The subdivision of land;

b. The alteration of land;

Including, but not limited to:

i. Removal, disruption, or destruction of vegetation;

ii. Removal or disruption of soil;

iii. Creation of non-structural impervious or semi-impervious surfaces;

iv. Private flood protection works;

v. Development of drainage systems and utility corridors; and,

vi. Construction of private roads and driveways; or,

c. Construction of or addition to a building or structure.

Exemptions

12.1.2 Notwithstanding Section 12.1.1, a development permit may not be required for any of the following:

a. Construction of, addition to, or alteration of buildings or structures where:

i. It is demonstrated through a certified site-specific geohazard assessment, prepared by a Qualified Professional geohazard engineer or geoscientist, that the potential risk to any geotechnical hazard which may affect the site is within the levels deemed acceptable in the Regional Board policy *Hazard Acceptability Thresholds for Development Approvals* or equivalent Regional Board policy as it exists at the time, and that no mitigation or conditions (such as siting, elevation, berm, etc.) are required by the Qualified Professional;

ii. The proposed construction consists of interior or exterior alterations that do not expand the existing building footprint and that do not involve a change of use or the construction of a secondary suite or accessory dwelling unit;

iii. The proposed construction is a single-storey detached residential accessory building or structure, or addition thereto, or construction or reconstruction of decks, stairs, or outdoor components of a dwelling unit, 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; or,

iv. The proposed construction is 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), provided that it involves no alteration of land, excavation of potentially unstable slopes, or the placement of fill on potentially unstable slopes;

b. Repair or replacement of an existing septic field;
c. Removal of trees determined by a Certified Arborist or Registered Professional Forester (who is qualified to do tree risk assessment) that pose an imminent risk to the safety of life or buildings;
d. Riparian habitat enhancement or restoration works under the guidance of provincial and federal agencies;
e. Subdivision to facilitate a lot consolidation or boundary adjustment, provided no additional parcels are created;
f. Local and regional park facilities;
g. Emergency actions necessary to prevent, control, or reduce immediate and substantial threats to life or property during a flood, debris flood/flow, erosion, landslide, avalanche, stream avulsion, and other geohazard events;
h. Repair, maintenance and improvement of flood protection infrastructure, and all related ancillary or accessory works, regulated and approved by federal or provincial agencies;
i. Public road or highway works;
j. Free-standing signs and signs attached to existing structures; or,
k. Public utilities and infrastructure.

Guidelines

In order to achieve the objectives of Development Permit Area 1-C, the following guidelines must apply to the issuance of development permits:

General

12.1.3 Where possible, development should be sited to avoid hazards. Where impossible or impractical to avoid hazards, mitigation measures may be considered.

12.1.4 No alterations to the natural drainage or vegetation, and no construction or excavation should be permitted which may cause or contribute to hazardous conditions on the site or adjacent lands.

Integration of Overview Study with Site-Specific Assessments

12.1.5 Where a site-specific assessment is required, the recommendations set out in the 2023 Cordilleran Geoscience *Overview Geohazard Mapping, Brooks and Ohman Road, Area C*, (see Table 10), must be considered and incorporated into the recommendations of the site-specific assessment.

12.1.6 The site-specific assessment must determine the land is safe for the use intended and certify and design any required hazard mitigation works necessary to protect development in accordance with the policies of this Plan.

12.1.7 Where a site-specific assessment is conducted, the Qualified Professional must consider all primary and accessory uses permitted in the hazard area as part of their assessment in order to establish a building envelope that could accommodate every permissible use.

Hazard Area	Description of Hazard	Hazard Mitigation
1. Hillslope	» Greater than 50% » Open slope landslide, rockfall	» Development is not recommended » Site-specific assessment required
2. Proximal Fan	» Moderate slopes (greater than15%) composed of bouldery debris flow and/or rockfall » Alluvial fan hazards (debris flow, channel avulsion, overland flow) and hillslope hazards (landslides and rockfall)	» Development is not recommended » Site-specific assessment required
3. Distal Fan	» Alluvial fan hazards (debris flooding, channel avulsion, overland flow) » Area within 200 metres of the base of the hillside may be subject to landslide and rockfall	A. Beyond 200 metres hillslope setback: » Reinforced concrete foundation; » 1.2 metres elevation above finished grade; and, » Scour protection per design. B. Within 200 metres hillslope setback: » Reinforced concrete foundation;

		» 1.2 metres elevation above finished grade; » Scour protection per design; and, » Detailed assessment for landslide and rockfall hazards. C. Polygon 10a: » Reinforced concrete foundation; » 1.0 metre elevation above finished grade; and, » Scour protection per design.
4. Hillslope Shadow (Terrain Abutting Steep Hill)	» Open-slope landslide, rockfall, overland flow	A. Beyond 200 metres hillslope setback » Reinforced concrete foundation; » 1.0 metre elevation above finished grade; and, » Scour protection per design. B. Within 200 metres hillslope setback » Reinforced concrete foundation; » 1.0 metre elevation above finished grade; » Scour protection per design; and, » Detailed assessment for landslide and rockfall hazards.
5. Escarpment Slopes	» Greatr than 50% slopes » Gullying, slumps, debris flow, rockfall	» Site-specific assessment required
6. Paleochannel	» Localized flooding, overland flow, potential avulsion towards Siddall Creek, landslip	» Flood hazard assessment required

7. Ravine Floor	» Flood, debris flood, avulsion, erosion, raveling, slides, slumps from escarpment slopes	» Site-specific assessment required
8. Deroche Bench	» Free of hillslope and alluvial fan hazards. Slopes are generally less than 30% » No apparent hazard other than a 30 metre setback from the escarpment crest and toe (Hazard Area 5)	» Site-specific assessment is required for development within 30 metres of the crest and toe of the escarpment slopes (Hazard Area 5) » Qualified Professional to review local seepage and provide recommendations for foundation design (lift and bearing)
Disclaimer: This table provides a summary of the recommendations contained within the *Overview Geohazard Mapping, Brooks and Ohman Road, Area C* prepared by Cordilleran Geoscience (2023). It is provided for convenience only.		

Table 10 – Overview Geohazard Assessment Recommendations Summary
Source: Overview Geohazard Mapping, Brooks and Ohman Road, Area C, - Table 16. Prepared by Cordilleran Geoscience (2023).

12.1.8 Proposed developments may be required to determine the precise location of the setback from the hillslope through a topographic survey, sealed by a BC Land Surveyor.

12.1.9 Where recommendations of a site-specific geotechnical assessment differ from the requirements of Development Permit Area 1-C and the recommendations of *Overview Geohazard Mapping, Brooks and Ohman Road, Area C* prepared by Cordilleran Geoscience (2023), an independent third-party review of the site-specific geohazard assessment may be required, completed at the expense of the applicant and supporting the conclusions of the site-specific assessment.

12.1.10 Geohazard assessments submitted in support of a development permit application must meet the requirements outlined in the Regional District *Geohazard Assurance Statement for Development Approvals* or equivalent Regional Board policy as it exists at the time and the appropriate EGBC Professional Practice Standards.

Coordination with Professionals

12.1.11 Where development requires a riparian assessment pursuant to Development Permit 4-C, the site-specific geohazard assessment must be coordinated with the riparian assessment in order to provide a comprehensive development permit application.

12.1.12 Where a proposed development requires additional technical assessments, the Qualified Professional preparing the geohazard assessment should coordinate with the other Qualified Professionals conducting assessments to ensure a comprehensive approach.

Letter of Assurance & Commitment, Field Reviews & Post Construction Reporting

12.1.13 A signed and sealed Regional District *Letter of Assurance & Commitment* from a Qualified Professional must be submitted at the time of the development permit application. This letter must confirm the professional's commitment to review any proposed mitigation measures, conduct field reviews and monitoring as required, and provide post-construction reporting.

12.1.14 Upon completion of the works authorized by the development permit, and for certainty, once any timeline for the completion of works established as a term or condition of the development permit has expired, the permit holder may be required to submit a post-construction certification to the Regional District. This certification must be prepared by a Qualified Professional and must either:

a. Certify that the development was carried out in accordance with the geohazard assessment and that the terms and conditions outlined in both the geohazard assessment and the development permit have been properly implemented; or,

b. Identify and document all instances of non-compliance with the geohazard assessment and the development permit and outline the measures necessary to correct these deficiencies, including any work that should be undertaken by the Regional District as contemplated in Section 12.1.19.

12.1.15 The requirement for post-construction certification and inspection may be waived by a condition in a development permit.

Terms & Conditions

12.1.16 A development permit may vary or supplement a bylaw pursuant to the *Local Government Act,* provided that the variance or supplement is in accordance with the objectives and guidelines of Development Permit Area 1-C.

12.1.17 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*.

Permit Security

12.1.18 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.

12.1.19 The amount of security should 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, unsafe conditions, or damage to the natural environment that could reasonably be expected to result from the contravention of the permit.

Offence

12.1.20 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*.

12.1.21 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 1-C and the terms and conditions of the development permit are being met.

Refusal of Development Permit

12.1.22 The Regional Board or delegate may refuse to issue a development permit where:

a. The hazard frequency, as determined by a Qualified Professional, exceeds the acceptability threshold for the proposed development stipulated in the Regional District *Hazard Acceptability Thresholds for Development Approvals* or Regional Board policy as it exists at the time;
b. The requirements of the Regional District *Geohazard Assurance Statement for Development Approvals* or equivalent Regional Board policy as it exists at the time have not been adequately met;
c. Proposed mitigation measures:
    i. Extend beyond the property boundary;
    ii. Rely on natural vegetation located outside the property boundary; or,
    iii. Require maintenance actions by another jurisdiction; or,
d. Development Permit Area Guidelines have not been adequately met.

12.2 LAKE ERROCK GEOHAZARD DEVELOPMENT PERMIT AREA 2-C

Category of Designation

Lake Errock Geohazard Development Permit Area 2-C 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. 2-C (DPA 2-C) encompasses lands identified on Schedule 4 – Lake Errock Geohazard Development Permit Area 2-C.

Justification

DPA 2-C has been established to provide guidelines for development in Lake Errock with significant and potential geohazards. Three overview hazard assessments provide the basis for the recommendations and mitigation measures within DPA 2-C:

- *Review and Revision of Fan and Flood Hazard Management Measures, Lake Errock*, prepared by Cordilleran Geoscience, April 2012
- *Lake Errock Area Stage 1 Study, Geotechnical Overview*, prepared by Thurber Engineering Ltd., September 1998
- *Harrison Area Stage 1 Study Geotechnical Overview*, prepared by Thurber Engineering Ltd., November 1995

The Cordilleran Geoscience report provides site-specific recommendations for alluvial fan and flood hazards for residential construction surrounding Lake Errock. The report assesses hazards arising from Siddall, Squakum, Holatchen Creek, and other watercourses.

The Thurber Engineering reports summarize the findings of geohazard conditions in the Plan area and categorize land areas as having significant, potential, or no hazards. Areas with significant or potential hazards inform the boundaries of DPA 2-C.

All of the assessments considered potential flooding, landslides, rock falls, debris flow, and other geohazards.

<u>Potential Hazards</u>

- Alluvial fan, debris flow, debris flood
- Mountain stream avulsion, overland flooding

Objectives

The objectives of Development Permit Area 2-C are to:

- Direct development away from hazardous areas;
- Allow for land use suitable under hazardous conditions, in accordance with geohazard studies and the Regional District *Hazard Acceptability Thresholds for Development Approvals* or equivalent Regional Board policy as it exists at the time;
- Obtain assurance from a Qualified Professional that the development satisfies the Regional District *Geohazard Assurance Statement for Development Approvals*;
- Ensure adequate professional assessment of geohazards and mitigation works;
- Minimize the potential that new developments and land alterations will increase hazards to adjacent lands; and,
- Minimize the potential for damage to properties and the risk to life.

Activities Requiring a Permit

12.2.1 A development permit must be obtained prior to:

a. The subdivision of land;

b. The alteration of land;

Including, but not limited to:

i. Removal, disruption, or destruction of vegetation;

ii. Removal or disruption of soil;

iii. Creation of non-structural impervious or semi-impervious surfaces;

iv. Private flood protection works;

v. Development of drainage systems and utility corridors; and,

vi. Construction of private roads and driveways; or,

c. Construction of or addition to a building or structure.

Exemptions

12.2.2 Notwithstanding Section 12.2.1, a development permit may not be required for any of the following:

a. Construction of, addition to, or alteration of buildings or structures where:

i. It is demonstrated through a certified site-specific geohazard assessment, prepared by a Qualified Professional geohazard

engineer or geoscientist, that the potential risk to any geotechnical hazard which may affect the site is within the levels deemed acceptable in the Regional Board policy *Hazard Acceptability Thresholds for Development Approvals* or equivalent Regional Board policy as it exists at the time, and that no mitigation or conditions (such as siting, elevation, berm, etc.) are required by the Qualified Professional;

ii. The proposed construction consists of interior or exterior alterations that do not expand the existing building footprint and that do not involve a change of use or the construction of a secondary suite or accessory dwelling unit;

iii. The proposed construction is a single-storey detached residential accessory building or structure, or addition thereto, or construction or reconstruction of decks, stairs, or outdoor components of a dwelling unit, 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; or,

iv. The proposed construction is 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), provided that it involves no alteration of land, excavation of potentially unstable slopes, or the placement of fill on a potentially unstable slopes;

b. Repair or replacement of an existing septic field;

c. Removal of trees determined by a Certified Arborist or Registered Professional Forester (who is qualified to do tree risk assessment) that pose an imminent risk to the safety of life or buildings;

d. Riparian habitat enhancement or restoration works under the guidance of provincial and federal agencies;

e. Subdivision to facilitate a lot consolidation or boundary adjustment, provided no additional parcels are created;

f. Local and regional park facilities;

g. Emergency actions necessary to prevent, control or reduce immediate and substantial threats to life or property during a flood, debris flood/flow, erosion, landslide, avalanche, stream avulsion and other geohazard events;

h. Repair, maintenance, and improvement of flood protection infrastructure, and all related ancillary or accessory works, regulated and approved by federal or provincial agencies;

i. Public road or highway works;

j. Free-standing signs and signs attached to existing structures; or,

k. Public utilities and infrastructure.

Guidelines

In order to achieve the objectives of Development Permit Area 2-C, the following guidelines must apply to the issuance of development permits:

General

12.2.3 Where possible, development should be sited to avoid hazards. Where impossible or impractical to avoid hazards, mitigation measures may be considered.

12.2.4 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 adjacent lands.

Hazard Mitigation

12.2.5 It must be demonstrated through building plans and a sealed Letter of Assurance from a Qualified Professional that flood construction elevations, scour protection, and/or setbacks are implemented in accordance with the recommendations of the *Review and Revision of Fan and Flood Hazard Management Measures, Lake Errock* report prepared by Cordilleran Geoscience (2012); and, the guidelines of this development permit area are met.

12.2.6 In accordance with the recommendations of the *Review and Revision of Fan and Flood Hazard Management Measures, Lake Errock* report by Cordilleran Geoscience (2012), buildings and structures must be protected from hazards, as follows:

Hazard Area	Description of Hazard	Hazard Mitigation
Area 1	» Apices of Squuakum Creek, Holatchten Creek, and Siddall Creek fans	» Site-specific assessment required
Area 2*	» Alluvial fan area with gradient greater than 5% and near active channel	» Flood construction elevation of 1.2 metres above finished grade, or 0.6 metres above the crown of the nearest downslope embankment, greater of » Scour protection riprap D50 = 400mm
Area 3*	» Alluvial fan areas with less than 5% gradient and removed from an active channel	» Flood construction elevation of 1.0 metre above finished grade or 0.6 metres above the crown of the nearest downslope embankment, greater of » Scour protection riprap D50 = 300mm
Area 4*	» Distal fan and floodplain areas possibly overlapping with Lake Errock and Fraser River flood areas	» Flood construction elevation of 0.6 metres above finished grade or 0.6 metres above the crown of the nearest downslope embankment, greater of » Scour protection riprap D50 = 225mm; No less than 16.5 metres geodetic adjacent to Lake Errock
Area 5*	» Flood areas of Lake Errock, Fraser River, and small watercourses	» Flood construction elevation of 0.6 metres above finished grade or 0.6 metres above the crown of the nearest downslope embankment, greater of » Scour protection riprap D50 = 225mm; No less than 16.5 metres geodetic adjacent to Lake Errock; 1.5 metres

		above the natural boundary of any waterbody or stream
Area 6	» No apparent hazard	» No mitigation required
* Where proposed construction is an entryway, garage, workshop, or a non-habitable storage building in Hazard Areas 2 - 5, the flood construction level may be reduced to 0.6 metres above finished grade provided all electrical gear and equipment damageable by flood waters is raised to the specified flood construction level.		
Disclaimer: This table provides a summary of the recommendations contained within the *Review and Revision of Fan and Flood Hazard Management Measures, Lake Errock* prepared by Cordilleran Geoscience (2012) it is provided for convenience only.		

Table 11 – Overview Geohazard Assessment Recommendations Summary
Source: Review and Revision of Fan and Flood Hazard Management Measures, Lake Errock - Table 6 report prepared by Cordilleran Geoscience (2012).

Site-Specific Geohazard Assessments

12.2.7 Notwithstanding Section 12.2.6, if a hazard mitigation strategy is proposed that differs from the requirements of this development permit area and the recommendations of the *Review and Revision of Fan and Flood Hazard Management Measures, Lake Errock* report prepared by Cordilleran Geoscience (2012), a site-specific geohazard assessment will be required. An independent third-party review of the site-specific geohazard assessment may be required, completed at the expense of the applicant and supporting the conclusions of the site-specific report.

12.2.8 Where a site-specific assessment is conducted, the Qualified Professional must consider all primary and accessory uses permitted in the hazard area as part of their assessment, in order to establish a building envelope that could accommodate every permissible use.

12.2.9 A site-specific geohazard assessment may be required pursuant to Section 491 of the *Local Government Act*, prepared by a Qualified Professional engineer with training and expertize in high-energy creek engineering.

12.2.10 Geohazard assessments submitted in support of a development permit application must meet the requirements outlined in the Regional District *Geohazard Assurance Statement for Development Approvals* or equivalent Regional Board policy as it exists at the time and the appropriate Engineers and Geoscientists BC Professional Practice Standards.

12.2.11 The site-specific assessment must determine the land is safe for the use intended and certify and design any required hazard mitigation works necessary to protect development in accordance with the policies of this Plan.

Coordination with Professionals

12.2.12 Where development requires a riparian assessment pursuant to Development Permit Area 4-C, the site-specific geohazard assessment must be coordinated with the riparian assessment in order to provide a comprehensive development permit application.

12.2.13 Where a proposed development requires additional technical assessments, the Qualified Professional preparing the geohazard assessment should coordinate with the other Qualified Professionals conducting assessments to ensure a comprehensive approach.

Letter of Assurance & Commitment, Field Reviews & Post Construction Reporting

12.2.14 A signed and sealed Regional District *Letter of Assurance & Commitment* from a Qualified Professional must be submitted at the time of the development permit application. This letter must confirm the professional's commitment to review any proposed mitigation measures, conduct field reviews and monitoring as required, and provide post-construction reporting.

12.2.15 Upon completion of the works authorized by the development permit, and for certainty, once any timeline for the completion of works established as a term or condition of the development permit has expired, the permit holder may be required to submit a post-construction certification to the Regional District. This certification must be prepared by a Qualified Professional and must either:

a. Certify that the development was carried out in accordance with the geohazard assessment and that the terms and conditions outlined in both the geohazard assessment and the development permit have been properly implemented; or,

b. Identify and document all instances of non-compliance with the geohazard assessment and the development permit, and outline the measures necessary to correct these deficiencies, including any work that should be undertaken by the Regional District as contemplated in Section 12.2.20.

12.2.16 The requirement for post-construction certification and inspection may be waived by a condition in a development permit.

Terms & Conditions

12.2.17 A development permit may vary or supplement a bylaw pursuant to the *Local Government Act*, provided that the variance or supplement is in accordance with the objectives and guidelines of Development Permit Area 2-C.

12.2.18 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*.

Permit Security

12.2.19 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.

12.2.20 The amount of security should 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, unsafe conditions, or damage to the natural environment that could reasonably be expected to result from the contravention of the permit.

Offence

12.2.21 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*.

12.2.22 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-C and the terms and conditions of the development permit are being met.

Refusal of Development Permit

12.2.23 The Regional Board or delegate may refuse to issue a development permit where:

a. The hazard frequency, as determined by a Qualified Professional, exceeds the acceptability threshold for the proposed development stipulated in the *Hazard Acceptability Thresholds for Development Approvals* or Regional Board policy as it exists at the time;

b. The requirements of the Regional District *Geohazard Assurance Statement for Development Approvals* or equivalent Regional Board policy as it exists at the time have not been adequately met;

c. Proposed mitigation measures:

   i. Extend beyond the property boundary;

   ii. Rely on natural vegetation located outside the property boundary; or

   iii. Require maintenance actions by another jurisdiction; or,

d. Development Permit Area Guidelines have not been adequately met.

12.3 ENVIRONMENTALLY SENSITIVE HABITAT DEVELOPMENT PERMIT AREA 3-C

Category of Designation

Environmentally Sensitive Habitat Development Permit Area 3-C 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. 3-C (DPA 3-C) encompasses lands identified on Schedule 5 – Environmentally Sensitive Habitat Development Permit Area 3-C.

Justification

Numerous environmentally sensitive habitats have been identified throughout the Plan area for Area C and they represent some of the last relatively intact ecosystems in the Fraser Valley. A significant amount of federally identified Critical Habitats occur within this region, recognized through provincial designations (WMA, IBA, KBA[30]) and localized environmental studies (Hancock Wildlife Foundation, 2023, 2024). The region is important to the wintering, migration and/or breeding habitats for salmonids, sturgeon, aquatic birds, bald eagles and upland wildlife.

DPA 3-C encompasses wetland marshes, river deltas, and terrestrial old growth habitats. The area generally includes lands that contain Valued Ecosystem Components (VECs) or are recognized for their high ecological and conservation value, warranting an environmental assessment prior to any significant alteration. The priority is to maintain the ecological health and functions of these natural systems with a focus on minimizing the impacts of land development and disturbances, particularly those that could alter existing hydrological regimes.

Objectives

The objectives of Development Permit Area 3-C are to:

- To protect wildlife, waterfowl and other environmentally valuable resources;
- To allow for land uses compatible with the natural environment; and,

[30]Provincial and international conservation designations such as Wildlife Management Areas (WMAs), Important Bird and Biodiversity Areas (IBAs), and Key Biodiversity Areas (KBAs) help identify and support the protection of ecologically significant areas that contribute to species-at-risk conservation and overall ecosystem health.

» To prevent the degradation of watersheds and groundwater.

Activities Requiring a Permit

12.3.1 A development permit must be obtained prior to:

a. The subdivision of land;
b. The cumulative total alteration of land exceeds 5 acres or 40% of the lot area, whichever is greater;

    Including but not limited to:

    i. Removal, disruption, or destruction of vegetation;
    ii. Removal or disruption of soil;
    iii. Creation of non-structural impervious or semi-impervious surfaces;
    iv. Private flood protection works;
    v. Development of drainage systems and utility corridors; and,
    vi. Construction of private roads and driveways; or,

c. Where the cumulative total floor area of all buildings or structures exceeds 500 square metres (5,381 square feet).

Exemptions

12.3.2 Notwithstanding Section 12.3.1, a development permit may not be required for any of the following:

a. Removal of trees determined by a Certified Arborist or Registered Professional Forester (who is qualified to do tree risk assessment) that pose an imminent risk to the safety of life or buildings;
b. Riparian habitat enhancement or restoration works under the guidance of provincial and federal agencies;
c. Local and regional park facilities;
d. Emergency actions necessary to prevent, control or reduce immediate and substantial threats to life or property during a flood, debris flood/flow, erosion, landslide, avalanche, stream avulsion and other geohazards events;
e. Repair, maintenance and improvement of flood protection infrastructure and all related ancillary or accessory works, regulated and approved by provincial or federal agencies;
f. Public road or highway works;

g. Public utilities and infrastructure; or,
h. Soil-based agricultural activities.

Guidelines

In order to achieve the objectives of Development Permit Area 3-C, the following guidelines must apply to the issuance of development permits:

General

12.3.3 An environmental assessment from a Qualified Professional is required which certifies that the development will not result in:

a. Contamination of the groundwater or increased surface run-off to identified environmental features; and,
b. Unacceptable impacts on environmental habitats and resources.

12.3.4 The assessment must meet the Regional District *Environmental Assessment Terms of Reference* and must address the following best practices:

a. Development must be screened from the environmentally sensitive habitat areas using natural vegetation to maintain a buffer. The buffer areas must remain free of development;
b. Dedication of natural watercourses or the construction of works to preserve or enhance natural watercourses may be required for environmental protection;
c. Identify areas and measures for habitat assessment and preservation;
d. Sequence and timing of construction must be controlled to avoid conflict with fish and wildlife resources; and,
e. Construction activities must include appropriate controls to minimize the discharge of sediment into water bodies.

12.3.5 The assessment must identify important wildlife habitat areas and migration corridors and provide leave strips of 100 metres or at a distance determined by the Qualified Professional.

12.3.6 The assessment must consider the impacts of any historical land alteration, vegetation removal, and tree removal dating back a minimum of five years from the date of the assessment.

Coordination with Professionals

12.3.7 Where the development requires a riparian assessment pursuant to Development Permit Area 4-C, the environmental assessment must be

coordinated with the riparian assessment in order to provide a comprehensive development permit application.

12.3.8 Where a proposed development requires additional technical assessments, the Qualified Professional preparing the geohazard assessment should coordinate with other Qualified Professionals conducting assessments to ensure a comprehensive approach.

Letter of Assurance & Commitment, Field Reviews & Post Construction Reporting

12.3.9 A signed and sealed Regional District *Letter of Assurance & Commitment* from a Qualified Environmental Professional must be submitted at the time of the development permit application. This letter must confirm the professional's commitment to review any proposed mitigation measures, conduct field reviews and monitoring as required, and provide post-construction reporting.

12.3.10 Upon completion of the works authorized by the development permit, and for certainty, once any timeline for the completion of works established as a term or condition of the development permit has expired, the permit holder may be required to submit a post-construction certification to the Regional District. This certification must be prepared by a Qualified Environmental Professional and must either:

a. Certify that the development was carried out in accordance with the environmental assessment and that the terms and conditions outlined in both the environmental assessment and the development permit have been properly implemented; or,
b. Identify and document all instances of non-compliance with the environmental assessment and the development permit and outline the measures necessary to correct these deficiencies, including any work that should be undertaken by the Regional District as contemplated in Section 12.3.17.

12.3.11 The requirement for post-construction certification and inspection may be waived by a condition in a development permit.

Terms & Conditions

12.3.12 A development permit may vary or supplement a bylaw pursuant to the Local Government Act provided that the variance or supplement is in accordance with the objectives and guidelines of Development Permit Area 3-C.

12.3.13 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*.

12.3.14 The Regional District may require an independent audit by a third-party Qualified Environmental Professional at the cost of the applicant to evaluate the location of significant Environmentally Valuable Resources within the development area and satisfy whether the recommendations provided are sufficient.

Permit Security

12.3.15 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.

12.3.16 The amount of security should 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, unsafe conditions, or damage to the natural environment that could reasonably be expected to result from the contravention of the permit.

12.3.17 A signed and sealed Regional District *Letter of Assurance and Commitment* from a Qualified Environmental Professional may be accepted in lieu of security where:

a. The nature of required works, such as landscaping, is minor and the risk of damage to the natural environment is low;
b. The Letter of Assurance and Commitment is signed and sealed by a Qualified Environmental Professional; and,

c. 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 12.3.11.

Offence

12.3.18 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*.

12.3.19 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-C and the terms and conditions of the development permit are being met.

12.4 RIPARIAN AREAS DEVELOPMENT PERMIT AREA 4-C

Category of Designation

Riparian Areas Development Permit Area 4-C 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. 4-C (DPA 4-C) encompasses lands identified on Schedule 6 – Riparian Areas Development Permit Area 4-C.

Development Permit Area 4-C 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 each side of the stream, measured from the high water mark;
    ii. For a ravine less than 60 metres wide, a strip on each side 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 each side 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 4-C includes the riparian assessment areas associated with all streams within the Plan area, whether mapped or unmapped, including but not limited to the streams identified on Schedule 6 – Riparian Areas Development Permit Area 4-C.

Justification

Area C 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 Protection 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 Protection Regulation*.

Objectives

The objectives of Development Permit Area 4-C are to:

» Protect the natural environment, its ecosystems and biological diversity; and,

» Protect streams and riparian habitats 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

12.4.1 A development permit must be obtained prior to:

a. The subdivision of land;

b. The alteration of land;

Including, but not limited to:

i. Removal, disruption, or destruction of vegetation;

ii. Removal or disruption of soil;

iii. Creation of non-structural impervious or semi-impervious surfaces;

iv. Private flood protection works;

v. Development of drainage systems and utility corridors; and,

vi. Construction of private roads and driveways; or,

c. Construction or addition to a building or structure; within the riparian assessment area.

Exemptions

12.4.2 Notwithstanding Section 12.4.1, a development permit may not be required for any of the following:

a. Development that is part of a farm operation as defined by the *Farm Practices Protection (Right to Farm) Act*;

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 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, including the removal of invasive plant species as listed and updated from time to time by the Province of British Columbia;

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 or 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 and 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 parcel owners are permitted, provided they meet the following conditions: they do not exceed approximately 1.0 metres in width, are constructed of pervious natural materials (excluding concrete, asphalt, pavers or treated wood), do not involve structural stairs, do not require the 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 a 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 provincial or federal agencies;

p. The development of an approved community water or sanitary sewer system that is not ancillary to residential, commercial, or industrial development;

q. Provincial and federal 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; or,

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:

    i. 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,

    ii. It is not possible to construct the building, structure, or deck outside the riparian assessment area.

12.4.3 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. An assessment 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 4-C, the following guidelines must apply to the issuance of development permits:

General

12.4.4 Each development permit application should, as a minimum, be accompanied by:

a. Where applicable, an assessment report prepared by a Qualified Environmental Professional in accordance with the assessment

methods and Development Permit Area 4-C Guidelines to determine the applicable SPEA and other measures necessary for the protection of riparian areas;

b. A scaled siting proposal clearly and accurately identifying all streams and water features, high water marks, the top of the bank, the top of the ravine bank, the edge of the wetland, the 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,

c. Written certification that the proposed development is consistent with the Development Permit Area 4-C Guidelines and the *Riparian Areas Protection Regulation* and identifying any mitigation or compensation measures that are consistent with the guidelines, including measures that may be specified as development permit conditions.

12.4.5 Pursuant to the *Riparian Areas Protection Regulation* and the *Local Government Act*, the Assessment Report prepared by a Qualified Environmental Professional should specifically consider and make recommendations 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. Works to preserve, protect, or enhance a natural watercourse or other specified environmental feature;

e. Protection measures to be taken to preserve, protect, restore, or enhance fish habitat or riparian areas, control drainage, control erosion or protect the banks of watercourses; and,

f. Timing of construction to avoid or mitigate impacts.

12.4.6 Where a development permit relates to the subdivision of land, an Assessment Report prepared by a Qualified Environmental Professional should:

a. Identify adequate building sites on each proposed lot, including but not limited to building locations, front, rear and side yard areas, site services (including sewage disposal facilities and water supply), access, and, parking;

b. Identify streams that may be impacted by the proposed development; and,

c. Consider whether any natural watercourses should be dedicated pursuant to the *Local Government Act*.

12.4.7 The Regional District is authorized to issue a development permit after receiving:

a. Notification by the Ministry of Environment that Fisheries and 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 Protection Regulations*; or,

b. Documentation demonstrating that Fisheries and 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.

Measures to Protect the Streamside Protection & Enhancement Area

12.4.8 Land must be developed strictly in accordance with the development permit issued.

12.4.9 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 SPEA except in accordance with the Development Permit and Assessment Report.

12.4.10 The SPEA boundary should be clearly flagged, staked or otherwise marked during all development phases to avoid encroachment into the SPEA.

Coordination with Professionals

12.4.11 Where a proposed development requires geohazard assessment pursuant to a geohazard development permit area or Section 56 of the *Community Charter*, the riparian assessment should be coordinated with the geohazard assessment in order to provide a comprehensive development permit application.

12.4.12 Where a proposed development requires additional technical reporting, the Qualified Professional preparing the riparian assessment should coordinate with the other Qualified Professionals conducting assessments to ensure a comprehensive approach.

Letter of Assurance & Commitment, Field Reviews & Post Construction Reporting

12.4.13 A signed and sealed Regional District *Letter of Assurance & Commitment* from a Qualified Environmental Professional must be submitted at the time of the development permit application. This letter must confirm the professional's

commitment to review any proposed mitigation measures, conduct field reviews and monitoring as required, and provide post-construction reporting.

12.4.14 Upon completion of the works authorized by the development permit, and for certainty, once any timeline for completion of works established as a term or condition of the development permit has expired, the permit holder may be required to submit a post-construction certification to the Regional District. This certification must be prepared by a Qualified Environmental Professional and must either:

a. Certify that the development was carried out in accordance with the Assessment Report and that the terms and conditions outlined in both the Assessment Report and the development permit have been properly implemented; or,
b. Identify and document all instances of non-compliance with the environmental assessment and the development permit and outline the measures necessary to correct these deficiencies, including any work that should be undertaken by the Regional District as contemplated in Section 12.4.20.

12.4.15 The requirement for post-construction certification and inspection may be waived by a condition in a development permit.

Terms & Conditions

12.4.16 A development permit may include, as a term or condition, any recommendation made by a Qualified Environmental Professional 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 watercourses to the Crown;
e. Works to preserve, protect, or enhance a natural watercourse or other specified environmental features; or,
f. Protection measures are to be taken to preserve, protect, restore or enhance fish habitat or riparian areas, control drainage control erosion or protect the banks of watercourses.

12.4.17 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. Coordination of geohazard recommendations by a Qualified Environmental Professional or Professional Engineer licensed in the Province of British Columbia; or,
c. Minor modification of a SPEA as generally described in the *British Columbia Riparian Area Protections Regulation Implementation Guidebook (2016)* where no impacts to fish habitat occur and as recommended in an Assessment Report by a Qualified Environmental Professional.

12.4.18 A development permit may vary or supplement a bylaw pursuant to the *Local Government Act* provided that the variance or supplement is in accordance with the objectives and guidelines of Development Permit Area 4-C.

Permit Security

12.4.19 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.

12.4.20 The amount of security should 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, unsafe conditions, or damage to the natural environment that could reasonably be expected to result from the contravention of the permit.

12.4.21 A signed and sealed Regional District *Letter of Assurance and Commitment* from a Qualified Environmental Professional may be accepted in lieu of security where:

a. The nature of required works, such as landscaping, is minor and the risk of damage to the natural environment is low;
b. The Letter of Assurance and Commitment is signed and sealed by a Qualified Environmental Professional; or,
c. 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 12.4.14.

Offence

12.4.22 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*.

12.4.23 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 4-C and the terms and conditions of the development permit are being met.

Definitions

12.4.24 In Development Permit Area 4-C, the following terms have the meanings described below:

"Assessment Report" means a report by or under the direction of a primary qualified environmental professional. This report must be prepared in accordance with the Riparian Areas Protection Regulation Assessment methods and the guidelines of Development Permit Area 4-C. Its purpose is 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, the construction of or addition to buildings and structures, and subdivision.

"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 Protection Regulation.

"Ravine" means a narrow, steep-sided valley that is typically eroded by running water and has a slope grade greater than 3:1.

"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 each side 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 each side 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 Protection Regulation" means B.C. Reg. 178/2019 and amendments thereto.

"Streamside Protection and Enhancement Area (SPEA)" means an area:

a. Adjacent to a stream that links aquatic to terrestrial ecosystems and is capable of supporting streamside vegetation, and exerting an influence on the stream; and,
b. The size of which is determined in accordance with the Riparian Areas Protection Regulation based on 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 a watercourse or body of water referred to in paragraph (a) or (b).

"Stream Boundary" means whichever of the following is farther from the center of the Stream:

a. 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; or,

b. The boundary of the active floodplain, if any, of the stream.

12.5 HARRISON MILLS ENVIRONMENTALLY SENSITIVE DEVELOPMENT PERMIT AREA 5-C

Category of Designation

Harrison Mills Environmentally Sensitive Development Permit Area 5-C is designated pursuant to Section 488 of the *Local Government Act* for the protection of the natural environment, its ecosystems, and biological diversity; and protection of development from hazardous conditions, such as flooding.

Area of Application

Development Permit Area 5-C (DPA 5-C) encompasses lands identified on Schedule 7 – Harrison Mills Environmentally Sensitive Development Permit Area 5-C.

Justification

The *Lhá:lt/Harrison-Chehalis Wildlife Management Area, (WMA) Management Plan (1997)* identifies the Harrison River, Chehalis River Delta, and Morris Creek Delta area as important to the wintering, migration, and/or breeding habitats for salmonids, sturgeon, aquatic and migratory birds, bald eagles, ungulates, and other upland wildlife. Development Permit Area 5-C includes land located in the Harrison River shoreline and Harrison Bay area, including important fish, bird, and wildlife habitat areas.

The Lhá:lt/Harrison-Chehalis Wildlife Management Area is geographically unique as it represents one of the largest estuarine environments above the mouth of the Fraser River. It is near the confluence of three rivers, the Harrison River, Chehalis River, and Fraser River. The Lhá:lt/Harrison-Chehalis Wildlife Management Area is approximately 200 hectares in size. The Harrison Mills Environmentally Sensitive Development Permit Area 5-C as identified on Schedule 7 falls within this wildlife management area. The area is also home to one of the largest raptor populations in North America due to the symbiotic relationship between raptors (e.g., Bald Eagles, Peregrine Falcon, Ospreys, and Great Blue Heron) and salmon. The existing stands of trees in the Development Permit Area 5-C are critical for the raptors and other birds. Trees play a significant role in the lifecycle of eagles from using those to perch on the foreshore, nest locations, and nighttime roost areas. More on the significance of the area is discussed in Section 3.3 Story of the Habitat in the Harrison Mills Neighbourhood Plan.

Parts of DPA 5-C along the Harrison River fall within a well-documented floodplain. The freshet regularly floods the areas near the shoreline such as parts of the golf course and Beach Camp. While the floodplain area presents risks to development, it also supports the aquatic species and habitat interrelationships.

Objectives

The objectives of the Development Permit Area 5-C are to:

- Protect the ecological integrity of the Development Permit Area within the Lhá:lt/Harrison-Chehalis Wildlife Management Area;
- Maintain critical salmon stronghold areas and bald eagle habitat;
- Protect the foreshore and shoreline areas that are key to the symbiotic relationship between eagles and salmon;
- Protect, preserve, restore or enhance the environmental habitat, biological diversity, and ecological functions of floodplain environments and foreshore areas along the Harrison River and Harrison Bay;
- Avoid development within floodplain areas, and where development is permitted, ensure that impacts on habitat are minimized and development risks are appropriately managed;
- Identify specific areas of land that must remain free of development, as well as areas of land that must be managed for development impact in accordance with the guidelines; and,
- Establish development guidelines that support and facilitate the protection and preservation of natural environments, ecosystems, and biological diversity, incorporating provincial and federal best practices.

Activities Requiring a Permit

12.5.1 A development permit must be obtained prior to:

a. The subdivision of land;

b. The alteration of land;

Including, but not limited to:

i. Removal, disruption, or destruction of vegetation;
ii. Removal or disruption of soil;
iii. Creation of non-structural impervious or semi-impervious surfaces;
iv. Private flood protection works;
v. Development of drainage systems and utility corridors; and,
vi. Construction of private roads and driveways; or,

c. Construction of or addition to a building or structure.

Exemptions

12.5.2 Notwithstanding Section 12.5.1, a development permit may not be required for any of the following:

a. Subdivision to facilitate a lot consolidation or a boundary adjustment provided no additional parcels are created;

b. Maintenance of existing landscaping, removal of noxious weeds, and planting of native trees;

c. Use of land for non-human occupancy, parks, and trails. Such uses include greenspaces, natural parks, recreation, and conservation lands;

d. Construction of a building or structure outside Management Zones A and B (see Table 12) that results in a total floor area not exceeding 20 square meters (215 square feet);

e. All interior/exterior building alterations that do not expand the existing building foundation;

f. Reconstruction of an existing building or structure within the existing disturbed footprint outside of Management Zone A (see Table 12);

g. Minor additions to an existing building or structure, such as an increase in the floor area up to 25% of the existing footprint and not exceeding 50 square metres;

h. Buildings that have been destroyed by fire and/or natural disaster less than 75%, as determined by the building inspector, provided the building massing, siting, and general appearance are as prior to the destruction and the use conforms to the zoning bylaw;

i. Where there is a restrictive covenant that effectively protects the entire natural environment area already registered on the subject property, all the conditions in the covenant are met, and the proposed activity will not affect any portion of the natural environment area;

j. Alteration of trees that pose an imminent safety risk to life or existing buildings provided they are protected as wildlife trees based on the recommendations of a Certified Arborist or Registered Professional Forester (who is qualified to do tree risk assessment).

   Where conversion to a wildlife tree is unachievable as determined by a Qualified Professional (e.g., Certified Arborist, Registered Biologists, and Registered Professional Forester) with qualification to undertake tree risk assessment, and the tree poses an imminent risk to the safety of life or existing buildings. The professional must submit a report to be considered for such exemption. The report must include at minimum:

i. Tree species;
ii. Tree health: diseases, damages, and tree vigor;
iii. Tree dimensions;
iv. Tree risk assessment;
v. Site plan;
vi. Photographic evidence to support the recommendations outlined in the report;
vii. Discussion and recommendations of potential concerns and actions to mitigate them;
viii. Alternative options such as tree health care plan; and,
ix. Replacement plan and cost estimate for security.

k. Public utilities and infrastructure;
l. Public road or highway works;
m. Emergency actions necessary to prevent, control, or reduce immediate and substantial threats to life or property during a flood, debris flood/flow, erosion, landslide, avalanche, stream avulsion, and other geohazards events;
n. Repair, maintenance, and improvement of flood protection infrastructure and all related ancillary or accessory works regulated and approved by provincial or federal agencies; or
o. Restoration works under the supervision of a Qualified Professional. Any activity within the Development Permit Area requires compliance with provincial and federal legislation, and notification to the Regional District.

Guidelines

In order to achieve the objectives of Development Permit Area 5-C, the following guidelines must apply to the issuance of development permits:

General

12.5.3 Proposed developments may be required to determine through a topographic survey sealed by a BC Land Surveyor the precise location of the zone setbacks.

12.5.4 Each development permit application should, as a minimum, be accompanied by:

a. Where applicable, an environmental assessment prepared by a Qualified Environmental Professional in accordance with the

Development Permit Area Guidelines, *Regional District Environmental Assessment Terms of Reference*, and relevant provincial legislation to demonstrate how the development meets the Development Permit Area Guidelines and prescribe additional measures necessary to protect environmental values, avoid sensitive areas, minimize environmental impacts through mitigation measures, enhances, or restores the ecosystem from development impacts, and provides offset measures where impacts remain. The assessment should consider land alteration that has occurred within five years of the application date to capture cumulative land alteration;

b. A scaled siting proposal clearly and accurately identifying all ecological values, including species-at-risk, sensitive and rare ecosystems, streams and water features, natural boundary of watercourses, protective buffer areas, riparian areas in relation to existing and proposed property lines, as well as the locations of works and activities recommended in the Environmental Assessment; and,

c. Written certification from the Qualified Environmental Professional that the proposed development is consistent with the Development Permit Area Guidelines and the *British Columbia Procedures for Mitigating Impacts on Environmental Values (Environmental Mitigation Procedures) (2014)* and identifying any mitigation or compensation measures that are consistent with the guidelines, including measures that may be specified as development permit conditions. The written certification must include a checklist and an explanation of how the proposed development complies with the Development Permit Area Guidelines.

12.5.5 The Development Permit Area Guidelines are based on the following provincial environmental guidance for best management practices and technical assessments conducted for the Harrison Mills Neighbourhood Plan. Reference to those documents must be made when interpreting these guidelines or to their equivalents as updated.

a. *Develop with Care 2014 Environmental Guidelines for Urban and Rural Land Development in British Columbia*;

b. *Guidelines for Raptor Conservation during Urban and Rural Land Development in British Columbia (2013)*;

c. A Users' Guide for Changes In and About A Stream in British Columbia (2022);

d. *Requirements and Best Management Practices for Making Changes In and About a Stream in British Columbia (2022)*;

e. *British Columbia Procedures for Mitigating Impacts on Environmental Values (Environmental Mitigation Procedures) (2014)*;

f. *Environmental Assessment for the Harrison Mills Neighbourhood Plan (2022)* prepared by Urban Systems;

g. *Understanding Wildlife Values in Harrison Mills (2023)* prepared by Hancock Wildlife Foundation; and,

h. *Geotechnical Input to Harrison Mills Neighbourhood Plan (2022)* prepared by Thurber Engineering Ltd.

The *British Columbia Procedures for Mitigating Impacts on Environmental Values (Environmental Mitigation Procedures) (2014)* establishes a mitigation hierarchy to guide development. The principles of the mitigation hierarchy (Figure 11) are reflected in the Development Permit Guidelines. To achieve the objectives of the Development Permit Area, the following guidelines must apply to the issuance of Development Permits.

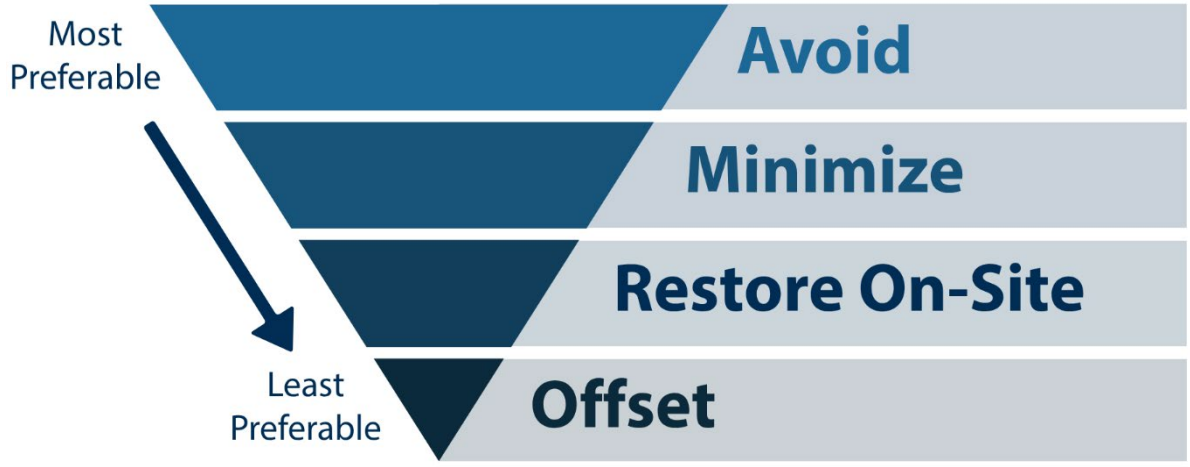


Figure 11: Principles of Mitigation

Environmental Management Zones

In addition to the general guidelines for all development, the following guidelines will apply to development within the applicable management zones.

Management Zone	Zone Boundary (from the natural boundary of Harrison River or nest site)	Environmental Sensitivity	Description of Environmental Value	Required Protection Measures
A. Habitat Avoidance Zone	100 metres of raptor nest	Very High, Avoid	Protection of raptor nests	Avoid development except by the Development Permit Area Guidelines
B. Shoreline Avoidance Zone	0-50 metres	Very High, Avoid	Protection of riparian ecosystem and salmon-eagle symbiotic relationship; avoid floodplain areas	Avoid development except the zone may be used for greenspaces, natural parks, trails, recreation, and conservation subject to an Environmental Assessment meeting the *Regional District Environmental Assessment Terms of Reference* and Geohazard Development Permit
C. Environmental Management Zone	50-100 metres	High, requires mitigation and compensation	Careful management of environmentally valuable terrestrial and aquatic resources	Development permitted subject to the DPA Guidelines and Environmental Assessment meeting the *Regional District Environmental*

				Assessment Terms of Reference
D. Beyond Environmental Management Zone	100 metres +	Moderate, requires management	Identification and management of Environmentally Valuable Resources as required	Development permitted subject to DPA Guidelines

Table 12: Environmental Management Zones
Source: Understanding Ecological Values in Harrison Mills, Hancock Wildlife Foundation (2023)

A. Habitat Avoidance Zone

12.5.6 Protect, preserve, restore, or enhance the areas within 100 metres of a raptor nest. The Qualified Environmental Professional must conduct an environmental assessment in accordance with the following guidelines and provincial *Guidelines for Raptor Conservation during Urban and Rural Land Development in British Columbia (2013)* or equivalent as updated:

a. Identify a radius of avoidance around the nest zone which protects the trees around the nest site in groups;
b. Recommend measures to minimize development impacts on raptors and raptor's nests;
c. Recommend measures to restore or enhance the nest and surrounding area including:
    i. Creation of snags for perching, roosting, and nesting is encouraged for infected or dying trees;
    ii. Providing a combination of natural trees, modified wildlife trees (e.g., artificial perches), poles, and platforms are encouraged as a form of compensation. The inclusion of artificial perches, poles and platforms, provides an important raptor habitat in the short-term as newly planted trees become mature; and,
    iii. Recommend measures to offset any development impacts around the nest; and,
d. The area must remain free of on-site sewage disposal or sanitary sewer systems.

B. Shoreline Avoidance Zone

12.5.7 Protect, preserve, restore, or enhance the shoreline area within 50 metres of the natural boundary of Harrison River and Harrison Bay as identified on Schedule 7 – Harrison Mills Environmentally Sensitive Development Permit Area 5-C.

a. The area within 50 metres of the Harrison River and Harrison Bay natural boundary must remain free of development, except that the zone may be used for the following:
    i. Greenspaces, natural parks, and trails, recreation, and conservation lands subject to an environmental assessment conducted by a Qualified Environmental Professional;
    ii. Minor recreational structures only for public use such as viewing platforms, and picnic shelters;
    iii. Natural storm drainage; or,
    iv. Natural floodplain mitigation measures given the Qualified Environmental Professional and geotechnical professional mitigate and minimize any adverse impact on the shoreline environmental values.

b. Notwithstanding 12.5.7.a, a Qualified Environmental Professional may complete an environmental assessment which recommends minor modifications to the shoreline avoidance zone to accommodate low-impact land alterations given such minor modifications do not result in Harmful Alteration, Disruption or Destruction of Habitat (HADD) and that the recommendations are consistent with the following guidelines:
    i. Avoid the introduction of floodplain fill in the area;
    ii. All perched trees identified for raptor-salmon interactions must be identified on a site plan and protected through fencing during construction;
    iii. Signage must be installed to mark nesting, perched, or roost trees;
    iv. Existing vegetation in the area must be maintained;
    v. Minimize the amount of exposed soil to implement erosion and sediment control; and,
    vi. Recommend protection measures, including planting or retaining vegetation or trees to preserve, protect, restore, or enhance fish habitat or riparian areas, control erosion, or protect banks.

c. An environmental assessment for wildlife values including raptors, aquatic species, and riparian areas must be submitted prior to development. The report must be prepared in accordance with the provincial guidance documents, the *Regional District Environmental Assessment Terms of Reference*, and the Development Permit Area Guidelines.

d. The area must remain free of on-site sewage disposal, water, or sanitary sewer systems.

C. Environmental Management Zone

12.5.8 Development in the environmental management area between 50 metres and 100 metres of the natural boundary of Harrison River and Harrison Bay as identified on Schedule 7 – Harrison Mills Environmentally Sensitive Development Permit Area 5-C. must be in accordance with the Development Permit Area Guidelines.

12.5.9 An environmental assessment for wildlife values, including raptors, aquatic species, and riparian areas must be submitted prior to development. The report must be prepared in accordance with the provincial guidance documents, the *Regional District Environmental Assessment Terms of Reference*, and the Development Permit Area Guidelines.

12.5.10 The environmental assessment report must provide the following:

a. Specify areas of land that must remain free of development, recommendations to minimize environmental impacts through mitigation measures, recommendations to enhance or restore the ecosystem from development impacts, and provide offset measures where impacts remain;

b. Identify any natural watercourses to be dedicated and recommend works to be constructed to preserve, protect, restore, or enhance natural water courses or other specified features of the environment; and,

c. Protection measures, including planting or retaining vegetation or trees to preserve, protect, restore, or enhance fish habitat or riparian areas, control erosion, or protect banks.

12.5.11 The environmental assessment report must meet the *Regional District Environmental Assessment Terms of Reference*.

a. Development that proposes floodplain mitigation measures must explore alternatives to traditional floodplain management approaches

to avoid any adverse impact on the environmental values and recommend strategies through the coordination between a Qualified Environmental Professional and a geotechnical professional.

D. Beyond Environmental Management Zone

12.5.12 Development in the management area beyond 100 metres of the natural boundary of Harrison River and Harrison Bay as identified on Schedule 7 – Harrison Mills Environmentally Sensitive Development Permit Area 5-C must be in accordance with the Development Permit Area Guidelines.

12.5.13 A bio-inventory report identifying the wildlife values including raptors, aquatic species, and riparian areas must be submitted prior to development. The report must be prepared in accordance with the document *Terms of Reference for a Bio-Inventory* available from the Ministry of Environment Branch and Appendix B of *Develop with Care 2014 Environmental Guidelines for Urban and Rural Land Development in British Columbia*.

12.5.14 Identification of existing nests of species protected under Section 34 of the *BC Wildlife Act* and make recommendations to avoid development within proximity to the nest areas in accordance with the Habitat Avoidance Zone Guidelines and provincial guidance documents.

12.5.15 If the Qualified Environmental Professional determines that significant Environmentally Valuable Resources may be impacted by development, the environmental assessment report must meet the *Regional District Environmental Assessment Terms of Reference*.

Coordination with Professionals

12.5.16 Where the proposed development requires a geohazard assessment pursuant to Geohazard Development Permit Area, and a Riparian Areas Protection Regulation assessment pursuant to the riparian areas Development Permit Area in addition to the Environmentally Sensitive Areas Development Permit; the site-specific studies must be coordinated in order to provide a comprehensive development permit application.

Letter of Assurance & Commitment, Field Reviews & Post Construction Reporting

12.5.17 A signed and sealed Regional District *Letter of Assurance & Commitment* from a Qualified Environmental Professional must be submitted at the time of the development permit application. This letter must confirm the professional's commitment to review any proposed mitigation measures, conduct field reviews and monitoring as required, and provide post-construction reporting.

12.5.18 The Qualified Environmental Professional may engage a qualified environmental monitor to monitor and report on the construction activities' adherence to the approved Environmental Assessment, provincial regulations and other environmental best management practices provided weekly field review reports are submitted.

12.5.19 Upon completion of the works authorized by the development permit, and for certainty, once any timeline for completion of works established as a term or condition of the development permit has expired, the permit holder may be required to submit a post-construction certification to the Regional District. This certification must be prepared by a Qualified Professional and must either:

a. Certify that the development was carried out in accordance with the Assessment Report and that the terms and conditions outlined in both the Assessment Report and the development permit have been properly implemented; or,
b. Identify and document all instances of non-compliance with the environmental assessment and the development permit and outline the measures necessary to correct these deficiencies, including any work that should be undertaken by the Regional District as contemplated in Section 12.5.25.

12.5.20 The requirement for post-construction certification and inspection may be waived by a condition in a development permit.

Terms & Conditions

12.5.21 A development permit may include as a term or condition any recommendation made by a Qualified Environmental Professional in an environmental assessment 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. Works to preserve, protect, or enhance an environmental value;
e. Protection measures to be taken to preserve, protect, restore, or enhance environmental values, erosion and drainage control, or protect the environmental buffer areas;
f. Sequence and timing of construction including but not limited to timelines for completion of the works identified in the permit;

g. Maintenance responsibilities and conditions of a successful undertaking; or,

h. Coordination of geotechnical recommendations especially related to floodplain management and recommendations of a Qualified Environmental Professional licensed in the Province of British Columbia.

12.5.22 A development permit may vary or supplement a bylaw pursuant to the *Local Government Act* provided that the variance or supplement is in accordance with the objectives and guidelines of Harrison Mills Environmentally Sensitive Development Permit Area 5-C.

12.5.23 The Regional District may require an independent audit by a third-party Qualified Environmental Professional at the cost of the applicant to evaluate the location of significant Environmentally Valuable Resources within the development area and satisfy whether the recommendations provided are sufficient.

Permit Security

12.5.24 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.

12.5.25 The amount of security should 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, unsafe conditions, or damage to the natural environment that could reasonably be expected to result from the contravention of the permit.

12.5.26 A signed and sealed Regional District *Letter of Assurance and Commitment* from a Qualified Environmental Professional may be accepted in lieu of security where:

a. The nature of required works, such as landscaping, is minor and the risk of damage to the natural environment is low;
b. The Letter of Assurance and Commitment is signed and sealed by a Qualified Environmental Professional; and,
c. 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 12.5.19.

Offence

12.5.27 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*.

12.5.28 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-C and the terms and conditions of a development permit are being met.

12.6 HARRISON MILLS VILLAGE CENTRE DEVELOPMENT PERMIT AREA 6-C

Category of Designation

Village Centre Development Permit Area 6-C 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; establishment of objectives for the form and character of commercial, industrial, or multi-unit residential development; revitalization of an area in which a commercial use is permitted; and the protection of the natural environment, its ecosystems, and biological diversity.

Area of Application

Development Permit Area 6-C (DPA 6-C) encompasses lands identified on Schedule 8 – Harrison Mills Village Centre Development Permit Area 6-C.

Justification

The Harrison Mills Neighbourhood is located adjacent to the Lougheed Highway, a major provincial transportation network. To support a strong sense of community identity, the Plan emphasizes the importance of consistent, high-quality architectural design. Creating a neighbourhood centre provides a sense of place, reflects the local character and history, and connects the rest of the community to a community hub. The Plan envisions the creation of a neighbourhood centre node that includes a mix of multi-unit residential buildings, commercial uses, and mixed residential-commercial buildings. The blend of uses is intended to foster a community that supports local businesses, functions as a shared service hub, and serves as a gateway to other nearby uses.

The neighbourhood centre in Harrison Mills is primarily in the Beach Camp area. This area is an ideal location for a future community hub for the following reasons:

- Proximity to the Harrison River shoreline;
- Located at the junction of Hemlock Valley, Sandpiper Resort, Morris Valley, existing neighbourhood local commercial establishments, and medical centre facility;
- Future intersection improvement to create one major intersection by closing the existing Morris Valley and the Chehalis Forest Service Road; and,
- Future potential transit connection.

Development Permit Area 6-C policies are to ensure new multi-unit, mixed residential-commercial, and commercial developments provide a high-quality architectural design and

layout, which complements and integrates into the residential community. Development should make use of natural materials such as stone and wood, varying roof pitches and building styles to respect the rural characteristics of the area and create a distinct sense of arrival for visitors and residents.

The Village Centre boundary as identified on Schedule 2A - Land Use Designations – Harrison Mills Neighbourhood Plan provides the basis for the boundary of Development Permit Area 6-C.

Objectives

The objectives of Development Permit Area 6-C are to create a Village Centre character through:

- A local main street with views and connection to the waterfront with streetscape that account for architecture and pedestrian connection to the Harrison River shoreline;
- Restricting proliferation of commercial uses along the Lougheed Highway corridor by centralizing commercial uses;
- Ensuring residential and commercial uses are properly integrated with their surroundings;
- Ensuring new development demonstrates a high level of design that incorporates accessibility standards and is integrated into both the surrounding commercial uses and residential neighbourhoods;
- Ensuring new development reflects the environmental and cultural context of the community through design guidelines related to siting, form, exterior design and finish;
- Maintaining visual values, including views of mountains, sky, and the Harrison River, and an open feeling along the rural highway; and,
- Ensuring appropriate pedestrian, cycling, and future transit connectivity within the Plan area; and,
- Incorporating *Crime Prevention Through Environmental Design (CPTED)* principles in site and building design.

Activities Requiring a Permit

12.6.1 A development permit must be obtained prior to:

a. Construction of, addition to, or exterior alteration of a:

i. Multi-unit residential building; or,

ii. Commercial building.

Exemptions

12.6.2 Notwithstanding Section 12.6.1, 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, duplex, or accessory residential building where no commercial component is present;
c. Interior renovations;
d. Exterior maintenance or repairs which do not involve substantial changes in the exterior finish, colour scheme, or size of the building;
e. Minor additions to an existing multi-unit residential building or structure, such as an increase in the floor area up to 25% of the existing footprint; or,
f. Buildings that have been destroyed by fire or natural disaster to the extent of 75% or less of its value above its foundation, as determined by the building inspector provided the building massing, siting, and general appearance are as prior to destruction and the use conforms to the zoning bylaw.

Guidelines

In order to achieve the objectives of Development Permit Area 6-C, the following guidelines must apply to the issuance of development permits:

12.6.3 General Siting and Design

a. Designed to complement a pedestrian scale and focus;
b. Locate the building face towards a road or highway, and where this is not possible, ensure a visually attractive appearance must be provided by a combination of landscaping, finishing, and fenestration of the structure to a similar standard as the front of the building;
c. Avoid blank and monotonous facades;
d. When located on a corner site, new development should orient frontages towards both streets or pedestrian walkways, with active ground-floor uses;
e. Encourage buildings to address the street or greenway to create a well-defined public realm or open public space;

f. Incorporate building design elements and landscaping that enhance rear lanes for pedestrian safety and establish a compatible interface with adjacent uses;

g. Ensure cohesive design within multi-unit building developments using complimentary roof pitches, proportion, height, materials, fenestration, and design theme;

h. Design primary building entrances that are clearly defined and provide a sense of entry;

i. Encourage the inclusion of outdoor patios, as well as landscaped common and amenity areas;

j. Incorporate the principles of *Crime Prevention Through Environmental Design (CPTED)* such as lighting, visibility or natural surveillance, control of trespass, prevention of blind spots or hiding places, clear access, and safe parking garages; and,

k. Development must not be a separate gated community with walled or fenced enclaves that limit or exclude public connectivity to adjacent uses and must be integrated with and compatible with surrounding neighbourhoods.

12.6.4 Multi-Storey Buildings

a. Incorporate a landmark or focal point of the commercial node and high-quality design, materials, and architecture in the design of a multi-storey tourist accommodation use;

b. Provide adequate common amenities for multi-unit residential buildings;

c. Provide individual private outdoor amenity space for apartment buildings and mixed residential-commercial sites; and,

d. Provide relief with changes of wall plane or differentiation that provides strong shadow or visual interest for buildings exceeding two stories or 10 metres in height.

12.6.5 Architectural Design

a. Demonstrate view corridor preservation through strategic massing and site design;

b. Recognize the adjacent patterns of natural features and foreshore habitat in design;

c. Building placement and design must consider stepping the upper storeys back to retain a comfortable pedestrian scale at the street level;

d. Building must be designed to avoid presenting an overly massive appearance using architectural massing, roofline and balcony/terrace design, window treatments, and landscaping to reduce monolithic forms and improve their aesthetic appearance;
e. Maximize sunlight penetration to open areas and pedestrian areas; and,
f. Location of on-site services and infrastructure should not undermine future uses of adjacent properties.

12.6.6 Materials and Exterior Finishes

a. Materials, textures, and colour schemes must be consistent with the surrounding natural and cultural landscape by incorporating stone and wood features, and avoiding pastel colours;
b. Continuous weather protection over main entrances and building facades shall be encouraged;
c. Integration of Indigenous and culturally significant design and materials are encouraged where collaboration with Indigenous communities has occurred; and,
d. Every dwelling unit should be designed to include private outdoor space and may include a private balcony with access to or views of adjacent semi-public spaces.

12.6.7 Pedestrian and Cycling Routes

a. Provide direct connections between building entrances and parking areas;
b. Constructed of uniform and complementary material for a cohesive appearance throughout the development;
c. Buffered where feasible from roadways, vehicular traffic, and parking areas;
d. Provide end-of-trip facilities for cyclists;
e. Provide pedestrian amenities, such as benches, human-scaled lighting, and recycling and refuse receptacles. These must be consistent, similar, or identical to the architectural character of the development and identified by type and source in the application; and,
f. Incorporate accessibility standards consistent with *British Columbia Building Code* requirements.

12.6.8 Borders, Landscaping, Screening and Trash Receptacles

The applicant must submit a landscape plan prepared by a Qualified Landscape Architect or equivalent Professional that meets the following guidelines:

a. Provide an attractive, safe, and distinct edge along Lougheed Highway and Harrison River shoreline;
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 plant species and retain existing vegetation;
f. All landscaping and screening must meet or exceed the British Columbia Society of Landscape Architects and British Columbia Nursery Trades Association standards;
g. A minimum of one exterior trash receptacle is provided for the development. Trash receptacles must be screened from public roadways, public parks and trails, and the Harrison River shoreline;
h. Where appropriate, establish landscape buffers that create a natural transition between the public, semi-public and private uses through the use of hard and soft landscaping, such as areas containing layers of shrubs, trees, and low walls where required; and,
i. Chain link fencing as screening must be avoided.

12.6.9 Parking and Loading

a. Parking spaces must be setback 3.0 metres from any lot line adjoining a residential use;
b. Provide screening from public roadways with landscaping;
c. Incorporate the use of walkways to separate parking and loading spaces from buildings and to provide orderly and attractive pedestrian circulation;
d. Landscaping elements, such as parking islands or medians must be used to break up large parking areas into smaller cells. One shade tree must be provided for every eight parking spaces;
e. Use paved surfacing or porous paving, paving stones, french drains, landscaped areas, and similar techniques are encouraged to facilitate exfiltration of storm water; and,
f. Ensure all parking and loading spaces are delineated and provided with curbs or wheel stops.

12.6.10 Signs

a. Size, location, and design of free-standing commercial signs and other advertising structures not attached to buildings must 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 should be consistent throughout the development and comparable quality to that of the principal buildings;
d. Natural materials, including exposed aggregate, are encouraged for sign structures;
e. The use of indirect and/or accent lighting on signage is encouraged;
f. No rooftop signs shall be permitted. Multi-tenant buildings must provide combined tenant signage;
g. Single pole sign supports are not permitted; and,
h. The use of back-lit signage and LED or video signage is not supported.

12.6.11 Lighting

a. Avoid light pollution by directing lighting downwards and using full cut-off fixtures;
b. Use sensory-activated lighting for security lighting;
c. Site lighting must be designed to minimize light spill onto adjacent lands. Lighting should be designed in accordance with the dark sky principle to improve safety, minimize glare and preserve the ambience of the night sky; and,
d. Within *Crime Prevention Through Environmental Design (CPTED*) guidelines, minimize exterior lighting energy demand by minimizing lighting and using high-efficiency luminaires and bulbs such as LEDs.

12.6.12 Storm Water

a. 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, pre-development 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;

vi. Certify, where applicable, that there will be no negative effect on neighbouring properties; and,

vii. Low-impact storm water control measures msut be integrated into paving treatments and landscape design to encourage detention and improve water quality.

Assurance & Compliance Report & Post Construction Reporting

12.6.13 Assurance and compliance report[31] by a Registered Architect 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. Itemized compliance report demonstrating how the Development Permit Area Guidelines have been satisfied.

12.6.14 A post-construction report by a Landscape Architect or equivalent must be submitted to confirm 80% plant species survival rate after one year of plantation.

Terms & Conditions

12.6.15 A development permit may vary or supplement a bylaw pursuant to the *Local Government Act* provided that the variance or supplement is in accordance with the objectives and guidelines of Development Permit Area 6-C.

12.6.16 A development permit may include conditions or restrictions respecting the uses and densities permitted in the zoning bylaw, the sequence and timing of

[31] All drawings and illustrations must be in colour and scaled.

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*.

Permit Security

12.6.17 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.

12.6.18 The amount of security should 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, unsafe conditions, or damage to the natural environment that could reasonably be expected to result from the contravention of the permit.

Offence

12.6.19 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*.

12.6.20 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 6-C and the terms and conditions of the development permit are being met.

12.7 LAKE ERROCK HIGHWAY CORRIDOR DEVELOPMENT PERMIT AREA 7-C

Category of Designation

Lake Errock Highway Corridor Development Permit Area 7-C 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, multi-unit residential development, commercial or industrial; or revitalization of an area in which commercial use is permitted; and the protection of the natural environment, its ecosystems, and biological diversity.

Area of Application

Development Permit Area 7-C (DPA 7-C) encompasses lands identified on Schedule 9 – Lake Errock Highway Corridor Development Permit Area 7-C. The area of application is in conjunction with the land use designations NEIGHBOURHOOD COMMERCIAL and APARTMENT RESIDENTIAL and is subject to minor adjustments at the time of subdivision.

Justification

The Harrison Rise lands within the Lake Errock Neighbourhood are located adjacent to the Lougheed Highway, a major provincial transportation network. To support a strong sense of community identity, the Plan emphasizes the importance of consistent, high-quality architectural design. A gateway feature along the highway corridor is intended to provide a sense of place, reflect the local character and history, and connect the rest of the community to a neighbourhood hub. The Plan envisions the creation of a highway corridor node that includes a mix of multi-unit residential buildings, commercial uses, light-scale industrial uses, and mixed residential-commercial buildings. The blend of land uses is intended to foster local employment, support community businesses, and provide services for both residents and visitors.

The Lake Errock Highway Corridor area is an ideal location for a future community gateway for the following reasons:

- Access to the Lougheed Highway;
- Future intersection improvement to connect the existing Lake Errock community to the Harrison Rise lands; and,
- Future potential transit connection.

Objectives

The objectives of the Development Permit Area 7-C are to:

- Create a neighbourhood gateway character by:
  - Maintaining visual values, including views to Lake Errock, resembling the features of the hillside, respecting the history of the gravel pit, and an open feeling along the rural highway;
  - Creating a local bus loop area that accommodates the visitors as well as serves as the connection between the western and eastern edges of the Harrison Rise lands;
  - Restricting proliferation of commercial uses by centralizing commercial uses in the village centre to create a concentrated customer base for sustained economic development;
  - Ensuring residential and commercial uses are properly integrated with its surroundings;
  - Ensuring new development demonstrates a high level of design that incorporates accessibility standards;
  - Ensuring new development reflects the environmental and cultural context of the community through design guidelines related to siting, form, exterior design and finish;
  - Ensuring appropriate pedestrian and cycling connectivity with the rest of the Plan area, recreational amenities, and natural areas; and,
  - Ensuring site design and development is within walking distance of future transit connection.
- Incorporate *Crime Prevention Through Environmental Design (CPTED)* in site and building design to improve quality of life by reducing incidence and fear of crime, especially in rural areas where police patrols may be limited and response times may be slower;
- Ensure that all land uses are adequately served by the Regional District community water system; and,
- Ensure that all waste produced on site (sanitary sewage and storm drainage) is disposed of through a community sanitary sewer system which reflects the sensitivity of the local environment and the need to protect the groundwater regime.

Activities Requiring a Permit

12.7.1 A development permit must be obtained prior to:

a. Construction of, addition to, or exterior alteration of a:

i. Apartment residential building; or,
ii. Commercial building.

Exemptions

12.7.2 Notwithstanding Section 12.7.1, 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, duplex or accessory residential building where no commercial component is present;
c. Interior renovations;
d. Exterior maintenance or repairs which do not involve substantial changes in the exterior finish, colour scheme, or size of the building;
e. Minor additions to an existing multi-unit residential building or structure, such as an increase in the floor area up to 25% of the existing footprint; or,
f. Buildings that have been destroyed by fire or natural disaster to the extent of 75% or less of its value above its foundation, as determined by the building inspector provided the building massing, siting, and general appearance are as prior to destruction and the use conforms to the zoning bylaw.

Guidelines

In order to achieve the objectives of Development Permit Area 7-C, the following guidelines must apply to the issuance of development permits:

12.7.3 General Siting and Design

a. Designed to complement a pedestrian scale and focus;
b. Locate the building face towards a road or highway, and where this is not possible, ensure a visually attractive appearance must be provided by a combination of landscaping, finishing, and fenestration of the structure to a similar standard as the front of the building;
c. Avoid blank and monotonous facades;
d. When located on a corner site, new development should orient frontages towards both streets or pedestrian walkways, with active ground-floor uses;

e. Encourage buildings to address the street or greenway to create a well-defined public realm or open public space;

f. Incorporate building design elements and landscaping that enhance rear lanes for pedestrian safety and establish a compatible interface with adjacent uses;

g. Ensure cohesive design within multi-unit building developments by the use of complimentary roof pitches, proportion, height, materials, fenestration, and design theme;

h. Design primary building entrances that are clearly defined and provide a sense of entry;

i. Encourage the inclusion of outdoor patios, as well as landscaped common and amenity areas;

j. Incorporate the principles of *Crime Prevention Through Environmental Design (CPTED)* such as lighting, visibility or natural surveillance, control of trespass, prevention of blind spots or hiding places, clear access, and safe parking garages; and,

k. Development must not be a separate gated community with walled or fenced enclaves that limit or exclude public connectivity to adjacent uses and must be integrated with and compatible with surrounding neighbourhoods.

12.7.4 Multi-Storey Buildings

a. Incorporate a landmark or focal point of the commercial node and high-quality design, materials, and architecture in the design of a multi-storey tourist accommodation use;

b. Provide adequate common amenities for multi-unit residential buildings;

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12.7.7 Pedestrian and Cycling Routes

a. Provide direct connections between building entrances and parking areas;
b. Constructed of uniform and complementary material for a cohesive appearance throughout the development;
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f. Incorporate accessibility standards consistent with *British Columbia Building Code* requirements.

12.7.8 Borders, Landscaping, Screening and Trash Receptacles

The applicant must submit a landscape plan prepared by a Qualified Landscape Architect or equivalent Professional that meets the following guidelines:

a. Provide an attractive, safe, and distinct edge along Lougheed Highway;
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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 plant species and retain existing vegetation;
f. All landscaping and screening must meet or exceed the British Columbia Society of Landscape Architects and British Columbia Nursery Trades Association standards;
g. A minimum of one exterior trash receptacle is provided for the development. Trash receptacles must be screened from public roadways, public parks and trails;
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b. Fascia signage recessed into the facade of the building, where possible;
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e. The use of indirect and/or accent lighting on signage is encouraged;
f. No rooftop signs shall be permitted. Multi-tenant buildings must provide combined tenant signage;
g. Single pole sign supports are not permitted; and,
h. The use of back-lit signage and LED or video signage is not supported.

12.7.11 Lighting

a. Avoid light pollution by directing lighting downwards and using full cut-off fixtures;
b. Use sensory-activated lighting for security lighting;
c. Site lighting must be designed to minimize light spill onto adjacent lands. Lighting should be designed in accordance with the dark sky principle to improve safety, minimize glare and preserve the ambience of the night sky; and,
d. Within *Crime Prevention Through Environmental Design (CPTED)* guidelines, minimize exterior lighting energy demand by minimizing lighting and using high-efficiency luminaires and bulbs such as LEDs.

12.7.12 Water, Sanitary Sewer and Storm Water

a. Water must be provided by the Regional District community water system;
b. Sanitary sewer must be provided by the Regional District community sanitary sewer system;
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, pre-development 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;

vi. Certify, where applicable, that there will be no negative effect on neighbouring properties; and,

vii. Low-impact storm water control measures must be integrated into paving treatments and landscape design to encourage detention and improve water quality.

Assurance & Compliance Report & Post Construction Reporting

12.7.13 Assurance and compliance report[32] by a Registered Architect must include the following:

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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. Itemized compliance report demonstrating how the Development Permit Area Guidelines have been satisfied.

12.7.14 A post-construction report by a Landscape Architect or equivalent must be submitted to confirm 80% plant species survival rate after one year of plantation.

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12.7.15 A development permit may vary or supplement a bylaw pursuant to the *Local Government Act* provided that the variance or supplement is in accordance with the objectives and guidelines of Development Permit Area 7-C.

[32] All drawings and illustrations must be in colour and scaled.

12.7.16 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*.

Permit Security

12.7.17 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.

12.7.18 The amount of security should 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, unsafe conditions, or damage to the natural environment that could reasonably be expected to result from the contravention of the permit.

Offence

12.7.19 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*.

12.7.20 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 7-C and the terms and conditions of the development permit are being met.

13



TEMPORARY USE PERMITS

13 TEMPORARY USE PERMITS

13.0 Overview

The *Local Government Act* allows for the issuance of temporary use permits in areas designated within an OCP. A temporary use permit may:

- Allow a use not permitted by a zoning bylaw
- Be issued for a period of up to three years and renewed, at the discretion of the Regional Board, only once

Terms & 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 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 if the conditions of the permit are not met.

Procedure & Public Notification

Sections 494 through 497 of the *Local Government Act* and Regional District Development Procedures Bylaw specify the process by which a temporary use permit may be issued. Public notification and input are 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 properties within a specified distance of the subject property. Public notice will also be provided in accordance with the Regional District Public Notice Bylaw, or equivalent Regional Board policy as it exists at the time. In addition, the application bay be referred to key partners for comment. The Regional Board may also require a public information meeting to present the application to the community and receive input from residents.

POLICY

13.0.1 **Designated area.** The Official Community Plan area, as identified on Schedule 1 - Boundary of Plan Area and Neighbourhood Plan Areas, is designated for the issuance of temporary use permits.

13.0.2 **Eligibility Criteria.** A temporary use permit may be issued for the following:

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 *Electoral Areas Commercial Gravel Operations Bylaw No. 1181, 2014*, 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.

13.0.3 **Servicing.** The Regional Board will consider temporary use permits on sites that can generally be serviced by existing servicing capacity and do not require significant upgrades to the infrastructure.

13.0.4 **Recurrent applications.** The Regional Board may require temporary uses that have been renewed once to apply for a zoning amendment rather than issuing a new temporary use permit.

13.0.5 **Public information meeting.** The Regional Board may require the holding of a public information meeting prior to the issuance of a temporary use permit.

13.0.6 **Security requirement.** As a condition of issuing a temporary use permit, the Regional Board may require a security in an amount adequate to facilitate the completion of permit conditions and the return of the land to its pre-existing state.



INTERPRETATION

14 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 Regional District.

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 and Transit; see also Public Access.

Accessory Building or Structure
Means a building or structure with a use and size that is incidental, subordinate, and exclusively devoted to a permitted use on that lot.

Accessory Dwelling Unit (ADU)
Means a detached dwelling unit for residential use that is accessory to a principal single detached dwelling unit on the same lot, where both dwelling units constitute a single, undivided, real estate entity (e.g., coach house, garden suite).

Accessory Employee Residential
Means a residential use that is accessory to a non-residential use that is located on the same lot for the accommodation of employees or owners of that non-residential use.

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 their family members, provided the use meets the requirements of the *Agricultural Land Commission Act*, its regulations, and orders of the Agricultural Land Commission.

Accessory Retail Use
Means the sale or trade of consumer goods that are incidental, subordinate, and exclusively devoted to a permitted use that is located on the same lot.

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.

Alcoholic Beverage Service
Means the provision of liquor service authorized by a liquor primary license under the *Liquor Control and Licensing Act*.

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 mainstream.

Apartment Residential
Means the residential use of a building containing at least three dwelling units. Excludes Accessory Dwelling Unit, Secondary Suite, Temporary Tourist Accommodation, and Tourist Accommodation.

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*, which is owned, operated, and maintained by the Regional District.

Approved Community Water System
Means a system of waterworks which is approved under the *Drinking Water Protection Act* and its associated regulations, 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 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 similar, 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, 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 centres, meeting hall, and associated temporary lodging, boarding, and accommodation use, in addition to associated residential use.

Associated Rural Residential Uses
Means a variety of uses associated with, but 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 commercial use that is accessory to a residential use, and located within a dwelling unit. It provides temporary accommodation for the travelling public, in no more than three rented rooms, with meals served to overnight guests. No cooking facilities are permitted in the rooms being rented.

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, berms, and fencing.

Commercial Campground
Means the use of a lot where more than two camping lots are commercially operated for the temporary accommodation of campers in recreational vehicles or tents. Excludes a Natural Camping Ground, Holiday Park, Manufactured Home Park, Tourist Accommodation, and Temporary Tourist Accommodation.

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
Means the preservation or protection of natural resources and assets in their natural state, including the habitat of birds, fish and other wildlife.

Cottage Industry Use
Means an activity of a gainful nature which is not an offensive trade, 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, audiovisual and photographic studios, small appliances and office machinery repair, and 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.

Designation
Means the land use designations set out in Section 3 of this Plan.

Developer
Means a person or entity undertaking land preparation or land alteration for the purposes of construction of any structure larger than 20 square metres.

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.

Dwelling Unit
Means one or more adjoining rooms in a building that together contain or provide for the installation of: a separate entrance from the exterior of the building; one or more sleeping areas; one or more washrooms; and a single cooking facility.

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's 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; other sensitive ecosystems in the proposed development area, and adjacent habitats or ecosystems which may be impacted by the proposed development area; and recommendations for avoiding, and if necessary mitigating, the impacts associated with a proposed development area.

Farm Use
Means the use of land, buildings, and structures for the production of agricultural products

and livestock. This includes the storage and processing of agricultural products produced on the lot, storage and repair of equipment necessary to farming on that lot, and storage of feed and fertilizers necessary to farming on that lot. 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.

Forestry Use
Means the cutting and preliminary grading of forest products for shipment, including temporary or portable sawmills or shake mills processing materials cut in the local area.

Golf Course
Means a use providing for the playing of golf, which may also include accessory food service and accessory retail pro shop.

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 year or longer lease agreement approved by the responsible authority, but does not include a campground, manufactured home park, temporary tourist accommodation, tourist accommodation, social club or a camp licensed under the *Community Care Facilities Act* of the Province of British Columbia.

Home Occupation Use
Means a commercial use accessory to a residential use where the householder carries on an occupation, craft, or profession within the dwelling unit.

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.

Land Alteration
Means activities pertaining to the clearing or moving of land and earthwork, including compaction, excavation, grading, filling, stockpiling, striping and/or scarification of a site.

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 caregiving, cultural, historical, charitable, educational, health, religious, or welfare purposes.

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.

Low Density Commercial Recreation
Means low-impact recreation uses in a natural setting, 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 population.

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.

Maximum Density
Means the maximum number of parcels achievable by subdivision from the parent parcel to establish a resort residential development.

Mixed Commercial-Residential
Means a multi-storey building with ground-oriented commercial and more than three dwelling units on the upper storey together with common and private amenity facilities.

Mobile Home Park
Means a residential use of a lot on which two or more mobile homes are located.

Multi-Unit Residential
Means the residential use of principal buildings containing multiple dwelling units, together with common and private amenity facilities.

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 overnight camping in tents or recreational vehicles on camping sites on a rental basis, which involves no buildings, structures, or service connections; excludes commercial campgrounds, manufactured home parks, holiday parks 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.

Marina
Means the use of land, buildings, structures, accessory uses incidental to a marina use, and the surface of the water for providing docking, berths, and facilitates for launching and storage of pleasure boats on water or land.

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 Regional District.

Outdoor Recreational
Means the use of land for open-air, non-motorized commercial recreation facilities. Includes accessory retail and outdoor storage.

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.

Public Utility
Means a use providing for the servicing of the community with water, sanitary sewer, electrical, telecommunications, or other utilities or services by a government or non-governmental entity.

Qualified Environmental Professional (QEP)
Means a qualified environmental professional such as a registered Biologist with expertise in terrestrial and aquatic ecosystems and meets the criteria stated in the *Riparian Areas Protection Regulation, BC Reg 178/2019, s 21*.

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 a public park, conservation area, recreation area, and ancillary use as permitted by the responsible authorities; excludes commercial recreation uses.

Residential
Means the use of a dwelling unit as the permanent domicile of a person or household.

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 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 removal of naturally occurring materials, such as timber or groundwater, from land and such preparation of materials as required for practical shipment. Excludes the manufacturing of products from such materials, the excavation of land as part of a construction project, the removal of stones from land under cultivation, and the installation, modification or maintenance of a drainage system.

Resource Industrial Use
Means a use related to Resource Extraction. Includes log booming, sawmills, pole treatment plants, industrial works yards, industrial storage yards, preliminary gravel sorting and screening, 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.

Secondary Suite
Means a residential use within a self-contained dwelling unit that is accessory to, and within, a principal single detached dwelling, where both dwelling units constitute a single, undivided, real estate entity. Excludes Bed and Breakfast, Boarding, Duplex, Home Occupation, Multi-Unit Residential, and Temporary Tourist Accommodation.

Single Family Dwelling
Means a structure providing for a single family residential use for a 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.

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.

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.

Watercourse
Means any natural depression with well-defined banks and a bed 0.6 metres or more below the surrounding land serving to give direction to a current of water at least six months of the year or having a drainage area of 2.0 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.

APPENDIX I: HARRISON MILLS NEIGHBOURHOOD PLAN



HARRISON MILLS NEIGHBOURHOOD PLAN

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1

EXECUTIVE SUMMARY

1 EXECUTIVE SUMMARY

1.1 Context

In the fall of 2021, the Regional District embarked on a planning process to develop a neighbourhood plan for the community of Harrison Mills. The Harrison Mills Neighbourhood Plan (HMNP) aims to outline the vision and policies that will guide long-term decision-making around land use and development in the neighbourhood.

Several factors contributed to the initiation of the neighbourhood planning process for Harrison Mills. First, Harrison Mills has grown and evolved since the Electoral Area C Official Community Plan was adopted in 2000. Existing policy direction no longer responds to present-day community needs. Second, development interests could contribute to prospective resort, residential, and commercial uses in the community. Third, external factors such as population growth and market realities contributing to a nationwide housing and affordability crisis cannot be ignored. A changing climate and unprecedented weather events further exacerbate these factors. New policy directions are needed to shape how decisions are made regarding the future of Harrison Mills in all these regards.

Harrison Mills is an area of high ecological and cultural value. Located at the confluence of the Chehalis, Harrison, and Fraser Rivers, Harrison Mills supports a unique ecologically sensitive and biodiverse habitat for both terrestrial and aquatic species. It is a Salmon Stronghold, Chehalis River Estuary Important Bird Area (IBA), and Lhá:lt/Harrison-Chehalis Wildlife Management Area (WMA). The abundance of wildlife sustained Indigenous communities along the Lower Fraser River since time immemorial. Ensuring Harrison Mills' natural ecosystems are protected, stewarded, and enhanced amid any potential future growth and development has been a core principle in the neighbourhood planning process.

1.2 Planning Process

The HMNP is the product of a comprehensive planning process that consisted of six distinct phases. The process entails the completion of technical work including archaeological, environmental, geotechnical, parks and recreation, and Crown land assessments; community and stakeholder engagement; and the application of best practices and sound planning principles. The HMNP is a compilation of all this work and includes a Land Use Plan that allocates appropriate land uses within Harrison Mills. The Land Use Plan is supported by a conceptual plan demonstrating the future vision for the neighbourhood as well as policies that guide appropriate forms of development and provide a framework for key neighbourhood components such as the natural environment, parks and recreation, community infrastructure, and cultural assets.

The HMNP is supported by a Local Servicing Plan that identifies the servicing needs, capacity, and options for providing community water and sanitary sewer systems to meet the vision established in the HMNP. The preparation of these documents has been a coordinated process as the technical components of the Local Servicing Plan have informed the implementation and servicing viability of the HMNP. Together, the plans outline a long-term framework at the neighbourhood level that provides for sustainable and efficient development to meet community needs while simultaneously respecting ecological assets, cultural values, and physical development constraints.

1.3 The Future of Harrison Mills

Harrison Mills will remain an area of high ecological value and important habitat for terrestrial and aquatic wildlife. Residents and visitors will be able to recreate in this scenic and peaceful rural landscape, enjoying a variety of outdoor activities. The community will experience gentle/modest growth to support community needs including the provision of housing, amenities, and economic opportunities, while ensuring ecologically and culturally significant areas are respected, protected, and enhanced wherever possible.

Plan Objectives

The following six plan objectives represent the defining features of the HMNP to achieve the overall vision for the neighbourhood:

1. **Protect** and enhance the natural environment and wildlife habitat
2. **Respect** areas of cultural and archaeological significance, Indigenous rights, and title claims on Crown land
3. **Accommodate** housing diversity to meet Electoral Area C's housing needs
4. **Expand** parks, trails, open spaces, and recreational opportunities
5. **Foster** an integrated community
6. **Ensure** safe development and sustainable growth



2

INTRODUCTION

2 INTRODUCTION

2.1 Purpose of the Neighbourhood Plan

A neighbourhood plan is a community document shaped by residents sharing their vision for where they live. Neighbourhood plans guide long-term decision-making at the neighbourhood level. They allocate land use, set directions for appropriate forms of development, and contain supporting policies on neighbourhood components, such as the natural environment, parks and recreation, and community infrastructure. The neighbourhood plan identifies where the neighbourhood is going and how it will respond to growth and change in the next 20 years. The Official Community Plan (OCP) is the roadmap for the community's long-term vision. The OCP is supported by policies to guide decision-making around growth and land use management. The OCP reflects and is informed by the policy set out at the regional planning level. Bylaws, strategies, and tools that derive from the OCP enable local governments to implement the vision set out in their OCP.

While the OCP is an overarching plan that provides general policy direction and guides land use for all of Area C, the HMNP provides more detailed policy direction on different community aspects (e.g., land use, natural environment, and infrastructure) that are specific to Harrison Mills. The HMNP forms part of the Electoral Area C OCP as an appendix. An important part of a neighbourhood plan is to identify how it complements the overall OCP area vision.

Figure 1 below depicts the hierarchical relationship between planning and policy documents in the Regional District. The Regional Growth Strategy (RGS) serves as the overarching planning framework to coordinate provincial and local government initiatives and activities.

The HMNP is the result of a comprehensive planning process. It is intended to be a living document that is monitored and evaluated through implementation to ensure it reflects emerging community needs.

The HMNP and Local Servicing Plan were developed through a highly community-driven and collaborative planning process that integrated the experience and community values of residents with the technical expertise of professionals from multiple disciplines.



Figure 1: Regional District Planning Hierarchy Graphic

2.2 Why a Neighbourhood Plan for Harrison Mills?

Several factors contributed to the initiation of the neighbourhood planning process for Harrison Mills. These factors created conditions that identified a need for new and updated policy direction to guide future decision-making around land use and development activity in the community.

Harrison Mills has evolved. Existing OCP policy no longer reflects the community needs.

The existing land use policy direction for Harrison Mills was previously contained within the OCP that was adopted in 2000 and is now over 20 years old. Over this time, the community of Harrison Mills has grown and evolved, and the Plan no longer reflects the needs of the community. Since the vision of the OCP has been largely achieved, new policy direction is needed to shape how decisions are made regarding the future of Harrison Mills for the next 20 years.



Development interests in the community.

In recent years, landowners with development and redevelopment proposals to support residential and tourism growth, many of which require amendments to the existing OCP, have approached the Regional District. The new HMNP and Local Servicing Plan, specific to Harrison Mills, will ensure future growth and development of the community comprehensively, coordinated with a servicing plan to address community water and sanitary needs.



External pressures must be balanced with appropriate and sustainable community growth.

Market realities, housing needs, affordability, population growth and environmental issues all impact current and future generations of residents in Harrison Mills. In planning for the next 20 years, all of these factors need to be considered holistically.

The HMNP presents a framework to guide future growth and development decisions in Harrison Mills by providing a clear vision and supporting policies that respond to the community's needs.

2.3 Justification for Neighbourhood Plan Update

The HMNP and its boundaries may 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.

A neighbourhood planning process may also be triggered at the request of a developer or Indigenous development interests to facilitate a substantive update to an existing neighbourhood plan. For example, Indigenous economic development interests in the periphery of the HMNP area may require a neighbourhood plan amendment to ensure that land uses are complementary, servicing is unified, and new land uses are not causing unintended proliferation of development areas.

POLICY

2.3.1 **Periodic updates anticipated.** An update and review of the Harrison Mills Neighbourhood Plan should occur periodically to ensure policies reflect evolving community values and incorporate housing needs reports as updated.

2.3.2 **Bylaw amendments.** Development proposals that require a zoning amendment and are inconsistent with Plan policy, will require an Official Community Plan amendment

application. The Regional Board will defer, reject, or accept the application, and determine if policy review is necessary.

2.3.3 **Major development.** The Regional Board will not support any major development proposal that will substantially amend the Harrison Mills Neighbourhood Plan without a comprehensive update to the Harrison Mills Neighbourhood Plan or a new neighbourhood plan. Additionally, the Regional Board may wish to consider such Plan amendment applications separate from any related zoning amendment applications.

2.3.4 **Shared interests.** The Regional Board acknowledges Indigenous rights and title interest on Crown lands. The Regional Board will work collaboratively in the spirit of reconciliation with Indigenous communities to advance their interests on Crown lands. The Regional Board may deem development proposals that arise out of shared interests consistent with the Harrison Mills Neighbourhood Plan subject to the policies in Section 8.

3

UNDERSTANDING THE COMMUNITY



G. Gadsen

3 UNDERSTANDING THE COMMUNITY

3.1 Plan Area Location & Boundary

The Harrison Mills neighbourhood is in Electoral Area C. Harrison Mills primarily includes Morris Valley area developments (e.g., Tapadera Estates, Harrison Lanes, River Reach, and Eagle Point), Sandpiper Golf Course, and Beach Camp.

The HMNP area covers a total land area of approximately 209 hectares.

POLICY

3.1.1 **Harrison Mills Neighbourhood Plan area boundary.** This neighbourhood plan shall apply within the boundaries established in Schedule 2A - Land Use Designations - Harrison Mills Neighbourhood Plan.

3.2 Habitats & Habitants

The HMNP area is rich in both biological as well as Indigenous cultural values. Recent studies have demonstrated that multiple forest gardens and managed landscapes in proximity to the neighbourhood have existed for nearly 3,000 years. The story of this area is one that is about the relationship among the wildlife, flora and fauna, rivers and rivulets, and the historic villages and hamlets.

The year-round resources sufficient to sustain Sts'ailes villages throughout the year evidence a cultural example of the wildlife abundance of the area. Moving between summer villages near the coast and winter villages along salmon-bearing rivers was a common seasonal strategy used by Indigenous communities in the region; however, the Harrison/Chehalis River and ecosystem were so productive, that it allowed for year-round residence. At the heart of this HMNP is land stewardship.

3.3 Story of the Habitat

Environmental Values

The HMNP area is within the Coastal Western Hemlock (CWH) biogeoclimatic zone, which is the most productive biogeoclimatic zone in B.C. in terms of overall biomass.[1] The Harrison River is an important conservation area for salmon supported by the 2010 designation as an International Salmon Stronghold, which represents one of the most ecologically significant

[1] Meidinger, D., and Pojar, J. (1991). Ecosystems of British Columbia. *Special Report Series-Ministry of Forests, British Columbia*, (6).

watersheds in North America for Pacific Salmon. The Harrison River Salmon Stronghold spans the length of the Harrison River from Harrison Lake to the confluence with the Fraser River. The Chehalis River discharges into the Harrison River approximately 1 km upstream of the study area and is significant in its role in shaping the landforms northeast of the study area. The Chehalis River's massive alluvial fan has created extensive mudflats that provide important habitat to numerous fish, bird, and wildlife species.

The Harrison-Chehalis Wildlife Management Area (WMA) Management Plan (1997) identifies the Harrison River, Chehalis River Delta, and Morris Creek Delta area as important to the wintering, migration, and/or breeding habitats for salmonids, sturgeon, aquatic birds, bald eagles, and upland wildlife.

The Lhá:lt/Harrison-Chehalis Wildlife Management Area is geographically unique as it represents one of the largest estuarine environments above the mouth of the Fraser River. It is near the confluence of three rivers – the Harrison River, the Chehalis River, and the Fraser River. The Lhá:lt/Harrison-Chehalis Wildlife Management Area is approximately 200 hectares in size. Due to its proximity near the confluence of three major river systems, a multitude of ecosystems can be found in these watercourses. The three rivers are home to all five species of Pacific Salmon and harbour one of the strongest populations of White Sturgeon in the province. Recognition of the area's importance to wildlife has been demonstrated through the designation – Canada's only Salmon Stronghold, showing its importance in not only Canada but also continentally. The river basins also support other terrestrial wildlife, which has resulted in the area being designated as an Important Bird Area (IBA) as well as candidate status as a key biodiversity area.[2]

Bird species that are known to feed, nest or winter in the IBA/Chehalis WMA include Bald Eagle, Great Blue Heron (*fannini subspecies*), Peregrine Falcon, Purple Martin, Wood Duck, Pied-billed Grebe, Osprey, Red-tailed Hawk, Black-headed Grosbeak, Bullock's Oriole, and Grey Catbirds. The area is also home to Canada's most important raptor populations – particularly for piscivorous species such as Bald Eagle and Osprey - due to the abundance of salmon in the three main rivers. An estimated 35,000 Bald Eagles are thought to overwinter within the Fraser River Lowlands and along the Salish Sea. A large portion, up to 15,000, of this population spends considerable time within the development permit area foraging on the banks of Harrison River and Chehalis River. This represents the largest concentration of this species globally.[3]

There are also several known, and historically known, protected wildlife habitat features under the *Wildlife Act*, including Osprey, Peregrine Falcon, and Great Blue Heron. Outside of the HMNP area, Echo Lake, which is a few kilometres to the north of the Plan area, represents the largest known roost site for Bald Eagles anywhere in the species range. Upwards of 1,000

[2] Hancock, D. & Lamont, M. (2023, April 10). *Understanding Wildlife Values in Harrison Mills*. Hancock Wildlife Foundation.
[3] Ibid.

birds are known to use Echo Lake to roost. The forest and tree canopies are important to support the raptor population reliant on this area, as well as providing valuable vegetative buffers, nesting, roosting, hunting, and perching locations to feed on spawning salmon and other prey. The area is also recognized as a potentially important habitat for at least 50 other species of conservation concern (vertebrate and invertebrate) that may be resident or vagrant within the area.

The unique and productive aspects of the area's fishery support significant numbers of terrestrial wildlife. The densities of marine nutrient inputs in the area through salmon migration and dispersal of salmon carcasses through avian and mammalian scavengers have likely also contributed to the productive nature of the region's forests over millennia. Most of these forests have been harvested, but some small areas of the Old Growth Management Area (OGMA) can still be found adjacent to the HMNP area. As a result, Harrison Mills is considered to have highly valued ecosystem components that warrant protection, sound stewardship, and careful consideration of development pressures.

3.4 Story of the Inhabitants

Indigenous Communities

Archaeological evidence indicates people have been living in the Harrison Watershed since at least 9,000 years ago, with occupation increasing ~6,500 calendar years before the present (cal. B.P.). These early settlements are located on raised terraces above active waterways and appear to be relatively small and far between. Settlements on the Harrison River increased in number and size considerably around 3,000 years ago. For the last two millennia, the area around the Chehalis-Harrison confluence was one of the most densely populated areas of the Northwest Coast, with many house pits and plank houses clustered into over a dozen settlements on both banks of the Harrison and Chehalis Rivers.[4]

Present-day Harrison Mills is located within the traditional and asserted territories of Sts'ailes, Sq'éwlets, Semá:th (Sumas) First Nation, Sq'ewa:lxw (Skawahlook) First Nation, Leq'á:mel First Nation, and Matsqui First Nation. The study area is primarily situated on the edges of Sts'ailes and Sq'éwlets traditional territories, with both communities having a deep-rooted and ongoing cultural connection to the land.

The Study area is known to be the location of an ancestral Sts'ailes village, Skwâltúq, as well as a large mortuary complex. Yet, because of early land pre-emption, which effectively prevented the Sts'ailes from using this area after around 1860, and significant land disturbance, we know very little about its history. Logging and mill operations, agriculture,

[4] Ritchie, J. & Ritchie, M. (2021, December 17). *Harrison Mills Neighbourhood Plan Archaeological Overview Assessment*. Sts'ailes Heritage Consulting.

and more recently, housing and the creation of a golf course, have damaged most traces of the settlement, burials, and other associated cultural sites and activity areas. Today, none of the plank houses or house pits of the settlement are visible, and the *Heritage Conservation Act* protects only fragmentary portions of the ancient cemetery. Ten archaeological sites are recorded within the study area, which represents the once extensive use of this area. The Elbow Creek area has a great deal of cultural significance which transcends the archaeological record, and both the Sts'ailes and Sq'éwlets feel deeply connected to the ancestors that lived and died at the settlement of Skwâtúq.

It is well documented that both Sts'ailes and Sq'éwlets had settlements along the Harrison Watershed. Some of the settlement data in the Harrison Watershed includes evidence of house pits, plank houses, historic camps, and burial mounds. This data also suggests that the Sts'ailes utilized a great deal of the landscape because they lived in widely dispersed settlements throughout the watershed. While outside the HMNP area, archaeological sites along the Silver River trade route, the top of Viennese Ridge and the summit of Mt. Woodside (Kweh-Kwuch-Hum), illustrate this wide use of the landscape. Despite the evidence for overall utilization of the landscape, however, it is clear that Sts'ailes spent the majority of their time near or on the major rivers and lakes.[5]

Sq'éwlets people are the people of the Sqwōwich (Sturgeon). As Stó:lō, in S'ólh Téméxw, they are also the people of the river and people of the land. Sq'éwlets share many beliefs and customs with the Stó:lō world and revere their tribal history. The ancient and current home of the Sq'éwlets people is where the Harrison and Fraser Rivers meet. It is where their village sites, cemeteries, and current reserves are located, including their ancient villages of Qithyil and Qwi Qweqwom. Sq'éwlets settlement areas were strategically located on one of the major trade and transportation routes linking the coast with the southern Interior of the province. Though many overland trails were maintained throughout the Fraser Valley, water transport was the fastest and easiest way to travel. There was a well-developed trade network between the west coast and the dry interior, as the Harrison River is navigable by canoe over 100 kilometres into the interior. The Sq'éwlets people would have been well situated to act as middlemen in some of the transactions between the coast and the interior.[6] [7] Sq'éwlets have similar settlement data in the Harrison Watershed including evidence of burial mounds within the HMNP area.

Ethnographic information indicates that social relations were closer within the Harrison Watershed settlements compared to those between the Indigenous settlements inside and outside the watershed.

[5] Ritchie, P. (2010, May 21). *From Watershed to House: the Cultural Landscapes of the Sts' ailes People*. (Master's thesis, Simon Fraser University).
[6] Carlson, K.T. (Ed.). (2001). *A Stó:lō-Coast Salish Historical Atlas* (A.J. McHalsie, cultural advisor; J. Perrier, graphic artist & illustrator). Douglas & McIntyre.
[7] Bellissimo, S. (2011). *Scowlitz: A Preliminary History* (Ethnohistory Field School report). University of Saskatchewan).

Recent Evolution of Harrison Mills

Harrison Mills has evolved as a rural community within an ecologically sensitive and popular recreational area, while also being the historic site of Skwâltúq, an ancestral Sts'ailes village, and a significant mortuary complex. Beginning in the 1820s, settlers started to locate in the area. Mining and logging in the mid-1850s and early 1920s largely contributed to the development of the community. Several houses were built to accommodate sawmill workers. The introduction of the nearby CPKC rail line increased industrial capacity, and in turn, development potential.

Residential development continued at a slow pace throughout Electoral Area C into the 20th century, constituted by rural, single-family development. Prior to the development of Tapadera Estates and the Sandpiper Golf Course in the early 1990s, Harrison Mills experienced minimal building activity.

In 1996, the three Regional Districts amalgamated to form the Fraser Valley Regional District. At this point, the area was largely shaped by the Tapadera subdivision, Sasquatch Inn, and the recreational developments of Sandpiper Golf Course. The existing water and community sanitary sewer services were designed to accommodate the current development.

Shortly after amalgamation, the Regional District prepared the current OCP for Electoral Area C, adopted in 2000. Following the adoption of the OCP, additional residential developments (Eagle Point, River Reach, and Harrison Mills) were added to the community.

The aerial images in Figure 2 illustrate the change in the community since amalgamation in 1996, the development of additional residential uses around 2004, and a snapshot of the community in 2021.



Figure 2: Harrison Mills in 1996, 2004 and 2021

3.5 Community Today

Harrison Mills is a small-unincorporated community situated north of the Fraser River on the northwest bank of the Harrison River at the confluence of the Harrison, Chehalis, and Fraser Rivers (Schedule 1 – Boundary of Plan Area and Neighbourhood Plan Areas). Covering a total land area of 209 hectares, Harrison Mills encompasses the entirety of the Elbow Creek alluvial fan as well as hilly terrain. Elbow Creek flows into the lower Harrison River, between the Chehalis-Harrison confluence and Harrison Bay.

The neighbourhood is bound to the north by the Chehalis River delta and mudflats, to the east and south by the Harrison River, and to the west by upland forest and the Pacific Range of the Coast Mountains (Figure 2). The lower elevations of Harrison Mills are within the broad floodplain of the lower Fraser Valley.

As of 2021, Harrison Mills is home to a population of approximately 590 residents residing at Tapadera Estates, Harrison Lane, Eagle Point, and River Reach[8]. The most prominent attraction is the Sandpiper Resort, which includes a golf course, tourist accommodations, and an event venue. The community is close to the District of Kent and west of Agassiz.

Harrison Mills is part of Electoral Area C of the Regional District, which also includes the communities of Hemlock Valley and Lake Errock, as well as several Indigenous communities, including Leq'á:mel First Nation, Sq'éwlets, and Sts'ailes. Additionally, there are shared interests with several other Indigenous communities in the region.

While Harrison Mills is predominantly residential, it experiences a significant number of year-round visitors. Harrison Mills offers world-class outdoor opportunities and is renowned as a gateway to recreational activities in the surrounding region.

[8] Statistics Canada. Census Profile. 2021 Census of Population.

4



SHAPING THE VISION

4 SHAPING THE VISION

The HMNP is the product of a comprehensive planning process that consisted of six distinct phases, as shown in Figure 3 below.

4.1 Current Neighbourhood Perspectives & Values

The development of the HMNP was a highly collaborative and community-driven process. Critical to this process was understanding the current community's perspectives, values, and priorities for the future of their neighbourhood. To inform this understanding, the project team relied on a comprehensive engagement process. Multiple opportunities were offered throughout the lifespan of the project for community members and stakeholders to contribute effectively and meaningfully in shaping the long-term plan for their community.

The engagement process included the following resources, activities, and opportunities:

- A project website on FVRD's Have Your Say platform, active for the duration of the project
- Communications via project newsletters
- One community survey
- Seven public meetings
- Engagement with Indigenous government staff and officials
- Engagement with provincial and federal government agencies
- Engagement with local landowners and businesses

All information regarding the HMNP was available on the project website including all project background materials, technical reports, community survey results, public meeting presentations, and summaries of what was heard from the community and interest groups at each event.

Over the course of the engagement process, public feedback was heard on the following topics: housing, commercial land use, natural environment, cultural resources, recreation, tourism, transportation, and community infrastructure. Feedback collected on each of these topics was used to inform the development of the land use plan and supported the identification of appropriate themes for the neighbourhood policies.

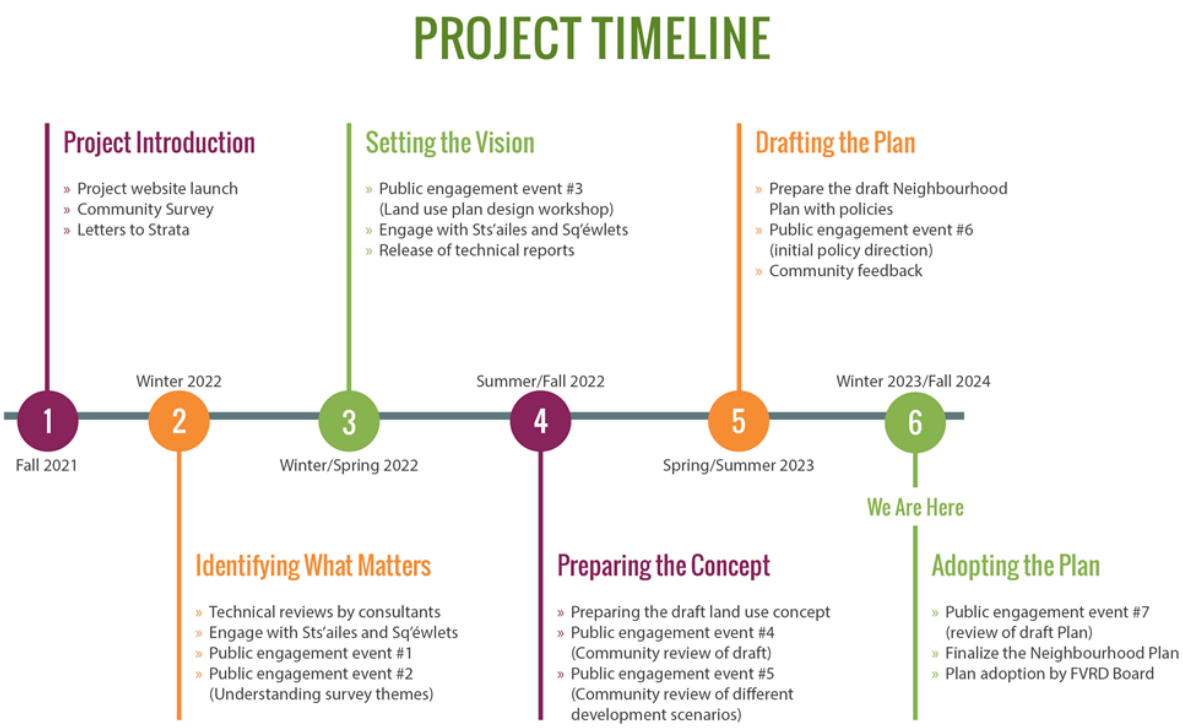


Figure 3: Neighbourhood Planning Process

Community Survey

As a preliminary engagement step, a community survey was launched to introduce the project and provide the residents of Harrison Mills with an opportunity to share their vision and goals for the future of the neighbourhood. Feedback collected through the survey reaffirmed community values that informed the development of the HMNP as well as planning for future public engagement activities.

The survey was available online on the project's webpage from October 5 to November 5, 2021, and 171 participants completed it. Key takeaways from the survey include the identification of neighbourhood values and priorities for neighbourhood improvements, presented in figure 4 and 5.

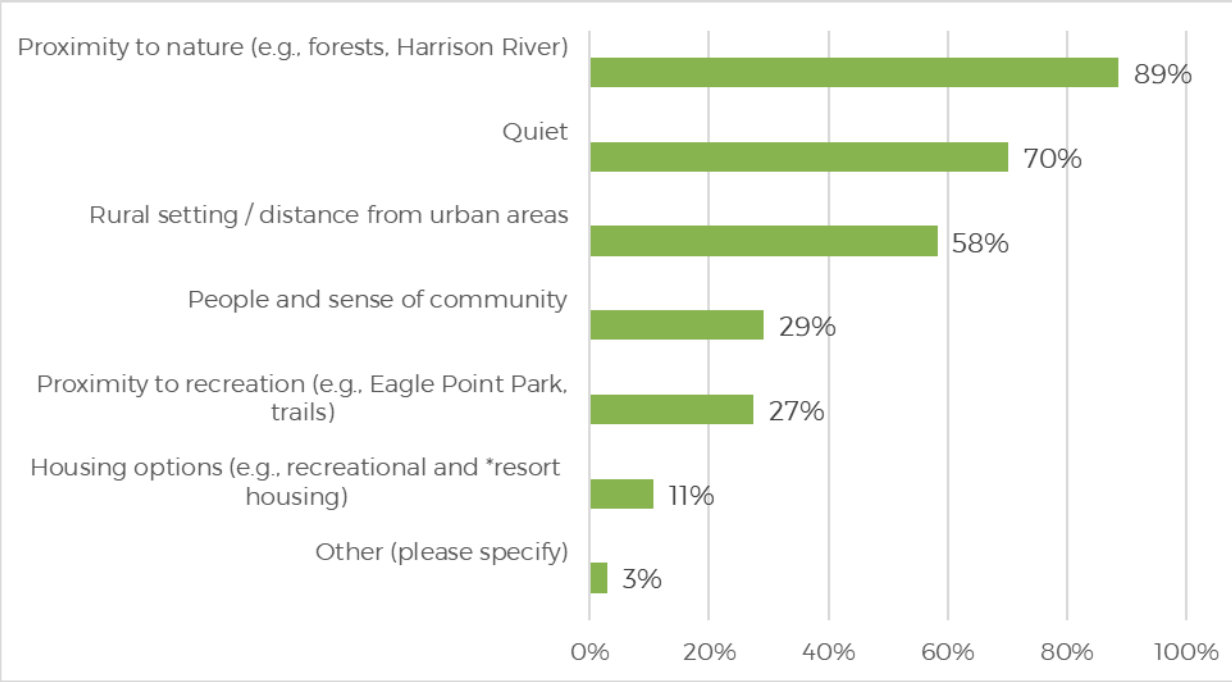


Figure 4: Harrison Mills Neighbourhood Values

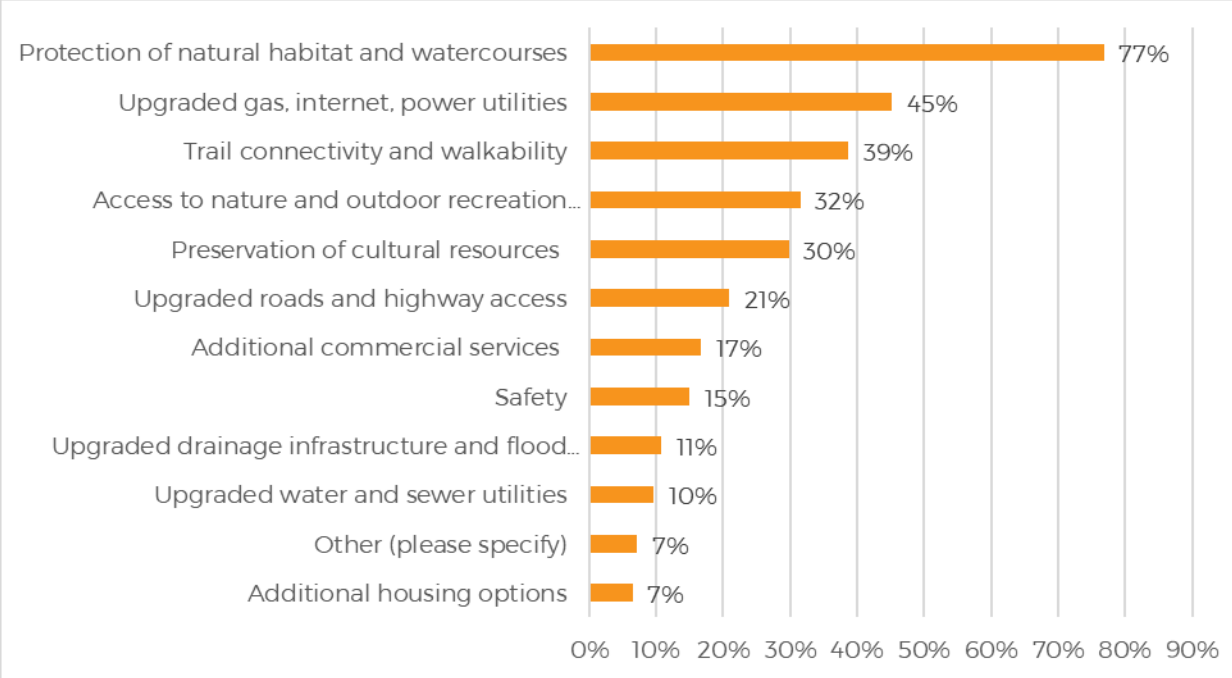


Figure 5: Harrison Mills Neighbourhood Priorities

Public Meetings

Public meetings were held at key stages (Table 1) throughout the neighbourhood planning process. The purpose of the meetings was to ensure the community and stakeholders were appropriately involved during each phase of the development of the HMNP. The format of the meetings included both virtual and in-person opportunities (Figure 6). In-person public meetings were held at the Harrison Mills Community Hall. To accommodate all participants, complete presentations and summaries of the feedback collected at each public meeting, documented in a What We Heard Report, were made available for viewing and comments on the project webpage (Figure 7).









Figure 6: Public Meetings

Public Meeting	Purpose	Format	Attendance	Date
Townhall	To introduce the project to the broader community, provide background information on the project and process, and offer an opportunity for community members to ask questions	Virtual	~40	December 8, 2021
Survey and Technical Report Review	To present the results of the community survey and provide an overview of key takeaways from the technical assessments	Virtual	~40	February 1, 2022
Land Use Planning Part 1	To discuss key topics, consider the needs and priorities of different demographic groups, and how to accommodate housing needs and development constraints	In-Person	~50	April 11, 2022
Land Use Planning Part 2	To present and seek feedback on three land use scenarios illustrating options for how the community could develop in the future	In-Person	~40	May 4, 2022
Open House	To present and seek feedback on the preferred land use concept and initial policy direction	In-Person	~50	June 28, 2022
Initial Policy Direction	To present and seek feedback on initial policy direction in all policy areas	In-Person	~40	April 19, 2023
Open House	To present the progress of the OCP update and discuss the Neighbourhood Plans	In-Person	~40	April 24, 2024

Table 1: Summary of Public Meetings



Figure 7: Public Meeting #4 Summary of Feedback

Indigenous Engagement

The Regional District is committed to establishing and maintaining dialogue, coordination, and collaboration with the local Indigenous communities. As such, throughout the drafting of the HMNP, we had several engagements with the elected officials and staff of Leq'á:mel First Nation, Sq'éwlets, and Sts'ailes. This included presentations to council members and senior staff on different occasions. HMNP updates and technical assessments were shared with the Indigenous communities. The approach to such engagement was to learn the Indigenous perspective as the stewards of the land and how the HMNP policies may affect Indigenous rights and interests, how any negative impacts could be avoided, and how we might work together to achieve shared objectives. The goal is to build a foundation of trust and respect, fostering a long-lasting relationship that benefits both the Regional District and Indigenous communities, as well as the broader community.

Other Collaboration

The HMNP was shared with multiple provincial agencies, Crown corporations, local governments, and interest groups. Below is a list of highlighted agencies and interest groups actively engaged during the HMNP process.

- BC Archaeology Branch
- BC Hydro
- BC Transit
- BC Parks
- Birds Canada
- Department of Fisheries & Oceans
- District of Kent
- Ducks Unlimited Canada
- Fraser Cascade School District #78
- Fraser Health
- Fraser Valley Conservancy
- Hancock Wildlife Foundation
- Ministry of Forests
- Ministry of Housing
- Ministry of Transportation and Transit
- Nature Trust of BC
- South Coast Conservation Program

5



VISION & GUIDING PRINCIPLES

G. Gadsen

5 VISION & GUIDING PRINCIPLES

5.1 A Vision for the Future

Harrison Mills will remain an area of high ecological value and an important habitat for terrestrial and aquatic wildlife. Residents and visitors will be able to recreate in this scenic and peaceful rural landscape, enjoying a variety of outdoor activities. The community will experience gentle/modest growth to support community needs including the provision of housing, amenities, and economic opportunities, while ensuring ecologically and culturally significant areas are respected, protected, and enhanced wherever possible.

5.2 Stepping Towards a Complete Community

The Ministry of Housing developed a *Complete Communities Guide* in 2023 to aid local governments and Treaty Nations in the creation of complete communities.

The Ministry defines 'complete communities' as communities that "provide a diversity of housing to meet identified community needs and accommodate people at all stages of life, and provide a wider range of employment opportunities, amenities, and services within a 15- to 20-minute walk. They can be more efficient to service with infrastructure and have the potential to reduce community greenhouse gas (GHG) emissions associated with transportation."

Complete communities offer a diversity of housing types, proximity to daily needs, sustainable transportation options and efficient use of infrastructure. Complete communities are connected to the natural environment and support social interactions through well-designed public spaces.

Development in the Plan area should meet the principles of a complete community. These concepts are also discussed in the *Fraser Valley Future 2050 Regional Growth Strategy*. The creation of complete communities supports a broad range of goals including:

- Diversified housing options for all ages
- A mix of land uses supporting proximity to essential needs
- Increased walkability, accessibility, age-friendliness, and equity
- Greater efficiency with servicing and infrastructure
- Environmental sustainability, including reduced GHG emissions through transit
- Preservation of the natural environment by reducing sprawl [9]

[9] B.C. Ministry of Housing. (2023). *Complete Communities: A guide to geospatial and land use assessments for British Columbia's communities*. Province of British Columbia.

The HMNP intends to slowly evolve Harrison Mills into a complete community for both current and future residents and visitors who live, work, and recreate in the area. While rural areas face many challenges to fully becoming a complete community, the goal of the HMNP is to take incremental steps to become a complete community through the implementation of these principles relevant to the pace of growth in rural areas.

5.3 Guiding Principles

From the beginning, the Regional District has been committed to ensuring the HMNP is shaped by the residents of Harrison Mills and is rooted in the best practices informed by technical work. The following guiding principles are the core values and defining features of the HMNP:



Protect and Enhance the Natural Environment and Wildlife Habitat

The HMNP will identify and protect both terrestrial and aquatic environmentally valuable resources by prioritizing minimization of future disturbances to natural systems, reduction of human-wildlife conflicts, and promotion of nature stewardship in collaboration with Indigenous partners and local groups.



Respect Areas of Cultural and Archaeological Significance and Indigenous Rights and Title Claims

The HMNP will protect archaeological sites from future development and respect Indigenous rights and title claims on Crown land. The HMNP will encourage and support public space design that reflects an Indigenous sense of place and promote active education of Indigenous history in the area.



Accommodate Housing to Meet Electoral Area C's Housing Needs

The HMNP encourages a variety to address housing gaps specific to Area C and to accommodate a range of lifestyles and life stages. Promotion of higher accessibility standards to help "aging in place" decisions is prioritized throughout the HMNP in addition to support for the creation of ownership and rental housing.



Creation of an Integrated Community and Neighbourhood Hub

The HMNP supports the creation of a neighbourhood centre which will serve as a focal point for providing daily essential needs, employment opportunities, public spaces, mixed housing forms, and a transit hub. The HMNP promotes the creation of a neighbourhood that is walkable by providing a coherent pattern of streets and pathways to natural areas that

are people-friendly and fosters a welcoming pedestrian and cycling experience.



Expand Parks, Trails, Open Spaces, and Recreational Opportunities

The HMNP supports the strategic expansion of parks and trails within the neighbourhood to create an expansive interconnected network of recreational opportunities for residents. The HMNP prioritizes connecting all neighbourhood development through an accessible active transportation network and increasing the variety of recreational assets in the community.



Ensure Safe Development and Sustainable Growth

The HMNP ensures that new growth must pay for itself and create financially viable servicing areas, aligned with the neighbourhood's servicing capacity and Local Servicing Plan. The HMNP prioritizes avoidance of geohazards and requires that neighbourhood growth will be resilient to the impacts of climate change.

6

PLANNING ANALYSES



6 PLANNING ANALYSES

A comprehensive understanding of a neighbourhood's history and the needs of current and future residents are essential to guide the development of a neighbourhood plan. Identification of physical development constraints, through technical analyses, is important to learn where growth can be located.

In recent years, the Regional District has completed multiple studies to better understand demographic needs. This work helped to identify neighbourhood priorities and to determine potential opportunities and challenges associated with future development in Harrison Mills.

Five technical assessments were completed in 2021 on the following topics:

- Archaeological
- Environmental
- Geotechnical
- Parks and recreation
- Crown land

Each assessment evaluated current conditions, identified opportunities and challenges associated with potential future development in the area, and presented recommendations for land use planning and growth management based on best practices. Each assessment is independently documented in a technical report that is supplementary to the HMNP. Planning and management recommendations from each assessment informed the development of the HMNP and have been incorporated into various sections throughout the HMNP.

Additionally, the conceptual plan and land use designations have been developed through the lens of 'design with nature' principles. The basis for the HMNP began with understanding the landscape as a starting point. Figure 8 shows an example of the planning process.

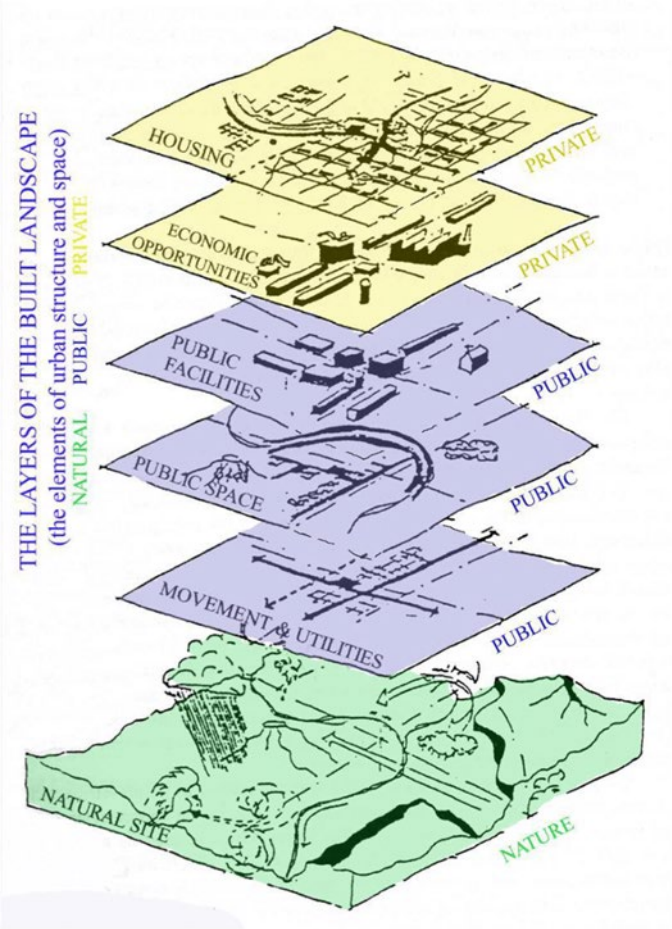


Figure 8: Layers of Landscape (Todeschini, F., 2013)

6.1 Housing Needs

In 2021, the Regional District completed a Housing Needs Report for all Electoral Areas. The report identified the populations who are most challenged to afford suitable and adequate housing in the Regional District. A demographic snapshot of Electoral Area C revealed the following key trends:

- A growing population
- Older residents and an aging population
- Smaller household sizes
- Lower median household incomes
- Lower labour force participation
- Limited housing diversity

The main housing gaps identified for Electoral Area C include purpose-built rental housing, rental housing for resort staff, accessible housing, and multi-unit developments. The

provision of a range of housing options to accommodate different demographic groups that shape the community of Harrison Mills (e.g., seniors aging in place, young families, seasonal workers) amidst a housing crisis, is a top priority of the HMNP.

POLICY

6.1.1 **Diversified housing stock.** The Regional Board will prioritize development that provides a variety of accessible housing options for all ages such as accessory dwelling units, duplexes, and multi-unit housing.

6.1.2 **Rental housing.** The Regional Board may require all development, particularly multi-unit developments, to facilitate the development of rental units to meet the housing needs.

6.1.3 **Employee housing.** The Regional Board will prioritize development that provides housing for employee accommodation and supports the local businesses.

6.1.4 **Amenity cost charges.** The Regional Board may require in-kind construction or amenity contributions, consistent with the *FVRD Amenity Cost Charges Bylaw* when deliberating on development applications that will put pressure on current services or require new services to accommodate growth.

6.2 An Age-Friendly Community

In 2015, the Regional District completed an *Age-Friendly Rural Communities Gap Analysis* of its Electoral Areas to explore some of the challenges experienced by aging populations across the region. The purpose of the analysis was to identify the implications of an aging population on Regional Districts rural communities, the needs of seniors living in these communities, and how the Regional District can respond. Key trends for Electoral Area C based on 2001-2011 census data included substantial growth in older demographic groups, particularly among 55 to 64 year olds and 65 to 74 year olds and a housing stock made up of predominantly single-family homes.

Research indicates that seniors overwhelmingly prefer to age in place. Given the high proportion of seniors, comprising the population of Electoral Area C and the limited diversity of housing stock, appropriately planning for, and accommodating an aging population was an important consideration in the development of the HMNP.

An understanding of Harrison Mills' population growth and housing needs was integral to the development of a future land use plan and conceptual plan to guide future growth and development in the neighbourhood.

POLICY

6.2.1 **Housing for all ages.** The Regional Board will support accessory dwelling units or secondary suites in development to increase housing types.

6.2.2 **Accessibility.** The Regional Board should encourage exceeding accessibility considerations in all forms of development and community amenities such as parks, trails, and road networks. For projects with 10 units or more, a minimum of 10% of units should be 'visitable' by those with mobility challenges or visual impairments (e.g., access to the front door with no steep grades/changes, wide accessible front door, and accessible washroom).

6.2.3 **Accessibility in pedestrian connectivity.** Developments shall be designed with accessible pedestrian connectivity to other parts of the Harrison Mills Neighbourhood Plan area.

6.2.4 **Local transit.** New development should ensure access by local transit in an effort to promote mobility and avoid social isolation.

6.3 Ecosystem Considerations

Eagle-Salmon Relationship

A large part of the HMNP area is along the shoreline of Harrison River and abuts Harrison Bay. The shoreline area is critical to the symbiotic relationship between eagle and salmon. In addition, the forested areas around Elbow Creek and Echo Lake (north of the HMNP area) are important for nesting and nighttime roosting areas. A snapshot of the interconnectedness is provided below:

- Perched trees along the shoreline are used by Bald Eagles and other raptors to feed on salmon
- Spawning salmon along the shoreline is an important food source
- Mature trees in the vicinity are used as nest sites and to rear eaglets
- Nighttime roosting area at Echo Lake for approximately 1,000 Bald Eagles

The eagle-salmon relationship in the area dictates the shoreline environmental policies for growth management. Environmental buffers and management zones created through the HMNP policies are intended to protect the shoreline area and nesting sites.

Elbow Creek Wildlife Corridor

Within the HMNP area, forest patches on the golf course connected by shrubs and grass provide movement opportunities to certain large and small wildlife that tolerate some

disturbance. Forest patches around developed areas, and south of the highway provide habitat to birds and raptors, and access to the Harrison River. However, the Lougheed Highway, the residential area and Morris Valley Road are significant barriers for terrestrial wildlife movement within the study area. Elbow Creek provides the only unobstructed natural passage from the lower elevations to upland areas by allowing wildlife to pass under the Morris Valley Road Bridge. Vegetated portions of the Harrison River foreshore also provide wildlife movement opportunities allowing wildlife to move up and down the river, into Elbow Creek and its riparian area and the Lhá:lt/Harrison-Chehalis WMA. As such, the HMNP policies have created a natural buffer area along Elbow Creek and the Harrison River shoreline to protect the wildlife corridor and connectivity.

Contiguous Tracks of Forest

The majority of the Crown land in the HMNP area hosts contiguous tracks of forest that are important for wildlife movement. Access to contiguous forests enhances the potential for important wildlife, such as Bald Eagles, to find suitable habitats for perching, roosting, and nesting. Furthermore, protecting existing stands of mature trees is important for the raptor population in the area. The Regional District acknowledges that Crown lands are subject to Indigenous rights and titles, recognizing Indigenous communities as stewards of these lands. The land use policies for Crown areas reflect both wildlife values and Indigenous rights and title.

6.4 Physical Constraints

Geohazard

There are multiple credible geohazards in the HMNP area. Geohazards in the area include mountain stream erosion or avulsion, debris flow/torrent, inundation by floodwater, and small-scale landslip. There is a history of frequent flooding in the low-lying areas along the foreshore of Harrison River. Inundation flooding by the Harrison River is a credible hazard to the study area and must be considered for development. Land policies and the environmental buffer zone are aimed to primarily avoid development in the floodplain. Beyond the buffer zone, the policies are intended to consider mitigation for the design flood (currently 1:200 year flood).

Archaeological & Cultural

The HMNP area has a rich history and evidence of historical Indigenous communities, fishing areas, gathering sites, and cultural areas. It was also part of a historical trade route. There are notable archaeological and cultural sites of significance in the HMNP area; some of which are

protected under the *Heritage Conservation Act*. The HMNP policies intend to protect and respect archaeologically significant areas prior to land alteration.

6.5 Public Use

Parks, Trails & Recreation

Harrison Mills offers an abundance of recreational activities including golfing, fishing, bird watching, and accessing nature trails. These activities attract both residents and visitors to the area and promote a desirable quality of life in a relatively rural landscape. Eagle Point Community Park is currently the only community park in the HMNP area. While there is an established network of developed and natural parks and trails to meet community needs, connections between existing parks and trails are limited.

The proposed public park and interconnected trail network for the HMNP area will be established through the creation of a CONSERVATION designation. The design of the public park and trail network is based on the technical assessment of parks and trails and recreation values within the HMNP area. It serves to preserve extensive habitat for wildlife while accommodating the recreational needs of the community.

Transportation & Mobility

The entire HMNP area is primarily within a 400-500 metre walking radius; however, the existing development areas are disconnected. Residents expressed concerns regarding the traffic movement and lack of dedicated pedestrian routes in the area. The HMNP emphasizes pedestrian and cycling connectivity between existing and new developments. All development should be integrated into the recreational and natural amenities Harrison Mills offers. The location of the Beach Camp area provides an opportunity to create a four-way intersection with future transit planning.

6.6 Responding to Housing & Employment Gaps

The land uses and associated policies in the HMNP aim to provide a range and mix of housing options for residents of all ages, incomes, and abilities. They are also intended to support a local business community and employment.

POLICY

6.6.1 **Housing diversity.** In any potential future residential and mixed-use development, developers shall provide diverse housing forms by accommodating a mix of unit sizes, housing types, and tenures to meet Electoral Area C housing needs. This may include the development of accessory dwelling units (ADUs) and affordable housing options.

Unit sizes, housing typologies, and tenures will be determined on a site-specific basis at the time of development.

6.7 Conceptual Plan

The conceptual plan (Map 1A – Harrison Mills Conceptual Plan) for Harrison Mills illustrates important neighbourhood features relative to the land uses presented in the land use plan (Schedule 2A – Land Use Designations – Harrison Mills Neighbourhood Plan). These features include areas that have been identified as foreshore management areas, ecologically sensitive areas, and locations of mature growth trees, wildlife habitat, and the Salmon Stronghold. Crown land within the Harrison Mills community is also shown to depict areas where the land is subject to provincial authority and Indigenous rights and title claims. The conceptual plan also illustrates new neighbourhood features that are proposed for Harrison Mills. These include locations for new pedestrian connections, a future park, and a potential transit node with intersection improvements. The expectations and requirements for these different neighbourhood features are further detailed in the appropriate policy section under Section 8 - Neighbourhood Policies.

7



LAND USE DESIGNATIONS

7 LAND USE DESIGNATIONS

7.1 Harrison Mills Land Use

This section identifies the land use designations for Harrison Mills (Schedule 2A – Land Use Designations – Harrison Mills Neighbourhood Plan). The land use designation boundaries are approximate and subject to site-specific studies prior to any future development. Designations are described in detail under OCP Section 3 – Land Use Designations. A summary of land use designations found only in the HMNP is provided in Table 2.

POLICY

7.1.1 **Designation boundaries are generalized.** Boundaries between different land use designations are general and not intended to be definitive, particularly in split designated lands, or in circumstances where topography, agricultural land uses, or watercourses affect land use.

7.1.2 **Designation boundaries on undeveloped lands.** Land use designation boundaries are approximate and based on the conceptual plan for development. They are subject to minor adjustments at the time of development and subdivision.

Schedule Reference	Land Use Designation	Intent	Examples of Uses
	COMPACT RESIDENTIAL (CR)	To support a range of residential development, serviced by community water and community sanitary sewer systems	» Single detached dwellings, duplexes, multi-unit residential such as four-plex and row homes, accessory dwelling units, and secondary suites
	CONSERVATION (C)	To protect natural areas, wildlife habitat, and corridors as well as areas of environmental and/or cultural significance To support active and passive outdoor recreation opportunities	» Trails are permitted if they do not create wildlife corridor conflicts » Development is not permitted » Accessory buildings and structures to support park operations, use, and maintenance may be permitted

		for residents and visitors where applicable	
	CROWN LIMITED DEVELOPMENT (CLD)	To respect Indigenous rights and title on Crown land and collaborate on shared interests To support the continuation of existing resource industrial operations	» Recreation commercial, resource industrial, public infrastructure, community amenities, outdoor recreation, and cultural use
	LIMITED USE (LU)	To identify land that is subject to significant hazards, lack of access, servicing, or environmental contamination	» Single detached dwellings » Public uses include water reservoirs, sewage treatment plants, and transfer stations, etc. » May include community infrastructure uses
	NEIGHBOURHOOD COMMERCIAL (NC)	To provide for local daily needs and to provide employment opportunities (e.g., grocery/convenience store, coffee shop), and live-work opportunities	» Local Commercial (e.g., grocery store, convenience store, restaurant, retail, public use, local producer workshops, local shared office space, and live-work buildings)
	RESORT (RT)	To support the recreational golf course, resort commercial uses, tourist accommodation, and associated operational uses	» Golf course, private recreation facilities, supporting commercial uses, and tourist accommodation » Development is not permitted north of Elbow Creek
	SUBURBAN RESIDENTIAL (SR)	To allow existing and future low-density residential subdivisions, serviced by community water and community sanitary sewer systems	» Single detached dwellings, accessory dwelling units, and secondary suites

	VILLAGE CENTRE (VC)	To facilitate a mix of residential and locally serving commercial uses and to establish a community hub along the waterfront Any development is subject to environmental and flood management zone regulations	» Local Commercial (e.g., retail, grocery stores, café, restaurants), alcoholic beverage service, Tourist Accommodation (e.g., hotel, motel), public use (e.g., community hall, medical centre, elder's care), multi-unit residential (e.g., duplex, row homes, apartment buildings), mixed commercial-residential (ground floor commercial with upper floor residential), and conservation (parks, trail, dock, non-motorized recreational amenities)
	VILLAGE RESORT RESIDENTIAL (VRR)	To support the transition of historic recreational or village residential development to be connected to community water and eventual transition to community sanitary sewer systems	» Single detached dwellings, private resort development, associated rural residential, and public use

Table 2: Land Use Designations

8



NEIGHBOURHOOD POLICIES

8 NEIGHBOURHOOD POLICIES

Neighbourhood policies for Harrison Mills provide clear direction to support the land use designations and conceptual plan (Map 1A – Harrison Mills Conceptual Plan and Schedule 2A – Land Use Desginations – Harrison Mills Neighbourhood Plan) in a manner that ensures alignment with the vision and guiding principles for the future of the community. This section presents the HMNP policies, organized into six themes. Each theme represents an integral component of the Harrison Mills neighbourhood that contributes to a livable, functional, and complete community. Though interrelated, each theme is presented independently to provide a comprehensive overview of its critical function in the neighbourhood. For each theme, appropriate and actionable policies have been developed to support the achievement of the overall vision for the neighbourhood and to ensure the needs of the community are met.

Themes:

1. Natural Environment & Wildlife
2. Parks, Trails, & Recreation
3. Cultural Assets & Crown Land
4. Community Infrastructure & Local Services
5. Transportation & Mobility
6. Shared Interests with Indigenous Communities

8.1 Natural Environment & Wildlife

The Harrison Mills neighbourhood is recognized as an area of high ecological value. It is located within the Harrison River floodplain and Elbow Creek fluvial fan; downstream of the Chehalis River delta; upstream of Harrison Bay; and at the confluence of the Fraser River. Given its unique geographic location and proximity to large tracts of forested land within the Lower Fraser Valley, Harrison Mills offers conditions for environmental features that provide important habitat to numerous fish, bird, and wildlife species.

Recognition of the area's importance to wildlife is demonstrated through several conservation area designations including the Harrison River Salmon Stronghold, Chehalis River Estuary Important Bird Area (IBA), and the Lhá:lt/Harrison-Chehalis Wildlife Management Area (WMA). Harrison Mills is also adjacent to areas designated as Old Growth Management Areas (OGMA) that are located outside of the neighbourhood boundary. A future Key Biodiversity Area (KBA) designation is pending for Harrison Mills.

Maintenance of this high-quality habitat is key to maintaining functional ecological systems and avoiding adverse impacts on fish, wildlife, and biological diversity. Given the area's highly

valued ecosystem components, protection, and sound stewardship, careful consideration of development pressures is warranted.

During the community survey, 77% of respondents identified the protection of natural habitats and watercourses as a key priority for the neighbourhood. This section presents actionable policies that focus on wildlife habitat protection, tree protection, riparian area management, guidance for development, climate change mitigation and collaboration, partnerships, and stewardship. The policies are intended for the Regional District, property owners, and developers prior to, during, and post-development. The policies were developed based on general best practices and recommendations identified in *the Harrison Mills Environmental Assessment* (2022) prepared by Urban Systems and *Understanding Wildlife Values in Harrison Mills* (2023) prepared by Hancock Wildlife Foundation. Reference to those documents must be made when interpreting these policies.

See Map 4 – Environmental Ecologically Sensitive Areas presents a comprehensive summary of existing conservation area designations and proposed management zones.

POLICY

8.1.1 **Protection of the natural environment.** The Regional Board may use a combination of Harrison Mills Neighbourhood Plan policies, zoning, and conservation-related covenants to protect environmentally valuable habitat areas. The Regional Board may consider a covenant to protect biological diversity and the following environmental values in the Harrison Mills Neighbourhood Plan area:

a. Lands within 50m of the Harrison River and Harrison Bay natural boundary;
b. Elbow Creek natural area;
c. Wildlife corridors;
d. Wildlife habitat trees; and,
e. Nest areas.

8.1.2 **Broader community benefits.** The Regional Board may consider broader community benefits such as the restoration of environmentally sensitive areas at the time of a zoning amendment application to determine whether the development is in the public interest.

8.1.3 **Development best practices.** Development in the Harrison Mills Neighbourhood Plan area shall adhere to provincial environmental guidance for best management practices. The following documents (or their equivalents, as updated) must be referenced in the preparation of development proposals:

a. *Develop with Care 2014 Environmental Guidelines for Urban and Rural Land Development in British Columbia*;

b. *Guidelines for Raptor Conservation during Urban and Rural Land Development in British Columbia (2013)*;

c. *Guidelines for Amphibians and Reptile Conservation during Urban and Rural Land Development in British Columbia* (2014);

d. *A Users' Guide for Changes In and About A Stream in British Columbia (2022)*; and

e. *Requirements and Best Management Practices for Making Changes In and About a Stream in British Columbia (2022)*.

8.1.4 **Contained development.** New development and infrastructure should be contained within previously disturbed areas to the extent possible and should be located to minimize the development footprint and area of impact.

8.1.5 **Light spill.** New development should avoid certain spectra of lighting which have known impacts on wildlife. Developments should incorporate light spill reduction techniques such as ground-oriented lighting and directing lighting away from environmentally sensitive areas.

Wildlife Habitat Protection

These policies intend to protect, maintain and improve where possible, areas of high ecological value or environmentally sensitive/critical habitat, especially for species at risk. This includes riparian areas adjacent to Harrison River and Elbow Creek, large contiguous tracts of forest, forest patches, and the interface area between identified conservation areas. This also includes protecting wildlife corridors to ensure connectivity between wildlife habitats and forested areas is maintained.

POLICY

8.1.6 **Habitat supplementation.** Pre/during/post-development, developers are encouraged to support habitat supplementation both on and off-site. This could be accomplished by incorporating:

a. Cavity nesting waterfowl boxes;

b. Cavity nesting songbird boxes;

c. Cavity nesting aerial insectivore boxes;

d. Bat boxes;

e. Artificial raptor nests (e.g., Bald Eagle and Osprey nesting platforms);

f. Artificial bear dens off-site to replace veteran tree loss; and,

g. External collaboration with local non-government organizations or naturalist groups with wildlife habitat programs.

8.1.7 **Habitat improvements.** Developers are encouraged to explore other wildlife habitat improvements with Indigenous communities and key stakeholders such as local, Birds Canada, Ducks Unlimited, Nature Trust of BC, etc. Federal Beneficial Management Practices may be referred to for additional information.

8.1.8 **Impacts on wildlife.** Development shall be designed to minimize impacts on wildlife including terrestrial wildlife (i.e., that walk on the ground), and birds and bats (e.g., visual impacts to birds). This could be accomplished by:

a. Incorporating dark sky principles into the design;
b. Incorporating living or green roofs and walls within design plans to provide secondary benefits to wildlife;
c. Replacing water-intense lawns with drought-resistant native vegetation to reduce water use and prevent pesticides, herbicides, or fertilizers from contaminating adjacent wildlife areas;
d. Establishing green buffers, pollinator belts, and hedgerows during the design process to increase value to both wildlife and humans; and,
e. Supporting the creation of community gardens that can supplement natural green areas.

Tree Protection

These policies intend to protect existing large, mature, live, and standing dead trees to the extent possible and where safe to do so for raptor roosting and nesting habitat. A key factor in raptor conservation is the protection of existing habitats, rather than attempting to restore them later. While nests of those species identified in Section 34 of the *Wildlife Act* are protected, roost sites and perching substrates are not but are deemed worthy of protection under provincial best practices. These natural features provide important secondary habitats for other species not protected under the *Wildlife Act* by name.

POLICY

8.1.9 **Tree groups.** Landowners and developers shall strive to protect trees in groups rather than in isolation prior to land alteration or development. Stands of trees provide greater ecological value and greater resiliency during heat stress, windstorms, and droughts.

Riparian Area

These policies intend to protect and manage riparian areas within the Natural Areas and Floodplain Management Zone as identified in Map 4 – Ecologically Sensitive Areas.

POLICY

8.1.10 **Minimize water crossing.** Development should minimize road, utility, and other crossings of riparian ecosystems. Where crossings are required, they must be designed in accordance with BC Procedures for Mitigating Impacts on Environmental Values and *Water Sustainability Act* (WSA) requirements and may consider incorporation of directional fencing and box culverts that allow for wildlife passage.

Collaboration, Partnerships, & Stewardship

These policies intend to raise awareness about environmentally sensitive areas with support from Indigenous communities, stakeholders and local, provincial, or federal organizations.

The natural environment and wildlife are vital to the HMNP area. Many of the policies in this section will be achieved before new development and through the implementation of the Harrison Mills Environmentally Sensitive DPA 5-C.

POLICY

8.1.11 **Collaboration with Indigenous communities.** The Regional District expresses its desire to collaborate with local Indigenous communities to:

a. Identify culturally significant wildlife areas, managed forests, sloughs, or other natural areas with strong cultural ties;
b. Identify culturally modified trees or trees of cultural value;
c. Learn cultural place names and incorporate them into future developments and signage within the Harrison Mills Neighbourhood Plan area;
d. Explore the re-establishment of traditionally managed food forests that provide valuable wildlife habitat; and,
e. Explore the re-establishment of aquatic cultural food sources (e.g., Wapato (*Sagittaria latifolia*)) and other traditional food sources that have benefits for both humans and wildlife where suitable habitat exists.

8.1.12 **Government collaboration.** The Regional District expresses its desire to collaborate with provincial and federal organizations to explore possibilities of climate and flood adaptation in proximity to the Lhá:lt/Harrison-Chehalis Wildlife Management Area and within the Foreshore Management Area, as shown in Map 1A – Harrison Mills Conceptual Plan, that may provide secondary benefits to wildlife. Examples of adaptation include permitting seasonal flooding of low-lying areas to aid in the absorption of excess water during flooding events.

8.1.13 **Partnerships.** The Regional District should explore partnership opportunities with local organizations such as Watershed Watch, the Emergency Planning Secretariat,

Build Back Together Collaborative, Farmland Advantage, and the Investment Agriculture Foundation to:

a. Explore flood recovery and management efforts; and,
b. Improve wildlife values on agricultural lands.

8.1.14 **Land acquisition.** The Regional District will collaborate with Indigenous communities to investigate potential land swaps with the Crown and land acquisition to protect and co-manage areas of habitat significance in the Harrison Mills Neighbourhood Plan area.

8.1.15 **Funding opportunities.** The Regional District encourages local groups to explore provincial funding opportunities for public awareness training on habitat management and invasive species.

8.1.16 **Stewardship.** The Regional District encourages community stewardship through partnerships with Indigenous communities and organizations such as Birds Canada, conservation designation coordinators, and other community-run associations to create public education and outreach programs that foster stewardship.

8.1.17 **Invasive species.** 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.

8.2 Parks, Trails, & Recreation

Harrison Mills offers an abundance of recreational activities including golfing, fishing, bird watching, and accessing nature trails. These activities attract both residents and visitors to the area, and promote a desirable quality of life in a relatively rural landscape. Eagle Point Park is currently the only community park in the HMNP area. The park provides access and viewing opportunities of the Chehalis River Estuary and is used for walking, dog walking, and nature appreciation. Access to greenspace in Harrison Mills is enhanced by several informal trails along the foreshore and private amenity spaces located within existing residential subdivisions.

Residents had mixed reactions about access to parks and trails in the area. In the community survey, 52% of the respondents stated that the parks and trails are inadequate in the area and 39% identified it as a key priority for the neighbourhood. While there is an established network of developed and natural parks and trails to meet community needs, connections between existing parks and trails are limited. It is important to ensure current residents continue to have access to recreational areas and opportunities, while also considering how to accommodate future growth and increase in visitors.

The parks and trail network along Harrison Bay also provides an opportunity to consider the environmental concerns raised by Sts'ailes and Sq'éwlets regarding the potential sedimentation and siltation impact from the log sort facility on the foreshore of Harrison Bay.

This section presents actionable policies that focus on parks and amenities, trails, management of natural areas, accessibility and signage, and tourism and education. The policies are intended for the Regional District, landowners, and developers prior to, during, and post-development. These policies were developed based on best management practices for parks, trails, and recreation as provided in the *Parks and Recreation Technical Assessment* (2021) as well as recommendations from *Understanding Wildlife Values in Harrison Mills* (2023). Reference to these documents is encouraged when interpreting these policies.

Potential locations for future parks and trails can be seen in Map 1A – Harrison Mills Conceptual Plan and Map 2 – Parks, Trails & Recreation Areas.

Management of Natural Areas

These policies intend to ensure environmentally sensitive areas and other natural spaces are appropriately protected and preserved during the design, construction, upgrade, and ongoing maintenance of parks, trails, and amenity spaces.

POLICY

8.2.1 **Options for park and trail acquisition.** The Regional District will consider the following options to acquire lands for community parks and trails as identified on Map 1A – Harrison Mills Conceptual Plan and Map 2 – Parks, Trails & Recreation Areas:

a. Park dedication or cash-in-lieu at the time of subdivision pursuant to the dedication of parkland provisions of the *Local Government Act*;
b. Negotiate access to land for trails and parks through private, public, and utility rights-of-way;
c. Road Use Permits from the Ministry of Transportation and Transit (MOTT);
d. Amenity Cost Charges (ACCs);
e. Development Cost Charges (DCCs);
f. Application for use of Crown land; and,
g. Partnerships.

8.2.2 **Securing access.** The Regional District may secure natural areas, wildlife corridors, trails, and greenspaces through park dedication, the creation of a separate lot, conservation covenants, and right-of-way agreements.

8.2.3 **Broader community benefits.** The Regional Board will seek different forms of community benefits such as providing additional parkland, repairing or building a

recreational facility, upgrading, constructing, or committing to continued maintenance of new trails to serve the broader community at the time of zoning amendment applications.

8.2.4 **Development financing.** At the time of considering zoning amendments, the Regional District will adopt policies or bylaws such as Amenity Cost Charges and Development Cost Charges to acquire and establish new parks, trails, and recreational amenities.

8.2.5 **Private amenity space.** At the time of development application, the Regional Board will be open to securing parks and trails intended for broad public use through private amenity spaces managed by the private self-governing bodies (e.g., strata corporation) to maintain a fiscally sustainable parks and trail service area.

8.2.6 **Servicing feasibility.** At the time of zoning amendment, the Regional Board will consider the impacts of operations and maintenance costs for new parks and trails on the existing taxpayers, and identify approaches to reduce impacts on existing taxpayers such as: creating separate local service areas, accepting upfront contributions by developers, or having a strata corporation provide for operations and maintenance.

8.2.7 **Phasing.** The Regional Board may consider allowing new parks to be provided in a phased manner, secured through covenants and coordinated with the number of dwellings being constructed, to potentially enhance financial sustainability for operations and maintenance costs.

Parks, Trails, & Recreational Amenities

These policies intend to ensure the provision of adequate park and recreational space to support current and future residents, as well as visitors to Harrison Mills, while also ensuring all trails are designed, constructed, and upgraded to meet best practices and design standards to meet community needs.

POLICY

8.2.8 **New parks, trails, and recreational amenities.** The Regional District will secure parks, trails, and recreational amenities as identified on Map 1A – Harrison Mills Conceptual Plan and Map 2 – Parks, Trails & Recreation Areas.

8.2.9 **Future public park in Harrison Bay.** Acquiring Crown tenure to establish a parkland in the log sorting property along Harrison River is important. The Regional District acknowledges Indigenous rights and title claims on Crown land.

a. The Regional District will consider incorporating the log sorting area and surrounding shoreline as a public park upon approval of Crown tenure;
b. The Regional District will work with Indigenous communities and the province to advocate for future use of the area as a public park; and,
c. The Regional District will collaborate with the Province to explore collaboration opportunities with Sts'ailes and Sq'éwlets for the creation and management of the proposed public park.

8.2.10 **Linear trail.** The area designated as COMPACT RESIDENTIAL should provide linear trails or pathway segments that create internal connectivity and provide connection to adjacent natural areas or recreational amenities.

8.2.11 **Off-leash dog area.** The Regional District may explore opportunities for the creation of an off-leash dog area in the community.

8.2.12 **Boat launch.** The Regional District should explore opportunities for the establishment of a formal boat launch located west of the Harrison River bridge. As the establishment of a formal boat launch is explored, measures to mitigate noise and adverse environmental and habitat impacts shall be considered.

8.2.13 **Access to recreational space.** The creation of neighbourhood parks and recreational amenities should meet the following criteria:

a. Located within 400m of residential areas;
b. Accessible by walking and cycling; and,
c. Connectivity shall meet accessibility standards.

8.2.14 **Community gardens.** Developers are encouraged to dedicate physical space for community gardens to supplement natural green areas.

8.2.15 **Trail network master plan.** At the time of zoning amendment application, developers shall submit a trail network master plan that addresses the following:

a. Trail network connections including connectivity options for lands beyond;
b. Linear trails or pathways along the road right-of-way;
c. Pedestrian circulation;
d. Trail rerouting;
e. Different types of trails that cater to different life stages; and,
f. A signage plan.

8.2.16 **Trail network connections.** As road improvements, increased rights-of-way and development occur, new development will create pedestrian routes, sidewalks, or

roadside trails where there are gaps between existing trail systems to facilitate a fully connected trail network.

8.2.17 **Sandpiper shoreline trail.** The developer shall investigate the feasibility and potential solutions to design a shoreline trail along Harrison River to minimize conflicts between the golf course and public recreational uses.

8.2.18 **Trail rerouting.** As road and trail improvements are made, the Regional District and developers are encouraged to consider rerouting trails that are currently located on the road shoulder to improve safety for trail users.

Accessibility & Signage

These policies intend to ensure that parks and trails are designed to be accessible to users of all ages and abilities and to provide appropriate signage and wayfinding.

POLICY

8.2.19 **Signage plan.** The Regional District may consider the creation of a signage plan for parks and trails in collaboration with the local Indigenous communities. The developer, at time of development application, should complete a signage plan that will include (but not be limited to):

a. Interpretive signage;
b. Indigenous cultural naming and signage;
c. Signage for foreshore;
d. Signage for invasive species areas; and,
e. Golf course recreation and trail use conflicts.

8.2.20 **Signage location.** Identification, regulatory, and wayfinding signage should be provided at trail entrances and trail intersections.

8.2.21 **End of trip facilities.** Designs for parks and trails should include accommodations for end-of-trip facilities and infrastructure such as trash receptacles, bike racks, and benches.

Tourism & Education

These policies intend to promote tourism to the area and offer educational opportunities for the natural wildlife and cultural history of the area through recreation.

POLICY

8.2.22 **Public access.** The Regional District should investigate how public access can be maintained to allow residents and tourists alike to partake in the Eagle Festival and wildlife-viewing opportunities while managing local traffic and parking limitations. Such consideration should occur especially at the time of acquiring new parkland or through the incorporation of public parking spaces scattered throughout the new development on lands designated VILLAGE CENTRE, RESORT and COMPACT RESIDENTIAL.

8.2.23 **Local events.** The Regional District encourages local organizations to explore how annual events and festivals seeking to capitalize on natural phenomena can provide educational value and socio-economic benefits to the communities within the area.

8.3 Cultural Assets & Crown Land

Present day Harrison Mills is located within the traditional and asserted territories of Sts'ailes, Sq'éwlets, Semá:th (Sumas), Sq'ewa:lxw (Skawahlook), Leq'á:mel First Nation, and Matsqui First Nation. The area has a great deal of cultural significance, which transcends the archaeological record. The communities of Sts'ailes and Sq'éwlets continue to have a deep-rooted and ongoing cultural connection to the area. In planning for the future of Harrison Mills, it is important to recognize the sacredness of this area, mitigate damages, and reconcile deeply held values with current land use priorities.

An Archaeological Overview Assessment (AOA) completed by Sts'ailes Heritage Consulting in 2021 confirmed the HMNP area contains extensive moderate-to-high archaeological potential for identifying deeply buried or displaced archaeological features and materials. Areas of high, moderate, and low archaeological potential were assigned based on terrain characteristics (e.g., slope, distance from the Harrison River), the distribution of known archaeological sites, and the appraisal of results from several previous assessments conducted within the HMNP area. The intent is to preserve as much of the archaeological heritage of the area as possible.

Residents felt strongly about protecting areas of cultural and archaeological significance. Approximately 92% of the respondents in the community survey agreed that culturally and archaeologically significant areas should be preserved and respected. This section presents actionable policies that focus on collaboration with local Indigenous communities; appropriate treatment of areas with high, moderate, and low archaeological potential; and processes for proper site assessment. The policies are intended for the Regional District, property owners, and developers prior to, during and post-development. The policies were informed by the AOA. These policies intend to ensure appropriate protection and respect for areas of cultural and archaeological significance, collaboration with Indigenous communities

prior to and throughout development processes, and respect for development within Crown land that is subject to Indigenous rights and title claims.

The Crown land within the HMNP area is also subject to several land leases, licenses, rights-of-way, forestry special use permits, and mineral claims under *Land Act* authorizations. Of note are the log handling industrial use on Chehalis Forest Service Road which has had an active status since 1992 and the log sort at Beach Camp which has had an active status since 1972.

POLICY

8.3.1 **Archaeological sites.** Development shall avoid any disturbance to archaeological sites within the Harrison Mills Neighbourhood Plan area. All archaeological sites are protected under the *Heritage Conservation Act* (HCA) and any disturbances to them should be avoided. If a disturbance is unavoidable, developers shall consult with Sts'ailes and Sq'éwlets as well as the B.C. Archaeology Branch. Additionally, any impact to the site must be conducted under an Alteration Permit as identified in Section 12 of the HCA.

8.3.2 **High archaeological potential.** For areas with high archaeological potential, primarily all areas east of Morris Valley Road, developers shall complete an Archaeological Impact Assessment (AIA) conducted under Heritage Inspection Permits issued under Section 14 of the *Heritage Conservation Act* prior to any disturbance. This applies to both areas that have not been previously assessed and areas that have been previously assessed but require additional assessment.

8.3.3 **Moderate archaeological potential.**

a. For areas with moderate archaeological potential that have been previously assessed, developers are encouraged to conduct ongoing monitoring for further archaeological deposits or cultural materials.

b. For areas with moderate archaeological potential that have not been previously assessed primarily to the west of Morris Valley Road, developers are encouraged to conduct surface inspections in addition to ongoing monitoring.

8.3.4 **Low archaeological potential.**

a. For areas with low archaeological potential that have been previously assessed, no further work is required, however, a chance find procedure should be adopted prior to any disturbance.

b. For areas with low archaeological potential that have not been previously assessed, developers shall conduct a Preliminary Field Reconnaissance (PFR) prior to any disturbance. This policy applies to all low archaeological potential areas within the Harrison Mills Neighbourhood Plan area that

have not been previously assessed except for the former log sort facility along the peninsula (commonly referred to as the spit) where no further assessment is required due to it being an artificial landform.

8.3.5 **Assessments.** Development requiring archaeological assessments in areas that have not been previously assessed should adhere to the following guidelines when conducting assessments:

a. For assessments conducted along the river, the shore should be surveyed at low water, if possible, and the potential for wet sites should be considered;

b. Testing along the riverbank, and other locations with potential for capped deposits and paleosols buried under flood deposits, should include deep testing; and,

c. In highly disturbed areas, subsurface testing with shovels may be impractical and backhoe testing and/or monitoring may be the best options.

8.3.6 **Culturally modified trees.** Prior to land disturbance or development, developers should include Indigenous communities in discussions relating to activities that pose a risk to the survival of culturally modified trees.

8.3.7 **Burial mounds.** Development shall protect all burial mounds. Prior to development, under the supervision of a Registered Professional Archaeologist, recording burial mounds should follow the guidelines below:

a. Collect high-resolution 3-dimensional records of burial mounds (and surrounding terrain) with a high degree of GPS accuracy to both aid in the identification of burial mounds and to allow for tracking of individual burial mounds over time;

b. Place natural barriers (e.g., shrubs) around burial mounds to minimize damage from incidental activities; and,

c. Refrain from any activities that would result in continued fragmentation of burial grounds into smaller clusters of burials or stand-alone monuments as it is disrespectful and out of alignment with reconciliation efforts.

8.3.8 **Indigenous legal interests.** Development shall respect Indigenous legal interests and status in the Harrison Mills Neighbourhood Plan area. This includes, but is not limited to, all interests that have been registered under the following registries: Land Act Crown Grants, Land Act Authorizations, Forest Tenure Registry, Mineral Tenure Registry, Protected Areas, Resource Roads Registry, Stand Alone Coverage, and Water

Rights as documented in the *Harrison Mills Crown Land Assessment Memorandum* prepared by Urban Systems Ltd.[10] in conjunction with Sts'ailes.

8.3.9 **Collaboration.** The Regional District encourages developers to proactively engage and involve Sts'ailes and Sq'éwlets in any general or specific development plans in the Harrison Mills Neighbourhood Plan area that will result in land disturbance to areas with archaeological potential and to approach development plans with an appropriate level of sensitivity.

8.4 Neighbourhood Infrastructure & Services

Proper servicing and infrastructure allow residents to have clean water to drink, appropriate sanitary sewer services, and to move efficiently throughout their neighbourhood. Servicing and infrastructure are needed to manage storm water runoff and to ensure neighbourhood operations can function smoothly in times of emergency and high demand. Well-designed and constructed infrastructure is an integral part of neighbourhood planning. The system's capacities need to be maintained as the neighbourhood and demands on infrastructure grow.

Among the infrastructure that supports community uses are the Elbow Creek dike, Regional District Harrison Mills transfer station, Regional District community water and sanitary sewer systems, and private water and sanitary sewer systems. The capacity of existing community water and sanitary sewer infrastructure has been reached and limits the potential for growth in the neighbourhood. To achieve the overall vision for Harrison Mills, a Local Servicing Plan has been prepared to identify necessary infrastructure upgrades to support modest growth in the neighbourhood.

This section presents actionable policies that focus on water and wastewater servicing, storm water management, road network and circulation improvements, and pedestrian facilities. The policies are intended for the Regional District landowners and developers prior to, during, and at the time of and post-development. The water and sanitary sewer policies were developed based on general best practices and technical work completed for the Local Servicing Plan. Reference to the Local Servicing Plan must be made when interpreting these policies.

[10] Kuyer, L. (2021, December 16). *Harrison Mills Crown Land Assessment*. Urban Systems Ltd.

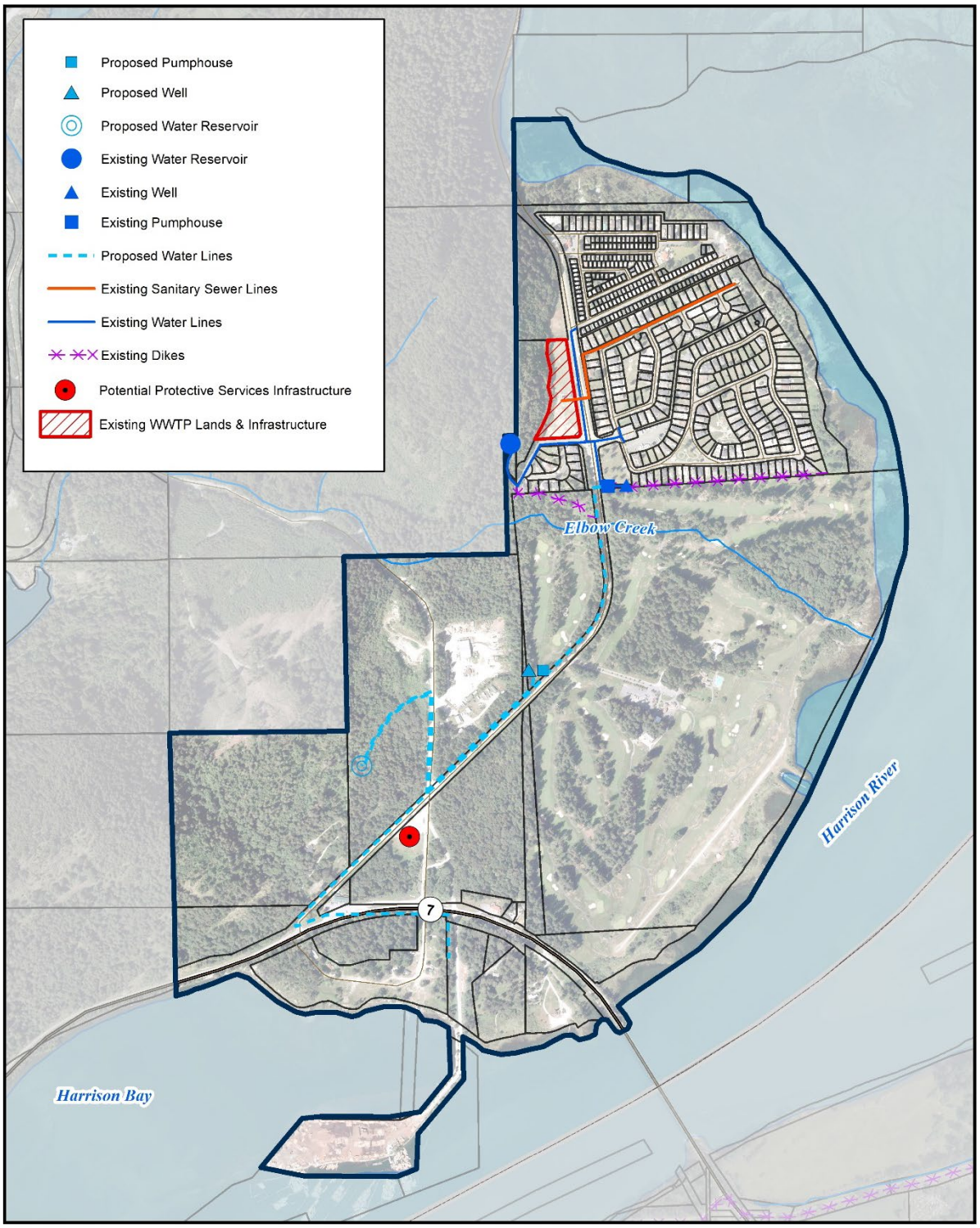


Figure 9: Community Infrastructure Map for Harrison Mills

POLICY

8.4.1 **New infrastructure.** The Regional District will secure new community infrastructure through the following:

a. Developer proposing new development;
b. Voluntary contributions and development financing tools; and,
c. Government grants.

8.4.2 **Local Servicing Plan.** All development requiring connections to the Regional District community water and sanitary sewer system shall be consistent with the Local Servicing Plan. New development shall be serviced based on capacity levels identified in the Harrison Mills Neighbourhood Plan.

8.4.3 **Broader community benefits.** The Regional Board will consider community benefits such as upgrading the Regional District community water and sanitary sewer or pedestrian infrastructure to serve the broader community at the time of zoning amendment applications to determine whether the development is in the public interest.

8.4.4 **Development financing.** The Regional District will establish policies or bylaws relating to voluntary contributions, Amenity Cost Charges, and Development Cost Charges, as applicable, to upgrade, expand, or construct community infrastructure.

8.4.5 **Servicing feasibility.** Development applications shall demonstrate financial sustainability with reasonable local service area taxation through a servicing feasibility study that addresses capital costs, lifecycle costs, and operational costs.

8.4.6 **Voluntary contribution.** The Regional Board may accept voluntary contributions to address the servicing shortfalls that cannot be covered through reasonable service area taxation.

8.4.7 **Latecomer agreement.** Where excess capacity is provided to accommodate expected future growth, the Regional District encourages developers to enter into latecomer agreements for the maximum duration permitted under the *Local Government Act*.

8.4.8 **Resilient infrastructure.** Infrastructure shall be designed and located to be resilient to natural disasters.

Water Supply

The Morris Valley Water System, operated by the Regional District, currently services the residential population in the suburban residential area north of Elbow Creek. The system is comprised of a reservoir and an unchlorinated groundwater source. A separate private water system services commercial uses along Lougheed Highway. A new centralized water system

that will connect the two existing systems, supply drinking water, and fire flow to existing and future users is planned for the neighbourhood.

These policies intend to ensure adequate water provision to support existing and future land uses in Harrison Mills. Critical servicing infrastructure will be upgraded over time to meet provincial standards and ensure capacity levels support the demands of existing and future users.

POLICY

8.4.9 **Community water.** All new development shall be serviced by the Regional District community water system.

8.4.10 **Fire flow capacity.** Development shall meet the fire flows outlined in the Local Servicing Plan. Developers shall provide Fire Underwriters Survey calculations for any development to confirm compliance with the fire flows outlined in the Local Servicing Plan.

8.4.11 **Elbow Creek crossing.** The watermain crossing at Elbow Creek shall meet the *BC Fish Stream Crossing Guidebook* and provincial requirements to minimize environmental risks.

Sewage Disposal

The Regional District currently operates one lift station in the northeast corner of the HMNP area that services the suburban residential area except for Tapadera Estates. The lift station pumps wastewater to the sanitary sewer system west of Morris Valley Road and north of Elbow Creek. Tapadera Estates is serviced by a private sanitary system including a lift station and septic field within Tapadera Estates. A new community sanitary sewer system is planned for the neighbourhood and will add new lift stations in the areas south of Elbow Creek. The proposed sanitary sewer system will continue to treat wastewater from the Regional District's existing lift station and will be expanded to treat wastewater from the new lift stations as well.

These policies intend to ensure that the collection, treatment, and disposal of wastewater will be conducted in a manner that does not pose risks to human health or the environment.

POLICY

8.4.12 **Community sanitary sewer.** All new development shall be serviced by a Regional District community sanitary sewer system. The Regional Board may consider two community sewer systems. Morris Valley Sanitary Sewer System and a new sanitary sewer system servicing the new development within the Harrison Mills Neighbourhood Plan area. Such consideration will be subject to the following:

a. The two-community sanitary sewer system approach will have the ultimate goal of transitioning into one community sanitary sewer system;
b. Review of an updated Local Servicing Plan to understand the servicing feasibility and cost implications of constructing and operating two sanitary sewer systems; and,
c. Multiple packages or temporary sanitary sewer systems servicing different development sites are discouraged.

8.4.13 **Broader benefits.** The Regional District encourages the developer to provide certain improvements to the sanitary sewer system to serve the broader community at the time of zoning amendment as a public interest matter.

8.4.14 **Elbow Creek crossing.** The wastewater service crossing at Elbow Creek shall meet the *British Columbia Fish-Stream Crossing Guidebook* requirements. The following additional measures will be implemented to provide high environmental standards to minimize environmental risks:

a. Use of steel casing over the sanitary sewer main to provide a second layer of protection to prevent leaks;
b. All joints at the crossing are restrained with welds or couplings;
c. Applying insulation using clam shell sections placed around the pipe between the casing spacers;
d. Consider seismic events for the design of the pipe supports and connections;
e. Consider thermal expansion and contraction from freezing; and,
f. Consider the release and entry of air from transient events (e.g., power failure).

Storm Water Management

The management of storm water is necessary to control flooding and drainage. As development occurs, the amount of impervious area within a community often increases, as does the amount of surface run-off. These policies intend to mitigate the potential negative effects of storm water run-off attributed to development.



Figure 10: Example of naturalized storm water infrastructure

POLICY

8.4.15 **Storm water management plan.** At the time of zoning amendment, the developer shall submit a storm water management plan consistent with the Harrison Mills Neighbourhood Plan policies of this section and ensure that post-development storm water flows do not exceed the pre-development flows.

8.4.16 **Green infrastructure.** Development should incorporate green infrastructure such as bio-swales, grass ditches, rain gardens, or drainage ponds as part of the storm water management plan.

8.4.17 **Low impact development.** Developers are strongly encouraged to avoid or mitigate changes to natural drainage patterns by applying low impact development techniques for managing storm water and drainage. Any potential future development should not increase flows over pre-development flow rates.

8.4.18 **Impervious surfaces.** Impervious areas should be minimized through the use of grass and landscaped areas, protecting native topsoil, pervious surfaces (e.g., eco-pavers), porous driveway surfaces (e.g., unit pavers, grasscrete, compacted gravel), and uncovered drip-through decks.

8.4.19 **Road design**. Where development densities are suited to rural road standards, roads should be designed with roadside drainage based on techniques such as bio-swales and grassed ditches.

8.4.20 **Sediment management.** Development shall incorporate erosion and sediment control to prevent sediment from entering nearby watercourses and environmentally sensitive areas.

8.4.21 **Drainage discharge.** Developers shall include provisions for any drainage infrastructure that discharges into a riparian area or watercourse to protect against the discharge of sediments or other contaminants into sensitive areas (e.g., silt fencing, constructed wetland), based on recommendations from a Qualified Environmental Professional and subject to *Riparian Areas Protection Regulation* approval.

8.4.22 **Culvert capacity.** The Regional District will collaborate with the Ministry of Transportation and Transit to ensure new culverts are adequately sized and advocate for increased maintenance of culverts at Morris Valley Road, Chehalis Forest Service Road, and Lougheed Highway to reduce the risk of blockages which can result in water pooling up behind road embankments.

8.4.23 **Flood protection works.** The existing flood protection works along Elbow Creek predate awareness of climate change. Geohazard assessments for new development

shall incorporate residual risks given that the dike is not designed under current climate change considerations.

Fire Protection Services

New development will introduce new land uses (e.g., apartment buildings, commercial, mixed residential-commercial) to the HMNP area. The fire protection study for the new development recommends a review of facility capacity, personnel capacity, fire apparatus, and insurance grades to determine the appropriate level of fire protection in the HMNP area.

POLICY

8.4.24 **Fire protection study.** At the time of zoning amendment, the developer shall submit a fire protection study to understand the implications of the proposed development on the following:

a. Impact on existing versus proposed structure insurance grades and credit within the Public Fire Protection Classification system;

b. Capacity of current fire hall and personnel;

c. Costs related to increasing fire hall capacity, potential resource expansion, equipment, vehicles, and their lifecycle costs;

d. Suitability of fire hall for a potential ladder truck for optimal credit for fire insurance grading purposes; and,

e. Funding mechanisms to address these costs.

Other Utilities

Upgraded gas, internet, and power utilities were rated by 45% of the survey respondents to be the second highest priority in the area. Respondents shared concerns regarding power outages and the need for better internet connectivity in the area. Some residents mentioned having to install a backup generator in their homes and there is an increasing number of residents moving to the area who would like to work from home. Reliable utility services are critical for access to 911 or emergency services.

POLICY

8.4.25 **Improved reliability in services.** The Regional District will advocate to BC Hydro and internet service providers for improved and undisrupted hydro and internet connectivity in the Harrison Mills Neighbourhood Plan area.

8.4.26 **Natural gas.** The Regional District will collaborate with developers and FortisBC to bring natural gas to the Harrison Mills Neighbourhood Plan area.

8.5 Transportation & Mobility

The existing road network in Harrison Mills is defined by four main roads – Lougheed Highway, Chehalis Forest Service Road, Beach Camp Road, and Morris Valley Road. The primary access point into the neighbourhood is through Lougheed Highway crossing the southern portion of Harrison Mills. The HMNP envisions creating an integrated community with safe and efficient transportation systems within the HMNP area. The HMNP policies are aimed at creating active transportation network connections between the existing development in Morris Valley, recreational amenities such as the Sandpiper Golf Course, and the new development areas in Beach Camp and COMPACT RESIDENTIAL lands. The integration will be achieved through roadside trails along the four main public road/highway rights-of-way, linear trails in new development that allow for pedestrian and cycling connectivity, and connection to the proposed future parks and trails such as the Harrison Bay Community Park and waterfront community trail within the HMNP area.

The Area C OCP sets out targets for community Greenhouse Gas (GHG) reductions. Creating an integrated community helps to achieve the goal of reducing GHG emissions by creating active transportation networks. Another goal of the Area C OCP is to create an interconnected network of rural compact villages (i.e. Harrison Mills and Lake Errock). The Regional District is working with BC Transit to introduce transit between Agassiz and Mission, which will serve the rural villages and Indigenous communities in Electoral Area C. The HMNP policies designate the Beach Camp area and lands to the north of Beach Camp as VILLAGE CENTRE. The vision of these lands is to create a “Main Street” with views and connections to the Harrison Bay waterfront and streetscapes that incorporate quality architecture and pedestrian connection to the Harrison River shoreline. Map 5 - Utility and Transportation Network illustrates that VILLAGE CENTRE lands will incorporate a bus stop through the construction of a four-way intersection. This will provide residents of Harrison Mills and other parts of Area C additional transportation options to enjoy the commercial and recreational amenities and create a safe north-south crossing of the Lougheed Highway to improve access between VILLAGE CENTRE lands.

To support the development of a safe, efficient, and accessible transporation network, the HMNP includes policies that advocate for highway improvements at designated locations. These policies are informed bycommunity input and ongoing collaboration with the Ministry of Transportation and Transit and BC Transit. While the Ministry is the primary agency responsible for roads, road right-of-way improvements, and maintenance in Area C, the Regional District plays an important role by working closely with the Minsitry to plan for infrastructure that meets the needs of residents.

Road Network & Circulation Improvements

The future growth and development of Harrison Mills is dependent on improved access and circulation throughout the neighbourhood. Road network improvements are necessary to support the community in the long term by providing access to destinations both within and outside of Harrison Mills, and to promote the safety of all road users. As the Ministry of Transportation and Infrastructure is the primary authority for roads in the area, any improvements are subject to its review and approval. This may include, but is not limited to, transportation impact studies, access and safety audits, detailed road and intersection design, and compliance with the Ministry's access management guidelines.

These policies intend to support local road network and circulation improvements to allow for safe movement within the neighbourhood.

POLICY

8.5.1 **Local circulation.** The Regional District will work with the Ministry of Transportation and Transit to improve local circulation by requiring the following road improvements at the time of development:

a. Closing the intersection at Morris Valley Road, Chehalis Forest Service Road, and Lougheed Highway;
b. Installing a traffic light/pedestrian right-of-way at Beach Camp Road;
c. Designing local roads and the shoulders of Lougheed Highway to incorporate transit and active transportation infrastructure; and,
d. Creating east-west connection at Beach Camp.

8.5.2 **Bridge crossing.** The Regional District will advocate to the Ministry of Transportation and Transit to improve/upgrade the bridge crossing at Morris Valley Road bridge to incorporate safe pedestrian passage. Bridge improvements/upgrades are necessary to address local traffic speed issues and increase pedestrian safety.

8.5.3 **Underground parking.** The Regional District may consider underground parking outside of the floodplain subject to the developer working work with a Qualified Professional (i.e., a Geotechnical Engineer) to explore its feasibility.

Pedestrian Facilities

Improvements to road infrastructure that support the safe movement of pedestrians are critical to the creation of a complete community. Pedestrian facilities such as sidewalks, signalized intersections, and crosswalks are necessary to improve neighbourhood connectivity and to encourage residents to travel on foot for local trips.

These policies intend to provide a safe and comfortable environment for pedestrians to move around and access destinations within the neighbourhood on foot.

POLICY

8.5.4 **Pedestrian connectivity.** At the time of development, developers shall provide sidewalk segments as part of frontage improvements to increase neighbourhood connectivity and enhance the safety and comfort of the pedestrian experience. Sidewalk installation and enhancements shall be prioritized on key corridors that provide critical connections between residential areas, NEIGHBOURHOOD COMMERCIAL, and VILLAGE CENTRE areas.

8.5.5 **Pedestrian-friendly public realm.** Development should establish a pedestrian-friendly public realm through streetscape and pedestrian route finishes such as sidewalks, corner bulges, mid-block, and pedestrian links and crossings, street furniture, pedestrian-oriented lighting, and continuous weather protection.

8.5.6 **Universal access.** New pedestrian infrastructure shall be universally accessible to allow everyone to benefit regardless of ability.

Transit Connectivity

POLICY

8.5.7 **Transit integration.** The Regional District will collaborate with BC Transit to plan to service the Harrison Mills Neighbourhood Plan area with transit, identifying new bus stop locations on both sides of the Lougheed Highway, especially at lands designated as VILLAGE CENTRE.

APPENDIX II: LAKE ERROCK NEIGHBOURHOOD PLAN

LAKE ERROCK NEIGHBOURHOOD PLAN



C. Lang

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1

INTRODUCTION



A. Hsieh

1 INTRODUCTION

1.1 Purpose of the Neighbourhood Plan

A neighbourhood plan is a community document shaped by residents sharing their vision for where they live. Neighbourhood plans guide long-term decision-making at the neighbourhood level. They allocate land use, set directions for appropriate forms of development, and contain supporting policies on neighbourhood components, such as the natural environment, parks and recreation, and community infrastructure. The Lake Errock Neighbourhood Plan (LENP) identifies where the neighbourhood is going and how it will respond to growth and change in the next 20 years. The Official Community Plan (OCP) is the roadmap for the community's long-term vision. The OCP is supported by policies to guide decision-making around growth and land use management. The OCP reflects and is informed by the policies set out at the regional planning level. Bylaws, strategies, and tools that derive from the OCP enable local governments to implement the vision set out in their OCP.

The Area C OCP is the primary guiding document for the LENP and provides general policy direction and guides land use for the entire LENP area. The LENP provides more detailed policy direction on community aspects (e.g., land use, natural environment, and infrastructure) that are specific to Lake Errock. The LENP forms part of the Area C OCP as an appendix. An important part of a neighbourhood plan is to identify how it complements the overall OCP area vision.



Figure 1: Regional District Planning Hierarchy

1.2 Why a Neighbourhood Plan for Lake Errock?

Several factors contributed to the initiation of the neighbourhood planning process for Lake Errock. These factors created conditions that identified a need for new and updated policy direction to guide future decision-making around land use and development activity in the community.



Development interests in the community

The existing Lake Errock Gravel Pit operations have historically been a source of significant concern for community residents. The gravel pit owner has proposed a redevelopment plan that includes major residential, commercial, and servicing upgrades. This major redevelopment proposal requires amendments to the OCP and Zoning Bylaw, which triggered the need for a neighbourhood plan. The new LENP and the Local Servicing Plan[1] will guide the future growth and development of the community and outline a comprehensive servicing plan to address community water and sanitary needs.



External pressures must be balanced with appropriate and sustainable community growth

Market realities, housing needs, affordability, population growth, and environmental issues all impact current and future generations of Lake Errock residents. In planning for the next 20 years, all of these factors need to be considered holistically.



Opportunity for integrating complete community concepts

While rural village areas cannot provide all the urban amenities, they are still communities where people live and socially interact. As growth occurs, there is a need to consider housing choices that accommodate people at all stages of life and provide a range of employment opportunities, daily amenities, and services within a 15–20 minute walk.

The LENP presents a framework to guide future growth and development decisions in Lake Errock by providing a clear vision and supporting policies that respond to the community's needs.

1.3 Justification for Neighbourhood Plan Update

The LENP and its boundaries may need to evolve and change over time when community values shift, new information or legislation arises, or significant or unanticipated development

[1] Urban Systems Ltd. (2025). *Lake Errock Sanitary Servicing Plan – Rev. 1*.

proposals come forward. Plan amendments should include extensive public input and reflect the interests of the community.

A neighbourhood planning process may also be triggered at the request of a developer or Indigenous development interests to facilitate a substantive update to an existing neighbourhood plan. For example, Indigenous economic development interests in the periphery of the LENP area may require a neighbourhood plan amendment to ensure that land uses are complementary, servicing is unified, and new land uses are not causing unintended proliferation of development areas.

POLICY

1.3.1 **Periodic updates anticipated.** An update and review of the Lake Errock Neighbourhood Plan should occur periodically to ensure policies reflect evolving community values and incorporate housing needs reports as updated.

1.3.2 **Bylaw amendments.** Development proposals that require a zoning amendment and are inconsistent with Plan policy, will require an Official Community Plan amendment application. The Regional Board will defer, reject, or accept the application, and determine if policy review is necessary.

1.3.3 **Major development.** The Regional Board will not support any major development proposal that will substantially amend the Lake Errock Neighbourhood Plan without a comprehensive update to the Lake Errock Neighbourhood Plan or a new neighbourhood plan. Additionally, the Regional Board may wish to consider such Plan amendment applications separate from any related zoning amendment applications.

1.3.4 **Shared interests.** The Regional Board acknowledges Indigenous rights and title interest on Crown lands. The Regional Board will work collaboratively in the spirit of reconciliation with Indigenous communities to advance their interests on Crown lands. The Regional Board may deem development proposals that arise out of shared interests consistent with the Lake Errock Neighbourhood Plan subject to the policies in Section 6.

2

UNDERSTANDING THE COMMUNITY



C. Lang

2 UNDERSTANDING THE COMMUNITY

2.1 Plan Area Location & Boundary

The LENP area refers to all properties between Beaudry Road and those just north of Holatchen Creek on the northern side of Lougheed Highway. On the southern side, it includes the existing North and South Lake Errock community. The natural landmarks include Holachten Creek to the north and Lake Errock to the south, which define the LENP area (Schedule 1 – Boundary of Plan Area and Neighbourhood Plan Areas).

POLICY

2.1.1 **Lake Errock Neighbourhood Plan area boundary.** This neighbourhood plan shall apply within the boundaries established in Schedule 2B – Land Use Designations - Lake Errock Neighbourhood Plan.

2.2 Plan Area Context

The Area C OCP area is characterized by two rural village areas: Lake Errock and Harrison Mills. The broader Area C also includes the community of Hemlock Valley, as well as several Indigenous communities including Leq'á:mel First Nation, Sq'éwlets, and Sts'ailes. Additionally, there are shared interests with several other Indigenous communities in the region.

2.3 Lake Errock

Lake Errock is one of the rural village areas in Area C. Named after the body of water it borders, the unincorporated community includes all properties south of Harrison Bay until Watkins Road, on both the north and south shores of Lake Errock. Lougheed Highway and the CPKC rail line pass through the community, creating a separation between the residential lots and the former Lake Errock Gravel Pit. The community is accessed via the Lougheed Highway.

Lake Errock is a small residential community with a 2021 population of 343 within the Regional District with an additional population of 130 on the adjacent Sq'éwlets reserve lands[2], for a total neighbourhood population of 473. Census data indicates the total population declined from 541 in 2016. The population decline was restricted to the portion of the community within the Regional District and may be attributed to the recreational nature of the housing, non-permanent residents, census data variabilities due to survey sampling, or total non-responses.

[2] Statistics Canada. Census Profile. 2021 Census of Population.



SHAPING THE VISION

3 SHAPING THE VISION

The LENP is the result of a major OCP and zoning bylaw amendment application for the redevelopment of the existing Lake Errock Gravel Pit, and is intended to address the needs of the application as well as the extensive off-site impacts to the existing Lake Errock neighbourhood.

3.1 Understanding Neighbourhood Perspectives & Values

The proposed development on the Harrison Rise lands is to redevelop the existing Lake Errock Gravel Pit into a mixed-use development. The site is bound by the Lougheed Highway to the east and Crown land on all other sides. It is separated from the Lake Errock community by the Lougheed Highway and the CPKC rail line. It will be a phased development that proposes to build approximately 485 residential units including single-unit dwellings with secondary suites, duplexes, multi-unit residential, townhomes, and apartment buildings, as well as commercial lands along the Lougheed Highway near the existing gravel pit entrance, all serviced by community water and sanitary sewer infrastructure.

A neighbourhood plan forms part of the OCP. As such, the progress of the LENP and the OCP amendment application processes were interlinked as per the requirements of the *Local Government Act*. The vision of the LENP or a new growth area is achieved by balancing the findings of regional studies such as the Housing Needs Study and Regional Growth Strategy, gathering existing resident perspectives, respecting Indigenous interests, and acquiring an understanding of what the land can accommodate through technical assessments such as geohazard assessments, environmental assessments, and traffic studies.

To inform the community and to understand their perspectives on the proposed Harrison Rise development, the project team relied on a comprehensive engagement process. Multiple opportunities were offered throughout the process for community members and stakeholders to contribute effectively and meaningfully in shaping the long-term plan for their community. The engagement process included the following resources, activities, and opportunities:

- A project website on FVRD's Have Your Say platform, active for the duration of the update
- Communication via project newsletters
- Four public meetings
- Engagement with Indigenous government staff and officials
- Engagement with provincial and federal government agencies
- Engagement with Lake Errock Community Association

All information regarding the proposed Harrison Rise development was available on the project website, including all project background materials, technical reports, public meeting presentations, and summaries of what was heard from the community and interest groups at each event.

Over the course of the engagement process, public feedback was heard on the following topics: housing, commercial land use, natural environment, cultural resources, parks and trails, active transportation and transit, and community infrastructure. Feedback collected on each of these topics was used to develop appropriate neighbourhood policies.

Indigenous Engagement

The Regional District is committed to establishing and maintaining dialogue, coordination, and collaboration with affected Indigenous communities. As such, throughout the drafting of the LENP, we had several engagements with the elected officials and staff of Leq'á:mel First Nation, Sq'éwlets, and Sts'ailes. This included presentations to council members and senior staff on different occasions. Regular LENP updates and technical assessments were shared with the Indigenous communities. The approach to such engagement was to learn the Indigenous perspective as the stewards of the land and how the LENP policies may affect Indigenous rights and interests, how any negative impacts could be avoided, and how we might work together to achieve shared objectives. The intention is to establish a foundation of trust and respect, fostering a long-lasting relationship that benefits the Regional District, Indigenous communities, and ultimately, the wider community.

Other Collaboration

The LENP was shared with multiple provincial agencies, Crown corporations, local governments, and interest groups. Below is a list of agencies and interest groups that were consulted during the development of the LENP.

- Fraser Health
- Lake Errock Community Association
- BC Hydro
- BC Transit
- Fraser Valley Conservancy
- Mission School District #75
- City of Mission
- Hancock Wildlife Foundation
- Ministry of Transportation and Transit

4



VISION & GUIDING PRINCIPLES

4 VISION & GUIDING PRINCIPLES

4.1 A Vision for the Future

The Lake Errock Neighbourhood is part of an interconnected series of rural villages in Area C that will accommodate a significant portion of anticipated growth over the next 20 years. It is an integrated and complete community where existing and future development on both sides of the Lougheed Highway are connected through an active transportation network, expanded parks, and trails system. The neighbourhood embodies 'complete community' principles and is serviced by fiscally responsible local infrastructure making it a desirable and accessible place to live and recreate.

4.2 Guiding Principles

From the beginning, the Regional District has been committed to ensuring the LENP is shaped by the residents of Lake Errock and is rooted in the best practices informed by technical work. The following guiding principles are the core values and defining features of the LENP:



Interconnected rural village

Lake Errock is one of the two rural village areas in Area C. It should serve as the community focal point for the Lake Errock neighbourhood. It should be interconnected to other parts of the LENP area and integrated into the broader region through the introduction of public transit.



Integrated and complete community

New residential and commercial uses should be concentrated along Lougheed Highway. The LENP supports the creation of a compact rural village that provides diverse housing choices, local employment opportunities, access to daily amenities, and an integrated park and trail network on both sides of the highway.



Fiscally responsible services

New growth will be supported through sustainable community services areas such as water, sanitary sewer, parks, and trails. New services shall be designed and built with centralized systems that support the residential populations of Harrison Rise, Lake Errock, and Sq'éwlets.



Environmental protection and climate adaptation

The LENP will protect, preserve, and enhance environmentally sensitive areas, valuable natural resources, and wildlife through sustainable land use management. New developments will apply climate adaptation features in the construction of buildings and infrastructure.



Diversified housing stock

The LENP will support housing that meets the needs of residents in all stages of life, addressing the particular housing gaps in Area C.



Advance shared interests and reconciliation with Indigenous communities

Collaborate with Indigenous partners to advance shared community interests, including but not limited to, housing, infrastructure, conservation, recreation, mobility, and overall health.

4.3 Conceptual Plan

The conceptual plan (Map 1B – Harrison Rise Lands Conceptual Plan) for the LENP illustrates important neighbourhood features relative to the land uses presented through the land use designations. These features include natural features, new pedestrian connections, and new potential transit connections. The expectations and requirements for these different neighbourhood features are further detailed in the appropriate policy section under Section 6.0 Neighbourhood Policies.

5

LAND USE DESIGNATIONS

5 LAND USE DESIGNATIONS

5.1 Lake Errock Land Use

This section identifies the land use designations for Lake Errock (Schedule 2B – Land Use Designations – Lake Errock Neighbourhood Plan). The land use designation boundaries are approximate and subject to site-specific studies prior to any future development. Designations are described in detail under OCP Section 3 – Land Use Designations. A summary of land use designations found only in the LENP is provided in Table 1.

POLICY

5.1.1 **Designation boundaries are generalized.** Boundaries between different land use designations are general and not intended to be definitive, particularly in split designated lands, or in circumstances where topography, agricultural land uses, or watercourses affect land use.

5.1.2 **Designation boundaries on undeveloped lands.** Land use designation boundaries are approximate and based on the conceptual plan for development. They are subject to minor adjustments at the time of development and subdivision.

Schedule Reference	Land Use Designation	Intent	Examples of Uses
	APARTMENT RESIDENTIAL (AR)	To support higher density residential development serviced by community water and community sanitary sewer systems	» Multi-unit residential, and apartments
	COMPACT RESIDENTIAL (CR)	To support a range of residential development, serviced by community water and community sanitary sewer systems	» Single detached dwellings, duplexes, multi-unit residential such as four-plex and row homes, accessory dwelling units, and secondary suites
	CONSERVATION (C)	To protect natural areas, wildlife habitat, and corridors as well as areas	» Trails are permitted if they do not create wildlife corridor conflicts

		of environmental and/or cultural significance To support active and passive outdoor recreation opportunities for residents and visitors, where applicable	» Development is not permitted » Accessory buildings and structures to support park operations, use, and maintenance may be permitted
	LIMITED USE (LU)	To identify land that is subject to significant hazards, lack of access, servicing, or environmental contamination	» Single detached dwellings » Public uses include water reservoirs, sewage treatment plants, transfer stations, etc. » May include community infrastructure uses
	NEIGHBOURHOOD COMMERCIAL (NC)	To provide for local daily needs and to provide employment opportunities (e.g., grocery/convenience store, coffee shop), and live-work opportunities	» Local Commercial (e.g., grocery store, convenience store, restaurant, retail, public use, local producer workshops, local shared office space, and live-work buildings)
	SUBURBAN RESIDENTIAL (SR)	To allow existing and future low-density residential subdivisions, serviced by community water and community sanitary sewer systems	» Single detached dwellings, accessory dwelling units, and secondary suites
	VILLAGE RESIDENTIAL (VR)	To support the transition of historic recreational or village residential development to be serviced by community water and community sanitary sewer systems	» Single detached dwellings, private resort development, and public use

Table 1: Land Use Designations

6

NEIGHBOURHOOD POLICIES



K. Fenton

6 NEIGHBOURHOOD POLICIES

Neighbourhood policies for Lake Errock provide clear direction to support the land use designations and conceptual plan (Schedule 2B – Land Use Designations – Lake Errock Neighbourhood Plan and Map 1B – Harrison Rise Lands Conceptual Plan) in a manner that ensures alignment with the vision and guiding principles for the future of the community. This section presents the LENP policies, organized into six themes. Each theme represents an integral component of the Lake Errock neighbourhood that contributes to a livable, functional, and complete community. Though interrelated, each theme is presented independently to provide a comprehensive overview of its critical function in the neighbourhood. For each theme, appropriate and actionable policies have been developed to support the achievement of the overall vision for the neighbourhood and to ensure the needs of the community are met.

Themes:

1. Natural Environment, Wildlife, & Climate Change Mitigation
2. Parks, Trails, & Recreation
3. Cultural Assets & Crown Land
4. Community Infrastructure & Local Services
5. Transportation & Mobility
6. Shared Interests with Indigenous Communities

6.1 Natural Environment, Wildlife, & Climate Change Mitigation

The LENP area is located within the Coastal Western Hemlock biogeoclimatic zone and its dry maritime subzone. This zone is characterized by warm, relatively dry summers, and moist winters with little snowfall. This makes the LENP area suitable for mixed, conifer-dominant forest, which is located on hillsides abutting the Harrison Rise lands. The hillside forest adjacent to the LENP area boundary is a habitat for many wildlife species such as the barred owl, common raven, and woodpeckers. Another prominent natural feature within the LENP area is Lake Errock. Lake Errock is home to several aquatic species, primarily multiple species of trout and salmon which connects to the Harrison River, one of North America's most important watersheds. The Lougheed Highway and the CPKC rail line bisect Harrison Rise lands and the existing Lake Errock community.

The LENP policies of this section are based on two environmental assessments – *Valued Environmental Components & Ecologically Sensitive Areas with the Area C OCP* prepared by

Hancock Wildlife Foundation and the *Environmental Assessment for Harrison Rise Lands*[3] prepared by Envirowest Consultants Inc. The environmental assessments identify Holachten Creek and tributaries, Siddall Creek and tributaries, three unnamed watercourses near Beaudry Road on the Harrison Rise lands, and Lake Errock as the primary environmental features. The creeks originating from the steeply sloped area north of the LENP area play a crucial role in the local hydrology and wildlife channels. These watercourses function as vital conduits nurturing natural riparian areas and preserving mature second-growth self-seeded forests. They may also be habitat for provincially red-listed species such as Painted Turtles and Northern Red-Legged Frogs.

The LENP policies rely on the principles of mitigation hierarchy identified in the *British Columbia Procedures for Mitigating Impacts on Environmental Values (Environmental Mitigation Procedures)* (2014). It establishes policy directions for the protection of important wildlife corridors, protection of nest sites, tree management, and minimizing and offsetting impacts from development.

Climate Adaptation

The LENP area is susceptible to various geological and environmental hazards from steep slopes, multiple debris-laden watercourses, and a mature forest cover to the north of the LENP area. The geohazards present on the Harrison Rise lands and in the adjacent area are debris floods, debris flows, landslides, and wildfires. With climate change, the frequency of these hazards are expected to increase.

The LENP policy direction for the future development on the Harrison Rise lands is based on preliminary geohazard recommendations prepared by Thurber Engineering Ltd[4]. and the *Wildfire Risk Assessment Report*[5] prepared by Urban Analyst.

Hydrology

The LENP area is comprised of complex drainage patterns from Holachten Creek, Siddall Creek, and unnamed watercourses, which ultimately drain into Lake Errock through culverts under the Lougheed Highway. There are known locations of marshland and perched areas on the benchland slopes. Within the LENP, particular attention is dedicated to safeguarding groundwater and lake health from any developmental impacts. This section outlines policies aimed at mitigating the impact of construction activities on groundwater and hydrology.

[3] Envirowest Consultants Inc. (2022, June 9). *Proposed Subdivision at Lake Errock, Fraser Valley Regional District, Environmental Assessment Update*.
[4] Reger, D. (2022, June 6). *Parcel D-G Bench - 43837 & 43873 Lougheed Highway, Lake Errock, BC Geotechnical Hazard Assessment and Preliminary Geotechnical Recommendations for Development.* Thurber Engineering Ltd.
[5] Slattery, L. (2022, July 8). *Wildfire risk assessment report: 43837 Lougheed Hwy (PID: 012-051-900), 43873 Lougheed Hwy (PID: 013-445-901), PID 012-051-853, PID 013-445-871 and PID 012-051-888, Electoral Area C, Fraser Valley Regional District* (Updated ed.). Diamond Head Consulting Ltd.

POLICY

6.1.1 **Protection of the natural environment.** The Regional Board may use a combination of Lake Errock Neighbourhood Plan policies, zoning, and conservation-related covenants to protect environmentally valuable habitat areas.

6.1.2 **Broader community benefits.** The Regional Board may consider broader community benefits, such as the restoration of environmentally sensitive areas at the time of a zoning amendment application to determine whether the development is in the public interest.

6.1.3 **Development best practices.** Development on the Harrison Rise lands shall adhere to provincial environmental guidance for best management practices. The following documents (or their equivalents, as updated) must be referenced in the preparation of development proposals:

a. *Develop with Care 2014 Environmental Guidelines for Urban and Rural Land Development in British Columbia*;

b. *Guidelines for Raptor Conservation during Urban and Rural Land Development in British Columbia (2013)*;

c. *A Users' Guide for Changes In and About A Stream in British Columbia (2022)*;

d. *Requirements and Best Management Practices for Making Changes In and About a Stream in British Columbia (2022)*;

e. Tree Retention Assessment prepared by Diamond Head Consultant (2022)[6];

f. Area C Overview Environmental Assessment prepared by Hancock Wildlife Foundation (2024)[7]; and,

g. Environmental Assessment Update prepared by Envirowest Consultants Inc. (2022)[8].

6.1.4 **Ownership of watercourses.** The Regional District will not accept the ownership or maintenance responsibilities for any watercourse passing through or lying adjacent to a property.

6.1.5 **Return to Crown.** Where a watercourse is passing through or lying adjacent to a parcel, the developer shall work with a land surveyor to complete the return to Crown process at the time of subdivision.

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[6] Slattery, L. (2022, July 8). *Tree Retention Potential Assessment: 43837 Lougheed Hwy (PID: 012-051-900), 43873 Lougheed Hwy (PID: 013-445-901), PID 012-051-853, PID 013-445-871 and PID 012-051-888, Electoral Area C, Fraser Valley Regional District* (Updated ed.). Diamond Head Consulting Ltd.

[7] Hancock, D. & Lamont (2024, June 1). *Valued Environmental Components & Ecologically Sensitive Areas within the Area C OCP*. Hancock Wildlife Foundation.

[8] Envirowest Consultants Inc. (2022, June 9). *Proposed Subdivision at Lake Errock, Fraser Valley Regional District, Environmental Assessment Update*.

Wildlife Habitat Protection

These policies intend to avoid, protect, maintain, and improve where possible, areas of high ecological value, riparian areas, and particularly the wildlife corridors. These include the riparian areas of Holachten Creek, Siddall Creek, and the unnamed watercourses near Beaudry Road on the Harrison Rise lands.

POLICY

6.1.6 **Wildlife corridors.** Wildlife corridors and connectivity to important wildlife areas and upland forested areas shall be protected and maintained. Any development in proximity to wildlife corridors shall ensure that it does not block or fragment existing wildlife corridors identified through an environmental assessment.

6.1.7 **Vegetation clearing.** Under the recommendation of a Qualified Environmental Professional and an arborist, an approved development that requires vegetation clearing shall undertake pre-construction or construction-related activities well outside the nesting bird season of late March to mid-August.

Tree Protection

Existing large and mature trees are limited to a few lands within the LENP area. However, where they do exist, LENP policies aim to extend protections. LENP policies aim to protect trees and vegetation in riparian areas, manage remaining trees in future development areas, and establish an urban forest to re-establish and expand native tree canopys on the Harrison Rise lands previously deforested for gravel extraction purposes.

POLICY

6.1.8 **Large and mature trees.** At the time of zoning amendment or subdivision, large and mature trees generally greater than 25 cm in diameter at breast height, shall be surveyed by a Qualified Professional. Such trees should be protected on all properties within the Lake Errock Neighbourhood Plan area through conservation covenants. This includes trees with roost, perch, nest-supporting features, or trees that are developing these features (i.e., trees that do not yet qualify for large tree status but are close). Where trees must be removed, a landowner shall submit a Qualified Professional report that includes the following at minimum:

a. Provides the rationale behind tree removal and whether it is due to tree health or safety;
b. Discusses measures to remediate the issue, such as improving tree health and pruning methods; and,
c. Identifies whether a portion of the tree can serve as a wildlife tree.

6.1.9 **Urban forest scheme**. The Lake Errock Neighbourhood Plan policies aim to establish an urban forest to revitalize the pre-gravel pit ecosystem on the Harrison Rise lands through the implementation of the following:

a. Identification and protection of large and mature trees;
b. Protection of environmentally significant areas, including riparian habitats and wildlife corridors;
c. Tree retention and a protection plan for the lands designated as APARTMENT RESIDENTIAL and NEIGHBOURHOOD COMMERCIAL;
d. Planting of two native trees per detached single-unit residential parcel, and one native tree per unit for multi-unit residential on the linear trail. A mix of trees and shrubs is acceptable for APARTMENT RESIDENTIAL;
e. Planting of two native trees on all newly created parcels; and,
f. Replacement plan for trees that cannot be reasonably retained within the building envelope in APARTMENT RESIDENTIAL and NEIGHBOURHOOD CENTRE lands.

6.1.10 **Tree retention and protection.** Prior to zoning amendment, any proposed development on the Harrison Rise lands shall undertake a tree survey to recommend a tree retention and protection plan by a Qualified Professional that includes:

a. Trees are tagged and classified to determine their condition and value within the site constraints. Trees in poor health must be retained outside of the building envelope unless they are determined to be a hazard or development cannot reasonably retain them;
b. Trees that cannot be reasonably retained within the building envelope or relocated shall be replaced through a replacement plan;
c. Group retention should be prioritized over individual retention subject to a stand (tree) stability assessment that examines the edge stability on lands designated as APARTMENT RESIDENTIAL and NEIGHBOURHOOD CENTRE;
d. Retention of existing large dominant big-leaf maple trees as anchors to form a new wind firm edge;
e. Conservation and enhancement of the existing significant trees that add to the landscape and neighbourhood elements; and,
f. Maintain the "green" aspect of the APARTMENT RESIDENTIAL and NEIGHBOURHOOD CENTRE lands that are currently dominated by a variety of trees.

Riparian Area

These policies intend to protect and manage riparian areas within the Natural Areas and Floodplain Management Zone as identified in Map 4 – Ecologically Sensitive Areas.

POLICY

6.1.11 **Minimize water crossing.** Development should minimize road, utility, and other crossings of riparian ecosystems. Where crossings are required, they must be designed in accordance with BC Procedures for Mitigating Impacts on Environmental Values and *Water Sustainability Act* (WSA) requirements and may consider incorporation of directional fencing and box culverts that allow for wildlife passage.

6.1.12 **Minimize riparian habitat alteration.** Development of the Harrison Rise lands shall avoid alteration of the natural riparian area on the northeast corner of the development near Beaudry Road. Where a part of the development site is isolated by watercourses, the developer shall work with a Qualified Environmental Professional and obtain the necessary provincial and local government approvals to design and build bridge crossings to gain access to the development sites.

Groundwater Impact

POLICY

6.1.13 **Avoid negative impact.** At the time of zoning amendment for the development of the Harrison Rise lands, the developer shall submit a hydrology report prepared by a Qualified Professional that ensures the development avoids negative impacts on existing groundwater. The report shall include the following:

a. Assess the aquifer capacity with climate change modelling in accordance with the *FVRD Guidance for Climate Change Integration* document;
b. Replicate the function of a naturally vegetated watershed;
c. Maintain the hydraulic regime of surface, groundwater, and pre-development flow rates;
d. Not introduce or remove materials where it would cause erosion of or filling in of natural watercourses;
e. Assess sediment transport pre-development and post-development to the watercourses and Lake Errock;
f. Assess the impact of construction and soil movement on groundwater and hydrology;

g. Ensure that there is no transfer of risk to neighbouring properties caused by changes to drainage patterns or additional run-off infiltration; and,

h. Ensure that there is no contamination of groundwater through additional construction or post-development run-off infiltration.

Geohazard Considerations

POLICY

6.1.14 **Geohazard report.** At the time of zoning amendment, for the development of the Harrison Rise lands, the developer shall submit a geohazard report that meets the *FVRD Hazard Acceptability Thresholds for Development Approvals* or equivalent Regional Board policy as it exists at the time. The geohazard report shall include the following additional work recommendations from the preliminary geotechnical recommendations prepared by Thurber Engineering Ltd. (2022)[9], and shall:

a. Develop detailed mitigation measures for potential debris flow and/or debris flood hazards associated with Holachten Creek, other creeks, and tributaries;

b. Evaluate existing fill slopes in more detail to recommend setbacks for structure, grading, and retaining wall design;

c. Provide an earthwork movement and grading plan to mitigate potential instability from cut and fill slopes;

d. Provide general constructability considerations for road, pavement structures, site preparation and stripping, foundation design, hydraulic connectivity, and utility trenches;

e. Provide location and design of retaining walls and bridges for the development area and secondary egress route;

f. Survey and stake the geohazard crest of the slope on Parcel D/G Bench (PIDs: 013-445-880 and 013-445-871) and acquire geohazard input for site grading plans from a Qualified Professional; and,

g. Acquire geohazard recommendations for access to the Parcel D/G Bench (PIDs: 013-445-880 and 013-445-871) or for any retaining walls that may be required on-site. This may include, but is not limited to, recommendations for bridge foundations.

[9] Reger, D. (2022, June 6). *Parcel D-G Bench - 43837 & 43873 Lougheed Highway, Lake Errock, BC Geotechnical Hazard Assessment and Preliminary Geotechnical Recommendations for Development*. Thurber Engineering Ltd.

6.1.15 **Grading and retaining objectives.** At the time of zoning amendment for the development of the Harrison Rise lands, the developer shall submit a lot grading plan that achieves the following:

a. Mimic natural slopes without compromising visual objectives;
b. Avoid surface sloughing through a slope grading and vegetation plan;
c. Avoid excessive cuts and fills by ensuring roads, access, and driveways follow topography;
d. Integrate retaining structures with the on-site architectural character and natural environment;
e. Limit the height of retaining walls to avoid obstructing viewscapes from the lake using stepped retaining walls to mimic the appearance of a slope; and,
f. Design and grade slopes to avoid retaining walls that are as tall as multi-storey buildings.

6.1.16 **Ownership of roadside slopes and retaining structures.** The Regional District will not take ownership of slopes and retaining structures proposed for the development on Harrison Rise lands. The development shall design parcels and consider an ownership structure that can maintain such structures as necessary.

Wildfire Hazard

POLICY

6.1.17 **Ongoing maintenance.** Landowners are encouraged to complete periodic re-treatment or maintenance of their properties to ensure FireSmart standards are maintained. These include but are not limited to:

a. Regularly removing debris from roofs, gutters, and beneath overhanging projections;
b. Keeping grass and landscaping mowed to 10 cm or less and watered regularly during the summer months;
c. Irrigating landscaping during the summer months;
d. Removing any local accumulations of woody or combustible material (e.g., no woodpile or yard waste accumulations);
e. Removing any over mature, dead, or dying shrubs and trees; and,
f. Planting only fire-resistant trees and shrubs.

Collaboration, Partnerships, & Stewardship

These policies intend to raise awareness about environmentally sensitive areas with support from Indigenous communities, stakeholders and local, provincial, or federal organizations.

POLICY

6.1.18 **Government collaboration.** The Regional District expresses its desire to collaborate with senior levels of government and Indigenous communities to explore possibilities of climate adaptation and hydrology management in proximity to Lake Errock, Holachten Creek, and Siddall Creek.

6.1.19 **Stewardship.** The Regional District encourages community stewardship through partnerships with Indigenous communities and organizations such as Birds Canada, conservation designation coordinators, and other community-run associations to create public education and outreach programs that foster stewardship.

6.1.20 **Invasive species.** 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.

6.2 Parks, Trails, & Recreation

The Lake Errock area boasts an abundance of outdoor recreational opportunities with numerous natural and informal trails on Crown land. Lake Errock Community Park, a lakefront park located within the existing Lake Errock community, is one of the few formal access points to the lake. This park is a popular spot for community gatherings and family recreation. However, its increasing popularity in recent years has led to challenges with physical space and parking.

The development of the Harrison Rise lands will add 485 households to the area in multiple phases. It is crucial to ensure that current residents continue to have access to the existing community park while also planning to accommodate future growth.

The LENP identifies potential locations on the Harrison Rise lands for future parks and trail opportunities (Map 2 – Parks, Trails & Recreation Areas). New parks and trails are intended to meet the demands of different age groups. Consideration has been given to different types of parks, accessible multi-use trails, and natural trails in the Holachten and Siddall Creek watershed areas. The creation of new parks and trails will require a detailed understanding of the fiscal impacts on the service area. The policies are intended to create fiscally sustainable parks and trails by designating public parks and private amenity spaces with the LENP area.

Urban Systems Ltd. completed a *Parks and Recreation Servicing Feasibility Study* (2023)[10]. The study identifies an increase in demand for the existing parks and recommends acquiring more waterfront public space. Keeping with the recommendations of the study, the LENP policies lay a foundation for acquiring more waterfront park space for Lake Errock through the adoption of development financing tools.

This section presents actionable policies that focus on parks and amenities, trails, management of natural areas, accessibility, and signage. These policies were developed based on best management practices for parks, trails, and recreation as provided in the Parks and Recreation Servicing Feasibility Study (2023)[11] and the Servicing Feasibility Study (2025)[12]. Reference to these documents is encouraged when interpreting these policies.

POLICY

6.2.1 **Parks and trails acquisition criteria.** The Regional District will acquire park and trail areas that meet the following criteria:

a. Lands that do not have significant topographical constraints, environmental limitations, risk of potential contamination, or remnant lands from development that do not serve strategic connectivity objectives;
b. Lands that are located near public streets, transit, and pedestrian routes;
c. Lands identified as 'proposed' in Map 2 – Parks, Trails & Recreation Areas shall be prioritized; and,
d. Lands identified as 'potential' in Map 2 – Parks, Trails & Recreation Areas should be acquired as opportunities arise.

6.2.2 **Options for park and trail acquisition.** The Regional District will consider the following options to acquire lands for community parks and trails as identified on Map 2 – Parks, Trails & Recreation Areas:

a. Park dedication or cash-in-lieu at the time of subdivision pursuant to the dedication of parkland provisions of the *Local Government Act*;
b. Negotiate access to land for trails and parks through private, public, and utility rights-of-way;
c. Road Use Permits from the Ministry of Transportation and Transit (MOTT);
d. Amenity Cost Charges (ACCs);
e. Development Cost Charges (DCCs);

[10] Urban Systems Ltd. (2023, December). *Parks and recreation servicing feasibility study: Harrison Rise development, Electoral Area C, Fraser Valley Regional District*.
[11] Urban Systems Ltd. (2023, December). *Parks and recreation servicing feasibility study: Harrison Rise development, Electoral Area C, Fraser Valley Regional District*.
[12] Urban Systems Ltd. (2025, May 30). *Servicing Feasibility Study for Harrison Rise.*

f. Application for use of Crown land; and,

g. Partnerships.

6.2.3 **Securing access.** The Regional District may secure natural areas, wildlife corridors, trails, and greenspaces through park dedication, the creation of a separate lot, conservation covenants, and right-of-way agreements.

6.2.4 **Broader community benefits.** At the time of zoning amendment, the Regional Board may require the developer to provide parkland beyond the legislated minimum, enhance recreational amenities, or upgrade existing parks and trails to serve the broader community as public interest.

6.2.5 **Development financing.** At the time of considering zoning amendments, the Regional District will consider policies or bylaws such as Amenity Cost Charges and Development Cost Charges to acquire and establish new parks, trails, and recreational amenities.

6.2.6 **Servicing feasibility.** At the time of zoning amendment, the Regional Board will consider the impacts of operations and maintenance costs for new parks and trails on the existing taxpayers, and identify approaches to reduce impacts on existing taxpayers such as creating separate local service areas, accepting upfront contributions by developers, or having a strata corporation provide for operations and maintenance.

6.2.7 **Phasing.** The Regional Board may consider allowing new parks, trails, and recreational amenities to be provided in a phased manner to potentially enhance financial sustainability for operations and maintenance costs.

Parks, Trails, & Recreational Amenities

These policies intend to ensure the provision of adequate park and recreational space to support current and future residents, as well as visitors to Lake Errock, while also ensuring all trails are designed, constructed, and upgraded to meet best practices and design standards to meet community needs.

POLICY

6.2.8 **Access to recreational space.** The creation of neighbourhood parks and recreational amenities should meet the following criteria:

a. Located within proximity of residential areas;

b. Accessible by walking and cycling; and,

c. Connectivity to the public feature shall meet accessibility standards.

6.2.9 **Visitor Management for Lake Errock Community Park.** The Regional District will collaborate with the Ministry of Transportation and Transit and the local RCMP to implement a parking management strategy to limit on-street parking through signage installation and strategic enforcement.

6.2.10 **Additional Lake Errock community park space.** The Regional District will acquire new lakefront parkland through the adoption of financial tools such as Development Cost Charges and a service area bylaw. The additional parkland will be designed and managed to maximize park space for park users through pedestrian and cycling access.

6.2.11 **Trail connectivity plan.** At the time of zoning amendment, the developer shall submit a site-specific trail network concept that demonstrates connectivity to the parks, trails, and recreational amenities identified in Map 2 – Parks, Trails & Recreation Areas to facilitate a fully connected active transportation network. Such connectivity shall be achieved through the following:

a. Trail connectivity options for lands beyond;
b. Linear trails or pathways along road rights-of-way;
c. Pedestrian routes through sidewalks and roadside trails; and,
d. Trail rerouting plan.

Accessibility & Signage

These policies intend to ensure that parks and trails are designed to be accessible to users of all ages and abilities and to provide appropriate signage and wayfinding.

POLICY

6.2.12 **Signage plan.** The Regional District may consider the creation of a signage plan for parks and trails in collaboration with the local Indigenous communities.

6.3 Cultural Assets & Crown Land

The LENP area is located within S'ólh Téméxw, the traditional territory of the Stó:lō or 'People of the River'. The traditional territory encompasses the entire Lower Fraser Basin Watershed, stretching from the Fraser Delta in the west to the Coquihalla River in the east, and from the headwaters of Harrison and Pitt Lakes in the north to the Nooksack and Chilliwack River drainages in the south. For over 10,000 years, the ancestors of the Stó:lō people have flourished in this land, leaving behind a wealth of archaeological evidence that stands as some of the earliest traces of human existence in northwestern North America. Through archaeological findings, linguistic studies, historical records, and oral traditions, it can be traced that the Stó:lō people have historically utilized the surrounding area for fishing,

hunting, and spiritual practices. This has been documented by various sources, including traditional use studies, oral histories, and ethnographic accounts.

A *Cultural Heritage Impact Assessment*[13] was completed by the Stó:lō Research and Resource Management Centre for the Harrison Rise lands. The archaeological field investigation did not identify any archaeological materials or features. It identified one terrestrial harvesting area within the LENP area along the Lougheed Highway corridor. The overarching goal of the LENP policies is to protect the archaeological sites from disturbances. They also emphasize the preservation of elements that hold significant cultural value for Indigenous communities, including the conservation of culturally modified trees, providing access to existing greenspaces abundant with native berries and plants, and the enhancement of terrestrial harvesting areas, among other initiatives.

POLICY

6.3.1 **Culturally modified trees**. Prior to land disturbance or development, developers should include Indigenous communities in discussions relating to activities that pose a risk to the survival of culturally modified trees.

6.3.2 **Indigenous legal interests.** Development shall respect Indigenous legal interests and status in the Lake Errock Neighbourhood Plan area. This includes, but is not limited to, all interests that have been registered under the following registries: Land Act Crown Grants, Land Act authorizations, Forest Tenure Registry, Mineral Tenure Registry, Protected Areas, Resource Roads Registry, Stand Alone Coverage, and Water Rights.

6.3.3 **Collaboration.** The Regional District encourages developers to proactively engage in collaboration including the following:

a. Involve Sq'éwlets and Leq'á:mel First Nation in any general or specific development plans in the Lake Errock Neighbourhood Plan area that will result in land disturbance in an archaeological potential area to approach it with an appropriate level of sensitivity; and,

b. Prior to development on the Harrison Rise lands, developers shall engage with the People of the River Referral Office (PRRO) regarding potential development due to the area's overlap with zones of the *S'ólh Téméxw Use Plan Policy*[14] (or equiavelent as updated).

[13] Bucsis, J., Formosa, S., & La Mouri, J. (2022). *Cultural heritage impact assessment of the northeast corner of 43873 Lougheed Highway in Deroche, BC* (SRRMC H2020-091). Stó:lō Research and Resource Management Centre.

[14] S'ólh Téméxw Stewardship Alliance. (2018). *S'ólh Téméxw Use Plan Policy*.

6.4 Community Infrastructure & Local Services

Integration of the existing North and South Lake Errock community and the Harrison Rise lands is a priority of the LENP. To function as an integrated community, it is critical that new development and existing neighbourhoods are connected through active transportation as well as community servicing. This will contribute to a sustainable service area for neighbourhood community infrastructure and local service areas that pay to operate and maintain these services. The Local Servicing Plan completed for Lake Errock envisions the integration of both community water and sanitary sewer services. It also identifies necessary infrastructure upgrades to support the anticipated growth on the Harrison Rise lands.

This section presents actionable policies that focus on water and sanitary sewer servicing, storm water management, fire protection, and lighting. The policies are intended for the Regional District landowners and developers before, during, and post-development. The water and sanitary sewer policies were developed based on general best practices and technical work completed for the Local Servicing Plan. Reference to the Local Servicing Plan must be made when interpreting these policies.

POLICY

6.4.1 **New infrastructure.** The Regional District will secure new community infrastructure through the following:

a. Developer proposing new development;
b. Voluntary contributions and development financing tools; and,
c. Government grants.

6.4.2 **Local Servicing Plan.** Prior to zoning amendment for development on the Harrison Rise lands, the developer shall update the Local Servicing Plan that addresses the entire boundary of the Lake Errock Neighbourhood Plan.

6.4.3 **New connections to servicing.** Any development requiring connections to the Regional District community water and sanitary sewer systems shall meet the Local Servicing Plan. New development shall be serviced based on capacity levels identified in the Local Servicing Plan.

6.4.4 **Development financing.** The Regional District will establish policies or bylaws relating to voluntary contributions, Amenity Cost Charges, and Development Cost Charges, as applicable, to upgrade, expand, or construct community infrastructure.

6.4.5 **Voluntary contribution.** The Regional Board may accept voluntary contributions to address the servicing shortfalls that cannot be covered through reasonable service area taxation.

6.4.6 **Latecomer agreement.** Where excess capacity is provided to accommodate expected future growth, the Regional District encourages developers to enter into latecomer agreements for the maximum duration permitted under the *Local Government Act*.

6.4.7 **Servicing feasibility.** Development applications must demonstrate financial sustainability with reasonable local service area taxation through a servicing feasibility study that addresses capital costs, lifecycle costs, and operational costs.

6.4.8 **Resilient infrastructure.** Infrastructure shall be designed and located to be resilient to natural disasters.

Water Supply

In 2009, the Regional District installed a community water system to connect most parcels in North Lake Errock. With the development of the Harrison Rise lands, the existing reservoir will need to be upgraded for domestic and fire flows. Additionally, a new well location is required on the Harrison Rise lands. The upgraded water system will supply drinking water and fire flow for the existing and future users in the LENP area. Future upgrades and expansions to the Regional District community water system will generally align with the servicing nodes identified in Figure 2.

POLICY

6.4.9 **Community water.** Development on Harrison Rise lands shall be serviced by the Regional District community water system.

6.4.10 **Fire flow capacity.** Development shall meet the fire flows outlined in the Local Servicing Plan. Developers shall provide Fire Underwriters Survey calculations for any development to confirm compliance with the fire flows outlined in the Local Servicing Plan.

6.4.11 **Broader community benefits.** The Regional Board will consider community benefits such as providing community sanitary sewer services and upgrading the water infrastructure to serve the broader community at the time of a zoning amendment application to assist in determining whether the development is in the public interest.

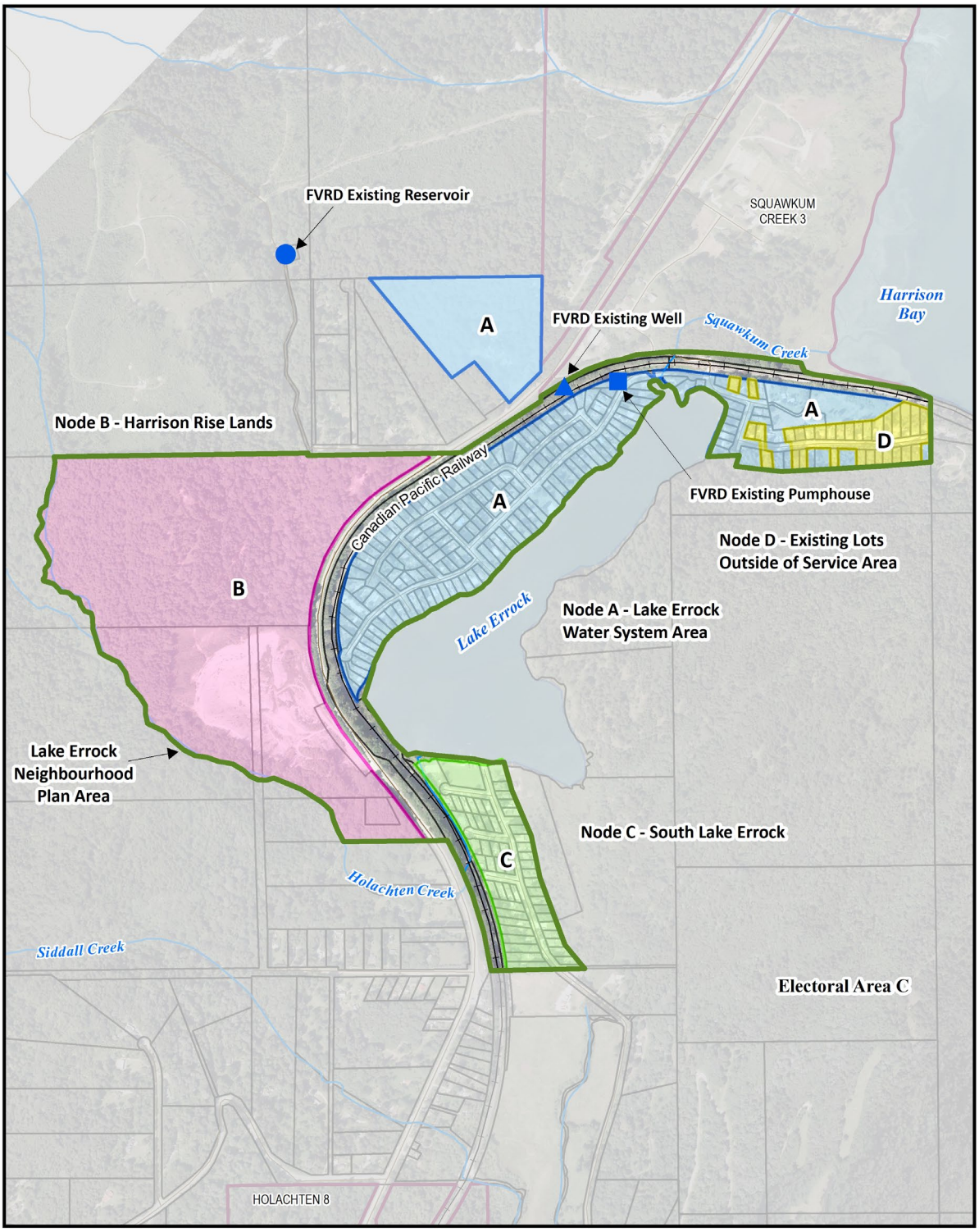


Figure 2: Water Servicing Nodes for Lake Errock

Sewage Disposal

The parcel sizes in Lake Errock can range from approximately 750 m^2 (closer to the lake) to (2,500 m^2 in the periphery of the community). The existing community is serviced by on-site septic systems. Development of similar density under the current *FVRD Subdivision and Development Servicing Bylaw* would trigger the construction of a community sanitary sewer system. Discussions with Fraser Health have indicated knowledge of failed septic systems in the community.

The *FVRD Sanitary Sewer Gap Analysis* (2013) notes that there is a high potential for cumulative environmental impacts to Lake Errock. It identifies the existing core developed area along Lake Errock as high risk based on the existing parcel size. Some key reasons for this are proximity to the lake, groundwater depth (one to four metres below the surface), and no indication regarding the operating conditions of the existing private septic systems.

While the integration of the water system will be immediate, the sanitary sewer system requires a phased approach generally aligned with the servicing nodes in Figure 3. The development of Harrison Rise lands must be connected to a new community sanitary sewer system. The LENP policies anticipate that the development of a new system should provide meaningful community benefits. Such community benefits should not be limited to providing the required capacity, but should also facilitate upgrades that allow future connection readiness. The Regional District anticipates that the introduction of community sanitary sewer in Lake Errock will require a combination of provincial and federal government grants, and financial tools such as Development Cost Charges and service area taxation.

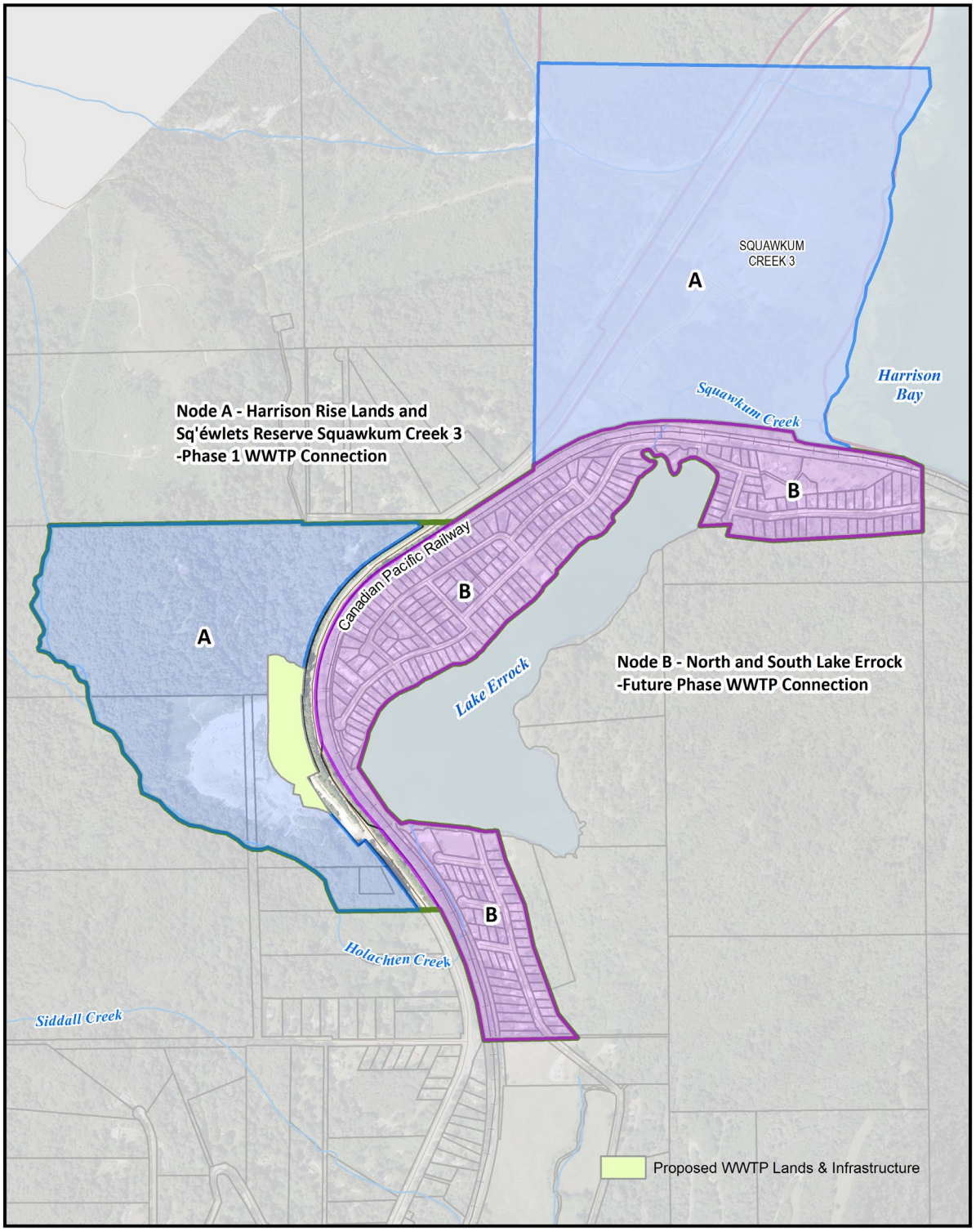


Figure 3: Sanitary Sewer Servicing Nodes for Lake Errock

POLICY

6.4.12 **Transition to community sanitary sewer for Lake Errock.** The Regional Board supports a transition to a Class "A" sanitary sewer system owned and operated by the Regional District for the entire Lake Errock Neighbourhood Plan area.

6.4.13 **Funding opportunities.** The Regional Board will prioritize seeking available funding for the capital costs related to extending the new Regional District community sanitary sewer system for Harrison Rise to service the existing Lake Errock community that is currently on individual on-site septic tanks.

6.4.14 **New community sanitary sewer system.** Construction of a new community sanitary sewer system to support development on the Harrison Rise lands shall accommodate the future connection for the existing Lake Errock community and include the following components:

a. Upsized headwork, including mechanical screening and grit removal;
b. Upsized concrete tankage;
c. Solids handling capacity;
d. Design buildings to house future electrical and treatment equipment;
e. Electrical service and backup power supply to be built for the ultimate design population;
f. Availability of future land for expansion of the system, including the rapid infiltration basins; and,
g. Grading and site preparation to accommodate future upgrades for the Lake Errock community.

6.4.15 **Community benefit to Indigenous communities.** The Regional District is supportive of Indigenous communities receiving community sanitary sewer connection as a broader community benefit through the development of Harrison Rise lands.

6.4.16 **Community sanitary sewer expansion to Sq'éwlets.** The Regional District acknowledges that the developer of Harrison Rise lands intends to provide community sanitary sewer connection to Sq'éwlets as a community benefit.

6.4.17 **Servicing agreement.** The Regional Board shall enter into a servicing agreement for providing community sanitary sewer to Sq'éwlets. Such a servicing agreement may incorporate maximum system capacity allocation, user rates, replacement cost, capital upgrades, inflationary adjustments, and terms for renewal.

Storm Water Management

The management of storm water is necessary to control flooding and drainage. As development occurs, the amount of impervious area within a community often increases, as does the amount of surface run-off. These policies intend to mitigate the potential negative effects of storm water run-off attributed to development.



Figure 4: Example of naturalized storm water infrastructure

POLICY

6.4.18 **Storm water management plan.** At the time of zoning amendment, the developer shall submit a storm water management plan consistent with the Lake Errock Neighbourhood Plan policies of this section and ensure that post-development storm water flows do not exceed the pre-development flows.

6.4.19 **Green infrastructure.** Development should incorporate green infrastructure such as bio-swales, grass ditches, rain gardens, or drainage ponds as part of the storm water management plan.

6.4.20 **Impervious surfaces.** Impervious areas should be minimized through the use of grass and landscaped areas, protecting native topsoil, pervious surfaces (e.g., eco-pavers), porous driveway surfaces (e.g., unit pavers, grasscrete, compacted gravel), and uncovered drip-through decks.

6.4.21 **Road design**. Where development densities are suited to rural road standards, roads should be designed with roadside drainage based on techniques such as bio-swales and grassed ditches.

6.4.22 **Sediment management.** Development shall incorporate erosion and sediment control to prevent sediment from entering nearby watercourses and environmentally sensitive areas.

6.4.23 **Drainage discharge.** Developers shall include provisions for any drainage infrastructure that discharges into a riparian area or watercourse to protect against the discharge of sediments or other contaminants into sensitive areas (e.g., silt fencing, constructed wetland), based on recommendations from a Qualified Environmental Professional and subject to *Riparian Areas Protection Regulation* approval.

6.4.24 **Culvert capacity.** The Regional District will collaborate with the Ministry of Transportation and Transit to ensure new culverts are adequately sized and advocate

for increased maintenance of culverts along Lougheed Highway to reduce the risk of blockages, which can result in water pooling up behind road embankments.

Fire Protection Services

The development of Harrison Rise lands will introduce new land uses (e.g., apartment buildings, commercial, mixed residential-commercial) to the LENP area. The fire protection study for the Harrison Rise lands recommends a review of facility capacity, personnel capacity, fire apparatus, and insurance grades to determine the appropriate level of fire protection in the LENP area.

POLICY

6.4.25 **Level of service.** The Regional District will evaluate the following fire protection service delivery considerations for the proposed development on the Harrison Rise lands:

a. New development shall maintain and make contributions to improve the dwelling protection grade and public fire protection classification for the North Fraser Fire Halls;

b. Evaluation of the appropriate level of fire service delivery for Area C, including development on the Harrison Rise lands based on the recommendations of the *Fire Underwriters Survey Study*[15], updated fire protection study, and implication on insurance grades in the service area;

c. Service area taxation implications for providing a higher level of fire protection service set out in the *Fire Underwriters Survey Study*[16], such as purchasing a ladder truck, fire hall improvements to accommodate the ladder truck, and cost for personnel and training; and,

d. Ensure the fire protection service area is financially sustainable.

6.4.26 **Fire protection study.** At the time of zoning amendment, the developer shall submit a fire protection study to understand the implications of the proposed development on the Harrison Rise lands on the following:

a. Impact on existing versus proposed structure insurance grades and credit within the Public Fire Protection Classification system;

b. Capacity of current fire hall and personnel;

c. Costs related to increasing fire hall capacity, potential resource expansion, equipment, vehicles, and their lifecycle costs;

[15] Fire Underwriters Survey. (2024, February 21). *Public protection survey: Harrison Rise – USL 0999.0097.01, Electoral Area C, Fraser Valley Regional District*. Fire Underwriters Survey.
[16] Ibid.

d. Suitability of fire hall for a potential ladder truck for optimal credit for fire insurance grading purposes; and,
e. Funding mechanisms to address these costs.

6.4.27 **Reducing fire flows.** Development on the Harrison Rise lands shall implement the following to lower the demand on the local fire department and the water distribution system:

a. Use of non-combustible construction versus combustible construction to reduce required fire flows;
b. Where an automatic sprinkler system is not provided, reduction of exposure charges through:
    i. Increased distance between structures; and,
    ii. Increased fire resistance ratings of the exterior siding of all structures.
c. Installation of automatic sprinkler systems in buildings, especially multi-unit buildings, to reduce the required fire flow, and grant additional response time for the fire department to respond to structural fire emergencies; and,
d. Construction of a non-combustible firewall between multi-unit residential dwelling units to reduce exposure charges and fire spread by compartmentalizing a conflagration caused by a wildfire event.

6.4.28 **Firefighting cost recovery.** The Regional Board will achieve financial cost recovery for fire protection for development on the Harrison Rise lands through methods including direct developer contribution, financial tools such as Development Cost Charges, and service area taxation.

Lighting

POLICY

6.4.29 **Street lighting.** The Regional Board may consider a variation to the standard street lighting scheme for the development on the Harrison Rise lands that only installs streetlights at specific locations such as intersections, road curves, and transit stops to minimize light spills on neighbouring lands and support dark sky principles.

6.4.30 **Mitigation of light spill.** The developer shall provide lighting that incorporates light spill reduction techniques such as ground-oriented lighting, cut-off fixtures, and directing lighting away from environmentally sensitive areas.

6.4.31 **Minimize illumination.** Builders and landowners are encouraged to install lighting that is motion activated, avoid installation of certain spectra of lighting known to have impacts on wildlife, and limit the number of surface-mounted lighting in new homes.

Other Utilities

The Regional District is committed to enhancing the quality of life for its residents by ensuring reliable and uninterrupted essential services. Reliable utility services are critical for access to 911 or emergency services.

POLICY

6.4.32 **Improved reliability in services.** The Regional District will advocate to BC Hydro and internet service providers for improved and undisrupted hydro and internet connectivity in the Lake Errock Neighbourhood Plan area.

6.4.33 **Natural gas.** The Regional District will collaborate with the developers and FortisBC to bring natural gas to the Lake Errock Neighbourhood Plan area.

6.5 Transportation & Mobility

Transportation policies are critical to creating an integrated community with safe and efficient transportation systems within the LENP area. The LENP policies aim to create a pedestrian and circulation network that connects the Harrison Rise lands, Lake Errock, and Sq'éwlets. The Area C OCP sets out targets for community Greenhouse Gas (GHG) reductions. Creating an integrated community helps to achieve the goal of reducing GHG emissions by incorporating transit connections and active transportation networks.

Currently, there is no highway crossing between Harrison Rise and Lake Errock. As development occurs, it is natural that residents from Harrison Rise and Lake Errock would access various amenities, such as the commercial land uses in Harrison Rise and the waterfront park in Lake Errock. A need for comprehensive road safety management is required. According to the *BC Community Road Safety Toolkit*, incorporating a public health and safety perspective ensures that pedestrians and cyclists are well protected in a key road safety approach.

According to the Province of British Columbia's *Planning Together BC – Integrated Transportation and Land Use for Thriving Communities* document, an integrated planning approach is required for transportation and land use planning "that looks at the surrounding built environment as a complete system to proactively direct community growth, improve access, and generate economic prosperity. It seeks to break down siloes, such as those between transportation providers and land use planners, facilitating collaboration towards common goals."

To achieve this, the LENP advocates for and supports highway improvements at designated locations. This is with the intent that while highways play an important role in the safe and efficient movement of people and goods, they play an equally important role in connecting communities through a safe transportation network. Policies in this section identify key road network improvements, pedestrian facilities, and future transit and school bus stop locations to create an integrated community based on the principles of a safe and efficient transportation system.

POLICY

6.5.1 **Creation of an integrated community.** The Regional District will secure the transportation and mobility infrastructure identified in Map 5 – Utility and Transportation Network to create an interconnected community through the integration of Lake Errock, Harrison Rise lands, Sq'éwlets, and Leq'á:mel First Nation.

6.5.2 **Development financing.** The Regional District will establish policies or bylaws relating to voluntary contributions, Amenity Cost Charges, and Development Cost Charges, as applicable, to upgrade, expand, or construct transportation and mobility infrastructure.

6.5.3 **Pedestrian safety.** Development on the Harrison Rise lands should incorporate all feasible active transportation network connections through the development to minimize potential conflicts between pedestrians and vehicle traffic. Where sections of the pathway must follow the Lougheed Highway shoulder, a physical barrier shall be provided to ensure pedestrian safety.

6.5.4 **Collaboration.** The Regional District encourages the developer of the Harrison Rise lands to engage with Sq'éwlets and Leq'á:mel First Nation to identify potential active transportation connectivity opportunities with their communities.

Road Network & Circulation Improvements

The future growth and development of Lake Errock is dependent on improved access and circulation throughout the neighbourhood. Road network improvements are necessary to support the community in the long term by providing access to destinations both within and outside of Lake Errock and promoting the safety of all road users.

These policies intend to support local road network and circulation improvements to allow for safe movement within the neighbourhood.

POLICY

6.5.5 **Local circulation.** The developer for the Harrison Rise lands shall work with the Ministry of Transportation and Transit to improve local circulation by installing the

following road improvements shown on Map 5 – Utility and Transportation Network at the time of development:

a. Intersection improvements at Lougheed Highway and Harrison Bay Road for pedestrian crossing and transit stops;
b. Intersection improvements at Lougheed Highway and Harrison Rise development areas;
c. Road connection from Beaudry Road to Harrison Rise development areas;
d. Road connection from Watkins Road to Harrison Rise development areas (secondary egress route); and,
e. Turn around or bus loop for transit and school buses near the entrance of the Harrison Rise development.

6.5.6 **Secondary egress route.** The developer of the Harrison Rise lands shall construct a secondary access route connecting the development to Watkins Road. This requirement shall be triggered when the development exceeds 100 dwelling units, to ensure adequate emergency access and public safety.

6.5.7 **Bus loop area.** At the time of the zoning amendment of the Harrison Rise lands, the developer shall submit a conceptual plan for the bus loop area near the entrance of the development. The plan shall align with BC Transit's Strategic Plan and infrastructure design guidelines. The plan shall include:

a. Bus shelter infrastructure and lighting;
b. Public amenity spaces, such as community garden and produce stand;
c. Connection to the employment lands;
d. Public parking spaces; and,
e. End-of-trip facilities such as bike racks.

6.5.8 **Bridge crossing.** The Regional District will be supportive of a bridge crossing over Holachten Creek for a secondary egress route.

6.5.9 **Assessment of bridge crossings.** Bridge crossings should be limited. Where bridge crossings are deemed necessary, a Qualified Environmental Professional shall submit an Environmental Assessment to ensure that the wildlife and riparian habitats are not negatively impacted or limit disturbance.

6.5.10 **Beaudry Road connection.** Development fronting on Beaudry Road should have direct access to Beaudry Road, however, internal traffic access from the remainder of the Harrison Rise development is discouraged on Beaudry Road due to the Lougheed Highway configuration.

Pedestrian Facilities

Improvements to road infrastructure that supports the safe movement of pedestrians are critical to the creation of a complete community. Pedestrian facilities such as sidewalks, signalized intersections, and crosswalks are necessary to improve neighbourhood connectivity and to encourage residents to travel on foot for local trips.

These policies intend to provide a safe and comfortable environment for pedestrians to move around and access destinations within the neighbourhood on foot.

POLICY

6.5.11 **Pedestrian facilities.** Development on the Harrison Rise lands shall provide the following pedestrian facilities to enhance the pedestrian environment and access to development areas:

a. Sidewalk connection from Beaudry Road to Harrison Rise residential areas;
b. Sidewalks/trails along Lougheed Highway between Beaudry Road and potential pedestrian crossing near Harrison Bay Road; and,
c. Multi-use path connectivity:
    i. Development on Harrison Rise lands to the Lake Errock community through a highway crossing at the intersection of Lougheed Highway and Harrison Bay Road;
    ii. Pedestrian crossing at the intersection of Harrison Bay Road and Moses Drive; and,
    iii. Connection from the Harrison Rise lands to the pedestrian underpass at Scowlitz Access Road in consultation with Sq'éwlets.

6.5.12 **Developer to provide pedestrian crossing.** At the time of zoning amendment for the development of the Harrison Rise lands, the developer shall demonstrate a viable Lougheed Highway pedestrian crossing concept that connects the Harrison Rise lands with the existing Lake Errock community. As a condition of the development, the developer shall be required to install the pedestrian crossing to ensure safe and integrated connectivity between the two areas.

6.5.13 **Coordination with the Ministry of Transportation and Transit for crossings**. The Regional Board will advocate to the Ministry of Transportation and Transit to support a highway crossing to integrate the Harrison Rise development and existing development in Sq'éwlets and Lake Errock, with the preferred location at Harrison Bay Road due to the existing railway crossing and proximity to the Harrison Rise development.

6.5.14 **Integration of communities.** The Regional District will work with the Ministry of Transportation and Transit and Sq'éwlets to identify any suitable locations for a pedestrian crossing that connects the Harrison Rise lands and provides safe pedestrian access to the daycare at Sq'éwlets.

6.5.15 **Pedestrian-friendly public realm.** Development should establish a pedestrian-friendly public realm through streetscape and pedestrian route finishes such as sidewalks, corner bulges, mid-block, and pedestrian links and crossings, street furniture, pedestrian-oriented lighting, and continuous weather protection.

6.5.16 **Universal access.** Pedestrian infrastructure shall be universally accessible to allow everyone to benefit regardless of ability.

Transit & School Bus Stop

POLICY

6.5.17 **Engage with BC Transit.** At the time of zoning amendment for the development of the Harrison Rise lands, the developer shall apply to the BC Transit Development Referral program to ensure the opportunity for BC Transit to provide comments on how the development will impact existing or planned transit service and identify transit accessibility improvements.

6.5.18 **Transit integration.** The Regional District will collaborate with BC Transit and Sq'éwlets to plan transit integration between the communities of Harrison Rise, Lake Errock, and Sq'éwlets with other communities in the Regional District. This includes, but is not limited to:

a. Identifying new bus stop locations along both sides of Lougheed Highway at key community destinations;
b. Assessing how to utilize the Lougheed Highway right-of-way entrance to Harrison Rise for school bus and transit turnaround; and,
c. Bus loop for transit and school bus turnaround on the Harrison Rise lands.

6.5.19 **School bus stop integration.** At the time of the zoning amendment for the development of the Harrison Rise lands, the developer shall work with School District No. 75 and a Qualified Professional to integrate safe bus school stops within the development. Consideration must be given to:

a. Safe drop-off and pick-up location;
b. Pedestrian connectivity to the local and neighbouring communities;
c. Physically delineated (i.e., barriers) route along the highway with minimal pedestrian crossings; and,

d. Integrated with transit stops where possible.

6.6 Shared Interests with Indigenous Communities

The lands within the LENP contain a significant record of the historical, traditional, and cultural uses of several Indigenous communities including Sq'éwlets and Leq'á:mel First Nation, much of which persists today. The Regional District recognizes that reconciliation is an ongoing process and shall be centred on the development and continued care of strong relationships. This LENP provides an opportunity to work collaboratively towards shared goals through land use planning and development.

POLICY

6.6.1 **Collaboration on fee simple lands.** The Regional District will collaborate with Sq'éwlets to explore opportunities to promote conservation, recreational uses, and cultural representation on fee simple lands acquired by Sq'éwlets in Harrison Rise.

6.6.2 **Community sanitary sewer connection as a broader public benefit.** The Regional Board acknowledges that the community sanitary sewer connection to Sq'éwlets is a broader public interest matter provided by the development of Harrison Rise lands.

6.6.3 **Future sanitary sewer capacity planning.** The Regional Board encourages Sq'éwlets to work with the developer for the Harrison Rise lands on their current and future development plans that will impact sanitary servicing demand.

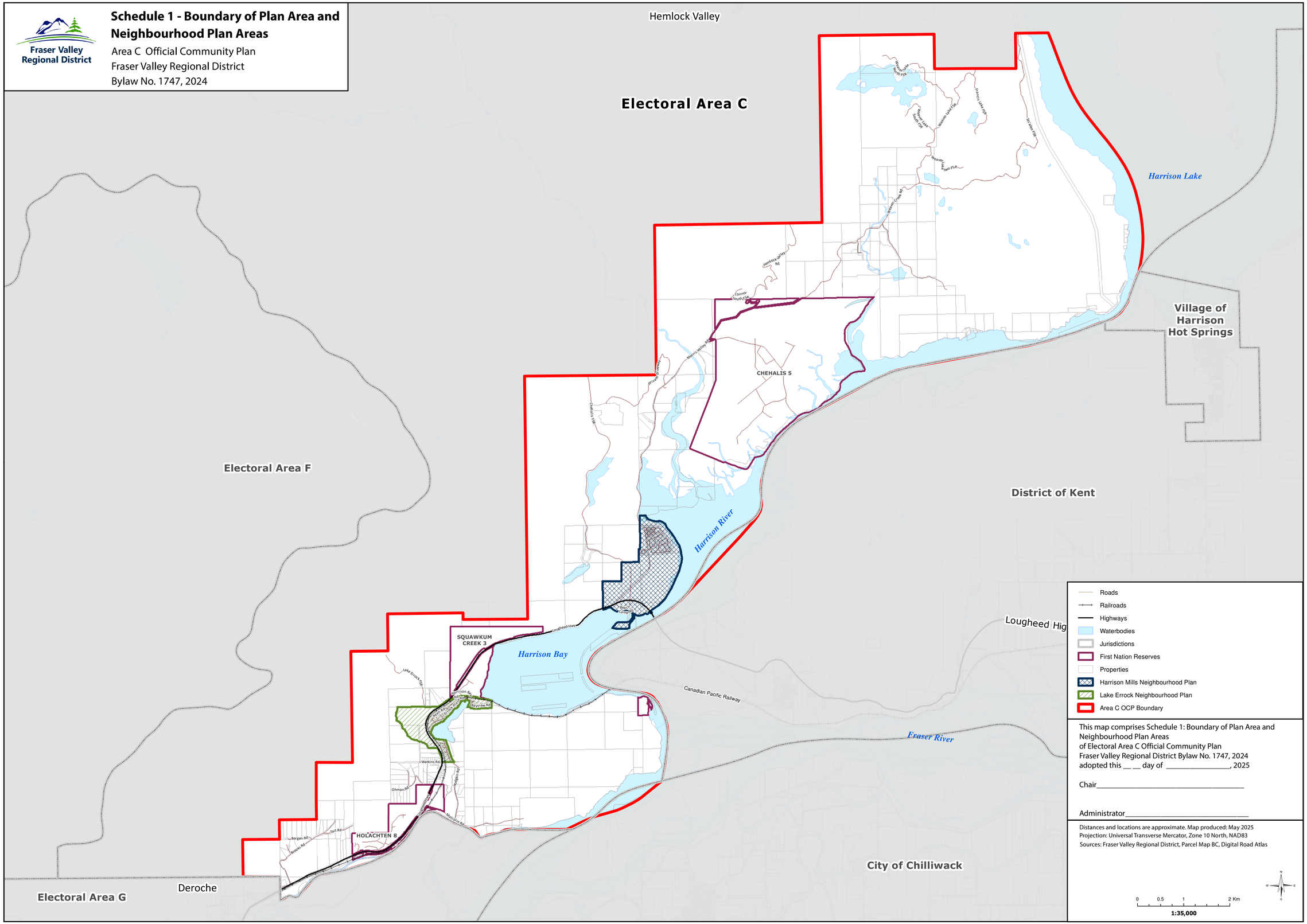
6.6.4 **Collaboration on hydrology.** The Regional District encourages developers to engage with Leq'á:mel First Nation regarding the overall hydrology and hazard adaptation measures for the Benchlands within the Lake Errock Neighbourhood Plan area.

SCHEDULES & MAPS

Fraser Valley Regional District

Schedule 1 - Boundary of Plan Area and Neighbourhood Plan Areas

Area C Official Community Plan
Fraser Valley Regional District
Bylaw No. 1747, 2024



- Roads
- Railroads
- Highways
- Waterbodies
- Jurisdictions
- First Nation Reserves
- Properties
- Harrison Mills Neighbourhood Plan
- Lake Errock Neighbourhood Plan
- Area C OCP Boundary

This map comprises Schedule 1: Boundary of Plan Area and Neighbourhood Plan Areas
of Electoral Area C Official Community Plan
Fraser Valley Regional District Bylaw No. 1747, 2024
adopted this __ __ day of _____, 2025

Chair_____

Administrator_____

Distances and locations are approximate. Map produced: May 2025
Projection: Universal Transverse Mercator, Zone 10 North, NAD83
Sources: Fraser Valley Regional District, Parcel Map BC, Digital Road Atlas

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Fraser Valley Regional District

Schedule 2 - Land Use Designations

Area C Official Community Plan
Fraser Valley Regional District
Bylaw No. 1747, 2024

Hemlock Valley

Electoral Area C

Harrison Lake

Village of Harrison Hot Springs

Electoral Area F

CHEHALIS 5

District of Kent

Harrison River

See Schedule 2A

Lougheed

SQUAWKUM CREEK 3

Harrison Bay

See Schedule 2B

Canadian Pacific Railway

WILLIAMS 2

Fraser River

HOLACHTEN 8

Deroche

Electoral Area G

City of Chilliwack

- Roads
- Railroads
- Highways
- Waterbodies
- Jurisdictions
- First Nation Reserves
- Properties
- Area C OCP Boundary
- Harrison Mills Neighbourhood Plan
- Lake Errock Neighbourhood Plan
- Agricultural
- Conservation
- Forest
- Highway Commercial
- Industrial
- Limited Use
- Rural

This map comprises Schedule 2: Area Designations of
Electoral Area C Official Community Plan
Fraser Valley Regional District Bylaw No. 1747, 2024
adopted this __ __ day of _____, 2025

Chair_____

Administrator_____

Distances and locations are approximate. Map produced: May 2025
Projection: Universal Transverse Mercator, Zone 10 North, NAD83
Sources: Fraser Valley Regional District, Parcel Map BC, Digital Road Atlas

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Schedule 2A - Land Use Designations - Harrison Mills Neighbourhood Plan

Area C Official Community Plan
Fraser Valley Regional District
Bylaw No. 1747, 2024

Fraser Valley Regional District

Morris Valley Rd
Tapadera Estates
River's Reach
Harrison Lane
Eagle Point
Chehalis FSR
Harrison River
Sandpiper Resort
Electoral Area C
Lougheed Highway
Beach Camp
Beach Camp Rd
Lougheed Hwy
Harrison River Bridge
District of Kent
School Rd
Lougheed Hwy
Harrison Bay

- Roads
- Railroads
- Highways
- Waterbodies
- Jurisdictions
- First Nation Reserves
- Properties
- Area C OCP Boundary
- Harrison Mills Neighbourhood Plan
- Compact Residential
- Conservation
- Crown Limited Development
- Limited Use
- Neighbourhood Commercial
- Resort
- Suburban Residential
- Village Centre
- Village Resort Residential

This map comprises Schedule 2A: Harrison Mills Neighbourhood Plan Designations of Electoral Area C Official Community Plan Fraser Valley Regional District Bylaw No. 1747, 2024 adopted this __ __ day of _____, 2025

Chair_____

Administrator_____

Distances and locations are approximate. Map produced: May 2025
Projection: Universal Transverse Mercator, Zone 10 North, NAD83

Sources: Fraser Valley Regional District, Parcel Map BC, Digital Road Atlas

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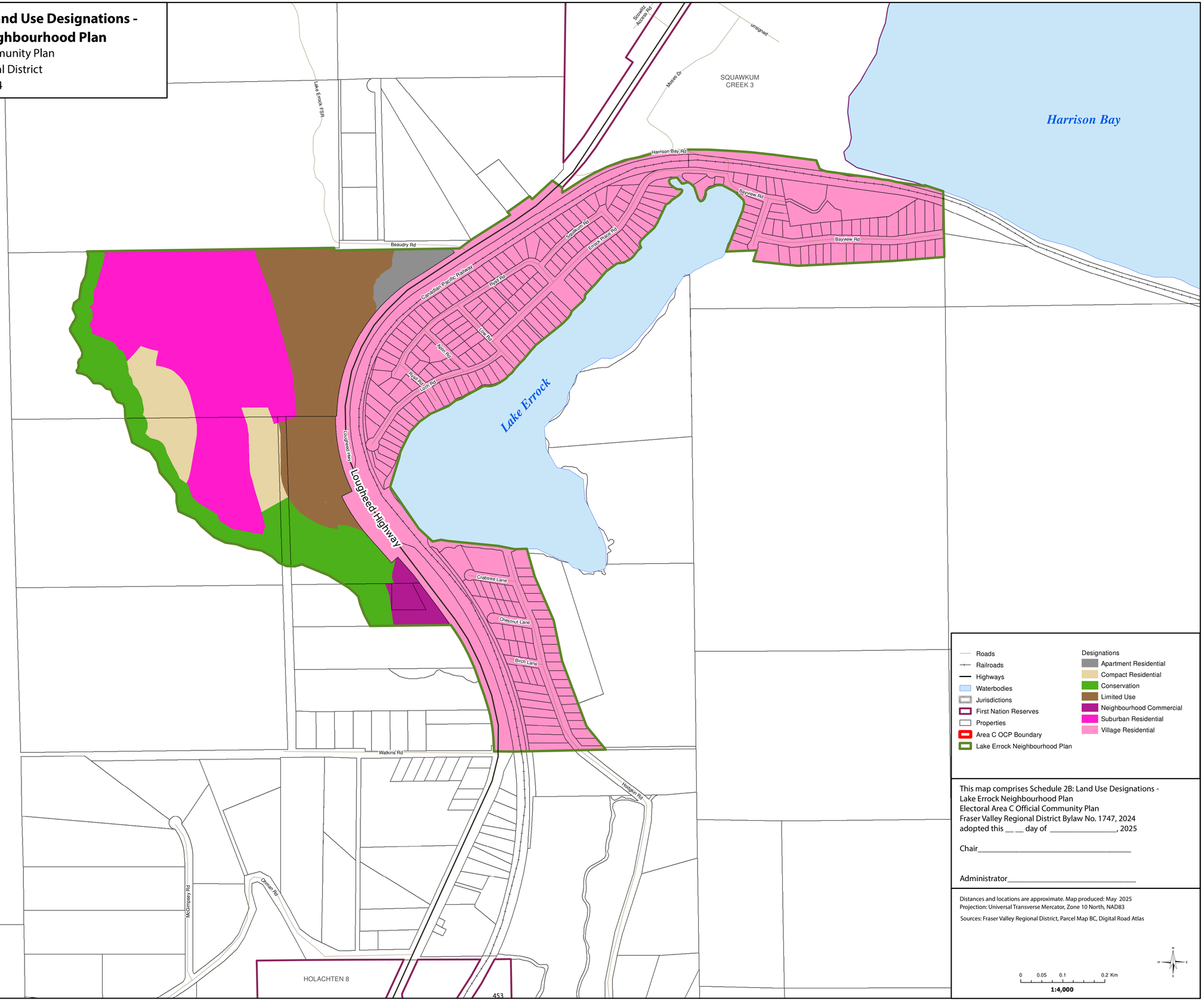
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Schedule 2B - Land Use Designations - Lake Errock Neighbourhood Plan

Area C Official Community Plan
Fraser Valley Regional District
Bylaw No. 1747, 2024

Fraser Valley Regional District

Electoral Area C



Roads
Railroads
Highways
Waterbodies
Jurisdictions
First Nation Reserves
Properties
Area C OCP Boundary
Lake Errock Neighbourhood Plan

Designations
Apartment Residential
Compact Residential
Conservation
Limited Use
Neighbourhood Commercial
Suburban Residential
Village Residential

This map comprises Schedule 2B: Land Use Designations - Lake Errock Neighbourhood Plan
Electoral Area C Official Community Plan
Fraser Valley Regional District Bylaw No. 1747, 2024
adopted this __ __ day of _____, 2025

Chair_____

Administrator_____

Distances and locations are approximate. Map produced: May 2025
Projection: Universal Transverse Mercator, Zone 10 North, NAD83

Sources: Fraser Valley Regional District, Parcel Map BC, Digital Road Atlas

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Fraser Valley Regional District

Schedule 3 - Geohazard Development Permit Area 1-C

Area C Official Community Plan
Fraser Valley Regional District
Bylaw No. 1747, 2024

Hemlock Valley

Electoral Area C

Harrison Lake

Village of Harrison Hot Springs

Greenspace

East Sector Recreation Area

Electoral Area F

District of Kent

CHEHALIS 5

SQUAWKUM CREEK 3

HOLACHTEN 8

Harrison Bay

Harrison River

Fraser River

Canadian Pacific Railway

Kilby Historic Park

Rotary Park

Island 22 Regional Park

Fairfield Island Park

City of Chilliwack

Electoral Area G

Roads
Railroads
Highways
Waterbodies
Jurisdictions
First Nation Reserves
Properties
Area C OCP Boundary
Harrison Mills Neighbourhood Plan
Lake Errock Neighbourhood Plan
Devlopmet Permit Area 1-C

This map comprises Schedule 3: Geohazard Development Permit Area 1-C of Electoral Area C Official Community Plan Fraser Valley Regional District Bylaw No. 1747, 2024 adopted this __ __ day of _____, 2025

Chair_____

Administrator_____

Distances and locations are approximate. Map produced: May 2025
Projection: Universal Transverse Mercator, Zone 10 North, NAD83
Sources: Fraser Valley Regional District, Parcel Map BC, Digital Road Atlas, Cordilleran Geoscience

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Schedule 4 - Lake Errock Geohazard Development Permit Area 2-C

Area C Official Community Plan
Fraser Valley Regional District
Bylaw No. 1747, 2024

Fraser Valley Regional District

Electoral Area C

SQUAWKUM CREEK 3

HOLACHTEN 8

SKUMALASPH 16

455

Harrison Bay

Lake Errock

Lougheed Highway

Lougheed Hwy

Salmon River Bridge

Scowlitz Access Rd

unsigned

Moses Dr

Harrison Bay Rd

Canadian Pacific Railway

Sapakum Rd

Errock Place Rd

Ryall Rd

Low Rd

Aplin Rd

Loch Rd

Bayview Rd

Beaudry Rd

Lake Errock FSR

Grabtree Lane

Chestnut Lane

Birch Lane

Watkins Rd

McGimpsey Rd

Orman Rd

Hocking Rd

Meewen Pl

Brooks Rd

Tait Rd

Roads
Railroads
Highways
Waterbodies
Jurisdictions
First Nation Reserves
Properties
Area C OCP Boundary

Devlopmet Permit Area 2-C

Lake Errock Hazards

Fan Area 1
Fan Area 2
Fan Area 3
Fan Area 4
Floodplain Area 5
NAH Area 6

This map comprises Schedule 4 - Lake Errock Geohazard Development Permit Area 2-C of Electoral Area C Official Community Plan Fraser Valley Regional District Bylaw No. 1747, 2024 adopted this __ __ day of _____, 2025

Chair_____

Administrator_____

Distances and locations are approximate. Map produced: May 2025
Projection: Universal Transverse Mercator, Zone 10 North, NAD83
Sources: Fraser Valley Regional District, Parcel Map BC, Digital Road Atlas, Cordilleran Geoscience

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Fraser Valley Regional District

Schedule 5 - Enviromentally Sensitive Habitat Development Permit Area 3-C

Area C Official Community Plan
Fraser Valley Regional District
Bylaw No. 1747, 2024

Hemlock Valley

Electoral Area C

Harrison Lake

Village of Harrison Hot Springs

CHEHALIS 5

Electoral Area F

District of Kent

Harrison River

*Note: Refer to Schedule 7 DPA 5-C

SQUAWKUM CREEK 3

Harrison Bay

Canadian Pacific Railway

Fraser River

HOLACHTEN 8

Deroche

Electoral Area G

City of Chilliwack

Lougheed H

Roads
Railroads
Highways
Waterbodies
Jurisdictions
First Nation Reserves
Properties
Area C OCP Boundary
Lake Errock Neighbourhood Plan
Harrison Mills Neighbourhhod Plan
Development Permit Area 3-C

This map comprises Schedule 5: Environmentally Sensitive Habitat Development Permit Area 3-C of Electoral Area C Official Community Plan Fraser Valley Regional District Bylaw No. 1747, 2024 adopted this __ __ day of _____, 2025

Chair_____

Administrator_____

Distances and locations are approximate. Map produced: May 2025
Projection: Universal Transverse Mercator, Zone 10 North, NAD83
Sources: Fraser Valley Regional District, Parcel Map BC, Digital Road Atlas, Hancock Environmental, Province of BC

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Schedule 6 - Riparian Areas Development Permit Area 4-C

Area C Official Community Plan
Fraser Valley Regional District
Bylaw No. 1747, 2024

Fraser Valley Regional District

Hemlock Valley

Electoral Area C

Harrison Lake

Village of Harrison Hot Springs

Greenspace

East Sector Recreation Area

CHEHALIS 5

SQUAWKUM CREEK 3

HOLACHTEN 8

Harrison Bay

Harrison River

Fraser River

Canadian Pacific Railway

Lougheed Hwy

District of Kent

City of Chilliwack

Electoral Area F

Electoral Area G

Deroche

Rotary Park

Kilby Historic Park

Island 22 Regional Park

Fairfield Island Park

Vaughan Creek
Sukwi Creek
Connor Creek
Silo Creek
Hemlock Valley Rd
Chehalis River
Chehalis FSR
Lake Errock FSR
Lake Errock Rd
Rawlings Creek
Rawlings Creek Rd
Dickson Creek
Dickson Creek Rd
Dickson Valley Rd
Francis Lake FSR
Skwah FSR
Reservoir Lake FSR
Skwah Lake North FSR
Skwah Lake South FSR
Thunderbird Creek
Sasquatch Creek
Hot Springs Slough
Mountain Slough
McCallum Ditch
Momy Creek
All Creek
South Sharrie Creek
Sharrie Creek
Dickson Creek
Norrish Creek
West Norrish Creek
Margaret Creek
Pretty Creek
Rose Creek
Scuzzy Creek
Holachten Creek
Siddall Creek
Barnes Creek
Pye Creek
Deroche Creek
Morrow Creek
Ohman Rd
Watkins Rd
Holden Rd
McGuire Rd
Bergen Rd
Brooks Rd
Tait Rd
Ellum Creek
Access Camp Rd
Dickson Valley Rd
Bell Slough
Duncan Slough
Balcom Slough
Hope Slough
Hennessy Slough
Fraser River

Roads
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Highways
Waterbodies
Jurisdictions
First Nation Reserves
Properties
Area C OCP Boundary
Harrison Mills Neighbourhood Plan
Lake Errock Neighbourhood Plan
Development Permit Area 4-C

This map comprises Schedule 6: Riparian Areas
Development Permit Area 4-C
of Electoral Area C Official Community Plan
Fraser Valley Regional District Bylaw No. 1747, 2024
adopted this __ __ day of _____, 2025

Chair_____

Administrator_____

Distances and locations are approximate. Map produced: May 2025
Projection: Universal Transverse Mercator, Zone 10 North, NAD83
Sources: Fraser Valley Regional District, Parcel Map BC, Digital Road Atlas

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Fraser Valley Regional District

Schedule 7 - Harrison Mills Environmentally Sensitive Development Permit Area 5-C

Area C Official Community Plan
Fraser Valley Regional District
Bylaw No. 1747, 2024

Electoral Area C

Elbow Creek

Echo Lake

Chehalis FSR

Morris Valley Rd

Harrison River

District of Kent

Lougheed Hwy

Beach Camp Rd

SQUAWKUM CREEK 3

Harrison Bay

458

- Roads
- Railroads
- Highways
- Waterbodies
- Jurisdictions
- First Nation Reserves
- Properties
- Area C OCP Boundary
- Harrison Mills Neighbourhood Plan
- Development Permit Area 5-C
- Zone B 0 - 50m.
- Zone C 50 - 100m.
- Zone D 100m. +

This map comprises Schedule 7: Harrison Mills Environmentally Sensitive Development Permit Area 5-C
of Electoral Area C Official Community Plan
Fraser Valley Regional District Bylaw No. 1747, 2024
adopted this __ __ day of _____, 2025

Chair_____

Administrator_____

Disclaimer: Proposed Developments may be required to determine, through a topographic survey sealed by a BC Land Suveyor, the precise location of zone setbacks

Distances and locations are approximate. Map produced: May 2025
Projection: Universal Transverse Mercator, Zone 10 North, NAD83

Sources: Fraser Valley Regional District, Parcel Map BC, Digital Road Atlas and Hancock Environmental

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Fraser Valley Regional District

Schedule 8 - Harrison Mills Village Centre Development Permit Area 6-C

Area C Official Community Plan
Fraser Valley Regional District
Bylaw No. 1747, 2024

Electoral Area C

Elbow Creek

Echo Lake

Harrison Bay

Harrison River

Chehalis FSR

Morris Valley Rd

Lougheed Hwy

Beach Camp Rd

District of Kent

Roads
Railroads
Highways
Waterbodies
Jurisdictions
First Nation Reserves
Properties
Area C OCP Boundary
Harrison Mills Neighbourhood Plan
Development Permit Area 6-C

This map comprises Schedule 8: Harrison Mills Village Centre Development Permit Area 6-C of Electoral Area C Official Community Plan Fraser Valley Regional District Bylaw No. 1747, 2024 adopted this __ __ day of _____, 2025

Chair_____

Administrator_____

Distances and locations are approximate. Map produced: May 2025
Projection: Universal Transverse Mercator, Zone 10 North, NAD83

Sources: Fraser Valley Regional District, Parcel Map BC, Digital Road Atlas and Hancock Environmental

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Schedule 9 - Lake Errock Highway Corridor Development Permit Area 7-C

Area C Official Community Plan
Fraser Valley Regional District
Bylaw No. 1747, 2024

Fraser Valley Regional District

Electoral Area C

Harrison Bay

Lake Errock

SQUAWKUM CREEK 3

HOLACHTEN 8

HOLACHTEN 8

460

Lake Errock FSR

Soowalis Xooget Rd

unsigned

Moses Dr

Harrison Bay Rd

Bayview Rd

Bayview Rd

Beaudry Rd

Squakum Rd

Errock Place Rd

Canadian Pacific Railway

Ryall Rd

Low Rd

Aplin Rd

Ryall Rd

Loch Rd

Lougheed Highway

Crabtree Lane

Chestnut Lane

Birch Lane

Watkins Rd

Hodgkin Rd

McGillivray Rd

Okman Rd

Roads
Railroads
Highways
Waterbodies
Jurisdictions
First Nation Reserves
Properties
Area C OCP Boundary
Lake Errock Neighbourhood Plan
Development Permit Area 7-C

This map comprises Schedule 9 - Harrison Rise Highway Corridor Development Permit Area 7-C
of Electoral Area C Official Community Plan
Fraser Valley Regional District Bylaw No. 1747, 2024
adopted this __ __ day of _____, 2025

Chair_____

Administrator_____

Distances and locations are approximate. Map produced: May 2025
Projection: Universal Transverse Mercator, Zone 10 North, NAD83
Sources: Fraser Valley Regional District, Parcel Map BC, Digital Road Atlas,

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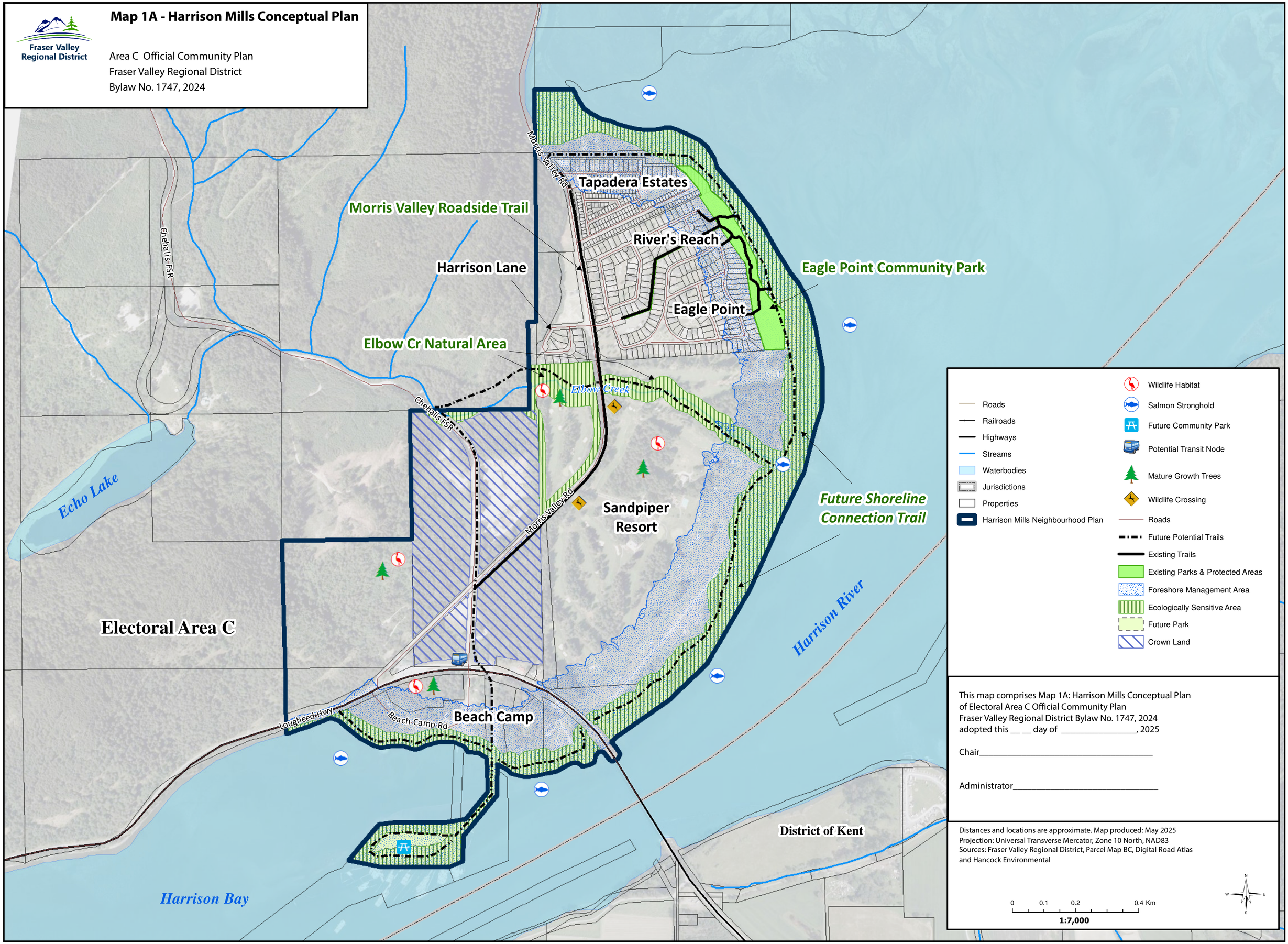
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Map 1A - Harrison Mills Conceptual Plan

Fraser Valley Regional District

Area C Official Community Plan
Fraser Valley Regional District
Bylaw No. 1747, 2024



- Roads
- Railroads
- Highways
- Streams
- Waterbodies
- Jurisdictions
- Properties
- Harrison Mills Neighbourhood Plan
- Wildlife Habitat
- Salmon Stronghold
- Future Community Park
- Potential Transit Node
- Mature Growth Trees
- Wildlife Crossing
- Roads
- Future Potential Trails
- Existing Trails
- Existing Parks & Protected Areas
- Foreshore Management Area
- Ecologically Sensitive Area
- Future Park
- Crown Land

This map comprises Map 1A: Harrison Mills Conceptual Plan
of Electoral Area C Official Community Plan
Fraser Valley Regional District Bylaw No. 1747, 2024
adopted this __ __ day of _____, 2025

Chair_____

Administrator_____

Distances and locations are approximate. Map produced: May 2025
Projection: Universal Transverse Mercator, Zone 10 North, NAD83
Sources: Fraser Valley Regional District, Parcel Map BC, Digital Road Atlas and Hancock Environmental

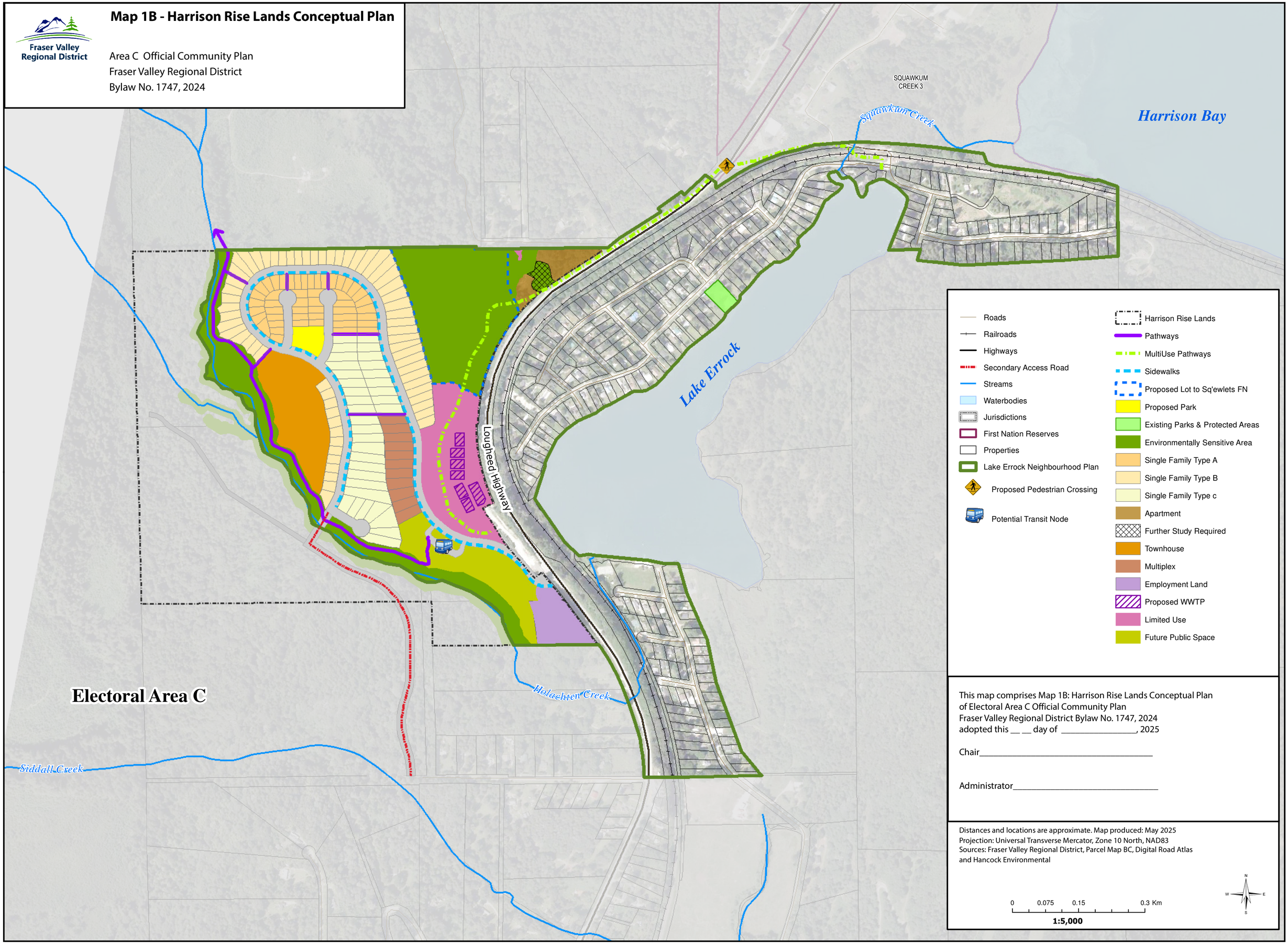
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Map 1B - Harrison Rise Lands Conceptual Plan

Fraser Valley Regional District

Area C Official Community Plan
Fraser Valley Regional District
Bylaw No. 1747, 2024



- Roads
- Railroads
- Highways
- Secondary Access Road
- Streams
- Waterbodies
- Jurisdictions
- First Nation Reserves
- Properties
- Lake Errock Neighbourhood Plan
- Proposed Pedestrian Crossing
- Potential Transit Node
- Harrison Rise Lands
- Pathways
- MultiUse Pathways
- Sidewalks
- Proposed Lot to Sq'ewlets FN
- Proposed Park
- Existing Parks & Protected Areas
- Environmentally Sensitive Area
- Single Family Type A
- Single Family Type B
- Single Family Type c
- Apartment
- Further Study Required
- Townhouse
- Multiplex
- Employment Land
- Proposed WWTP
- Limited Use
- Future Public Space

This map comprises Map 1B: Harrison Rise Lands Conceptual Plan
of Electoral Area C Official Community Plan
Fraser Valley Regional District Bylaw No. 1747, 2024
adopted this __ __ day of _____, 2025

Chair_____

Administrator_____

Distances and locations are approximate. Map produced: May 2025
Projection: Universal Transverse Mercator, Zone 10 North, NAD83
Sources: Fraser Valley Regional District, Parcel Map BC, Digital Road Atlas and Hancock Environmental

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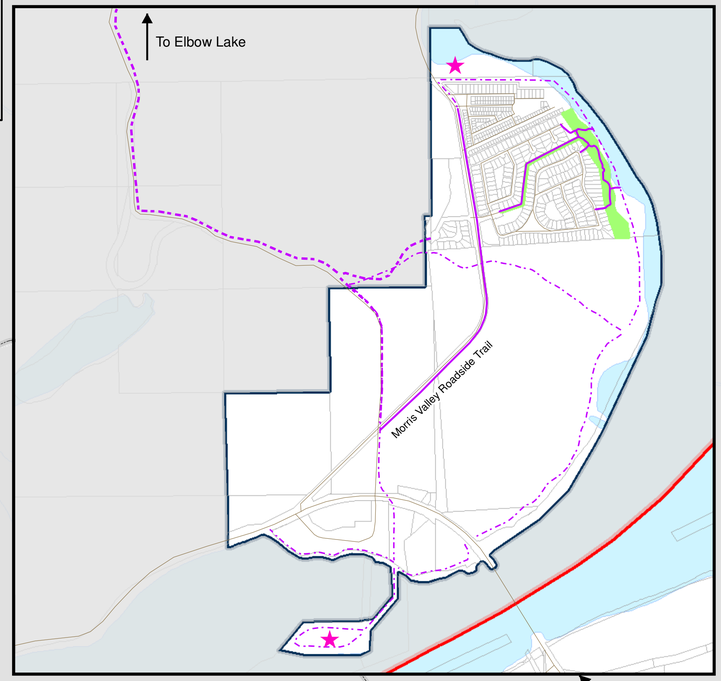
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Map 2 - Parks, Trails & Recreation Areas

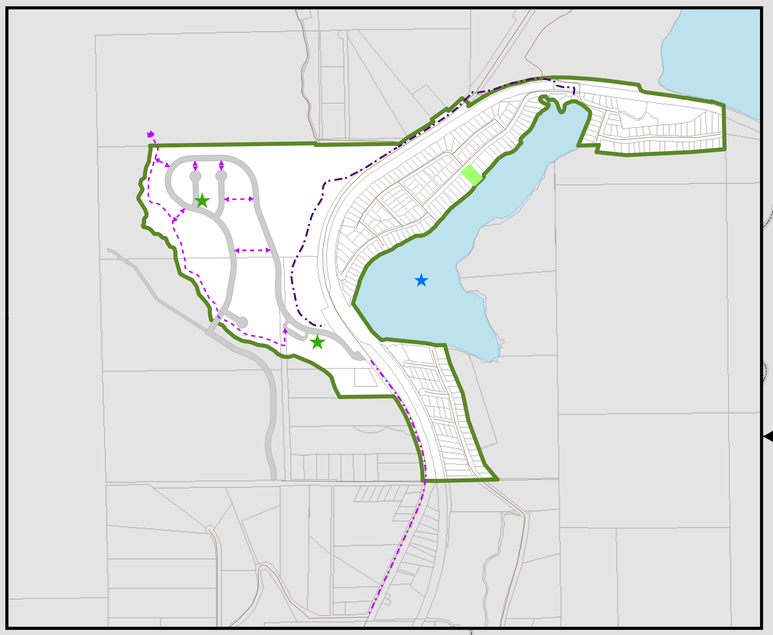
Area C Official Community Plan
Fraser Valley Regional District
Bylaw No. 1747, 2024

Fraser Valley Regional District

Harrison Mills Neigbourhood Plan Inset



Lake Errock Neighbourhood Plan Inset



Hemlock Valley

Harrison Lake

Electoral Area C

Weaver Lake
Francis Lake
Grace Lake
Wolf Lake
Chehalis River
CHEHALIS 5
SQUAWKUM CREEK 3
HOLACHTEN 8
Harrison River
Canadian Pacific Railway
Fraser River
Lougheed Highway
463

Electoral Area F
Electoral Area G
Deroche
District of Kent
City of Chilliwack

- Roads
- Railroads
- Highways
- Waterbodies
- Jurisdictions
- Properties
- Area C OCP Boundary
- Harrison Mills Neighbourhood Plan
- Lake Errock Neighbourhood Plan
- Trailheads
- Future Potential Trails
- Existing Trails
- Forest Recreation Areas
- Community Park
- Proposed Paths
- Proposed Trail
- Potential Park Sites
- Potential Lakefront Lot for Park
- Proposed Park

This map comprises Map 2 Parks, Trails & Recreation Areas of Electoral Area C Official Community Plan Fraser Valley Regional District Bylaw No. 1747, 2024 adopted this __ __ day of _____, 2025

Chair_____

Administrator_____

Distances and locations are approximate. Map produced: May 2025
Projection: Universal Transverse Mercator, Zone 10 North, NAD83
Sources: Fraser Valley Regional District, Parcel Map BC, Digital Road Atlas

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Map 3 - Geologic & Stream Hazards

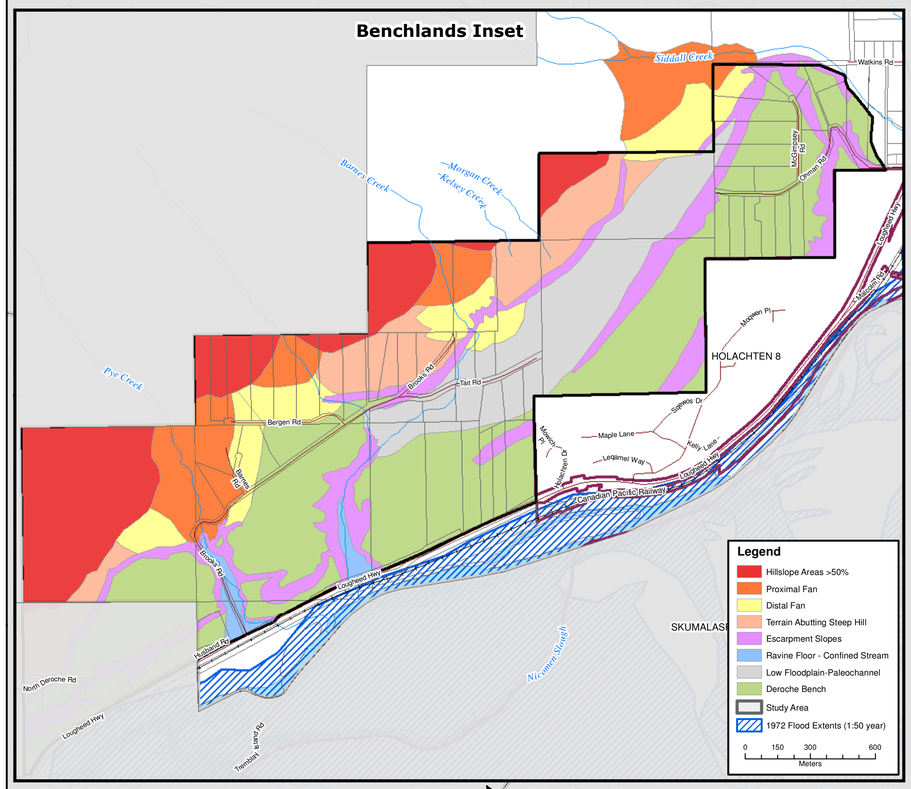
Area C Official Community Plan
Fraser Valley Regional District
Bylaw No. 1747, 2024

Fraser Valley Regional District

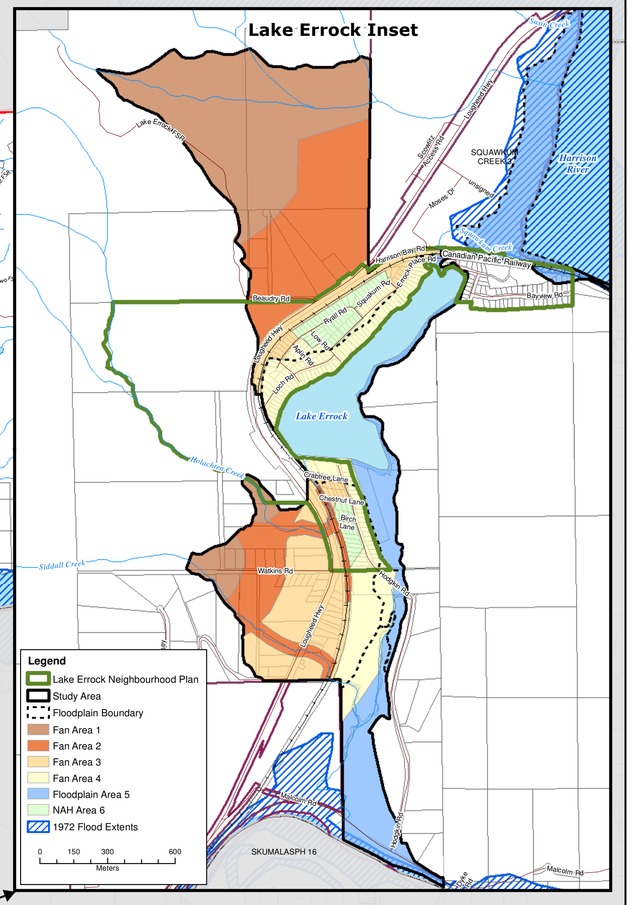
Electoral Area C

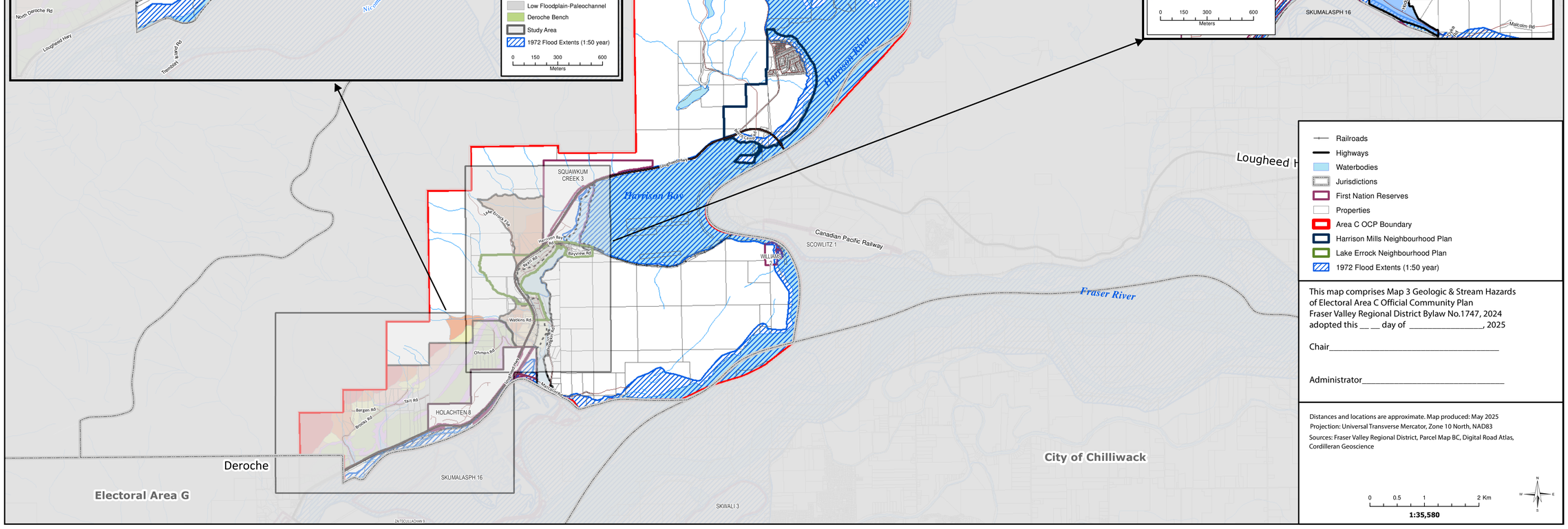
Hemlock Valley

Benchlands Inset



Lake Errock Inset





This map comprises Map 3 Geologic & Stream Hazards of Electoral Area C Official Community Plan Fraser Valley Regional District Bylaw No.1747, 2024 adopted this __ __ day of _____, 2025

Chair_____

Administrator_____

Distances and locations are approximate. Map produced: May 2025
Projection: Universal Transverse Mercator, Zone 10 North, NAD83
Sources: Fraser Valley Regional District, Parcel Map BC, Digital Road Atlas, Cordilleran Geoscience

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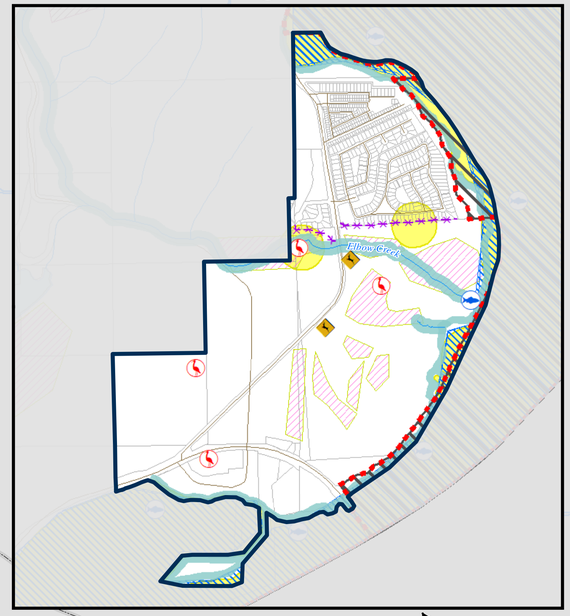
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Map 4 - Ecologically Sensitive Areas

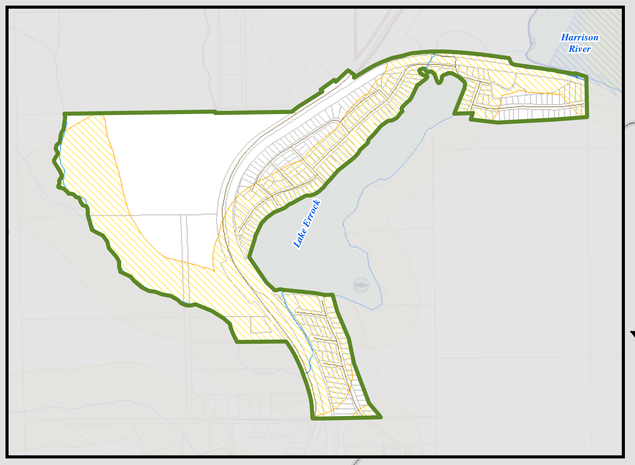
Fraser Valley Regional District

Area C Official Community Plan
Fraser Valley Regional District
Bylaw No. 1747, 2024

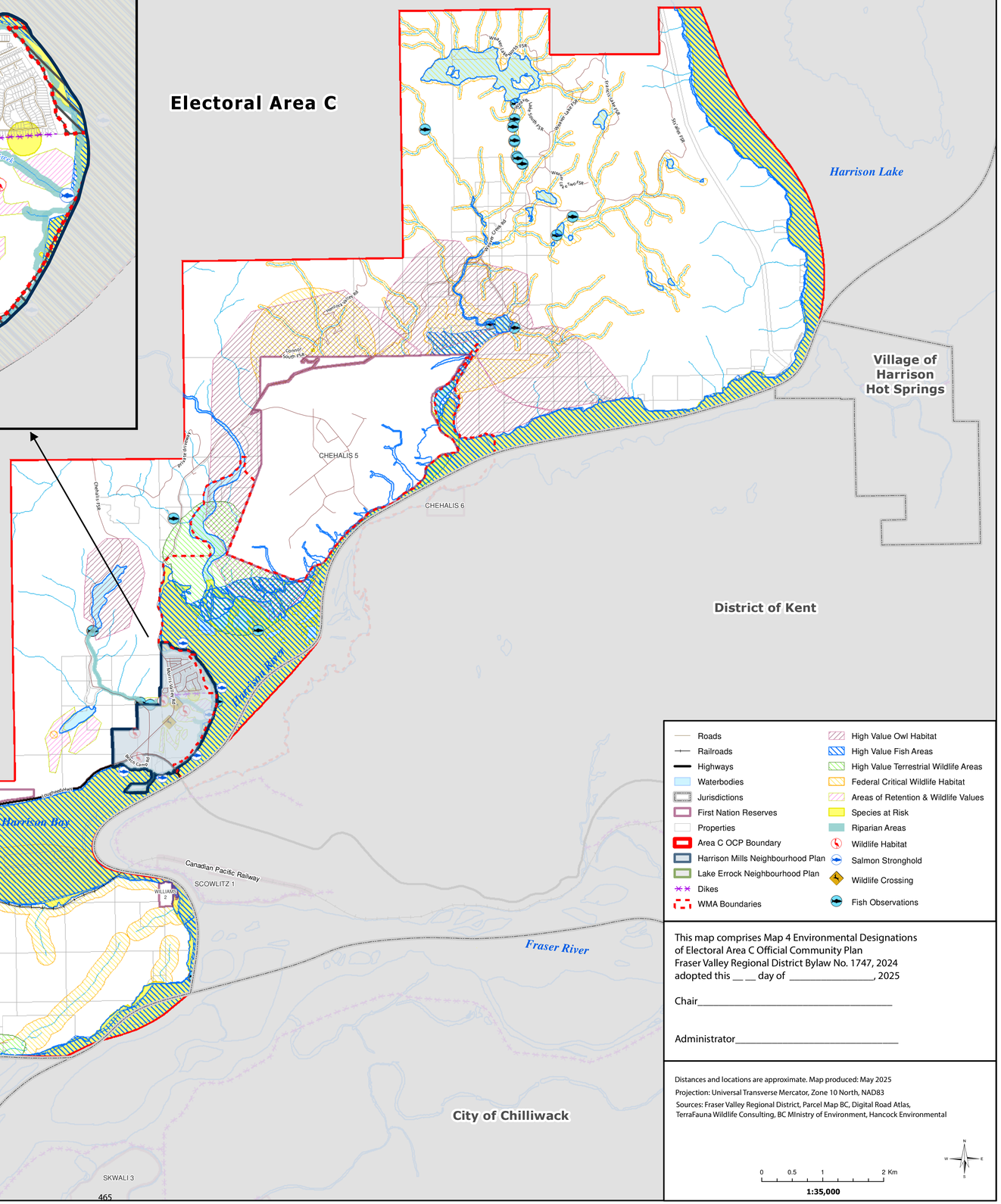
Harrison Mills Neighbourhood Plan Inset



Lake Errock Neighbourhood Plan Inset



Electoral Area C



- Roads
- Railroads
- Highways
- Waterbodies
- Jurisdictions
- First Nation Reserves
- Properties
- Area C OCP Boundary
- Harrison Mills Neighbourhood Plan
- Lake Errock Neighbourhood Plan
- Dikes
- WMA Boundaries
- High Value Owl Habitat
- High Value Fish Areas
- High Value Terrestrial Wildlife Areas
- Federal Critical Wildlife Habitat
- Areas of Retention & Wildlife Values
- Species at Risk
- Riparian Areas
- Wildlife Habitat
- Salmon Stronghold
- Wildlife Crossing
- Fish Observations

This map comprises Map 4 Environmental Designations of Electoral Area C Official Community Plan Fraser Valley Regional District Bylaw No. 1747, 2024 adopted this __ __ day of _____, 2025

Chair_____

Administrator_____

Distances and locations are approximate. Map produced: May 2025

Projection: Universal Transverse Mercator, Zone 10 North, NAD83

Sources: Fraser Valley Regional District, Parcel Map BC, Digital Road Atlas, TerraFauna Wildlife Consulting, BC MInistry of Environment, Hancock Environmental

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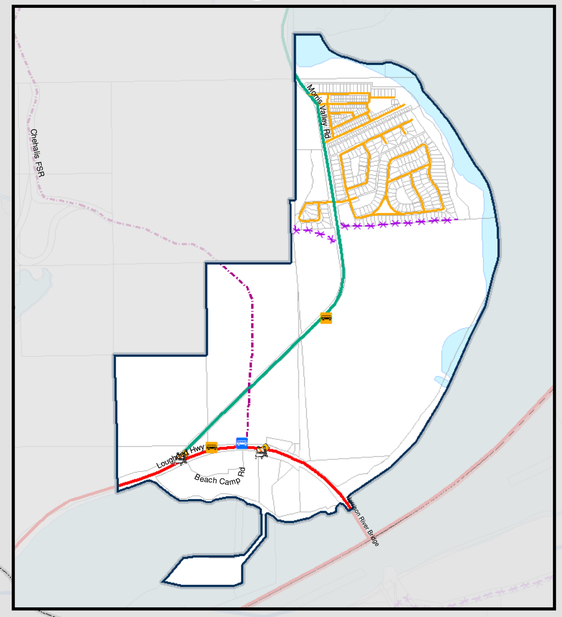
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Map 5 - Utility and Transportation Network

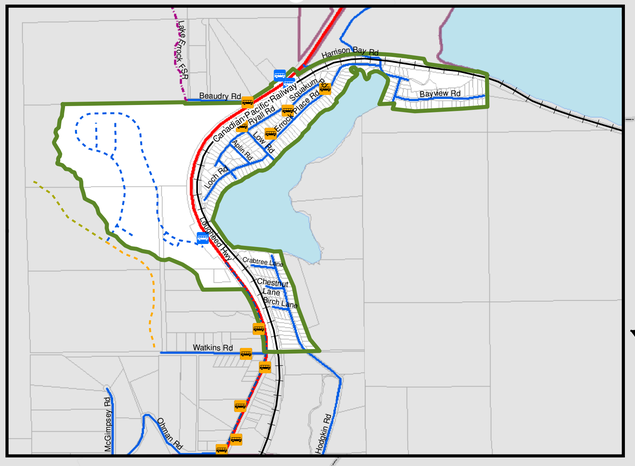
Area C Official Community Plan
Fraser Valley Regional District
Bylaw No. 1747, 2024

Fraser Valley Regional District

Harrison Mills Neighbourhood Plan Inset



Lake Errock Neighbourhood Plan Inset



Electoral Area C

Electoral Area F

Electoral Area G

Hemlock Valley

Harrison Lake

Village of Harrison Hot Springs

District of Kent

Harrison River

Harrison Bay

Canadian Pacific Railway

Fraser River

Deroche

City of Chilliwack

SQUAWKUM CREEK 3

HOLACHTEN 8

CHEHALIS 5

Roads
Railroads
Highways
Waterbodies
Jurisdictions
First Nation Reserves
Properties
Area C OCP Boundary
Harrison Mills Neighbourhood Plan
Lake Errock Neighbourhood Plan
Transmission Lines
Dikes
Highways
Arterial Roads
Local Roads
Forest Service Roads
Strata/Private Roads
Proposed Local Road
Proposed Secondary Road
Potential Transit Node
School Bus Stop
Potential Road Closure

This map comprises Map 5 - Uitility and Transportation Network of Electoral Area C Official Community Plan Fraser Valley Regional District Bylaw No. 1747, 2024 adopted this __ __ day of _____, 2025

Chair_____

Administrator_____

Distances and locations are approximate. Map produced: May 2025
Projection: Universal Transverse Mercator, Zone 10 North, NAD83
Sources: Fraser Valley Regional District, Parcel Map BC, Digital Road Atlas

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Map 6 - Sand and Gravel Areas

Fraser Valley Regional District

Area C Official Community Plan
Fraser Valley Regional District
Bylaw No. 1747, 2024

Electoral Area C

Electoral Area F

Electoral Area G

Harrison Lake

Harrison River

Harrison Bay

Fraser River

Village of Harrison Hot Springs

District of Kent

City of Chilliwack

Lougheed

CHEHALIS 5

SQUAWKUM CREEK 3

HOLACHTEN 8

Lake Errock Pit

Ohman Road Pit

Deroche Pit

Canadian Pacific Railway

Roads
Railroads
Highways
Waterbodies
Jurisdictions
First Nation Reserves
Properties
Area C OCP Boundary
Harrison Mills Neighbourhood Plan
Lake Errock Neighbourhood Plan
Gravel Mines Active
Gravel Deposits - Low
Gravel Deposits - Moderate
Gravel Deposits - High
Restricted Areas (Bylaw 1181)
Community Areas (Bylaw 1181)

This map comprises Map 6 - Sand and Gravel Areas
Network of Electoral Area C Official Community Plan
Fraser Valley Regional District Bylaw No. 1747, 2024
adopted this __ __ day of _____, 2025

Chair_____

Administrator_____

Distances and locations are approximate. Map produced: May 2025
Projection: Universal Transverse Mercator, Zone 10 North, NAD83
Sources: Fraser Valley Regional District, Parcel Map BC, Digital Road Atlas.
Sand and Gravel information are from the FVRD Bylaw 1181, 2014,
Gravel deposits information from the FVRD Aggregate inventory Atlas 2005

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1:35,000

Map 7 - Agricultural Land Reserve

Fraser Valley Regional District

Area C Official Community Plan
Fraser Valley Regional District
Bylaw No. 1747, 2024

Hemlock Valley

Electoral Area C

Harrison Lake

Village of Harrison Hot Springs

CHEHALIS 5

SQUAWKUM CREEK 3

HOLACHTEN 8

Harrison River

Harrison Bay

Fraser River

Canadian Pacific Railway

Lougheed

District of Kent

City of Chilliwack

Electoral Area F

Deroche

Electoral Area G

- Roads
- Railroads
- Highways
- Waterbodies
- Jurisdictions
- First Nation Reserves
- Properties
- Area C OCP Boundary
- Harrison Mills Neighbourhood Plan
- Lake Errock Neighbourhood Plan
- Agricultural Land Reserve

This map comprises Map 7 - Agricultural Land Reserve Network of Electoral Area C Official Community Plan Fraser Valley Regional District Bylaw No. 1747, 2024 adopted this __ __ day of _____, 2025

Chair_____

Administrator_____

Distances and locations are approximate. Map produced: May 2025

Projection: Universal Transverse Mercator, Zone 10 North, NAD83

Sources: Fraser Valley Regional District, Parcel Map BC, Digital Road Atlas, BC Agricultural Land Commission

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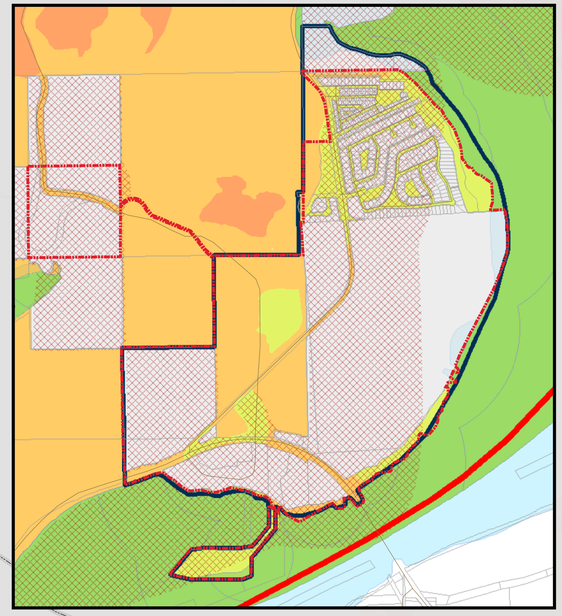
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Map 8 - Interface Wildfire Hazards

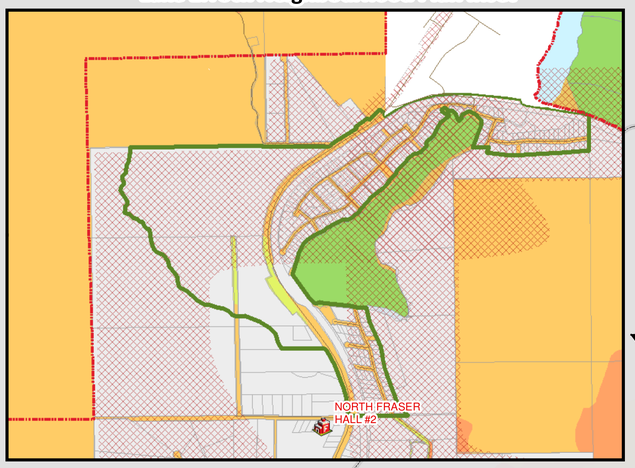
Fraser Valley Regional District

Area C Official Community Plan
Fraser Valley Regional District
Bylaw No. 1747, 2024

Harrison Mills Neighbourhood Plan Inset



Lake Errock Neighbourhood Plan Inset



Hemlock Valley

Electoral Area C

Harrison Lake

Village of Harrison Hot Springs

Electoral Area F

CHEHALIS 5

SQUAWKUM CREEK 3

HOLACHTEN 8

Harrison Bay

Harrison River

Fraser River

Canadian Pacific Railway

District of Kent

City of Chilliwack

Deroche

Electoral Area G

469

- Roads
- Railroads
- Highways
- Waterbodies
- Jurisdictions
- First Nation Reserves
- Properties
- Area C OCP Boundary
- Harrison Mills Neighbourhood Plan
- Lake Errock Neighbourhood Plan
- Fire Protection Service Areas
- Fire Halls
- 500m Wildfire Buffer
- No Data
- Very Low
- Low
- Moderate
- High
- Extreme

This map comprises Map 8 - Wildfire Hazards
of Electoral Area C Official Community Plan
Fraser Valley Regional District Bylaw No. 1747, 2024
adopted this __ __ day of _____, 2025

Chair_____

Administrator_____

Distances and locations are approximate. Map produced: May 2025

Projection: Universal Transverse Mercator, Zone 10 North, NAD83

Sources: Fraser Valley Regional District, Parcel Map BC, Digital Road Atlas, Wildfire hazard data courtesy of Blackwell Consulting 2021

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Fraser Valley Regional District

STAFF REPORT

To: Electoral Area Services Committee **Date:** 2025-07-24

From: Trina Douglas, Manager of Protective Services

Subject: Fraser Valley Regional District Othello Rd Fire Protection Service Area Amendment Bylaw No. 1749, 2024

Reviewed by: Jaime Van Nes, Director of Legislative Services/Corporate Officer
Stacey Barker, Director of Regional Services/ Deputy CAO
Jennifer Kinneman, Chief Administrative Officer

RECOMMENDATION

THAT the Fraser Valley Regional District Board give three readings and adoption to the bylaw cited as *Fraser Valley Regional District Othello Rd Fire Protection Service Area Amendment Bylaw No 1749, 2024.*

BACKGROUND

Staff have received a request from the property owners of 21800 Union Bar Road to have the Othello Rd Fire Protection Service Area boundary (Service Area 218) amended and extended to include their property. Fire protection for Service Area 218 is provided by the District of Hope Fire Department through an agreement with the Fraser Valley Regional District (FVRD).

DISCUSSION

The property located at 21800 Union Bar Road is just outside the boundary of the District of Hope and is located within Electoral Area B of the FVRD. In years past it had been designated as having a semi-protected status with the Fire Underwriters Survey (FUS) with respect to fire protection services due to their proximity to the District of Hope. In March 2023, the owners were notified by FUS that their property has now been declared unprotected which has impacted their insurance and made it difficult and expensive to attain.

To include this property in the service area for fire protection, the property owners have been provided a petition for inclusion into the Othello Road Fire Protection Service Area. The petition requires property owners to sign the petition which includes the following:

1. a request to petition the FVRD Board to extend the boundaries of the current service area;

2. understanding that the operation and maintenance cost will be recovered by the participants in the service area;
3. identification of the property proposed in the service area amendment; and
4. The proposed method for recovering the annual cost of the proposed service.

The District of Hope has confirmed that they would accommodate the addition of this property in their agreement with the FVRD to provide fire protection.

The property owners have now completed the required petition, and it has been signed and returned to our office.

COST

This property will be added to the service area's assessment tax base. The agreement with the District of Hope to provide service will increase accordingly.

CONCLUSION

The property at 21800 Union Bar Rd in Electoral Area B does not currently have formal fire protection. The property owners are challenged by significant increases to their insurance premiums as a result of changes to their fire protection status resulting from a review by Fire Underwriters Survey. The District of Hope confirms their capacity and interest to support the inclusion of the property in its fire protection service agreement which in turn will provide a decrease to the property owners' insurance premiums and ensure fire protection to their property.

FRASER VALLEY REGIONAL DISTRICT
BYLAW NO. 1749, 2024

A bylaw to amend the boundaries of the Othello Road Fire Protection Service Area

---

WHEREAS the Fraser Valley Regional District Board of Directors ("the Board") has been petitioned to amend and extend the boundary of the Othello Road Fire Protection Local Service Area established by *Regional District of Fraser-Cheam Othello Road Fire Protection Local Service Area Conversion Bylaw No. 1107, 1993*;

AND WHEREAS BC Reg 113/2007 exempts service area boundary amendments from inspector approval where valid and sufficient petitions are submitted by the owners of the parcels to be added or removed;

THEREFORE the Board enacts as follows:

1) CITATION

This bylaw may be cited as *Fraser Valley Regional District Othello Road Fire Protection Service Area Amendment Bylaw No. 1749, 2024*.

2) ENACTMENTS

a) *Regional District of Fraser-Cheam Othello Road Fire Protection Local Service Area Conversion Bylaw No. 1107, 1993* is hereby amended by extending the boundaries of the Service Area to include the property shown on Schedule 1749-A attached to and forming an integral part of this bylaw.

b) Schedule A to Bylaw No. 1749, 2024 is hereby replaced by Schedule 1749-B, attached to and forming an integral part of this bylaw. The amended boundaries of the service area shall be those portions of Electoral Area B as shown on Schedule 1749-B.

c) That the provisions of all bylaws that are now in effect with regard to the establishment and amendment of the Othello Road Fire Protection Local Service Area shall henceforth apply to those lands outlined on Schedule 1749 - B 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

CERTIFICATION AS TO SUFFICIENCY AND VALIDITY OF PETITIONS this	10th day of July, 2025
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

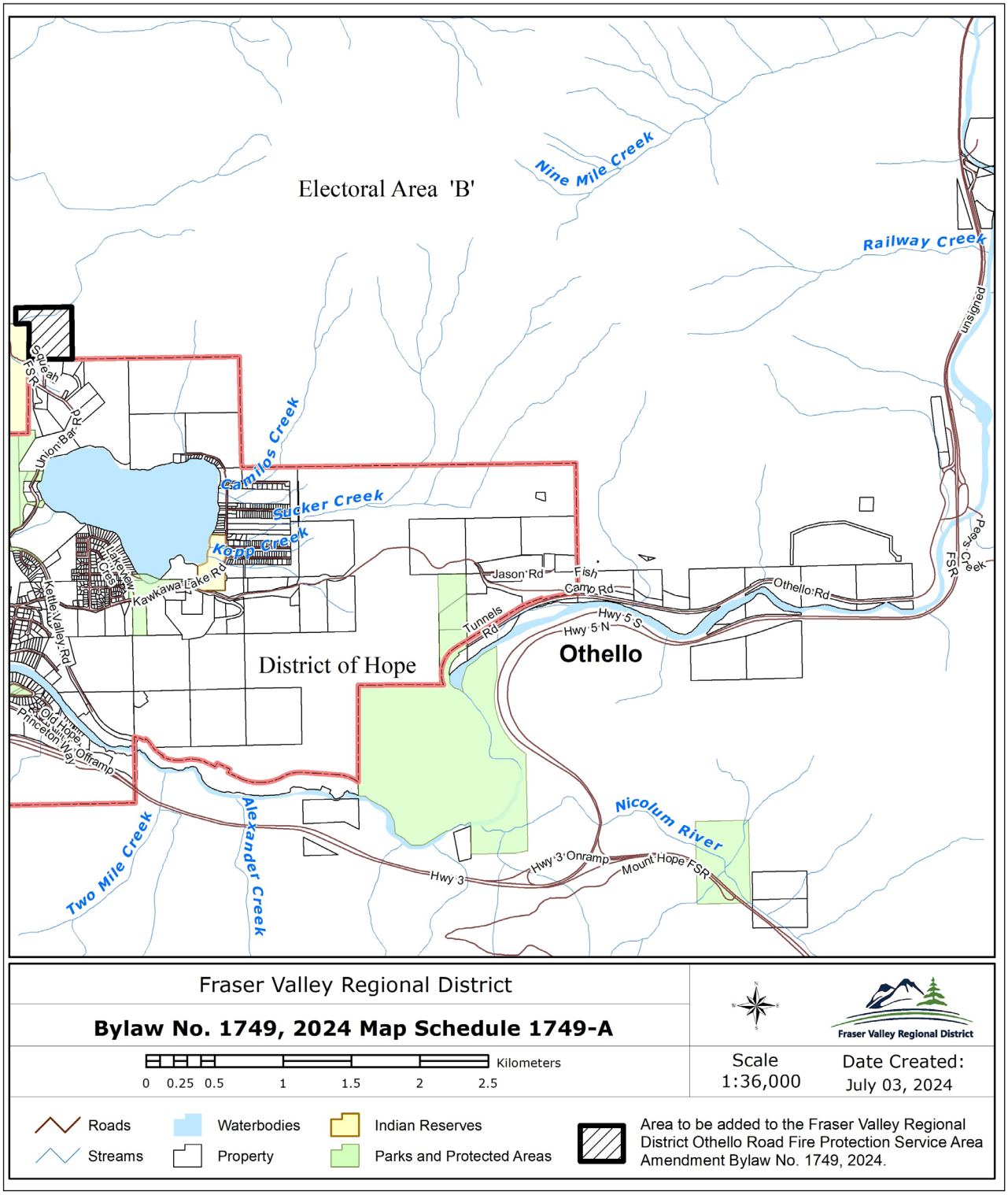
I hereby certify the foregoing to be a true and correct copy of *Fraser Valley Regional District Othello Road Fire Protection Service Area Amendment Bylaw No. 1749, 2024* as adopted by the Fraser Valley Regional District Board on

Dated at Chilliwack, BC on

_____

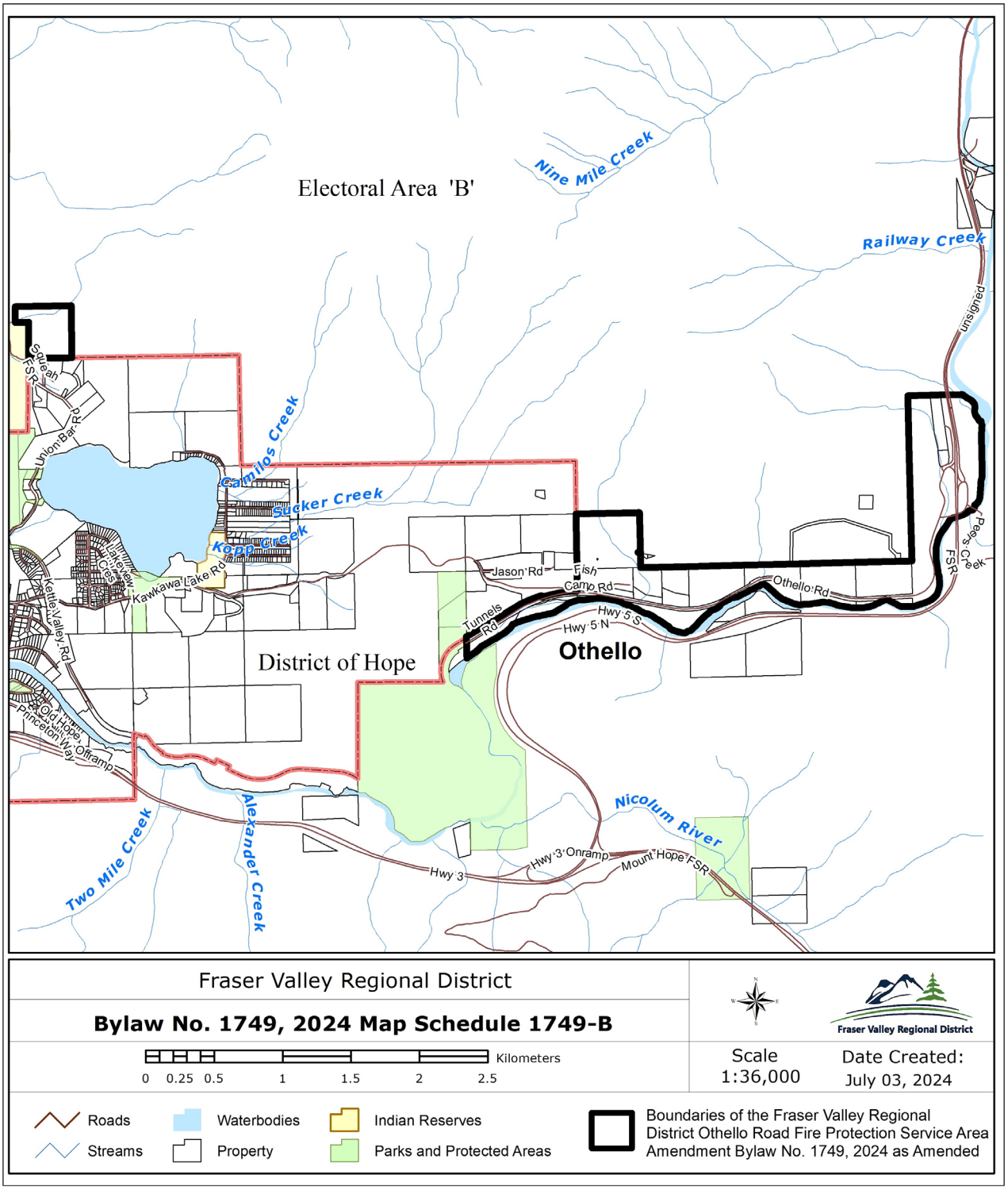
Corporate Officer/Deputy

FRASER VALLEY REGIONAL DISTRICT BYLAW NO. 1749, 2024
Schedule 1749-A



This is map 1 of 1 constituting Schedule 1749-A attached to and forming part of *Fraser Valley Regional District Othello Road Fire Protection Service Area Amendment Bylaw No. 1749, 2024*.

FRASER VALLEY REGIONAL DISTRICT BYLAW NO. 1749, 2024
Schedule 1749-B



This is map 1 of 1 constituting Schedule 1749-B attached to and forming part of *Fraser Valley Regional District Othello Road Fire Protection Service Area Amendment Bylaw No. 1749, 2024*

Fraser Valley Regional District

STAFF REPORT

To: Electoral Area Services Committee **Date:** 2025-06-05

From: Sterling Chan, Deputy Director of Engineering

Subject: Fraser Valley Regional District North Cultus Sewer System Service Area Amendment Bylaw No 1786, 2025

Reviewed by: Tareq Islam, Director of Engineering & Utilities
Jaime Van Nes, Director of Legislative Services/Corporate Officer
Jennifer Kinneman, Chief Administrative Officer

RECOMMENDATION

THAT the Fraser Valley Regional District Board give three readings to the bylaw cited as *Fraser Valley Regional District North Cultus Sewer System Service Area Amendment Bylaw No. 1786, 2025*.

BACKGROUND

Staff have received a validated petition from a property owner requesting that the North Cultus Sewer Systems Service Area's boundaries be amended and extended to include their property.

DISCUSSION

The owner of 45618 Sleepy Hollow Rd has submitted a validated petition to amend the boundaries of the North Cultus Sewer System Service Area. The property owner has submitted a building permit for a commercial tourist accommodation use for this site. A connection to the North Cultus Sewer System area is one requirement for this development to proceed.

COST

The property owner has provided payment of the Capital Connection Improvement Fee required to join the North Cultus Lake Sewer System Service Area. The property owner is responsible for the design and installation of the servicing connecting this property to the North Cultus Sewer System.

CONCLUSION

Staff have received a validated petition for connection to the North Cultus Sewer System Service area and recommend giving first, second and third readings to the bylaw.

FRASER VALLEY REGIONAL DISTRICT

BYLAW NO. 1786, 2025

A bylaw to amend the boundaries of the North Cultus Sewer System Service Area

---

WHEREAS the Fraser Valley Regional District Board of Directors ("the Board") wishes to amend and extend the boundary of the North Cultus Lake Sewer System Service Area established by *Regional District of Fraser Cheam Cultus Bylaw No. 875, 1989*;

AND WHEREAS consent of behalf of the electoral participating areas of the Fraser Valley Regional District has been obtained;

THEREFORE the Board enacts as follows:

1) CITATION

This bylaw may be cited as *Fraser Valley Regional District North Cultus Lake Sewer System Service Area Amendment Bylaw No. 1786, 2025.*

2) ENACTMENTS

a) *Regional District of Fraser Cheam Cultus Lake Park Collector Sewer System Local Service Area Establishment Bylaw No. 875, 1989* is hereby amended as follows:

   i. By extending the boundaries of the Service Area to include the properties shown on Schedule 1786-A attached to and forming an integral part of this bylaw.

   ii. By deleting Schedule A to Bylaw No. 875, 1989 and replacing it with Schedule 1786-B, attached to and forming an integral part of this bylaw. The amended boundaries of the service area shall be those portions of Electoral Area H as shown on Schedule 1786-B.

b) The provisions of all bylaws that are now in effect with regard to the establishment and amendment of the North Cultus Lake Sewer System Service Area shall henceforth apply to those lands outlined on Schedule 1786 - B 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

CERTIFICATION AS TO SUFFICIENCY AND VALIDITY OF PETITIONS this	26th	day of May, 2025
READ A FIRST TIME THIS	26th	day of June, 2025
READ A SECOND TIME THIS	26th	day of June, 2025
READ A THIRD TIME THIS	26th	day of June, 2025
ADOPTED THIS		day of

Chair/Vice-Chair

Corporate Officer/Deputy

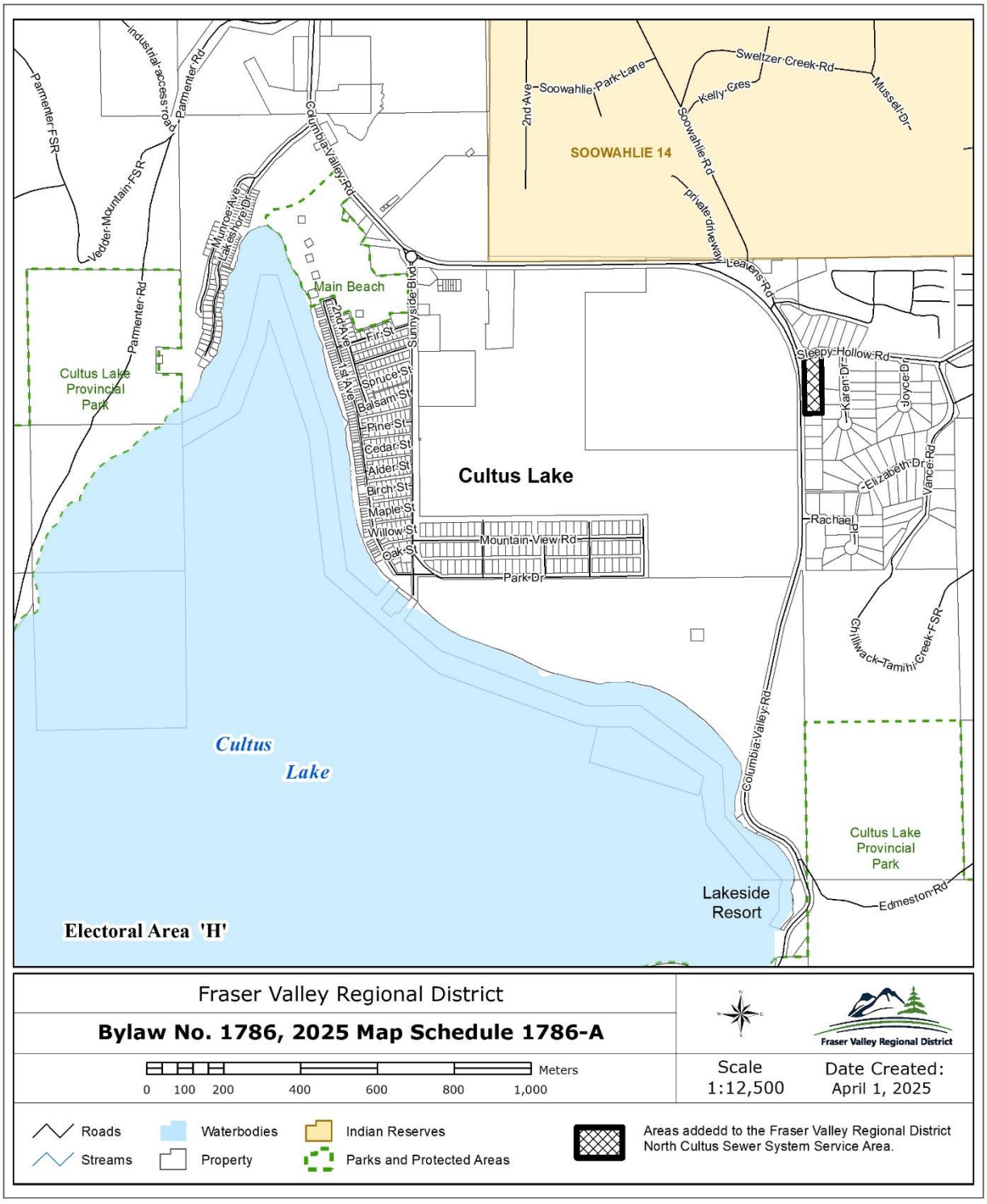
5) CERTIFICATION

I hereby certify the foregoing to be a true and correct copy of *Fraser Valley Regional District North Cultus Lake Sewer System Service Area Amendment Bylaw No. 1786, 2025* as adopted by the Fraser Valley Regional District Board on

Dated at Chilliwack, BC on

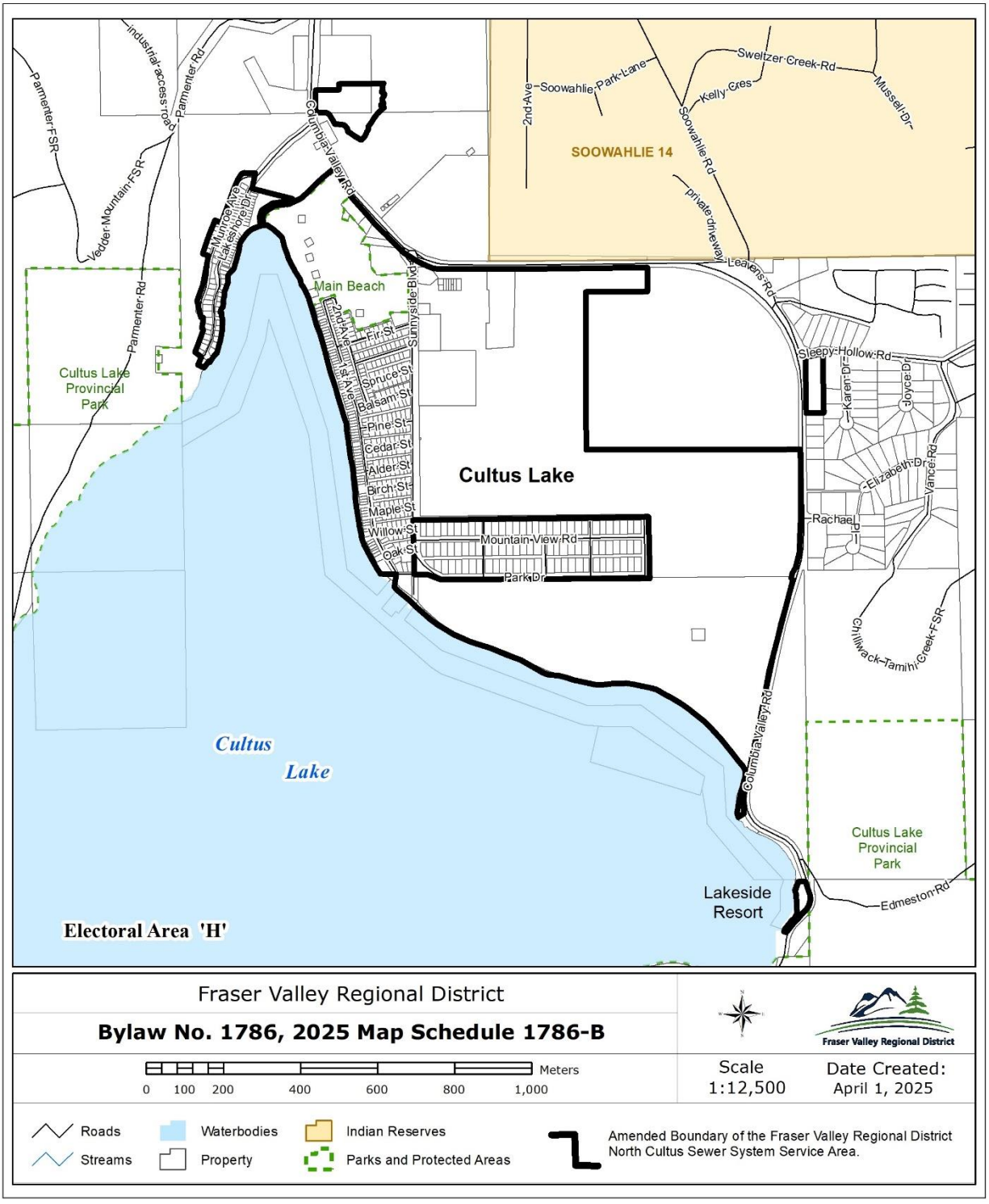
Corporate Officer/Deputy

FRASER VALLEY REGIONAL DISTRICT BYLAW NO. 1786, 2025
Schedule 1786-A



This is map 1 of 1 constituting Schedule 1786-A attached to and forming part of *Fraser Valley Regional District North Cultus Lake Sewer System Service Area Amendment Bylaw No. 1786, 2025*.

FRASER VALLEY REGIONAL DISTRICT BYLAW NO. 1786, 2025
Schedule 1786-B



This is map 1 of 1 constituting Schedule 1786-B attached to and forming part of *Fraser Valley Regional District North Cultus Lake Sewer System Service Area Amendment Bylaw No. 1786, 2025*.

Fraser Valley Regional District

STAFF REPORT

To: Electoral Area Services Committee **Date:** 2025-06-05

From: Sterling Chan, Deputy Director of Engineering

Subject: Fraser Valley Regional District Parkview Streetlighting Service Area Amendment Bylaw No 1787, 2025

Reviewed by: Tareq Islam, Director of Engineering & Utilities
Jaime Van Nes, Director of Legislative Services/Corporate Officer
Jennifer Kinneman, Chief Administrative Officer

RECOMMENDATION

THAT the Fraser Valley Regional District Board give three readings to the bylaw cited as *Fraser Valley Regional District Parkview Street Lighting Service Area Amendment Bylaw No. 1787, 2025*.

BACKGROUND

Staff have received a validated petition from a property owner requesting that the Parkview Street Lighting Service Area's boundaries be amended and extended to include their property.

DISCUSSION

The owner of 45618 Sleepy Hollow Rd has submitted a validated petition to amend the boundaries of the Parkview Street Lighting Service Area. The property owner has submitted a building permit for a commercial tourist accommodation use for this site. Participation in the street lighting service area is one requirement for this development to proceed.

COST

No cost to the FVRD.

CONCLUSION:

Staff have received a validated petition for the Parkview Street Lighting Service area and recommend giving first, second and third readings to the bylaw.

FRASER VALLEY REGIONAL DISTRICT
BYLAW NO. 1787, 2025

A bylaw to amend the boundaries of the Parkview Street Lighting Service Area

---

WHEREAS the Fraser Valley Regional District Board of Directors ("the Board") has been petitioned to amend and extend the boundary of the Parkview Street Lighting Service Area established by Regional District of Fraser-Cheam Parkview Street Lighting Local Service Area Establishment Bylaw No. 1208, 1994;

AND WHEREAS BC Reg 113/2007 exempts service area boundary amendments from inspector approval where valid and sufficient petitions are submitted by the owners of the parcels to be added or removed;

THEREFORE the Board enacts as follows:

1) CITATION

This bylaw may be cited as *Fraser Valley Regional District Parkview Street Lighting Service Area Amendment Bylaw No. 1787, 2025*.

2) ENACTMENTS

a) *Regional District of Fraser Cheam Parkview Street Lighting Service Area Establishment Bylaw No. 1208, 1994* is hereby amended by extending the boundaries of the Service Area to include the property shown on Schedule 1787-A attached to and forming an integral part of this bylaw.

b) Schedule A to Bylaw No. 1208, 1994 is hereby replaced by Schedule 1787-B, attached to and forming an integral part of this bylaw. The amended boundaries of the service area shall be those portions of Electoral Area H as shown on Schedule 1787-B.

c) That the provisions of all bylaws that are now in effect with regard to the establishment and amendment of the Parkview Street Lighting Service Area shall henceforth apply to those lands outlined on Schedule 1787-B 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

CERTIFICATION AS TO SUFFICIENCY AND VALIDITY OF PETITIONS this	26th	day of May, 2025
READ A FIRST TIME THIS	26th	day of June, 2025
READ A SECOND TIME THIS	26th	day of June, 2025
READ A THIRD TIME THIS	26th	day of June, 2025
ADOPTED THIS		day of

_____ _____

Chair/Vice-Chair Corporate Officer/Deputy

5) CERTIFICATION

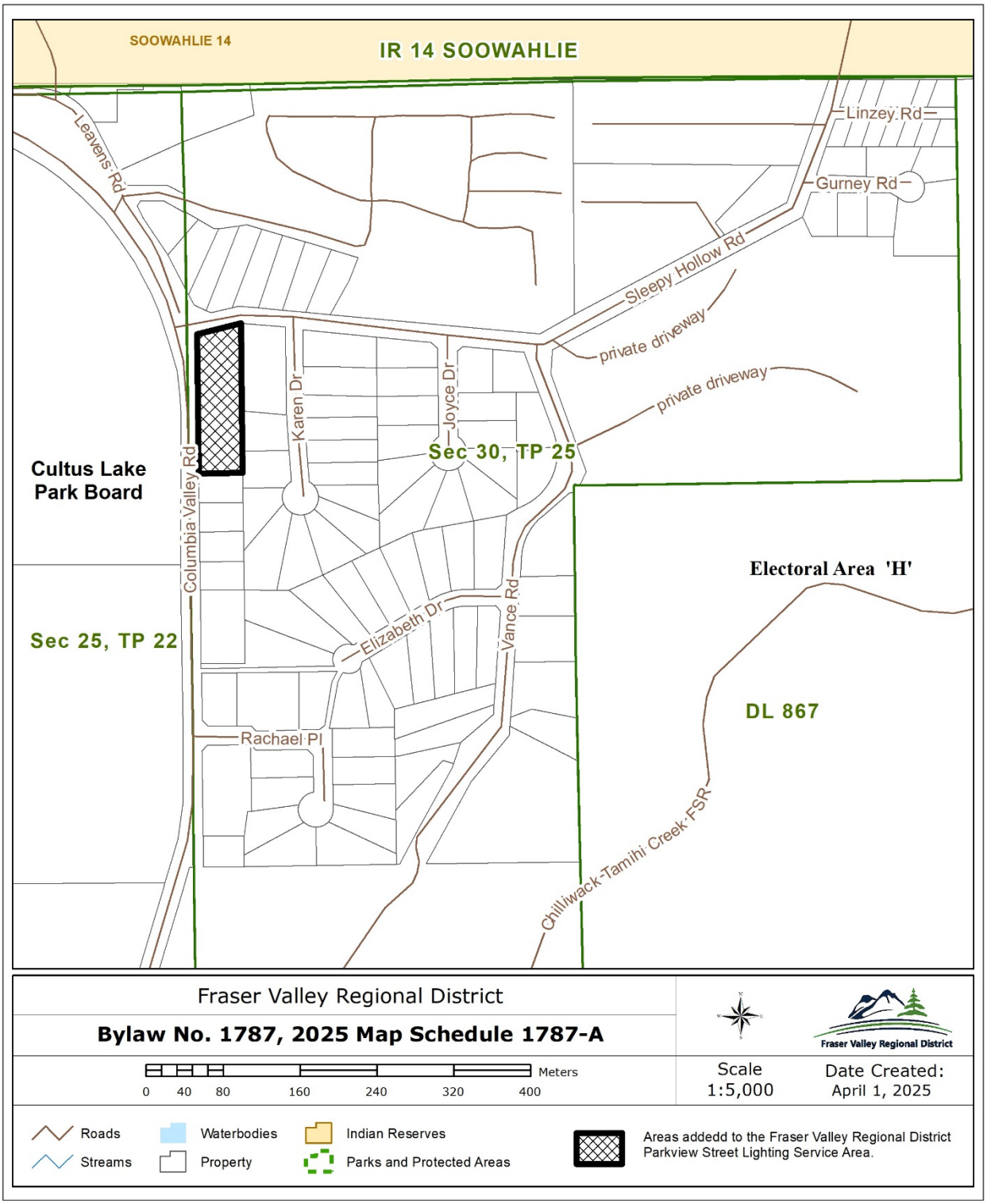
I hereby certify the foregoing to be a true and correct copy of *Fraser Valley Regional District Parkview Street Lighting Service Area Amendment Bylaw No. 1787, 2025* as adopted by the Fraser Valley Regional District Board on

Dated at Chilliwack, BC on

_____

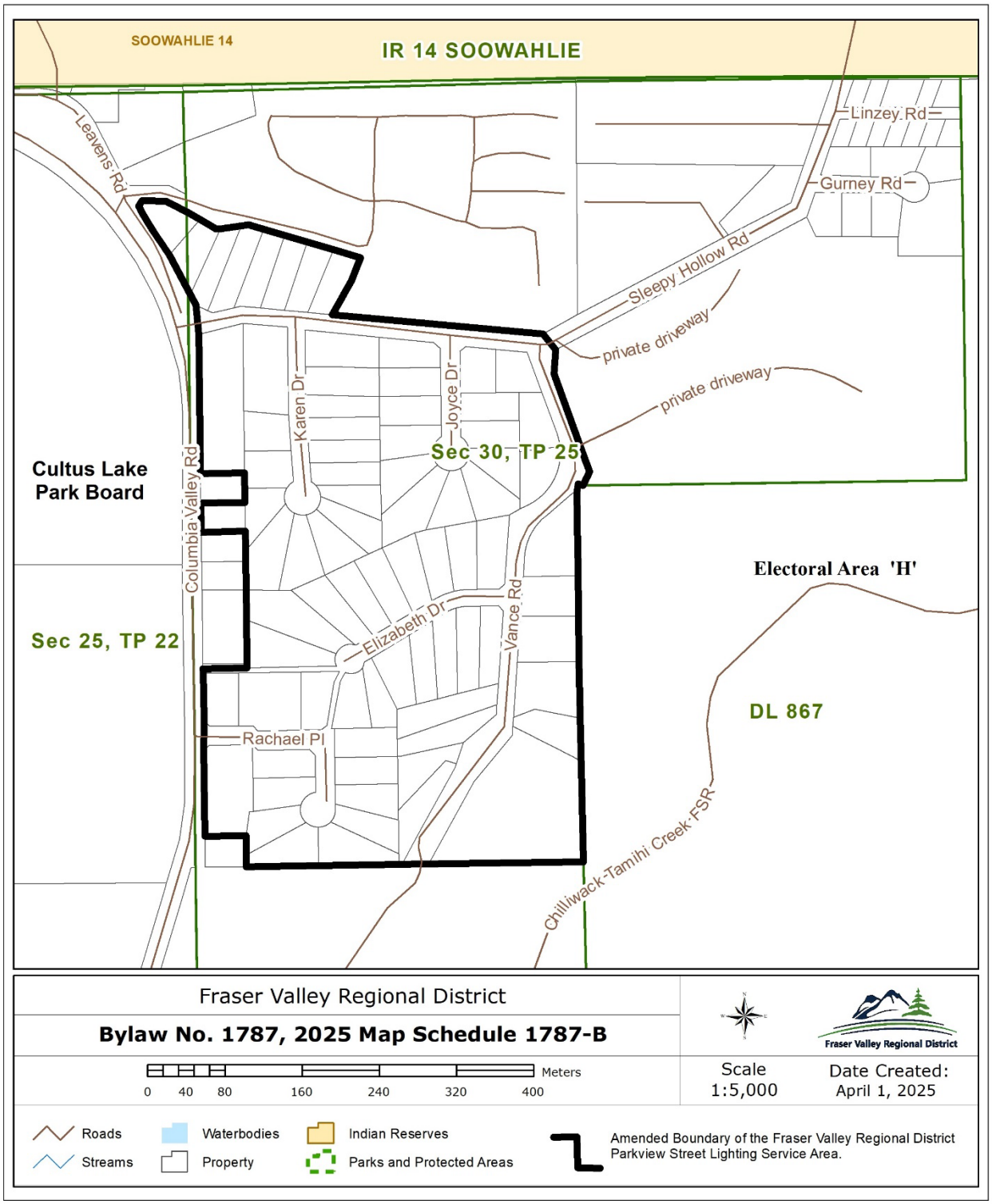
Corporate Officer/Deputy

FRASER VALLEY REGIONAL DISTRICT BYLAW NO. 1787, 2025
Schedule 1787-A



This is map 1 of 1 constituting Schedule 1787-A attached to and forming part of *Fraser Valley Regional District Parkview Street Lighting Service Area Amendment Bylaw No. 1787, 2025*.

FRASER VALLEY REGIONAL DISTRICT BYLAW NO. 1787, 2025
Schedule 1787-B



This is map 1 of 1 constituting Schedule 1787-B attached to and forming part of *Fraser Valley Regional District Parkview Street Lighting Service Area Amendment Bylaw No. 1787, 2025.*

Fraser Valley Regional District

STAFF REPORT

To: Fraser Valley Regional District Board **Date:** 2025-06-26

From: Riley Green, Engineering, Utilities & Community Services Technologist

Subject: Fraser Valley Regional District Electoral Area D Integrated Water System Service Area Amendment Bylaw No.1792, 2025

Reviewed by: Sterling Chan, Deputy Director of Engineering
Tareq Islam, Director of Engineering & Utilities
Jaime Van Nes, Director of Legislative Services/Corporate Officer
Beth Klein, Controller/Deputy CFO
Jennifer Kinneman, Chief Administrative Officer

RECOMMENDATION

THAT the Fraser Valley Regional District Board give three readings and adoption to the bylaw cited as Fraser Valley Regional District Electoral Area D Integrated Water System Service Area Amendment Bylaw No.1792, 2025

BACKGROUND

Staff have received a validated petition from a property owner requesting that the boundaries of the Electoral Area D Integrated Water System Service Area be amended and extended to include their property.

DISCUSSION

The owner of 53195 Yale Rd has submitted a validated petition to amend the boundaries of the Electoral Area D Integrated Water System Area. The property is zoned Rural 3 and contains one single-family dwelling.

The owner has paid to have a service and water meter installed.

COST

There is no cost to the FVRD. The property owner has paid for a service and water meter installation and has paid the Area D Water System DCC.

FRASER VALLEY REGIONAL DISTRICT
BYLAW NO. 1792, 2025

A bylaw to amend the boundaries of the Electoral Area D Integrated Water System Service Area

---

WHEREAS the Fraser Valley Regional District Board of Directors ("the Board") has been petitioned to amend and extend the boundary of the Electoral Area D Integrated Water System Service Area established by Bylaw No. 0861, 2011;

AND WHEREAS BC Reg 113/2007 exempts service area boundary amendments from inspector approval where valid and sufficient petitions are submitted by the owners of the parcels to be added or removed;

THEREFORE the Board enacts as follows:

1) CITATION

This bylaw may be cited as *Fraser Valley Regional District Electoral Area D Integrated Water System Service Area Amendment Bylaw No. 1792, 2025.*

2) ENACTMENTS

a) *Fraser Valley Regional District Electoral Area D Integrated Water System Service Area Merger Bylaw No. 0861, 2011* as amended, is hereby amended by extending the boundaries of the Service Area to include the property shown on Schedule 1792-A attached to and forming an integral part of this bylaw.

b) Schedule A to Bylaw No. 0861, 2011 is hereby replaced by Schedule 1792-B, attached to and forming an integral part of this bylaw. The amended boundaries of the service area shall be those portions of Electoral Area D as shown on Schedule 1792-B.

c) That the provisions of all bylaws that are now in effect with regard to the establishment and amendment of the Electoral Area D Integrated Water System Service Area shall henceforth apply to those lands outlined on Schedule 1792-B 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

CERTIFICATION AS TO SUFFICIENCY AND VALIDITY OF PETITIONS this	5th	day of	June, 2025
READ A FIRST TIME THIS	26th	day of	June, 2025
READ A SECOND TIME THIS	26th	day of	June, 2025
READ A THIRD TIME THIS	26th	day of	June, 2025
ADOPTED THIS		day of	

Chair/Vice-Chair Corporate Officer/Deputy

5) CERTIFICATION

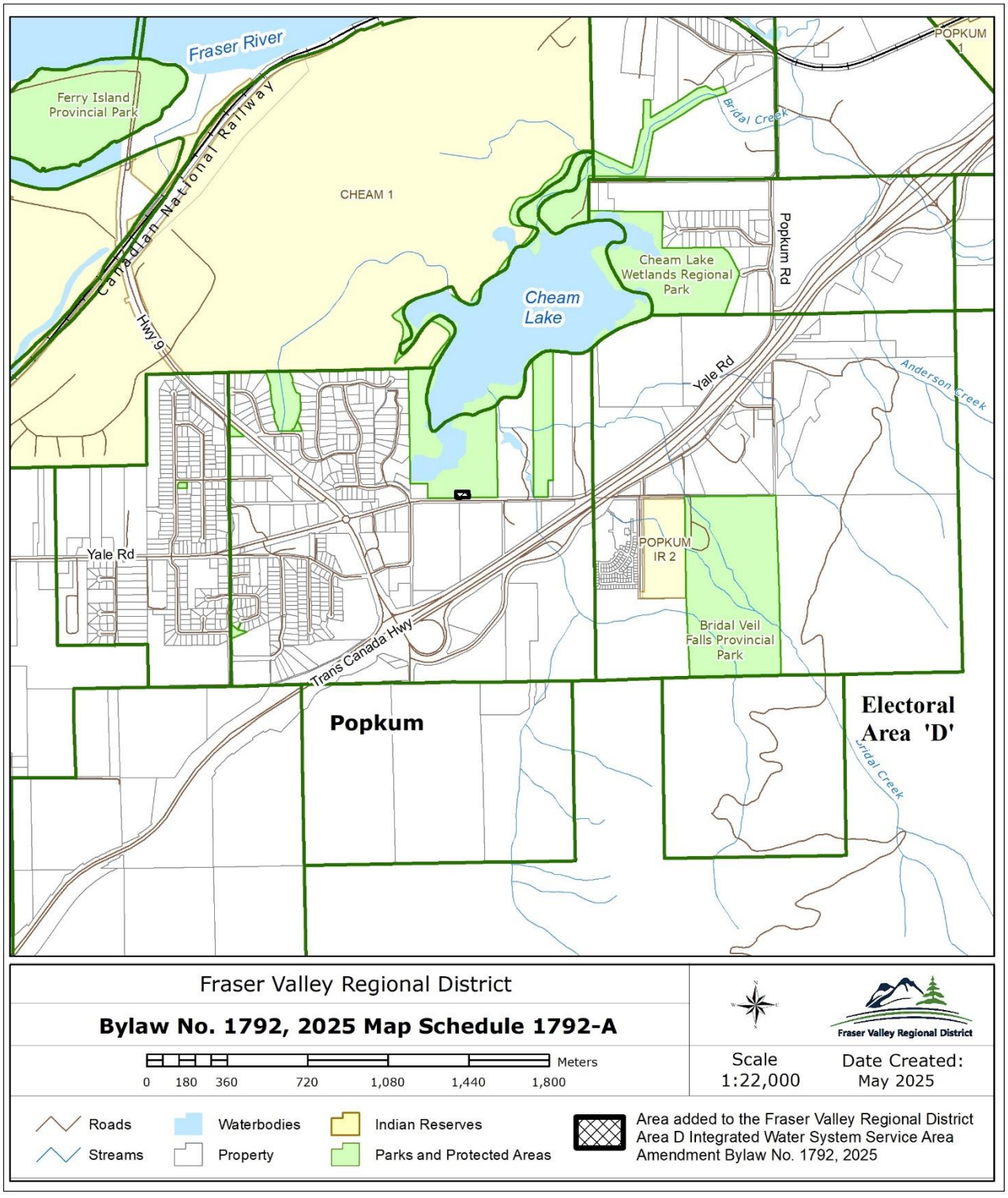
I hereby certify the foregoing to be a true and correct copy of *Fraser Valley Regional District Electoral Area D Integrated Water System Service Area Amendment Bylaw No. 1792, 2025* as adopted by the Fraser Valley Regional District Board on

Dated at Chilliwack, BC on

Corporate Officer/Deputy

FRASER VALLEY REGIONAL DISTRICT BYLAW NO. 1792, 2025

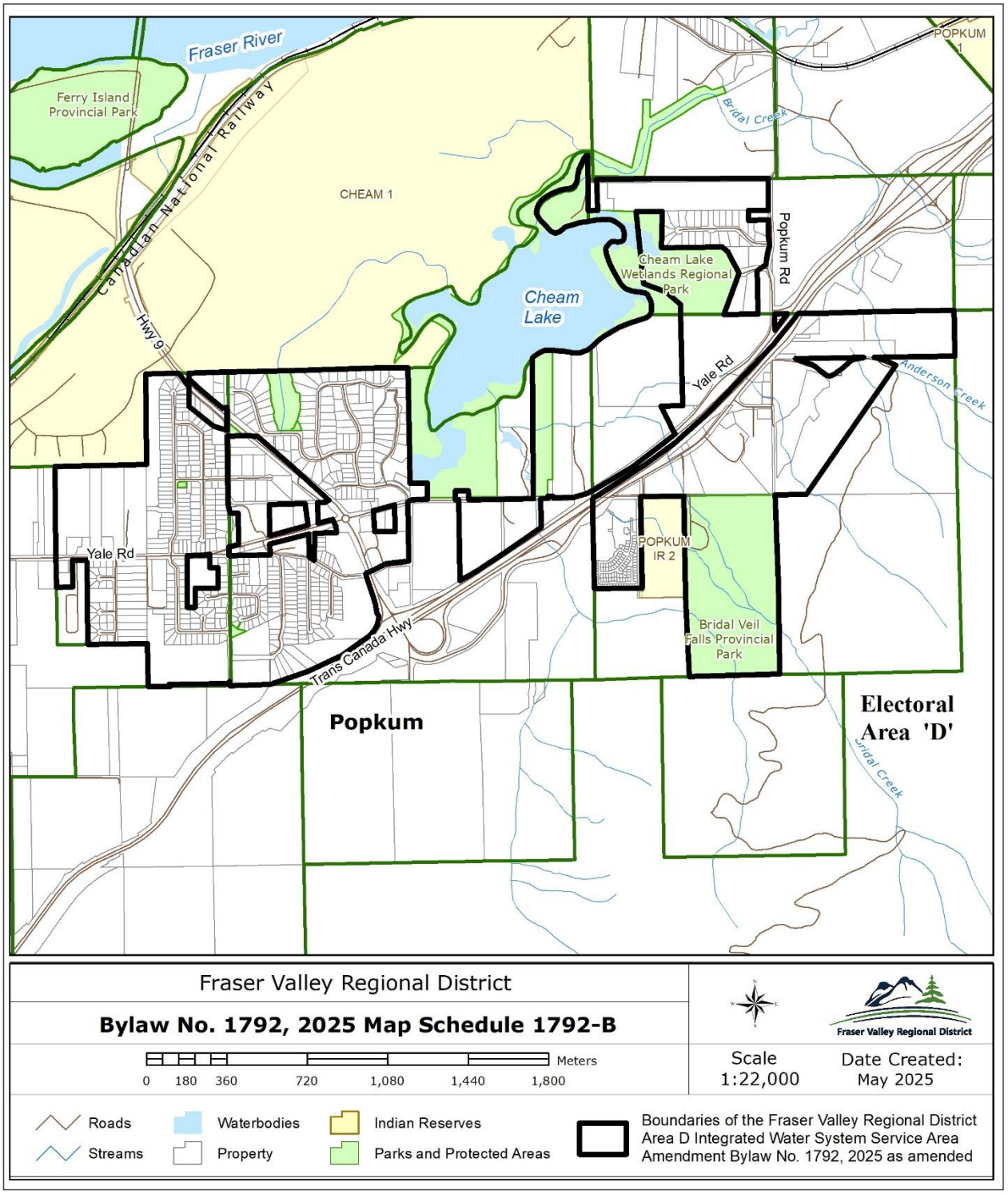
Schedule 1792-A



This is map 1 of 1 constituting Schedule 1792-A attached to and forming part of *Fraser Valley Regional District Electoral Area D Integrated Water System Service Area Amendment Bylaw No. 1792, 2025.*

FRASER VALLEY REGIONAL DISTRICT BYLAW NO. 1792, 2025

Schedule 1792-B



This is map 1 of 1 constituting Schedule 1792-B attached to and forming part of *Fraser Valley Regional District Electoral Area D Integrated Water System Service Area Amendment Bylaw No. 1792, 2025*.

Fraser Valley Regional District

STAFF REPORT

To: Fraser Valley Regional District Board **Date:** 2025-07-24

From: Brett Dyck, Engineering, Utilities and Community Services Technologist

Subject: Fraser Valley Regional District North Cultus Lake Sewer System Service Area Amendment Bylaw No. 1793, 2025

Reviewed by: Sterling Chan, Deputy Director of Engineering
Tareq Islam, Director of Engineering & Utilities
Jaime Van Nes, Director of Legislative Services/Corporate Officer
Beth Klein, Controller/Deputy CFO
Jennifer Kinneman, Chief Administrative Officer

RECOMMENDATION

THAT the Fraser Valley Regional District Board give first, second and third readings to the bylaw cited as *Fraser Valley Regional District North Cultus Sewer System Service Area Amendment Bylaw No. 1793, 2025*;

BACKGROUND

Staff have received a validated petition from the property owners requesting that the North Cultus Sewer Systems Service Area's boundaries be amended and extended to include their properties.

DISCUSSION

The owners of 45900 Sleepy Hollow Rd and 3636 Rachel Pl have both submitted a validated petition to amend the boundaries of the North Cultus Sewer System Service Area. 45900 Sleepy Hollow Rd has submitted an application for rezoning and subdivision. 3636 Rachel Pl has submitted an application for subdivision. A connection to the North Cultus Sewer System area is one requirement for both of these developments to proceed.

COST

The property owners have both provided payment of the Capital Connection Improvement Fee required to join the North Cultus Lake Sewer System Service Area. The property owners are responsible for the design and installation of the servicing connecting these properties to the North Cultus Sewer System.

CONCLUSION

Staff have received a validated petition for connection to the North Cultus Sewer System Service area and recommend giving first, second and third readings to the bylaw.

FRASER VALLEY REGIONAL DISTRICT

BYLAW NO. 1793, 2025

A bylaw to amend the boundaries of the North Cultus Sewer System Service Area

---

WHEREAS the Fraser Valley Regional District Board of Directors ("the Board") wishes to amend and extend the boundary of the North Cultus Lake Sewer System Service Area established by *Regional District of Fraser Cheam Cultus Bylaw No. 875, 1989*;

AND WHEREAS consent of behalf of the electoral participating areas of the Fraser Valley Regional District has been obtained;

THEREFORE the Board enacts as follows:

1) CITATION

This bylaw may be cited as *Fraser Valley Regional District North Cultus Lake Sewer System Service Area Amendment Bylaw No. 1793, 2025.*

2) ENACTMENTS

a) *Regional District of Fraser Cheam Cultus Lake Park Collector Sewer System Local Service Area Establishment Bylaw No. 875, 1989* is hereby amended as follows:

   i. By extending the boundaries of the Service Area to include the properties shown on Schedule 1793-A attached to and forming an integral part of this bylaw.

   ii. By deleting Schedule A to Bylaw No. 875, 1989 and replacing it with Schedule 1793-B, attached to and forming an integral part of this bylaw. The amended boundaries of the service area shall be those portions of Electoral Area H as shown on Schedule 1793-B.

b) The provisions of all bylaws that are now in effect with regard to the establishment and amendment of the North Cultus Lake Sewer System Service Area shall henceforth apply to those lands outlined on Schedule 1793 - B 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

CERTIFICATION AS TO SUFFICIENCY AND VALIDITY OF PETITIONS this	18th day of July, 2025
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 the foregoing to be a true and correct copy of *Fraser Valley Regional District North Cultus Lake Sewer System Service Area Amendment Bylaw No. 1793, 2025* as adopted by the Fraser Valley Regional District Board on

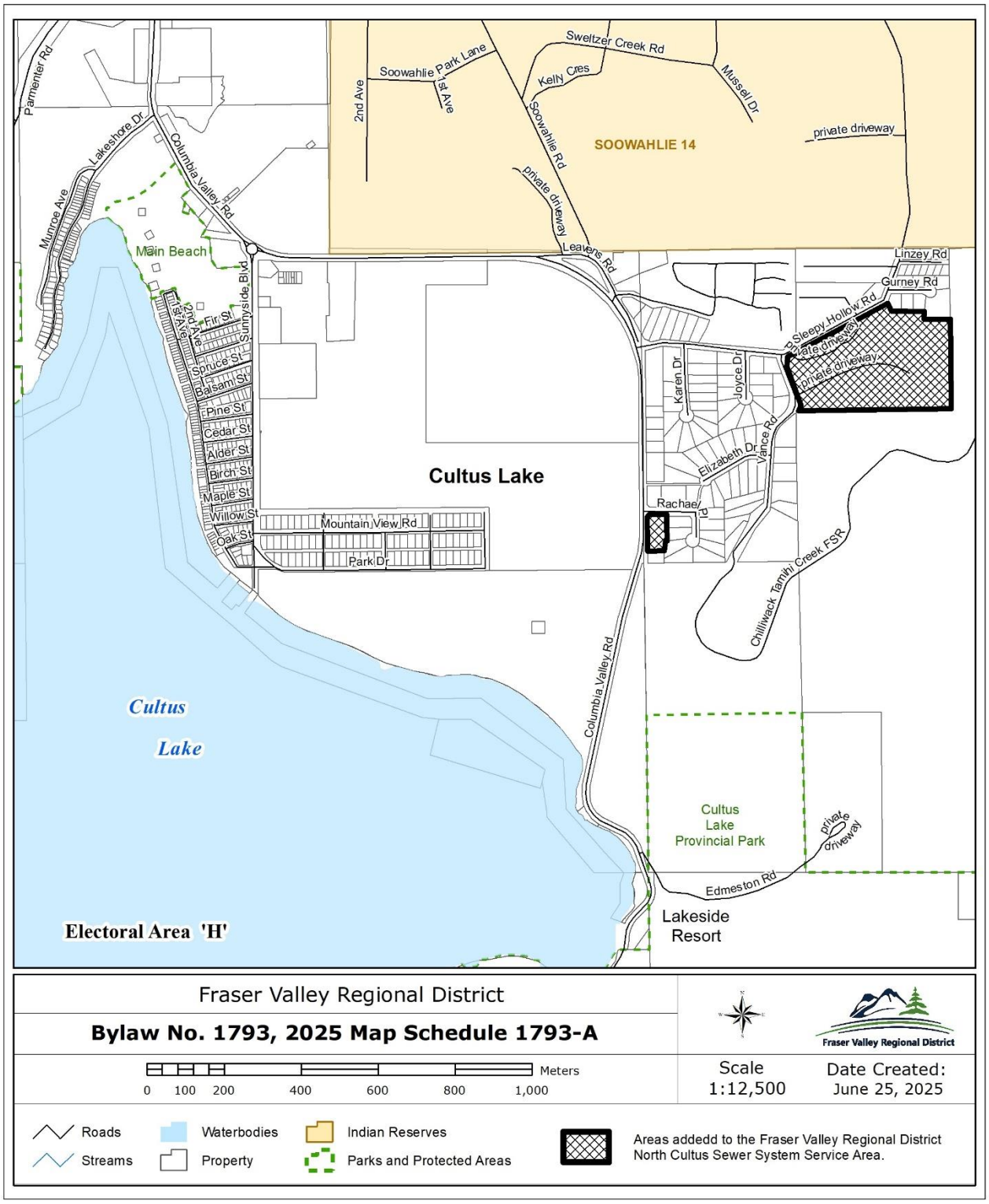
Dated at Chilliwack, BC on

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Corporate Officer/Deputy

FRASER VALLEY REGIONAL DISTRICT BYLAW NO. 1793, 2025

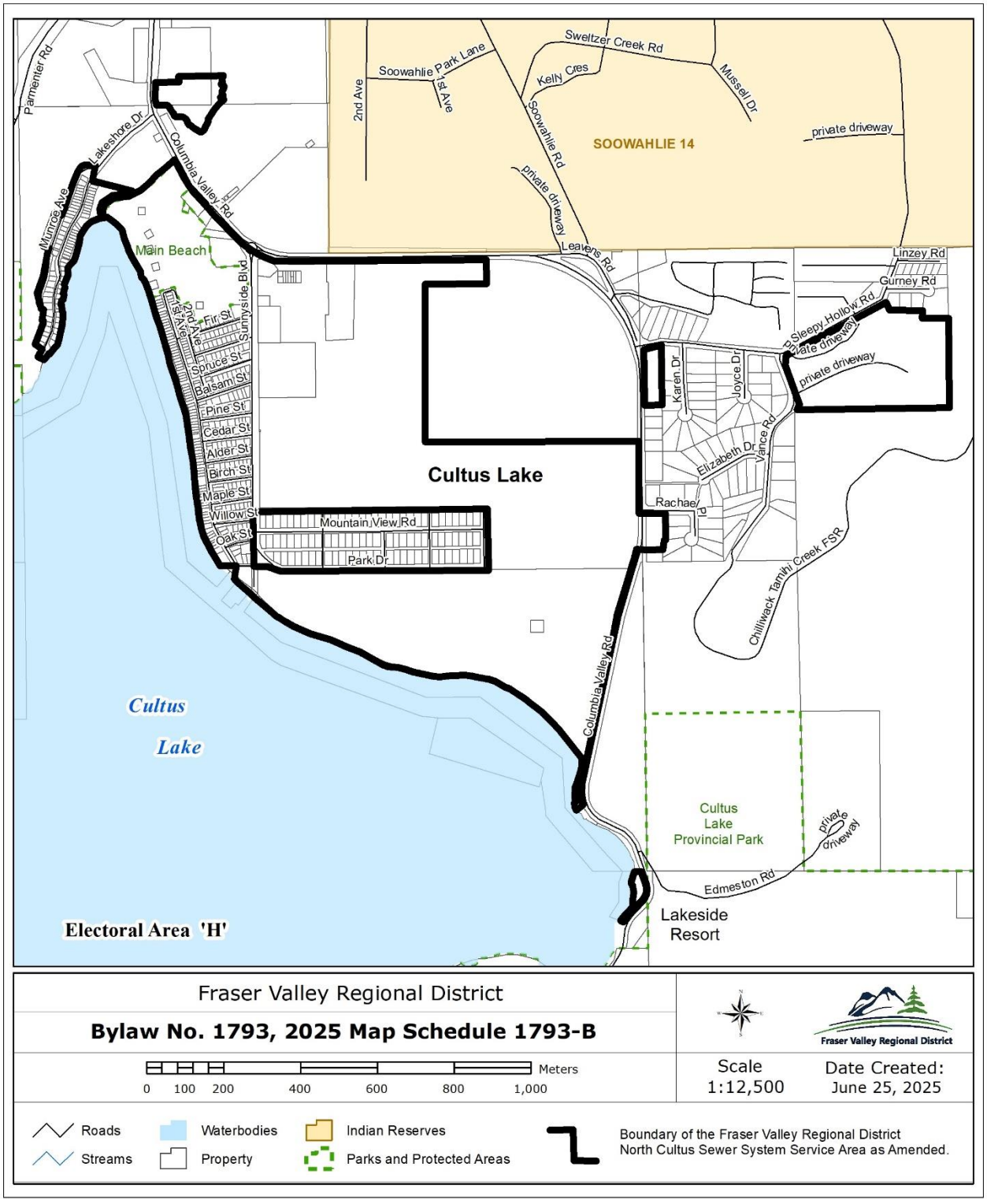
Schedule 1793-A



This is map 1 of 1 constituting Schedule 1793-A attached to and forming part of *Fraser Valley Regional District North Cultus Lake Sewer System Service Area Amendment Bylaw No. 1793, 2025*.

FRASER VALLEY REGIONAL DISTRICT BYLAW NO. 1793, 2025

Schedule 1793-B



This is map 1 of 1 constituting Schedule 1793-B attached to and forming part of *Fraser Valley Regional District North Cultus Lake Sewer System Service Area Amendment Bylaw No. 1793, 2025*.

Fraser Valley Regional District

STAFF REPORT

To: Fraser Valley Regional District Board **Date:** 2025-07-24

From: Brett Dyck, Engineering, Utilities and Community Services Technologist

Subject: Fraser Valley Regional District Parkview Street Lighting Service Area Amendment Bylaw No. 1794, 2025

Reviewed by: Sterling Chan, Deputy Director of Engineering
Tareq Islam, Director of Engineering & Utilities
Jaime Van Nes, Director of Legislative Services/Corporate Officer
Beth Klein, Controller/Deputy CFO
Jennifer Kinneman, Chief Administrative Officer

RECOMMENDATION

THAT the Fraser Valley Regional District Board give first, second and third readings to the bylaw cited as *Fraser Valley Regional District Parkview Street Lighting Service Area Amendment Bylaw No. 1794, 2025*;

BACKGROUND

Staff have received a validated petition from a property owner requesting that the Parkview Street Lighting Service Area's boundaries be amended and extended to include their property.

DISCUSSION

The owner of 45900 Sleepy Hollow Rd has submitted a validated petition to amend the boundaries of the Parkview Street Lighting Service Area. The property owner has submitted an application for rezoning and subdivision. Participation in the street lighting service area is one requirement for this development to proceed.

COST

No cost to the FVRD

CONCLUSION

Staff have received a validated petition for the Parkview Street Lighting Service area and recommend giving first, second and third readings to the bylaw.

FRASER VALLEY REGIONAL DISTRICT
BYLAW NO. 1794, 2025

A bylaw to amend the boundaries of the Parkview Street Lighting Service Area

---

WHEREAS the Fraser Valley Regional District Board of Directors ("the Board") has been petitioned to amend and extend the boundary of the Parkview Street Lighting Service Area established by Regional District of Fraser-Cheam Parkview Street Lighting Local Service Area Establishment Bylaw No. 1208, 1994;

AND WHEREAS BC Reg 113/2007 exempts service area boundary amendments from inspector approval where valid and sufficient petitions are submitted by the owners of the parcels to be added or removed;

THEREFORE the Board enacts as follows:

1) CITATION

This bylaw may be cited as *Fraser Valley Regional District Parkview Street Lighting Service Area Amendment Bylaw No. 1794, 2025.*

2) ENACTMENTS

a) *Regional District of Fraser Cheam Parkview Street Lighting Service Area Establishment Bylaw No. 1208, 1994* is hereby amended by extending the boundaries of the Service Area to include the property shown on Schedule 1794-A attached to and forming an integral part of this bylaw.

b) Schedule A to Bylaw No. 1208, 1994 is hereby replaced by Schedule 1794-B, attached to and forming an integral part of this bylaw. The amended boundaries of the service area shall be those portions of Electoral Area H as shown on Schedule 1794-B.

c) That the provisions of all bylaws that are now in effect with regard to the establishment and amendment of the Parkview Street Lighting Service Area shall henceforth apply to those lands outlined on Schedule 1794-B 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

CERTIFICATION AS TO SUFFICIENCY AND VALIDITY OF PETITIONS this	18th day of July, 2025
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

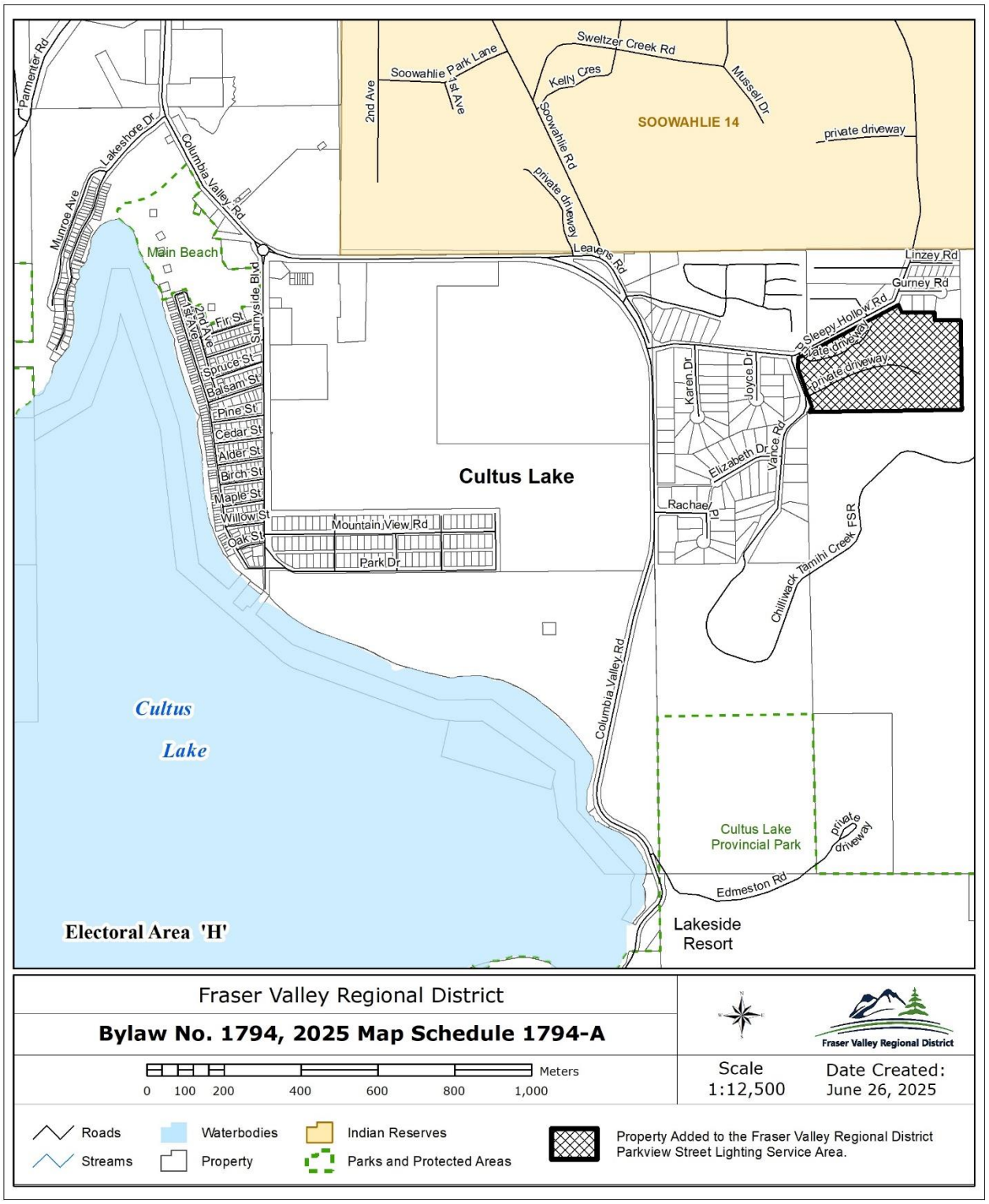
5) CERTIFICATION

I hereby certify the foregoing to be a true and correct copy of *Fraser Valley Regional District Parkview Street Lighting Service Area Amendment Bylaw No. 1794, 2025* as adopted by the Fraser Valley Regional District Board on

Dated at Chilliwack, BC on

Corporate Officer/Deputy

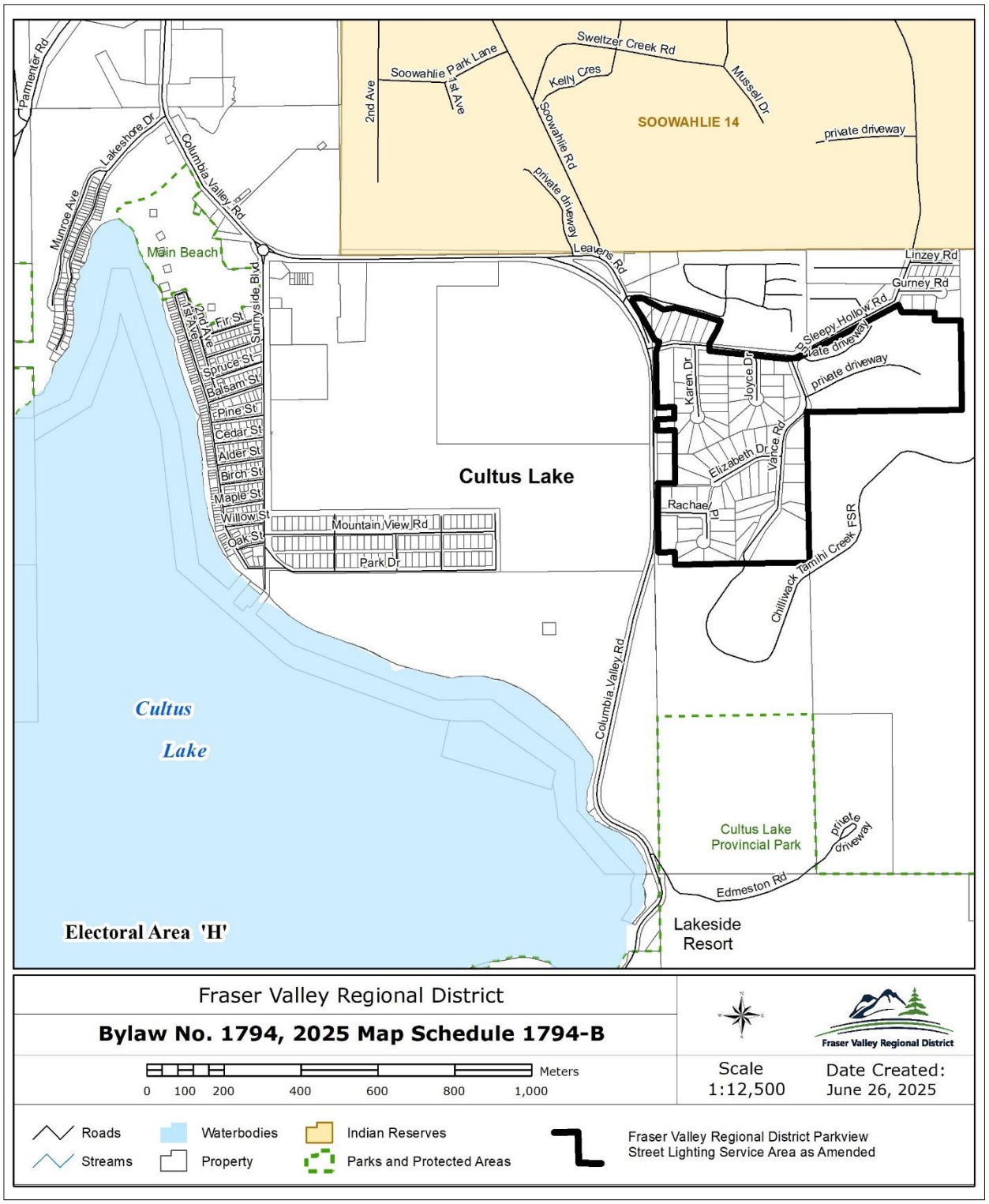
FRASER VALLEY REGIONAL DISTRICT BYLAW NO. 1794, 2025
Schedule 1794-A



This is map 1 of 1 constituting Schedule 1794-A attached to and forming part of *Fraser Valley Regional District Parkview Street Lighting Service Area Amendment Bylaw No. 1794, 2025*.

FRASER VALLEY REGIONAL DISTRICT BYLAW NO. 1794, 2025

Schedule 1794-B



This is map 1 of 1 constituting Schedule 1794-B attached to and forming part of *Fraser Valley Regional District Parkview Street Lighting Service Area Amendment Bylaw No. 1794, 2025*.

Fraser Valley Regional District

STAFF REPORT

To: Fraser Valley Regional District Board **Date:** 2025-07-24

From: Brett Dyck, Engineering, Utilities and Community Services Technologist

Subject: Fraser Valley Regional District Cultus Lake Integrated Water Supply and Distribution System Service Area Amendment Bylaw No. 1795, 2025

Reviewed by: Sterling Chan, Deputy Director of Engineering
Tareq Islam, Director of Engineering & Utilities
Jaime Van Nes, Director of Legislative Services/Corporate Officer
Beth Klein, Controller/Deputy CFO
Jennifer Kinneman, Chief Administrative Officer

RECOMMENDATION

THAT the Fraser Valley Regional District Board give first, second and third readings to the bylaw cited as *Fraser Valley Regional District Cultus Lake Integrated Water Supply and Distribution System Service Area Amendment Bylaw No. 1795, 2025*;

BACKGROUND

Staff have received a validated petition from a property owner requesting that the Cultus Lake Integrated Water Supply and Distribution System Area's boundaries be amended and extended to include their property.

DISCUSSION

The owner of 45900 Sleepy Hollow Rd has submitted a valid petition package to amend the boundaries of the Cultus Lake Integrated Water Supply and Distribution System Area. The property owner has submitted an application for rezoning and subdivision and is required to design and construct an extension of the water system to service their development. Participation in the water system service area is one requirement for this development to proceed.

COST

No cost to the FVRD

CONCLUSION

Staff have received a validated petition for the Cultus Lake Integrated Water Supply and Distribution System Service Area and recommend giving first, second and third readings to the bylaw.

FRASER VALLEY REGIONAL DISTRICT

BYLAW NO. 1795, 2025

A bylaw to amend the boundaries of the Cultus Lake Integrated Water Supply and Distribution System Service Area

---

WHEREAS the Fraser Valley Regional District Board of Directors ("the Board") has been petitioned to amend and extend the boundary of the Cultus Lake Integrated Water Supply and Distribution System Service Area established by Regional District of Fraser Cheam *East Cultus Lake Water Supply and Distribution System Local Service Area Establishment Bylaw No. 906, 1990*;

AND WHEREAS BC Reg 113/2007 exempts service area boundary amendments from inspector approval where valid and sufficient petitions are submitted by the owners of the parcels to be added or removed;

THEREFORE the Board enacts as follows:

1) CITATION

This bylaw may be cited as *Fraser Valley Regional District Cultus Lake Integrated Water Supply and Distribution System Service Area Amendment Bylaw No. 1795, 2025.*

2) ENACTMENTS

a) *East Cultus Lake Water Supply and Distribution System Local Service Area Establishment Bylaw No. 906, 1990*, is hereby amended by extending the boundaries of the Service Area to include the property shown on Schedule 1795-A attached to and forming an integral part of this bylaw.

b) Schedule A to Bylaw No. 906, 1990 is hereby replaced by Schedule 1795-B, attached to and forming an integral part of this bylaw. The amended boundaries of the service area shall be those portions of Electoral Area H as shown on Schedule 1795-B.

c) That the provisions of all bylaws that are now in effect with regard to the establishment and amendment of the Cultus Lake Integrated Water Supply and Distribution System Service Area shall henceforth apply to those lands outlined on Schedule 1795 – B 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

CERTIFICATION AS TO SUFFICIENCY AND VALIDITY OF PETITIONS this 18th day of July, 2025

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 the foregoing to be a true and correct copy of *Fraser Valley Regional District Cultus Lake Integrated Water Supply and Distribution System Service Area Amendment Bylaw No. 1795, 2025* as adopted by the Fraser Valley Regional District Board on

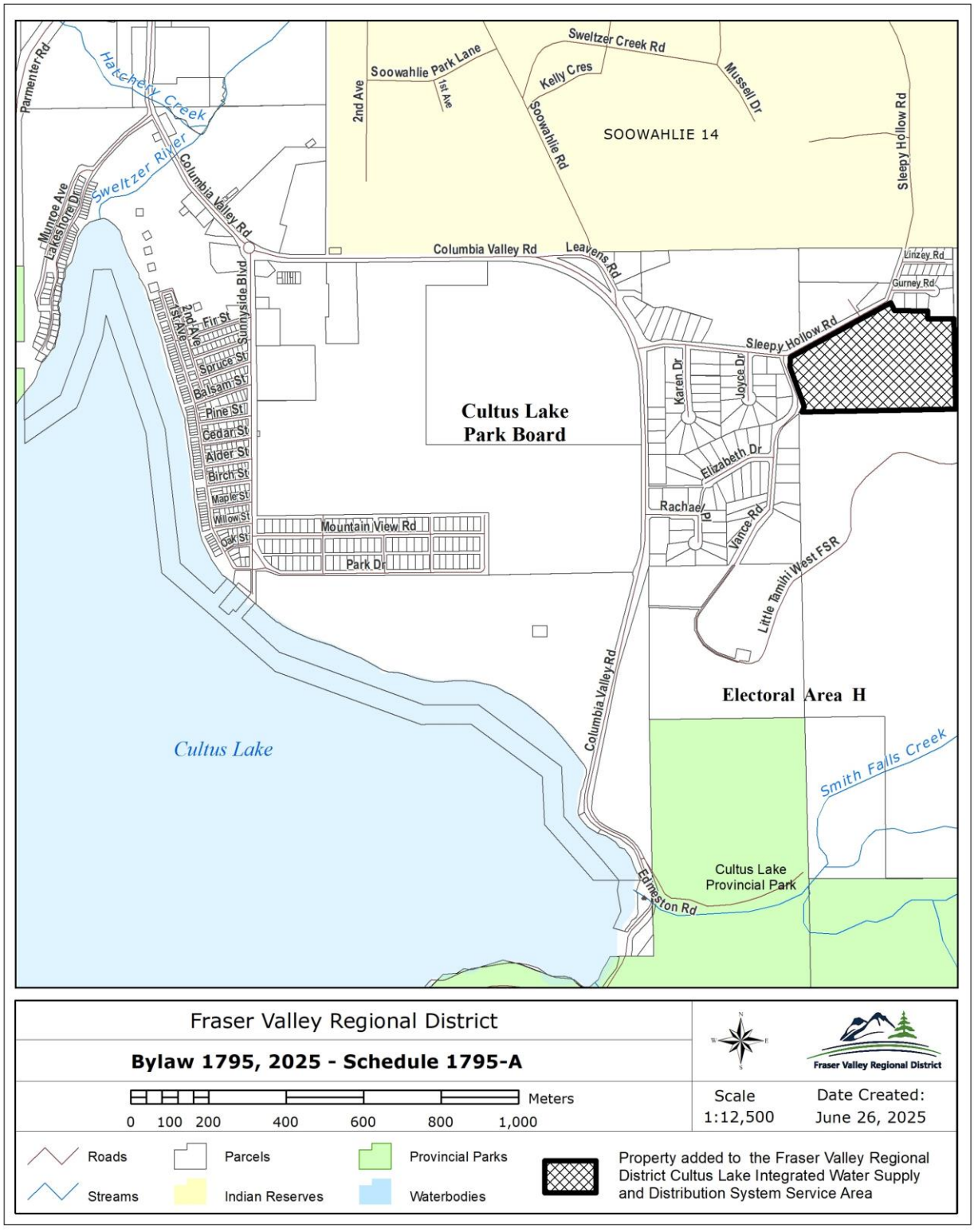
Dated at Chilliwack, BC on

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Corporate Officer/Deputy

FRASER VALLEY REGIONAL DISTRICT BYLAW NO. 1795, 2025

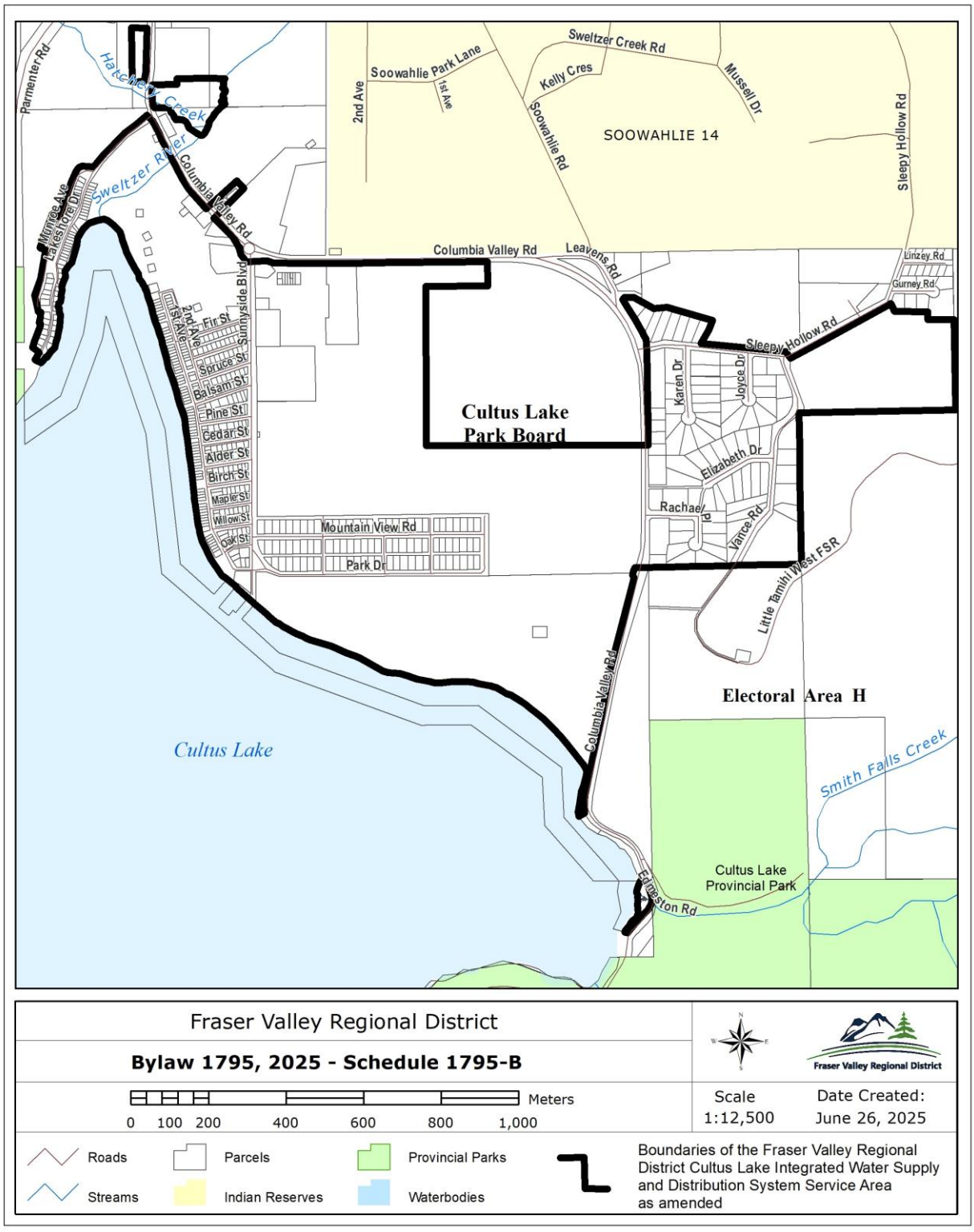
Schedule 1795-A



This is map 1 of 1 constituting Schedule 1795-A attached to and forming part of *Fraser Valley Regional District Cultus Lake Integrated Water Supply and Distribution System Service Area Amendment Bylaw No. 1795, 2025*.

FRASER VALLEY REGIONAL DISTRICT BYLAW NO. 1795, 2025

Schedule 1795-B



This is map 1 of 1 constituting Schedule 1795-B attached to and forming part of *Fraser Valley Regional District Cultus Lake Integrated Water Supply and Distribution System Service Area Amendment Bylaw No. 1795, 2025*.

Fraser Valley Regional District

STAFF REPORT

To: Fraser Valley Regional District Board **Date:** 2025-07-24

From: Brett Dyck, Engineering, Utilities and Community Services Technologist

Subject: Fraser Valley Regional District Cultus Lake Integrated Water Supply and Distribution System Capital Construction Service Area Amendment Bylaw No. 1796, 2025

Reviewed by: Sterling Chan, Deputy Director of Engineering
Tareq Islam, Director of Engineering & Utilities
Jaime Van Nes, Director of Legislative Services/Corporate Officer
Beth Klein, Controller/Deputy CFO
Jennifer Kinneman, Chief Administrative Officer

RECOMMENDATION

THAT the Fraser Valley Regional District Board give first, second and third readings to the bylaw cited as *Fraser Valley Regional District Cultus Lake Integrated Water Supply and Distribution System Capital Construction Service Area Amendment Bylaw No. 1796, 2025*;

BACKGROUND

Staff have received a validated petition from a property owner requesting that the Cultus Lake Integrated Water Supply and Distribution System Capital Construction Service Area's boundaries be amended and extended to include their property.

DISCUSSION

The owner of 45900 Sleepy Hollow Rd has submitted a valid petition package to amend the boundaries of the Cultus Lake Integrated Water Supply and Distribution System Capital Construction Service Area. The property owner has submitted an application for rezoning and subdivision. Participation in the water system service area is one requirement for this development to proceed.

COST

No cost to the FVRD

CONCLUSION

Staff have received a validated petition for the Cultus Lake Integrated Water Supply and Distribution System Capital Construction Service Area and recommend giving first, second and third readings to the bylaw.

FRASER VALLEY REGIONAL DISTRICT
BYLAW NO. 1796, 2025

A bylaw to amend the boundaries of the Cultus Lake Integrated Water Supply and Distribution System Capital Construction Service Area

---

WHEREAS the Fraser Valley Regional District Board of Directors ("the Board") has been petitioned to amend and extend the boundary of the Cultus Lake Integrated Water Supply and Distribution System Capital Construction Service Area established by *Fraser Valley Regional District Cultus Lake Integrated Water Supply and Distribution System Capital Construction Service Area Establishment Bylaw No. 1366, 2016*;

AND WHEREAS BC Reg 113/2007 exempts service area boundary amendments from inspector approval where valid and sufficient petitions are submitted by the owners of the parcels to be added or removed;

THEREFORE the Board enacts as follows:

1) CITATION

This bylaw may be cited as *Fraser Valley Regional District Cultus Lake Integrated Water Supply and Distribution System Capital Construction Service Area Amendment Bylaw No. 1796, 2025.*

2) ENACTMENTS

a) *Fraser Valley Regional District Cultus Lake Integrated Water Supply and Distribution System Capital Construction Service Area Establishment Bylaw No. 1366, 2016*, is hereby amended by extending the boundaries of the Service Area to include the property shown on Schedule 1796-A attached to and forming an integral part of this bylaw.

b) Schedule A to Bylaw No. 1366, 2016 is hereby replaced by Schedule 1796-B, attached to and forming an integral part of this bylaw. The amended boundaries of the service area shall be those portions of Electoral Area H as shown on Schedule 1796-B.

c) That the provisions of all bylaws that are now in effect with regard to the establishment and amendment of the Cultus Lake Integrated Water Supply and Distribution System Capital Construction Service Area shall henceforth apply to those lands outlined on Schedule 1796 – B 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

CERTIFICATION AS TO SUFFICIENCY AND VALIDITY OF PETITIONS this	18th day of July, 2025
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

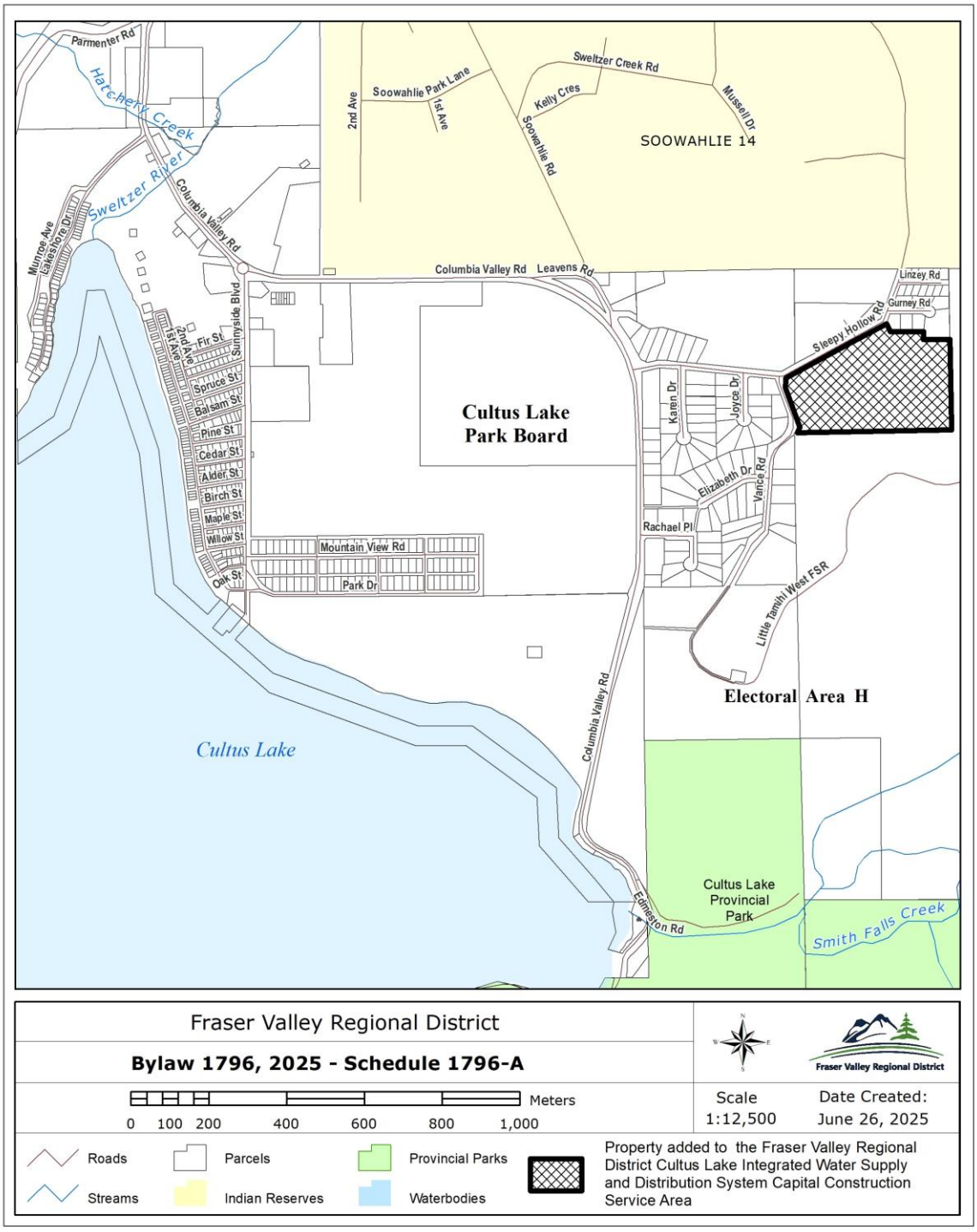
I hereby certify the foregoing to be a true and correct copy of *Fraser Valley Regional District Cultus Lake Integrated Water Supply and Distribution System Capital Construction Service Area Amendment Bylaw No. 1796, 2025* as adopted by the Fraser Valley Regional District Board on

Dated at Chilliwack, BC on

_____

Corporate Officer/Deputy

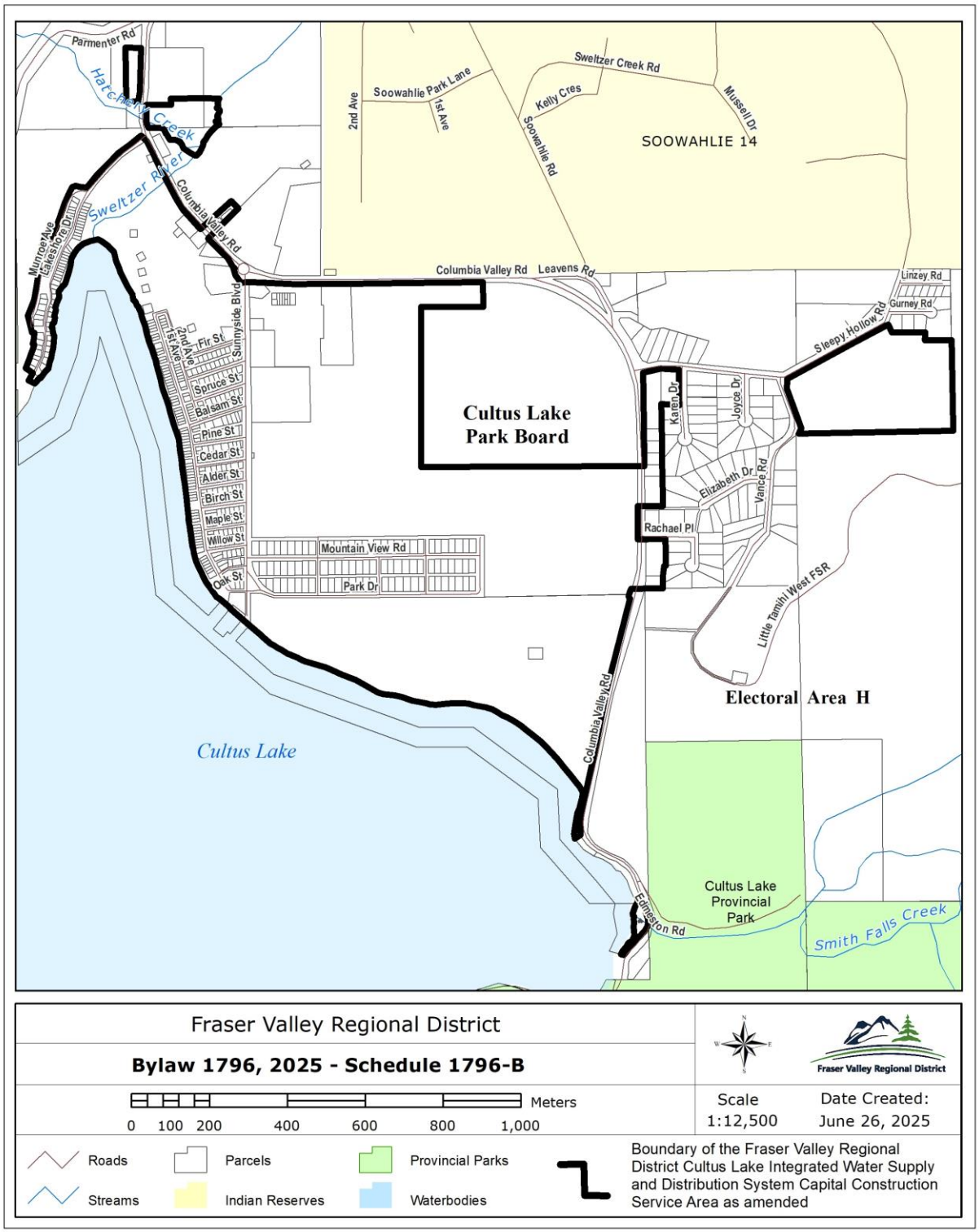
FRASER VALLEY REGIONAL DISTRICT BYLAW NO. 1796, 2025
Schedule 1796-A



This is map 1 of 1 constituting Schedule 1796-A attached to and forming part of *Fraser Valley Regional District Cultus Lake Integrated Water Supply and Distribution System Capital Construction Service Area Amendment Bylaw No. 1796, 2025.*

FRASER VALLEY REGIONAL DISTRICT BYLAW NO. 1796, 2025

Schedule 1796-B



This is map 1 of 1 constituting Schedule 1796-B attached to and forming part of *Fraser Valley Regional District Cultus Lake Integrated Water Supply and Distribution System Capital Construction Service Area Amendment Bylaw No. 1796, 2025*

Fraser Valley Regional District

STAFF REPORT

To: Regional and Corporate Services Committee
Date: 2025-07-10

From: Stacey Barker, Director of Regional Services
File No: 2320-90

Subject: Municipal Tax Proportions – Animal Control Service

Reviewed by: Jaime Van Nes, Director of Legislative Services/Corporate Officer
Jennifer Kinneman, Chief Administrative Officer

RECOMMENDATION

THAT the Fraser Valley Regional District Board give three readings to the bylaw cited as Fraser Valley Regional District Sub-Regional Animal Control Service Area Amendment Bylaw No. 1797, 2025, which establishes standard assessed property value as the method of taxation;

AND THAT the Fraser Valley Regional District Board direct staff to bring the bylaw back every 5 years for its review of the taxation methodology.

BACKGROUND

The Fraser Valley Regional District (FVRD) provides full animal control services to the Cities of Abbotsford, Chilliwack, and Mission as well as the District of Kent and Village of Harrison Hot Springs. When each of these municipalities joined the program, their subsequent share of the annual net funding was negotiated with the membership at the time of entry. This resulted in a funding model whereby different rates of taxation exist in different municipalities. Many factors have changed since the origin of the current funding model, including anticipated future capital expenditures. These conditions warrant consideration to change how funding is currently allocated.

DISCUSSION

The vast majority of FVRD services that require funding through taxation do so through assessed value of land and improvements as provided annually by BC Assessment. This means that all residents in a service area are taxed at the same rate. The larger municipalities typically have a greater assessment base, so proportionally, they carry more, but the tax rate is equal for all residents. Staff would prefer to use the assessed value method of taxation for the regional animal control program due to its reliability, annual review by BC Assessment, and ease of administration, in comparison to the current approach.

Tables 1 and 2 use information from the 2025 Financial Plan and the most recent 2025 Revised BC Assessment data available. The information is comparing actual 2025 taxation to what taxation would

have been had the proposed methodology been utilized in 2025. The purpose is to give the Board an estimated value of financial impact for the recommended change.

Table 1: Estimated Residential Impact – Assessed Property Value Method Vs Current Method

	Current Methodology		Proposed Methodology		
Municipality	**2025 Resid. Tax Rate /$1,000 Assessment**	**2025 Average Residential Tax**	**Proposed Resid. Tax Rate /$1,000 Assessment**	**Proposed Average Residential Tax***	**$ Change Average Residential Tax**
Abbotsford	0.00464	$4.41	0.00516	$4.93	+$0.52
Chilliwack	0.00304	$2.47	0.00516	$4.23	+$1.76
Harrison Hot Springs	0.00114	$0.89	0.00516	$3.97	+$3.08
Kent	0.00372	$2.81	0.00516	$3.83	+$1.02
Mission	0.01228	$14.08	0.00516	$5.77	-$8.31

*The average residential assessed value differs per municipality with Mission the highest and Kent the lowest.

Table 2: Estimated Municipal-Level Impact –Assessed Property Value Method Vs Current Method

	Proportional Per Municipality				
Municipality	**Current Bylaw with Licence Fees Adjustment**	**2025 Financial Plan Taxation**	**Proposed Method**	**Taxation Using Proposed Method**	**$ Change Per Muni**
Abbotsford	47.81%	$355,196	53.2%	$395,672	+$40,476
Chilliwack	17.65%	$131,195	30%	$223,183	+$91,988
Harrison Hot Springs	0.21%	$1,552	0.9%	$7,015	+$5,463
Kent	1.38%	$10,288	1.9%	$14,271	+$3,983
Mission	32.95%	$244,879	13.9%	$102,969	-$141,910

As discussed last month, the application of user data to ascertain distribution of effort per municipality may be applicable in some situations, but staff caution against its use as a means to establish tax distribution for the regional animal control program. While there are various data sets available, they are not all one-to-one comparisons in terms of their effect on staff time and impact on the facility. For example, while staff record the origin of a particular call, they do not record the length of time to resolve the issue. Some may be concluded quickly while another generates months of investigation.

For comparison purposes, a set of data has been provided in Table 3. Staff feel that the number of days a dog stays at the shelter is a good representation of effort. "Impound Days" represents both the number of dogs impounded and how long staff were required to care for them. However, even within this limited representation, the data fluctuates significantly each year data is available. There are also some errors due to lack of information or misreporting that tend to negatively impact Chilliwack due the location of the shelter which staff have attempted to adjust.

Table 3: Impound Days (yearly averages on available data)

	Abbotsford	Chilliwack	Mission	Kent	Harrison

Impound Days	4571	2817	871	258	22
Proportion Per Muni	53.5%	33.0%	10.2%	3.0%	0.3%

Staff recommend that they begin to report on animal control statistics on a regular basis for the Board's information and to continue to make improvements to data collection practices for consideration the next time the Board reviews taxation methodology.

COST

Included in the draft bylaw in an increase to total rate tax which occurs from time to time and is a financial housekeeping issue. The draft bylaw deletes the maximum amount and updates it to a maximum property tax rate of $0.015/1000. This is in keeping with recent updates to other Regional District bylaws.

CONCLUSION

Over the past decade there have been significant changes to the FVRD's regional animal control program as well as expected capital expenditures that have warranted a re-examination of taxation methodology. Staff are recommending an update to the current bylaw that allows for the standard method of taxation based on property assessment.

FRASER VALLEY REGIONAL DISTRICT
BYLAW NO. 1797, 2025

A Bylaw to amend the Sub-Regional Animal Control Service Area

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WHEREAS *Fraser Valley Regional District Sub-Regional Animal Control Service Area Establishment Bylaw No. 1140, 2011* was adopted by the Fraser Valley Regional District Board of Directors ("the Board") on January 24, 2012;

AND WHEREAS the maximum annual requisition for the Sub-Regional Service Area is currently $450,000 or a property value tax rate of $0.0068/$1000 applied to the net taxable value of the land and improvements within the service area, whichever is greater;

AND WHEREAS the Board wishes to increase the maximum amount that may be requisitioned under Bylaw 1140, 2011 by an amount greater than 25% of the baseline value and such an increase requires approval of the inspector;

AND WHEREAS the Board wishes to remove the maximum amount and instead only include the property value tax rate;

AND WHEREAS the Board wishes to remove the apportionment sections of the bylaw so that the apportionment among the participating areas is calculate on the basis of the converted value of land and improvements in those areas pursuant to Section 380 of the *Local Government Act*;

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

THEREFORE the Board enacts as follows:

1) CITATION

This Bylaw may be cited as *Fraser Valley Regional District Sub-Regional Animal Control Service Area Amendment Bylaw No. 1797, 2025.*

2) ENACTMENTS

That *Fraser Valley Regional District Sub-Regional Animal Control Service Area Establishment Bylaw No. 1140, 2011,* as amended, is amended by:

2.1 deleting Section 2)e) and replacing it with the following:

> "e) The maximum amount that may be requisitioned annually for the entire service established by this bylaw is an amount equal to that which could be raised by a property value tax rate of $0.015/$1000 applied to the net taxable value of the land and improvements within the service area."

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2.2 deleting Section 2)f) in its entirety.

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 Sub-Regional Animal Control Service Area Amendment Bylaw No. 1797, 2025* as read three times 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

CORPORATE REPORT

To: Regional and Corporate Services Committee
Date: 2025-07-10
From: Jaime Van Nes, Director of Legislative Services
File No: 3920-20-1798, 2025

Subject: Fraser Valley Regional District Indemnification Bylaw No. 1798, 2025

Reviewed by: Jennifer Kinneman, Chief Administrative Officer

RECOMMENDATION

THAT the Fraser Valley Regional District Board give three readings and adoption to the bylaw cited as Fraser Valley Regional District Indemnification Bylaw No. 1798, 2025.

BACKGROUND

Indemnification is a legal concept that refers to the act of compensating someone for a loss or damage that they have suffered. Section 740 of the *Local Government Act* provides regional districts with the authority to pass bylaws to provide for the indemnification of regional district officials for any legal action brought against them in the honest exercise and performance of their powers, duties or functions. An indemnification bylaw provides for circumstances in which legal fees, as well as costs, fines and awards of damages incurred or made against a regional district official will be paid by the Fraser Valley Regional District (FVRD).

In 2003, the FVRD adopted the *Fraser Valley Regional District Indemnification Bylaw No. 0566, 2003*.

DISCUSSION

A recent BC Court of Appeal decision in *Anderson v. Strathcona Regional District* has underscored the need for local governments to have clear and precise language in their indemnification bylaws. In light of the recent court decision, staff are recommending that the FVRD's indemnification bylaw be updated to reflect current legislation and legal best practices.

The term 'regional district official' is defined by section 738(1) of the *Local Government Act* and includes the following in relation to the exercise of powers or the performance of duties or functions for, or on behalf of the FVRD:

- Current or former FVRD Board members;
- Current or former FVRD officers or employees;
- Volunteer fire department members;
- FVRD volunteer who participates in the delivery of FVRD services; and
- Board of Variance members appointed by the FVRD Board.

The draft bylaw includes the following provisions which require regional district officials who are seeking indemnity under the bylaw to:

- Promptly provide a copy of the documents initiating any action to the FVRD's Corporate Officer;
- Not admit or assume liability, not enter into a settlement or enter a guilty plea except with the approval of the FVRD;
- Consent in writing to the FVRD having the sole discretion to appoint and instruct legal counsel, to conduct all necessary investigations, negotiate or settle the action, prosecution or proceeding; and
- Co-operate with the FVRD and their appointed legal counsel in relation to the action, prosecution, inquiry or other proceeding, including to secure information, evidence and witnesses in the defence of an action or prosecution.

As a limit to indemnification, the draft indemnification bylaw would not apply in the following circumstances:

- Claims that do not arise in connection with a regional district official's exercise or intended exercise of their power or the performance or intended performance of their duties;
- Where a court has found the regional district official to have engaged in dishonesty, gross negligence or malicious or willful misconduct;
- Defamation claims made against a Board member;
- Proceedings to disqualify a Board member from office; and
- Any proceedings or complaints made under the FVRD Code of Responsible Conduct Policy which outlines its own separate process related to reimbursement of legal costs.

Notwithstanding the above, a regional district official may still seek indemnity by Board resolution on a case-by-case basis. For example, in the case of a defamation claim brought against a Board member, the Board may wish to consider the facts and circumstances of the claim on a case-by-case basis first, rather than having indemnification follow automatically.

COST

In cases where indemnification is required, the FVRD is insured with liability insurance through the Municipal Insurance Association of BC (MIABC) to cover the costs of any claims that may be brought against a regional district official in relation to the exercise of powers or performance of duties or functions for or on behalf of the FVRD.

CONCLUSION

Legislation provides regional districts with the authority to pass bylaws to provide for the indemnification of regional district officials for any legal action brought against them in the honest exercise and performance of their powers, duties or functions. The definition of regional district officials includes current and former Board members and employees, volunteer fire department

members, other volunteers who are participating in the delivery of FVRD services, as well as Board of Variance members appointed by the FVRD Board.

The draft indemnification bylaw outlines requirements for regional district officials seeking indemnification, and sets out certain circumstances in which the draft indemnification bylaw would not apply. However, a regional district official may still seek indemnity by Board resolution on a case-by-case basis.

FRASER VALLEY REGIONAL DISTRICT
BYLAW NO. 1798, 2025

A bylaw to indemnify Regional District Officials

WHEREAS Section 740 of the *Local Government Act* provides that a regional district may, by bylaw, indemnify Regional District Officials in respect of certain matters in accordance with the bylaw.

THEREFORE the Fraser Valley Regional District Board enacts as follows:

1) CITATION

This bylaw may be cited as *Fraser Valley Regional District Indemnification Bylaw No. 1798, 2025.*

2) INTERPRETATION

In this bylaw:

"**Regional District Official**" means a person as defined in Section 738(1) of the *Local Government Act*.

3) ENACTMENTS

a) The regional district will indemnify Regional District Officials by paying all amounts required or incurred:

   i. to defend an action or prosecution brought against a Regional District Official in connection with the exercise or intended exercise of the person's powers or the performance or intended performance of the person's duties or functions;

   ii. to satisfy a judgment, award or penalty imposed in an action or prosecution referred to in paragraph (i);

   iii. in relation to an inquiry under the *Public Inquiry Act*; or

   iv. in relation to another proceeding that involves the administration of the regional district or the conduct of regional district business.

b) Where a Regional District Official wishes to seek indemnity under this bylaw, the Regional District Official will;

   i. as promptly as reasonably possible after being served with a document initiating an action, prosecution, inquiry or other proceeding involving regional district business, deliver a copy of such document to the regional district's Corporate Officer;

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ii. not admit or assume liability, enter into a settlement or enter a guilty plea except with the approval of the regional district;

iii. consent in writing to the regional district having sole discretion to appoint and instruct legal counsel, to conduct all the necessary investigations and to negotiate and settle the action, prosecution or proceeding; and

iv. co-operate with the regional district and appointed legal counsel in relation to the action, prosecution, inquiry or other proceeding, including to secure information, evidence and witnesses and in the defence of an action or prosecution.

c) Despite Section 3)a), the regional district;

i. will not pay a fine that is imposed as a result of a Regional District Official being convicted of an offence that is not a strict or absolute liability offence;

ii. will not indemnify a Regional District Official if a court of competent jurisdiction finds a Regional District Official has engaged in dishonesty, gross negligence or malicious or wilful misconduct; and

iii. may seek recovery of its costs against a Regional District Official in respect of any matter which results in a judgment for damages against the regional district if a court has found the Regional District Official has engaged in dishonesty, gross negligence, or malicious or wilful misconduct.

d) This bylaw does not apply to:

i. claims that do not arise in connection with a Regional District Official's exercise or intended exercise of their power or the performance or intended performance of their duties;

ii. any proceedings or complaints made under the regional district's Code of Responsible Conduct Policy;

iii. defamation claims made against a Board member; and

iv. proceedings to disqualify a Board member from office.

e) Nothing in this bylaw prevents a Regional District Official from seeking indemnity by Board resolution in a specific case.

4) 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.

5) REPEAL

Fraser Valley Regional District Indemnification Bylaw No. 0566, 2003 is hereby repealed.

DRAFT

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 Indemnification Bylaw No. 1798, 2025* as adopted by the Board of Directors of the Fraser Valley Regional District on

Dated at Chilliwack, B.C. on

_____

Corporate Officer/Deputy

DRAFT

Fraser Valley Regional District

STAFF REPORT

To: Electoral Area Services Committee **Date:** 2025-07-10
From: Ray Schipper, Planning Technician **File Number:** 3920-20 1799

Subject: Zoning Amendment Bylaw No. 1799, 2025 to amend Zoning Bylaw No. 1638, 2021 to introduce a new definition for tourist accommodation unit and permit tourist accommodation uses with interior access

Reviewed by: Katelyn Hipwell, Manager of Planning
Jennifer Kinneman, Chief Administrative Officer

RECOMMENDATION

THAT the Fraser Valley Regional District Board give First Reading to the bylaw cited *as Fraser Valley Regional District Zoning Amendment Bylaw No. 1799, 2025* to amend *Fraser Valley Regional District Zoning Bylaw No. 1638, 2021* to update the tourist accommodation regulation and associated definition to allow tourist accommodation uses with interior access;

THAT the Fraser Valley Regional District Board by resolution waive the requirement to post a sign per Section 4.8.2 of *Bylaw No. 1377, 2016*;

THAT *Fraser Valley Regional District Zoning Amendment Bylaw No. 1799, 2025* 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 Zoning Amendment Bylaw No. 1799, 2025* to Director Dixon or in their absence to Director Dickey;

THAT Director Dixon or in their absence Director Dickey preside over and Chair the Public Hearing with respect to proposed *Fraser Valley Regional District Zoning Amendment Bylaw No. 1799, 2025*;

AND THAT the Chair of the Public Hearing be authorized to establish procedural rules for the conduct of the Public Hearing with respect to the proposed *Fraser Valley Regional District Zoning Amendment Bylaw No. 1799, 2025* in accordance with the *Local Government Act*;

AND FURTHER THAT in the absence of Director Dixon and Director Dickey at the time of the Public Hearing with respect to the proposed *Fraser Valley Regional District Zoning Amendment Bylaw No. 1799, 2025*, 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 Zoning Amendment Bylaw No. 1799, 2025*.

BACKGROUND

The Fraser Valley Regional District (FVRD) has received a zoning amendment application to amend the definition and regulations of *Tourist Accommodation* in *Zoning Bylaw No. 1638, 2021*. The zoning bylaw currently limits building design of a tourist accommodation use by restricting access to individual units from the exterior of a building only. The amendment application aims to eliminate the access restriction and allow tourist accommodation with interior access, enabling more flexible building design options that are consistent with a hotel-style development.

The applicants have also applied for a building permit application to establish a *Tourist Accommodation* use at 45618 Sleepy Hollow Road, Electoral Area H. Tourist Accommodation use is permitted under the current property zone (Highway Commercial 1). The zoning amendment application is an amendment to general provisions within the zoning bylaw and is not specific to the proponent's development and does not impact the permissible uses on the property. However, the zoning amendment would facilitate a more flexible design for the proposed development.

DISCUSSION

Zoning Bylaw No. 1638, 2021 defines *Tourist Accommodation* as "a commercial use providing for the temporary accommodation of the travelling public". The current regulations stipulate that the use "must be contained within one or more detached buildings containing *dwelling units or sleeping units* designed for and intended to be occupied temporarily by the travelling public."

The applicant seeks an amendment to accommodate a form of tourist accommodation that does not conform to the existing definitions of a *sleeping unit* or *dwelling unit*. *Dwelling units* are currently permitted to be used as tourist accommodation units; however, the definition of *dwelling unit* is very prescriptive, requiring:

> "one (1) or more adjoining rooms in a building that together contain or provide for the installation of:
>
> - A separate entrance from the exterior of the building;
> - One (1) or more sleeping areas;
> - One (1) or more washrooms;
> - A single (1) cooking facility."

The proponents have requested a change to the bylaw to enable tourist accommodation use consisting of units with interior access. The intent is to enable a hotel-style building design where units are accessed from an interior corridor, rather than from the exterior of the building.

Staff have determined that introducing a new definition for *tourist accommodation unit* will enable appropriate design flexibility that does not undermine the intent of the zoning bylaw or the scope of the permitted tourist accommodation use. This approach is consistent with the bylaws of member municipalities. The proposed definition is as follows:

> Tourist Accommodation Unit

"one (1) or more adjoining rooms for overnight accommodation of the travelling public that together contain or provide for the installation of:

- One (1) or more sleeping areas;
- One (1) or more washrooms;
- Up to one (1) cooking facility."

This new definition is consistent with the current definition of *dwelling unit* and *sleeping unit*, however, the requirement for a separate entrance from the exterior of the building has been removed.

Amendment Summary

Bylaw 1638 Section	Subject	Amendment
Part 3: Definitions	*Tourist Accommodation Unit*	Add new definition for t*ourist accommodation unit.*
Part 4: Regulations	*Tourist Accommodation*	Amend *Tourist Accommodation* to remove *dwelling units* or *sleeping units* and replace with t*ourist accommodation units*.
Part 6.5: Off-Street Parking and Loading Regulations	*Tourist Accommodation*	Update parking requirements to reflect new terminology, replacing *dwelling unit* or *sleeping unit* with t*ourist accommodation unit.*
Part 12.7 – Tourist Campground 1 (TGC-1)	*Conditions of Use*	*Tourist Accommodation must be* contained within a *dwelling unit* or *sleeping unit*.

Scope of Proposed Amendment and Impacts to Other Zones

The proposed amendment is not site specific, and, if adopted, will apply broadly throughout *Zoning Bylaw 1638, 2021* wherever *Tourist Accommodation* use is permitted. This amendment will not expand where tourist accommodation uses are permitted. It only affects zones where the use is already permitted under the existing bylaw.

As part of the review process, staff analyzed the zones where *Tourist Accommodation* is currently permitted. This use is permitted in nine zones, including various commercial and recreational zones. Staff reviewed these zones and determined that the existing zoning regulations include adequate provisions related to *Tourist Accommodation* use and that hotel-style typology would be consistent with other permitted uses.

An exception is the Tourist Campground 1 (TCG-1) zone. This zone is intended for campground use with opportunity for motel-style tourist accommodation development. This amendment retains exterior access requirements to prevent hotel-style typology in this zone. Outside of the TCG-1 zone, no new restrictions are proposed, maintaining the allowable uses in the current regulatory framework.

Notification and Public Hearing

In accordance with the *Local Government Act,* a public hearing is required for a zoning bylaw amendment. A mailout is not required, per Section 466 (7) of the *Local Government Act*, as this application applies to more than 10 parcels owned by 10 or more persons.

FVRD Bylaw No. 1377, 2016 regulates procedures for permit applications and requirements for zoning amendment signs. Section 4.8.2 states:

> "Notwithstanding Section 4.8.1 of this bylaw, the Board may by resolution waive the requirement to post a sign where the Board determines that placing a sign would be ineffective due to the remoteness of the location or other factors."

Staff recommend that the Board waive the requirement for a zoning amendment sign, as this amendment is not associated with a specific property, despite being initiated by a private property owner. The amendment will apply broadly to the entirety of the zoning bylaw. The amendment does not constitute an expansion of *Tourist Accommodation* use within existing zones and relates only to a provision related to building design.

Since this text amendment applies to a use occurring in numerous zones, located in all Electoral Areas in the FVRD, staff recommend holding a virtual hearing per the *Public Hearings in the Electoral Areas* policy. A virtual hearing will provide greater accessibility to all participants, allow participants to comment via computer or other device, and a virtual hearing is well-suited to matters that apply to a large geographical area.

A referral to the Ministry of Transportation and Transit will be required prior to adoption, per Section 52(3) of the *Transportation Act*.

NEXT STEPS

After First Reading, staff will schedule a Public Hearing for Bylaw 1799, 2025. The hearing will be held in August 2025 to prepare the bylaw for the FVRD Board to consider subsequent readings at a future Board meeting. Staff recommend holding a virtual hearing per the *Public Hearings in the Electoral Areas* policy.

COST

The application fee of $2,680 has been received.

CONCLUSION

The proposed zoning bylaw amendment introduces a new definition for *tourist accommodation units*, allowing for units with interior access. The amendment does not expand the application of the *tourist accommodation* use in the zoning bylaw or enable new uses where they have not previously existed. The amendment effectively removes a provision of the *tourist accommodation* use regulation that limits the design typology of a *tourist accommodation* use and enables more flexible building design where *tourist accommodation units* can be accessed from the exterior or interior of a building. Staff recommend giving First Reading to *Fraser Valley Regional District Zoning Amendment Bylaw No. 1799, 2025*.

FRASER VALLEY REGIONAL DISTRICT
Bylaw No. 1799, 2025

A Bylaw to Amend the Zoning Regulations for the Electoral Areas of the Fraser Valley Regional District

---

WHEREAS the Fraser Valley Regional District Board of Directors ("the Board") wishes to amend *Fraser Valley Regional District Zoning Bylaw No. 1638, 2021*:

THEREFORE the Board enacts as follows:

1) CITATION

This bylaw may be cited as *Fraser Valley Regional District Zoning Amendment Bylaw No. 1799, 2025*.

2) TEXT AMENDMENT

a) That Schedule A of *Fraser Valley Regional District Zoning Bylaw No. 1638, 2021* is amended by:

i. In PART 3: DEFINED TERMS, insert the following definitions in alphabetical order:

TOURIST ACCOMMODATION UNIT

Definition
Means one (1) or more adjoining rooms for overnight accommodation of the travelling public that together contain or provide for the installation of:

- One (1) or more sleeping areas;
- One (1) or more washrooms;
- Up to one (1) cooking facility.

ii. In PART 4: REGULATIONS, replace the existing regulation for *Tourist Accommodation* with the following:

TOURIST ACCOMMODATION

Regulation
Must be contained within one or more detached buildings containing one or more *tourist accommodation units* designed for and intended to be occupied temporarily by the travelling public.

Must not be used for *residential use*.

May include dining facilities, an office, *accessory retail*, and amenities and service facilities for those accommodated on the *lot*.

iii. In PART 6: OFF-STREET PARKING AND LOADING REGULATIONS – Section 6.5 Required Off-Street Parking Spaces According to Use, replace *dwelling unit* or *sleeping unit* with *tourist accommodation unit* under the *Tourist Accommodation* Principle Use category. The

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Requirement must state "1.25 spaces per *tourist accommodation unit* plus 1 space per 3 seats in an associated *Food Service* Use."

iv. In PART 12: RECREATIONAL ZONES – Section 12.7 Tourist Campground 1 (TCG-1) insert the following under Section 12.7.5 Conditions of Use:

Tourist Accommodation: Must be contained within a *dwelling unit* or *sleeping unit*.

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 Zoning Amendment Bylaw No. 1799, 2025* as read a third time/adopted by the Board of Directors of the Fraser Valley Regional District on

Dated at Chilliwack, B.C. on

_____

Corporate Officer/ Deputy

DRAFT

SCHEDULE A-2 — Zoning Amendment Application

I / We hereby apply to:

☒ Amend the text of Zoning Bylaw No. 1638 2021

Purpose (in brief): Definition for Tourist Accommodation Units.

☐ Change the Zoning of the 'subject property' in Zoning Bylaw No. _____

From: _____ (current zone)

To: _____ (proposed zone)

An Application Fee in the amount of $ 2680 as stipulated in FVRD Application Fees Bylaw No. 1231, 2013 must be paid upon submission of this application.

Civic Address: 45618 Sleepy Hollow PID 002 017 423

Legal Description: Lot 5 Block _____ Section 30 Township 25 Range _____ Plan NWP22792

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
Pure West Property (Cultus Lake) Investments Ltd.		
Name of Owner (print)	Signature of Owner	Date

Owner's Contact Information

Address [redacted]	City [redacted]	
[redacted]		
Phone	Cell [redacted]	Fax

Office Use Only		
	Date June 25, 2025	File No.
	Received By Ray Schiller	Folio No.
	Receipt No. 25635/2	Fees Paid: $ 2,680.00

45950 Cheam Avenue | Chilliwack, BC | V2P 1N6 Phone: 604-702-5000 | Toll Free: 1-800-528-0061 | Fax: 604-792-9684

Agent ***I hereby give permission for*** Jeremy Pol ***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 Jeremy Pol	Company Thrive Properties	
Address #212 17655 57 Ave		City Surrey
Email [redacted]		
Phone [redacted]		

I declare that the information submitted in support of this application is true and correct in all respects.

Signature of Agent	Date
	2025 06 25

Development Details

Property Size 0.68 ha (m² or ha)

Existing Use HC-1

Proposed Development / Text Amendment Definition for Tourist Accommodation units.

Justification and Support Current definition of dwelling unit doesn't fit Tourist Accommodation zoning.

(use separate sheet if necessary)

Anticipated Start Date: June 25, 2025

45950 Cheam Avenue | Chilliwack, BC | V2P 1N6 Phone: 604-702-5000 | Toll Free: 1-800-528-0061 Fax: 604-792-9684

Services

Services	Currently Existing		Readily Available *	
	Yes	No	Yes	No
Road Access			✓	
Water Supply			✓	
Sewage Disposal			✓	
Hydro			✓	
Telephone			✓	
School Bus Service			✓	

* 'Readily Available' means existing services can be easily extended to the subject property.

Proposed Water Supply Cultus Lake Water system

Proposed Sewage Disposal Cultus Lake Waste water treatment facility

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 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 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.

45950 Cheam Avenue | Chilliwack, BC | V2P 1N6 Phone: 604-702-5000 | Toll Free: 1-800-528-0061 | Fax: 604-792-9684

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		✓	Reduced sets of metric plans
		✓	North arrow and scale
		✓	Dimensions of property lines, rights-of-ways, easements
At a scale of:		✓	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
1:_____		✓	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		✓	Location, quantity, size & species of existing & proposed plants, trees & turf
		✓	Contour information (_____ metre contour intervals)
Same scale as site plan		✓	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:
Title Search		✓	Provide one for each property included in an application, and dated within 30 days of submission. Obtain a title search through LTSA.ca

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 .

45950 Cheam Avenue | Chilliwack, BC | V2P 1N6 Phone: 604-702-5000 | Toll Free: 1-800-528-0061 | Fax: 604-792-9684

Fraser Valley Regional District

STAFF REPORT

To: Electoral Area Services Committee **Date:** 2025-07-10
From: Hayley Katan, Planning Technician **File No:** 3090 2025-06

Subject: Development Variance Permit 2025-06 to increase building height from 7.75m to 9.32m for 4490 Estate Drive, Electoral Area E

Reviewed by: Katelyn Hipwell, Manager of Planning
Graham Daneluz, Director of Planning & Development
Jennifer Kinneman, Chief Administrative Officer

RECOMMENDATION

THAT the Fraser Valley Regional District Board refuse Development Variance Permit 2025-06 for 4490 Estate Drive, Electoral Area E.

BACKGROUND

The property owners of 4490 Estate Drive have applied for a Development Variance Permit (DVP) to increase the maximum permitted height of the primary residential building.

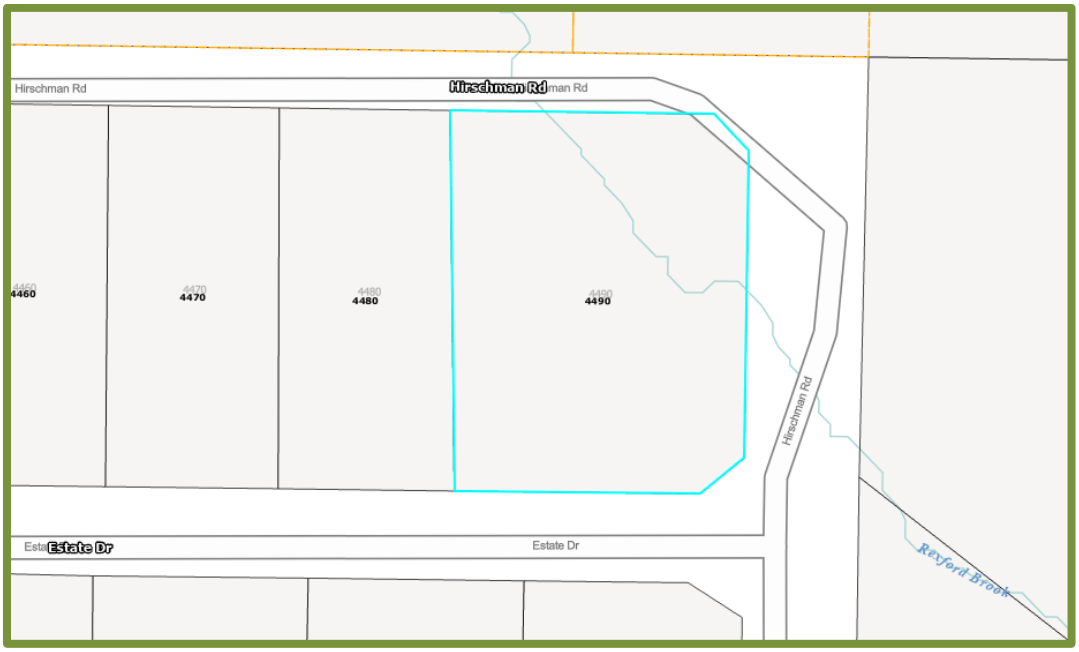
The property is zoned Urban Residential 1 (UR-1) under the *FVRD Zoning Bylaw No. 1638, 2021* (Consolidated Zoning Bylaw). The application is to increase the maximum allowable height from 7.75 meters to 9.32 meters. That is an increase of 1.57 meters.

PROPERTY DETAILS			
Address	4490 Estate Dr	**Area**	E
PID	024-785-547	**Owner**	Richard & Kathleen Tschritter
Folio	733.01314.235	**Agent**	Ryan Hoxie
Lot Size	0.32 hectares		
Current Zoning	Urban Residential 1 (UR-1)	**Proposed Zoning**	No change.
Current OCP	Suburban Residential (SR)	**Proposed OCP**	No change.
Current Use	**Vacant**	**Proposed Use**	**Residential**
Development Permit Areas	5-E Riparian Areas		
Agricultural Land Reserve	No		

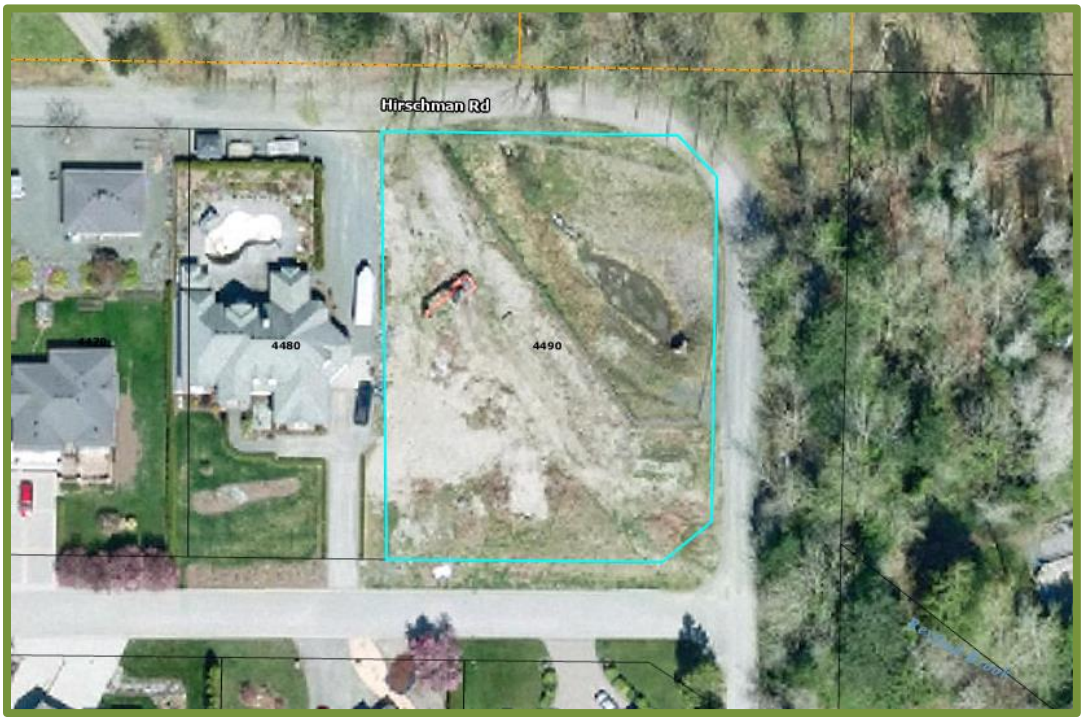
ADJACENT ZONING & LAND USES		
North	^	Rural Resource (RR); Crown land
East	>	Rural 3 (R-3); Residential

West	<	Urban Residential 1 (UR-1); Residential
South	v	Urban Residential 1 (UR-1); Residential

NEIGHBOURHOOD MAP



PROPERTY MAP



The property owners are seeking a larger single-family dwelling 'building envelope' than the covenant BP117263 allows and a taller height than the zoning bylaw would allow.

What this means is that the following items need to happen for the current housing design to receive final approval on a building permit:

1) Discharge of Covenant BP117263: This covenant establishes restrictions for 4490 Estate Drive (Lot B) regarding the building envelope, driveway access, and septic design.

   The original signatories of this covenant include: the Fraser Valley Health Region (now Fraser Health) and the Ministry of Transportation and Highways (now the Ministry of Transportation and Transit). Both Fraser Health and MoTT have expressed comfort in supporting the release of the covenant. The applicant's notary is to work with both signatories to have this covenant discharged.

   Both Fraser Health and MoTT have no interest in establishing a new septic covenant.

2) Establishment of a Geohazard Covenant: An FVRD Building Inspector has requested that a Section 56 geohazard covenant be registered on title due to the known Rexford Brook Alluvial Fan hazard.

   The geohazard report recommends the construction of a deflection wall, angled toward the retention pond, to mitigate potential mountain stream erosion, avulsion, debris flows, or debris torrents. This deflection wall is intended to be addressed at the building permit stage. The report also advises that future homeowners regularly maintain and clear the ingress side of the culvert during the heavy rain season.

3) Riparian Development Permit (DP): The applicant has received provincial approval for a Riparian Areas Assessment Report. A Development Permit (DP) is required, as they are proposing to build within 30 metres of a watercourse.

4) Height Development Variance Permit **(Subject of this Staff Report)**: The applicant is requesting a height variance from the zoning maximum of 7.75 metres to 9.32 metres, representing an increase of 1.57 metres.

5) Building Permit: The applicant has applied for a building permit, however, the permit is currently on hold until the above planning requirements are further advanced and there is confirmation that the septic covenant will be removed from the title, as the project is dependent on its removal.

DISCUSSION

Applicant Proposal

The applicant is requesting a building height variance of 1.57 metres (5.15 feet), representing a 20.3% increase over the maximum permitted height. The proposed development is a one-storey, rancher-style dwelling with a bonus room above the garage and a basement garage designed to accommodate and conceal an RV. The applicant notes that, because the lower garage is hidden and the building maintains a rancher-style appearance, the proposed home would "fit nicely" within the neighbourhood.

PROPOSED HEIGHT VARIANCE



Zoning History and Subdivision Building Height Context

Development variance permits are discretionary approvals considered by the Regional Board on a case-by-case basis. It is important to note that property owners do not have a right to a variance, and approval is not guaranteed. Each application is assessed on its individual merits in the context of applicable bylaws, site conditions, and community impacts.

The applicant is requesting a variance to the maximum permitted building height under *Zoning Bylaw No. 1638, 2021*, to allow for a modest increase in height to accommodate a bonus room within the proposed home. The current zoning permits a maximum height of 7.75 metres measured from average grade. The proposed dwelling exceeds this limit by 1.57 meters and requires Board approval through a DVP.

The applicant was informed in 2023 that their proposed building design would not comply with the 7.75-metre height regulation and that a variance would be required should they proceed with the proposed design.

It is acknowledged that several neighbouring homes are taller than what is currently permitted under the zoning bylaw. However, 17 of the 30 properties were constructed under *Zoning Bylaw No. 66 for Electoral Area "E", 1976*, which permitted a maximum height of 10.7 meters (35 feet) measured from the greatest vertical distance.

In June 1994, *Zoning Bylaw Amendment No. 1071, 1992* was adopted, which reduced the permitted building height and introduced new measurement standards. The updated height regulations under Section 705 of that bylaw are as follows:

a) *The maximum height of principal buildings and structures shall not exceed 7.75 m (25.43 feet) or 2 storeys, whichever is lesser.*
b) *Notwithstanding section 705 (a), any building site having a natural grade of 25% or greater, or proposing to have habitable floor area below grade, shall not exceed a height of 10.0m (32.8 feet).*
c) *The maximum height of accessory buildings and structures shall not exceed 5.0 meters (16.4 feet).*

This bylaw also changed the method of measuring building height from the greatest vertical distance to being measured from the average grade. Under *Zoning Bylaw No. 1071, 1992*, 12 additional homes were constructed, with the most recent receiving final inspection in 2008 (17 years ago). None of the properties within the Williamsburg Estate subdivision has received a development variance permit for a primary dwelling.

Currently, the subject property is the remaining undeveloped lot within this subdivision. This property is subject to the current *Consolidated Zoning Bylaw No. 1638, 2021*, which maintains the 7.75-meter height restriction measured from average grade.

Aside from the maximum height, the proposal complies with all other zoning requirements. The current zoning does not prohibit the construction of a safe and livable two-storey single-family dwelling. The proposed ceiling height of 10 to 15 feet on the main floor, 9 feet in the bonus room, and 15 feet in the great room is all within the permitted zoning height of 25.4 feet (7.75 m). The variance is being requested to allow for a taller roof. Staff recognize that the requested roof peak height is a feature that is desirable but not required for functionality or safety of the home.

In summary, the requested variance stems from a design choice rather than a unique hardship or site constraint. The proposed design exceeds the height limit to include a taller roof peak. However, through the years that this subdivision has been built out, relatively taller homes have been built due to past zoning height allowances. As such, the proposed modest height of this dwelling would be consistent with the established built form in the neighbourhood and is not expected to appear out of place.

Neighbourhood Notification and Input

All property owners within 30 meters of the property will be notified of the application and will be given the opportunity to provide written comments or to attend the Board meeting to state their comments. There are 8 addresses within the 30 m buffer.

Variance Approvals

Approving variances without a clear and defensible rationale may undermine the intent and integrity of the zoning bylaw. If variances are routinely granted based solely on personal preference or the payment of a fee, it risks eroding public confidence in the bylaw's purpose and enforceability. Under

the Local Government Act, each variance must be assessed on its own merits and demonstrate a legitimate need that cannot reasonably be addressed through compliance with existing regulations.

To support this, staff should follow a consistent and transparent process for recommending Development Variance Permits (DVPs), ensuring there is a clear rationale for why the variance is necessary and confirming that there are no reasonable alternatives. The DVP should represent the most appropriate and practical solution given the site-specific circumstances. This often applies to properties with topographic constraints, natural hazards, or other physical limitations that create siting or design challenges related to health, safety, or reasonable use of the land. The goal is to ensure property owners are not unfairly penalized for owning difficult or constrained lots, provided development remains consistent with the broader objectives of the zoning bylaw and community planning policies.

COST

The development variance permit fee of $1,650.00 has been paid by the applicant.

CONCLUSION

In this case, the applicant has not provided a strong rationale for increasing the maximum permitted building height to accommodate the roof peak.

The property was originally subject to a building envelope restriction through Covenant BP117263, registered at the time of subdivision in 2000. Since the lot was created, no home has been constructed. The applicant is currently working with the covenant signatories to remove the restriction. However, the current proposal also exceeds the maximum height permitted by zoning.

The proposed building's low profile does not appear to obstruct neighbouring views or create additional shading. However, staff believe continuing to approve variances without a strong rationale discourages property owners from identifying building designs within the property that would better conform to the zoning regulations. Staff also take into account the perception of public confidence in zoning regulations. Granting variances to legitimize structures that would otherwise not adhere to zoning regulations might contribute to a decline in this perception of confidence.

Due to this reluctance and the lack of a compelling rationale for this variance, staff are recommending refusal to DVP 2025-06.

OPTIONS

Option 1: REFUSE (Staff Recommendation)

THAT the Fraser Valley Regional District Board **refuse** Development Variance Permit 2025-06 for 4490 Estate Drive, Area E.

Option 2: ISSUE

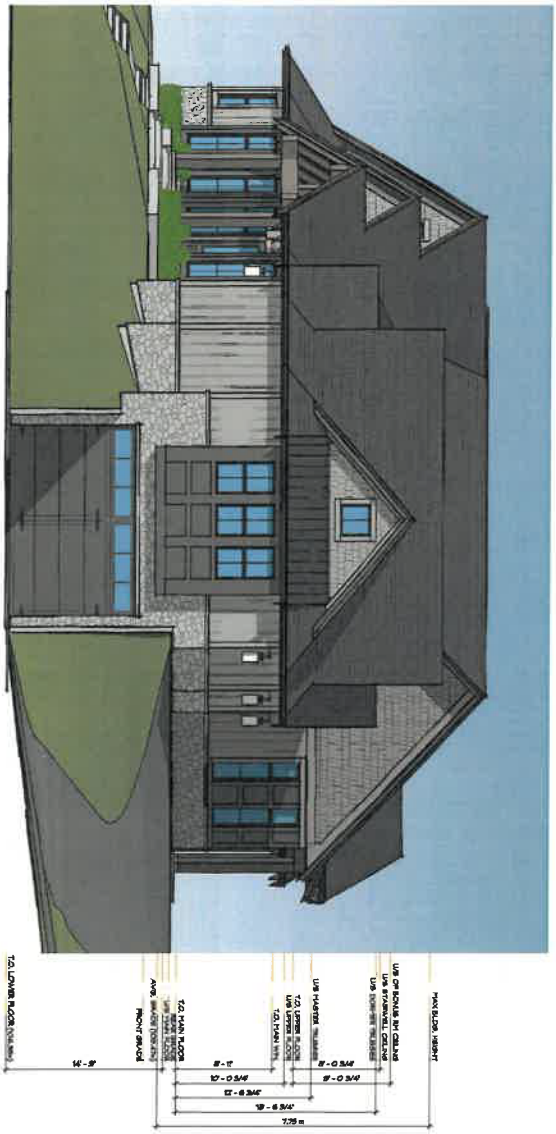
THAT the Fraser Valley Regional District Board **issue** Development Variance Permit 2025-06 for 4490 Estate Drive, Area E, to increase the maximum height of a principal dwelling from 7.75 meters to 9.32 meters, subject to consideration of comments or concerns raised by the public.

Option 3: REFER TO STAFF

THAT the Fraser Valley Regional District Board **refer** Development Variance Permit 2025-06 for 4490 Estate Drive, Area E back to staff.

GARAGE - RH SIDE ELEVATION

3/16" = 1'-0"



GARAGE - REAR ELEVATION

3/16" = 1'-0"

GARAGE - FRONT ELEVATION

3/16" = 1'-0"

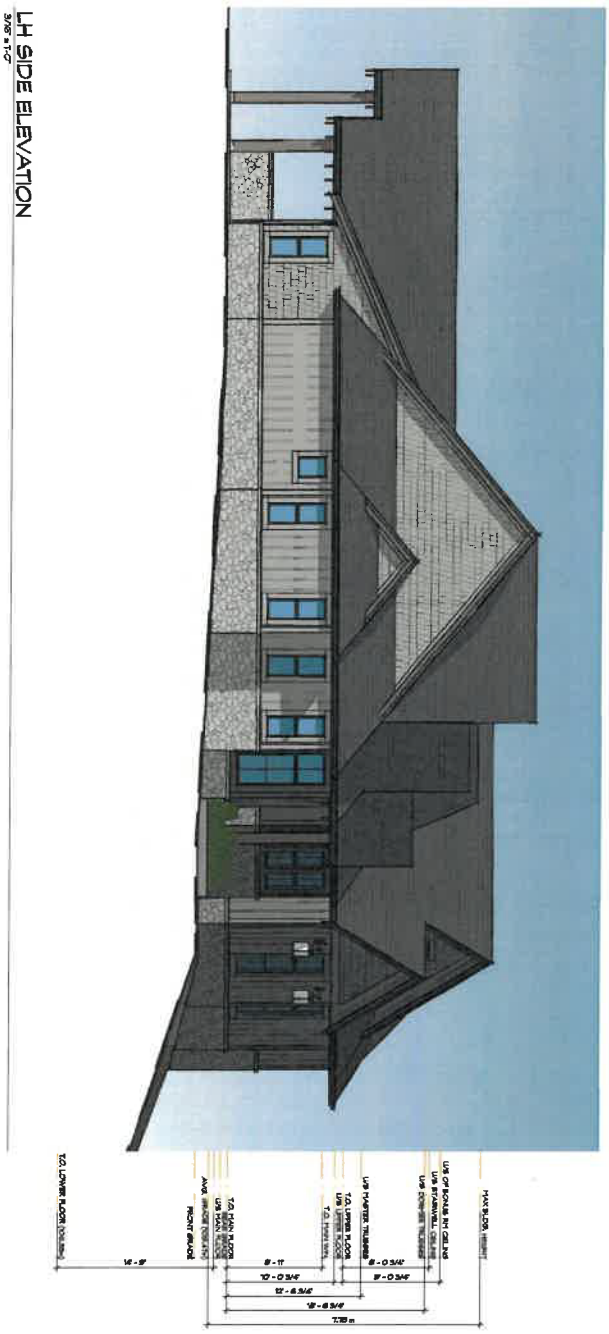
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4490 Estate Drive, Chilliwack River Valley, B.C.
Project: PN4114
July 17, 2023

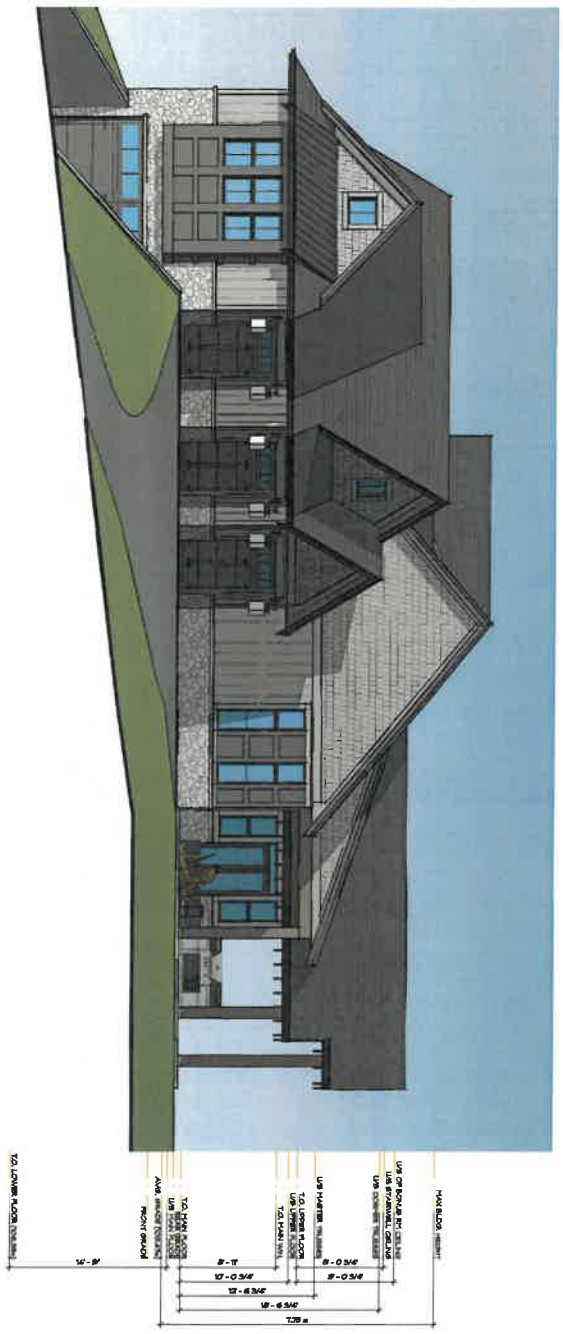
[redacted]

PRECISION building design associates ltd.

LH SIDE ELEVATION
3/16" = 1'-0"



RH SIDE ELEVATION
3/16" = 1'-0"



[redacted]

4490 Estate Drive, Chilliwack River Valley, B.C.
Project: PN4114
July 17, 2023

[redacted]

PRECISION
building design associates ltd

REAR ELEVATION

3/16" = 1'-0"

FRONT ELEVATION

3/16" = 1'-0"

[redacted]

4490 Estate Drive. Chilliwack River Valley, B.C.
Project: PN4114
July 17, 2023

[redacted]

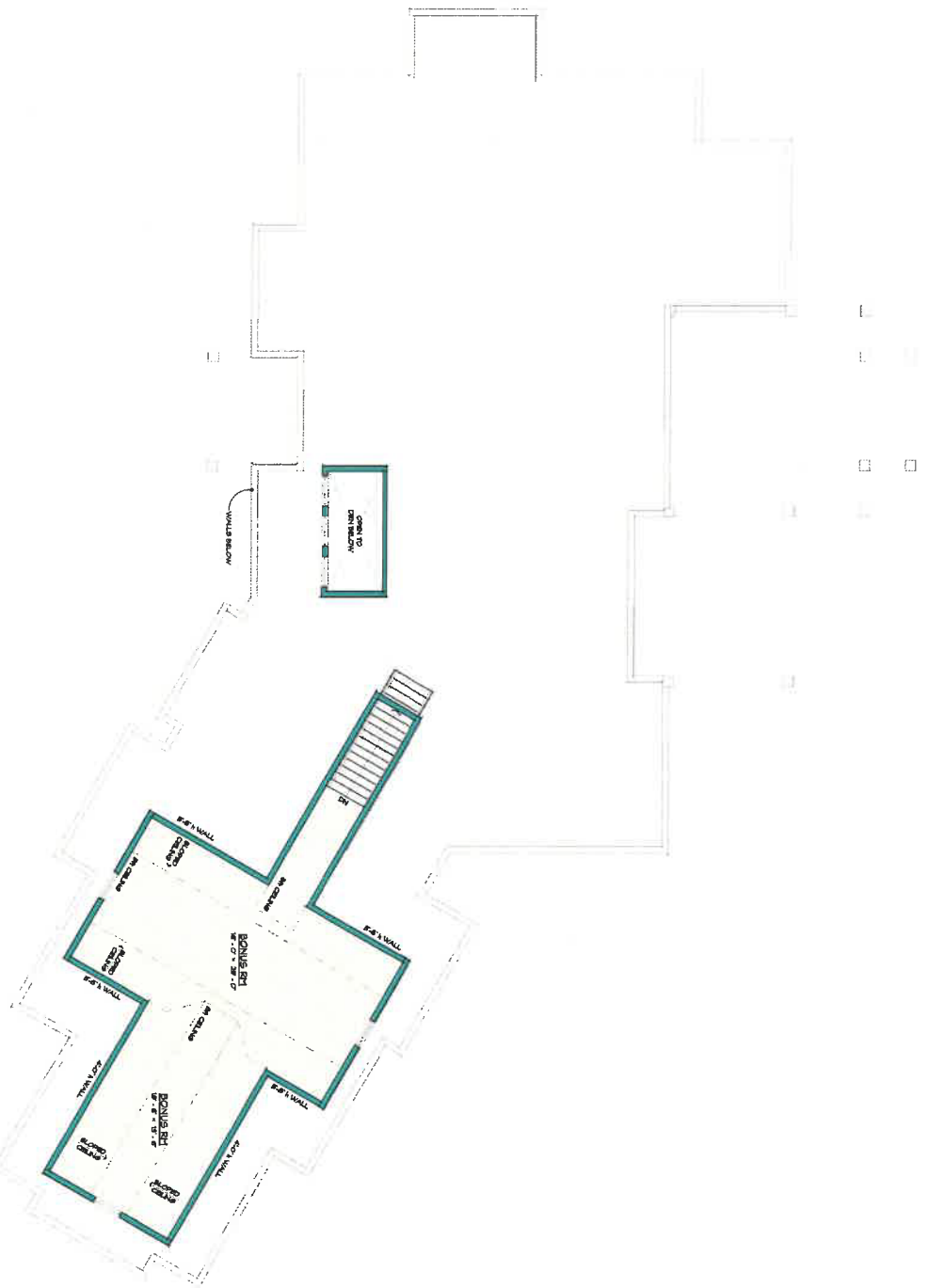
PRECISION
building design associates ltd.

UPPER FLOOR PLAN

3/16" = 1'-0"

860 ft²

- FINISHED UPPER FLOOR AREA (EXCLUDING STAIRS)



[redacted]

4490 Estate Drive. Chilliwack River Valley, B.C.
Project: PN4114
July 17, 2023

[redacted]

PRECISION
building design associates ltd

MAIN FLOOR PLAN

3/16" = 1'-0"

3,400 ft²
860 ft²
4,260 ft²

- FINISHED MAIN FLOOR AREA (INCLUDING STAIRS, EXCLUDING GARAGE & UTILITY)
- FINISHED UPPER FLOOR AREA (EXCLUDING STAIRS)
- TOTAL FINISHED FLOOR AREA

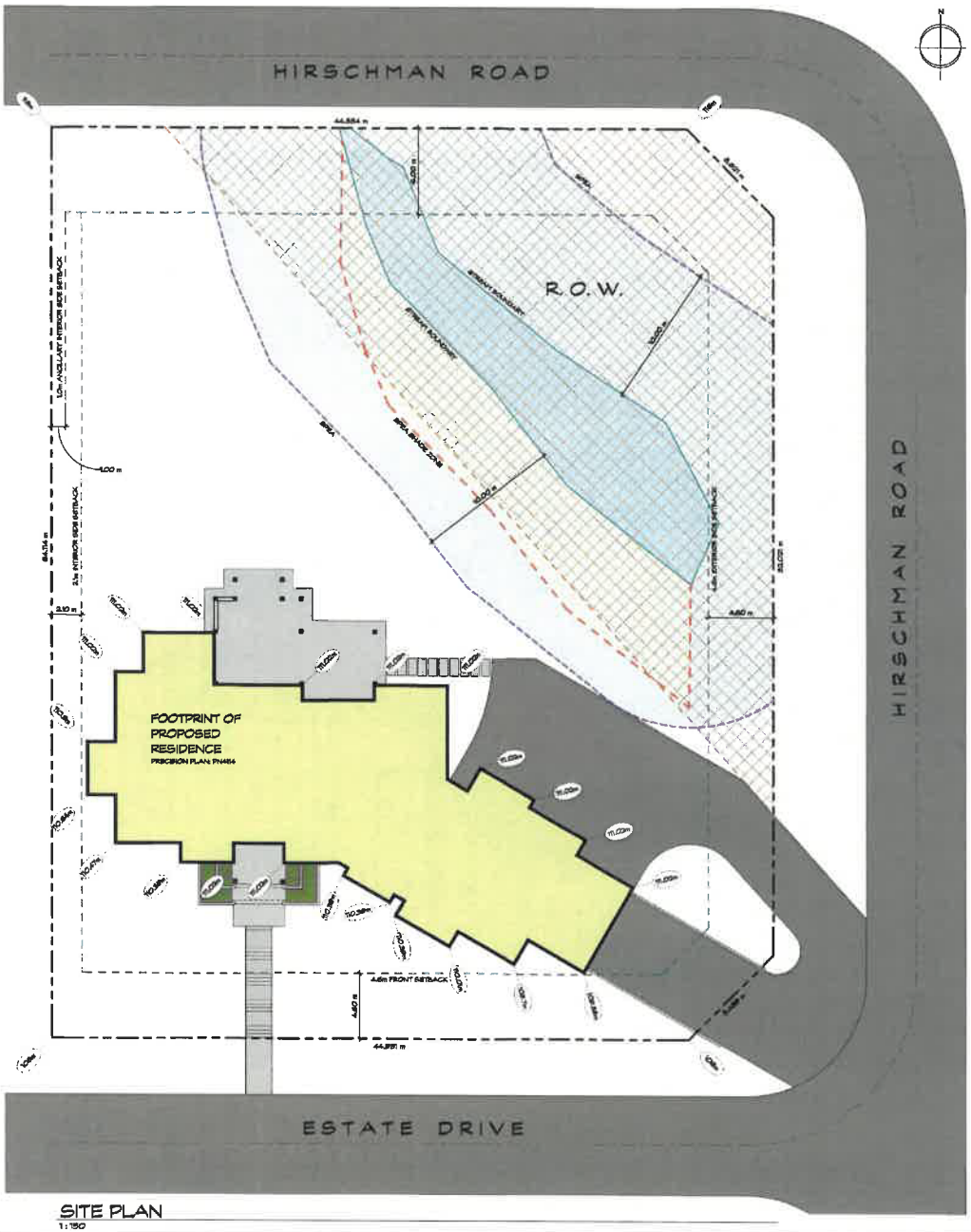


[redacted]

4490 Estate Drive, Chilliwack River Valley, B.C.
Project: PN4114
July 17, 2023

[redacted]

PRECISION building design associates ltd.



SITE PLAN
1:150

PROJECT INFORMATION

CODE REFERENCE					
BCBC 2018					
DESIGN CONSULTANTS					
STRUCTURAL, SEPTIC, GEOTECH					
FLOOD CONSTRUCTION DESIGN					
NOT IN THE FLOODPLAIN					
	FCL		FREEBOARD	TOTAL FCL	PROP. FCL
	N/A	+	N/A	= N/A	N/A
FIRE SUPPRESSION DESIGN					
OUTSIDE OF THE 10 MINUTE FIRE RESPONSE TIME (NOT SPRINKLERED)					
ENERGY DESIGN					
BCBC 2018					
SITE INFORMATION					
WITHIN ALLUVIAL FAN (CVP REQ. FOR GEOLOGIC HAZARD AREA)					
OTHER DESIGN INFORMATION					
-					

ZONING ANALYSIS (UR-1)

EXISTING ZONE				
UR-1				
OCP DESIGNATION				
SR (SUBURBAN RESIDENTIAL)				
DESCRIPTION				
URBAN RESIDENTIAL 1				
PERMITTED USES				
SINGLE DETACHED DWELLING				
LOT SIZE				
LOT SIZE (m²)	PROP.	3250.63	MIN.	1858
LOT DIMENSIONS				
LOT WIDTH (m)	PROP.	50.84	MIN.	N/A
LOT DEPTH (m)	PROP.	64.74	MIN.	N/A
DENSITY				
DENSITY	PROP.	1 DU	MAX.	1 DU
LOT COVERAGE				
LOT COVERAGE (%)	PROP.	19.50%	MAX.	40.00%
FLOOR AREA RATIO				
FLOOR AREA RATIO (%)	PROP.	N/A	MAX.	N/A
SETBACKS				
FLL SETBACK (m)	PROP.	4.6	MIN.	4.6
GARAGE SETBACK (m)	PROP.	N/A	MIN.	N/A
RLL SETBACK (m)	PROP.	8	MIN.	8
SLL SETBACK (m)	PROP.	2.1	MIN.	2.1
SRLL SETBACK (m)	PROP.	4.6	MIN.	4.6
RAILWAY SETBACK (m)	PROP.	N/A	MIN.	N/A
TRANS-CANADA SETBACK (m)	PROP.	N/A	MIN.	N/A
SUPPLEMENTARY SETBACK (m)	PROP.	N/A	MIN.	N/A
WATERCOURSES (m)	PROP.	N/A	MIN.	N/A
SITING				
SITING	PROP.	N/A	MIN.	N/A
BUILDING HEIGHT				
BUILDING HEIGHT (m)	PROP.	8.32	MAX.	7.75
PARKING				
OFF STREET PARKING	PROP.	3 SPACES	MIN.	2 SPACES/DU
OFF STREET LOADING				
OFF STREET LOADING	PROP.	N/A	MIN.	N/A
AMENITY AREA				
AMENITY AREA	PROP.	N/A	MIN.	N/A
FENCING/SCREENING/LANDSCAPING				
FENCING/SCREENING/LANDSCAPING	AS PER PART 5.6		AS PER PART 5.6	
SIGNS				
SIGNS	PROP.	N/A	MIN.	N/A
SPECIAL REGULATIONS				
MISC. NOTES				
ELECTORAL AREA B				

VARIANCE REQUESTS

-

ANCILLARY ZONING ANALYSIS (UR-1)

(a) PERMITTED USES				
GARAGE				
(e) LOT COVERAGE				
LOT COVERAGE (m²)	PROP.	N/A	MAX.	N/A
(f) SETBACKS				
FLL SETBACK (m)	PROP.	4.6	MIN.	4.6
RLL SETBACK (m)	PROP.	1.5	MIN.	1.5
SLL SETBACK (m)	PROP.	1	MIN.	1
SRLL SETBACK (m)	PROP.	4.6	MIN.	4.6
(k) BUILDING HEIGHT				
BUILDING HEIGHT (m)	PROP.	-	MAX.	5
(m) SPECIAL REGULATIONS				
(r) MISC. NOTES				

VARIANCE REQUESTS

-

got questions?
PRECISION
building design associates ltd.

4490 Estate Drive, Chilliwack River Valley, B.C.
Project: PN4114
July 17, 2023

[redacted]

4490 Estate Drive. Chilliwack River Valley, B.C.
Project: PN4114
July 17, 2023

[redacted]

PRECISION
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FRASER VALLEY REGIONAL DISTRICT

DEVELOPMENT VARIANCE PERMIT

Permit No. Development Variance Permit 2025-06 **Folio No.** 733.01314.235

Issued to: Kathleen Tschritter and Richard Tschritter

Applicant: Ryan Hoxie

Site Address: 4490 Estate Drive, Electoral Area E

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:

LOT B, PLAN LMP46093, DISTRICT LOT 764, GROUP 2, NEW WESTMINSTER DISTRICT
PID: 024-785-547

LIST OF ATTACHMENTS

Schedule "A": Location Map
Schedule "B": Site Plan
Schedule "C": Elevation Plan

AUTHORITY TO ISSUE

1. This Development Variance Permit is issued under Part 14 - Division 9 of the *Local Government Act.*

BYLAWS SUPPLEMENTED OR VARIED

Fraser Valley Regional District Consolidated Zoning Bylaw No. 1638, 2021 is **varied** as follows:

Section 9.19.3 Development Regulations maximum height is varied to increase the maximum height of the principal building from 7.75 meters to 9.32 meters.

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 substantially start any construction with respect to which the permit was issued within two (2) years after the date the permit is issued, the permit shall lapse.

3. Development of the site shall be undertaken in accordance with the Site Plan attached hereto as Schedule "B".

4. All new construction shall be generally in compliance with Building Permit No. BP015731.

DRAFT

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 (phone 250-953-3334) if archaeological material is encountered on the subject property. Archaeological material may be indicated by dark-stained soils containing conspicuous amounts of fire-stained or fire-broken rock, artefacts such as arrowheads and other stone tools, or 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> .

DRAFT

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 2025-06. 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 OF _____, 2025.

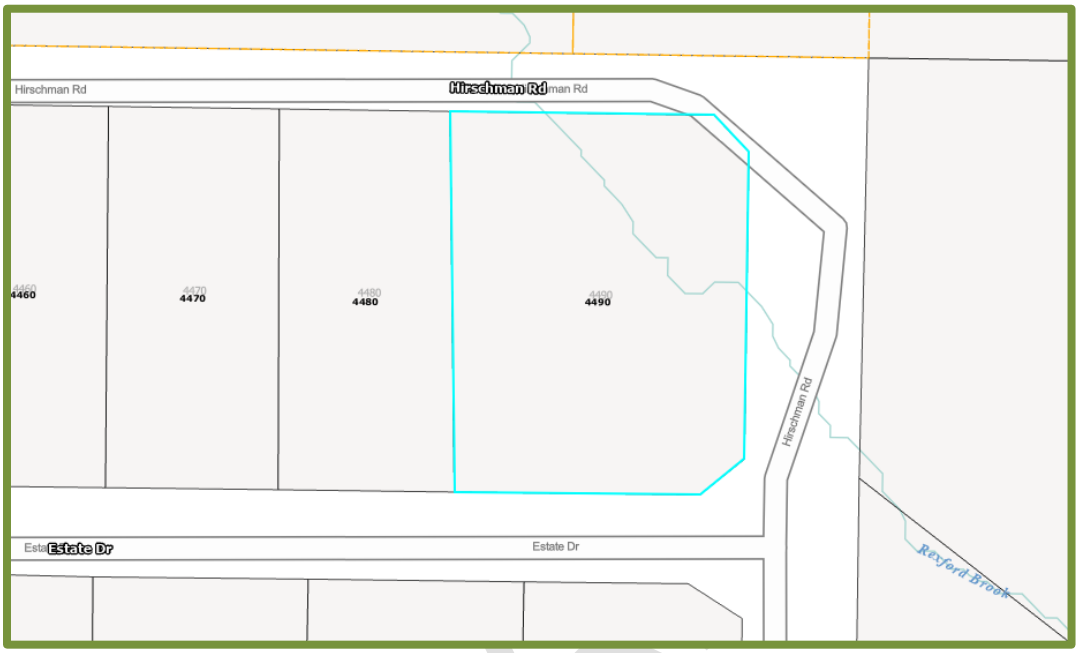
_____
Chief Administrative Officer / Deputy

DRAFT

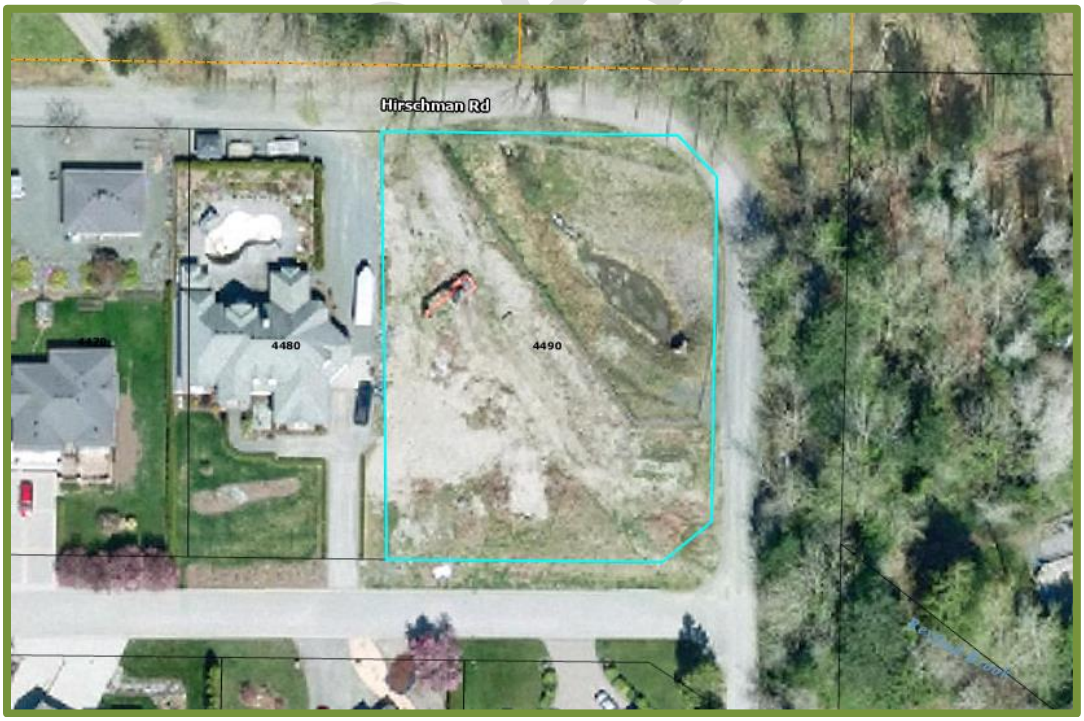
THIS IS NOT A BUILDING PERMIT

DEVELOPMENT VARIANCE PERMIT 2025-06
SCHEDULE "A"
Location Map

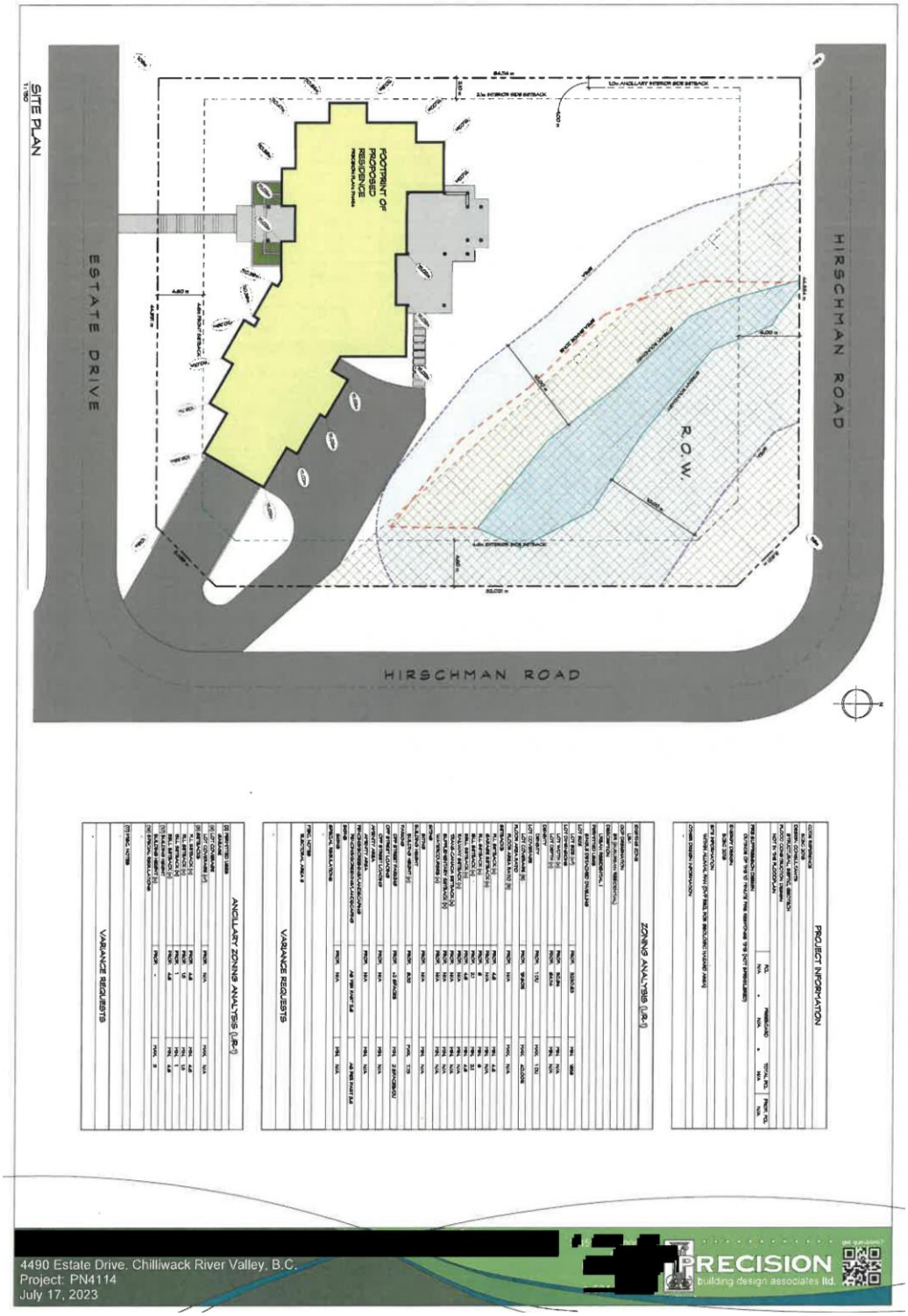
NEIGHBOURHOOD MAP



PROPERTY MAP



DEVELOPMENT VARIANCE PERMIT 2025-06
SCHEDULE "B"
Site Plan



DEVELOPMENT VARIANCE PERMIT 2025-06
SCHEDULE "C"
Elevation Plan



From: [redacted]
Sent: July 9, 2025 9:31 AM
To: Hayley Katan <HKatan@fvrd.ca>
Subject: Re: DVP Comments - 4490 Estate Dr

Hayley, I have attached some pictures. Please see that the height of the proposed home at 4490 Estate drive is not out of proportion with the existing homes. The home at 4480 estate drive as you can see by the building plans is 10.363 meters tall and that does not include the actual height as it does not show approximately 1 meter of basement that is above ground level. I have enclosed pictures of other house on the same side of the street that look to be well over the 7.75 meter allowance. Please take this into consideration when going over the variance application . Thank you for your consideration, Richard Tschritter

On Jul 8, 2025 4:11 p.m., Hayley Katan <HKatan@fvrd.ca> wrote:

Hi Richard,

Just to close the loop on the comments that you had mentioned over the phone, that you want to submit for the DVP for 4490 Estate Dr.

The comments will be circulated with the committee. The comments will then be attached to this item for the board and form part of the agenda. Please note, that these comments will be included in the agenda package that is posted online and made available to the public.

Let me know if you have any questions.

Sincerely,

Hayley Katan

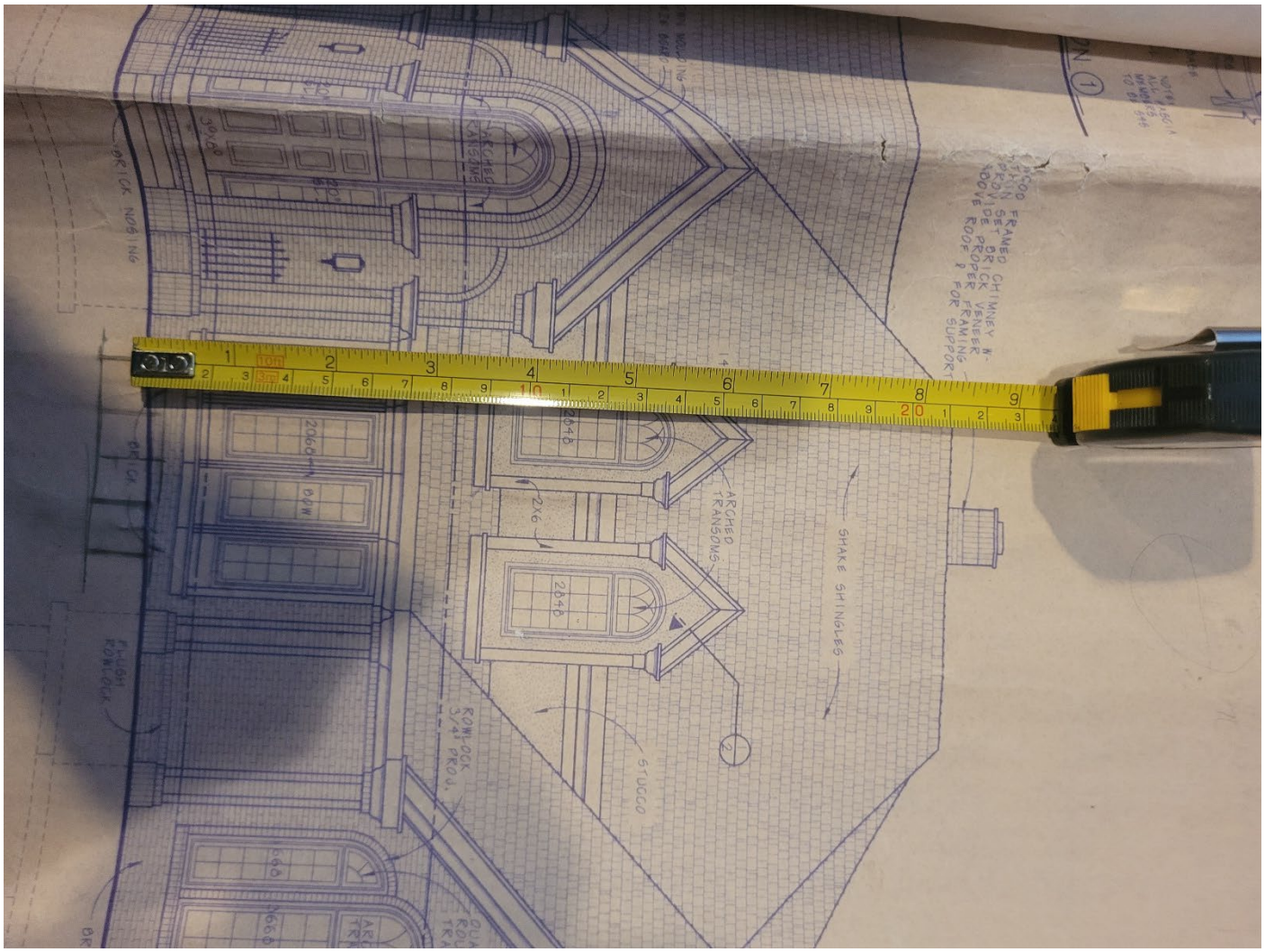
Planning Technician

Fraser Valley Regional District

P 604-702-5484

1-45950 Cheam Ave, Chilliwack, B.C. V2P 1N6

fvrd.ca | haveyoursay.fvrd.ca


BRICK NOSING
ARCHED TRANSOMS
2060
2646
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Fraser Valley Regional District

STAFF REPORT

To: Regional and Corporate Services Committee **Date:** 2025-07-10

From: Alison Stewart, Manager of Strategic Planning

Subject: BC Transit 2025 Fare Review – Agassiz-Harrison, Hope and FVX Services

Reviewed by: David Urban, Deputy Director of Regional Services
Stacey Barker, Director of Regional Services/Deputy CAO
Beth Klein, Controller/Deputy CFO
Jennifer Kinneman, Chief Administrative Officer

RECOMMENDATION

THAT the Fraser Valley Regional District Board approve Fare Option 3 for the Agassiz-Harrison and Hope transit services to be implemented on October 1, 2025,

AND THAT the Fraser Valley Regional District Board approve the phase-out of the existing DayPASS product and the current transfer policy, to be replaced with the implementation of DayPASS-on-Board and Fare Capping within the Agassiz-Harrison and Hope transit services,

AND FURTHER THAT the Fraser Valley Regional District Board approve Fare Option 3 for the Fraser Valley Express transit service to be implemented on October 1, 2025.

BACKGROUND

BC Transit has been undertaking a review of transit fares on the Central Fraser Valley (Abbotsford-Mission), Chilliwack, and Fraser Valley Regional District (FVRD) transit systems. The goal was to assess and implement transit fare adjustments that will meet the objectives of addressing inflation and increased operational costs being experienced across all three transit systems. Of relevance to the FVRD are recommendations on the Agassiz-Harrison (AGH), Hope and Fraser Valley Express (FVX) services.

BC Transit has been engaging partner municipalities and First Nations on the proposed changes. BC Transit's final FVRD Fare Review Report is recommending that AGH-Hope Option 3 and FVX Option 3 be implemented. Full descriptions of the options considered can be found in the Fare Review Report, see Appendix A.

DISCUSSION

A fare review was previously initiated by BC Transit in 2020, but was suspended as the impact of the COVID-19 pandemic became clear and related provincial and federal supports were implemented. The federal/provincial Safe Restart funding included a freeze on fare increases until this year. In addition to general inflation, a new collective agreement has resulted in significantly higher operating costs. Looking forward, a new transit facility in Chilliwack will become operational in 2027/28 with, at this time, unknown final costs. With these cost pressures, the timing was appropriate for a review of fares on the FVRD's transit services. The last fare review for the AGH was in 2017 when the Hope service was introduced. The FVX fares have not been reviewed since the service was initiated in 2015.

According to BC Transit, the purpose of the fare review process is to review and implement transit fare adjustments, balancing the goals of maximizing revenue, attracting and retaining ridership, reducing fare complexity, and ensuring affordability, with the ultimate goal of aligning fares across the region, where applicable. The Fraser Valley Express (FVX) has a separate fare structure that reflects the greater distances travelled, however reviewing the types of products available and fares were also part of the review process.

The 2025 fare review objectives are to:

- Simplify the product offerings
- Align across the region
- Increase ease for passengers
- Boost ridership
- Get the most out of existing electronic fare collecting technology (Umo):
    - Use of stored value.
    - Use of the 'Open Loop feature' to enable use of debit and credit cards without an app.
    - Simplify to support ease of use.
    - Introduce fare capping to boost ridership.
    - Equity focused so people don't overpay accidentally.

The review aligns with BC Transit's Fare Strategy, as described in the Fare Review Report (page 3), which aims to balance revenue generation, ridership growth and retention, and affordability, while ensuring consistency with BC Transit's Fare guidelines.

FVRD Service Performance

According to BC Transit's Review Report, AGH and Hope ridership and revenues have fluctuated in recent years but have been trending upward since the pandemic low-point in 2020, almost reaching pre-pandemic levels despite a four-month labour disruption in 2023. The FVX has seen consistent ridership and revenue growth since its inception in 2015 with 10% more ridership than pre-pandemic levels. Since its extension to the Lougheed Town Centre Skytrain Station high ridership levels have led to several service expansions to address over-crowding and pass-ups on some runs, with a further expansion scheduled for January 2026, see Table 1.

Table 1 – Conventional Key Performance Measures 2024 (page 9)

Measure	Agassiz-Harrison	Hope	FVX
Ridership	42,900	12,281	426,730
Ridership Growth (5-year Compound Annual Growth Rate)	-2%	-1%	+10%
Revenue*	$128,981	$20,582	$1,757,438
Revenue Growth (5-year Compound Annual Growth Rate)	+4%	+5%	+12%
Revenue From Fare Sources**	$107,034	$19,826	$1,692,410
Fare Revenue from Pre-paid Sources	14%	43%	28%
Cost Recovery	16%	3%	46%

*Includes BCBP revenues and Youth 12&Under Funding
**Revenue from fare sources represents the revenue that can be influenced by the changes discussed in this report and do not include BCBP revenues or Youth 12& Under Funding

While ridership and revenues have increased to levels reaching and, in some cases, exceeding pre-COVID levels, the systems have also been experiencing significantly higher operating costs from inflation, the new collective agreement and other factors. A new transit facility in Chilliwack, which is critical to support long-term growth of the Chilliwack and FVRD transit systems, will be operational in 2027/28, and will add further to annual costs.

As noted in the Fare Review Report:

> "Looking ahead, operating costs are expected to continue rising due to inflationary pressures and increasing service demands. Without additional revenue streams, the ability to sustain and expand transit services will be limited. To maintain financial sustainability and meet growing community needs, it will be essential to explore revenue-generating measures such as fare adjustments and service innovations." (page 10)

AGH and Hope BC Transit Proposals

For the purposes of BC Transit's Fare Review Report, the AGH and Hope services are discussed together, however it is important to recognize that beyond a common fare structure, the two services are separate and have their own budgets, costs and revenues.

BC Transit is recommending implementing fare capping through Umo, which will ensure passengers using Umo stored value, or soon to be introduced, Open-Loop (credit/debit card) payments never pay more than the equivalent of two single fares per day. This will allow riders to receive a DayPASS automatically after tapping twice in a day, making daily travel more affordable and convenient. Cash users will be able to take advantage of this product by purchasing a DayPASS from the bus driver when they board the bus (DayPASS-on-Board).

To implement this change, it is proposed that the 90-minute transfer policy, the pre-purchased digital DayPASS, and the 10-ride digital pass be discontinued, streamlining the fare product offering and encouraging the use of Umo. Fare capping and the DayPASS-on-Board will only be available on the AGH, Hope and City of Chilliwack transit services.

Fare capping and DayPASS-on-Board has been implemented in eleven other major transit systems in the province and has demonstrated significant benefits.

Table 2 – AGH/Hope Recommended Fares (Option 3)

Fare Product		Current Fares	Fares		
			25/26	26/27	27/28
Single Ride	All	$2.50	$2.50	$2.50	$2.75
DayPASS*	All	$5.00	$5.00	$5.00	$5.50
10-Rides	All	22.50	Discontinued		
30-Day Pass	Adult	$44	$50	$50	$59
	Concession Student/Senior	$35	$43	$43	$49

*DayPASS-on-Board and Fare Capping to generate automatic DayPASS.

As shown in Table 2, single-ride and cash fare products will remain at current levels until 2027/28. The 30-day Adult and Concession products will increase in 2025/26 and again in 2027/28. The 10-ride product will be discontinued.

FVX BC Transit Proposals

For the FVX, BC Transit is recommending expanding eligibility for the 30-Day Concession Pass to include post-secondary students, who to this point have not been eligible. The 10-ride pass will continue as it is a popular product on this service.

Table 3 – FVX Recommended Fares (Option 3)

Fare Product		Current Fares	Fares		
			25/26	26/27	27/28
Single Ride	All	$5.00	$5.00	$5.00	$5.50
10-Rides	All	$45.00	$45.00	$45.00	$49.50
30-Day Pass	Adult	$100	$100	$100	$110
	Concession Student/Senior/College	$85	$85	$85	$95

As shown in Table 3, the price of all FVX fare products will remain at current levels until 2027/28. The extension of the 30-Day Concession Pass to post-secondary students will be implemented in October 2025.

COST

Fare changes will be implemented over a three-year period and will generate estimated increased revenues as follows in Table 4.

Table 4 – Estimated Impact on Revenue (Option 3)

Transit Service	Estimated Revenues		
	25/26	**26/27**	**27/28**
AGH-Hope Option 3	+$22,834 (18%)	$0 (0%)	+$12,784 (8%)
FVX Option 3	+$19,727 (1%)	$0 (0%)	$133,580 (8%)

CONCLUSION

While ridership and revenues in the FVRD services have increased to levels reaching, and in some cases exceeding, pre-COVID levels, the services have been experiencing significantly higher operating costs from inflation, the new collective agreement and other factors. A new transit facility in Chilliwack, which will be operational in 2027/c28, will add further to annual costs. The proposed fare adjustments will help offset some of these increases and, in the case of the AGH and Hope services, will simplify fare structures; ensuring affordability and promoting ridership while aligning fares across the Central Fraser Valley (Abbotsford-Mission), Chilliwack, and FVRD transit systems by 2027.

BC Transit is recommending that AGH-Hope Option 3 and FVX Option 3 be implemented.



Fare Review Report

Fraser Valley Regional District

May 2025

Fraser Valley Regional District | BCTransit

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1.1 Overview

BC Transit has prepared this Fare Review Report for the Fraser Valley Regional District (FVRD) to support the optimization of fare structures and revenues across the Hope, Agassiz-Harrison, and Fraser Valley Express (FVX) transit systems. This review aligns with BC Transit's Fare Strategy, which aims to balance revenue generation, ridership growth and retention, and affordability, while ensuring consistency with BC Transit's Fare guidelines. A key goal is to explore opportunities for fare alignment across the Fraser Valley systems, while also preparing for future advancements through Phase Two of the Electronic Fare Collection System (Umo), which will introduce open-loop payment, allowing debit and credit card tap payments.

In the Agassiz-Harrison and Hope transit systems, BC Transit recommends the introduction of the DayPASS-on-Board fare product for cash-paying riders, along with the activation of automatic fare capping for Umo users. This would allow riders to receive a DayPASS automatically after tapping twice in a day, making daily travel more affordable and convenient. To implement this change, it is proposed that the 90-minute transfer policy, the pre-purchased digital DayPASS, and the 10-ride digital pass be discontinued, streamlining the fare product offering and encouraging use of Umo.

For the Fraser Valley Express, BC Transit recommends expanding eligibility for the concession monthly pass to include post-secondary students, further supporting affordability for those most in need.

This report outlines updated fare pricing options for both the Agassiz-Harrison/Hope and FVX systems, assessing their alignment with BC Transit's Fare Strategy and forecasting potential impacts on revenue and ridership. It also reflects local context and considerations, such as the current transfer policies, the shift toward fare capping and DayPASS-on-Board, preparations for open-loop payment, and existing supportive programs including free rides for children 12 and under and the discounted BC Bus Pass for low-income seniors.

Developed in collaboration with FVRD staff, this report reflects shared regional and provincial priorities. It presents recommendations that provide a clear, coordinated, and sustainable direction for fare policy across the Fraser Valley's transit systems.

Please note that all financial estimates in this report are based on budgeted figures and observed outcomes in other communities. Any changes to the Annual Operating Agreement (AOA), ridership levels, or financial assumptions may affect the results presented.

A glossary of transit terms can be found in Appendix A.

2.1 BC Transit Fare Strategy

Since its introduction, BC Transit's Fare Strategy has guided decision making in transit systems towards improving the net yield of fare revenues. That is, the revenue collected after the costs of revenue collection are deducted. The fare strategy was developed through collaboration with local government partners and accounts for both local considerations and BC Transit corporate priorities. To improve the net yield of fare revenues, fare structure decisions are made considering the following four key objectives:

1. The fare structure is attractive to customers and encourages ridership.
2. The fare structure is marketable and is easy to produce and sell.
3. The fare structure has low costs of operation and debt service.
4. The fare structure is secure.

With these objectives in mind, any changes to the fare structure should be made with the intent of simplification. This is to make it easier for customers to comprehend and purchase the correct fare and is easier and less costly to administer. To help accomplish these objectives, BC Transit developed the fare structure guidelines found in **Table 1** below. For reference, the adult cash fare is the base from which other fares are calculated.

Table 1 BC Transit Fare Structure Guidelines

Fare Product	Audience	BC Transit Fare Guideline
Single-Ride	All	Base
10-Rides	All	9 Times Base Fare
Adult 30-Day Pass	All	20 to 30 Times Base Fare
Discounted 30-Day Pass	Senior/ Student/ College Student	Adult 30-Day Pass less 15%
Semester Pass (4 Month)	Student	4 times discounted monthly pass less 20%
No Fare Transfers, No Zones		

The BC Transit Fare Strategy has been used to guide fare reviews in several BC Transit systems to increase revenue from ridership. While outcomes are unique to each transit system, the results observed in systems that have implemented aligned fare structures indicate the positive benefits that can be anticipated when making similar changes.

3.1 Fare Collection Technology

BC Transit launched phase one of its digital fare payment platform 'Umo' in the Agassiz-Harrison and Hope and Fraser Valley Express (FVX) Transit Systems in January 2024, to enable transit customers to pay for and access their fares in an account-based environment using their mobile phones or reloadable Umo cards for contactless payments. This new technology has the following benefits:

1. Improved user experience
2. Decreased need for physical fare products.
3. Increased revenue security
4. Improved data on fares and travel behaviours
5. Increased ability for BC Transit to support fare programs in regional transit systems.

Through the digital fare payment technology, monthly passes and tickets products can be purchased directly and effortlessly from the online store or reloaded at vendor locations. In **Figure 1** below, revenue by product type is displayed with rider's payment method, highlighting that while single ride cash is still predominantly utilized as fare payment in both the Agassiz-Harrison and Hope and Fraser Valley Express Systems, Umo is beginning to see greater adoption in longer term pass products over a single ride or DayPASS product.

It should be noted that in October 2024, all legacy pre-purchased paper products (DayPASS, tickets, monthly passes) were phased out from vendor point of sale to streamline fare product sales and are only available with Umo card or the Umo mobility app. Cash is still accepted on board for single ride fares and remains the most popular payment method. Additionally, the convenience of purchasing a monthly pass via Umo, and the flexibility in buying a 30-day pass that can begin at any time during a month has led to an increase in 30-Day Pass sales.

Figure 1 Revenue by Product Type Agassiz-Harrison & Hope Transit System (Oct-Dec 2024)

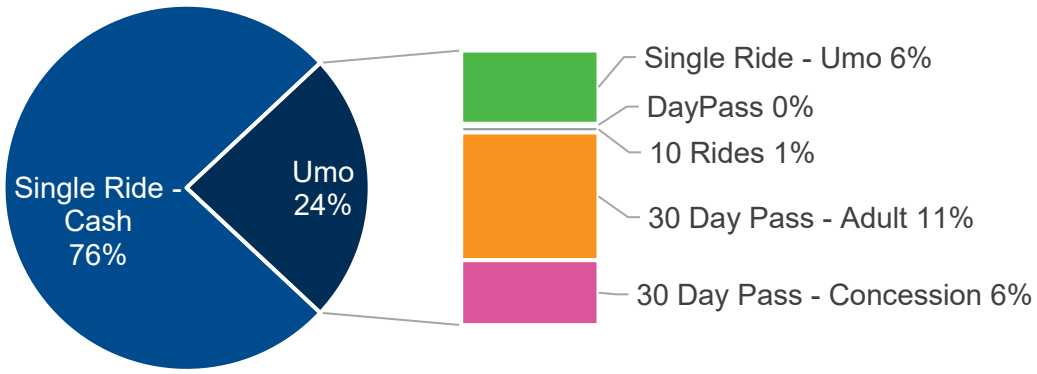
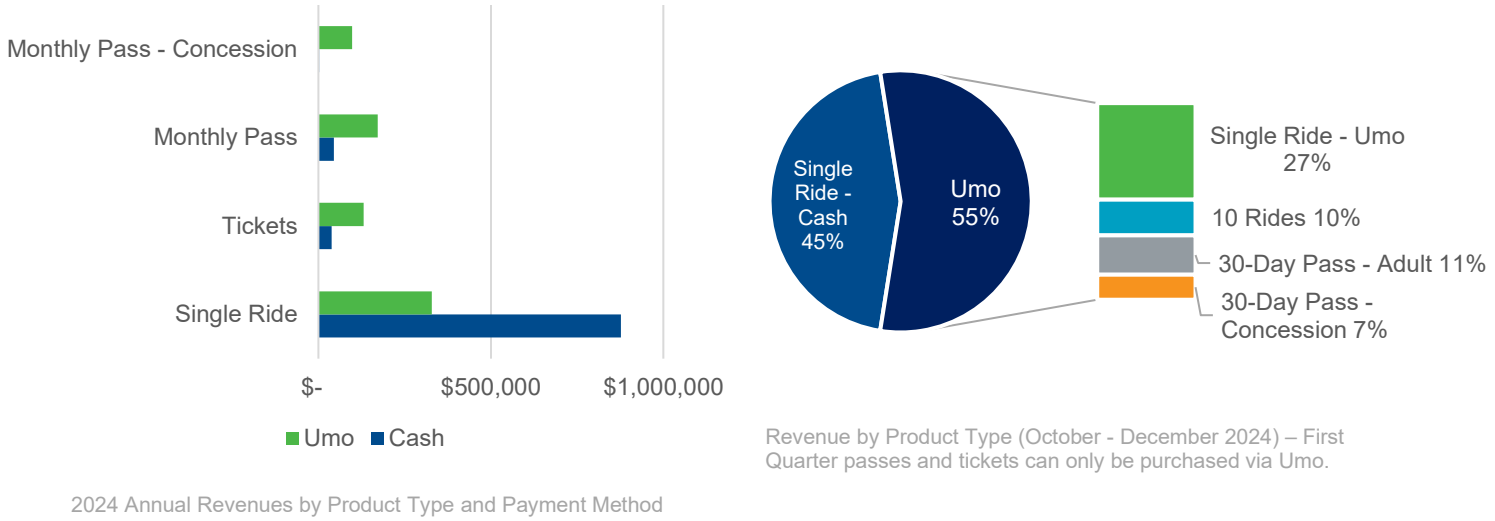


Figure 2 Transit Revenue by Product Type Fraser Valley Express



2024 Annual Revenues by Product Type and Payment Method

Revenue by Product Type (October - December 2024) – First Quarter passes and tickets can only be purchased via Umo.

Phase 2 of the Electronic Fare Collection System project will enable fare payment with debit or credit card for a single ride or DayPASS, anticipating launch in Summer 2025.

4.1 DayPASS-On-Board and Fare Capping

As a part of its fare guidelines, BC Transit recommends the removal of transfers on account of issues that stem from the subjective nature of their use. This subjectivity creates the potential for fare evasion by users who attempt to use an expired or invalid transfer as a valid fare. In escalated circumstances, this can lead to conflict between customers and operators. Currently, the Agassiz-Harrison and Hope Transit System allows for travel within 90 minutes of trip departure on the next connecting bus within or between Agassiz-Harrison or Hope without incurring an additional fare, however the transfer does not include travel in the Chilliwack Transit System, or vice versa. The Fraser Valley Express does not accept transfers, which is in line with BC Transit's policy.

DayPASS-On-Board

To replace transfers in Agassiz-Harrison and Hope, BC Transit proposes the implementation of the DayPASS-on-Board program for cash users. Under this model, passengers pay twice the base fare in cash and receive a dated paper DayPASS from the operator, granting unlimited travel for the remainder of the calendar day by presenting the DayPASS to the operator when boarding. This change simplifies fare payment, enhances system efficiency, and eliminates transfer-related disputes.



Fare Capping to enable Automatic DayPASS

To further streamline fare payment, BC Transit recommends implementing fare capping through Umo, which ensures passengers using Umo stored value or Open-Loop payments never pay more than the equivalent of two single fares per day. Instead of requiring riders to pre-purchase a DayPASS, which generated less than $800 in the previous year, the system automatically tracks payments and provides unlimited travel once the fare cap is reached. This model improves affordability and encourages transit use.

To enable fare capping, the following changes are required in the Agassiz-Harrison and Hope System:

- Elimination of transfers to simplify fare structures and reduce fare disputes.
- Discontinuation of 10-Ride, and DayPASS pre-purchased products, as fare capping replaces the need for upfront fare product purchases and simplifies the rider experience.

Anticipated Benefits

The DayPASS-on-Board program is currently in place in over 11 BC Transit systems. In systems that have implemented the DayPASS-on-Board, it has proven effective in reducing transfer-related conflicts with operators to the point of being non-existent. Additionally, transit ridership has been observed to increase in two ways. First, users of the DayPASS-on-Board are more inclined to take additional transit trips in a calendar day given the added convenience of the product. Second, there has been a marked increase in the purchase and use of monthly pass products in systems after the introduction of the DayPASS-on-Board program that also correlates to increased transit ridership. The final observable impact of the DayPASS-on-Board is an increase in revenue as a result of the removal of transit users' ability to use fraudulent or expired transfers. Systems implementing the DayPASS-on-Board program with higher use of fraudulent transfers exhibit larger impacts to revenue and ridership.

5.1 Current Conventional Fare Structure, History and Performance

Agassiz-Harrison and Hope

The current conventional fare structure for Hope and Agassiz-Harrison, as outlined in **Table 2**, has been in effect for eight years, since September 2017, when the Hope to Agassiz route was launched. As a part of the September 2017 fare change, the two-zone system was removed, audiences for cash and ticket products became universal, the monthly pass rate decreased from $55 to $44, and the DayPASS product was introduced, which could be pre-purchased at vendor locations along with Tickets and Monthly Passes.

Table 2 Current Fares, Hope & Agassiz-Harrison Transit System

Fare Product	Riders	Current Fares
Cash / Umo Stored Value*	All	$2.50
Tickets / 10-Rides	All	$22.50
DayPASS	All	$5.00
30-Day Pass	Adult	$44.00
	Student/Senior	$35.00

*Children aged 12 or under ride free

When referring to the BC Transit Fare Guidelines, the Hope and Agassiz-Harrison transit system's fare structure could be better aligned by addressing the following:

- The price of the adult 30-Day pass is below the recommended 20 to 30 times the base cash fare (currently 17.6 times)
- The discount provided on the conventional senior and student 30-Day passes is more than the recommended 15% off the adult 30-Day pass (20% discount currently).
- The system allows the use of transfers, while the Guidelines recommend implementing the DayPASS-On-Board system as an alternative.

Accordingly, recommendations on potential new fare structures will consider the discrepancies outlined above in order to simplify the fare structure with the intent of increasing revenue and ridership in the Hope and Agassiz-Harrison transit system.

Fraser Valley Express

The current conventional fare structure for Fraser Valley Express, outlined in **Table 3**, has been in effect for ten years since the service launched in 2015. It is a 65-kilometre express service with stops in Chilliwack (3), Abbotsford (2), Langley (1), and Burnaby (1). Transfers and DayPASS are not issued or valid on this route.

Table 3 Current Fares, Fraser Valley Express

Fare Product	Audience	Current Fares
Cash / Umo Stored Value*	All	$5
Tickets / 10-Rides	All	$45
30-Day Pass	Adult	$100
	Student/Senior	$85

*Children aged 12 or under ride free

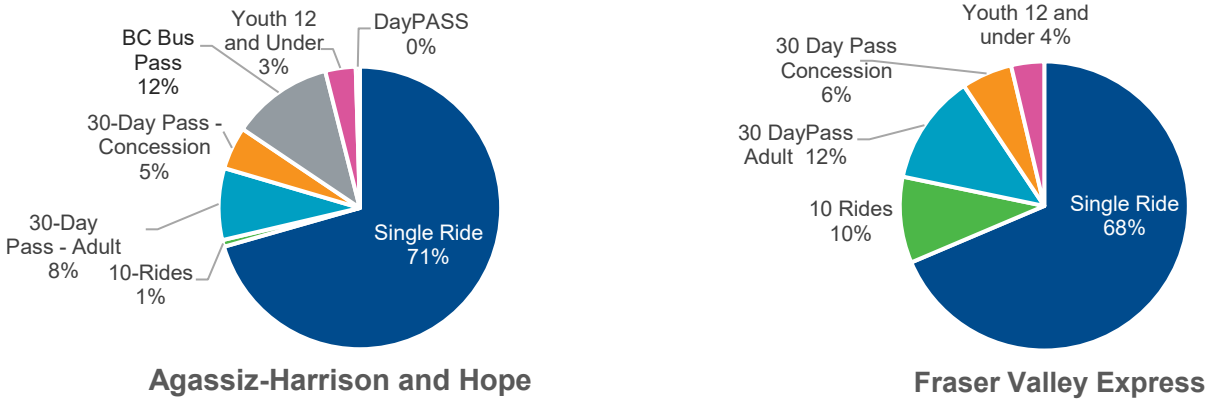
When referring to the BC Transit Fare Guidelines, the Fraser Valley Express's fare structure is aligned.

- The price of the adult monthly pass is within the recommended 20 to 30 times the base cash fare (currently 20 times)
- The discount provided on the conventional senior and student monthly passes is the recommended 15% off the adult monthly pass.
- The route does not accept transfers which is aligned with BC Transit's policy.

Performance

Figure 3 illustrates the revenue sources by product type for the Agassiz-Harrison, Hope, and Fraser Valley Express transit services in 2024. While single-ride fares remain the most popular, the introduction of the Umo fare payment system has likely contributed to a shift in behavior—making it easier for riders to purchase 30-day passes and resulting in increased pass revenue.

Figure 3 Proportion of Revenue by Product Type per Transit System 2024



Sources: Hubble (revenue, actual data)

Generally speaking, cash fares make up a smaller portion of total ridership as compared to total revenue, with the opposite being true of monthly and semester passes. This is directly tied to the average fare per ride as riders move from cash fares (where each ride costs $2.50 in Agassiz-Harrison and Hope, and $5 on the Fraser Valley Express) to prepaid products like monthly passes that offer unlimited rides for a set price, thus lowering the fare per ride and promoting ridership. As more riders transition from single ride fares to prepaid options, overall ridership is expected to grow.

Table highlights key performance statistics for the Agassiz-Harrison, Hope, and FVX transit systems for the calendar year 2024.

Table 4 Conventional Key Performance Measures 2024

Measure	Agassiz-Harrison	Hope	FVX
Ridership	42,900	12,281	426,730
Ridership Growth (5-year Compound Annual Growth Rate)	-2%	-1%	+10%
Revenue*	$128,981	$20,582	$1,757,438
Revenue Growth (5-year Compound Annual Growth Rate)	+4%	+5%	+12%
Revenue From Fare Sources**	$107,034	$19,826	$1,692,410
Fare Revenue from Pre-paid Sources	14%	43%	28%
Cost Recovery	16%	3%	46%

*Includes BCBP revenues and Youth 12&Under Funding

**Revenue from fare sources represents the revenue that can be influenced by the changes discussed in this report and do not include BCBP revenues or Youth 12& Under Funding

Ridership – Trend analysis of **annual** ridership in the Agassiz-Harrison and Hope transit systems shows ridership has fluctuated over the last 5 years and has gotten remarkably close to returning to pre-pandemic highs despite a 124-day strike in 2023. The FVX has grown its ridership considerably since its launch ten years ago and has 10% more ridership than pre-pandemic levels.

Revenue – Revenue in Agassiz-Harrison, Hope, and the FVX each have increased over the past five years (between 4-12%), with 2024 setting an all-time high, generating a cumulation of $1.9M, with 95% coming from fare sources. The FVX performed exceptionally well, contributing to one of the highest cost recovery rates in the BC Transit systems in 2024.

Figures 4 and 5 present an analysis of the Fraser Valley Express and the Agassiz-Harrison and Hope Transit System's financial performance over the past six years, along with projections for the next three years. While revenues have reached historic highs, even surpassing pre-pandemic levels, the systems are also experiencing record-breaking expenses due to rising operational costs.

Operating cost recovery (the ratio of revenues to total operating costs), illustrates how effectively a system covers its expenses without relying on taxation or provincial funding. Although revenue performance has been strong, expenses are growing at a faster rate, placing increased financial strain on the systems. Higher cost recovery is typically desirable to reduce reliance on subsidies, though decisions around targets and strategies remain at the discretion of local governments.

One opportunity to enhance cost recovery in the Agassiz-Harrison and Hope system is the implementation of DayPASS-on-Board fare options, which have demonstrated positive impacts on both revenue and ridership in other transit systems.

Figure 4 Agassiz-Harrison Cost Recovery

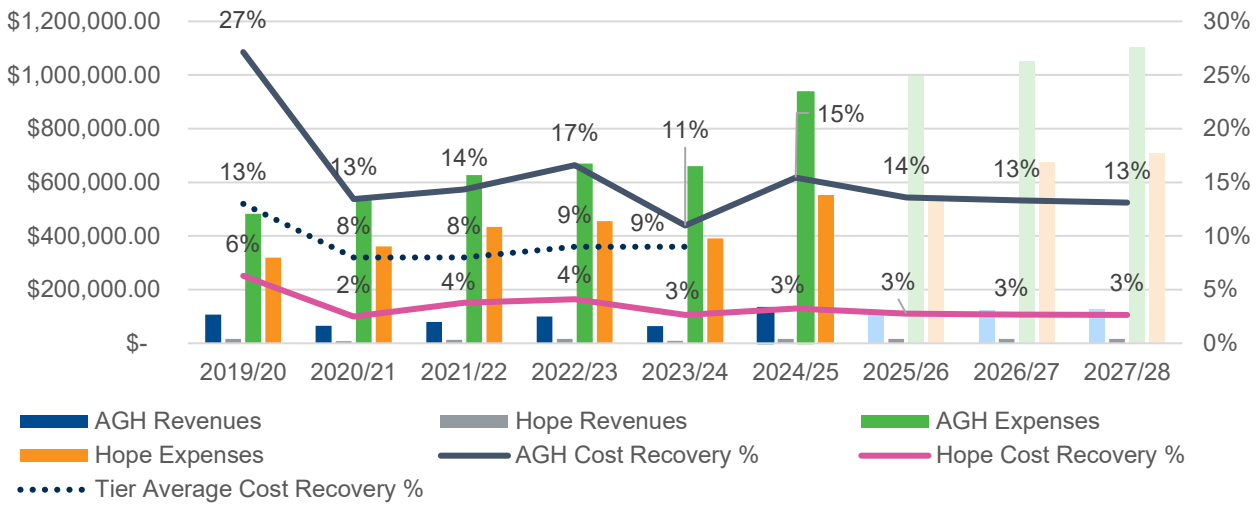
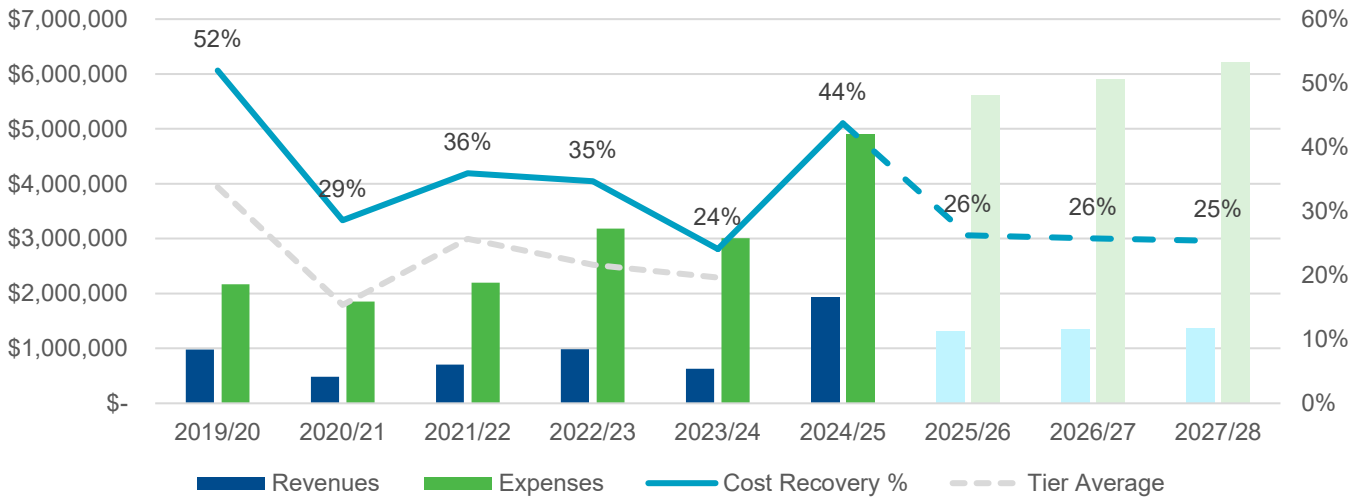


Figure 5 Fraser Valley Express Cost Recovery



Sources: Hubble (revenue, actual data) and 3 Year Budgets (estimated revenue and expenses)

Looking ahead, operating costs are expected to continue rising due to inflationary pressures and increasing service demands. Without additional revenue streams, the ability to sustain and expand transit services will be limited. To maintain financial sustainability and meet growing community needs, it will be essential to explore revenue-generating measures such as fare adjustments and service innovations.

6.1 Fare-Related Considerations

Along with BC Transit's priorities, the following considerations specific to the Hope and Agassiz-Harrison transit system warrant acknowledgement as a part of the fare review process.

Current Transfer Policy and DayPASS-on-Board for Agassiz-Harrison and Hope

As of January 2024, a new electronic DayPASS was introduced through Umo, allowing unlimited travel across the Chilliwack, Agassiz-Harrison, and Hope transit systems for a single day. This initiative builds on past efforts to align transfer policies across the three systems.

Historically, the transfer policy has evolved as follows:

- 2000–2017: Free transfers were offered from Agassiz-Harrison to Chilliwack, while a top-up fare was required for the reverse direction
- 2017–2024: A one-way, two-hour transfer window was implemented between the three systems for a single fare. A DayPASS product was created for unlimited travel in Agassiz-Harrison and Hope routes in a single day.
- Since January 2024: A 90-minute transfer window is now available within the Agassiz-Harrison and Hope systems only. The DayPASS product changed to allow unlimited travel between Agassiz-Harrison, Hope, as well as Chilliwack in a single day.

Initial uptake of the DayPASS has been limited. In all of 2024, less than 100 people purchased a DayPASS for use between the systems, for a total of 187 times. Umo data indicates that a transfer was used within the Agassiz-Harrison and Hope system by 181 people through Umo, whereas a larger number of people paid for additional trips outside of the transfer window. Data confirms that removing the transfer policy will have minimal effect on amount paid per day for most people, however it may encourage additional ridership on transit for the casual rider. For context, total ridership in the Agassiz-Harrison and Hope Transit System in 2024 exceeded 55,000 rides.

The Fraser Valley Express (FVX) does not offer a transfer policy and has never had a DayPASS product. Since it is a regional route, there are different travel behaviors and as such, Fare Capping or DayPASS on board are not recommended for the FVX.

Preparing for Open-Loop

As part of Umo Phase 2, open-loop payment technology will be introduced, allowing riders to pay their fare by tapping a debit or credit card. In systems where fare capping has been approved, the technology will automatically apply daily caps after a rider's second tap in a day, making travel more seamless and cost-effective. To support this transition, fare structures are being reviewed to ensure they are simple and compatible with the new system. The Agassiz-Harrison and Hope transit system has already streamlined its fare structures in the last fare review, positioning it well

for the adoption of open-loop payments once the technology is deployed. The final changes required will be the discontinuation of the pre-purchased DayPASS and other exhaustible products, such as the 10-ride product.

Supportive Transit Programs

To ensure that transit is accessible to all, a range of supportive programs have been implemented to assist individuals facing financial or mobility challenges. The following initiatives, available in the Agassiz-Harrison and Hope Transit System and across British Columbia, are designed to help those in need access essential services and stay connected to their communities. These programs aim to make public transit more inclusive and equitable. Please note, these programs are shared for your awareness, and no changes will be made as part of this fare review.

Get on Board Program - Free Transit for Youth 12 and Under

The Get on Board program was introduced in 2022 across the province and allows children aged 12 and under to ride conventional and handyDART buses for free. The program is designed to make public transit more accessible to young people, encouraging them to use the system independently and confidently. Eligibility includes:

- **Children aged 6 to 12:** Can ride unaccompanied without requiring a fare product or ID.
- **Children aged 5 and under:** Must be accompanied by someone 12 years or older and must board and depart at the same stop as their guardian.

This initiative is funded by the BC Ministry of Transportation and Transit, generating 3% of fare revenue for Agassiz-Harrison and Hope Transit System, and 4% for the Fraser Valley Express in 2024, with the goal of not only increasing ridership but also fostering a sense of independence and familiarity with public transit among youth. By making transit free for children, the program aims to instill lifelong habits of sustainable transportation use.

BC Bus Pass

The BC Bus Pass Program provides unlimited transit access to low-income seniors ($45/year) and individuals on disability assistance (free). Designed to ensure affordable and accessible transportation, it helps participants stay connected to their communities. Registration is available online, by phone, email, mail, or fax. The program is funded by the BC Ministry of Social Development and Poverty Reduction, is available across all BC transit systems, and has generated 12% of fare revenue for the Agassiz-Harrison and Hope system in 2024.

7.1 Proposed Fare Options

Agassiz-Harrison and Hope

BC Transit is considering several fare adjustment options for implementation between 2025 and 2028. These changes aim to align fares with inflation and service costs while maintaining affordability for riders. Key changes across the options identified in **Table 5** include:

- **Single Ride Fares:**
  - The four options presented show fares increasing by 25 cents (if at all), varying by the speed in which to raise single ride fares.
  - Transfers are to be removed, with riders traveling with a single ride fare are encouraged to use the new DayPASS-on-Board or automatic DayPASS via fare capping through Umo.
  - The current fare structure has remained unchanged since 2017.
  - Staff from Chilliwack, Abbotsford, Mission, and the Fraser Valley met to review options across the systems and have recommended Option 2, Option 3 or 4 as aligned across the Central Fraser Valley, Chilliwack, and Agassiz-Harrison and Hope systems by 2027/28.
- **DayPASS:**
  - The traditional pre-purchased DayPASS product will be replaced by DayPASS-on-Board for cash users.
  - Fare Capping will be introduced, automatically generating a DayPASS when a rider pays twice the single fare using Umo.
- **10-Ride Product:** This product is discontinued in all options to simplify fare structures and allow for the use of fare capping technology.
- **30-Day Passes:**
  - Adult passes will increase from $44 to $55–$59 by 2027/28.
  - High School Student and Senior passes will be combined and increase from $35 to $45 – $49 by 2027/28.

Observations from other systems that have implemented DayPASS-on-Board show increases in cash and monthly pass revenues alongside a decline in ticket sales. The introduction of DayPASS-on-Board and fare capping in the Agassiz-Harrison and Hope Transit System is expected to encourage higher transit usage by making monthly passes more cost-effective compared to purchasing multiple single fares. While these changes are anticipated to have a positive impact on both revenue and ridership, the exact scale of the effect of the proposed non-price related changes is uncertain and not captured in the elasticity model's ridership loss projections outlined below.

Table 5 Proposed Fare Options – Agassiz Harrison and Hope.

Fare Products		Current Fares	Option 1			Option 2**			Option 3**			Option 4**		
			25/26	26/27	27/28	25/26	26/27	27/28	25/26	26/27	27/28	25/26	26/27	27/28
Single Ride	All	$2.50	$2.50	$2.50	$2.50	$2.50	$2.75	$2.75	$2.50	$2.50	$2.75	$2.75	$2.75	$2.75
DayPASS*	All	$5.00	$5.00	$5.00	$5.00	$5.00	$5.50	$5.50	$5.00	$5.00	$5.50	$5.50	$5.50	$5.50
10-Rides	All	$22.50	Discontinued											
30-Day Pass	Adult	$44	$50	$52	$55	$55	$59	$59	$50	$50	$59	$57	$57	$59
	Student/Senior	$35	$40	$42	$45	$42	$49	$49	$43	$43	$49	$47	$47	$49

*DayPASS-on-Board and Fare Capping to generate automatic DayPASS.
**Option 2, 3, and 4 are in alignment with options presented for neighbouring systems Chilliwack & Central Fraser Valley by 2027/28.

Ridership in 2024 was estimated to be 55,181. Revenue from fare sources was $126,860. The estimated quantitative impacts the proposed fare structures would have on annual budgeted revenue and ridership can be found in **Table 6** below.

Table 6 Estimated Qualitative Impacts

	Option 1			Option 2**			Option 3**			Option 4**		
	25/26	26/27	27/28	25/26	26/27	27/28	25/26	26/27	27/28	25/26	26/27	27/28
Forecasted Impact on Revenue	+$22,333 (17%)	+$760 (1%)	+$1,125 (1%)	+$23,625 (19%)	$11,973 (8%)	0 (0%)	+$22,834 (18%)	0 (0%)	+$12,784 (8%)	+$33,893 (27%)	0 (0%)	+$734 (0%)
Forecasted Impact on # of Rides	-1,918 (-4%)	-117 (-0%)	-166 (-0%)	-2,143 (-5%)	-926 (-2%)	0 (0%)	-2,021 (-5%)	0 (0%)	-1,042 (-2%)	-3,157 (-7%)	0 (0%)	-100 (-0%)

Fraser Valley Express

BC Transit is considering several fare adjustment options for implementation between 2025 and 2028. These changes aim to align fares with inflation and service costs while maintaining affordability for riders.

A consistent feature across all options identified in **Table 7** is the expansion of the 30-Day Concession Pass to include post-secondary students, enhancing accessibility for this demographic. Previously, the concession 30-day pass was available for seniors age 65+ and students aged 13-18. The fare options under consideration include the following scenarios:

- Option 1 proposes no fare changes over the three-year period.
- Option 2 maintains current fares in the first year, with a $0.50 increase to single ride fares and a $10 increase to monthly passes in the second year.
- Option 3 holds fares steady for the first two years, with the same increases—$0.50 for single ride fares and $10 for monthly passes—introduced in the third year.

Table 7 Proposed Fare Options – Fraser Valley Express

Fare Products		Current Fares	Option 1			Option 2			Option 3		
			25/26	26/27	27/28	25/26	26/27	27/28	25/26	26/27	27/28
Single Ride	All	$5.00	$5.00	$5.00	$5.00	$5.00	$5.50	$5.50	$5.00	$5.00	$5.50
10-Rides	All	$45	$45	$45	$45	$45	$49.5	$49.5	$45	$45	$49.5
30-Day Pass	Adult	$100	$100	$100	$100	$100	$110	$110	$100	$100	$110
	Student/ Senior/ College	$85	$85	$85	$85	$85	$95	$95	$85	$85	$95

The estimated quantitative impacts the proposed fare structures would have on annual budgeted revenue and ridership can be found in **Table 8** below. Ridership in 2024 was estimated to be 426,730. Revenue from fare sources was $1,692,410.

Table 8 Estimated Quantitative Impacts - FVX

	Option 1			Option 2			Option 3		
	25/26	26/27	27/28	25/26	26/27	27/28	25/26	26/27	27/28
Forecasted Impact on Revenue	+$19,727 (1%)	0 (0%)	0 (0%)	+$19,727 (1%)	$133,580 (8%)	0 (0%)	+$19,727 (1%)	0 (0%)	$133,580 (8%)
Forecasted Impact on # of Rides	+24,220 (17%)	0 (0%)	0 (0%)	+24,220 (17%)	-8,445 (-2%)	0 (0%)	+24,220 (17%)	0 (0%)	-8,445 (-2%)

8.1 Implementation

As with any notable change associated with transit service, BC Transit will provide a full-scale marketing and communications plan to inform the public on how their transit experience will change. This would include a mix of digital, print and radio advertising, media advisories, social media promotion and on-bus information as best suited for transit audiences in Hope and Agassiz-Harrison transit systems. In addition to this, BC Transit staff will collaborate with the local operating companies to ensure that all operations staff are aware of the changes to policies and practices involved with the introduction of the DayPASS-on-Board program.

9.1 Recommendations

It is recommended that the Fraser Valley Regional District:

1. Receive this report as information.
2. Approve Option 3 for Agassiz-Harrison and Hope for implementation October 1, 2025.
3. Approve Option 3 for Fraser Valley Express for implementation October 1, 2025.
4. Approve the phase-out of the existing DayPASS product and the current transfer policy, to be replaced with the implementation of DayPASS-on-Board and Fare Capping within the Agassiz-Harrison transit system.
5. Direct staff to work with BC Transit to implement the fare change.

Please note that fare changes should be scheduled for the 1st of a given month. BC Transit requires at least sixteen weeks' notice after Board's approval to implement any fare changes.

Appendix A: Glossary of Transit Terms

Adult fare: A regular fare must be paid by all passengers who do not qualify for a discount or cannot prove eligibility.

BC Bus Pass: Universal annual bus pass for low-income seniors and persons receiving disability assistance, providing unlimited access on any scheduled BC Transit bus.

Cash fare: A single ride cash fare allows one person to use transit. No change is given on the bus so exact fare must be used.

College student: Adult students in full-time attendance at a recognized post-secondary institution who are eligible to receive a discount monthly or semester pass.

Concession fare: Discount on cash fares and pre-paid products are applicable to seniors (aged 65+), students in full-time attendance to Grade 12 and full-time college students.

Conventional transit: Serves the general population in urban settings using mid-sized or large buses. The buses are accessible and low-floor and run on fixed routes and fixed schedules.

Cost recovery: Reflects annual total revenue divided by total operating costs. This ratio indicates the proportion of costs recovered from total revenue. A strong cost recovery is desirable, as it reduces the subsidy from the taxpayer. However, this is a municipal policy decision.

DayPASS: A DayPASS offers a discount for unlimited travel throughout the day. The DayPASS-on-Board program provides customers with a convenient way to purchase their DayPASS on the bus.

Fare Structure: The fares and products available to purchase and use transit and the policies associated with their use.

Monthly pass: For users taking transit regularly throughout the month, a monthly pass offers a discount for unlimited travel for 30 days.

Net yield: The total yield of fare revenues once the costs of revenue collection have been deducted. Improving the net yield of fare revenues is the goal of BC Transit's fare strategy.

Pre-paid fare: Fare products that provide a discount for pre-purchase. This includes ticket, DayPASS, monthly and semester pass fares.

Semester pass: A 120-day discounted transit pass for students, valid from the first day of use and available for purchase at any time.

Student: A person in full-time attendance in school to Grade 12.

Ticket: Each ticket allows one person to use transit. When purchasing a package of ten tickets, a user will receive a discount. Using tickets has the advantage of not requiring exact change to be used on the bus.

Total revenue: Includes passenger and advertising revenue and excludes property tax.

Transfer: A complimentary pass for cash or ticket users needing multiple buses to complete a trip, valid for the next connecting bus but not for return travel.

Youth 12 and Under: Individuals 12 years old or younger, who can ride the bus for free.

Fraser Valley Regional District

CORPORATE REPORT

To: Fraser Valley Regional District Board Date: 2025-07-24

From: Stacey Barker, Director of Regional Services

Subject: Funding application to Strategic Priorities Fund

Reviewed by: Jaime Van Nes, Director of Legislative Services/Corporate Officer
Jennifer Kinneman, Chief Administrative Officer

RECOMMENDATION

THAT the Fraser Valley Regional District Board authorize staff to submit a funding application to the Union of BC Municipalities' Strategic Priorities Fund to address natatorium dehumidification and energy recovery at the Hope and Area Recreation Centre.

BACKGROUND

The Fraser Valley Regional District (FVRD) has been making significant investments into the Hope and Area Recreation Centre over the past few years, including upgrades to aging infrastructure and installing a new energy efficiency system. While those upgrades are still underway, there are opportunities to provide even further enhancements, pending additional funding.

DISCUSSION

The Strategic Priorities Fund (SPF), administered by the Union of BC Municipalities (UBCM) and formerly known as the Gas Tax Fund, is open to all local governments in BC outside of Metro Vancouver.

This proposed grant application is to complete the full installation of the natatorium dehumidification and energy recovery system that was originally designed for the Hope and Area Recreation Centre but removed from the construction scope due to budget constraints. These elements are important for managing humidity levels, protecting finishes and equipment in the pool environment, further reducing greenhouse gas emissions, and improving user comfort at the facility.

The proposed scope of the project, if funded, will include the installation of an exhaust-air heat recovery coil, a return fan, coil upgrades to the existing air handling unit, and integration with the heat recovery chiller. These components were part of the original mechanical and controls design and are ready for implementation. Once operational, the system is expected to increase energy efficiency by a further 25–35%, reduce humidity-related maintenance concerns, and capture waste heat to support pool and space heating which will lower utility costs and support sustainability goals.

The SPF application falls under the Capital Infrastructure stream, which allows for 100% funding of eligible activities. A full project design, detailed cost estimate, and supporting resolution will be included in the final submission. The application deadline is September 12, 2025, and requires a Board resolution indicating support for the proposed activities.

COST

A detailed cost estimate for the project will be prepared as part of the application package.

CONCLUSION

Staff recommend that the Board endorse an application to the Strategic Priorities Fund that will further enhance energy efficiency and infrastructure improvements at the Hope and Area Recreation Centre. This project meets the grant funding eligibility requirements.

Fraser Valley Regional District

STAFF REPORT

To: Regional and Corporate Services Committee **Date:** 2025-07-10

From: Kate Fenton, Planner I

Subject: Indigenous Services Canada Referral - Shxw'ōwhámél First Nation's Ohamil 1 Proposed Addition to Reserve, Electoral Area B

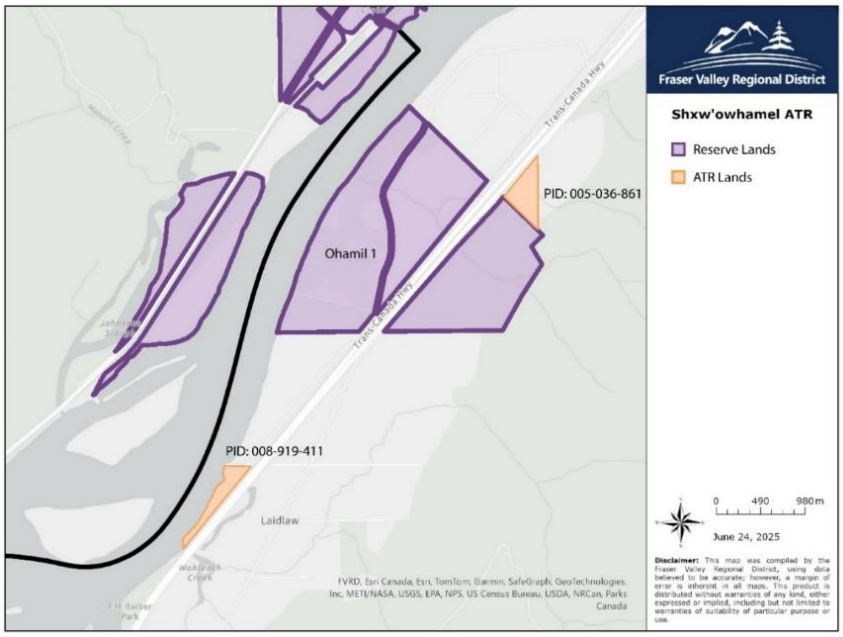
Reviewed by: Melissa Geddert, Acting Manager of Integrated Planning & Engagement
Stacey Barker, Director of Regional Services/Deputy CAO
Jennifer Kinneman, Chief Administrative Officer

RECOMMENDATION

THAT the Fraser Valley Regional District Board respond to the referral from Indigenous Services Canada by providing the technical comments outlined in the staff report dated July 10, 2025, related to the addition of land at 58970 Laidlaw Road (PID: 005-036-861) and St Elmo Road (PID: 008-919-411) to Ohamil 1 Indian Reserve.

BACKGROUND

On June 9, 2025, Indigenous Services Canada (ISC) sent a letter to the Fraser Valley Regional District (FVRD) requesting comments by September 7, 2025, regarding a proposed Addition to Reserve (ATR) involving 11.73 hectares (29 acres) of land. The application includes two separate parcels: one adjacent to the Shxw'ōwhámél First Nation reserve, Ohamil 1, and another located nearby. Both parcels are situated along the Trans-Canada Highway in Electoral Area B, approximately 2.5 kilometres from the District of Hope boundary, see the attached maps.



Map 1: Location



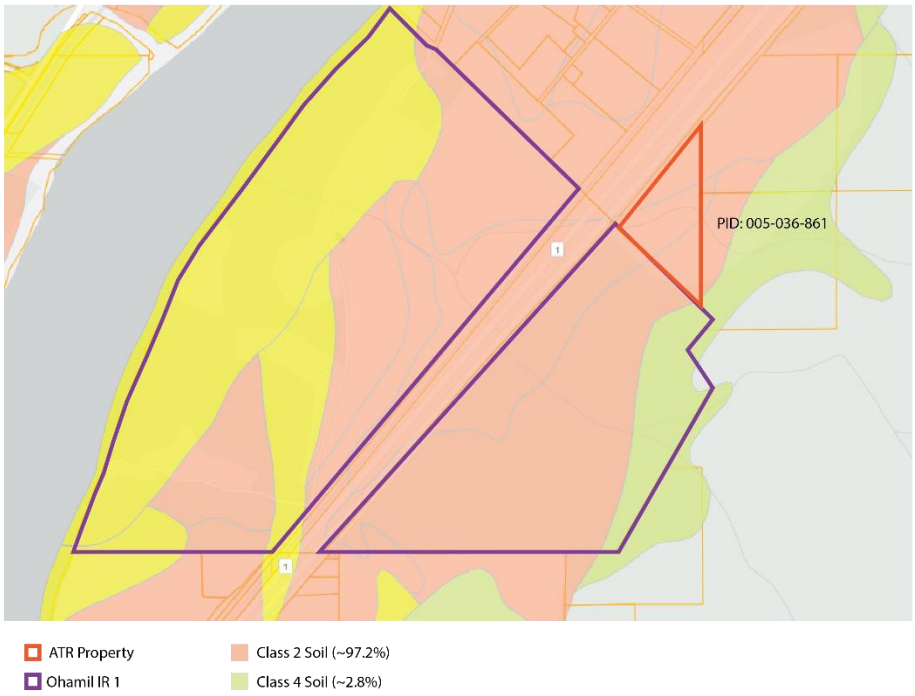
Map 2: Aerial imagery of 58970 Laidlaw Road (PID: 005-036-861)



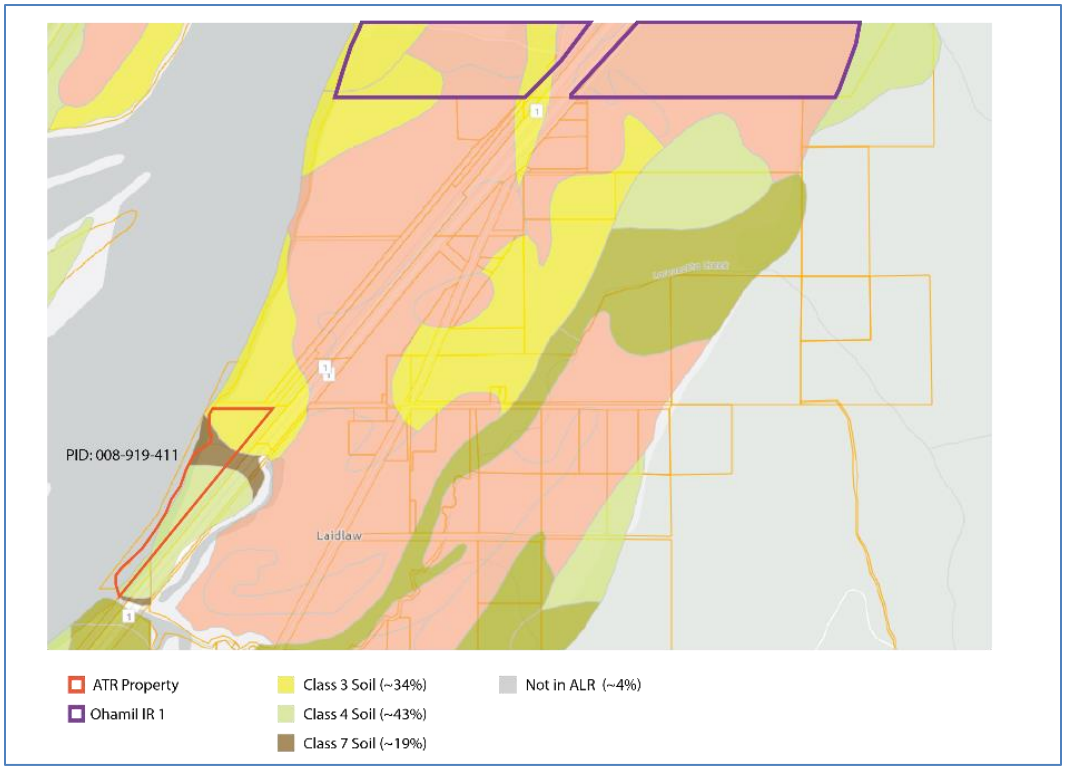
Map 3: Aerial imagery of the south end of St Elmo Road (PID: 008-919-411)

Based on the aerial imagery and FVRD property records, the property at 58970 Laidlaw Road has been used for residential purposes, and the property at the south end of St Elmo Road appears to be naturally vegetated. In the past, the latter property was used as an angler's walk-in site to access the Fraser River. Both properties are zoned Agricultural 3 (AG-3) and are located within the Agricultural Land Reserve (ALR), see below. Should the ATR process be successful, the properties will no longer be subject to ALR and FVRD regulations.

Civic	PID	Size	BC Assessment	Zoning	ALR	Plan
58970 Laidlaw Road	005-036-861	7.13 hectares (17.6 acres)	060 – 2 acres or more (SFD, Duplex)	Agricultural 3 (AG-3)	Yes	NWP 52509
St Elmo Road	008-919-411	4.60 hectares (11.37 acres)	061 – 2 Acres or More (vacant)	Agricultural 3 (AG-3)	Yes	NWP 27967



Map 4: Soil Classification for 58970 Laidlaw Road (PID: 005-036-861) - The soil classification for 58970 Laidlaw Road (PID: 005-0360-861) is comprised of mostly Class 2 soil, with just under 3% of the land area classified as Class 4



Map 5: Soil Classification for the south end of St Elmo Road (PID: 008-919-411) is comprised of Class 3 (34%), 4 (43%),7 (19%), and 4% is not within the ALR

Both properties are not protected by a dike, and are within the Fraser River floodplain. Neither properties have any known geotechnical hazards, see below.

	58970 Laidlaw Road PID: 005-036-861	**St Elmo Road PID: 008-919-411**
Fraser River Floodplain	Yes	Yes
Fraser River Floodplain Setback	No	Yes, 60 m from natural boundary of Fraser River
Flood Construction Levels	32.2 m GSC*	29.4 – 29.6 m GSC
Alluvial Fan Hazard	No	No
Geological Hazard Area - 4-BC	No	No

**GSC is the Geodetic Survey of Canada, and is the measurement of height in reference to the coastal mean sea level of North America.*

DISCUSSION

The ATR referral received from ISC notes that the Government of Canada has the discretion to create reserves and add land to existing reserves in accordance with Canada's Additions to Reserve/Reserve Creation Policy Directive, which Shxw'ōwhámél is applying under. The referral asks for technical

comments and if the FVRD is in agreement with the proposed addition to Ohamil 1, a letter confirming its support of the proposed addition reserve.

The referral package received from ISC however, did not outline the future intended use of these lands. Therefore, providing a letter confirming the Board's support for the ATR is difficult since the future land uses are unknown, and may not align with the Official Community Plan land use designations.

It is important to note that provincial and local governments do not have decision-making authority over ATR proposals; the ATR application is referred for comment only. Final decisions on reserve creation and land additions are made by the Minister of Crown-Indigenous Relations, in accordance with the *Addition of Lands to Reserves and Reserve Creation Act*.

Once these lands are added to reserve, FVRD land use bylaws will no longer apply, and the laws under Shxw'ōwhámél's Land Code will come into force.

This referral was distributed to various FVRD departments for comment. The following technical comments were raised:

Electoral Area Planning

- Flood risk
  - Both properties lie fully within the Fraser River floodplain.
  - The St Elmo property is fully within the Fraser River floodplain setback area.
  - Properties located in the floodplain setback area and within FVRD jurisdiction may not be issued building permits unless a site-specific exemption application is received and approved by the FVRD Board.

- Covenants
  - There are two covenants registered to the property title for the parcel located at 58970 Laidlaw Road
    1. BK317299 – (1996) BC Hydro/BC Tel right-of-way through this property
    2. BE321924 – (1991) Section 56 covenant, with geotechnical report, for the placement of a mobile home on the property.

- Riparian assessment
  - There is a watercourse running through the property at 58970 Laidlaw Road, the FVRD does not have record of a riparian assessment on file for this property.

- Access to the property at 59020 Laidlaw Road
  - A title search confirmed that there is an easement agreement, ensuring legal access to the otherwise land-locked property at 59020 Laidlaw Road.

Finance

- Tax and individual service area roll implications for parcels incorporated into reserve.
- Opportunities for service area agreements.

58970 Laidlaw Road **PID: 005-036-861**	**St Elmo Road** **PID: 008-919-411**
Area B Fraser Valley	Area B Fraser Valley
FVRD Fire - Laidlaw	FVRD Fire - Laidlaw
FVRD Building Inspection	FVRD Building Inspection
Fraser Valley Hospital District	Fraser Valley Hospital District
BC Assessment	BC Assessment
Municipal Finance Authority	Municipal Finance Authority
Total Taxation: $1,457.36	**Total Taxation: $536.95**

COST

Responding to ISC's request for comment does not carry any immediate cost implications. If the ATR application is approved and Shxw'ōwhámél chooses not to continue receiving services from the FVRD for these properties, this could result in a reduction in tax revenue for the FVRD.

CONCLUSION

This report is in response to a referral from ISC regarding an ATR application from Shxw'ōwhámél First Nation, proposing to add two properties located in FVRD Electoral Area B to Ohamil 1 Indian Reserve. Several FVRD departments have provided technical comments. Both properties are located within the ALR, though they are not currently used for intensive agricultural purposes. The future intended use of these lands is not known, so future land uses may not align with the Official Community Plan land use designations. It is recommended that the FVRD formally respond to ISC with technical comments before the September 7, 2025 deadline.

Fraser Valley Regional District

STAFF REPORT

To: Electoral Area Services Committee **Date:** 2025-07-10

From: Graham Daneluz, Director of Planning & Development

Subject: Update to the Framework of Considering Soil Related Applications & Referrals

Reviewed by: Jennifer Kinneman, Chief Administrative Officer

RECOMMENDATION

THAT the Fraser Valley Regional District Board direct staff to apply the revised *Framework for Consideration of Soil Related Applications and Referrals* as a guide in the review and assessment of applications and referrals involving soil deposit until such time as a soil deposit bylaw is adopted to broadly regulate soil deposit in FVRD Electoral Areas

BACKGROUND

In March 2025, the FVRD Board passed a resolution directing staff to apply the *Framework for Consideration of Soil Related Development Applications and Referrals* as a guide for the review and assessment of applications involving soil deposit.

FVRD does not have a Soil Deposit Bylaw to broadly regulate soil deposit activities in the Electoral Areas. A Soil Deposit Bylaw is currently in development and should come forward to the Board for consideration this summer.

The Framework stems from the awareness that larger soil deposit operations can have serious negative impacts on communities and the environment. And they are often contentious. In the absence of a Soil Deposit Bylaw, the Framework is intended to provide consistent approaches and parameters for operating within our scope of authority for:

- responding to referrals from the Agricultural Land Commission for non-farm uses involving soil deposit on ALR lands; and,
- the issuance of development permits that are not primarily intended to address soil deposit and only address narrow or limited aspects of soil deposit.

The Framework does not bind the decisions of the Board. It provides a guide to improve clarity, communicate anticipated approaches, and foster consistency in our analysis, approach and decision-making.

DISCUSSION

The purposes of this report are to:

1. provide an updated discussion on the limited discretion available to decision-makers when it comes to Development Permits; and,
2. amend the Framework to reflect the limited discretion with respect to Development Permits.

FVRD Development Procedures Bylaw No. 1377, 2016 allows decisions on development permits to be made by the Director of Planning & Development, the Electoral Area Services Committee and the FVRD Board. Irrespective of who is making the decision, the parameters - or the level of discretion - for the decision are the same.

If an application for a development permit meets the guidelines set out in the applicable Development Permit Area (contained in the Official Community Plan), the applicant is entitled to receive the permit. The limited discretion available to the decision-maker is to interpret the DPA guidelines and determine whether the application satisfies the guidelines.

There is some leeway in interpretation of the guidelines, including the balancing act of weighing potentially competing guidelines. In any case, the decision-maker must show that it properly considered the guidelines, and not extraneous factors. The legal standard for such decisions is whether "the decision bears the hallmarks of reasonableness – justification, transparency and intelligibility – and whether the decision is justified in relation to the relevant factual and legal constraints that bear on the decision".[1]

Where a decision-maker would refuse to issue a Development Permit on the basis that the application does not satisfy the DPA guidelines, the obligation is to advise the applicant of what they would need to do to change their application to comply with their interpretation of the Guidelines.

The revised Framework attached hereto as Appendix A, includes a slight change to reflect this limited discretion.

In a previous staff report, and in the March version of the Framework, decisions on Development Permits were described as non-discretionary. In fact, decisions on Development Permits involve limited discretion. It is important to clarify the level of discretion involved in such decisions, and to revise the Framework accordingly, so that decision-makers have most accurate understanding of the parameters they are working under and can recognize both the constraints and the opportunities available to them.

COST

[1] *Canada (Minister of Citizenship and Immigration) v. Vavilov, 2019 SCC 65*, which is the case in Canada that defines how courts review administrative decision (including decisions on development permits) and establishes 'reasonableness' as the standard.

There are no costs associated with this item.

CONCLUSION

The FVRD Board should direct staff to apply the revised *Framework for Consideration of Soil Related Applications and Referrals* as a guide in the review and assessment of applications and referrals involving soil deposit until such time as a soil deposit bylaw is adopted to broadly regulate soil deposit in FVRD Electoral Areas. The revised Framework reflects an improved understanding of the limited discretion available to decision-makers when considering the issuance or refusal of Development Permits.

Interim* Framework for Consideration of Soil Related Development Applications and Referrals (REVISED July 10, 2025)

	Agricultural Land Reserve (ALR)	Development Permit Area (DPA)	Areas Outside ALR & DPAs
Application Type	ALC – Placement of Fill	Development Permit	None
FVRD Approval	Discretionary	Limited Discretion	None
Key Application Decision for FVRD	FVRD Board • Forward to ALC; • Forward to ALC with comments; or • Refuse to forward to ALC	Director of Planning (Delegated Authority) EASC (Delegated Authority) Board • Approval if meets DPA guidelines	None
Other Approval Agencies	• ALC • MOTT	MOTT	MOTT
Agency Responsibility	ALC – Fill Placement Application • Agricultural impacts • Fill proportional to use MOTT – Highway Access Permit • Access • Road use • Traffic • Haul routes	MOTT – Highway Access Permit • Access • Road use • Traffic • Haul routes	MOTT – Highway Access Permit • Access • Road use • Traffic • Haul routes
FVRD Considerations	• Impacts on adjacent properties and the broader community • Cumulative floodplain • Incomplete applications (missing key supporting technical reports) • Lack of demonstrated QP oversight	Geohazard • Site-specific geohazard report prepared by a Qualified Professional that meets FVRD and EGBC requirements and looks at: ○ Transfer of risk ○ Overland flooding ○ Cumulative floodplain ○ Suitability of fill (for future use) ○ Post-construction reporting Riparian • Erosion and sediment control at SPEA Subsequent alterations would require further assessment	None
Limitations	• Land use authority per s. 8 of ALC Act - ALR General Regulation • Only forwarding or not forwarding applications • No involvement after forwarding application to ALC • Limited to broader considerations relating to land use authorities • Cannot address land use or soil design specifics (e.g. quantity, quality, depth, location)	• DPs can only address geohazard or riparian issues • Cannot address land use or soil specifics (quantity, quality, depth, location) Riparian • Reports are provincially approved • Soil deposit for agricultural activities • Soil deposit outside of SPEA	None
Public Notice	FVRD Current Development Web Map	FVRD Current Development Web Map	None
Options for Board Consideration	1. Refuse to forward applications where: a. large-scale, area-wide soil deposits are proposed; b. serious, unaddressed concerns regarding broader community impacts, including: • impacts on adjacent properties • cumulative flood hazards c. there are critical gaps in the technical reporting, professional assurances, or information provided with the application. 2. Forward applications with comments where: • there are minor gaps in the technical reporting, professional assurances provided, or information provided with the application; or, 3. Forward applications that are for minor soil deposits, such as: • access construction • building construction • depression filling		

*to be reconsidered upon the adoption of a bylaw to broadly regulate soil deposit in FVRD electoral areas

Abbreviations: ALC – Agricultural Land Commission, ALR – Agricultural Land Reserve, EGBC – Engineers and Geoscientists British Columbia, MOTT – Ministry of Transportation and Transit, QP – Qualified Professional, SPEA – Streamside Protection Enhancement Area

Fraser Valley Regional District

STAFF REPORT

To: Electoral Area Services Committee **Date:** 2025-07-10

From: Hayley Katan, Planning Technician **Files:** 3015-20 2025-03 and 2025-04

Subject: Agricultural Land Commission Applications 2025-03 and 2025-04 for ALR Inclusion at 41063 North Nicomen Road, Electoral Area G

Reviewed by: Katelyn Hipwell, Manager of Planning
Graham Daneluz, Director of Planning & Development
Jennifer Kinneman, Chief Administrative Officer

RECOMMENDATION

THAT the Fraser Valley Regional District Board **forward** the Agricultural Land Commission applications 2025-03 and 2025-04 for Agricultural Land Reserve Inclusion at 41069 North Nicomen Road, Area G, with the following recommendation:

a. That the ALC require that the lands be redesignated to AGRICULTURAL (AG) in the Official Community Plan and rezoned to Agricultural 4 (AG-4) under Zoning Bylaw No. 1638, 2021, at the cost of the applicant, as a condition of their inclusion in the ALR to ensure that zoning and OCP policies are consistent with the ALR status of the lands and the regulations of the ALC.

BACKGROUND

This staff report pertains to two Agricultural Land Commission (ALC) applications made in conjunction with each other for the inclusion of land into the Agricultural Land Reserve (ALR) at 41063 North Nicomen Road, Electoral Area G. As understood by FVRD staff, the applications are separate because each inclusion reflects the interests of a different party and is associated with applications in other municipalities.

2025-03 (ALC Application #104612)

The first application is to propose the inclusion of **4.05 hectares** of land into the Agricultural Land Reserve.

The inclusion application is related to the exclusion of ALR land at 4800 Springs Boulevard in Delta, BC. The exclusion of land in Delta has already been approved by the ALC (ALC File 69337). The applicant wishes to proceed with the inclusion as "a show of good faith".

Two reports were commissioned by the 2025-03 applicant, including:

- **Agricultural Capability Assessment: 41069 North Nicomen Road Deroche, BC** (November 16, 2022), from Statlu Environmental Consulting, by Eryne Croquet, M. Sc., P. Ag., P. Geo.
- **Comparison of Agricultural Parcels located at 41069 North Nicomen Road, Deroche BC and 4800 Springs Boulevard, Delta BC** (March 2, 2023), from McTavish Resource & Management Consultants LTD. by Faskin Martineau DuMoulin LLP

2025-04 (ALC Application #102004)

The second application is to propose the inclusion of **12.2 hectares** of land into the Agricultural Land Reserve.

The inclusion application is related to an application for non-farm use in Richmond, B.C., to store dredged Fraser River sand.

Two reports were commissioned by the 2025-04 applicant, including:

- **Agricultural Capability Assessment for 41069 North Nicomen Road, Deroche, BC** (November 17, 2024), from Soil Matters Consulting Ltd. by Catherine Orban, MSc., P.Ag.
- **Agricultural Land Assessment Report for 14671 Williams Road, Richmond, B.C.: Non-Farm Use Application** (May 14, 2025) by Brian M. French, P.Ag.

Future Inclusion Application

Another 10.0 ha of land on this property is planned to be a part of a future inclusion application.

PROPERTY DETAILS			
Address	41063 North Nicomen Rd.	**Area**	G
PID	000-819-743	**Owner**	Joyce & Constant Dell'oca
Folio	775.03628.200	**Agent**	Dave Vernon
Lot Size	68.2 hectares		
Current Zoning	Rural 2 (R-2), Rural 4 (R-4) & Agricultural 4 (AG-4)	**Proposed Zoning**	No change.
Current OCP	Limited Use (LU) & Agricultural (AG)	**Proposed OCP**	No change.
Current Use	Agriculture	**Proposed Use**	No change.
Development Permit Areas	1-G Geologic & Stream Hazard & 2-G Riparian Areas		
Agricultural Land Reserve	Yes - partly.		

ADJACENT ZONING & LAND USES		
North	^	Civic Assembly (CA) & Rural 4 (R-4); Faith-based retreat, Crown land
East	>	Rural Residential 2 (RR-2) & Rural 4 (R-4); Residential

West	<	Agricultural 4 (AG-4) & Rural 4 (R-4); Residential, Dairy farm
South	v	Agricultural 4 (AG-4); Agriculture, Crown land

IMAGE 1: NEIGHBOURHOOD MAP

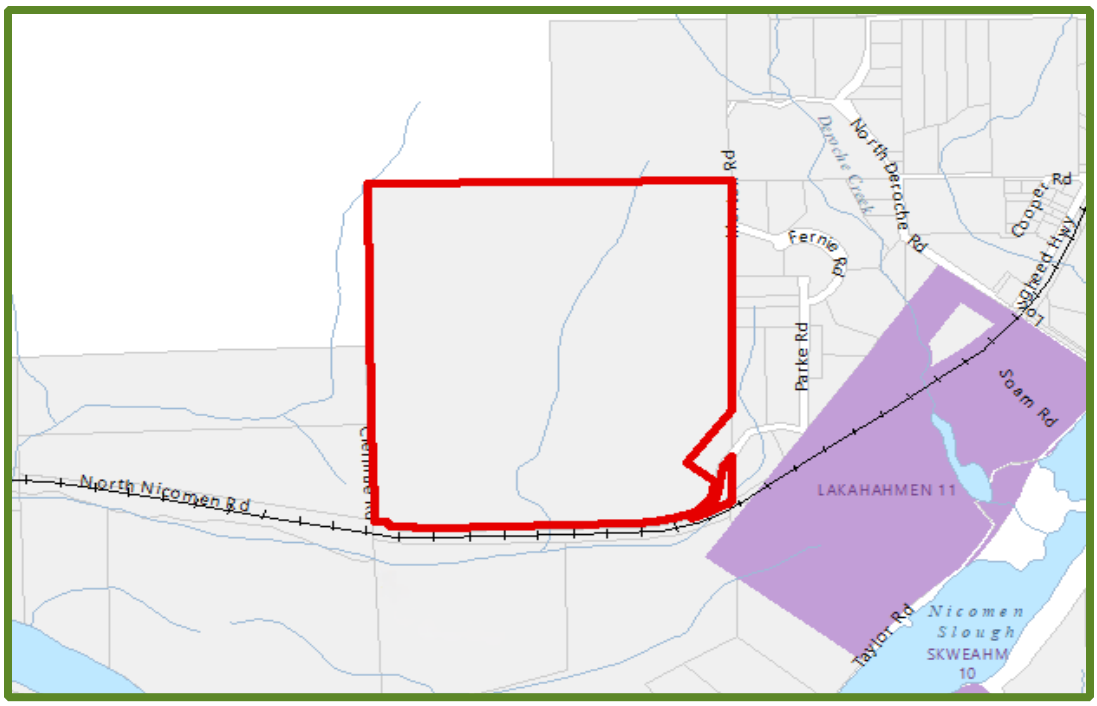
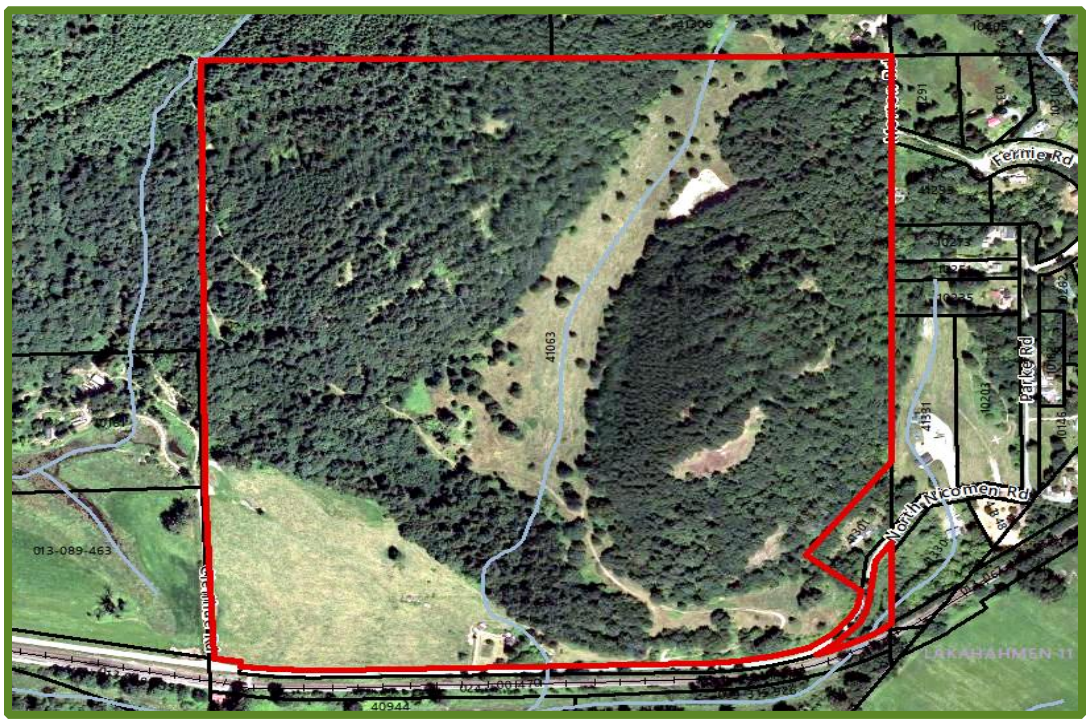


IMAGE 2: PROPERTY MAP



DISCUSSION

The property owners intend to continue grazing cattle and harvesting hay on the land.

The Agricultural Capability Assessment reports demonstrate that, aside from the steeply sloped area, the land proposed for inclusion is “well-suited” for agricultural use. The proposed inclusion supports the first objective of the Official Community Plan (OCP) to “conserve agricultural lands.”

In both applications, the quality of the soil and the importance of protecting farmable soils are emphasized as key reasons for requesting inclusion into the Agricultural Land Reserve (ALR).

It is worth noting, however, that an ALR designation permits intensive agricultural uses—such as poultry barns—which can disturb the soil rather than preserve it for long-term agricultural productivity.

IMAGE 3: SITE PLAN (2025-03)

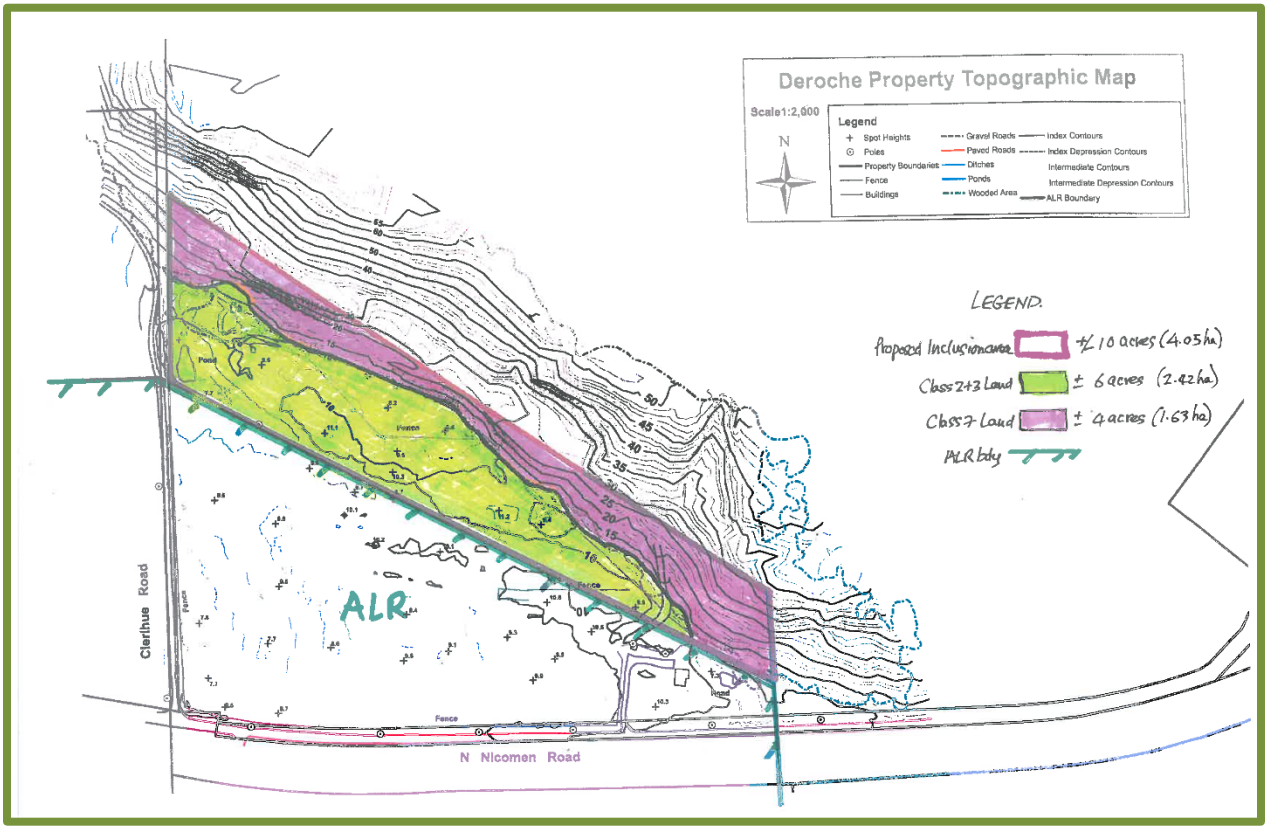
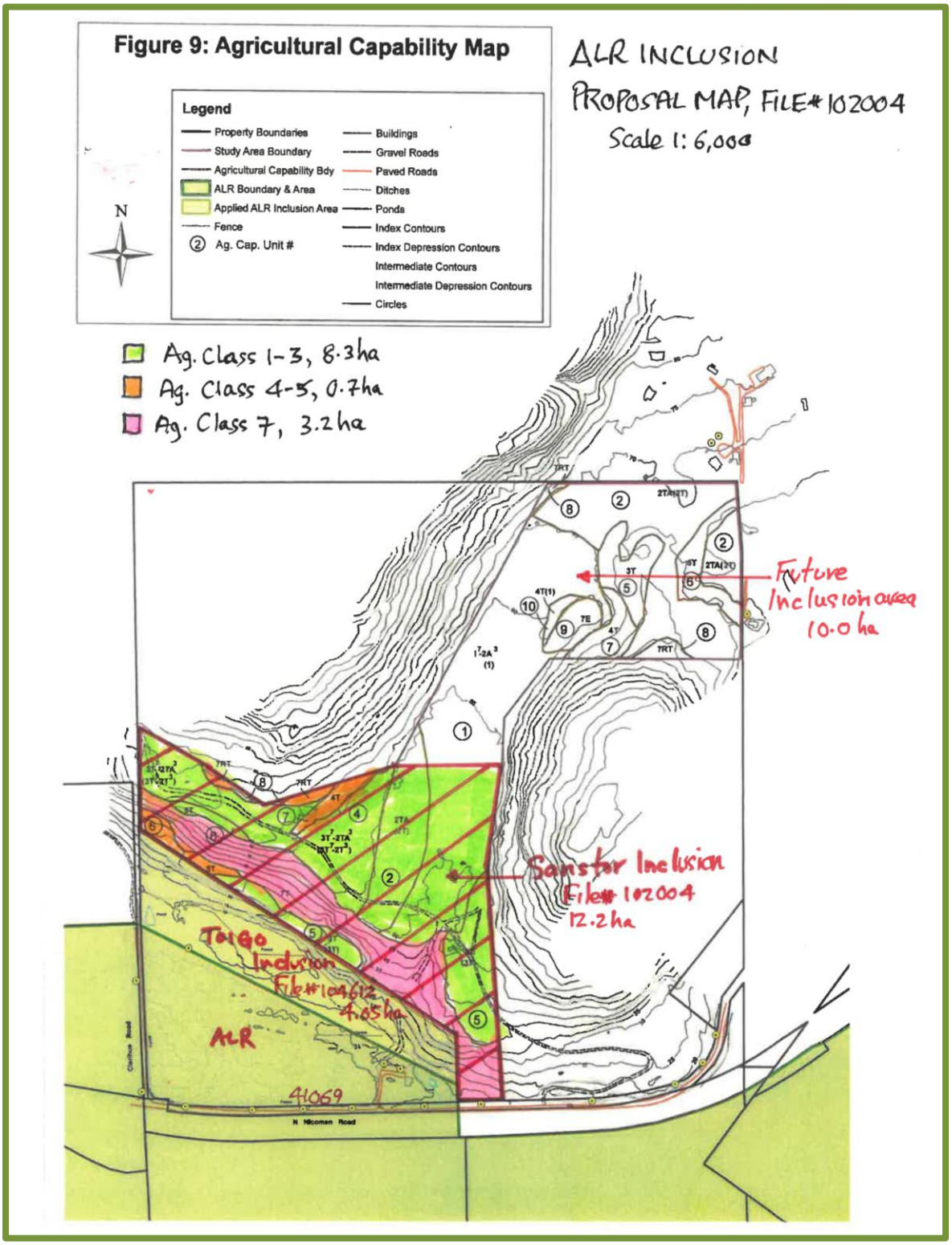


IMAGE 4: SITE PLAN (2025-04)

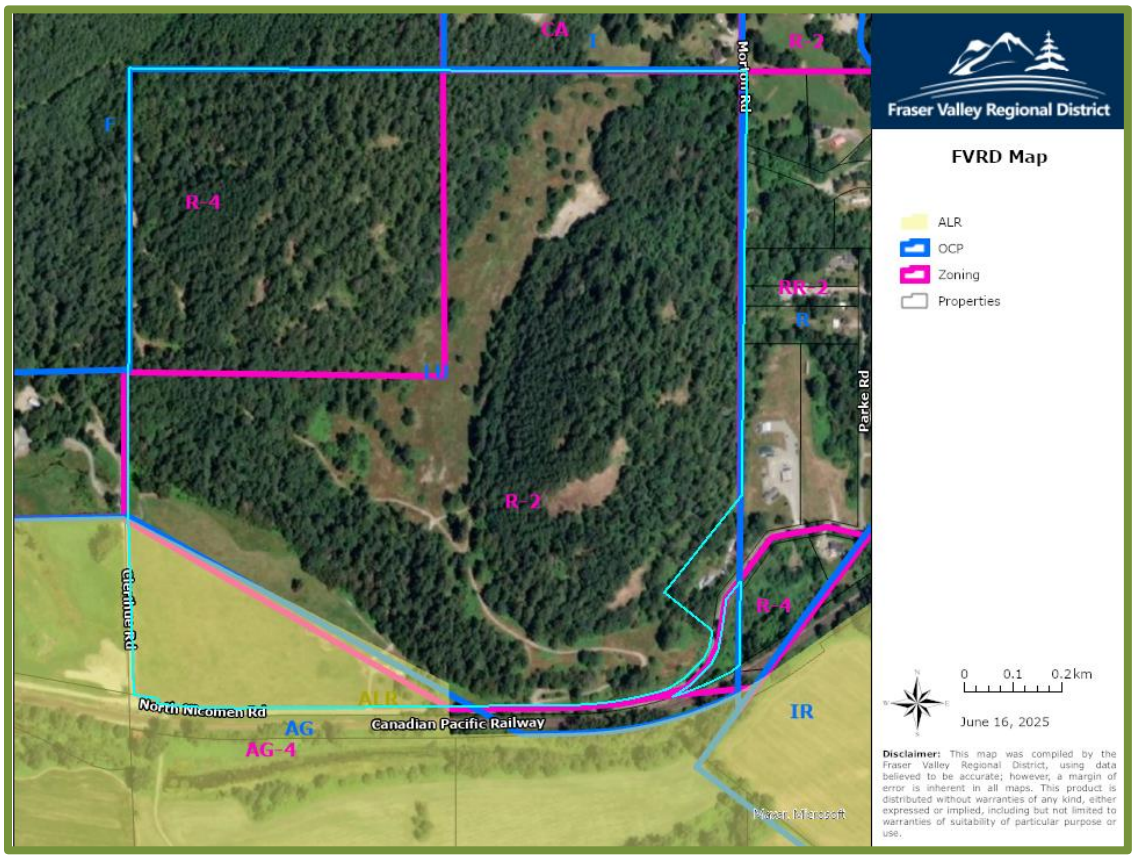


Zoning and Official Community Plan Designations

As seen in the map below (Image 5), parts of the property are within three different zones. The northwestern and southeastern corners of the property are zoned Rural 4 (R-4). The majority of the property, and the area that is proposed for inclusion, is Rural 2 (R-2). The portion of the parcel currently in the ALR is zoned Agricultural 4 (AG-4).

The official community plan designates the upper portion of the property as Limited Use (LU) and the lower portion as Agricultural (AG). The proposed inclusion area is within the LU designation.

IMAGE 5: ZONING AND OCP MAP



Note: The subject property is outlined in blue

<u>Existing ALR Land on the Property</u>

The existing area of the property within the ALR is zoned Agricultural 4 (AG-4) and designated as AGRICULTURAL (AG) in the Official Community Plan.

The AGRICULTURAL Area Destination is described as:

> About 45% of lands in Electoral Area "G" (55% of EA "G" north of the Fraser) are within the Agricultural Land Reserve (ALR), including a significant number of large intact agricultural parcels. Most of these parcels are also in the 1:200-year floodplain of the Fraser River, a

contributing factor to the high quality soils found in the area and a limitation for higher density land uses. Generally, land within the AGRICULTURAL designation is also within the ALR.

Plan policies aim to preserve ALR land within the Official Community Plan area. The Agricultural Land Commission Act, regulations thereto and Orders of the Commission take precedence on matters of land use and subdivision of land in the ALR. Designating ALR lands as AGRICULTURAL will ensure that only agricultural uses and uses associated with and complementary to agriculture are permitted.

The Regional Board assists in the administration of ALR land by commenting on applications for subdivision, non-farm use, and exclusion of land from the ALR. The policies established in this Plan will provide guidance for future Regional Board comments on these applications.

An agricultural designation better aligns with the ALC policies for ALR land use and would allow for the option of intensive agricultural use.

The Portion of the Property Subject to the Applications

The portion of the property subject to these ALR inclusion applications is zoned Rural 2 (R-2) and Rural 4 (R-4). 'Farm' is a permitted use under these zones (Section 7.2.1 and 7.4.1).

The proposed inclusion areas are designated LIMITED USE (LU) in the Official Community Plan. Agriculture is an allowable use within LU (Policy 6.6.7). The LIMITED USE Area Designation is described as:

> …intended to constrain development in areas with significant geological and flood hazards, limited road access, areas isolated from community services and areas which are environmentally sensitive. However, LIMITED USE lands may be re-designated if future studies show that an area can accommodate a broader range of uses without being affected by geological hazards or damaging environmentally sensitive areas, and where access and other requirements can be met.

Future Zoning and OCP Designations

The FVRD Board has an interest in ensuring that the Official Community Plan designation and zoning of the lands are ultimately consistent with their ALR status. Under the Agricultural Land Commission Act, local governments may only permit uses or structures on ALR land permitted in the ALC Act. Additionally, local governments must ensure consistency between local bylaws and the ALC Act, its regulations, or any resolutions of the Commission. Furthermore, local governments are required by the Local Government Act to include statements and map designations for the location, amount and type of agricultural land uses in an OCP.

The land proposed to be included in the ALR is designated LU in the OCP and zoned R-2/R-4. This is inconsistent with the ALR land within the same parcel (and immediately adjacent to the proposed inclusion area), which is designated Agricultural (AG) and zoned Agricultural-4 (AG-4).

This inconsistency in land use may make future development applications more difficult if the land is all ALR but the proposal is between zones with different restrictions. For example, in the current zoning and OCP designation for the inclusion area, agricultural use is permitted, but it is limited.

To better align with the ALC land use policies, and meet requirements of the ALC Act and Local Government Act for consistency between local bylaws and plans and ALC regulations, it is recommended that the portion for inclusion be rezoned and redesignated in the zoning bylaw and OCP to align with the other ALR area on the property. This is consistent with and supported by the following OCP policy:

> 6.1.4 - AGRICULTURAL areas may be extended or created through Plan amendment where additional areas suited to farm production are identified pursuant to the Agricultural Land Commission Act.

2024-05 ALC Inclusion Application

The 2025-03 application proposes the same 4.05 ha inclusion area as the previous 2024-05 application, which was included on the November 14, 2024, EASC agenda. However, before EASC, the applicant requested that the FVRD close the ALC file due to a disagreement with staff's recommendation that the steep, poor soil quality areas not be included in the ALR. At the time the staff report was prepared, staff were not informed that this application was part of a larger group of coordinated ALR inclusion applications.

In the previous application, staff also recommended that the applicant initiate a rezoning and OCP redesignation process—at the applicant's expense—to align land use designations with the proposed ALR boundaries. That recommendation remains in place, as the FVRD cannot recover these costs and does not wish to place the financial burden on taxpayers.

Today's report no longer recommends excluding the steep, poor-quality land, as the 2025-03 and 2025-04 applications together support a clearer and more contiguous ALR boundary, should the area be included.

The previous ALC inclusion application for this 4.05 ha portion of the parcel resulted in a review of ALC Act provisions regarding the local government's authority to refuse to forward inclusion applications to the ALC. The ALC regulation that was brought into question is as follows:

> *34.1 (2)A local government or First Nation government that receives an application must review the application and do one of the following:*
>
> *(a)forward to the commission*
>
> *(i)the application, and*
>
> *(ii)the comments and recommendations of the local government or First Nation government respecting the application;*
>
> *(b)notify the applicant that the application will not be forwarded to the commission if*
>
> *(i)the application is refused, or*
>
> *(ii)the application may not, under this Act, proceed unless authorized by a resolution of the local government or a law of the First Nation government and the required resolution or law is refused.*

To avoid the ambiguity in the legislation regarding local government authority, staff recommends that the application be forwarded to the ALC with a recommendation that the inclusion of the land in the ALR be subject to zoning and OCP amendments to ensure that zoning and OCP designation of the lands are compatible with ALC regulations and the requirements of the ALC Act and Local Government Act.

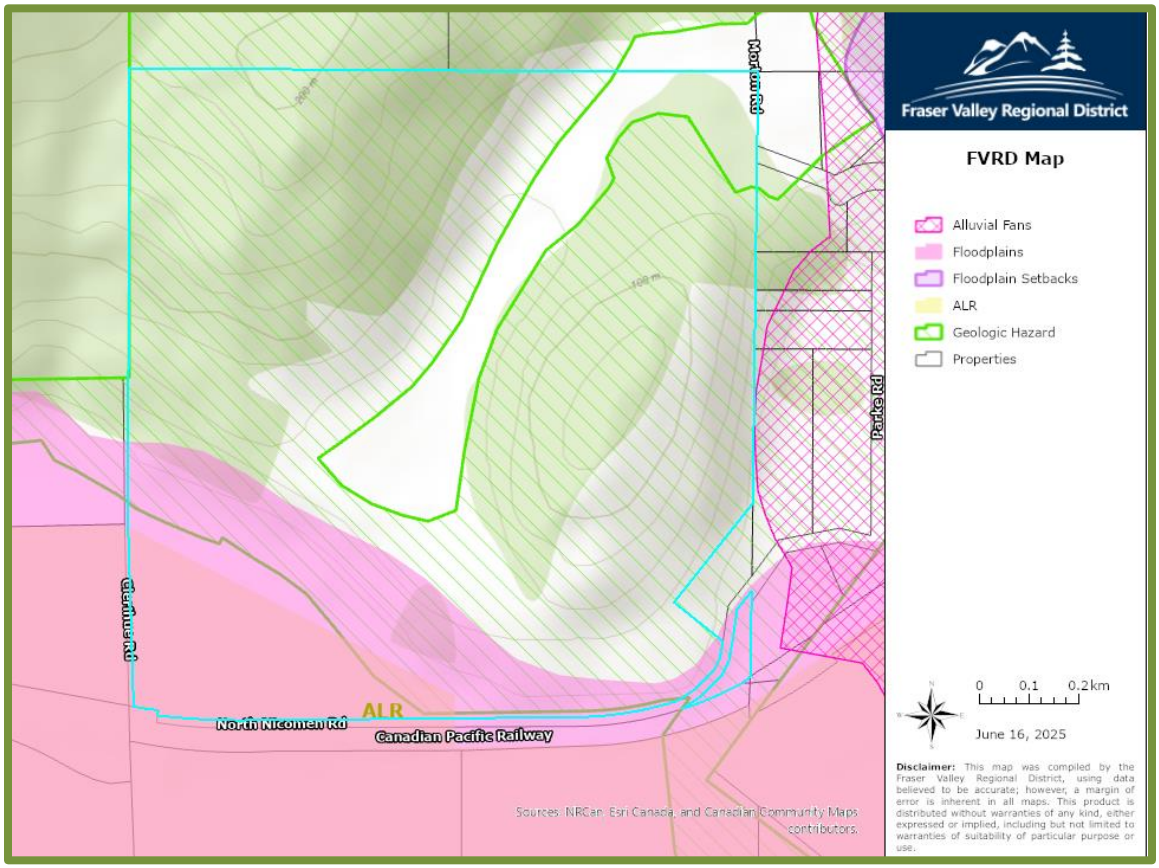
Development Permit Areas and Other Hazards

As shown on the map below (Image 6), this property is primarily located within Geologic and Stream Hazard Development Permit Area 1-G. The entire property also falls within Riparian Areas Development Permit Area 2-G; however, agricultural development does not currently require a Riparian Development Permit.

The southern, lower-lying portion of the property lies within the Fraser River Floodplain, and to the east, adjacent to the property, is the Deroche Creek Alluvial Fan. According to Map 8 of the Official Community Plan (OCP), the property is within both 'Significant' and 'Potential' Geologic Hazard Areas. OCP Map 9 identifies a large portion of the property as being within the High Interface Fire Hazard Zone.

Any future development applications will need to address these identified hazards as part of the review process. Agricultural use remains appropriate for lands within the floodplain and areas subject to potential alluvial fan hazards.

IMAGE 6: HAZARDS MAP



Note: The property is outlined in blue.

COST

There are no fees for ALR inclusion applications.

Including land in the ALR will likely result in a reduction of property tax revenue to FVRD from those lands because ALR properties pay reduced property taxes in conjunction with having farm status. Since there is no corresponding reduction in servicing costs to FVRD, the owners of non-ALR properties will pay a slightly greater share of the costs of FVRD services to make up for it. It is beyond the scope of this report to quantify the change in the amount of property tax paid for these parcels, but it is anticipated to be minor in relation to current Area G property taxes and the distribution of service costs amongst property owners.

An additional consideration is that the inclusion of the land in the ALR would reduce the potential future range of land uses and the potential future property tax revenues over the long term. For example, the inclusion of the land in the ALR would prevent more intensive development of the land for residential uses. This could result in reduced future development potential, lower tax revenues and less ability to fund regional district services beyond the horizon of the current OCP.

Accordingly, staff are not entirely comfortable with the concept of electoral area lands being included in the ALR in conjunction with the exclusion of ALR lands for development and higher-value uses in other communities. It is difficult to assess the degree of concern this should cause in any one instance, but staff and the Board should be aware of these long-term implications.

CONCLUSION

The purpose of the ALC Inclusion applications is to add 4.05 ha and 12.2 ha of the property at 41063 North Nicomen Road, Area G, into the ALR. The proposal would be a contiguous expansion of the existing ALR land on the property and is supported by the OCP objective to "conserve agricultural land."

The existing zoning and OCP designation support the continued agricultural use of the property. However, staff recommend that the area proposed for inclusion in the ALR be rezoned and redesignated to align with the existing ALR land. This will ensure that FVRD meets provincial requirements that OCPs and zoning reflect the ALR status of land and ALC regulations. It would also allow for a broader range of agricultural uses, such as intensive agriculture, and reduce potential future development issues associated with 'split zoning' of the farmable area. This is consistent with Area G OCP policy.

OPTIONS

The FVRD Board may consider the following options with respect to ALC Inclusion referral applications **2025-03** and **2025-04**:

OPTION 1: FORWARD TO ALC WITH RECOMMENDATIONS (Staff Recommendation)

THAT the Fraser Valley Regional District Board **forward** the Agricultural Land Commission applications 2025-03 and 2025-04 for Agricultural Land Reserve Inclusion at 41069 North Nicomen Road, Area G, with the following recommendation:

a. That the ALC require that the lands be redesignated to AGRICULTURAL (AG) in the Official Community Plan and rezoned to Agricultural 4 (AG-4) under Zoning Bylaw No. 1638, 2021, at the cost of the applicant, as a condition of their inclusion in the ALR to ensure that zoning and OCP policies are consistent with the ALR status of the lands and the regulations of the ALC.

OPTION 2: REFER TO STAFF

THAT the Fraser Valley Regional District Board **refer** Agricultural Land Commission applications 2025-03 and 2025-04 for Agricultural Land Reserve Inclusion at 41069 North Nicomen Road, Area G, back to staff for further clarification on whether the Board has the authority to refuse an inclusion application.

statlu
ENVIRONMENTAL CONSULTING

AGRICULTURAL CAPABILITY ASSESSMENT

41069 North Nicomen Road
Deroche, BC

Project Number: 22-165
November 16, 2022

Client:
TSAWWASSEN GOLF & COUNTRY CLUB LTD.
4088 Cambie Street
Vancouver, BC V5Z 2X8

Eryne Croquet, M. Sc., P. Ag., P. Geo.
STATLU ENVIRONMENTAL CONSULTING LTD.
1-45950 Cheam Avenue
Chilliwack, BC V2P 1N6

www.statlu.ca

EARTH WATER LAND

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1.0 INTRODUCTION

Statlu Environmental Consulting Ltd. (Statlu) completed an agricultural capability assessment for a property in Deroche, BC (the Property). It does not have a civic address, but a sign at the driveway identifies it as 41069 North Nicomen Road. The legal description is Plan Number NWP6766RX Lot A (PID: 000-819-743).

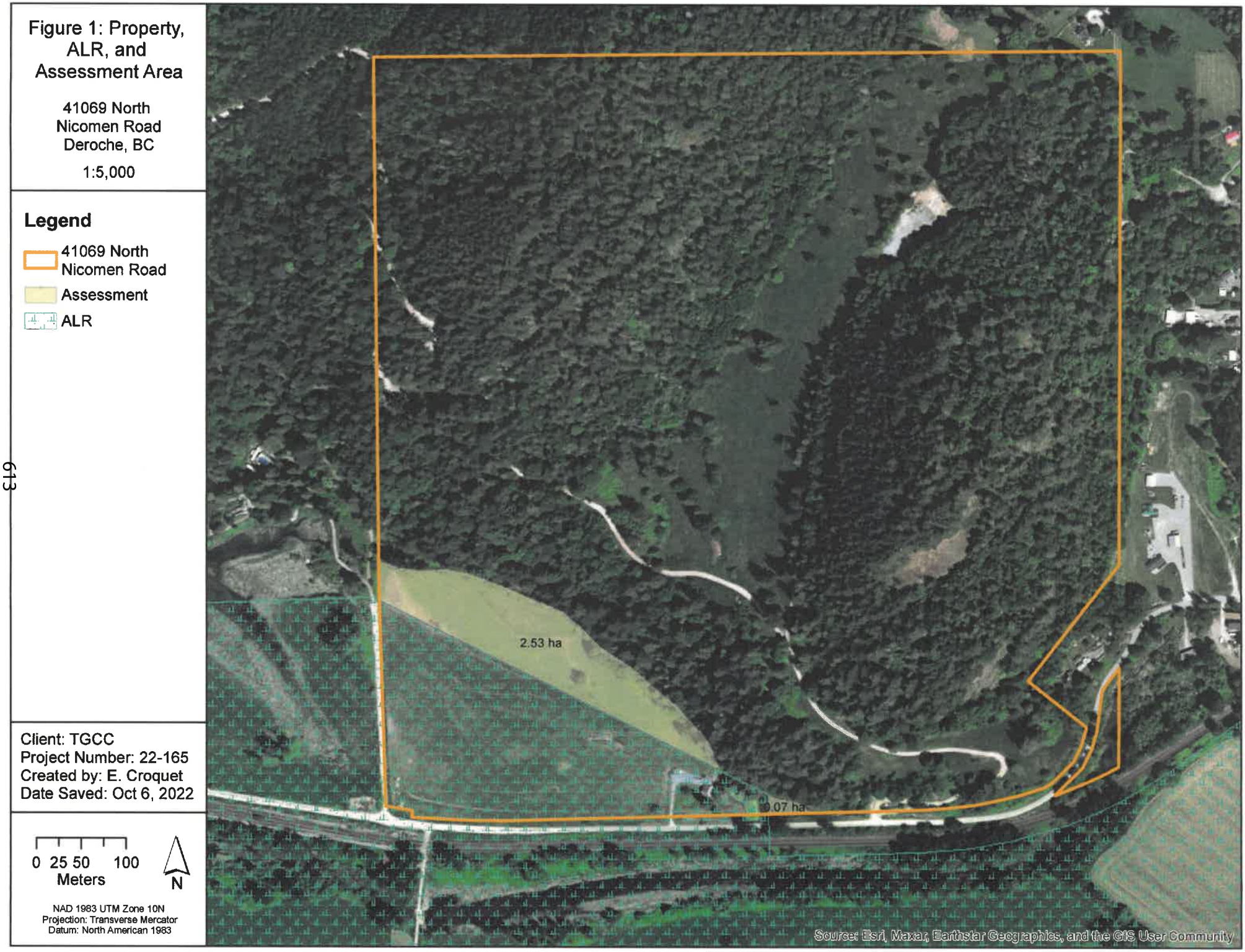
Part of the property is within the Agricultural Land Reserve (ALR). This report describes the current agricultural capability for a 2.6 ha part of the property that is currently outside the ALR, as shown on Figure 1. The area is being considered for inclusion into the ALR.

Eryne Croquet, M. Sc., P. Ag., P. Geo. conducted the fieldwork and prepared the report. The soil survey was conducted at a detailed survey intensity level (1:5000 scale or larger) and used soil description terms and methods found in the Canadian System of Soil Classification (1998) and the Field Manual for Describing Terrestrial Ecosystems (2010). Soil survey and agricultural capability assessments are within Ms. Croquet's area of expertise and she has assessed agricultural capability for a range of properties in the Fraser Valley since 2008.

2.0 SITE DESCRIPTION

The Property is located between Nicomen Slough and Nicomen Mountain, on the north side of Fraser River. It is 68.6 ha in extent and spans the floodplain adjacent to the slough and the lower flank of Nicomen Mountain.

Part of the property, as shown on Figure 1, lies within the ALR. The whole property is zoned Rural 1 (R-1) to Rural 2 (R-2), according the FVRD Zoning Bylaw and Limited Use (LU) in the Official Community Plan. Limited Use is given to areas with significant geological and flood hazards, limited road access, areas isolated from community services, and areas which are environmentally sensitive.


Figure 1: Property, ALR, and Assessment Area
41069 North Nicomen Road Deroche, BC
1:5,000
Legend
41069 North Nicomen Road
Assessment
ALR
2.53 ha
0.07 ha
Client: TGCC
Project Number: 22-165
Created by: E. Croquet
Date Saved: Oct 6, 2022
0 25 50 100
Meters
N
NAD 1983 UTM Zone 10N
Projection: Transverse Mercator
Datum: North American 1983
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

2.1 Land Uses

The land uses on the Property are controlled by the landscape features. The part of the property that lies on the floodplain is generally flat and easily accessible. This area supports agricultural and residential land uses. Much of the remaining area of the property has steep slopes with difficult access. These areas remain mostly forested. A benchy area on the mountainside was cleared of trees and is currently a field.

One house and yard area are on the flat part of the property near Nicomen Road. A resource road crosses the steep, forested part of the property. A small area on the upper bench was excavated, maybe as a quarry or a rock source.

Adjacent lots are either undeveloped or are used for rural residential purposes or farming. Crown land borders the north and west sides of the Property.

2.2 Landscape and Topography

The assessed area of the Property has ridge and swale topography due to the influence of Fraser River. The surficial material consists of deposits of Fraser River sediment with relict channels that form the ridges and swales observed at the surface today. The sediments are mapped as 10 m thick sandy loam and loamy sand with minor organics (Armstrong, 1980).

The upland and mountainous areas of the Property, outside the assessment area, are mapped as pre-Tertiary bedrock that is mantled with till and colluvium and Sumas Drift (Armstrong, 1980). Sumas Drift sediment is ice-contact gravel and sand with till lenses and clasts of glaciomarine clay. The deposit is more than 5 m thick. These landforms were interpreted as kames.

The slope gradients on most of the assessed area range from flat to 10%. The slopes on the forested area on the north side of the field reach up to 50%.

2.3 Existing Agricultural Capability Ratings Maps

Soils in the lower Fraser Valley were surveyed in the 1980s and Land Capability for Agriculture (LCA) ratings were determined for the surveyed area (Luttmerding, 1986). The soil survey maps were developed from a reconnaissance level soil survey and air photo interpretation and represent a broad interpretation of soils and agricultural capability at the property. Section 3.0 contains a site-specific assessment of the agricultural capability of the property.

The 1981 soil survey map (Figure 2) indicates that the soils in the assessment area are a mix of Abbotsford, Monroe, Fairfield, and Page series (Luttmerding, 1980). The largest soil unit in the assessment area is the Monroe and Fairfield soil association. On the ridge and swale topography of the assessed area, Fairfield soils are in the swales where drainage is imperfect and Monroe soils are found on the ridges, where soils have better drainage.

Fairfield soils develop on silty Fraser River floodplain sediments. They are classified as a Gleyed Eluviated Melanic Brunisol, reflecting the imperfect drainage from their lower landscape position with a fluctuating watertable. They are well-suited for agriculture, especially with drainage management (Luttmerding, 1981).

Monroe Soils also develop from stone-free silty Fraser River floodplain sediments. They differ from Fairfield soils because they occupy a slightly higher landscape position. They are classified as Eluviated Eutric Brunisols (Luttmerding, 1981).

Abbotsford soils are located on the steep slopes adjacent to the floodplain. They are classified as Orthic Humo-Ferric Podzols, reflecting their development on course textured parent material under a forest canopy. The parent material is a silty eolian veneer overlying gravelly glaciofluvial sand and gravel deposits. They are suited for most agricultural uses, except where the eolian veneer is very thin or where they occur on steep terrain. They are prone to drought due to the coarse nature of the underlying sediments (Luttmerding, 1981).

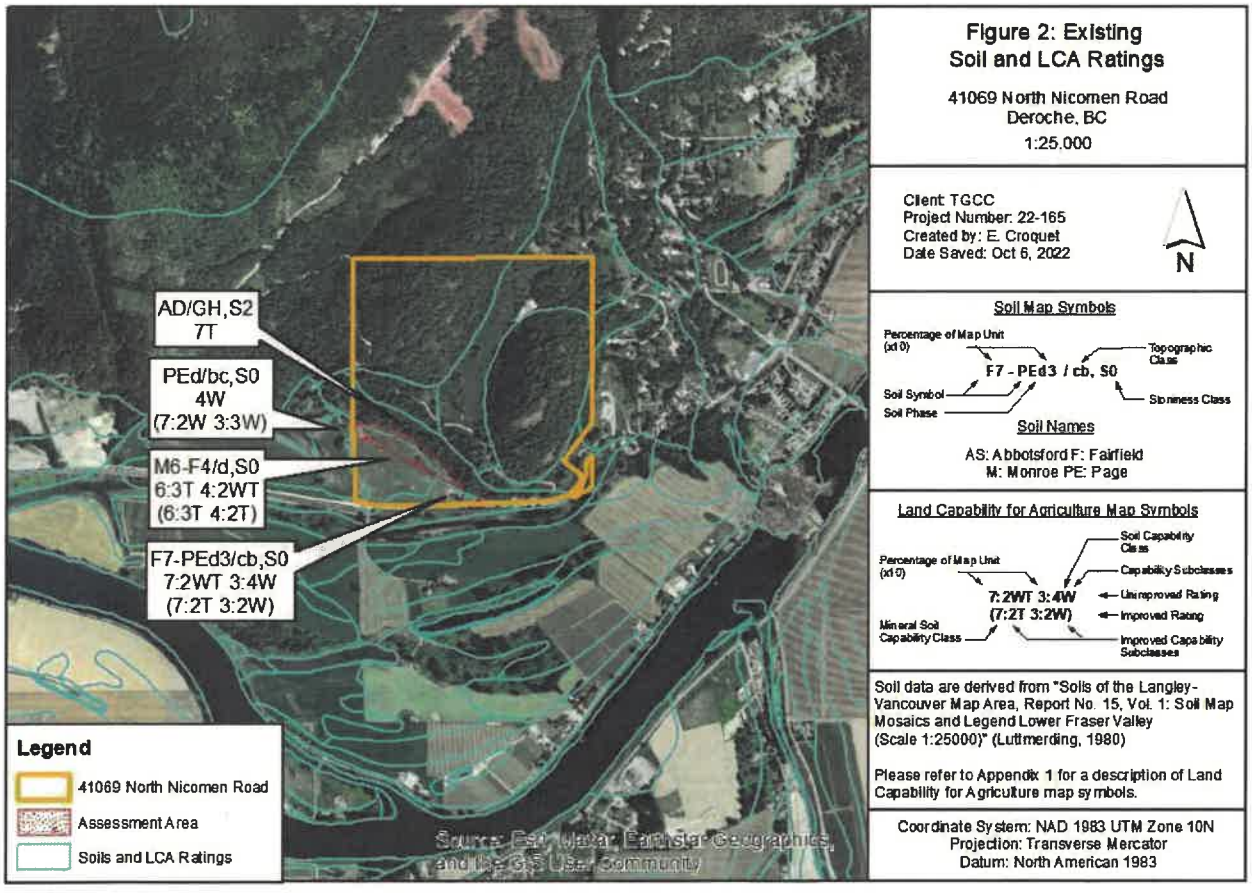
Finally, a small area is mapped as Page soil. These Orthic Gleysols form on silty to sandy Fraser River floodplain deposits in depressions, sometimes next to ponds and wetlands. The poor soil drainage limits agricultural use (Luttmerding, 1981).

The Land Capability for Agriculture (LCA) ratings (Figure 2) describe the general suitability of the land for agriculture (See Appendix 1). The LCA classification for each soil polygon that the assessment areas is described in Table 1.

Table 1: Soil Series and Land Capability for Agriculture Rating of the Assessment Area (Luttmerding, 1986)

Map Label	Soil Series 1	Soil Series 2	LCA Class	Improved Class	Area (ha)
AD/GH,S2	Abbotsford		7T	n/a	1.08
F7-PEd3/cb,S0	Fairfield	Page	7:2WT 3:4W	(7:2T 3:2W)	0.06
M6-F4/d,S0	Monroe	Fairfield	6:3T 4:2WT	(6:3T 4:2T)	1.43
PEd/bc,S0	Page		4W	(7:2W 3:3W)	0.03

Most of the assessed area is rated as Class 2, 3, or 4 with excess water and topographic limitations, with improved ratings of Class 2 or 3 with less significant excess water limitations and similar topographic limitations. A small area is mapped as Class 7 due to extreme topographic limitations.



3.0 LAND CAPABILITY FOR AGRICULTURE ASSESSMENT

I visited the property on September 13, 2022, to describe the soils in three soil pits. The pits were machine excavated and ranged in depth from 106 cm to 119 cm. At each pit, I described the soil profile and made observations of the topography, land use, parent material, and vegetation near the pit. Soil profile descriptions and photographs are included in Appendix 2 and soil analysis results are in Appendix 3. Soil pit locations are shown on Figure 3.

3.1 Soils

The landscape for the assessed area formed when Fraser River sediments deposited next to the steep, bedrock-controlled lower slopes of Nicomen Mountain. The soils formed on floodplain or glacial outwash parent materials. The soils described in the soil pits all formed on these floodplain sediments. The features that distinguish the soils from one another are the amount of mottling and the depth at which it appeared in the profile. Mottling indicates a fluctuating watertable with the depth indicating the upper elevation of the watertable. The soils correlate to the Abbotsford, Fairfield, Monroe, and Page series described in the soil survey reports.

The soil in Pit DP-01 correlates to the Fairfield soil series. It is classified as a Gleyed Melanic Brunisol because it has prominent mottles in the subsoil.

The soils in Pit DP-01 are interesting because a buried soil is below about 40 cm in the profile. The uppermost 40 cm of soil is composed of the same parent material as the buried soil. It appears that this area was a depression that was filled in an attempt to improve growing conditions. The buried soil correlates well to the Page series, but with the additional material at the surface, it is more similar to the Fairfield series. This soil is classified as a Gleyed Cumulic Regosol, based on the addition of material at the surface and the presence of mottles throughout the soil profile.

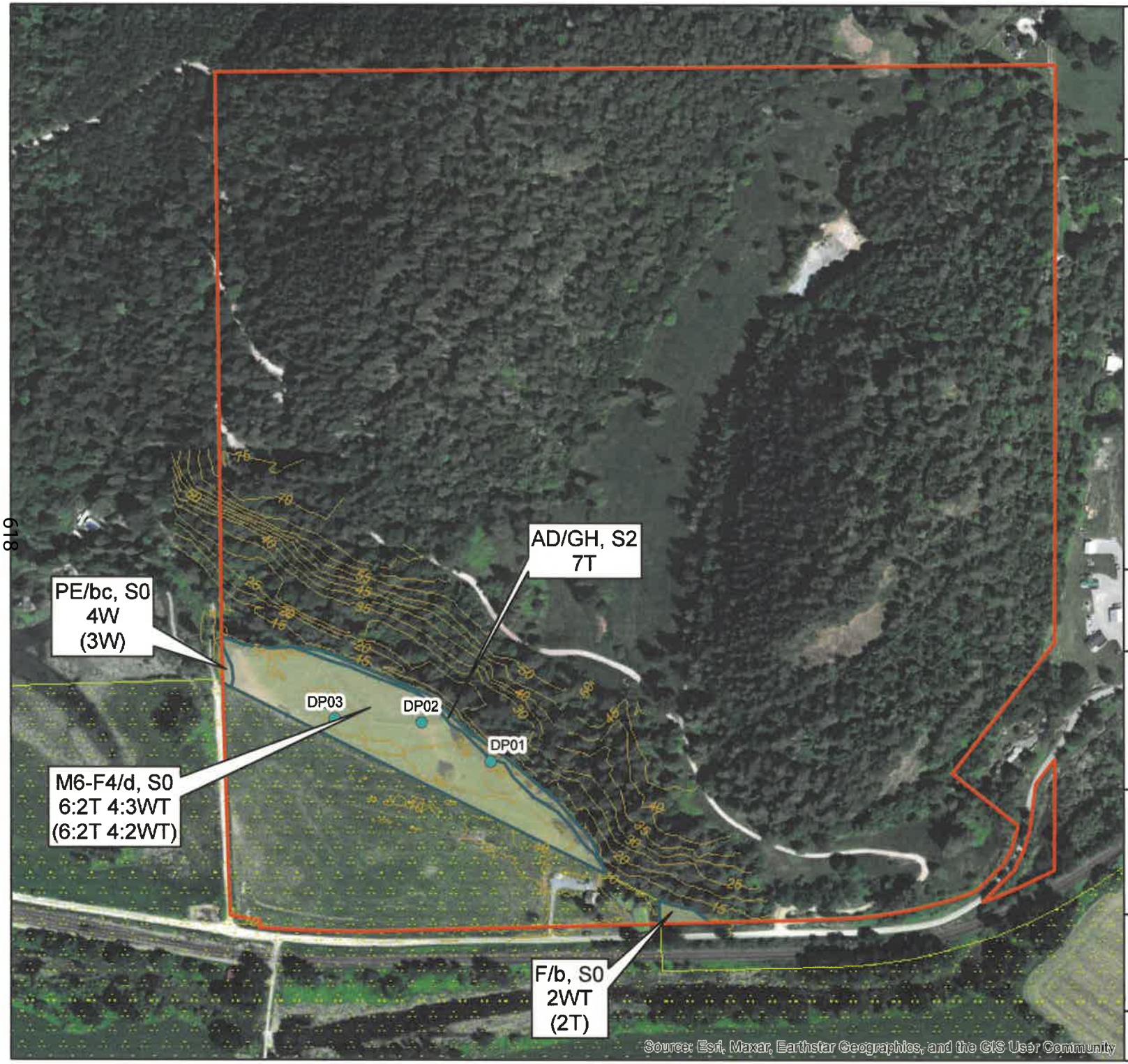


Figure 3: Soils of the Assessed Area

41069 North Nicomen Road
Deroche, BC

1:5,000

Legend

- Contours (5 m interval)
- Assessed Soils
- Assessment Area
- 41069 North Nicomen Road
- ALR

Image Date: May 1, 2021

N

Client: TGCC
Project Number: 22-165
Created by: E. Croquet
Date Saved: Oct 11, 2022

Soil Map Symbols

Percentage of Map Unit (x10) — F7 - PEd3 / cb, S0 — Topographic Class; Soil Symbol; Soil Phase; Stoniness Class

Soil Names

AS: Abbotsford F: Fairfield
M: Monroe PE: Page

Land Capability for Agriculture Map Symbols

Percentage of Map Unit (x10) — 7:2WT 3:4W (7:2T 3:2W) — Soil Capability Class; Capability Subclasses; Unimproved Rating; Improved Rating; Mineral Soil Capability Class; Improved Capability Subclasses

Soil data are derived from "Soils of the Langley-Vancouver Map Area, Report No. 15, Vol. 1: Soil Map Mosaics and Legend Lower Fraser Valley (Scale 1:25000)" (Luttmerding, 1980)

Please refer to Appendix 1 for a description of Land Capability for Agriculture map symbols.

Coordinate System: NAD 1983 UTM Zone 10N
Projection: Transverse Mercator
Datum: North American 1983

The soil in Pit DP03 correlate to the Monroe series. It is classified as Orthic Melanic Brunisol.

Page soils are found in a small, wet depression. The area they occupy is too small to properly sample and describe. The Abbotsford soils are on steep slopes, where topography presents a permanent limitation to agricultural use, and were therefore not described.

3.2 Climate

Climate is an important factor controlling agricultural capability. Climate variables for the property, predicted from the ClimateWNA model using data from 1991 to 2020, describe the climate as 11.3 °C mean annual temperature, 1603 mm of annual precipitation with 37 cm of snow, 2504 effective growing degree days (a measure of heat accumulation), a 255-day frost-free period, and a climatic moisture deficit of 153 mm (Wang et al., 2016).

3.2.1 Climate Change

Changes to the climate are best described using shared socioeconomic pathways (SSP) because this method captures the effects of global greenhouse gas (GHG) emissions and considers how climate policies will affect them. In addition to SSP, climate change models consider expected changes in radiative forcing (change in Earth's energy flux in the atmosphere) to make predictions on what the future climate might be like.

Using a middle of the road GHG emissions scenario (SSP 2) and a medium time scale (2041 to 2070), the Climate WNA model predicts mean annual temperature will increase to 13.2°C, mean annual precipitation will increase slightly to 1637 mm, with 20 cm of snow. Effective growing degree days will increase to 3106 and the frost-free period will increase to 289. The climate moisture deficit will increase by 32 mm to 185 mm.

The change in climate, in the medium term (to 2070), will result in a longer summer drought but will otherwise improve growing conditions and increase the variety of suitable crop options. These benefits may be overshadowed by predicted increases in extreme storms, floods, and other climate-dependent effects. Floods on Fraser River, for example, will likely occur in late June, which would have negative consequences for most crops.

3.3 Land Capability for Agriculture Ratings

The land capability for agriculture ratings for the assessment area depends on soil and site conditions. I used the *Land Capability Classification for Agriculture in British Columbia* methods to determine LCA classes (Kenk and Cotic, 1983).

Agricultural capability ratings for the property are summarized in Table 2 and shown on Figure 3. There are four polygons with similar soil type and consequent agricultural capability. The range of limitations includes topography (T) and excess water (W).

Table 2: Soil Classification and Agricultural Capability Classification

Soil Classification	Area (ha)	Agricultural Capability	Improved Agricultural Capability
60% Monroe 40% Fairfield	2.26	6:2T 4:3WT	6:2T 4:2WT
100% Abbotsford	0.23	7T	
100% Fairfield	0.07	2WT	2AT
100% Page	0.03	4W	3W

Agricultural capability on the site is limited by excess water and topography. Topography is not improvable in most cases, although land levelling can reduce the slope gradients. On the assessed area, land levelling was done in the past, as shown by the buried soil observed in the field. Excess water in low-lying areas remains a limitation for agricultural uses because those areas remain wet for most of the year, which reduces cropping options and grazing options.

3.4 Soil Management Recommendations

Soil management recommendations for the lower Fraser Valley provide a general guide for management of soils to make them suitable to a range of crops (Bertrand et al., 1991). The management recommendations are made for soil management groups that are composed of soils with similar characteristics.

The four soil series on the assessed area fall within four management groups. Abbotsford soils are in the Abbotsford soil management group. The management recommendations for these soils where slopes are steeper than 10% indicate that perennial forage crops, berry, and fruits are suitable, with the use of a cover crop to reduce erosion. The areas with Abbotsford soils within the assessed area have slopes steeper than 30%, further limiting cropping options.

Fairfield soils are in the Fairfield soil management group. These soils are highly productive for most climatically adapted crops including legumes, berries, cereals, cole crops, corn, landscape plants, forage crops, root crops, and shallow rooted vegetables. The main management recommendation is to plan working the fields during periods when the soil is not saturated to reduce compaction and increase trafficability.

Monroe soils belong in the Monroe soil management group. This group is suited to all climatically adapted crops. Soils in the Monroe soil management group will be increasingly susceptible to drought with climate changes. Irrigation may become a necessary adaptation to support agricultural uses on these lands.

Finally, Page soils are in the Page soil management group. Poor drainage limits cropping options so there are no well-suited crops. The use of a drainage system or land leveling can reduce the drainage limitation, making these soils suited to legumes, berries, cereals, cole crops, corn, forage, and root crops. They are unsuitable for deeply rooted crops.

4.0 CONCLUSION

Part of the property at 41069 North Nicomen Road is outside the ALR. A small, 2.6 ha (6.4 acre) area, is being considered for inclusion into the ALR. This soils in this area were described in three soil pits, and the soil information was used to determine the land capability for agriculture ratings (Table 3).

Table 3: Soils and LCA Classification for the Assessed Area

Soils	LCA Class	Limitations	Area (ha)
60% Monroe 40% Fairfield	2 and 3	Excess water and topography	2.26
Abbotsford	7	Topography	0.23
Fairfield	2	Excess water and topography	0.07
Page	4	Excess water	0.03
		Total Area	2.59

Most of the 2.6 ha area is well-suited for agricultural uses, with the exception of the small area where steep slope gradients limit agricultural use. The steeper area is forested. The area suited to agricultural uses is used for either pasture or residential purposes, with a modest house and associated yard.

The 2.36 ha with soils correlated to the Fairfield, Monroe, or Page soil series is suitable for inclusion in the ALR because it is well-suited to a wide range of agricultural uses.

5.0 LIMITATIONS

The recommendations provided in this report are based on observations made by Statlu and are supported by information Statlu gathered. Observations are inherently imprecise. Soil, agricultural, hydrological, and drainage conditions other than those indicated above may exist on the site. If such conditions are observed or if additional information becomes available, Statlu should be contacted so that this report may be reviewed and/or amended accordingly.

This report was prepared considering circumstances applying specifically to the client. It is intended only for internal use by the client for the purposes for which it was commissioned and for use by government agencies regulating the specific activities to which it pertains. It is not reasonable for other parties to rely on the observations or conclusions contained herein.

Statlu prepared the report in a manner consistent with current provincial standards and on par or better than the level of care normally exercised by Professional Agrologists currently practicing in the area under similar conditions and budgetary constraints. Statlu offers no other warranties, either expressed or implied.

The report is intended only for the client's internal use for the purpose of seeking approval to subdivide and for use by government agencies regulating the subdivision. The ALC can use the report for evaluating the proposed inclusion application.

6.0 CLOSURE

Please contact me should you have any questions or if you require further clarification.

Yours truly,
Statlu Environmental Consulting Ltd.



2022-11-16

Prepared by:

Eryne Croquet, M. Sc., P. Ag., P. Geo
Agrologist and Geoscientist

EC/DB/js

Reviewed by:

Drew Brayshaw, Ph.D., P.Geo.
Senior Hydrologist and Geoscientist

Permit to Practice Number: 1000170

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APPENDIX 1: LAND CAPABILITY FOR AGRICULTURE

This information is summarized from Land Capability Classification for Agriculture in British Columbia (Kenk and Cotic, 1983). It is a classification system developed by the BC government to classify the agricultural land base in terms of suitability for agriculture based on soil properties. It provides pedologists with consistent guidelines for assessing agricultural capability. It is intended for site specific, detailed assessments rather than overview assessments of large areas.

The system classifies mineral and organic soils into one of seven capability classes using easily described soil and landscape factors. The range of suited crops decreases and the management inputs required increase from Class 1 to 7. There are situations where the unique combination of soil, climate, and agricultural practices make land with low capability valuable for agriculture, for example acidic peat soils in the Fraser Valley that are well-suited for growing cranberries or blueberries.

Mineral soils and organic soils are classified in different hierarchies because of the degree of difference in potentials and limitations for agriculture. In general, land in Classes 1 to 4 is suited for agriculture. Class 5 lands support perennial forage crops or specially adapted crops and Class 6 lands are suited for livestock grazing. Class 7 lands are unsuited for agriculture or grazing.

Lands are given two ratings – unimproved and improved. Unimproved ratings are based on actual ground conditions at the time of the assessment. Improved ratings reflect the capability after limitations to agriculture have been alleviated. Examples of common improvements are irrigation, fertilization, drainage, and subsoiling.

LCA ratings for agriculture describes the LCA class and the LCA subclass(es). LCA classes reflect the relative capability for agricultural use and subclasses indicate the type of limitation. When considered together, the class and subclass provide information about the degree and type of limitation to agricultural use.

Land Capability Classes for Mineral and Organic Soils

Class	Description	Management Requirements
Class 1 Class O1	no or very slight limitations that restrict agricultural use	• level or nearly level • deep soils are well to imperfectly drained and hold moisture well • managed and cropped easily • productive
Class 2 Class O2	minor limitations that require ongoing management or slightly restrict the range of crops, or both	• require minor continuous management • have lower crop yields or support a slightly smaller range of crops that Class 1 lands • deep soils that hold moisture well • managed and cropped easily
Class 3 Class O3	limitations that require moderately intensive management practices or moderately restrict the range of crops, or both	• more severe limitations than Class 2 land • management practices more difficult to apply and maintain • limitations may: o restrict choice of suitable crops o affect timing and ease of tilling, planting or harvesting o affect methods of soil conservation

Class	Description	Management Requirements
Class 4 Class O4	limitations that require special management practices or severely restrict the range of crops, or both	• may be suitable for only a few crops or may have low yield or a high risk of crop failure • soil conditions are such that special development and management conditions are required • limitations may: o affect timing and ease of tilling, planting or harvesting o affect methods of soil conservation
Class 5 Class O5	limitations the restrict capability to producing perennial forage crops or other specially adapted crops (e.g. cranberries)	• can be cultivated, provided intensive management is employed or crop is adapted to particular conditions of the land • cultivated crops may be grown where adverse climate is the main limitation, crop failure can be expected under average conditions
Class 6 Class O6	not arable, but capable of producing native and/or uncultivated perennial forage crops	• provides sustained natural grazing for domestic livestock • not arable in present condition • limitations include severe climate, unsuitable terrain or poor soil • difficult to improve, although draining, dyking and/or irrigation can remove some limitations
Class 7 Class O7	no capability for arable culture or sustained natural grazing	• all lands not in Class 1 to 6 • includes rockland, non-soil areas, small water-bodies

Land Capability for Agriculture Subclasses for Mineral Soils

LCA Classes, except Class 1 that has no limitations, can be divided into subclasses depending upon the type and degree of limitation to agricultural use. There are twelve LCA subclasses to describe mineral soils. Mineral soils contain less than 17% organic carbon; except for an organic surface layer (SCWG, 1998).

Subclass	Map Symbol	Description	Improvement
Soil moisture deficiency	A	used where crops are adversely affected by droughtiness, either through insufficient precipitation or low water holding capacity of the soil	irrigation
Adverse climate	C	used on a subregional or local basis, from climate maps, to indicate thermal limitations including freezing, insufficient heat units and/or extreme winter temperatures	n/a
Undesirable soil structure and/or low perviousness	D	used for soils that are difficult to till, requiring special management for seedbed preparation and soils with trafficability problems includes soils with insufficient aeration, slow perviousness or have a root restriction not caused by bedrock, permafrost or a high watertable	amelioration of soil texture, deep ploughing or blading to break up root restrictions cemented horizons cannot be improved
Erosion	E	includes soils on which past damage from erosion limits erosion (e.g. gullies, lost productivity)	n/a
Fertility	F	limited by lack of available nutrients, low cation exchange capacity or nutrient holding ability, high or low pH, high amount of carbonates, presence of toxic elements or high fixation of plant nutrients	constant and careful use of fertilizers and/or other soil amendments
Inundation	I	includes soils where flooding damages crops or restricts agricultural use	dyking

Subclass	Map Symbol	Description	Improvement
Salinity	N	includes soils adversely affected by soluble salts that restrict crop growth or the range of crops	specific to site and soil conditions
Stoniness	P	applies to soils with sufficient coarse fragments, 2.5 cm diameter or larger, to significantly hinder tillage, planting and/or harvesting	remove cobbles and stones
Depth to solid bedrock and/or rockiness	R	used for soils in which bedrock near the surface restricts rooting depth and tillage and/or the presence of rock outcrops restricts agricultural use	n/a
Topography	T	applies to soils where topography limits agricultural use, by slope steepness and/or complexity	n/a
Excess Water	W	applies to soils for which excess free water limits agricultural use	ditching, tilling, draining
Permafrost	Z	applies to soils that have a cryic (permanently frozen) layer	n/a

Land Capability for Agriculture Subclasses for Organic Soil

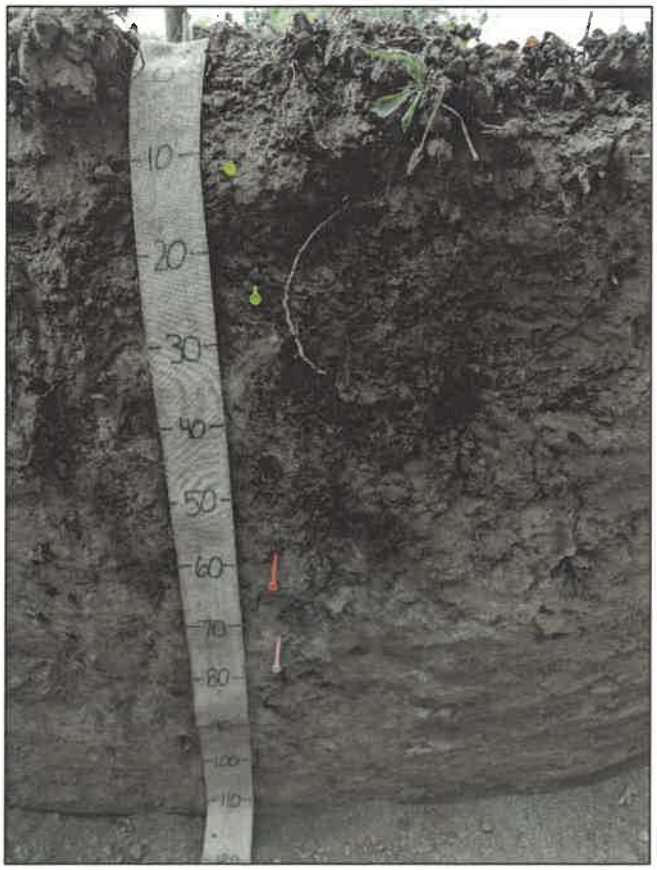
Organic soils are composed of organic materials such as peat and are generally saturated with water (SCWG, 1998). Subclasses for organic soils are based on the type and degree of limitation for agricultural use an organic soil exhibits. There are three subclasses specific to organic soils. Climate (C), fertility (F), inundation (I), salinity (N), excess water (W) and permafrost (Z) limitations for organic soil are the same as defined for mineral soil.

Subclass	Map Symbol	Description	Improvement
Wood in the profile	B	applies to organic soils that have wood within the profile	removal
Depth of organic soil over bedrock and/or rockiness	H	includes organic soils where the presence of bedrock near the surface restricts rooting depth or drainage and/or the presence of rock outcrops restricts agricultural use	n/a
degree of decomposition or permeability	L	applies to organic soils that are susceptible to organic matter decomposition through drainage	n/a

APPENDIX 2: SOIL PROFILE DESCRIPTIONS AND PHOTOGRAPHS

DP-01 Soil Profile Description

Horizon	Depth (cm)	Description
Ap	0 - 9	Dark grayish brown (10YR 4/2 d) and very dark grayish brown (10YR 3/2 m); silt loam; moderately strong, medium, granular structure; loose consistence when dry; few, fine roots; abrupt, smooth boundary; 7 to 10 cm thick; slightly acid; pH 6.1.
Ap2	9 - 20	Grayish brown (10YR 5/2 d) and light grayish brown (10YR 6/2 d); silt loam; moderate, coarse, granular structure; slightly hard when dry; few, medium roots; clear, smooth boundary; 6 to 12 cm thick; medium acid; pH 5.6.
Bm	20 - 58	Pale brown (10YR 6/3 d); silt loam; weak, medium, angular blocky structure; hard when dry; gradual, wavy boundary; 32 to 38 cm thick; medium acid; pH 5.7.
Bg	58 - 72	Pale brown (10YR 5/2 d); silt loam; many, fine, prominent strong brown (7.5YR 5/6 d) mottles; moderate and strong medium angular blocky structure; hard when dry; gradual, wavy boundary; 12 to 15 cm thick; medium acid; pH 5.8.
Cg	72 - 110+	Pale brown (10YR 6/3 d); silt loam; many, coarse, prominent strong brown (7.5YR 5/6 d) mottles, strong, coarse, angular blocky structure; very hard when dry; medium acid; pH 5.9



Stone-free silty floodplain sediments with no coarse fragments are the parent material for this Gleyed Melanic Brunisol

DP-02 Soil Profile Description

Horizon	Depth (cm)	Description
Ap	0 - 14	Brown (10YR 5/3 m); silt loam; few, fine, faint, yellowish brown (10YR 5/6 m) mottles; weak and moderate, fine, angular blocky structure; friable when moist; abundant, fine roots; abrupt, smooth boundary; 12 to 14 cm thick.
Apg	14 - 39	Dark grayish brown (10YR 4/2 m); silt loam; few, fine, faint, yellowish brown (10YR 5/8 m) mottles; weak and moderate, fine, angular blocky structure; friable when moist; plentiful, fine roots; abrupt, smooth boundary; 22 to 26 cm thick.
IIAegb	39 - 47	Very dark brown (10YR 2/2 m) and light gray (10YR 7/2 m); silt loam; few, medium, faint, dark yellowish brown (10YR 4/4 m) mottles; weak, fine, subangular blocky structure; firm when moist; very few, fine roots; clear, wavy boundary; 9 to 14 cm thick.
IIBgb	47 - 54	Light gray (10YR 7/1 m); silt loam; many, medium, distinct, strong brown (7.5YR 4/6 m) mottles; weak and moderate, fine, angular blocky structure; very firm when moist; very few, fine roots; clear, wavy boundary; 47 to 54 cm thick.
IICg	54 - 117+	Light gray (10YR 7/1 m) and brown (10YR 4/3 m); silt loam; many, medium, prominent, strong brown (7.5YR 4/6 m) mottles; weak and moderate, fine, angular blocky structure; very firm when moist.



Note the buried eluviated horizon at 40 cm and the mottling throughout the soil of this Gleyed Cumulic Regosol.

Comments

The original soil was covered with about 40 cm of soil. Based on the soil characteristics and landscape position, the original soil was likely the Page series. The soil pit was in a slightly wetter area, supporting the assumption that the 40 cm cap was placed to fill a wet area on the field.

DP-03 Soil Profile Description

Horizon	Depth (cm)			Description
Ap	0	-	15	Grayish brown (10YR 5/2 d); silt loam; moderate and strong, medium, granular structure; firm when moist; plentiful, fine roots; abrupt, smooth boundary; 13 to 16 cm thick.
Bm	15	-	47	Light yellowish brown (10YR 6/4 d) and dark yellow (10YR 4/4 m); silty clay loam; strong, medium, angular blocky structure; firm when moist; few, fine roots; abrupt, smooth boundary; 30 to 32 cm thick.
BCg	47		75	Light yellowish brown (10YR 6/4 d); silty clay loam; few, coarse, faint, yellowish brown (10YR 5/8 d) mottles; strong, medium, angular blocky structure; friable when moist; gradual, smooth boundary.
Cg	75	-	106+	Light yellowish brown (10YR 6/4 d); silty clay loam; many, fine, distinct yellowish brown (10YR 5/8 d) mottles; weak, medium to coarse, angular blocky structure; friable when moist.



This soil is classified as an Orthic Melanic Brunisol.



Looking southwest over the assessed area, note the subdued ridge and swale topography.



Looking west over the assessed area, note the steep terrain on the left side of the photo.



Looking west over the shallow depression at the edge of the assessed areas. The soil here is mapped as the Page series due to the water in the depression.

APPENDIX 3: SOIL ANALYSIS RESULTS

The Plant Science Lab

Laboratory Soil Test Results

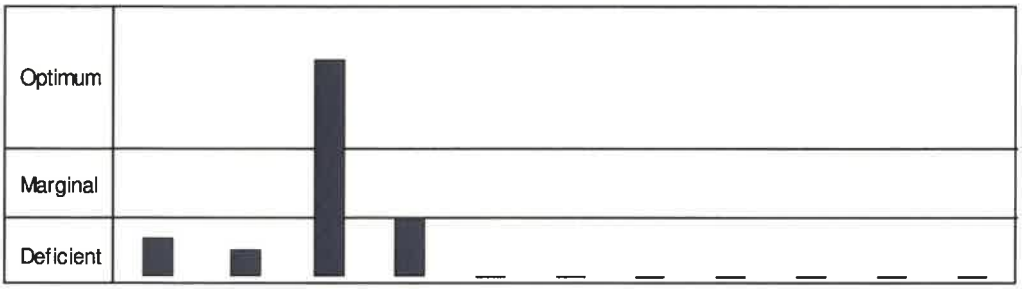
464 Riverside Road
Abbotsford, BC V2S 7M1
Phone: (604) 864-9044 x1602
E-Mail: pwarren@tlhort.com

Grower Name: Eryne
Field ID --- Crop: DP01 01
Lab ID: 59873
Lab Report Number: S59873-1

Date Received: 15/09/2022
Lab Report Date: 19/09/2022
Disposal Date: 17/09/2022
Sales Rep: Counter

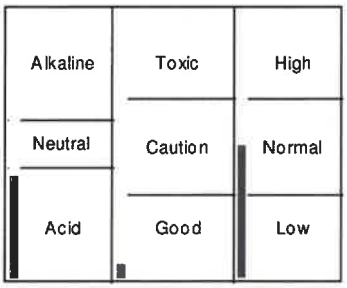
Nutrient Analysis (p.p.m.)

	N*	P1	K	S**	Ca	Mg	Fe	Cu	Zn	B	Mn
	5	14	238	4	n/a	n/a	n/a	n/a	n/a	n/a	n/a



Soil Quality

pH	EC (dS/m)	OM (%)
6.1	0.210	10.2



Additional (ppm)

Cl	P0	NH4-N	Mo
14	<0.4	n/a	n/a
Al	**C**	**TN**	**TS**
n/a	n/a	n/a	n/a

Soil Texture
Sand: n/a Silt: n/a Clay: n/a

H+ (cmol[+]/kg)
BS (%)
CEC (cmol[+]/kg)
P Index n/a

	Ca	Mg	Na	K
Actual (%)				
Suggested* ppm**	65-75	5-20	0-5	3-10

K:Mg ratio: n/a **N:S ratio:** n/a **C:N ratio:** n/a

Lime: n/a **Buffer pH:** n/a **Moisture:** 8.3 % **Density:** 0.80 g/cc

NO3-N, SO4-S and Cl extracted with ammonium acetate solution. All others extracted using Mehlich III solution.

** Nitrate N ** Sulfate S *** Mineral Soil n/a not analyzed*

Comments:

Recommendations are based on general research consensus. They should not replace responsible judgement.
The Plant Science Laboratory is an NAPT program participant

The Plant Science Lab

Laboratory Soil Test Results

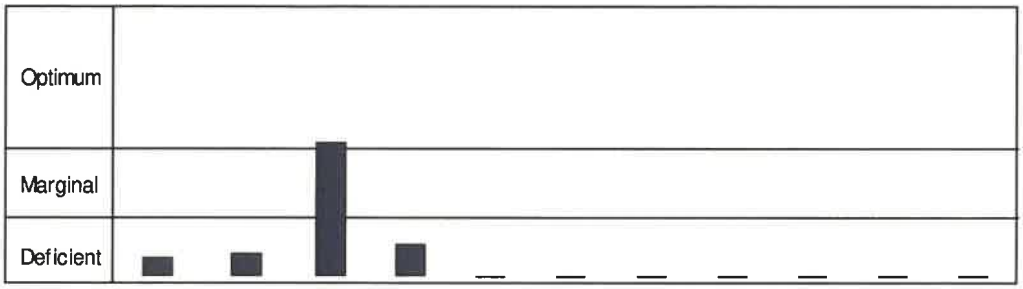
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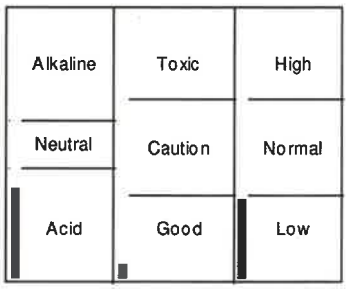
Nutrient Analysis (p.p.m.)

	N*	P1	K	S**	Ca	Mg	Fe	Cu	Zn	B	Mn
	2	13	148	2	n/a	n/a	n/a	n/a	n/a	n/a	n/a



Soil Quality

pH	EC (dS/m)	OM (%)
5.7	0.191	5.6



Additional (ppm)

Cl	P0	NH4-N	Mo
9	<0.4	n/a	n/a
Al	**C**	**TN**	**TS**
n/a	n/a	n/a	n/a

Soil Texture
Sand: n/a Silt: n/a Clay: n/a

H+ (cmol[+]/kg)
BS (%)
CEC (cmol[+]/kg)
P Index n/a

	Ca	Mg	Na	K
Actual (%)				
Suggested* ppm**	65-75	5-20	0-5	3-10

K:Mg ratio: n/a **N:S ratio:** n/a **C:N ratio:** n/a

Lime: n/a **Buffer pH:** n/a **Moisture:** 10.8 % **Density:** 0.84 g/cc

NO3-N, SO4-S and Cl extracted with ammonium acetate solution. All others extracted using Mehlich III solution.

** Nitrate N* *** Sulfate S* **** Mineral Soil* *n/a not analyzed*

Comments:

Recommendations are based on general research consensus. They should not replace responsible judgement.
The Plant Science Laboratory is an NAPT program participant

The Plant Science Lab

Laboratory Soil Test Results

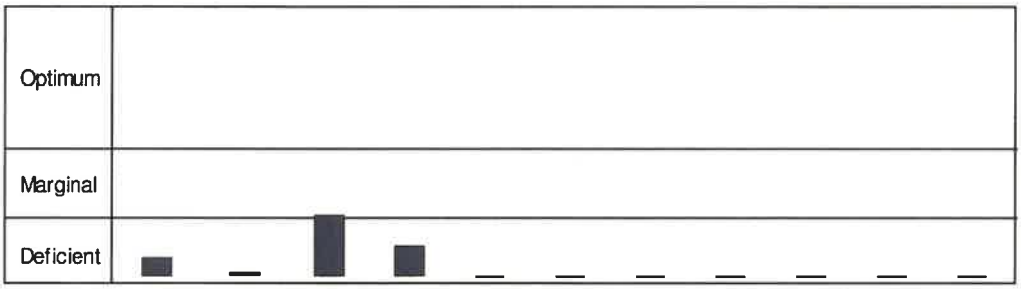
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E-Mail: pwarren@tlhort.com

Grower Name: Eryne
Field ID --- Crop: DP01 03
Lab ID: 59871
Lab Report Number: S59871-1

Date Received: 15/09/2022
Lab Report Date: 19/09/2022
Disposal Date: 17/09/2022
Sales Rep: Counter

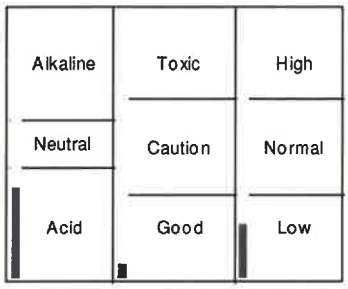
Nutrient Analysis (p.p.m.)

	N*	P1	K	S**	Ca	Mg	Fe	Cu	Zn	B	Mn
	2	2	67	2	n/a	n/a	n/a	n/a	n/a	n/a	n/a



Soil Quality

pH	EC (dS/m)	OM (%)
5.7	0.191	4.1



Additional (ppm)

Cl	P0	NH4-N	Mo
9	<0.4	n/a	n/a
Al	**C**	**TN**	**TS**
n/a	n/a	n/a	n/a

Soil Texture
Sand: n/a Silt: n/a Clay: n/a

H+ (cmol[+]/kg)
BS (%)
CEC (cmol[+]/kg)
P Index n/a

	Ca	Mg	Na	K
Actual (%)				
Suggested* ppm**	65-75	5-20	0-5	3-10

K:Mg ratio: n/a **N:S ratio:** n/a **C:N ratio:** n/a

Lime: n/a **Buffer pH:** n/a **Moisture:** 11.4 % **Density:** 0.92 g/cc

NO3-N, SO4-S and Cl extracted with ammonium acetate solution. All others extracted using Mehlich III solution.

** Nitrate N ** Sulfate S *** Mineral Soil n/a not analyzed*

Comments:

Recommendations are based on general research consensus. They should not replace responsible judgement.
The Plant Science Laboratory is an NAPT program participant

The Plant Science Lab

Laboratory Soil Test Results

464 Riverside Road
Abbotsford, BC V2S 7M1
Phone: (604) 864-9044 x1602
E-Mail: pwarren@tlhort.com

Grower Name: Eryne
Field ID --- Crop: DP01 04
Lab ID: 59870
Lab Report Number: S59870-1

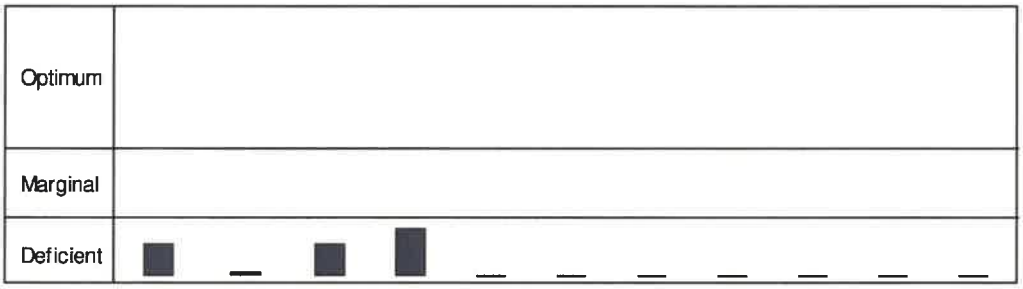
Date Received: 15/09/2022
Lab Report Date: 19/09/2022
Disposal Date: 17/09/2022
Sales Rep: Counter

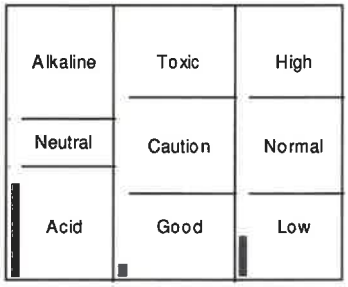
Nutrient Analysis (p.p.m.)

	N*	P1	K	S**	Ca	Mg	Fe	Cu	Zn	B	Mn
	4	2	37	4	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Soil Quality

pH	EC (dS/m)	OM (%)
5.8	0.183	3.3





Additional (ppm)

Cl	P0	NH4-N	Mo
8	<0.4	n/a	n/a
Al	**C**	**TN**	**TS**
n/a	n/a	n/a	n/a

Soil Texture
Sand: n/a Silt: n/a Clay: n/a

H+ (cmol[+]/kg):
BS (%):
CEC (cmol[+]/kg):
P Index n/a

	Ca	Mg	Na	K
Actual (%)				
Suggested* **	65-75	5-20	0-5	3-10
ppm				

K:Mg ratio: n/a **N:S ratio:** n/a **C:N ratio:** n/a

Lime: n/a **Buffer pH:** n/a **Moisture:** 13.3 % **Density:** 0.94 g/cc

NO3-N, SO4-S and Cl extracted with ammonium acetate solution. All others extracted using Mehlich III solution.

** Nitrate N ** Sulfate S *** Mineral Soil n/a not analyzed*

Comments:

Recommendations are based on general research consensus. They should not replace responsible judgement.
The Plant Science Laboratory is an NAPT program participant

The Plant Science Lab

Laboratory Soil Test Results

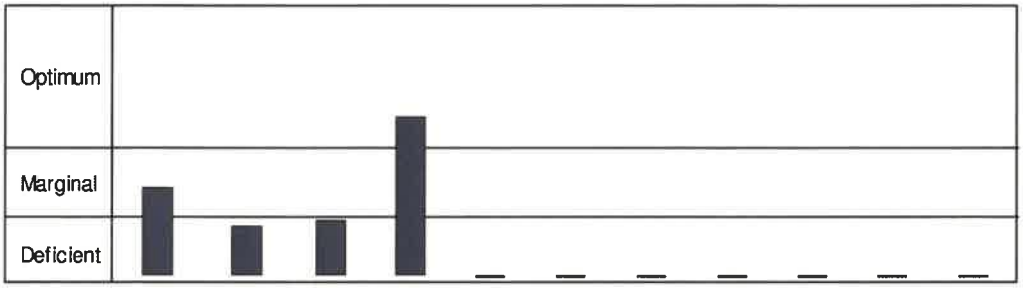
464 Riverside Road
Abbotsford, BC V2S 7M1
Phone: (604) 864-9044 x1602
E-Mail: pwarren@tlhort.com

Grower Name: Eryne
Field ID --- Crop: DP01 05
Lab ID: 59869
Lab Report Number: S59869-1

Date Received: 15/09/2022
Lab Report Date: 19/09/2022
Disposal Date: 17/09/2022
Sales Rep: Counter

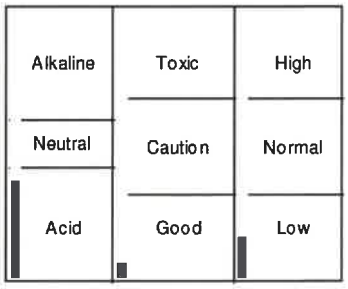
Nutrient Analysis (p.p.m.)

	N*	P1	K	S**	Ca	Mg	Fe	Cu	Zn	B	Mn
	11	27	61	12	n/a	n/a	n/a	n/a	n/a	n/a	n/a



Soil Quality

pH	EC (dS/m)	OM (%)
5.9	0.208	3.3



Additional (ppm)

Cl	P0	NH4-N	Mo
10	<0.4	n/a	n/a
Al	**C**	**TN**	**TS**
n/a	n/a	n/a	n/a

Soil Texture
Sand: n/a Silt: n/a Clay: n/a

H+ (cmol[+]/kg)
BS (%) **Actual (%)**
CEC (cmol[+]/kg) **Suggested*** 65-75 5-20 0-5 3-10
P Index n/a **ppm**

Ca	Mg	Na	K

K:Mg ratio: n/a **N:S ratio:** n/a **C:N ratio:** n/a

Lime: n/a **Buffer pH:** n/a **Moisture:** 13.5 % **Density:** 0.90 g/cc

NO3-N, SO4-S and Cl extracted with ammonium acetate solution. All others extracted using Mehlich III solution.

** Nitrate N* *** Sulfate S* **** Mineral Soil* *n/a not analyzed*

Comments:

Recommendations are based on general research consensus. They should not replace responsible judgement.
The Plant Science Laboratory is an NAPT program participant

McTAVISH
RESOURCE & MANAGEMENT
CONSULTANTS LTD.

Comparison of Agricultural Parcels located at 41069 North Nicomen Road, Deroche BC and 4800 Springs Boulevard, Delta, BC

Prepared for Faskin Martineau DuMoulin LLP

Private and Confidential

March 2, 2023

Revision Index			
Revision #	Approved by	Date (YYYY-MM-DD)	Issued Status
0	B. McTavish	2022-01-04	Issued for client review only
1	B. McTavish	2023-01-17	Issued for review
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Executive Summary

McTavish Resource & Management Consultants has been asked to compare the Agricultural Capability of two properties located in the Agricultural Land Reserve (ALR) and provide a comparison of the Agricultural Capability and an opinion on which is the most suitable for agricultural production. One property is located at 41069 North Nicomen Road in Deroche and is not in the ALR but is actively farmed. The other property is located at 4800 Springs Boulevard, Delta, BC and is not in agricultural production.

A comparison of the Agricultural Capability of the two properties indicates that the property located at 41069 North Nicomen Road has on average 1 capability rating better agricultural capability than the Springs Blvd site. The North Nicomen Road site is in active agricultural production whereas the Springs Blvd site is surround by urban and recreational properties. From an improved agricultural classification Nicomen Road has 2.33 has of class 2 land whereas Springs Blvd has 1.8 ha that is proposed for exclusion with a mix of improvable to class 2, 3 and 4.

McTavish also considered the agricultural suitability of each property. This is measured using a method call agricultural utility. Agricultural utility was classified based on the physical capability (soil and climate) and on potential constraints to agricultural use.

From an agricultural utility perspective, the North Nicomen Road site has a very high agricultural utility with a rating of 1.4 (rounded to 1) compared to the low agricultural utility rating of the Springs Blvd site with a low agricultural utility rating of 5.7 (rounded to 6).

The BC Ministry of Agricultural has developed agricultural suitability information that is published it the Soil Management Handbook for the Fraser Valley. Based on the information provided in this publication there are a wide variety of crops that are well suited for the North Nicomen Road property and there are no well suited crops for the native soils on the Springs Blvd property. For crop production on the native soils at the Springs Blvd property there is a requirement for significant management inputs for a water management system.

Based on the review of multiple factors that affect crop production it is the opinion of McTavish that the agricultural land at 41069 North Nicomen Road has a higher agricultural capability, utility and suitability then the property at 4800 Springs Boulevard in Delta BC.

1.0 Introduction

This report considers whether the inclusion of the Deroche Property located at 41069 North Nicomen Road, Deroche, BC, and the exclusion of the Delta Property located at 800 Springs Boulevard, Delta BC from the Agricultural Land Reserve represent a net benefit to agriculture in British Columbia. For the purposes of considering this issue, I have assumed that the facts and opinions in the Soil Capability Assessments provided by Statulu Environmental Consulting are true.

2.0 Criteria to consider re: net benefit to agriculture in British Columbia

Comparison between the productivity of agricultural land for soil bound agricultural crops is done by a system referred to as Agricultural Capability. Agricultural capability ratings used in British Columbia are defined below:

"In BC agricultural capability ratings and limitations are assessed through a classification system known as the "Land Capability Classification for Agriculture in British Columbia"[1]. The classification system describes seven land capability classes for agriculture (Classes 1 to 7). Class 1 land has minimal limitations when associated with the most amenable climates in the Province. In Class 2 to Class 5 lands the limitations increase. Class 6 lands have limitations that preclude arable agricultural activities yet are capable of sustaining native and/or perennial uncultivated agriculture. Class 7 lands have limitations that preclude all arable and natural grazing agricultural systems, regardless of the climate. Increasingly, new innovations in drainage and irrigation, tillage, nutrient replenishment (whether organic or inorganic), pest management, as well as closed environmental systems, allow for agricultural production on agricultural land once deemed too limited or unsuited for producing specific products. The recognition of 'arable' agricultural activities is also significant in that Class 6 and 7 lands may still be agriculturally productive, where topography and climate allows, and where the agricultural activities are dedicated to closed environmental systems (i.e., greenhouses)".[1]

The land capability classification for agriculture has two main components; the capability class and the capability subclass. The class identifies potential for agriculture. The best agricultural lands are rated Class 1 because they have the ideal climate and soil to allow a farmer to grow the widest range of crops. Class 7 is considered non-arable, with no potential for soil bound agriculture. As the class numbers increase from Class 1 to Class 7, the range of crops decreases. Associated with each class is a subclass that identifies limitations or special management practices needed to improve the soil, such as topography, stoniness, soil moisture deficiency, soil nutrient imbalances, etc. Regular management practices required to make land productive include, drainage, irrigation, stone picking, fertilization etc.

---

[1] Agricultural Capability Classification in BC.
https://www.alc.gov.bc.ca/assets/alc/assets/library/agricultural-capability/agriculture_capability_classification_in_bc_2013.pdf (accessed December 28, 2022)

When comparing the net benefit to agriculture it is also important to consider the Agricultural utility of each of the parcels. Agricultural utility is a concept that was used by BC Hydro in their assessment of agricultural lands that were impacted by the Site C development. They define agricultural utility as:

"Agricultural utility was classified based on the physical capability (soil and climate) and on potential constraints to agricultural use, using the following definitions developed by the agricultural assessment team:

- High utility: Class 1 through 3 lands with a high likelihood of being used for cultivated agriculture in the future
- Moderate utility: Class 4 and 5 lands with a high likelihood of being used for cultivated agriculture in the future
- Low to nil utility: Class 6 and 7 lands, and lands with a low to nil likelihood of being used for cultivated agriculture in the future[2]"

In addition to the physical and chemical characteristics of the soil and the climate, parameters that will affect the agricultural utility of a site in the Fraser Valley include:

- Transportation:
    - Access to the site for agricultural equipment and vehicles used to deliver supplies and pick- up farm products (e.g., milk, poultry, vegetables/berries)
    - Alternatively roads that are used by urban dwellers and farms can lead to conflict between slow moving farm equipment and urban transportation
- Contiguous agricultural lands. I.e., surrounding lands are used for agriculture which reduces conflicts with neighbours
- Buffering from urban neighbourhoods. "The ALR boundary provides a geographic location where local government policy makers can confidently apply land management techniques and guidelines that will ensure greater long term compatibility between agricultural and urban land uses. Such planning will also ensure greater long term security for farming along the agriculture-urban edge.

  Various studies indicate that non-farm residents who live within 300 metres of an urban-agricultural edge can be significantly impacted by certain farming activities. However, if measures in this guide are undertaken within 300 metres on either side of the interface, conflicts can be minimized. Depending upon the specific circumstances facing different communities, this 600-metre-wide area may be adjusted. Each local government will need to undertake an edge inventory to determine the most appropriate size of its EPA[3]"

---

[2] BC Hydro. July 27, 2017. Site C Clean Energy Project Agricultural Mitigation and Compensation Plan.

[3] BC Ministry of Agriculture. 2015 Guide to Edge Planning. Promoting Compatibility Along Agricultural – Urban Edges.



- Impact of noise and light from farming operations on urban dwellers
- Drainage impacts
    - Changes to storm water flow and regional drainage
- Ability or inability to use agricultural inputs including fertilizer, manure/compost or pesticides
- Source of irrigation and/or animal drinking water
- Cost of the land
- Size of the agricultural parcel

Agriculture and Agrifood Canada (AAC) has also developed a Land Suitability classification system. This system has only been applied to spring seeded small grains and there is not enough background data to apply this system to the two properties reviewed by McTavish.[4] The BC Ministry of Agriculture has published a document titled "Soil Management Handbook for the Fraser Valley[5]" that provides information on crop suitability and soil management practices for various soil management groups in the Fraser Valley.

3.0 Review of Agricultural Capability Reports for Tsawwassen and Deroche Properties

Agricultural capability assessment reports were prepared for 4800 Springs Boulevard, Delta BC (Figure 1) and 41069 North Nicomen Road, Deroche, BC, (Figure 2) by Statulu Environmental Consulting. Both reports were prepared by Eryne Croquet, PAg, PGeo and reviewed by Drew Brayshaw, PGeo. The agricultural capability for both sites was based on a soil survey conducted at a detailed survey intensity level (1:5000 scale or larger). Mr. McTavish accepts the findings and conclusions presented in the two reports prepared by Eryne Croquet, PAg, PGeo.

[4] Agriculture and Agrifood Canada, 1995 Land Suitability Rating System for agricultural crops. https://sis.agr.gc.ca/cansis/publications/manuals/1995-lsrs/index.html Accessed January 2023.

[5] BC Ministry of Agriculture, Food and Fisheries. 1991 Soil Management Handbook for the Fraser Valley.



Figure 1 Location of 4800 Spring Boulevard Delta BC



Figure 2 Location of 41069 North Nicomen Road, Deroche BC

3.1 Agricultural Capability Findings

The agricultural capability of the property located at 4800 Springs Boulevard Delta BC is shown in Table 1 and the agricultural capability of 41069 North Nicomen Road is provided in Table 2. There are 1.80 ha[6] of usable land within the ALR at the Springs Blvd site and 2.36 ha at the North Nicomen Road site.

Table 1 Agricultural Capability 4800 Springs Blvd

Polygon	Soil Classification	Area	Agricultural Capability	Improved Capability
1	Disturbed	0.2	n/a	
2	Fill	1.5	4A, 3D, 4P	2A, 3D, 4P
3	Spetifore/Guichon	0.9	4A, 3P	2A, 3P
	Total area	**2.6**[7]		

Table 2 Agricultural Capability 41069 North Nicomen Road

Polygon	Soil Classification	Area	Agricultural Capability	Improved Capability
1	60% Monroe; 40% Fairfield	2.26	6:2T~4:3WT	6:2T~4:2WT
2	100% Abbotsford	0.23	7T	
3	100% Fairfield	0.07	2WT	2AT
4	100% Page	0.03	4W	3W
	Total	2.59		

Comparing the unimproved agricultural capability of the two properties, the Nicomen Road property has significantly better agricultural capability with 2.26 ha classed as 6:2~4:3WT + 0.07 2WT+ 0.03 4W for a total of 2.36 ha of farmable land. There is 0.23 ha rated as 7T that is not farmable. This is compared to 4800 Springs Blvd with 1.5 ha of fill affected area rated as 4A, 3D, 4P[8] and 0.9 ha classed as 4A, 3P. From an unimproved class Nicomen Road is predominantly Class 2 and 3 whereas Springs Blvd is class 3 and 4.

From an improved agricultural classification Nicomen Road has 2.33 has of class 2 land whereas Springs Blvd has 1.8 ha that is proposed for exclusion with a mix of improvable to class 2, 3 and 4.

4.0 Comparison of Agricultural Utility

The two properties are compared using the system developed by BC Hydro which as described in Section 2 considers potential constraints to agricultural use, using the following definitions:

---

[6] **The 1.75 ha of available land is due to the removal of 0.8 has approved by the ALC for non-farm use**

[7] Note that this includes the 0.8 ha that has been approved by the ALC for a non-farm use to expand the golf course. This leave ~1.8 ha for the proposed exclusion.

[8] The author of the agricultural capability report (Statlu Environmental Consulting) did not provided percentages of each class. This could be due to the small size of the property and the mixed soils.

- High utility: Class 1 through 3 lands with a high likelihood of being used for cultivated agriculture in the future
- Moderate utility: Class 4 and 5 lands with a high likelihood of being used for cultivated agriculture in the future
- Low to nil utility: Class 6 and 7 lands, and lands with a low to nil likelihood of being used for cultivated agriculture in the future[9]"

4.1 Agricultural Utility of 4800 Springs Blvd and 41069 North Nicomen Road

To determine the agricultural utility of the two properties, the constraints to agriculture were reviewed and are summarised in Table 3. The lower the number the better the agricultural utility. Based on the analysis presented in this section the Springs Blvd has an average utility rating of 5.7 or 6.0 if rounded to the closest whole number) which is low agricultural utility whereas the North Nicomen Road property has a rating of 1.4 (or 1 if rounded to the closest whole number) (high utility).

Table 3 Comparison of Agricultural Utility

Descriptor	Springs Blvd Utility Rating	North Nicomen Rd Utility Rating
Transportation and access	6	2
Continuity of Agricultural land	6	1
Urban buffering	7	1
Impact of light and noise	7	1
Drainage	4	1
Use of agricultural chemicals	6	1
Irrigation and potable water	4	2
Cost of land	6	2
Size of parcel	5	2
Average	5.7 Low utility	1.4 High utility

4.1.1 Transportation and Site Access

Springs Blvd

Access from Highway 17 via Tsawwassen Drive and Spring Blvd. This access is through a high-density residential neighbourhood and Golf Course. There are no other agricultural properties that are accessed on Springs Blvd and there would be no other farm vehicles on the road. Access for large farm vehicles

[9] BC Hydro. July 27, 2017. Site C Clean Energy Project Agricultural Mitigation and Compensation Plan.

would be on a narrow road with low hanging utility wires and with residential and recreational traffic (Figure 3). For this reason, a utility rating of low (6) is given to this site. **(Utility rating low = 6)**



Figure 3 Springs Blvd Site Access

North Nicomen Road

Access from Lougheed Highway along North Nicomen Road. In this area Lougheed Highway is used by agricultural vehicles and North Nicomen Road is used as the access to the ~ 27 hectare forage field on North Nicomen Road and the 10 hectares of pasture on North Nicomen Road. There are no impediments to agricultural vehicles on this road. **(Utility rating high = 2)**



Figure 4 Access to North Nicomen Rd Property

4.1.2 Continuity with Agricultural Land

Springs Blvd

There is no agricultural land adjacent to the Springs Blvd site. The site is adjacent to residential on the east and west sides, commercial (north of Highway 17) and the golf course as seen in **Figure 1. (Utility rating nil = 6). The rating of 6 is used as there are some small scale agricultural opportunities that may fit this site such as community gardens or retail farm sales. In these cases the continuity of agricultural land is not as critical as in larger scale agriculture.**

North Nicomen Road

The North Nicomen Road property is part of a contiguous agricultural property that is used for forage production. The property is on the norther boundary of the agriculturally intensive Nicomen Island area (**Figure 2**). It does have the railway and slough separating it from the larger area. **(Utility rating high = 1)**

4.1.3 Distance to Urban Lands/Buffering from Urban Interface

Springs Blvd

The Springs Blvd site is directly adjacent to residential and recreational property (Golf Course) and there is no buffering between it and the urban interface (**Figure 1**). **(Utility rating nil = 7)**

North Nicomen Road

The North Nicomen Road property is part of a contiguous agricultural property and there is no interface with urban properties (**Figure 2**). **(Utility rating high = 1)**

4.1.4 Impact of noise and light

Springs Blvd

The Springs Blvd site is directly adjacent to residential and recreational property (Golf Course) any noise and light (e.g. from Greenhouses) would directly impact the adjacent urban dwellers. **(Utility rating low = 7)**

North Nicomen Road

The North Nicomen Road property is part of a contiguous agricultural property and there are no nearby residences that would be impacted by agricultural noise or light. **(Utility rating high = 1)**

4.1.5 Drainage

Springs Blvd

The Springs Blvd does not require any drainage improvements as wetness is not a limiting factor on the site. There is no indication that surrounding properties are discharging water to the Site or impacting drainage. The property is however trapped in urban stormwater drainage which does not consider water table - just surface drainage. High volumes of water draining from high irrigation rates that would be

required to overcome the aridity restriction may have a negative impact on surrounding properties and water courses. **(Utility rating high = 4)**

North Nicomen Road

The North Nicomen Road property is adjacent to a natural watercourse and subsurface drainage could easily be installed to improve the agricultural capability from 3W to 2W. Drainage work would have no negative impact on surrounding property and the surrounding property will have no negative impact on the North Nicomen Road property. **(Utility rating high = 1)**

4.1.6 Ability to Use Agricultural Chemicals

Springs Blvd

The Springs Blvd is surrounded by residential and recreational development and the use of herbicides and pesticides may meet resistance and complaints from the surrounding community. The Corporation of Delta does have a bylaw that regulates the use of pesticides for cosmetic purposes. However if the Site was used for agriculture, it would be exempt from the bylaw and chemicals could be used. This may cause concern and conflict with the adjacent residential neighbourhood. Organic farming on the site would be better tolerated by the surrounding urban community. **(Utility rating nil/low = 6)**

North Nicomen Road

The North Nicomen Road property part of a contiguous agriculture area where most farms use a variety of agricultural chemicals and chemical fertilizers. There would be no conflict with the surrounding land owners. **(Utility rating high = 1)**

4.1.7 Availability of Irrigation and Potable Water

Springs Blvd

The Springs Blvd site has potable water service and there would be no concerns with irrigation or potable water. The water is city (Metro Vancouver water) which must be purchased. The utility rating is 3 to account for the requirement to purchase water vs. using surface or well water. **Utility rating high =4)**

North Nicomen Road

There are no indications that water supply is an issue for the North Nicomen Road property. **Utility rating high = 2).** Irrigation water can be sourced from wells or adjacent watercourses if the landowner has water rights. There is no information on the current water rights of this property therefore the rating of 2 is deemed appropriate.



Well Suited Crops: Due to the soil characteristics (poorly drained) and presence of salinity due to tidal water influencing the root zone there are no well suited crops for these soils.

Suited Crops: Annual legumes, blueberries, cereals, cole crops, leaf vegetables, perennial forage crops, potatoes and shallow rooted annual vegetables (except celery). (All root crops on Benson soil).

For crop production the Soil Management Handbook recommends "A complete water management system is required to lower the water table and control salinity, as well as reduce saturated soil conditions".

6.0 Summary and Conclusion

A comparison of the Agricultural Capability of the two properties indicates that the property located at 41069 North Nicomen Road has on average 1 capability rating better agricultural capability than the Springs Blvd site. The North Nicomen Road site is in active agricultural production whereas the Springs Blvd site is surround by urban and recreational properties.

From an agricultural utility perspective, the North Nicomen Road site has a very high agricultural utility with a rating of 1.4 (rounded to 1) compared to the low agricultural utility rating of the Springs Blvd site with a low agricultural utility rating of 5.7 (rounded to 6).

Based on the Soil Management Handbook for the Fraser Valley there are a wide variety of crops that are well suited for the North Nicomen Road property and there are no well suited crops for the native soils on the Springs Blvd property. For crop production on the native soils at the Springs Blvd property there is a requirement for significant management inputs for a water management system.

It is the opinion of the author that it is unlikely that Springs Blvd site will ever be used for agricultural production whereas the North Nicomen Road site is in active agricultural production and if included in the ALR will be protected for agriculture in the future. The only potential that the author sees for agricultural production at the Springs Blvd. site are the construction of a community garden or small scale organic production with a retail sales outlet. Organic production on the area of the property that is filled would be difficult due to the poor quality of the soil and extensive soil improvements would be required.

Based on the analysis of agricultural capability and agricultural utility it is the authors opinion that the inclusion of the Deroche Property and the exclusion of the Delta Property from the Agricultural Land Reserve represents a net benefit to agriculture in British Columbia.

Appendix I. Examples of Property Assessments

4800 SPRINGS BLVD DELTA V4M 2H4
Area-Jurisdiction-Roll: 11-306-0-212-604-01-0

Favourite Compare Print



Total value $2,253,000
2023 assessment as of July 1, 2022

Land	$2,138,000
Buildings	$115,000
Previous year value	$2,064,000
Land	$1,921,000
Buildings	$143,000

Questions about this property assessment? Visit our Property assessment FAQ or Contact us if you have questions.

Visit our BC Assessment interactive market trends maps for assessed value changes in your area, and our Property tax page to learn what your assessment value change means for your property taxes.

Find out more about BC Assessment's Data Services

Property information	Are the property details correct?
Year built	1967
Description	1 STY house - Semi-Custom
Bedrooms	3
Baths	2
Carports	C
Garages	
Land size	6.315 Acres
First floor area	3,105

Legal description and parcel ID

LOT A, PLAN NWP78593, SECTION 10, TOWNSHIP 5, NEW WESTMINSTER LAND DISTRICT

PID: 013-123-149

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

BC Assessment for Springs Blvd Property

41063 NORTH NICOMEN RD DEROCHE V0M 1G0

Area-Jurisdiction-Roll: 15-775-03628.200

Favourite Compare Print



Total value **$229,691**

2023 assessment as of July 1, 2022

Land	$100,691
Buildings	$129,000
Previous year value	$218,592
Land	$100,692
Buildings	$117,900

Questions about this property assessment? Visit our Property assessment FAQ or Contact us if you have questions.

Visit our BC Assessment interactive market trends maps for assessed value changes in your area, and our Property tax page to learn what your assessment value change means for your property taxes.

Find out more about BC Assessment's Data Services

Property information	Are the property details correct?
Year built	1910
Description	1.5 STY house - Basic
Bedrooms	3
Baths	1
Carports	
Garages	
Land size	168.42 Acres
First floor area	765

Legal description and parcel ID

PARCEL A, SECTION 6, TOWNSHIP 24, NEW WESTMINSTER LAND DISTRICT, REF PL 6766; EXC PL SRW 908

PID: 000-819-743

Sales history (last 5 full calendar years)

No sales history for the last 5 full calendar years

Assessment for the North Nicomen Road Property based on the PID.

40298 NICOMEN SLOUGH RD DEROCHE V0M 1G0

Area-Jurisdiction-Roll: 15-775-02751.000

Favourite Compare Print



Total value **$832,116**

2025 assessment as of July 1, 2022

Land	$349,116
Buildings	$483,000
Previous year value	$757,215
Land	$343,115
Buildings	$414,100

Questions about this property assessment? Visit our Property assessment FAQ or Contact us if you have questions.

Visit our BC Assessment interactive market trends maps for assessed value changes in your area, and our Property tax page to learn what your assessment value change means for your property taxes.

Find out more about BC Assessment's Data Services

Property information	Are the property details correct?
Year built	1985
Description	1 STY house - Standard
Bedrooms	3
Baths	2
Carports	
Garages	
Land size	77.6 Acres
First floor area	1,144

Legal description and parcel ID

PART S1/2, SECTION 1, TOWNSHIP 21, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN PCL A(RP2947), S&W OF NICOMEN SLOUGH, & EXC PCL B(RP6966)

PID: 013-421-484

Sales history (last 5 full calendar years)

Jul 14, 2020	$4,560,000

Agricultural property in the vicinity of the North Nicomen Road property.

8573 RIVER RD S DEWDNEY V0M 1H0

Area-Jurisdiction-Roll: 15-775-02527.000

Favourite Compare Print



Total value	$36,299
2023 assessment as of July 1, 2022	
Land	$36,299
Buildings	$0
Previous year value	$1,321,000
Land	$1,321,000
Buildings	$0

Questions about this property assessment? Visit our Property assessment FAQ or Contact us if you have questions.

Visit our BC Assessment interactive market trends maps for assessed value changes in your area, and our Property tax page to learn what your assessment value change means for your property taxes.

Find out more about BC Assessment's Data Services

Property information	Are the property details correct?	Legal description and parcel ID
Year built		PARCEL A, LOT 2, PLAN NWP3157, SECTION 29, TOWNSHIP 20, NEW WESTMINSTER LAND DISTRICT, REF PL 6933
Description	Small Fruits	PID: 010-889-728
Bedrooms		
Baths		
Carports		
Garages		Sales history (last 3 full calendar years)
Land size	10 Acres	
		Apr 5, 2022 $1,463,000

Small agricultural property in the vicinity of the North Nicomen Road property.

42935 ATHEY RD DEROCHE V0M 1G0

Area-Jurisdiction-Roll: 15-775-03602.000

Favourite Compare Print



Total value **$1,432,000**

2023 assessment as of July 1, 2022

Land	$1,125,000
Buildings	$307,000
Previous year value	$1,334,000
Land	$1,075,000
Buildings	$259,000

Questions about this property assessment? Visit our Property assessment FAQ or Contact us if you have questions.

Visit our BC Assessment interactive market trends maps for assessed value changes in your area, and our Property tax page to learn what your assessment value change means for your property taxes.

Find out more about BC Assessment's Data Services

Property information	Are the property details correct?
Year built	1978
Description	1 STY house - Standard
Bedrooms	3
Baths	2
Carports	C
Garages	
Land size	6.25 Acres
First floor area	1,641

Legal description and parcel ID

PART E1/2, SECTION 4, TOWNSHIP 24, NEW WESTMINSTER LAND DISTRICT, ISLAND WHICH IS SITUATE IN ZAITSCULLACHAN SLOUGH CONTAINING 6.25 ACRES MORE OR LESS AS SHOWN ON THE PL OF SAID TWP DATED THE 18TH DAY OF SEPTEMBER 1893

PID: 002-428-971

Sales history (last 3 full calendar years)

Aug 15, 2022	$1,650,000

Small agricultural property in the vicinity of the North Nicomen Road property.

39090 NICOMEN ISLAND TRUNK RD DEROCHE V0M 1G0

Area-Jurisdiction-Roll: 15-775-02503.100

Favourite Compare Print



Total value **$388,102**

2023 assessment as of July 1, 2022

Land	$23,102
Buildings	$365,000
Previous year value	$529,101
Land	$23,101
Buildings	$306,000

Questions about this property assessment? Visit our Property assessment FAQ or Contact us if you have questions.

Visit our BC Assessment interactive market trends maps for assessed value changes in your area, and our Property tax page to learn what your assessment value change means for your property taxes.

Find out more about BC Assessment's Data Services

Property information	Are the property details correct?
Year built	1992
Description	1 STY house - Standard
Bedrooms	3
Baths	2
Carports	
Garages	
Land size	7.91 Acres

Legal description and parcel ID

LOT C, PLAN NWP23806, SECTION 27, TOWNSHIP 20, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN SRW 28370

PID: 009-292-101

Sales history (last 3 full calendar years)

Oct 17, 2022	$1,200,000

Small agricultural property in the vicinity of the North Nicomen Road property.

Expense report for Invoice 1225

Statlu Environmental Consulting Ltd

2022-09-13 **$73.53**

Client **Tsawwassen Golf and Country Club**
Project **Deroche property [22-165]**
Category **Mileage**
Person **Eryne Croquet**

2022-09-13 **$203.44**

Client **Tsawwassen Golf and Country Club**
Project **Deroche property [22-165]**
Category **Other**
Person **Eryne Croquet**

Soil sample analysis

TerraLink

Terralink Horticulture Inc.
464 Riverside Road Abbotsford, BC V2S 7M1
Phone: 604-864-9044 Fax: 604-864-8418
*G.S.T. Reg No. 82770 2226 RT 000
P.S.T. Reg No. 1001-8826

INVOICE

Order Number
2022-505095-00

Page
1 of 1

Customer PO Number
Eryne

Payment Type
VISA

SOLD TO:

Cash Account - PICKUP
TerraLink Horticulture In
464 Riverside Road
Abbotsford, BC V2S 7M1

SHIP TO:

Cash Account - NO CHEM SALES
TerraLink Horticulture In
464 Riverside Road
Abbotsford, BC V2S 7M1
Sharon 604-864-9044

Ordered	Shipped	Invoiced	Terms	Sales Rep	Payment Due	Ship Via	Freight
09/13/2022	09/13/2022	09/13/2022	CASH	Counter	09/13/2022	PU - Counter -	Collect

Item	D.G	Description	Ordered	Shipped	Price	Extension
		UN CLASS PG PCP 0				
87090		PSL SOIL BASIC ANALYSIS	5.000 EACH	5.000	38.75	193.75 G

Restricted Goods ID:
Restricted Goods ID Expiry: / /

paid in full
eryne@stathu.ca
604-799-8817

Please remit to:	Sub Total:	$193.75
Terralink Horticulture	GST:	$9.69
464 Riverside Rd	PST:	$0.00
Abbotsford, BC V2S 7M1	Total:	$203.44 CAD

Customer has verified registered use only of pesticide(s) on labeled crop(s) X _____

Print Name: _____

Dispenser and Certificate # _____ Employee Initials: _____

24 Hour Number 613-696-8666

CONDITIONS OF SALE - TERRALINK HORTICULTURE INC warrants to the extent of the purchase price that the products indicated above are as described on the container, within recognized tolerances. The seller gives no other warranty, expressed or implied as to the descriptions, quality, productiveness or any other matter and will not be in any way responsible for the crop, the results or outcome of the product. Acceptance of product constitutes agreement to these conditions of sale.
RESTOCKING POLICY – Products returned "out of season" are subject to a 15% restocking fee
All seed sales are final. Opened containers or expired products are not returnable.

Customer 2022-505095-00 **CUSTOMER SIGNATURE:**

BRITISH COLUMBIA

December 7, 2022

Honourable Pam Alexis
Minister of Agriculture and Food
Parliament Buildings
Victoria, BC V8V 1X4

Dear Minister Alexis:

Thank you for agreeing to serve as Minister of Agriculture and Food. I trust in your leadership at this critical time to deliver results for the people of British Columbia.

British Columbians continue to recover from and respond to the upheaval caused by the COVID-19 pandemic and climate related natural disasters, while global inflation is driving up costs for more households and the world's economic outlook is concerning. Now more than ever, we need to focus on building a secure, low emission, sustainable economy, and a province where everyone can find a good home – whether you live in a rural area, in a city, or in an Indigenous community. We will continue working toward true and meaningful reconciliation by supporting opportunities for Indigenous Peoples to be full partners in the inclusive and sustainable province we are building together.

Our government is committed to delivering on the mandate British Columbians gave us in 2020. Together we can make life better for people in B.C., improve the services we all rely on, and ensure a sustainable province for future generations.

As we renew our work, my priority as Premier is to deliver results that people can see and feel in four key areas:

- **Attainable and affordable housing:** In the wake of soaring prices and record migration to B.C., we will take on the important work of building new homes that are actually attainable for the middle class, while continuing our work to address the housing crisis for those in distress on our streets.

.../2

Office of the Premier

Web Site: www.gov.bc.ca

Mailing Address: PO Box 9041 Stn Prov Govt Victoria BC V8W 9E1

Location: Parliament Buildings Victoria

- **Safer communities:** To address concerns about public safety, both for the people struggling with mental health and addiction on our streets, as well as the feeling that downtown centres are not as safe as they were before the pandemic, we will work with our partners at all levels of government, the justice and health care systems, the non-profit sector, and community leaders to find solutions for this complex challenge facing our province, and work overtime to seize the assets of high-level criminals.

- **Improved health care:** Amid unprecedented pressures we will continue to work to strengthen our public health care system, from family doctors to new hospitals, so care is there for each of us when we need it.

- **A sustainable, clean, secure, and fair economy:** We will continue our work investing in British Columbians, fighting racism and promoting equity, and building a clean economy that addresses our obligations to combat climate change by driving down emissions, while creating good, family supporting jobs.

Food security – where we get our food, and how much it costs – is front of mind for all British Columbians. Climate change, supply chain issues, and policy changes in places far from B.C. can impact our food supply and costs here at home.

As every British Columbian knows, we won't have a secure food supply and manage food costs for British Columbians if we don't look after our farmers and use our land base wisely. Our province's proud history of the Agricultural Land Reserve shows our commitment, through many changes of government, to protecting land for food for ourselves and future generations. Our provincial commitment to food and the people who produce it has never been more important.

Our farmers, ranchers and seafood producers are seeing rising costs for inputs like fertilizer, seeds, feed, and pieces of equipment. Shifts in weather are testing resilience, and major agricultural areas like the Fraser Valley Regional District have been hit hard by climate change disasters.

As Minister, your job will be to support farmers, ranchers, and seafood producers in the critical work they do for all of us, to ensure food security for British Columbians by establishing policies to use our agricultural land wisely, increase production, and add processing capacity. Your role also involves building on our strong export sector by promoting the clean, safe, high-quality food produced in B.C., creating jobs and growing our economy sustainably while supporting our communities and our neighbours.

Since 2020, our government has made considerable progress on important initiatives including:

.../3

- Expanding the Grow BC, Feed BC, and Buy BC programs to encourage greater food security and local business growth, including opening nine new food hubs across B.C.

- Increasing Indigenous participation in the agriculture and food sector and strengthening Indigenous food systems, including launching the B.C. Indigenous Advisory Council on Agriculture and Food.

- Establishing a new Minister's Advisory Group on Regenerative Agriculture that will provide strategic advice to government on opportunities to promote innovation, technology adoption and regenerative practices.

- Supporting farmers, ranchers, and food processors to improve climate preparedness and resiliency to wildfires, flooding, and extreme heat through the launch of the new Extreme Weather Preparedness for Agriculture Program.

- And – in addition to these achievements – your ministry worked tirelessly to ensure our farmers and ranchers impacted by the devastating floods in late 2021 had the supports they needed to begin their recovery, and it continues to work together with food producers to build back better from the largest agricultural disaster in B.C.'s history.

As you continue to make progress on items in the previous mandate letter, over the remaining period of this mandate I expect you to prioritize making progress on the following:

- Continue work on the recommendations of the Food Security Task Force and take steps to make B.C. a leader in agricultural innovation, resilience, and food security in the face of emerging challenges of supply chain disruption, global inflation, rising costs, and the impacts of climate change.

- Work with Indigenous Peoples on agricultural initiatives identified by them to support their interests in economic development, food security, and community building across the province.

- Work with the Minister of Emergency Management and Climate Readiness, support the resilience of B.C.'s food system through an emergency preparedness strategy for food security.

- Grow our economy, reduce costs, reduce greenhouse gas emissions, and increase food security for British Columbians by working with partners to increase food processing in B.C. while increasing innovation in food processing in the province, and supporting export opportunities.

.../4

- Work with industry to identify agricultural best practices that reduce carbon pollution and support their adoption across the sector so that agricultural innovation can continue to be a key part of our province's efforts to reduce carbon pollution.

- Ensure government has all of the information required about land use in the Agricultural Land Reserve to support partnerships with farmers, industry, and government in developing long-term planning and food security in the province.

- Continue to support the Grow BC, Feed BC, and Buy BC programs to encourage greater food security, regional business growth, and access to local food.

- Support the work of the Minister of Education and Child Care to integrate Feed BC into expanded school meal programs.

Our work together must continue to evolve to meet the changing needs of people in this province. Issues not contemplated by this letter will come forward for government action and I ask you to bring such matters forward for consideration by the Planning and Priorities Committee of Cabinet, with the expectation that any proposed initiatives will be subject to the usual Cabinet and Treasury Board oversight and include measurable outcomes for British Columbians. Your ministry's priorities must reflect our government's overall strategic plan as determined by Cabinet.

British Columbians expect their elected representatives to work together to advance the public good. That means seeking out, fostering, and championing good ideas regardless of their origin. I expect you to reach out to elected members from all parties as you deliver on your mandate. Further, you will build thoughtful and sustained relationships both with title holders and through public and stakeholder engagement plans that incorporate diverse perspectives early in the policy development process. Federal partnerships and resources will be particularly important and, on behalf of our government, you will engage with the federal government on advancing priorities to improve the lives of British Columbians.

As a Cabinet, we will uphold the highest standards of ethics, collaboration, and good conduct in service of the public, and as a Minister of the Crown, you are expected to review, understand, and act according to the *Members' Conflict of Interest Act*. You will establish a collaborative working relationship with your Deputy Minister, and the public servants under their direction, who provide the professional, non-partisan advice that is fundamental to delivering on our government's priorities. Your Minister's Office must meet the highest standards for integrity and provide a respectful, rewarding environment for all staff.

.../5

The rural and urban challenges that we face are urgent and complex. In response, we must be forward-thinking, strategic, and ready to work across disciplines and old divisions in new ways. Labour shortages are a major issue globally, and British Columbia is no exception, including in the public service. Maintaining the BC Public Service as an employer of excellence will be key to retaining and recruiting the diverse professionals we rely on to deliver essential services, advice, and analysis.

At the core of this work is listening and responding to the priorities of people in B.C. Together, we can deliver results in very real ways – ways that people can see, feel, and touch, and that change their lives for the better. Thank you for doing this important work with me.

Sincerely,

David Eby, KC
Premier

AGRICULTURAL CAPABILITY ASSESSMENT

for

41069 North Nicomen Road, Deroche, BC

PARCEL "A" (REFERENCE PLAN 6766) OF SECTION 6, TOWNSHIP 24 EXCEPT: PART ON RIGHT OF WAY PLAN 908, NEW WESTMINSTER DISTRICT
PID: 000-819-743

Prepared for:	Mr. Dave Vernon 19792 - 12th Avenue Langley, B.C. V3A 4P4
Prepared by:	Soil Matters Consulting Ltd. Catherine Orban, MSc, PAg 1911Bonito Cres Nanoose Bay, BC, V9P 9J1
Version:	FINAL
Report Date:	November 17, 2024
Project:	251-1001

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APPENDIX C: Site & Soil Test Pit Photos - 41069 North Nicomen Road, Deroche, BC

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1.0 INTRODUCTION

1.1 Terms of Reference

As requested by Mr. Dave Vernon (the Client) a detailed on-site Inspection of 41069 North Nicomen Rd (the Subject Property) was carried out by Catherine Orban, MSc, PAg on September 3, 2024. The inspection was focused primarily on the "Study Area", a portion of the Subject Property that lies outside the Agricultural Land Reserve (ALR) boundary. There is a portion of the Subject Property that is located within the ALR, but it was not included in the on site inspection. The purpose of this inspection was to assess the agricultural capability and suitability of the Study Area on the Subject Property. This report is intended to support an application to the Agricultural Land Commission (ALC) to include portions of the Subject Property into the ALR.

1.2 Qualifications & Field Protocols

This report summarizes the findings of the on-site inspection of the Study Area and a review of surrounding lands was carried out on September 3, 2024 and. The fieldwork and reporting was carried out by Catherine Orban, MSc, PAg. She is an agricultural soil specialist with over 30 years of professional experience and is fully qualified to carry out soil survey and land capability classifications. A statement of qualifications is included as Appendix A.

This report has been prepared under procedures and guidelines of the Canadian System for Soil Classification, Publication 1646 (Soil Classification Working Group, 1978), the Land Capability Classification for Agriculture in British Columbia, M.O.E. Manual 1 (BC MOE, April 1983) and the Soil Inventory Methods of BC at Survey Intensity Level 1, (BC MOE, January, 1985).

Soil conditions were determined by excavating 12 test pits using a mini-excavator. The pits were exposed to a depth which penetrated the unweathered parent material. All of the test pits were located in the Study Area, which lies outside the ALR boundary.

2.0 SITE CONDITIONS & LAND USE

2.1 Site Conditions & Zoning

The Subject Property is +/-68.16 ha (168 ac) in size and is located at 41069 North Nicomen Road, Deroche, BC. (Appendix B, Figures 1 & 2). The Study Area is +/-21.8 ha (54 ac) in size and is located in the north central area of the Subject Property outside the ALR (Appendix B, Figure 3).

An area of +/- 5.41 ha (13.4 ac) in the SW corner of the Subject Property is within the ALR. The arable portions of the Subject Property including areas both within and outside the ALR, are in active forage production for grazing dairy heifers and hay production in support of the landowner's large dairy farm on Nicomen Island. (Appendix B, Figure 3). There is an old homestead site with numerous walnut trees in the NE corner of the Study Area. These trees are estimated to be at least 80 years old and are remnants of early farm use.

The remaining +/- 40.95 ha (101.21 ac) majority of the Subject Property is characterized by steep, bedrock mountainous terrain with mature mixed forests as depicted in the topographic mapping for the area (Appendix B, Figure 4). This portion of the Subject Property is non-arable and was not surveyed.

The Subject Property is located in the Fraser Valley Regional District and includes the following zoning:

- *AG4, Agriculture*: SW corner of the Subject Property that is within the ALR.
- *R2, Rural:* The majority of the Subject Property and most of the Study Area – all outside the ALR.
- *R4, Rural:* The NW corner of the Subject Property including a small portion of the Study Area, mostly steep, rocky terrain – all outside the ALR.

2.2 Land Use: Subject Property and Surrounding Area

Land use in the surrounding area includes cleared pastures/grazing, cultivated lands, hay production, rural residential, a mobile home park, hobby farms, gravel pits and forestry. Properties to the south as well as portions of the adjacent property to the west are in the ALR, while those to the north and east are out of the ALR (Appendix B, Figure 3). The land uses summarized in Table 2.1, below were noted on the parcels adjacent to the Subject Property:

Table 2.1: 41069 North Nicomen Road, Deroche, BC – Surrounding Land Use

LOCATION	LAND USE	ALR STATUS
Subject Property	Mixed: Pasture/Grazing/Hay & Mountainous Forest	SW: IN/Remainder OUT
North	Forested & Rural Residential	OUT
East	Rural Residential	OUT
South	Farm Use/Forage Production; N Nicomen Rd & CPR Mainline	IN
West	Farm Use/Forage Production & Forested Hillside	Arable: IN/ Forested: OUT

3.0 SOILS INFORMATION

Soil conditions are a key factor in determining the overall agricultural capability and suitability of any given site. The soil conditions of the Study Area are described in this section, beginning with the published government survey information, followed by the existing soil conditions based on the lab data and observations made during the on-site inspection.

3.1 British Columbia Ministry of Environment 1:25,000 Mapping

The Ministry of Environment *Soils of the Langley-Vancouver Map Area, Report No. 15, British Columbia Soil Survey, RAB Bulletin 18* (RAB Bulletin 18) at 1:25,000 scale, Mapsheet #31, maps the area within the Study Area as Marble Hill Series on the level to moderately sloping areas; Abbotsford Series on the steeply sloping southern boundary and Cannell Series on the steep, rocky outcrop areas along the edges of the Study Area. (Appendix B, Figure 5).

The RAB Bulleting 18, Volume 3 describes the soil series that are mapped for the Study Area as follows:

- Marble Hill Series soils are described as being developed from medium textured, stone free, aeolian deposits, greater than 50 cm thick, which overly gravelly glacio-fluvial deposits. Marble Hill soils are well-suited for most agricultural crops.
- Abbotsford Series soils are described as being developed from 20 to 50 cm of medium textured aeolian deposits underlain by stratified gravelly glacial outwash deposits. Abbotsford soils are well-suited to most agricultural crops.
- Cannell Series soils are described as being developed from a mixture of moderately coarse textured colluvium and glacial till overlying granitic bedrock. Slopes are usually strongly to very steeply sloping. Cannell Soils are generally not suitable for agricultural crops because of shallowness to bedrock, steep slopes and stoniness.

3.2 Soils on Site Inspection – Methods & Results

Twelve soil pits were excavated to depths of 68 to 120 cm with a mini-excavator within the level upper terrace in the Study Area of the Subject Property. The detailed on-site inspection and survey at 1:4,000 scale identified six soil units within this area (Appendix B, Figure 6). All of the test pits were excavated in Soil Units I and II. Soil Unit III was located in the southern steeply sloping area; Soil Unit IV was found along the Study Area boundaries with steeply sloping rock outcrops; Soil Unit V was the gravel pit area and Soil Unit VI was the stockpile site for the topsoil that was stripped from the gravel area. No test pits were excavated in Units III, IV, V or VI due to overriding

non-arable characteristics and/or inaccessibility. Site and soil pit conditions were documented in test pit logs and photographs (Appendix C).

The soil profiles were examined and described according to conventions from the *Canadian System of Soil Classification, Third Edition* (Soil Classification Working Group, 1998). The soil colours were based on the Munsell Soil Colour Charts using dry soil samples. It was not within the scope of this assessment to examine the soils for the purposes of classification at the Series level. A total of three representative soil samples were taken from TP1, TP6 & TP10 and submitted for laboratory analysis of one or more of the following parameters: various soil nutrients, pH, electrical conductivity, and soil particle sizes/textures. Laboratory soil test results from Element laboratories (fertility package and particle size analysis) are included in this report (Appendix D).

Six Soil Units were identified on the Subject Property (indicated by Roman numerals I - VI) through the detailed soils assessment at a mapping scale intensity of +/- 1:4,000 (Appendix B, Figure 6; and Table 2, below). Information obtained during the site inspection was combined with the lab results to provide site-specific details that were used to fine-tune the soils data presented in RAB Bulletin 18, which was based on mapping at 1:25,000. The soil units were primarily defined by soil physical and morphological properties as well as topography and land use. The profiles at each test pit within each unit shared a number of similarities including horizon properties, depths and sequences. Detailed test pit logs and photographs have been included with this report (Appendix C). The soil units as mapped for the Subject Properties at a scale of +/-1:4,000 are described in Table 3.1, below:

TABLE 3.1: 41069 North Nicomen Road, Deroche, BC – Site Inspection: Soil Unit Summary

SOIL UNIT	TEST PITS	TOPSOIL DEPTH/COLOUR	SOIL PROFILE TEXTURE (0-50 cm)	SOIL PROFILE STONE CONTENT	SOIL PROFILE DRAINAGE	TOPOGRAPHY	LAND USE	AREA[1] (ha)	% TOTAL STUDY AREA[1]	NOTES
I	1, 9, 10, 11	5-36 cm/Dark Brown	Silt Loam (upper); Silt Loam or vf Sandy Loam (lower)	0 - <5% Coarse Fragments	Well	Nearly Level to Very Gentle	Improved Pasture & Forest	10.08	46%	TP 1, 9 & 10 were located in historically cleared improved pasture. TP 11 had the deepest Ah (36 cm) and was located in an open mixed forest that appeared to be used for grazing.
II	2, 3, 4, 5. 6, 7, 8, 12	14-24 cm/Dark Brown & Dark Reddish Brown	Silt Loam or vfSandy Loam	0 - <5% Coarse Fragments	Well	Nearly Level	Improved Pasture	7.26	33%	All of the test pits in SU II were located in historically cleared improved pasture.
III	N/A	N/A	N/A	N/A	N/A	Simple & Complex Slopes >30% (7T)	Mature Forest	3.65	17%	Located in the southern steeply sloping area.
IV	N/A	N/A	N/A	N/A	N/A	Simple & Complex Slopes >30% (7T)	Mature Forest	0.46	2%	Located along the Study Area boundaries with steeply sloping rock outcrops
V	N/A	N/A	N/A	N/A	N/A	Simple Slopes 5-20% (4T)	Disturbed - Gravel Pit	0.23	1%	Gravel pit site - Has not been rehabilitated.
VI	N/A	N/A	N/A	N/A	N/A	Simple Slopes 16-20% (4T)	Scrub Alder	0.12	1%	Stockpiled topsoil from the gravel extraction site (SU V)*
TOTAL								21.80	100%	

[1] Area measurements derived from field observations and Google Earth

*Note: The topography rating of Class 4T for SU VI is due the presence of the berm of topsoil that was stripped from SU V. The underlying/natural slope of SU VI is nearly level to very gentle.

3.3 Comparison to BC Government Soil Survey & Mapping

The distribution of soil types as identified in the site inspection was generally consistent with the information presented in RAB Bulletin 18. In general, the minor differences in soil mapping have been attributed to the different scale intensities as they applied to the Subject Property. The BC Soil Survey is based on generalized mapping at a scale of 1:25,000, which is too broad to capture all the subtle variations in site conditions that were identified during the site inspection which was conducted at a detailed mapping scale intensity of +/- 1:4,000.

4.0 CLIMATIC CAPABILITY FOR AGRICULTURE

Climatic capability for agriculture is based on the limitations associated with the combined influence of the climate and soil moisture regimes as well as the thermal limitations for any given location. Climatic capability is a modifying component used in determining the overall agricultural capability and suitability of a given site. The climatic capability for agriculture of the Subject Property is described in this section; beginning with published government information, followed by that obtained during the on-site inspection conducted on Sept 3, 2024.

4.1 Government of British Columbia – Climatic Capability

General reference information as well as baseline climatic data for the Deroche/Agassiz area was found in *Soil Moisture Deficit Calculations* (NP, RJ Williams, 1987), *Land Capability Classification for Agriculture in British Columbia, Manual 1* (BC Ministry of Agriculture and Food and Ministry of Environment, 1983), and *Climatic Capability for Agriculture, Mapsheet 92G/SE, Langley, Scale 1:100,000* (BC MOE, 1981). (Appendix B, Figure 7). More detailed information was provided by *RAB Bulletin 18, Volume 6, Technical Data, 1981*. Please note that the climatic capability ratings are based entirely on climatic conditions (primarily precipitation and temperature) at a given site. AWSC values are used in determining the soil moisture deficits (SMD's) for key locations according to Williams (1987). Otherwise, site-specific soil characteristics and general site conditions are not considered in the MOE ratings. The overall agricultural capability of the Subject Property is addressed in Section 5 of this report.

The regional mapping specifies a climatic capability rating of thermal Class 1 for the Deroche area. This rating applies to locations where the freeze-free period is more than 150 days in coastal areas, 90-119 days in the interior area of the province. Climatic data for the Agassiz area indicates an estimated annual soil moisture deficit (SMD) of -14 to 300 mm corresponding to AWSC values ranging from 150 to 10 mm (NP, RJ Williams, 1987).

4.2 Site-Specific Climatic Capability

Site-specific climatic capability for agriculture was calculated for the test pits using lab-based soil texture information from TP1, TP6 and TP10, which are representative of Soil Units I & II. These two soil units account for 79% of the Study Area. Soil textures were used in conjunction with existing local and regional data (BC MOE, Manual 1, 1983; Williams, 1987; and Luttmerding, 1984, Vol 6) to calculate the AWSC and SMD values for the upper 50 cm in each of the 12 soil profiles that were examined in the on-site inspection. The results were used to determine site-specific climatic and soil capability ratings for agriculture in the Study Area which have been summarized in Table 4.1, below. A description of agricultural/climatic capability classifications is found in Appendix C.

Table 4.1: 41069 North Nicomen Road, Deroche, BC – Soil Moisture Deficit & Climatic Capability Ratings

	SOIL MOISTURE BALANCE							CLIMATE CAPABILITY RATING			
SITE & SOIL HORIZON	TOTAL DEPTH	MATRIX TEXTURE	MATRIX AWSC[1]	MATRIX FRACTION	CF ADJUSTED AWSC	INTERVAL AWSC	SOIL H_2O DEFICIT[2]	UNIMPROVED H_2O SUBCLASS[4]	IMPROVED H_2O SUBCLASS[4]	THERMAL RATING[2]	IMPROVED OVERALL SUBCLASS
	cm	lab	mm/cm	lab	mm/cm	mm	mm				
TP1/SUI											
Ah	5	SiL	2.70	0.95	2.57	12.83					
Bf	30	SiL	2.30	0.95	2.19	65.55					
Bm	15	vfSL	1.84	0.85	1.56	23.40					
Interval	**50**					**101.78**	**46**	**2A**	**1**	**1**	**1**
TP2/SUI											
Ah	5	SiL	2.70	0.95	2.57	12.83					
Bf	45	SiL	2.30	0.95	2.19	98.33					
Interval	**50**					**111.15**	**33**	**1**	**1**	**1**	**1**
TP3/SUII											
Sod/Ah	13	SiL	2.70	0.95	2.57	33.35					
Bf	30	SiL	2.30	0.95	2.19	65.55					
Bm	7	SiL	1.84	0.95	1.75	12.24					
Interval	**50**					**111.13**	**33**	**1**	**1**	**1**	**1**
TP4/SUII											
Sod/Ah	25	SiL	2.70	1.00	2.70	67.50					
Bf	25	SiL	2.30	1.00	2.30	57.50					
Interval	**50**					**125.00**	**15**	**1**	**1**	**1**	**1**
TP5/SUII											
Sod/Ah	22	SiL	2.70	1.00	2.70	59.40					
Bf	28	SiL	2.30	1.00	2.30	64.40					
Interval	**50**					**123.80**	**16**	**1**	**1**	**1**	**1**
TP6/SUII											
Sod/Ah	24	VFSL	2.10	1.00	2.10	50.40					
Bf	26	VFSL	2.10	1.00	2.10	54.60					
Interval	**50**					**105.00**	**41**	**2A**	**1**	**1**	**1**
TP7/SUII											
Sod/Ah	12	SiL	2.70	0.95	2.57	30.78					
Bf	38	SiL	2.30	0.95	2.19	83.03					
Interval	**50**					**113.81**	**32**	**1**	**1**	**1**	**1**
TP8/SUII											
Sod/Ah	12	SiL	2.70	0.95	2.57	30.78					
Bf	38	SiL	2.30	0.95	2.19	83.03					
Interval	**50**					**113.81**	**32**	**1**	**1**	**1**	**1**
TP9/SUII											
Sod/Ah	5	SiL	2.70	0.95	2.57	12.83					
Bf	29	SiL	2.30	0.90	2.07	60.03					
BC	16	FSL	1.40	0.65	0.91	14.56					
Interval	**50**					**87.42**	**65**	**2A**	**1**	**1**	**1**
TP10/SUI											
Sod/Ah	14	vfSL	2.10	1.00	2.10	29.40					
Bf	36	vfSL	2.10	1.00	2.10	75.60					
Interval	**50**					**105.00**	**41**	**2A**	**1**	**1**	**1**
TP11/SUI											
Ah	36	SiL	2.70	1.00	2.70	97.20					
Bf	14	SiL	2.30	0.95	2.19	30.59					
Interval	**50**					**127.79**	**12**	**1**	**1**	**1**	**1**
TP12/SUII											
Sod/Ah	12	SiL	2.70	0.95	2.57	30.78					
Bf	38	SiL	2.30	0.95	2.19	83.03					
Interval	**50**					**113.81**	**32**	**1**	**1**	**1**	**1**

lab/field Lab Data or Field Estimate
CF Coarse Fragments > 2.0 mm

[1] AWSC Values are Derived from SOILS OF LANGLEY - VANCOUVER MAP AREA RAB BULLETIN 18, VOLUME 6, page 112 for Marble Hill Series; SOD/Ah SiL AWSC = 2.70 mm/cm; Bf SiL av = 2.3 mm/cm; Ah/Bf vfSL= 2.1 mm/cm; Bm vfSL = 1.84mm/cm

[2] SMD values are based on based on Table 2: Soil Moisture Deficit vs AWSC for Fraser Valley Locations; RJ Williams, pg 7

[3] (Interval AWSC)-(Climate H_2O Deficit) = Deficit (negative) or Surplus (positive)

[4] Based on - MOE Manual 1 (BC Ministry of Environment, 1981).

The calculations indicate that the relatively high AWSC combined with low CMD values result in low soil moisture deficits throughout Soil Units I and II. Soil Units I & II account for 79% of the Study Area and have climatic capability ratings of Class I & 2A, unimproved and Class 1, improved, with irrigation.

Climatic capability ratings were not calculated for Soil Units III through VI, which comprise the remaining 21% of the Study Area. Soil Units III and IV account for 19% of the Study Area are not considered to be arable or improvable due to extremely steep slopes, shallow bedrock and rock outcrops. Soil Units V & VI account for only 2% of Study Area so were not included in site-specific climatic capability calculations.

4.3 Comparison of Regional and On-Site Inspection Ratings

There was no difference between the regional and on-site inspection ratings for climatic capability. The regional mapping rated the entire Study Area at Class 1, thermal as did the on-site assessment of the Study Area. The on-site assessment included soil impacts on the water regime that were not included in the regional mapping.

5.0 AGRICULTURAL CAPABILITY

Agricultural capability ratings are site-specific and based primarily on the influence of soils and climate, as modified by topography for any given location. The BC Land Inventory (BCLI) rating system uses a variety of measurable parameters (some of which are listed below) to provide objective classifications of agricultural capability:

- Slope angle and complexity;
- Depth to bedrock;
- Soil moisture balance;
- Excess soil moisture;
- Coarse fragment content (stoniness);
- Soil texture;
- Depth to groundwater;
- Soil fertility; and
- Soil salinity

This interpretive system groups soils into seven classes according to potentials and limitations for agriculture (See Appendix E for capability class and limitation descriptions). Lands in Classes 1 to 4 inclusive are considered capable of sustained production of common cultivated field crops. Class 5 lands are capable of use only for producing perennial forage crops or specially adapted crops. Class 6 lands are capable of only providing sustained natural grazing for domestic livestock. Class 7 lands are incapable of use for either arable culture or grazing. (BC MOE, April 1983).

In most cases, both "unimproved" and "improved" agricultural capability ratings are determined for the area that is under consideration. The unimproved rating reflects the capability of the property in its natural or current state. The improved rating is theoretical and represents the anticipated agricultural capability of the property after improvements (eg. irrigation, enhanced drainage, soil amendments, fill placement, stone-picking, and/or subsoil decompaction) are made to mitigate the limitations. Some limitations, such as rock outcrops, shallow bedrock, slope complexity and slope angle, are not considered to be improvable under "typical farming practices".

5.1 Government of British Columbia – Agricultural Capability

General reference information for agricultural capability was provided by *Land Capability Classification for Agriculture in British Columbia, Manual 1* (BC MOE, April 1983).

Site-specific agricultural capability mapping for the Subject Property was found on Mapsheet 92G1 at 1:25,000 (BC Ministry of Environment, 1985). (Appendix B, Figure 8).

The MOE agricultural capability polygons corresponded closely to the soil polygons mapped in RAB Bulletin 18. The majority of the Study Area is classified as 60% 2A/40% 1, improvable to 100% Class 1. A portion of the property in the SW corner of the Study Area is mapped at Class 2T, unimprovable. The steep southern boundary is mapped as 7T, unimprovable. Minor areas on the boundaries of the Study Area are mapped as 7RT

5.2 Soils on Site Inspection

The overall agricultural capability ratings for each area of the Subject Properties were mapped (Appendix B, Figure 9) and then compared to the soil unit polygons as defined by the site inspection (Section 3.2, above). In this case, the boundaries for the agricultural capability (AC) Units as determined by the field investigation (indicated by numbers 1 to 10) corresponded closely to the SU polygons. Information obtained from the field inspection was combined with published soils, topography and climate data (as described in Sections 3.0 and 4.0) then applied to the criteria presented in MOE Manual 1 to determine the site-specific agricultural capability ratings at a mapping scale intensity of +/-1:4,000. The agricultural capability ratings for the Study Area, based on the site inspection are summarized in Table 5.1, below:

TABLE 5.1: 41069 North Nicomen Road, Deroche, BC – Site Inspection: Agricultural Capability Ratings

AG CAPABILITY UNIT	UNIMPROVED AG CAPABILITY	AREA (ha)[1]	% TOTAL AREA[1]	AG CAPABILITY UNIT	IMPROVED AG CAPABILITY[2]	AREA (ha)[1]	% TOTAL AREA[1]
1	1[7]-2A[3]	6.01	27.57%	1	1	6.01	27.57%
2	2TA	4.90	22.48%	2	2T	4.90	22.48%
3	7T	3.22	14.77%	3	7T	3.22	14.77%
4	3T	2.78	12.75%	4	3T	2.78	12.75%
5	3T[5]-2TA[5]	2.35	10.78%	5	3T[6]-2T[4]	2.35	10.78%
6	5T	1.07	4.91%	6	5T	1.07	4.91%
7	4T	0.62	2.84%	7	4T	0.62	2.84%
8	7RT	0.50	2.29%	8	7RT	0.50	2.29%
9	7E	0.23	1.06%	9	1	0.23	1.06%
10	4T	0.12	0.55%	10	1	0.12	0.55%
TOTAL		**21.80**	**100.00%**			**21.80**	**100.00%**

SUMMARY							
1, 2, 4, 5	Class 1-3	16.04	73.58%	1, 2, 4, 5, 9, 10	Class 1-3	16.39	75.18%
6, 7, 10	Class 4 & 5	1.81	8.30%	6, 7	Class 4 & 5	1.69	7.75%
3, 8, 9	Class 7	3.95	18.12%	3, 8	Class 7	3.72	17.06%
TOTAL		**21.80**	**100.00%**			**21.80**	**100.00%**

[1]Ratings based on lab results & field investigation. See Appendix E for class descriptions.
[2]Estimates based on lab results, field investigations and aerial photography.

Some 8.03 ha or 37% of the Study Area is currently being used for improved pasture and hay production including all of AC Unit 1 and significant portions of AC Units 2, 4, 5, 6 and 7.

In the improved condition, together with the undeveloped area within these AC units (Class 1 to 3 agricultural capability), some 16.39 ha or 75.18% of the Study Area would be considered prime agricultural land suitable for a wide range of crops.

AC Units 6 and 7 account for 1.69 ha or 7.8% of the Study Area and are rated at Class 4 and 5 improved capability with topographic limitations. These AC units are considered secondary agricultural lands that are arable but require some management measures due to the slopes.

AC Units 3 and 8 account for 3.72 ha or 17.1% of the Study Area and are rated at Class 7 unimprovable capability. These non-arable lands have been included in the Study Area to provide buffering for the high capability lands and rationale for the proposed new ALR boundary. In addition these areas are used by the cattle for sheltering and some native forage.

AC Unit 9 occupies only 0.23 ha or 1% of the Study Area. The Landowner has used gravel from this area to service roads on the Subject Property. It was rated at Class 7E (erosion) due to the removal of topsoil and gravel extraction activities. The topsoil was salvaged and has been stored in a berm on AC Unit 10, with an unimproved rating of Class 4T. Once the gravel pit site is recontoured and the topsoil is replaced, AC Unit 9 will be improved to a rating of Class 1. The capability of AC Unit 10 will revert to Class 1 when the topsoil berm is removed.

5.3 Comparison of BC Government and On-Site Inspection Ratings

The unimproved and improved agricultural capability ratings applied to the Subject Properties based on the on-site inspection were generally consistent with the ratings ascribed by the MOE mapping.

The biggest difference was the MOE vs. on-site inspection ratings for AC Unit 1/Soil Unit II in the central part of the Study Area that was cleared and has been used for pasture and hay production for many years. The MOE unimproved rating was 60% 2A/40% 1 while the on-site inspection rating was 70% 1/30% 2A. However, in both cases the entire area was considered to be improvable to Class 1 with no limitations.

Otherwise, the agricultural capability ratings in the peripheral portions of the Study Area were primarily related to topographic limitations. The on-site inspection agricultural capability ratings were consistent with the MOE ratings for these polygons and were not considered to be improvable.

In summary, the on-site inspection agricultural capability ratings were generally consistent with the MOE overall AC ratings. The differences are considered to be due primarily to the different scale intensities as they apply to the Study Area. The MOE ratings were based on mapping at a scale of 1:25,000, which is not intended to account for the all the subtle variations in site-specific conditions (eg. soil texture, coarse fragment content, topography, slope angle and aspect) that were identified during the on-site inspection, at a detailed mapping scale intensity of +/- 1:4,000.

5.4 Feasibility of Improvements

The proposed improvements include supplemental moisture (irrigation) during the dry months in AC Units 1, 2, and 5, as well as site recontouring and topsoil replacement at the gravel pit site in AC Units 9 and 10. The results of this assessment suggest that these improvements would be feasible for all five of these AC Units, which account for +/-13.61 ha or 62.43% of the Study Area. The agricultural capability ratings are expected to improve from Classes 2A, 2TA, 4T & 7E to Classes 1, 2T and 1, respectively (See Table 4, above).

Improvements are not considered to be feasible for the remaining +/-8.19 ha or 37.57% of the Study Area which includes steep simple and complex slopes. This area includes AC Units 3, 4, 6, 7 and 8, which are rated at Classes 7T, 3T, 5T, 4T & 7RT.

6.0 AGRICULTURAL SUITABILITY

Agricultural suitability is related to agricultural capability but involves the interpretation of a wider variety of factors as they relate to the potential for specific uses on a given property. While agricultural capability is based on physical features and measurable parameters, agricultural suitability assessments include a range of site conditions and external influences. The following factors were considered in assessing the agricultural suitability of the Study Area:

- Feasibility of improvements;
- Availability of services (water, gas, electricity) for non-soil bound agriculture
- Overall size of the Subject Property and Study Area;
- Location and context of the Subject Property (proximity to urban/suburban/rural land use and zoning);
- Land use on Subject Property – historical, current and future plans;
- Land use in surrounding area – historical, current and future plans;
- Diversifications, innovations and improvements to date;
- MOE agricultural capability ratings (at 1:25,000 mapping scale); and
- Agricultural capability ratings as determined by this assessment (at +/-1:4,000 mapping scale).

The suitability of the Study Area for various agricultural purposes has been evaluated In terms of the factors listed above and has been summarized in the following sections.

6.1 Soil Bound Agricultural Uses

AC Units 1, 2, 4 and 5 in the Study Area were found to be improvable to Classes 1-3 and suitable for the widest range of adapted crops in the Lower Fraser Valley Region, with few limitations under irrigated conditions.

AC Units 9 and 10 can also be improved to Class 1 capability if the gravel pit site is rehabilitated including topsoil replacement.

Soil bound agricultural uses include high value crops such as small fruits and berries, tree fruits, grapes, vegetables and the widest range of field crops. Information from well logs from surrounding properties indicate that drilled wells would provide adequate irrigation water on the Subject Property (BC Ministry of Environmental Protection and Sustainability, March 2022).

AC Units 6 and 7 were considered secondary agricultural lands that are arable but require some management measures due to the slopes.

6.2 Non-Soil Bound Agricultural Uses

Non soil bound uses include greenhouses, mushroom production, poultry, feedlots and pot nurseries. The primary limitation in the Study Area to these uses is a minor access issue. The existing access is along a steep and narrow trail. This issue could be resolved by adjusting the layout and reducing the grade on the trail.

Natural gas is not available which would eliminate greenhouses, mushrooms and poultry as a use. With such high capability soils, non-soil bound agriculture would not be a suitable use from a highest and best use resource management perspective.

7.0 IMPACT ANALYSIS

7.1 Impact of Agricultural Development of Subject Lands on Surrounding Lands

The Study Area and the lower bench are used for dairy heifer grazing and hay production in support of the landowner's large dairy farm on Nicomen Island. While the Subject Property including the Study Area is being used beneficially for agriculture, it has much higher agricultural potential rivalling any other land in the lower Fraser Valley for producing high value crops including small fruits and berries, tree fruits, grapes, vegetables and the widest range of field crops. Only minor tree removal and cultivation would render the land suitable for this wide range of crop options. There is very little Class 1 land in the Lower Fraser Valley and it is a very valuable agricultural resource deserving of protection.

The Study Area/Subject Property is isolated from all other similar lands which render it unique and highly suitable for specialty crops and certified crop production due to its isolation.

8.0 SUMMARY AND CONCLUSIONS

8.1 Subject Property

- The entire Subject Property is 68.16 ha (168 ac) in size including an area of 5.41 ha (13.4 ac) that is within the ALR with the remaining 62.75 ha (155 ac) lying outside the ALR.
- A large portion of the property that lies outside the ALR has historically been used for grazing dairy cows and hay production and is currently being used for these purposes. There is an old homestead site with numerous walnut trees in the NE corner of the Study Area. These trees are estimated to be at least 80 years old and are remnants of early farm use.
- The Study Area that was the focus for the on-site soil inspection included 21.80 ha (54 ac) of land in the central area of the Subject Property, most of which is currently being used for agricultural purposes, as noted above.
- In the improved condition, some 16.39 ha (40.5 ac) or 75.2% of the Study Area would be considered prime agricultural land (agricultural capability Class 1 to 3) and suitable for a wide range of crops.
- An additional 1.69 ha (4.2 ac) or 7.8% of the Study Area was rated at Class 4 and 5 improved capability with topographic limitations. These AC units are considered secondary agricultural lands that are arable but have some management limitations imposed by the slopes.
- The remaining 3.72 ha (9.19 ac) or 17.0 % of the Study Area which includes steep simple and complex slopes is rated at Class 7 unimprovable capability. These non-arable lands have been included in the Study Area to provide buffering for the high capability lands, shelter and native forage for cattle as well as rationale for the proposed new ALR boundary.
- There is evidence that the Subject Property and the Study Area have been farmed for more than 80 years and possibly longer.

8.2 Conclusions

- The isolated location and high agricultural capability soils of the Study Area make it uniquely suited for growing certified and foundation seedstock crops and for plant breeding.
- Marble Hill soils; which are dominant in the Study Area, are among the very best soils in the Fraser Valley and currently support most of the berry production in the Abbotsford area.
- Almost all of the Marble Hill soils in the Fraser Valley are in full agricultural production and properties with Marble Hill soil are in high demand by farmers.

- The dominantly high agricultural capability land in the Study Area is currently out of the ALR and vulnerable to subdivision and development for non-farm uses which would render it unsuitable and/or unavailable for commercial agricultural production.
- The preservation of the land in the Study Area for soil bound agriculture is considered to be the highest and best use of this unique resource from a soil management perspective.

9.0 REFERENCES

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10.0 LIMITATIONS

I, Catherine Orban certify that I supervised and carried out the work as described in this report. The report is based upon and limited by circumstances and conditions referred to throughout the report and upon information available at the time of the site investigation. I have exercised reasonable skill, care and diligence to assess the information acquired during the preparation of this report. I believe this information is accurate but cannot guarantee or warrant its accuracy or completeness. Information provided by others was believed to be accurate but cannot be guaranteed.

The information presented in this report was acquired, compiled and interpreted exclusively for the purposes described in this report. I do not accept any responsibility for the use of this report, in whole or in part, for any purpose other than intended or to any third party for any use whatsoever.

Catherine Orban, MSc, PAg



November 17, 2024

APPENDIX A

Statement of Qualifications

Catherine M. Orban, MSc, PAg



Catherine Orban, MSc, PAg
Soil Matters Consulting Ltd.
1911 Bonito Cres
Nanoose Bay, BC, V9P 9J1
c: 250-612-2166 e: catherineo@telus.net

Catherine Orban is a Professional Agrologist with a Master of Science Degree in Geography, specializing in Soil Science. She has been conducting soils and agricultural capability assessments and managing soil rehabilitation projects since 1985. She has been a registered Professional Agrologist (PAg) since 1999 in both Alberta and British Columbia where she has worked on a variety of soils assessment, management, remediation and reclamation projects in the agricultural, oil & gas and environmental sectors throughout western Canada. Catherine has been an independent consultant for over 30 years and founded *Soil Matters Consulting Ltd (BC)* in 2014.

Catherine has had extensive experience as an environmental inspector and as a dedicated soil specialist on a variety of linear development (pipeline) projects in western Canada since 1993. She has conducted numerous soil surveys and terrain assessments for a wide range of pipeline, wellsite and access road construction and rehabilitation projects located in a variety of landscapes throughout BC. She has prepared soil survey and construction as-built reports including; environmental overviews, soil descriptions and classifications, soil management and reclamation plans, and post-construction monitoring programs. Her specialization and strongest areas of expertise in the linear development sector include soil surveys and assessments, management and rehabilitation; before, during and after linear construction.

Catherine is based in Nanoose Bay on Vancouver Island and has worked extensively on Agricultural Land Reserve (ALR) properties on the island, in the lower mainland and in the Okanagan region. Her experience with agricultural capability assessments in support of Agricultural Land Commission (ALC) applications includes a variety of over 100 projects comprising site assessments and reports, gravel extraction and rehabilitation plans, fill site monitoring, city council/regional district submissions, 3rd party reviews and participation in public meetings. She has also been retained as an expert witness to review agricultural capability assessments prepared by other practitioners for legal proceedings. Catherine has mentored several professional agrologists in conducting and interpreting agricultural capability assessments.

APPENDIX B

Maps & Figures

41069 North Nicomen Road, Deroche, BC

Figure 1: 41069 North Nicomen Road, Deroche, BC – Regional Location

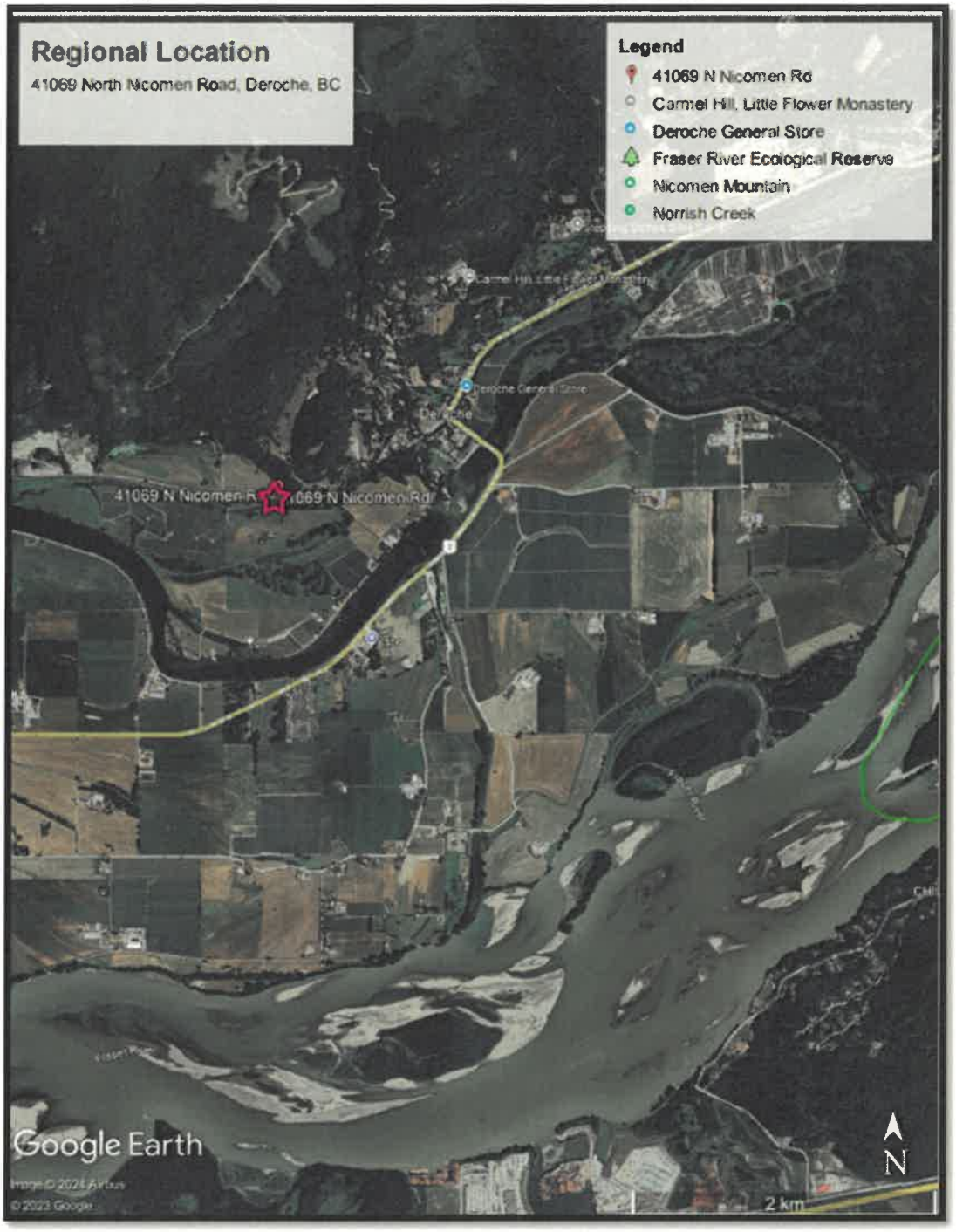
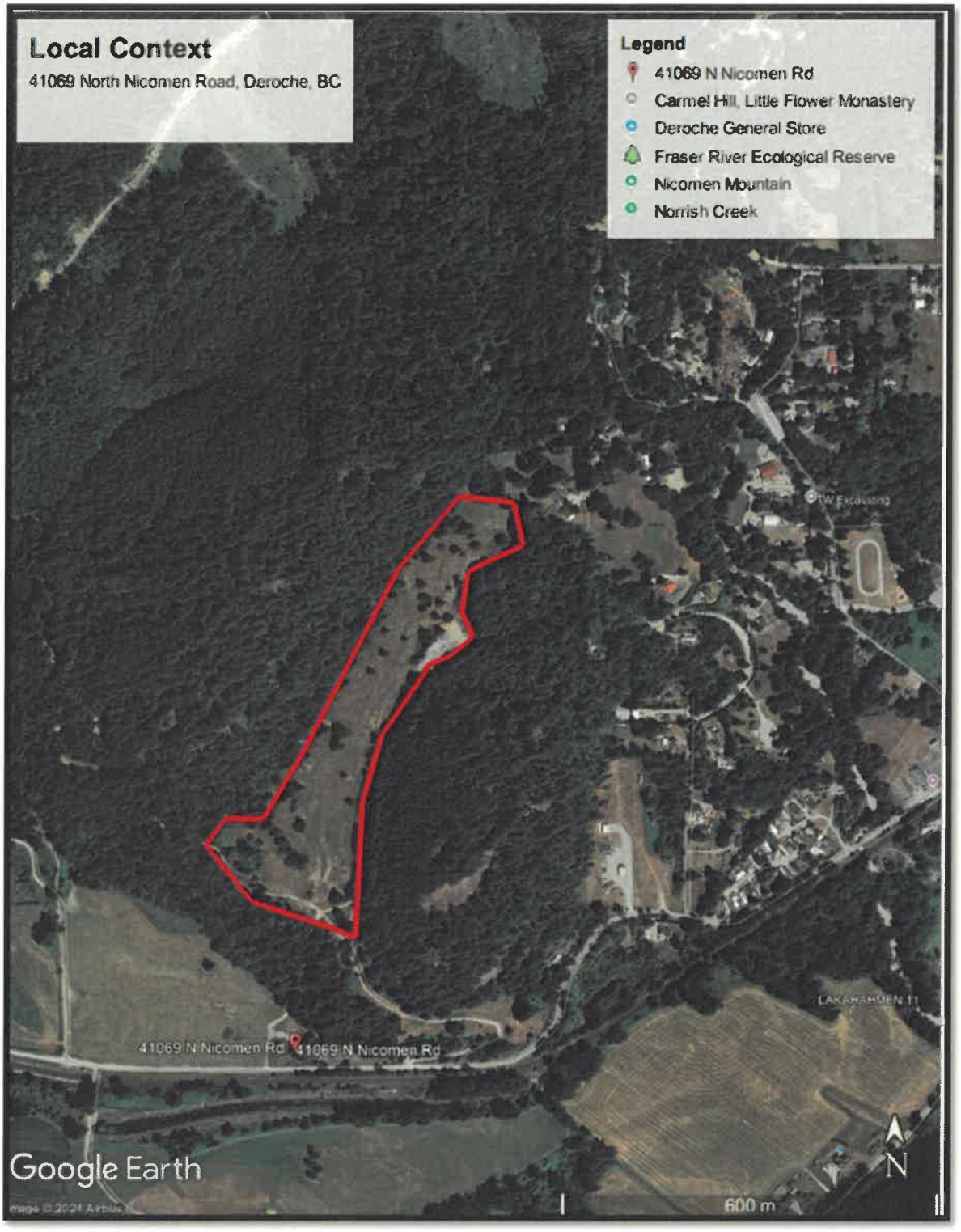
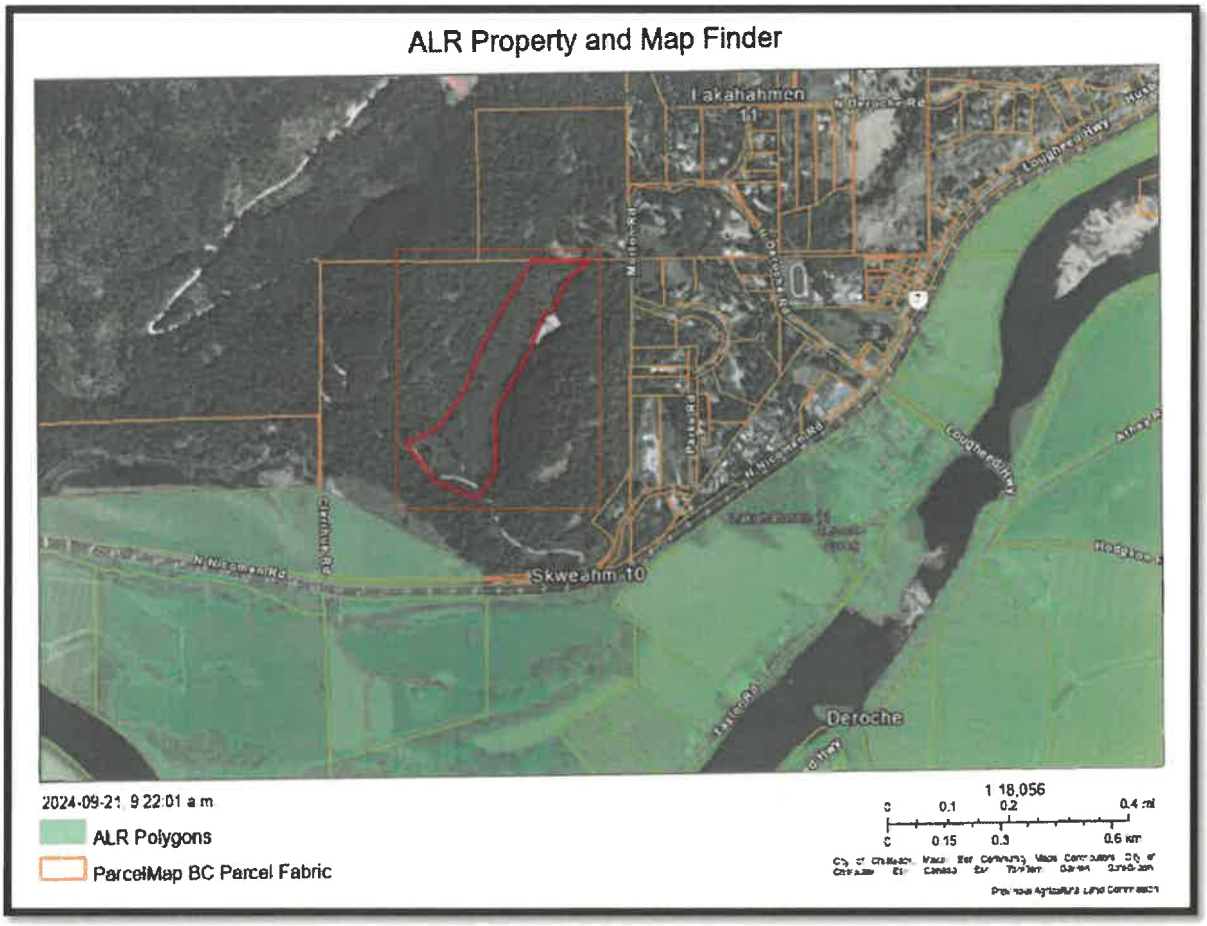


Figure 2: 41069 North Nicomen Road, Deroche, BC – Local Context



Study Area

Figure 3: 41069 North Nicomen Road, Deroche, BC – ALR Mapping



Study Area

Figure 4: 41069 North Nicomen Road, Deroche, BC – Topography & Test Pits

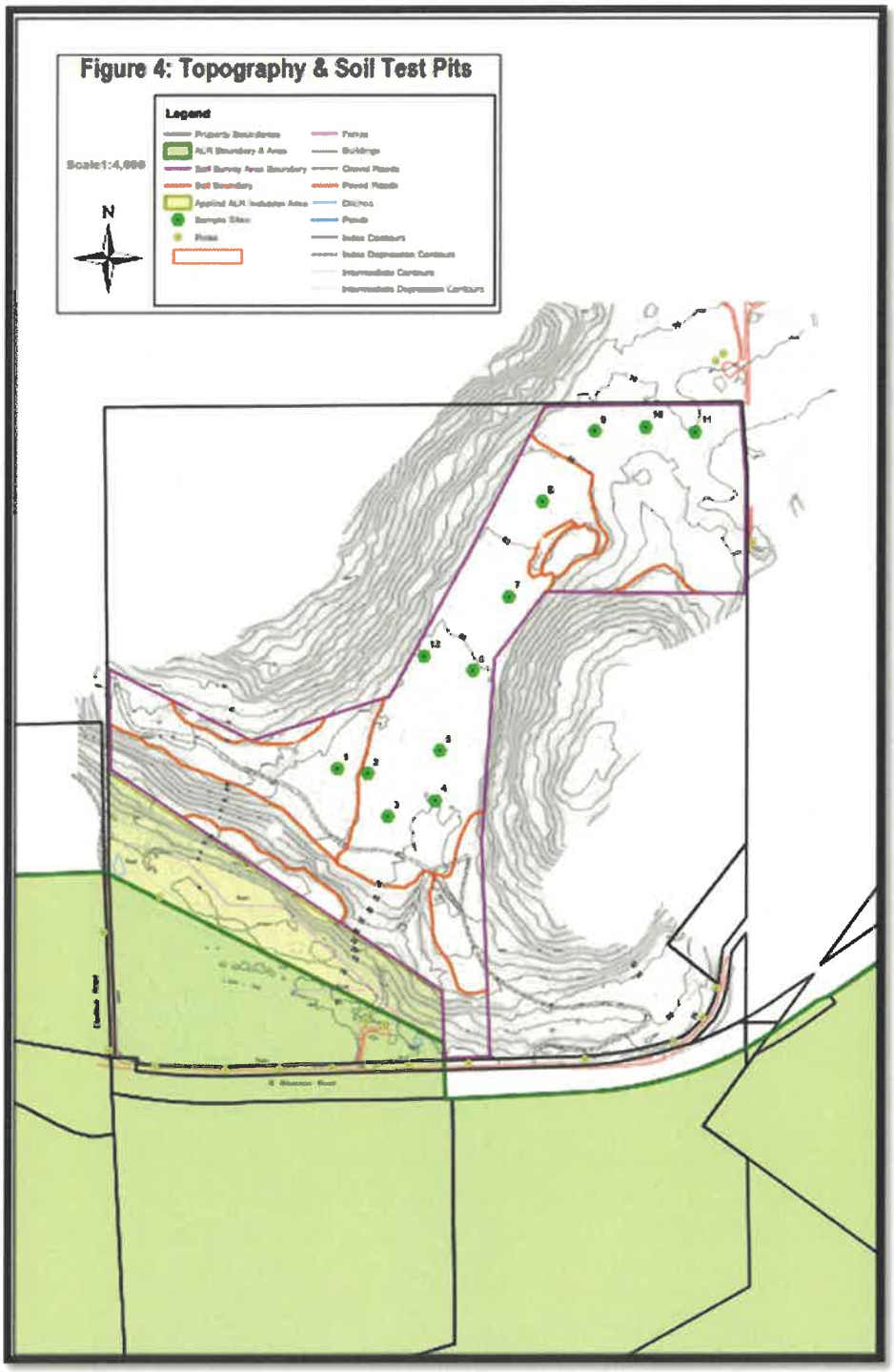
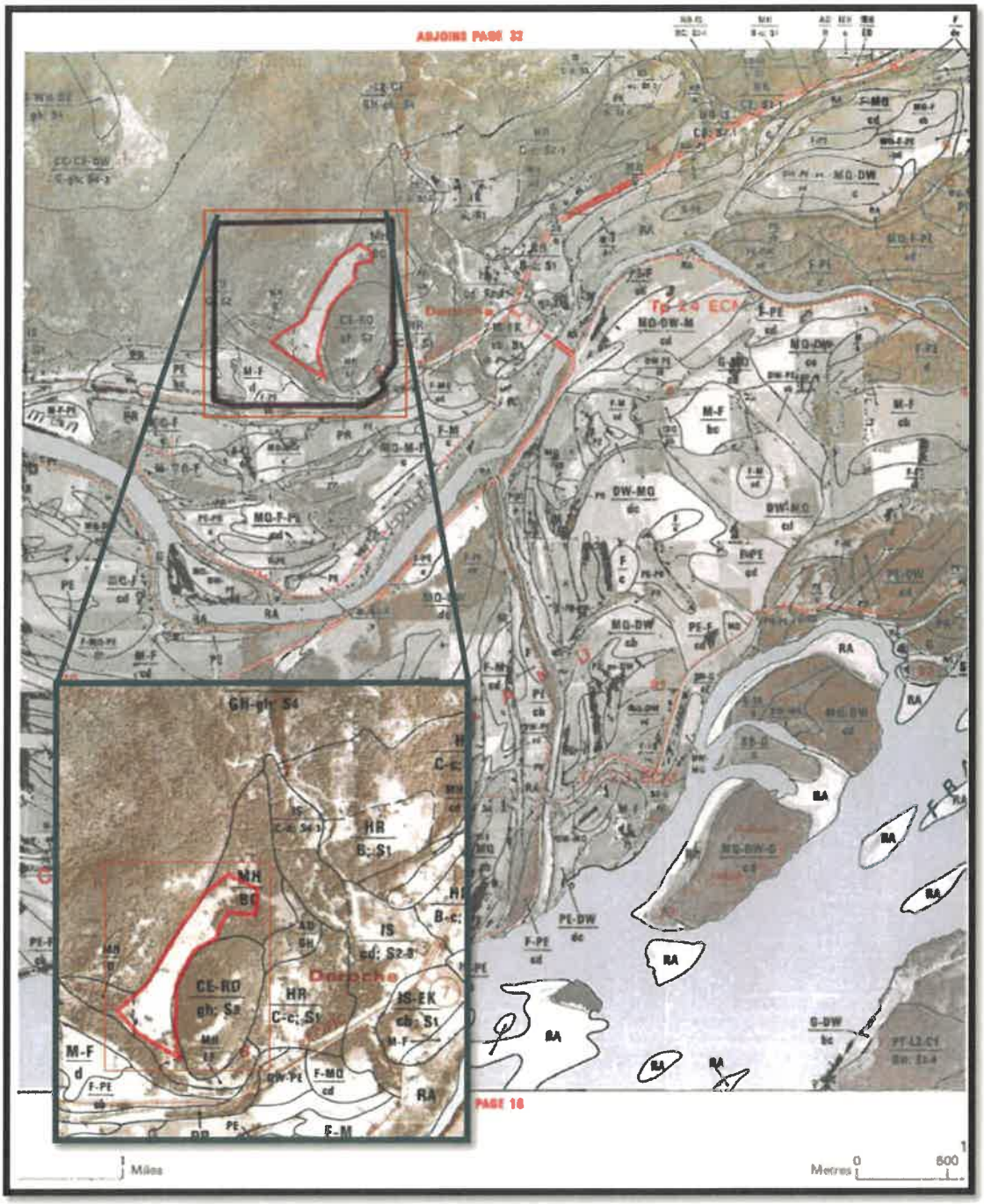


Figure 5: 41069 North Nicomen Road, Deroche, BC – Soils Mapping



Study Area Subject Property SOURCE: Report No 15, BC Soil Survey, v.1, Map 31

Soil Series	**Slope** - Simple
MH – Marble Hill: Over 50 cm of medium-textured eolian deposits over gravelly glacial outwash deposits. Well drained - Orthic Humo-Ferric Podzols	B - Very gently sloping or gently undulating – 0.5-2% C - Gently sloping or undulating – 2+-5%

Figure 6: 41069 North Nicomen Road, Deroche, BC – Soil Units

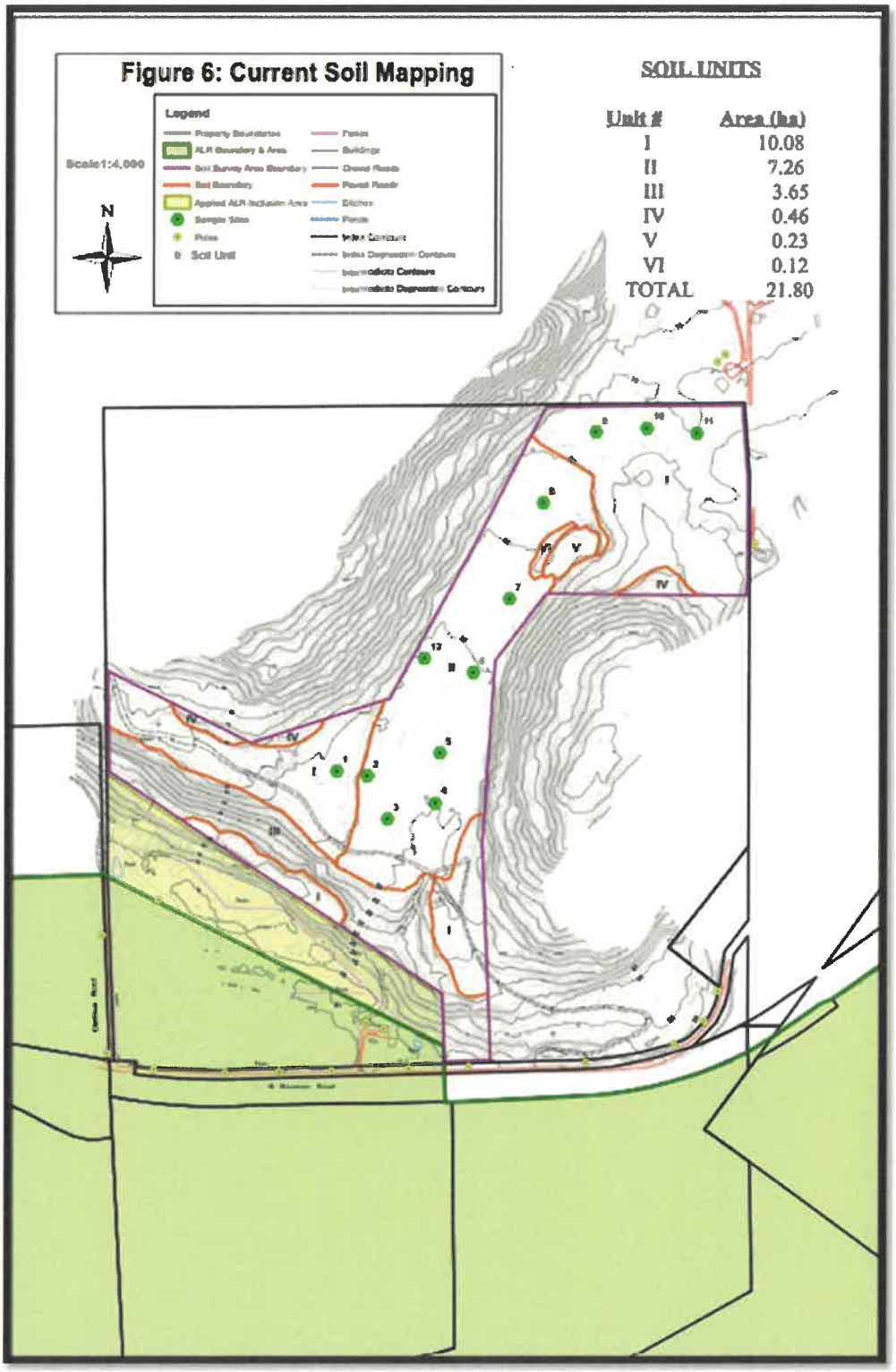
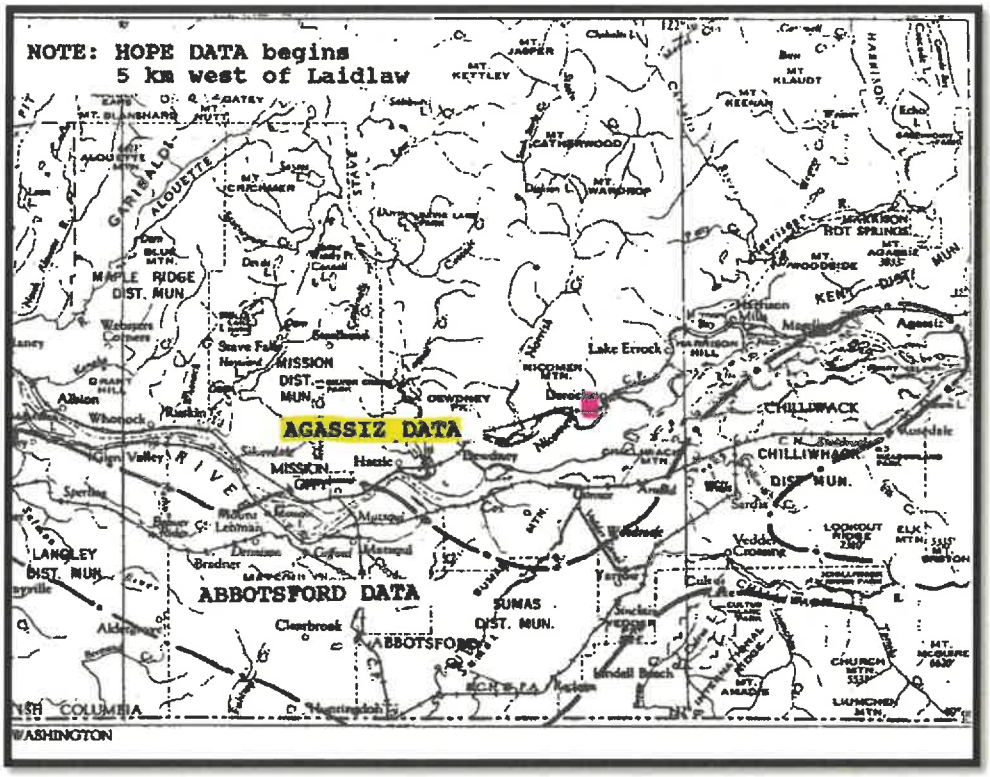


Figure 7: 41069 North Nicomen Road, Deroche, BC – Climatic Capability Mapping & Table



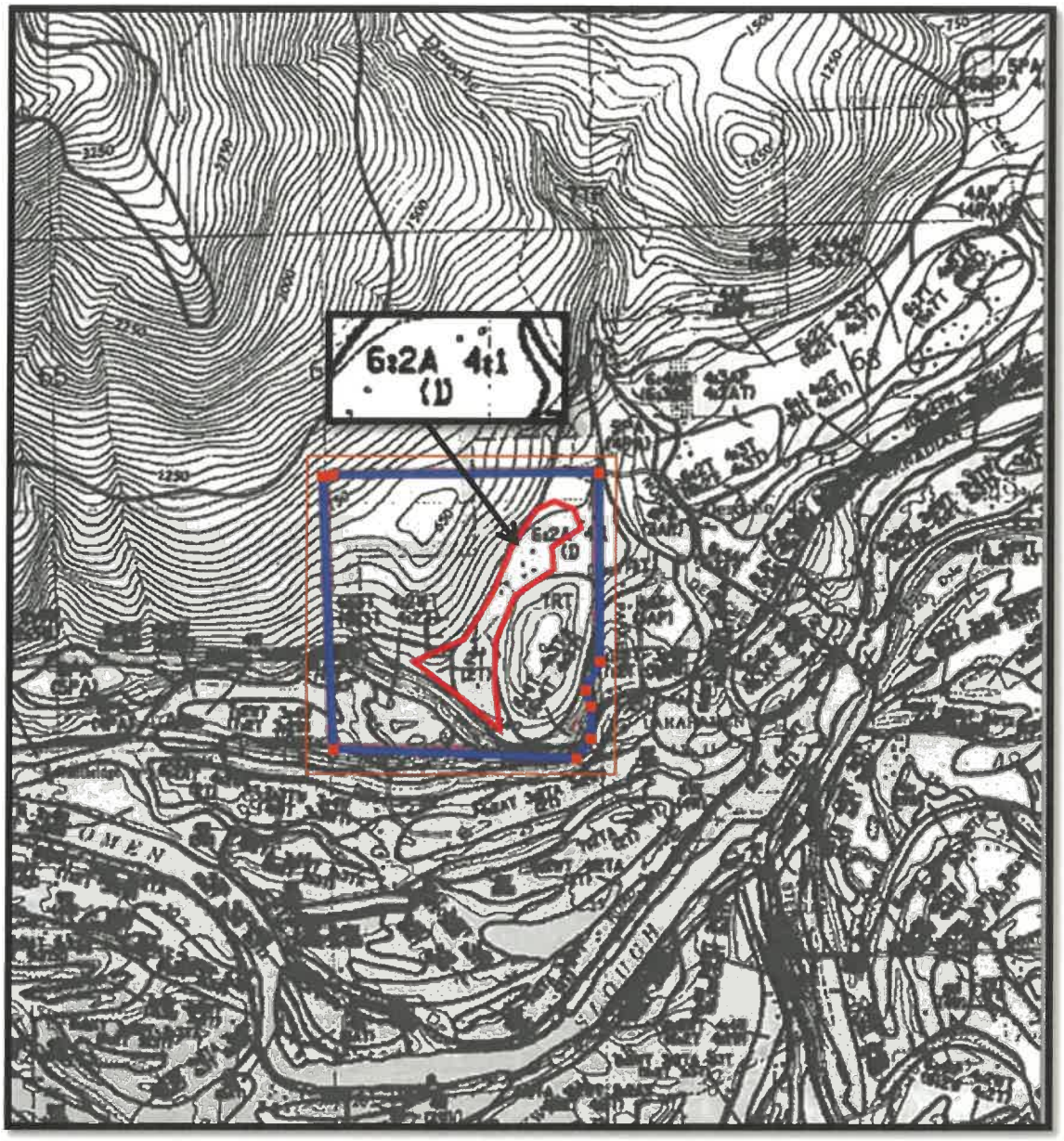
Study Area

AWSC mm	TEXTURE	VANCOUVER mm	ABBOSTFORD mm	AGASSIZ mm	HOPE mm	CLASS
10	g	321	319	300	294	5A
20	vgs	275	260	219	234	
25	vgs	267	240	195	219	4A
30	cs	249	225	170	197	
40	s	229	199	151	171	
50	ls	212	178	128	151	3A
60	sl	198	160	109	132	
70	fsl	184	144	91	116	
80	fsl	172	129	75	101	
85	l	166	122	68	93	
90	l	160	115	61	86	
100	c, cl	149	102	47	72	2A
105	sicl	143	95	41	66	
110		137	88	34	59	
120		127	76	21	46	
125	humic(o.m.)	122	70	15	39	
130		117	65	9	33	
140		107	54	1	22	1A
150		97	43	-14	12	

Table 2: Soil Moisture Deficit vs Available Water Storage Capacity (AWSC) for Fraser Valley Locations

SOURCE: Williams, RJ, March, 1987: *Soil Moisture Deficit Calculations for Southwestern British Columbia (NP).* British Columbia Ministry of Environment & Parks, Kelowna, British Columbia

Figure 8: 41069 North Nicomen Road, Deroche, BC – Agricultural Capability Mapping



Study Area

Subject Property

SOURCE: Land Capability for Agriculture, Map 92G1, @ 1:25,000

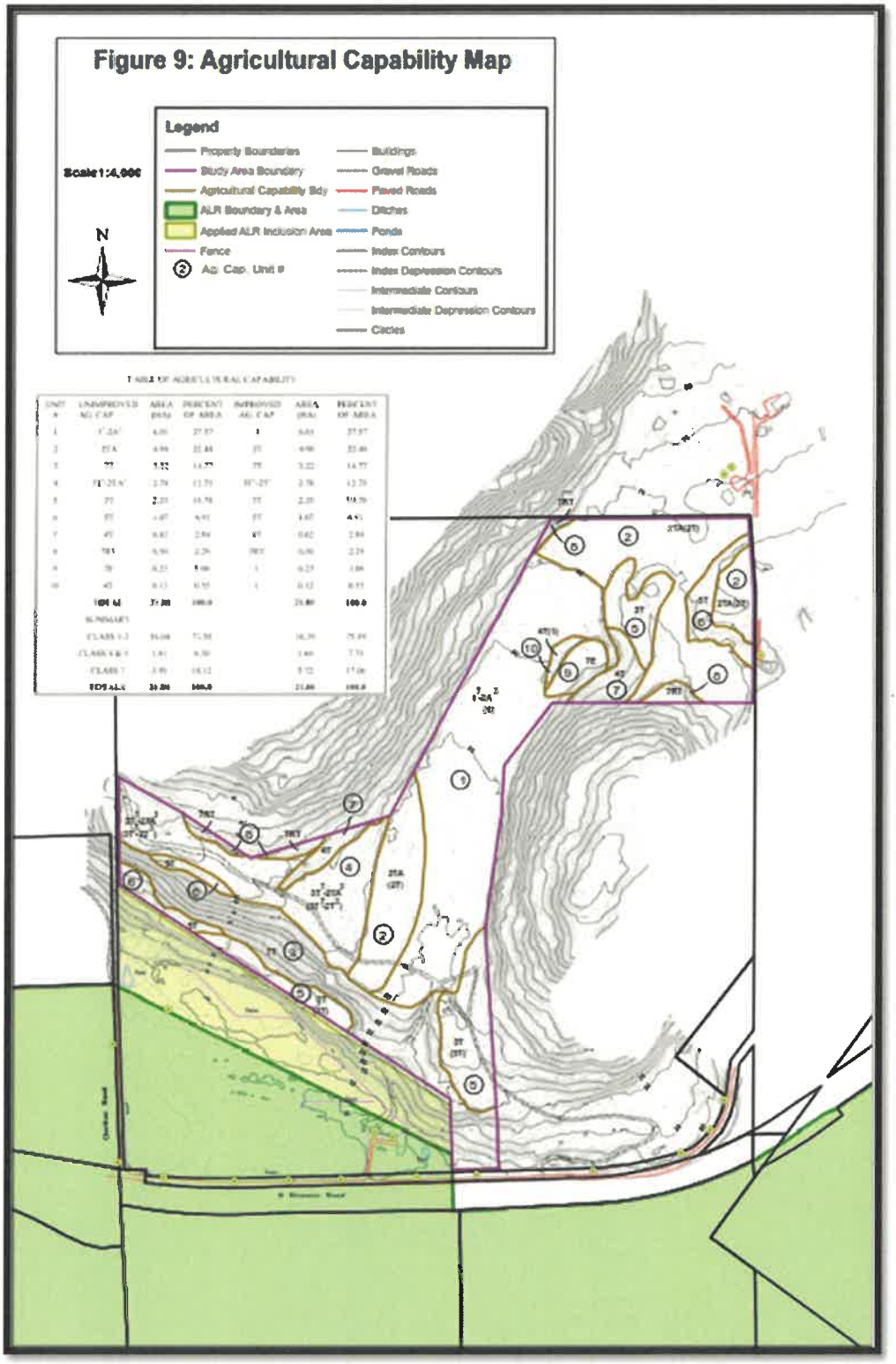
Surveys & Resource Mapping Branch, BC MOE, 1985

6:2A 4:1 – Unimproved Rating (60% Class 2A – 40% Class 1)

(1) – Improved Rating (100% Class 1)

Subclasses	**Classes**
A – Soil moisture deficiency	1. Land in this class either has no or very slight limitations that restrict its use for the production of common agricultural crops. 2. Land in this class has minor limitations that require good ongoing management practices or slightly restrict the range of crops, or both.

Figure 9: 41069 North Nicomen Road, Deroche, BC – Agricultural Capability Units



APPENDIX C

Site & Soil Test Pit Photos

41069 North Nicomen Road, Deroche, BC



Photo 1a: TP1 Location

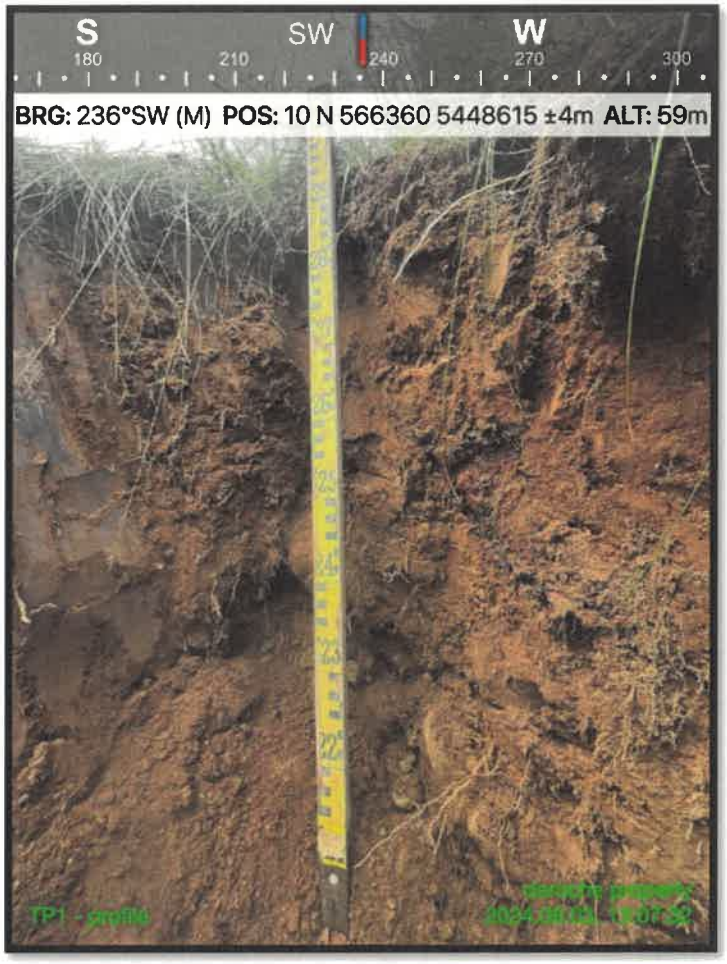


Photo 1b: TP1 Soil Profile

Test Pit 1: 41069 North Nicomen Road, Deroche, BC

Horizon	Depth (cm)	Description
LFH	2-0	Grasses
Ah	0-5	Dark brown (7.5YR 3/4 d); silt loam (lab); moderate, fine-medium, granular; friable; abundant roots; <5% coarse fragments[1] (incl.1 rock 60+cm diameter); abrupt, wavy boundary to:
Bf	5-35	Dark reddish brown (5YR 3/3 d); silt loam (lab); moderate, medium, subangular blocky; very friable; few roots; <5% coarse fragments[1]; clear, wavy boundary to:
Bm	35-85+	Brown (7.5YR 4/3 d); VF loamy sand with fine gravel; moderate, fine-medium, subangular blocky; very friable; 10-15% coarse fragments[1]; few roots to 85 cm.

[1] Coarse Fragments > 2.5cm as determined by field observations

Soil Unit: I
Slope: Very gentle; <3%, N
Soil Drainage: Well
Site Drainage: Well
Vegetation: Sod - Established pasture/hay
Samples: 1 @ 30cm
Notes: Site has been used for agricultural purposes.



Photo 2a: TP2 Site Conditions



Photo 2b: TP2 Location



Photo 2c: TP2 Soil Profile

Test Pit 2: 41069 North Nicomen Road, Deroche, BC

Horizon	Depth (cm)	Description
LFH	2-0	Grasses
Ah/Sod Mat	0-5	Dark brown (7.5YR 3/4 d); silt loam; moderate, fine-medium, granular; friable; abundant roots; <5% coarse fragments[1] (incl.1 rock 60+cm diameter); abrupt, wavy boundary to:
Bf	5-50	Dark reddish brown (5YR 3/3 d); silt loam; moderate, medium, subangular blocky; very friable; few roots; <5% coarse fragments[1]; clear, wavy boundary to:
BC	50-85+	Dark yellowish brown (10YR 4/4 d); VF sandy loam; moderate, fine-medium, subangular blocky; very friable; 10-15% coarse fragments[1]; few roots to 85 cm.

[1] Coarse Fragments > 2.5cm as determined by field observations

Soil Unit: II
Slope: Very gentle; <3%, NE
Soil Drainage: Well
Site Drainage: Well
Vegetation: Sod - Established pasture/hay
Samples: None
Notes: Site has been used for agricultural purposes.



Photo 3a: TP3 Site Conditions

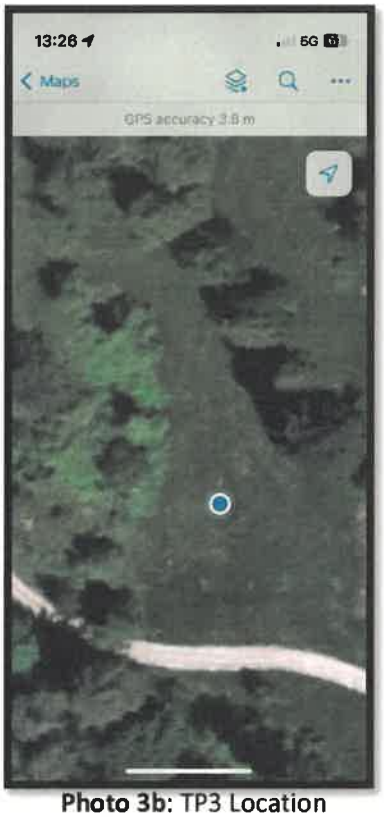


Photo 3b: TP3 Location



Photo 3c: TP3 Soil Profile

Test Pit 3: 41069 North Nicomen Road, Deroche, BC

Horizon	Depth (cm)	Description
LFH	2-0	Grasses
Ah/Sod Mat	0-5	Dark brown (7.5YR 3/4 d); silt loam; moderate, fine-medium, granular; friable; abundant roots; <5% coarse fragments[1]; abrupt, wavy boundary to:
Ah	5-13	Dark brown (10YR 3/3 d); silt loam; weak, fine, granular; friable; abundant roots; <5% coarse fragments[1] (incl.1 rock 60+cm diameter); clear, wavy boundary to:
Bf	13-43	Dark reddish brown (5YR 3/3 d); silt loam; moderate, medium, subangular blocky; very friable; few roots; <5% coarse fragments[1]; clear, wavy boundary to:
Bm	43-100+	Brown (7.5YR 4/3 d); VF sandy loam; moderate, fine-medium, subangular blocky; very friable; 10-15% coarse fragments[1] including a few large cobbles; few roots to 65 cm.

[1] Coarse Fragments > 2.5cm as determined by field observations

Soil Unit: II
Slope: Nearly level
Soil Drainage: Well
Site Drainage: Well
Vegetation: Sod - Established pasture/hay
Samples: None
Notes: Site has been used for agricultural purposes.



Photo 4a: TP4 Site Conditions

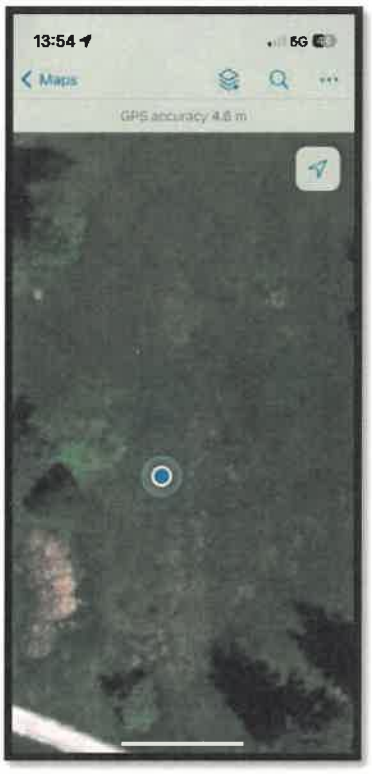


Photo 4b: TP4 Location



Photo 4c: TP4 Soil Profile

Test Pit 4: 41069 North Nicomen Road, Deroche, BC

Horizon	Depth (cm)	Description
LFH	2-0	Grasses
Ah/Sod Mat	0-5	Dark brown (7.5YR 3/4 d); silt loam; moderate, fine-medium, granular; very friable; abundant roots; 0% coarse fragments; abrupt, wavy boundary to:
Ah	5-20	Dark brown (10YR 3/3 d); silt loam; weak, fine, granular; very friable; abundant roots; 0% coarse fragments; clear, wavy boundary to:
Bf	20-55	Dark reddish brown (5YR 3/3 d); silt loam; moderate, medium, subangular blocky; very friable; few roots; 0% coarse fragments; scattered charcoal fragments; clear, wavy boundary to:
Bm	55-110+	Brown (7.5YR 4/3 d); VF sandy loam; moderate, fine-medium, subangular blocky; very friable; 0% coarse fragments[1]; few roots to 75 cm.

[1] Coarse Fragments > 2.5cm as determined by field observations

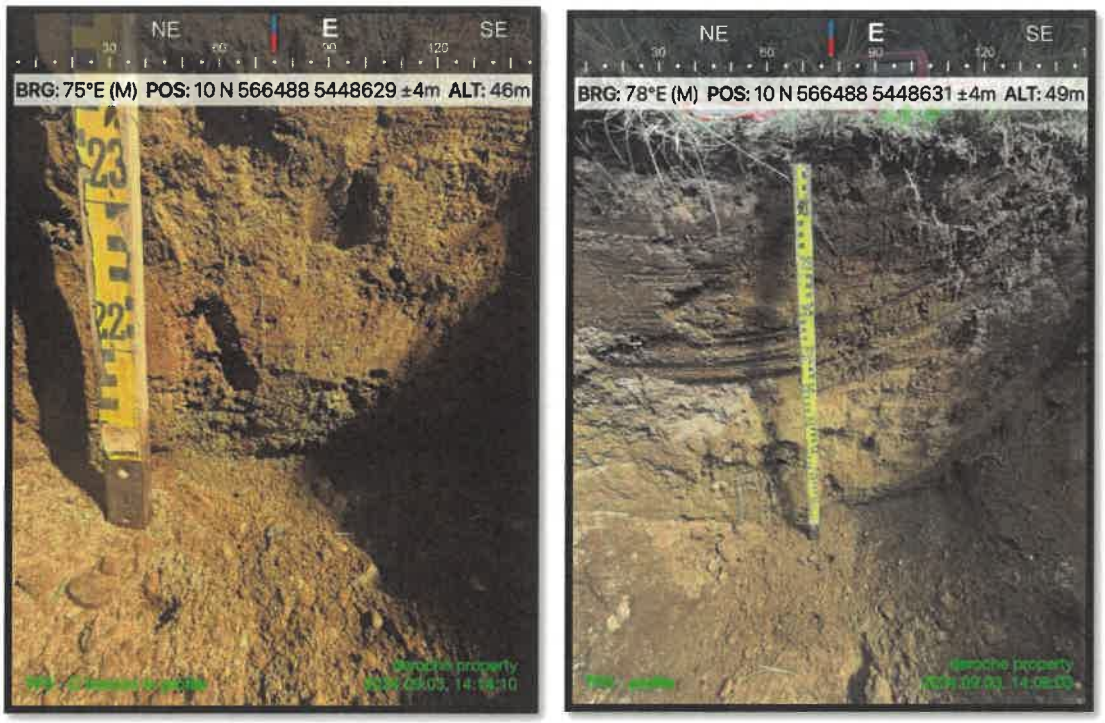
Soil Unit: II
Slope: Almost level
Soil Drainage: Well
Site Drainage: Well
Vegetation: Sod - Established pasture/hay
Samples: None
Notes: Site has been used for agricultural purposes.



Photo 5a: TP5 Site Conditions



Photo 5b: TP5 Location



Photos 5c & 5d: TP5 Soil Profile

Test Pit 5: 41069 North Nicomen Road, Deroche, BC

Horizon	Depth (cm)	Description
LFH	2-0	Grasses
Ah/Sod Mat	0-5	Dark brown (7.5YR 3/4 d); silt loam; moderate, fine-medium, granular; very friable; abundant roots; 0% coarse fragments; abrupt, wavy boundary to:
Ah	5-22	Dark brown (10YR 3/3 d); silt loam; weak, fine, granular; very friable; abundant roots; 0% coarse fragments; clear, wavy boundary to:
Bf	22-61	Dark reddish brown (5YR 3/3 d); silt loam; moderate, medium, subangular blocky; very friable; few roots; 0% coarse fragments; clear, wavy boundary to:
Bm	61-110	Brown (7.5YR 4/3 d); VF sandy loam; moderate, fine-medium, subangular blocky; very friable; 0% coarse fragments[1]; few roots; clear, wavy boundary to:
C	110-120+	Dark yellowish brown (10YR 4/4 d); coarse sand; weak, fine-medium, single-grained; very friable; 5-10% coarse fragments[1]; few roots to 100 cm.

[1] Coarse Fragments > 2.5cm as determined by field observations

Soil Unit: II
Slope: Almost level
Soil Drainage: Well
Site Drainage: Well
Vegetation: Sod - Established pasture/hay
Samples: None
Notes: Site has been used for agricultural purposes.



Photo 6a: TP6 Site Conditions



Photo 6b: TP6 Location

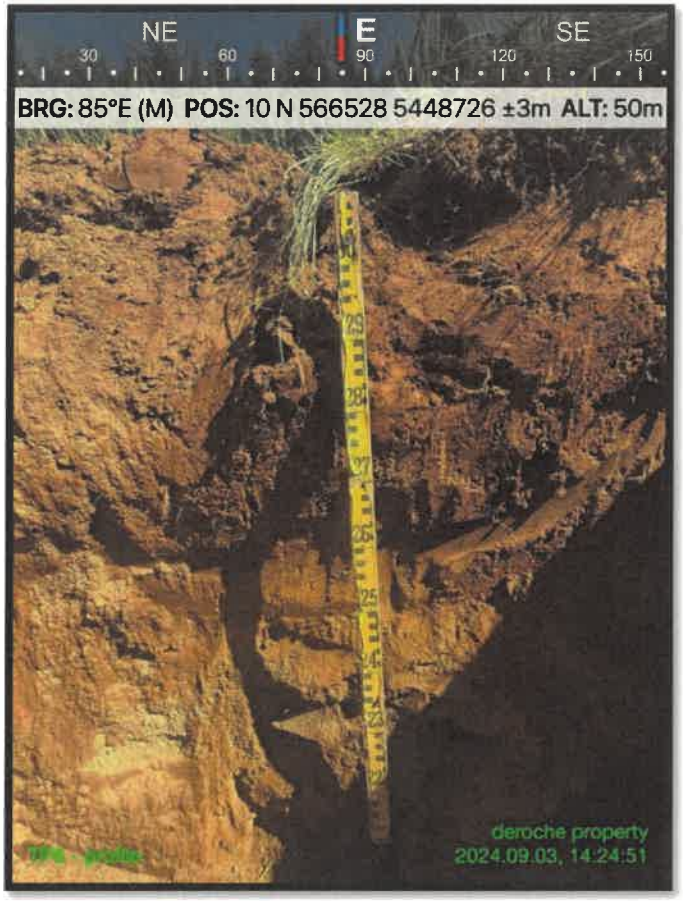


Photo 6c: TP6 Soil Profile

Test Pit 6: 41069 North Nicomen Road, Deroche, BC

Horizon	Depth (cm)	Description
LFH	2-0	Grasses
Ah/Sod Mat	0-8	Dark brown (7.5YR 3/4 d); sandy loam (lab); moderate, fine-medium, granular; very friable; abundant roots; 0% coarse fragments; abrupt, wavy boundary to:
Ah	8-24	Dark brown (10YR 3/3 d); sandy loam (lab); weak, fine, granular; very friable; abundant roots; 0% coarse fragments; clear, wavy boundary to:
Bf	24-73	Dark reddish brown (5YR 3/3 d); sandy loam (lab); moderate, medium, subangular blocky; very friable; few roots; 0% coarse fragments; clear, wavy boundary to:
Bm	73-95	Brown (7.5YR 4/3 d); VF sandy loam; moderate, fine-medium, subangular blocky; very friable; 0% coarse fragments[1]; few roots to 95 cm; clear, wavy boundary to:
C	95-110+	Dark yellowish brown (10YR 4/4 d); coarse sand; weak, fine-medium, single-grained; very friable; 15-20% coarse fragments[1].

[1] Coarse Fragments > 2.5cm as determined by field observations

Soil Unit: II
Slope: Almost level
Soil Drainage: Well
Site Drainage: Well
Vegetation: Sod - Established pasture/hay
Samples: 1 @ 0-55cm
Notes: Site has been used for agricultural purposes.



Photo 7a: TP7 Site Conditions

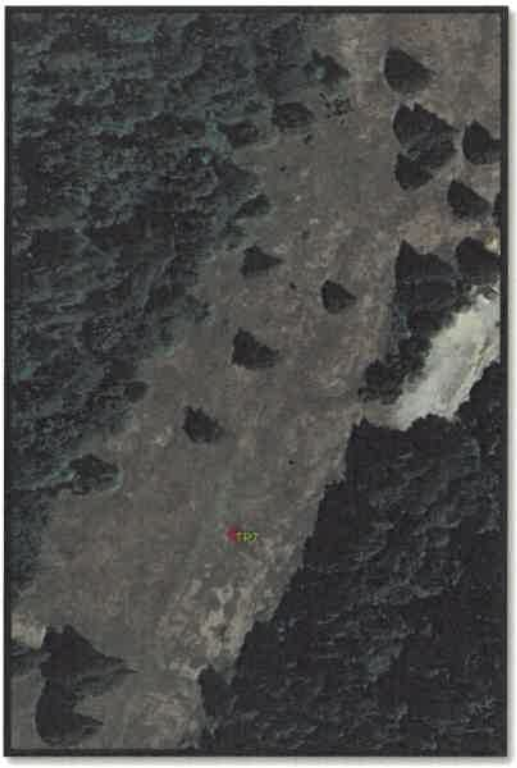


Photo 7b: TP7 Location

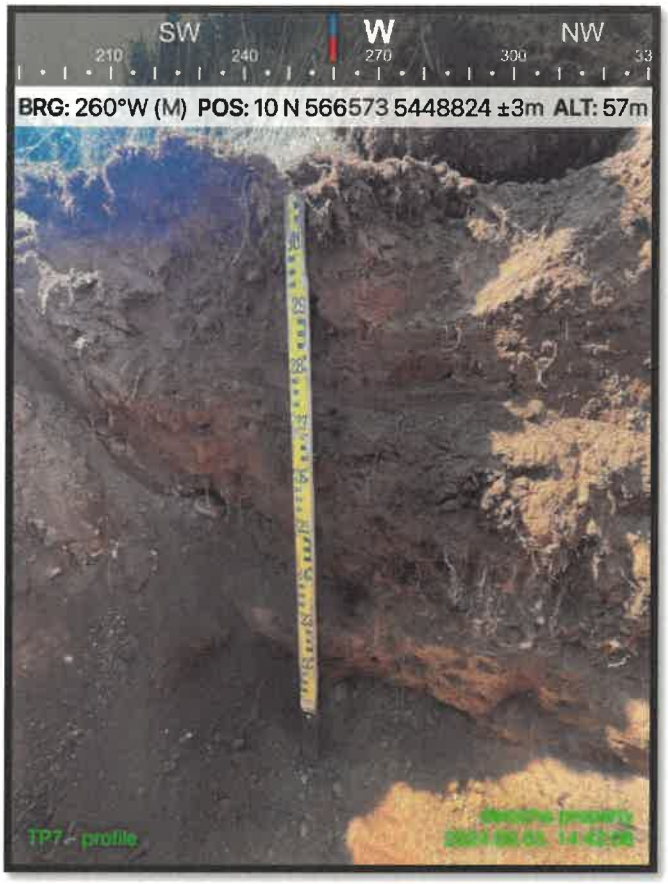


Photo 7c: TP7 Soil Profile

Test Pit 7: 41069 North Nicomen Road, Deroche, BC

Horizon	Depth (cm)	Description
LFH	2-0	Grasses
Ah/Sod Mat	0-5	Dark brown (7.5YR 3/4 d); silt loam; moderate, fine-medium, granular; very friable; abundant roots; <5% coarse fragments; abrupt, wavy boundary to:
Ah	5-12	Dark brown (10YR 3/3 d); silt loam; weak, fine, granular; very friable; abundant roots; <5% coarse fragments; clear, wavy boundary to:
Bf	12-80	Dark reddish brown (5YR 3/3 d); silt loam; moderate, medium, subangular blocky; very friable; few roots; <5% coarse fragments; clear, wavy boundary to:
Bm	80-98	Brown (7.5YR 4/3 d); VF sandy loam; moderate, fine-medium, subangular blocky; very friable; <5% coarse fragments[1]; few roots to 95 cm; clear, wavy boundary to:
IIC	98-110+	Dark yellowish brown (10YR 4/4 d); gravelly sandy loam; weak, fine-medium, single-grained; very friable; 20-25% coarse fragments[1].

[1] Coarse Fragments > 2.5cm as determined by field observations

Soil Unit: II
Slope: Almost level
Soil Drainage: Well
Site Drainage: Well
Vegetation: Sod - Established pasture/hay
Samples: None
Notes: Site has been used for agricultural purposes.



Photo 8a: TP8 Site Conditions



Photo 8b: TP8 Location



Photo 8c: TP8 Soil Profile

Test Pit 8: 41069 North Nicomen Road, Deroche, BC

Horizon	Depth (cm)	Description
LFH	2-0	Grasses
Ah/Sod Mat	0-5	Dark brown (7.5YR 3/4 d); silt loam; moderate, fine-medium, granular; very friable; abundant roots; <5% coarse fragments; abrupt, wavy boundary to:
Ah	5-12	Dark brown (10YR 3/3 d); silt loam; weak, fine, granular; very friable; abundant roots; <5% coarse fragments; clear, wavy boundary to:
Bf	12-54	Dark reddish brown (5YR 3/3 d); silt loam; moderate, medium, subangular blocky; very friable; few roots; <5% coarse fragments; clear, wavy boundary to:
Bm	54-72	Brown (7.5YR 4/3 d); gravelly sandy loam; moderate, fine-medium, subangular blocky; very friable; 15-20% coarse fragments[1]; few roots to 95 cm; clear, wavy boundary to:
IIC	72-80+	Dark yellowish brown (10YR 4/4 d); gravelly sandy loam; weak, fine-medium, single-grained; very friable; 20-25% coarse fragments[1]; few roots to 80 cm.

[1] Coarse Fragments > 2.5cm as determined by field observations

Soil Unit: II
Slope: Almost level
Soil Drainage: Well
Site Drainage: Well
Vegetation: Sod - Established pasture/hay
Samples: None
Notes: Site has been used for agricultural purposes.



Photo 9a: TP9 Site Conditions



Photo 9b: TP9 Location



Photo 9c: TP9 Soil Profile

Test Pit 9: 41069 North Nicomen Road, Deroche, BC

Horizon	Depth (cm)	Description
LFH	2-0	Grasses
Ah/Sod Mat	0-5	Dark brown (7.5YR 3/4 d); silt loam; moderate, fine-medium, granular; very friable; abundant roots; <5% coarse fragments; abrupt, wavy boundary to:
Bf	5-34	Dark reddish brown (5YR 3/3 d); silt loam; moderate, medium, subangular blocky; very friable; few roots; 5-10% coarse fragments; clear, wavy boundary to:
B/C	34-68+	Dark yellowish brown (10YR 4/4 d); gravelly sandy loam; weak, fine-medium, single-grained; very friable; 30-40% coarse fragments[1]; few roots to 68 cm.

[1] Coarse Fragments > 2.5cm as determined by field observations

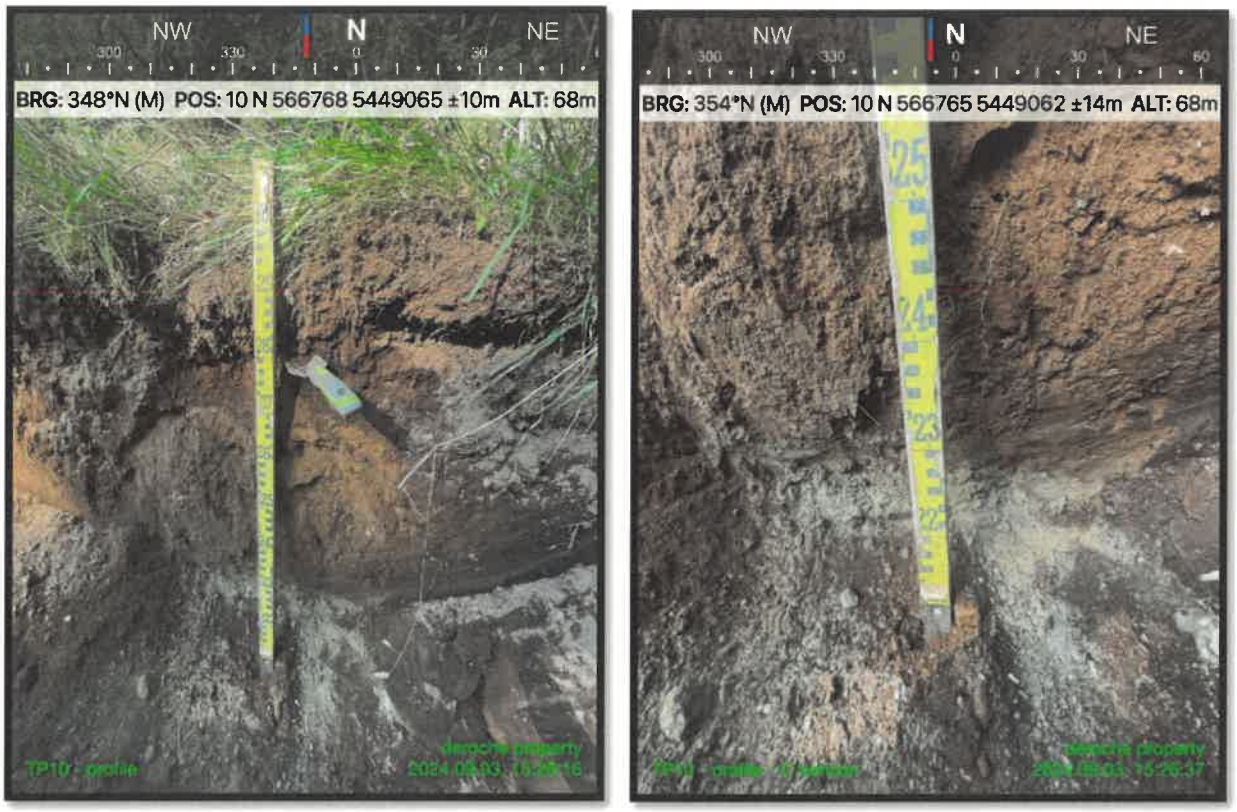
Soil Unit: I
Slope: Almost level
Soil Drainage: Well
Site Drainage: Well
Vegetation: Sod - Established pasture/hay
Samples: None
Notes: Site has been used for agricultural purposes.



Photo 10a: TP10 Site Conditions



Photo 10b: TP10 Location



Photos 10c & 10d: TP10 Soil Profile

Test Pit 10: 41069 North Nicomen Road, Deroche, BC

Horizon	Depth (cm)	Description
LFH	2-0	Grasses
Ah/Sod Mat	0-5	Dark brown (7.5YR 3/4 d); VF sandy loam (lab); moderate, fine-medium, granular; very friable; abundant roots; 0% coarse fragments; abrupt, wavy boundary to:
Ah	5-14	Dark brown (10YR 3/3 d); VF sandy loam (lab); weak, fine, granular; very friable; abundant roots; 0% coarse fragments; clear, wavy boundary to:
Bf	14-76	Dark reddish brown (5YR 3/3 d); VF sandy loam (lab); moderate, medium, subangular blocky; very friable; few roots; 0% coarse fragments; clear, wavy boundary to:
C	76-90+	Light gray (10YR 7/1 d); gravelly sandy loam; weak, fine-medium, single-grained; very friable; 30-40% coarse fragments[1]; few roots to 90 cm.

[1] Coarse Fragments > 2.5cm as determined by field observations

Soil Unit: I
Slope: Almost level
Soil Drainage: Well
Site Drainage: Well
Vegetation: Sod - Established pasture/hay
Samples: 1 @ 0-76 cm
Notes: Site has been used for agricultural purposes.



Photo 11a: TP11 Site Conditions

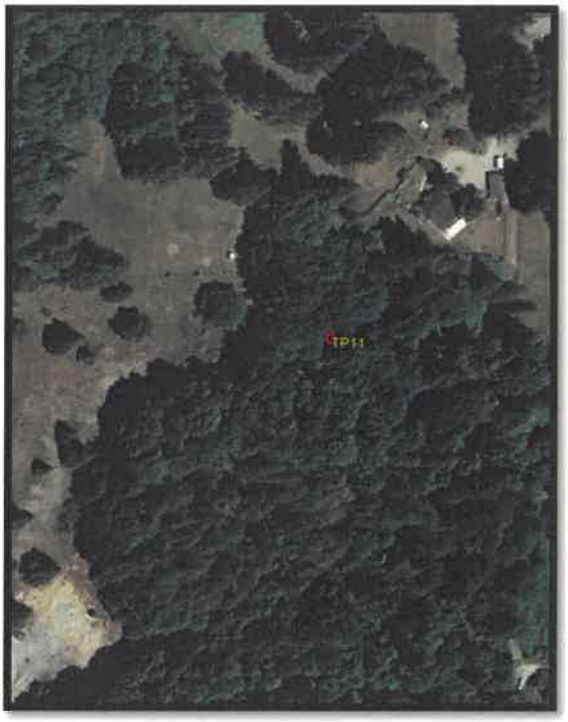


Photo 11b: TP11 Location



Photo 11c: TP11 Soil Profile

Test Pit 11: 41069 North Nicomen Road, Deroche, BC

Horizon	Depth (cm)	Description
LFH	2-0	Forest litter
Ah	0-36	Dark brown (7.5YR 3/2 d); silt loam; moderate, fine-medium, granular; very friable; abundant roots; 0% coarse fragments; clear, wavy boundary to:
Bf	36-59	Dark brown (7.5YR 3/4 d); silt loam; moderate, medium, subangular blocky; very friable; few roots; <5% coarse fragments; clear, wavy boundary to:
Bm	59-87+	Brown (7.5YR 4/3 d); silt loam; moderate, fine-medium, subangular blocky; friable; 0% coarse fragments[1]; few roots to 87 cm.

[1] Coarse Fragments > 2.5cm as determined by field observations

Soil Unit: I
Slope: Almost level
Soil Drainage: Well
Site Drainage: Well
Vegetation: Mature mixed forest; Unimproved pasture
Samples: None
Notes: Undisturbed, stone-free profile. Used for grazing cattle.



Photo 12a: TP12 Site Conditions



Photo 12b: TP12 Location

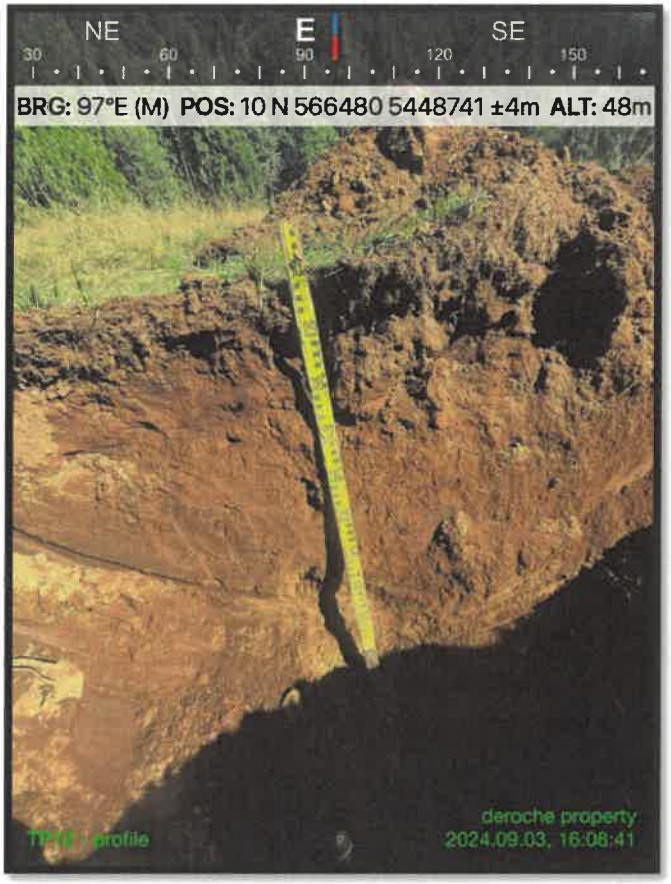


Photo 12c: TP12 Soil Profile

Test Pit 12: 41069 North Nicomen Road, Deroche, BC

Horizon	Depth (cm)	Description
LFH	2-0	Grasses
Ah/Sod Mat	0-5	Dark brown (7.5YR 3/4 d); silt loam; moderate, fine-medium, granular; very friable; abundant roots; <5% coarse fragments; abrupt, wavy boundary to:
Ah	5-12	Dark brown (10YR 3/3 d); silt loam; weak, fine, granular; very friable; abundant roots; <5% coarse fragments; clear, wavy boundary to:
Bf	12-76	Dark reddish brown (5YR 3/3 d); silt loam; moderate, medium, subangular blocky; very friable; few roots; <5% coarse fragments; clear, wavy boundary to:
Bm	76-102	Brown (7.5YR 4/3 d); gravelly sandy loam; moderate, fine-medium, subangular blocky; very friable; 15-20% coarse fragments[1]; few roots to 95 cm; clear, wavy boundary to:
C	102-110+	Dark yellowish brown (10YR 4/4 d); gravelly silt loam; weak, fine-medium, single-grained; very friable; 20-25% coarse fragments[1]; few roots to 80 cm.

[1] Coarse Fragments > 2.5cm as determined by field observations

Soil Unit: II
Slope: Almost level
Soil Drainage: Well
Site Drainage: Well
Vegetation: Sod - Established pasture/hay
Samples: None
Notes: Site has been used for agricultural purposes.

APPENDIX D

Soil Analytical Results – Element Labs

41069 North Nicomen Road, Deroche, BC

element

Element
#104 19575 56 A Ave
Surrey, British Columbia
V3S 8P8, Canada

T +1 (604) 514 3372
E info.vancouver@element.com
W www.element.com

Farm Soil Analysis

Bill To:	C & F Land Resource	Grower Name:	Deroche	Lot ID:	1780665
Address:		Site ID:		Report Number:	3047151
	4383 Happy Valley Road	Field Name:	Pit #1 30 cm	Report Type:	Final Report
	Victoria, BC., Canada	Acres:		Date Received:	Sep 18, 2024
	V9C 3Z3	Legal Location:		Date Reported:	Sep 21, 2024
Agreement:	101593	Previous Crop:	Crop not provided	Event Code:	

Nutrient analysis (ppm)

Depth	N*	P	K	S**	Ca	Mg	Fe	Cu	Zn	B	Mn	Cl	Na
0" - 12"	<2	7	<25	2	92	10	35.1	<0.1	<0.5	<0.1	0.4	3	<30
Total lbs/acre	8	28	100	7									
Estimated lbs/acre	10	20	80	8									

Soil Quality

pH	EC(dS/m)	OM(%)	Lot Ref #
5.9	0.03	4.3	28526

Alkaline	Extreme	High
Neutral	Very High	Normal
Acidic	High	Low
Very Acidic	Good	Very Low

Texture Silt Loam — Hand Texture n/a
Sand 43.0 % Silt 51.0 % Clay 6.3 %
Ammonium n/a
Lime n/a Buffer pH n/a K/Mg Ratio <0.76

BS 7.9 % CEC 6.8 meq/100 g
Ca 6.7 % Mg 1.2 % Na <1.8 % K <0.9 %
TEC 6.8 meq/100 g

*Nitrate-N **Sulfate-S n/a = not analyzed

RECOMMENDATIONS FOR BALANCED CROP NUTRITION

	Crop not provided				
Macro-nutrients	**Yield**	**N**	**P2O5**	**K2O**	**S**
Growing Condition		To be added (lbs/acre)			
Excellent					
Average					
Your Goal					
Removal Rate (Seed/Total)					
Micro-nutrients	Iron	Copper	Zinc	Boron	Manganese
To be added (lbs/ac)					

Comments:

Element uses nutrient extraction and analytical methods specifically developed for western Canadian soils.

The modified Kelowna extractant used to analyze key nutrients in this Farm Soil Analysis report is the standard method used in soil fertility research in western Canada. It is used in developing crop response curves to fertilizer in the prairies. The Element "RECOMMENDATIONS FOR BALANCED CROP NUTRITION" are based on those research data. Element recommendations are accurate but should not replace responsible judgement.

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Surrey, British Columbia
V3B 8P8, Canada

T: +1 (604) 514 3322
E: info.vancouver@element.com
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Farm Soil Analysis

Bill To:	C & F Land Resource	Grower Name:	Deroche	Lot ID:	1760865
Address:		Site ID:		Report Number:	3047152
	4363 Happy Valley Road	Field Name:	Pit #6 0-55 cm	Report Type:	Final Report
	Victoria, BC., Canada	Acres:		Date Received:	Sep 18, 2024
	V9C 3Z3	Legal Location:		Date Reported:	Sep 21, 2024
Agreement:	101693	Previous Crop:	Crop not provided	Event Code:	

Nutrient analysis (ppm)

Depth	N*	P	K	S**	Ca	Mg	Fe	Cu	Zn	B	Mn	Cl	Na
0" - 22"	7	37	91	3	134	18	35.1	0.8	0.6	0.5	0.8	4	<30
Total lbs/acre	52	273	667	20									
Estimated lbs/acre	53	182	163	20									



Soil Quality

pH	EC(dS/m)	OM(%)	Lot Ref #
5.5	0.1	3.4	28527

Alkaline	Extreme	High
Neutral	Very High	Normal
Acidic	High	Low
Very Acidic	Good	Very Low

Texture *Sandy Loam* Hand Texture n/a
Sand 66.0 % Silt 27.0 % Clay 6.0 %
Ammonium n/a
Lime n/a Buffer pH n/a K/Mg Ratio 1.6

BS 9.5 % CEC 11.0 meq/100 g
Ca 6.0 % Mg 1.3 % Na <1.2 % K 2.1 %
TEC 11.9 meq/100 g

*Nitrate-N **Sulfate-S n/a = not analyzed

RECOMMENDATIONS FOR BALANCED CROP NUTRITION

	Crop not provided				
Macro-nutrients	**Yield**	**N**	**P2O5**	**K2O**	**S**
Growing Condition		To be added (lbs/acre)			
Excellent					
Average					
Your Goal					
Removal Rate (Seed/Total)					
Micro-nutrients	**Iron**	**Copper**	**Zinc**	**Boron**	**Manganese**
To be added (lbs/ac)					

Comments:

Element uses nutrient extraction and analytical methods specifically developed for western Canadian soils.

The modified Kelowna extractant used to analyze key nutrients in this Farm Soil Analysis report is the standard method used in soil fertility research in western Canada. It is used in developing crop response curves to fertilizer in the prairies. The Element "RECOMMENDATIONS FOR BALANCED CROP NUTRITION" are based on those research data. Element recommendations are accurate but should not replace responsible judgement.

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Element
#104 - 19575 88 A A e
Surrey, British Columbia
V3S 8P8, Canada

T +1 (604) 514 3977
E info.vancouver@element.com
W www.element.com

Farm Soil Analysis

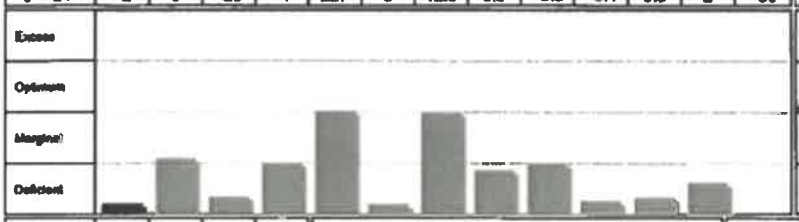
Bill To:	C & F Land Resource	Grower Name:	Deroche	Lot ID:	1760665
Address:		Site ID:		Report Number:	3047153
	4383 Happy Valley Road	Field Name:	Pit #10 0-76 cm	Report Type:	Final Report
	Victoria, BC., Canada	Acres:		Date Received:	Sep 18, 2024
	V9C 3Z3	Legal Location:		Date Reported:	Sep 23, 2024
Agreement:	101593	Previous Crop:	Crop not provided	Event Code:	

Nutrient Analysis (ppm)

Depth	N*	P	K	S**	Ca	Mg	Fe	Cu	Zn	B	Mn	Cl	Na
0" - 24"	<2	8	<26	<1	227	5	12.8	0.3	<0.5	<0.1	0.3	2	<30
Total lbs/acre	16	48	200	8									
Estimated lbs/acre	16	32	80	8									

Soil Quality

pH	EC(dS/m)	OM(%)	Lot Ref #
6.0	0.03	4.5	28528



Alkaline	Extreme	High	
Neutral	Very High	Normal	
Acidic	High	Low	
Very Acidic	Good	Very Low	

Texture Sandy Loam Hard Texture n/a
Sand 57.0 % Silt 37.0 % Clay 6.3 %
Ammonium n/a
Lime n/a Buffer pH n/a K/Mg Ratio <1

BS 20 % CEC 6.0 meq/100 g
Ca 19 % Mg 0.8 % Na <2.2 % K <1.1 %
TEC 6.0 meq/100 g

*Nitrate-N **Sulfate-S n/a = not analyzed

RECOMMENDATIONS FOR BALANCED CROP NUTRITION

	Crop not provided				
Macro-nutrients	Yield	N	P_2O_5	K_2O	S
Growing Condition		To be added (lbs/acre)			
Excellent					
Average					
Your Goal					
Removal Rate (Seed/Total)					
Micro-nutrients	Iron	Copper	Zinc	Boron	Manganese
To be added (lbs/ac)					

Comments:

Element uses nutrient extraction and analytical methods specifically developed for western Canadian soils.

The modified Kelowna extractant used to analyze key nutrients in this Farm Soil Analysis report is the standard method used in soil fertility research in western Canada. It is used in developing crop response curves to fertilizer in the prairies. The Element "RECOMMENDATIONS FOR BALANCED CROP NUTRITION" are based on those research data. Element recommendations are accurate but should not replace responsible judgement.

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APPENDIX E

Agricultural Capability

Reference Documents

(Excerpts)

APPENDIX 2

LEGEND FOR LAND CAPABILITY CLASSIFICATION FOR AGRICULTURE

1. EXPLANATORY NOTES

In this classification, mineral and organic soils are each grouped into seven classes on the basis of soil and climate characteristics according to their potentials and limitations for agricultural use. Lands in Classes 1 to 4 inclusive are considered capable of sustained production of common cultivated field crops. The need for management practices to overcome limitations increases, and/or the possible range of crops decreases, from Class 1 to Class 4. Class 5 lands are capable of use only for producing perennial forage crops or specially adapted crops. Class 6 lands are capable of only providing sustained natural grazing for domestic livestock. Class 7 lands are incapable of use for either arable culture or grazing.

This classification takes into account the relative degree and type of limitation or hazard to agricultural use and/or the range of possible crops. It also indicates the type and intensity of management practices required for good management of the soil resource to maintain sustained production. Productivity (i.e. yield per hectare) of any specific crop is not considered.

Important factors on which the classification is based are:

1) The soils will be managed and cropped under a largely mechanized system.

2) This classification provides most lands with two ratings - one under unimproved conditions, and one for improved conditions. Unimproved ratings are based on the conditions that exist at the time of the survey, without irrigation. Improved ratings indicate the capability after existing limitations and/or hazards have been adequately alleviated.

3) In determining improved ratings, irrigation water is assumed to be available and inundation is assumed to be controlled by diking. Other types of improvement considered are drainage, stone removal, salinity alleviation, subsoiling and the intensive addition of fertilizers or other soil amendments. The extent to which these improvements can increase the land capability is determined from site specific assessments.

4) The following are not considered in the classification: distance to market, available transportation facilities, location, farm size, type of ownership, cultural patterns, skill or resources of individual operators, and hazard of crop damage by storms (e.g. wind, hail).

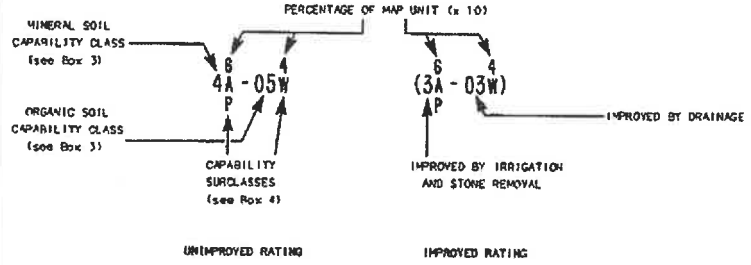
5) The classification does not include capability of lands for trees, tree fruits, grapes, ornamental plants, recreation, or wildlife. A modified classification is applied in some areas climatically suited to tree fruits and grapes (see Box 3).

The agriculture capability classification consists of two main components: (1) the capability class, and (2) the capability subclass. The capability class and subclass together provide information about the degree and kind of limitation for agricultural use. In addition to land capability designation, they are also useful for land use planning and assessment of management needs.

The detailed method for determining the capability classification outlined here is contained in Reference #3 (Box 5).

2. EXAMPLE OF MAP SYMBOL

A dual rating system (for both unimproved and improved conditions) is applied to most lands. Most Class 6 and 7 lands are not considered improvable and are given only unimproved ratings. However, some Class 6 and 7 lands limited by excess water (W), soil moisture deficiency (A), or inundation (I) may be improved by drainage, irrigation and/or diking and in these cases a dual rating is applied. The improved rating is contained in parentheses on the map.



Explanation:

Under unimproved conditions this map unit consists of 60% Class 4 mineral soil with soil moisture deficiency (A) and stoniness (P) limitations, and 40% Class 5 organic soil with frequent or continuous occurrence of excess water (W) during the growing season. The improved rating indicates that with irrigation and stone picking the mineral soil improves to Class 3, and with drainage the organic soil improves to Class 03.

3. CAPABILITY CLASSES

The capability class, the broadest category in the classification, is a grouping of lands that have the same relative degree of limitation or hazard for agricultural use. The intensity of the limitation or hazard becomes progressively greater from Class 1 to Class 7. The class indicates the general suitability of the land for agricultural use.

Two sets of classes exist, one for mineral soils and one for organic soils. The classes are as follows:

LAND CAPABILITY CLASSES FOR MINERAL SOILS

The seven land capability classes for mineral soils are defined and described as follows:

CLASS 1 LAND IN THIS CLASS EITHER HAS NO OR ONLY VERY SLIGHT LIMITATIONS THAT RESTRICT ITS USE FOR THE PRODUCTION OF COMMON AGRICULTURAL CROPS.

Land in Class 1 is level or nearly level. The soils are deep, well to imperfectly drained under natural conditions, or have good artificial water table control, and hold moisture well. They can be managed and cropped without difficulty. Productivity is easily maintained for a wide range of field crops.

CLASS 2 LAND IN THIS CLASS HAS MINOR LIMITATIONS THAT REQUIRE GOOD ONGOING MANAGEMENT PRACTICES OR SLIGHTLY RESTRICT THE RANGE OF CROPS, OR BOTH.

Land in Class 2 has limitations which constitute a continous minor management problem or may cause lower crop yields or slightly smaller range of crops compared to Class 1 land but which do not pose a threat of crop loss under good management. The soils in Class 2 are deep, hold moisture well and can be managed and cropped with little difficulty.

CLASS 3 LAND IN THIS CLASS HAS LIMITATIONS THAT REQUIRE MODERATELY INTENSIVE MANAGEMENT PRACTICES OR MODERATELY RESTRICT THE RANGE OF CROPS, OR BOTH.

The limitations are more severe than for Class 2 land and management practices are more difficult to apply and maintain. The limitations may restrict the choice of suitable crops or affect one or more of the following practices: timing and ease of tillage; planting and harvesting, and methods of soil conservation.

CLASS 4 LAND IN THIS CLASS HAS LIMITATIONS THAT REQUIRE SPECIAL MANAGEMENT PRACTICES OR SEVERELY RESTRICT THE RANGE OF CROPS, OR BOTH.

Land in Class 4 has limitations which make it suitable for only a few crops, or the yield for a wide range of crops is low, or the risk of crop failure is high, or soil conditions are such that special development and management practices are required. The limitations may seriously affect one or more of the following practices: timing and ease of tillage; planting and harvesting, and methods of soil conservation.

CLASS 5 LAND IN THIS CLASS HAS LIMITATIONS THAT RESTRICT ITS CAPABILITY TO PRODUCING PERENNIAL FORAGE CROPS OR OTHER SPECIALLY ADAPTED CROPS.

Land in Class 5 is generally limited to the production of perennial forage crops or other specially adapted crops. Productivity of these suited crops may be high. Class 5 lands can be cultivated and some may be used for cultivated field crops provided unusually intensive management is employed and/or the crop is particularly adapted to the conditions peculiar to these lands. Cultivated field crops may be grown on some Class 5 land where adverse climate is the main limitation, but crop failure can be expected under average conditions. Note that in areas which are climatically suitable for growing tree fruits and grapes the limitations of stoniness and/or topography on some Class 5 lands are not significant limitations to these crops.

CLASS 6 LAND IN THIS CLASS IS NONARABLE BUT IS CAPABLE OF PRODUCING NATIVE AND/OR UNCULTIVATED PERENNIAL FORAGE CROPS.

Land in Class 6 provides sustained natural grazing for domestic livestock and is not arable in its present condition. Land is placed in this class because of severe climate, or the terrain is unsuitable for cultivation or use of farm machinery, or the soils do not respond to intensive improvement practices. Some unimproved Class 6 lands can be improved by draining, diking and/or irrigation.

CLASS 7 LAND IN THIS CLASS HAS NO CAPABILITY FOR ARABLE CULTURE OR SUSTAINED NATURAL GRAZING.

All classified areas not included in Classes 1 to 6 inclusive are placed in this class. Class 7 land may have limitations equivalent to Class 6 land but they do not provide natural sustained grazing by domestic livestock due to climate and resulting unsuited natural vegetation. Also included are rockland, other nonsoil areas, and small water-bodies not shown on the maps. Some unimproved Class 7 land can be improved by draining, diking and/or irrigation.

LAND CAPABILITY CLASSES FOR ORGANIC SOILS

Organic soils are grouped into seven classes, designated as 01 to 07. The organic soil class definitions are equivalent in terms of their relative capabilities and limitations for agricultural use to those defined for mineral soils.

MODIFIED LAND CAPABILITY CLASSIFICATION FOR TREE FRUITS AND GRAPES

In some areas climatically suitable for growing tree fruits and grapes, a modified classification has been used. The modified classification takes into account the fact that tree fruits and grapes can be grown successfully on steeper and stonier land than the common field crops. An * prescript is appended to the class designation (*1 to *5)to indicate the modified classification has been used. Note only improved ratings are indicated where the modified classification is used.

4. CAPABILITY SUBCLASSES

The subclass indicates lands with similar kinds but varying intensities of limitations and hazards. It provides information on the kind of management problem or use limitation. Except for Class 1 and 01 lands, which have no significant limitations, the capability classes are divided by subclasses on the basis of type of limitation to agricultural use. Each class can include many different kinds of soil, similar with respect to degree of limitation; but soils in any class may require unlike management and treatment as indicated by the subclasses shown. For detailed definitions and guidelines refer to Reference #3 (Box 5).

LAND CAPABILITY SUBCLASSES FOR MINERAL SOILS

A SOIL MOISTURE DEFICIENCY: Crops are adversely affected by droughtiness caused by soil and/or climate characteristics. Improvable by irrigation.

*C ADVERSE CLIMATE: Thermal limitations to plant growth. Minimum temperatures near freezing and/or insufficient heat units during the growing season and/or extreme minimum temperatures during the winter season. Not improvable.

D UNDESIRABLE SOIL STRUCTURE AND/OR LOW PERVIOUSNESS: Soils are difficult to till, require special management for seedbed preparation, pose trafficability problems, have insufficient aeration, absorb and distribute water slowly, and/or have the depth of rooting zone restricted by conditions other than high water table, bedrock or permafrost. Improvement practices vary; improvement if indicated is based on past experience with improving comparable soils.

E EROSION: Past damage from erosion limits agricultural use due to loss of productivity and hampering of access by gullies. Not improvable.

*F FERTILITY: Lack of available nutrients, low cation exchange capacity or nutrient holding ability, high acidity or alkalinity, high levels of carbonates, presence of toxic elements or compounds, or high fixation of plant nutrients. Usually improvable through fertilizers and amendments.

*I INUNDATION: Overflow by streams, lakes or marine tides causes crop damage or restricts agricultural use. Improvable by diking.

*N SALINITY: Soluble salts in the soil reduce crop growth or restrict the range of crops. Improvement practices vary; improvement if indicated is based on past experience with improving comparable soils.

P STONINESS: Coarse fragments significantly hinder tillage, planting and harvesting. Improvable by stone picking, usually only one class because of the continuing nature of the limitation. Note that in areas which are climatically suitable for growing tree fruits and grapes, a Class 5 level stoniness limitation may not be a significant limitation to these crops.

R DEPTH TO SOLID BEDROCK AND/OR ROCKINESS: Bedrock near the surface and/or rock outcrops restrict rooting depth and cultivation. Not improvable.

T TOPOGRAPHY: Steepness or the pattern of slopes hinders the use of farm machinery, decreases the uniformity of growth and maturity of crops, and/or increases the potential for water erosion. Not improvable. Note that in areas which are climatically suitable for growing tree fruits and grapes, a Class 5 level topography limitation may not be considered a significant limitation to these crops.

*W EXCESS WATER: Excess free water, other than from flooding, limits agricultural use and may be due to poor drainage, high water tables, seepage, and/or runoff from surrounding areas. Improvable by drainage; feasibility and level of improvement is assessed on a site specific basis.

*Z PERMAFROST: Permafrost maintains undesirably cold soil temperatures and causes drainage and subsidence problems when it is near the surface. Not improvable.

LAND CAPABILITY SUBCLASSES FOR ORGANIC SOILS

8 WOOD IN THE PROFILE: Layers of wood interfere with cultivation and/or with ditching and drain installation. Improvement if indicated is based on past experience with improving comparable soils.

4 DEPTH OF ORGANIC SOIL OVER BEDROCK AND/OR ROCKINESS: Bedrock near the surface restricts rooting depth and the feasibility of subsurface drainage, and/or rock outcrops restrict agricultural use. Not improvable.

L DEGREE OF DECOMPOSITION - PERMEABILITY: Degree of decomposition affects drainage, permeability, capillary rise of water and rate of subsidence. Layers of mineral soil in an organic profile may pose a limitation to optimum crop yield and to drainage. Not improvable.

* These subclasses are the same for both organic soils and mineral soils.

C&F LAND RESOURCE CONSULTANTS LTD.
4383 Happy Valley Road, Victoria, B.C. V9C 3Z3
(250)474-5072; fax:(250)474-5073; email: cflrc@shaw.ca

AGRICULTURAL LAND ASSESSMENT REPORT

FOR

14671 WILLIAMS ROAD, RICHMOND, B.C.

NON-FARM USE APPLICATION

Prepared for: **Mr. Bruce Mathers**
Sanstor Farms Ltd.
11700 No. 5 Road
Richmond, B.C. V7A 4E7

Prepared by: **Brian M. French, P.Ag.**

Report date: **May 14, 2025**

Version: **Revised from April 20, 2016**

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EXECUTIVE SUMMARY

E. Mathers Bulldozing has operated a dredged sand site on land owner by Ecowaste Industries at the east end of Williams Road for decades. As Ecowaste transitions this site to industrial warehouse use, it is unwilling to continue the lease with Mathers and the year to year lease will terminate in 2026. Dredging of the Fraser River east of Massey Tunnel is critical to maintaining a safe channel in the river for mariners. The Mathers site has been used for decades as a depository for the dredged sand and it is important to find an alternative site. The Vancouver Fraser Port Authority is concerned that it will lose this critical river maintenance infrastructure unless the Sanstor site is approved because there are no other sites available in the local area.

A detailed survey of all sites along the Fraser River in Richmond determined that there are no unoccupied sites in Richmond which could support the sand storage facility and, in particular, no sites within a reasonable dredge pumping distance from the critical shipping channel site currently serviced by the Mathers site at Ecowaste.

Mathers, under a subsidiary company, Sanstor Farms Ltd., purchased the adjacent property to the west, the subject of this application with the intent to seek permission to move its sand storage operation onto the eastern 5 hectares of this property. Sanstor is requesting approval to carry out the sand storage operation for a period of 25 years and then decommission the site and reclaim it to Class 2 agricultural capability.

A detailed soil survey and agricultural capability assessment was carried out in 2016 and it was determined that the property has severe soil and drainage based limitations at the Class 5 level which would be difficult to improve but could be improved to a Class 4 level with significant effort over several years. The eastern portion, proposed for the sand storage facility, has the most problematic soil conditions and has never been farmed in recent memory.

The proposed sand storage site is well buffered from any agricultural activity and is a low impact use which does not produce significant dust or noise in this heavy industrial area. The traffic would not change from the current operation and Williams - Triangle Road is a heavily used truck route.

Sanstor intends to offer inclusion of 12.2 hectares of high quality land in Deroche into the ALR to offset the non-farm use on the Williams Road property. The property in Deroche is part of a large dairy operation on Nicomen Island and is used for forage production and dry cow-heifer pasture. This is very high quality land with 8.3 hectares of Class 1 to 3 capability on Marble Hill soils, the best in the Fraser Valley and sought after by farmers growing high value crops like raspberries, Blueberries and vegetables. The land owners are prepared to include a total 25.8 hectares of land into the ALR.

Allowing the sand storage facility to move to the Sanstor site would not result in any loss of agricultural opportunity because the land has not been farmed in recent memory. At the end of the 25 year term, the land would be reclaimed to Class 2 improved capability and brought into agricultural production. The +/-3.0 hectare remainder of the property would be improved with more topsoil and drainage.

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4383 Happy Valley Road, Victoria, B.C. V9C 3Z3
(250)474-5072; fax:(250)474-5073; Email: cflrc@shaw.ca

Update of April 20, 2016 Assessment of Land Use, Soils and Agricultural Capability for 14671 Williams Road, Richmond, B.C. as at May 14, 2025

1. INTRODUCTION

1.1 Terms of Reference

In 2015, you asked C&F Land Resource Consultants Ltd. (C&F) to carry out a soil survey and agricultural capability assessment and prepare a technical report on the property owned by Sanstor Farms Ltd. (Sanstor) legally described as: SOUTH HALF OF THE SOUTH EAST QUARTER SECTION 28 BLOCK 4 NORTH RANGE 5 WEST EXCEPT: SOUTH 33 FEET, NEW WESTMINSTER DISTRICT; PID: 003-464-504; civic address: 14671 Williams Road; +/-8.35 hectares. The purpose of this report was to support an application to the Agricultural Land Commission (ALC) to use the eastern +/- 5.0 hectares portion of the property for storage and processing of sand dredged from the Fraser River south arm.

The property is wholly located within the Agricultural Land Reserve (ALR) and any non-farm use is prohibited unless an approval from the ALC is secured to allow that use. Storage and processing of sand is a non-farm use which would required an application under Section 25.1 of the ALC Act. An application made under Section 25.1 must be considered by the local government, City of Richmond (Richmond) and endorsed by a resolution of Council prior to it being considered by the ALC. The local government may refuse to endorse the application and this ends the application.

You intend to make a new application to Richmond and the ALC and this updated Report addresses any changes which have occurred in the intervening eight years since April 2016.

1.2 History of Application

An application for a non-farm use to accommodate the non-farm use was submitted to the ALC and Richmond in 2016. The application was considered by Richmond and forwarded to the ALC for its consideration. Upon consideration by the South Coast Panel of the ALC, the non-farm use was approved with conditions. Subsequently, the ALC Chair, citing Section 33.1(1), decided to require reconsideration of the approval by the Executive Committee of the ALC which decided to reverse the Panel decision and refuse the application. A request for reconsideration under Section 33(1) was refused by the ALC.

1.3 Current Situation

Sanstor wishes to make a new application in support of a non-farm use to accommodate the sand storage facility on the eastern 5.0 hectares of the property. Sanstor has asked that we review our April 20, 2016 report and describe any changes which may have occurred in the intervening eight years and note any changes which may be required to bring the report up to date. We have reviewed the 2016 report and found some minor changes which needed to be addressed but found that in the main, no significant technical changes needed to be made. However additional and new information has been developed in the interim period as follows:

a) in 2017, C&F prepared an extensive review of possible sites in Richmond outside the ALR that might be used as an alternative to the Williams Road site for sand storage. C&F has reviewed this report and found that it is still relevant; details are discussed in Section 7.2;

b) the western +/-3.0 hectares have been rented to a local farmer who is growing ethnic vegetables;

c) the eastern wooded area of invasive European Birch had been cleared and the trees windrowed; the land is lying fallow due to severe soil and drainage limitations;

d) a letter to Bruce Mathers from Tom Corse, Vice President, Real Estate, Vancouver Fraser Port Authority outlined the critical need for a dredge sand storage site near Williams Road upstream of the Massey Tunnel. This has been provided for decades by the Mathers site on Ecowaste land which will cease in 2026. Dredging the river is important to maintain safe passage for Mariners on the river.

e) an offer to include 12.2 hectares of land into the ALR in Deroche, B.C. to offset any loss of agricultural opportunity resulting from the temporary non-farm uses has been added to the application and is described in Section 8.

1.4 Qualifications and Field Protocols

A soils on site inspection of the subject lands and a review of surrounding lands was carried out on July 9, 2015 and this report summarizes the findings. The fieldwork and reporting was carried out by Brian M. French, P.Ag. an agricultural soil specialist with 46 years of professional experience and fully qualified to carry out soil survey and land capability classification. A resume of experience is included as Appendix A. The technical aspects of the July 9, 2015 on site inspection and the April 20, 2016 Report have been reviewed and apart from the clearing of the trees on the eastern +/-5 hectares and the cultivation of the western +/-3 hectares, the findings are consistent as at the current date.

This report has been prepared under procedures and guidelines of the dollowing

documents: Canadian System for Soil Classification, Publication 1646 (1998)[1]; Soil Inventory Methods for British Columbia1995[2]; the Land Capability Classification for Agriculture in British Columbia, M.O.E. Manual 1 (April 1983)[3]; Criteria for Agricultural Capability Assessments, ALC Policy P-10[4]; and Expert Opinion in Agricultural land Commission Matters[5].

Soil conditions were determined by exposing a series of test pits using an mini-excavator equipped with a clean-out bucket. The pits were exposed to a depth which penetrated the unweathered parent material. A total of six test pits were exposed on the subject property.

This report has ten sections: Introduction, Location and Land Use, Soils, Agricultural Capability, Agricultural Suitability, Proposed Non-farm Use, Alternative Sites in Richmond Not in ALR, Inclusion of Land Into ALR, Impact Analysis and Summary of Findings.

2. LOCATION AND LAND USE

2.1 Subject Property (See Figure 2.1, 1:10,000 scale Air Photo)

The subject property located at 14671 Williams Road is +/-8.35 hectares in area.

2.2 Zoning

The Richmond zoning is AG1, Agriculture. The OCP designation is Agricultural. The land is completely within the ALR as shown on Figure 2.2.

2.3 Surrounding Land Use (See Figure 2.3: 1:5,000 scale air photo

North: Radio towers and grounding field, in the ALR;
East: Ecowaste Industries inert industrial landfill, YVR fuel storage depot and E. Mathers Bulldozing sand storage; all out of the ALR and slated for industrial development;
South: Plastic greenhouses to the southwest, in the ALR and industrial land out of the ALR to the southeast;
West: Market garden and blueberries, in the ALR.

2.4 Subject Property Proposed Land Use (see Figure 2.4: 1:2,000 scale air photo)

The western portion of the property occupying some 3 hectares; which was lying fallow in 2016; has been rented by Sanstor to a vegetable farmer who is growing specialty ethnic vegetables for the local market. Sanstor has carried out some drainage and grading improvements on this area to accommodate this farm use. However the farmer still faces serious management issues with the land including poor drainage and poor soil strength

City of Richmond Interactive Map

Figure 2.1: 1: 10,000 scale Air Photo



Figure 2.2: ALR Map

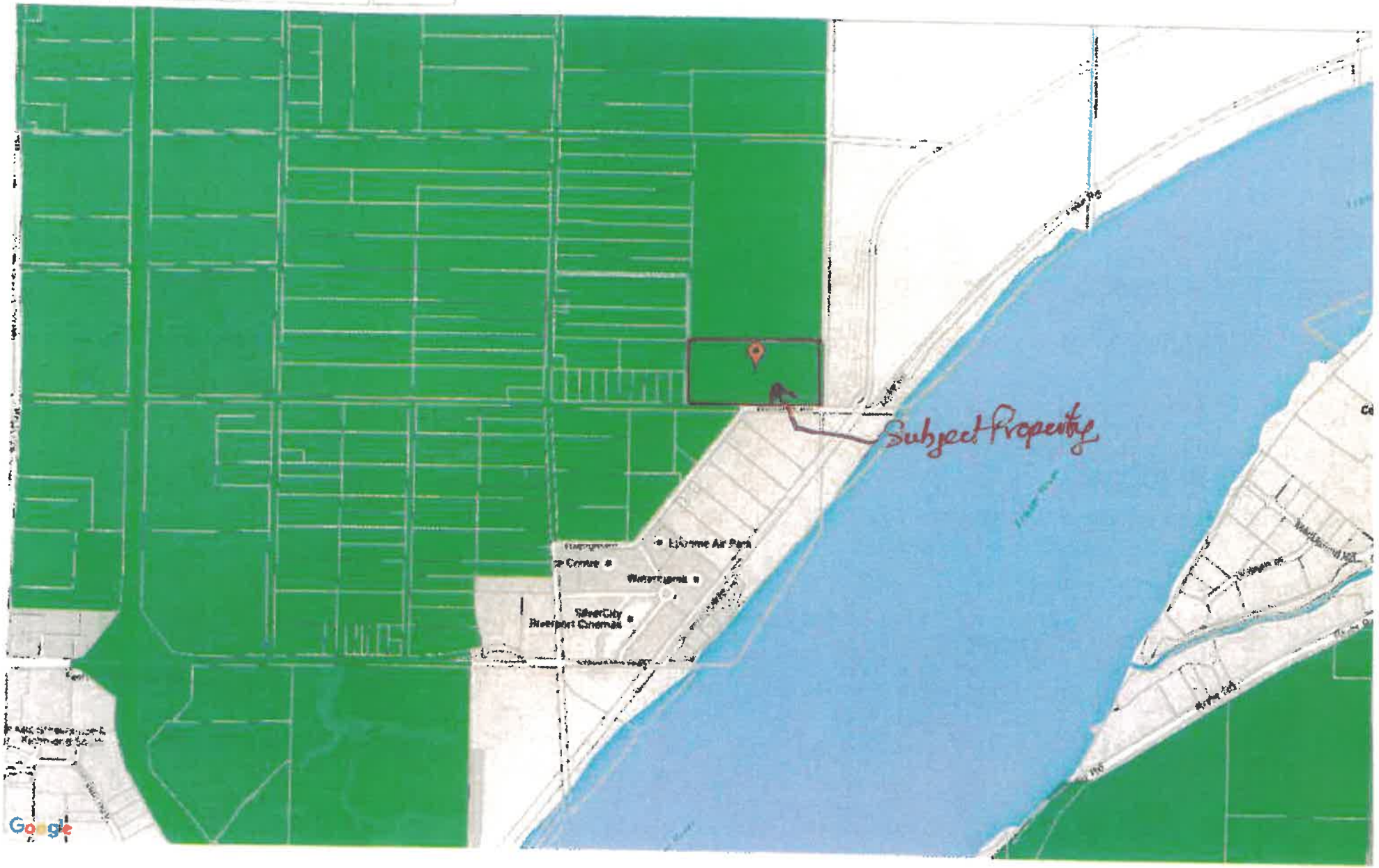
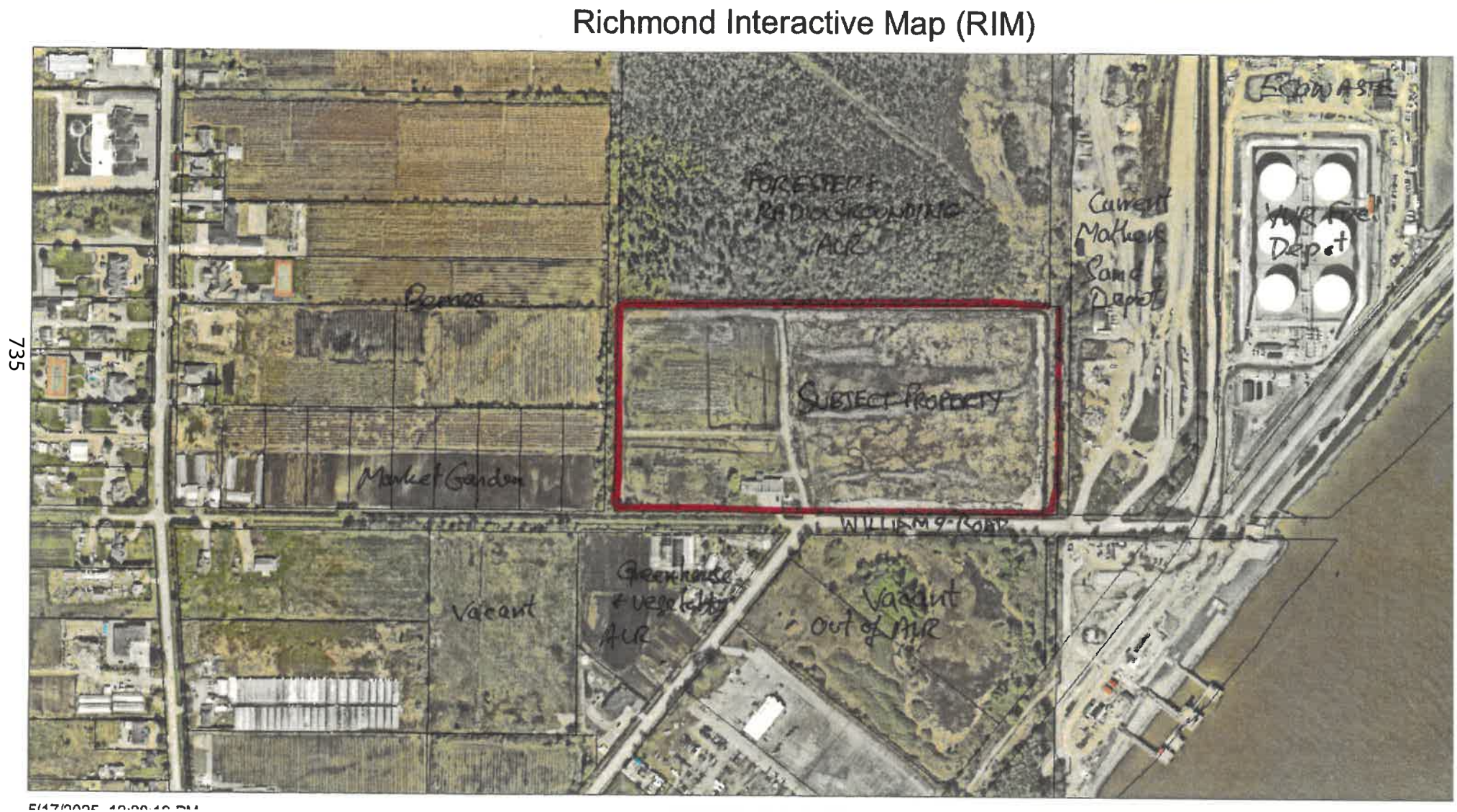


Figure 2.3: 1:5,000 scale Surrounding Land Use



Richmond Interactive Map (RIM)

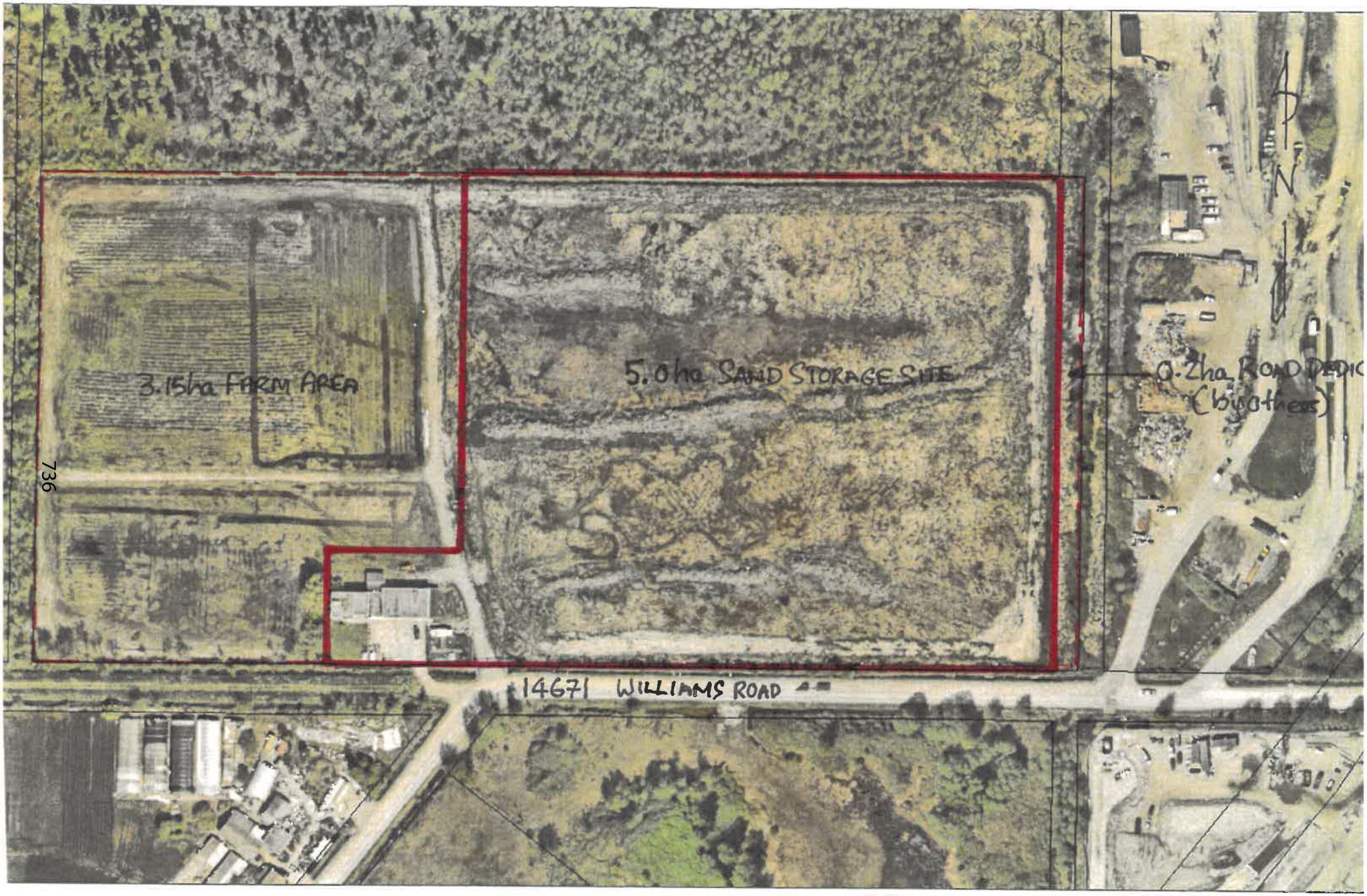


Figure 2.4: 1:2,000 scale Proposed Non-Farm Land Use

leading to tractors getting stuck on a regular basis. The farmer must hill all the growing rows to try to get better drainage for his crops and reduce root rot.

The eastern remainder of the property has been cleared of the diseased, invasive European Birch trees and these have been windrowed on the site. An Arborist Report by Arbortech Consulting (Appendix B) was commissioned to assess the condition of the Birch trees and they were determined to be seriously impacted by disease, dying and at risk of falling. This area remains fallow. A 5.0 hectare area is proposed for relocation of the sand storage facility. Figure 2.4 is an air photo from Richmond map site.

3. SOILS

3.1 Ministry of Environment 1:25,000 Mapping (see Figure 3.1)

The Ministry of Environment Soils of the Langley-Vancouver Map Area, RAB Bulletin 18[6] at 1:25,000 scale maps the property as a complex of Richmond and Annis Series. Volume 3 of RAB Bulletin 18[7] describes Richmond soils as being developed from 40 to 160cm of mainly well decomposed organic material overlying moderately fine and medium textured deltaic deposits. Richmond soils are very poorly drained. Agriculturally Richmond soils are limited by mainly high water tables and very acid soil conditions. The underlying subsoils are saline. Liming and subsoil drainage can be employed to reduce acidity and improve drainage.

Annis soils are described in Volume 3 of the RAB Bulletin 18[7] as being developed from shallow organic accumulations between 15 and 40cm thick overlying moderately fine to fine textured Fraser River floodplain deposits. Annis soils are poorly to very poorly drained. Poor drainage and heavy subsoil textures limit the usefulness of Annis soils for agriculture. Artificial drainage will widen the range of suitable crops.

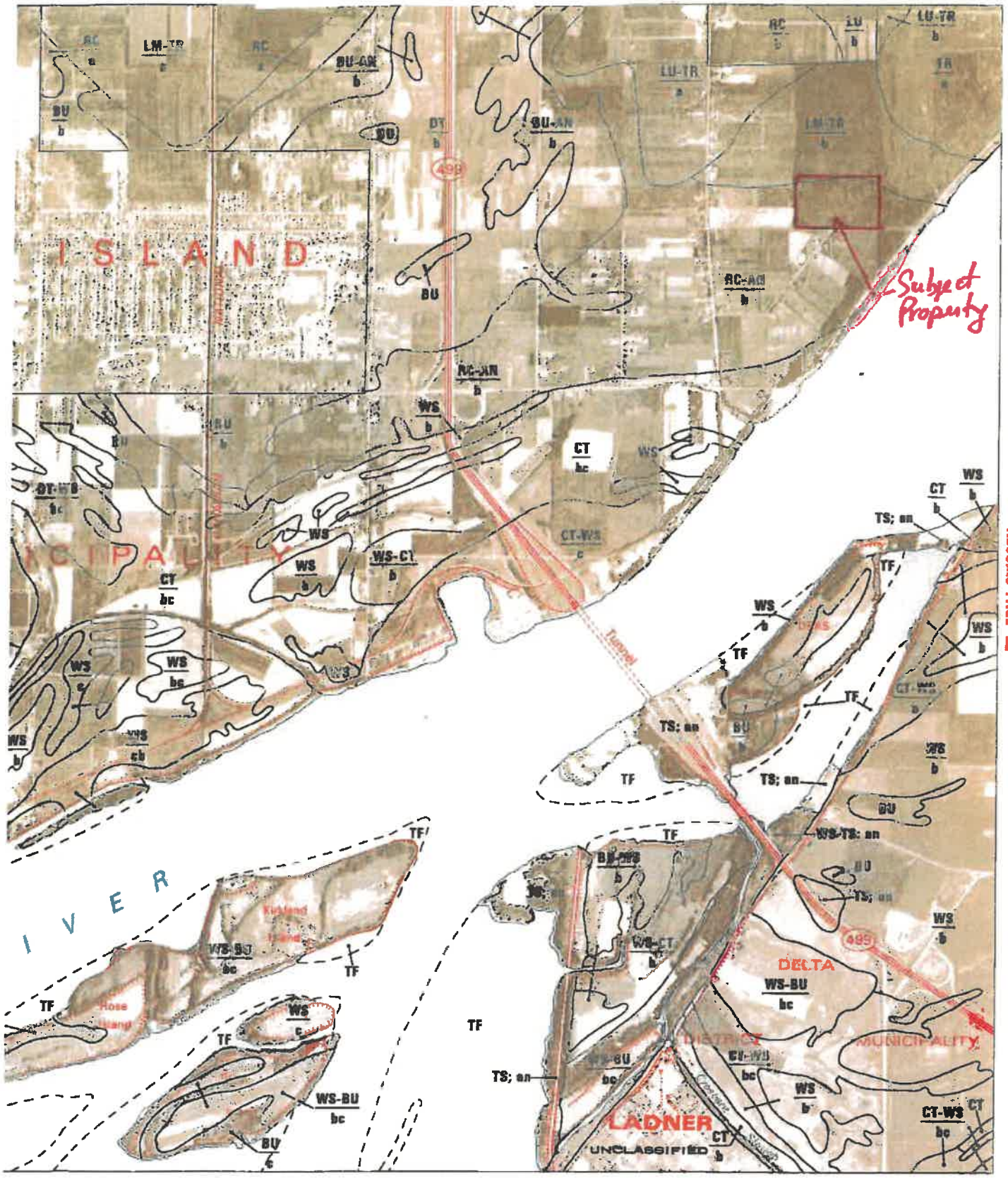
3.2 Current On Site Inspection (Figure 3.2)

Six soil pits were excavated with a mini-excavator. Detailed on site inspection and survey at 1:2,000 scale identified two soil units and one anthropic unit on the property. Field notes are included in Appendix C. Laboratory soil test results from Exova are included in Appendix D. Photographs of the soil pits and associated landscapes are included in Appendix E.

3.2.1 Soil Unit I

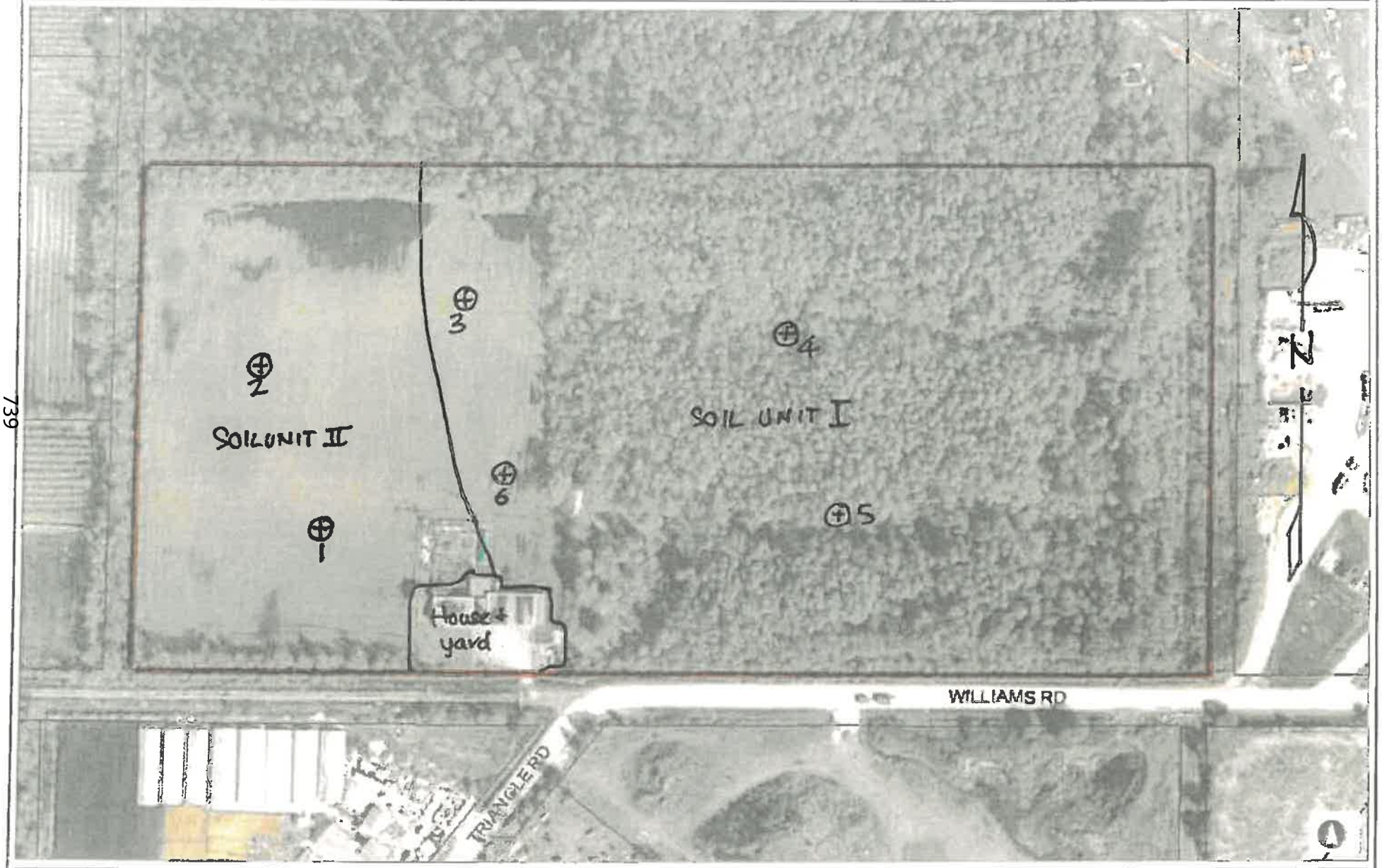
Unit I occupied +/-5.8ha or 70% of the subject area and was the dominant soil unit identified on the subject property and was located on the eastern portion of the property. Unit I was developed from shallow poorly to moderately well decomposed organic peat overlying silty clay and silty clay loam subsoil. The depth of organic surface layer varied

Figure 3.1: MOE 1:25,000 scale Soils Map



City of Richmond Interactive Map

Figure 3.2: Current 1:2,000 scale On Site Soils Map



101.6 0 50.80 101.6 Meters

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from 25 to 40cm in depth. The pH was very low and ranged from 3.8 to 4.0. The electrical conductivity was moderately high, 2.5 to 3.24dS/m, indicating a high salt content. The sulphur content was very high and could be toxic to some plants. The topography was near level to very gently undulating. The vegetation was mostly deciduous brush with some area cleared on the western edge. The vegetation boundary generally followed the soil boundary. This Unit was characteristic of the Annis Series.

A typical soil profile was exposed at Soil Pit # 6 and was described as follows:

OF-M	35 - 0cm	dark reddish brown (5YR3/3, moist) fibric to mesic organic; near massive structure; common roots; clear boundary to:
Cg	0 - 10cm	grey (5YR5/1, dry) silty clay loam; massive; no roots.

3.2.2 Soil Unit II

Unit II occupied +/-2.93ha or 28% of the subject area and was found on the western, cleared portion of the property. Unit II was developed from moderately well decomposed organic peat overlying silty clay loam subsoil. Two organic horizons were identified, the surface horizon was friable and well decomposed while the underlying organic layer was massive and moderately well decomposed. The surface layer had a near neutral pH of 6.6 while the underlying organic layer had a very acid pH of 3.1. The electrical conductivity was toxic in the lower organic soil at 9.66dS/m. Also, the Sulphur content in this lower layer was very high at greater than 1000mg/kg. The low pH, high E.C. and very high Sulphur content would render this soil toxic to most crops. There is a large depressional area in the centre-north of this unit which would be subject to flooding for extended periods of the year. Despite having subsurface drain lines installed at 50 foot intervals, the drains are ineffective during the critical spring and fall periods due to high ditch water levels which flood the drain lines.

A typical soil profile was exposed at Pit #1 and was described as follows:

OM	80 - 50cm	dark reddish brown (5YR3/3, moist) mesic organic; weak granular structure; friable; common roots; clear boundary to:
OF	50 - 0cm	dark brown (7.5YR3/3, wet) fibric peat; massive amorphous structure; saturated; no roots; fairly clear boundary to:
Cg	0 - 10cm+	grey (5YR5/1 moist) silty clay loam, massive, soft and wet; no roots.

3.2.3 Soil Unit III

Unit III occupied 0.2ha or 2% of the property and was the house and curtilege area.

3.3 Comparison of MOE and Current Soil Mapping

On the 1:25,000 scale MOE mapping, the entire property is mapped as a complex of Richmond and Annis series. In the current detailed 1:2,000 scale mapping, evidence of both these soils were found but there was a clear distinction between the two soil types with soil more characteristic of the Annis Series on the east and Richmond Series on the west. Comparison at the 12.5 times scale difference is not expected to show good conformance.

4. AGRICULTURAL CAPABILITY

4.1 Ministry of Environment Mapping (Figure 4.1)

The MOE 1:25,000 scale mapping[8] for agricultural capability rated the property as a complex of 60%O4WL - 40%4WD, improvable with drainage and irrigation to 60%O3LW - 40%3DW.

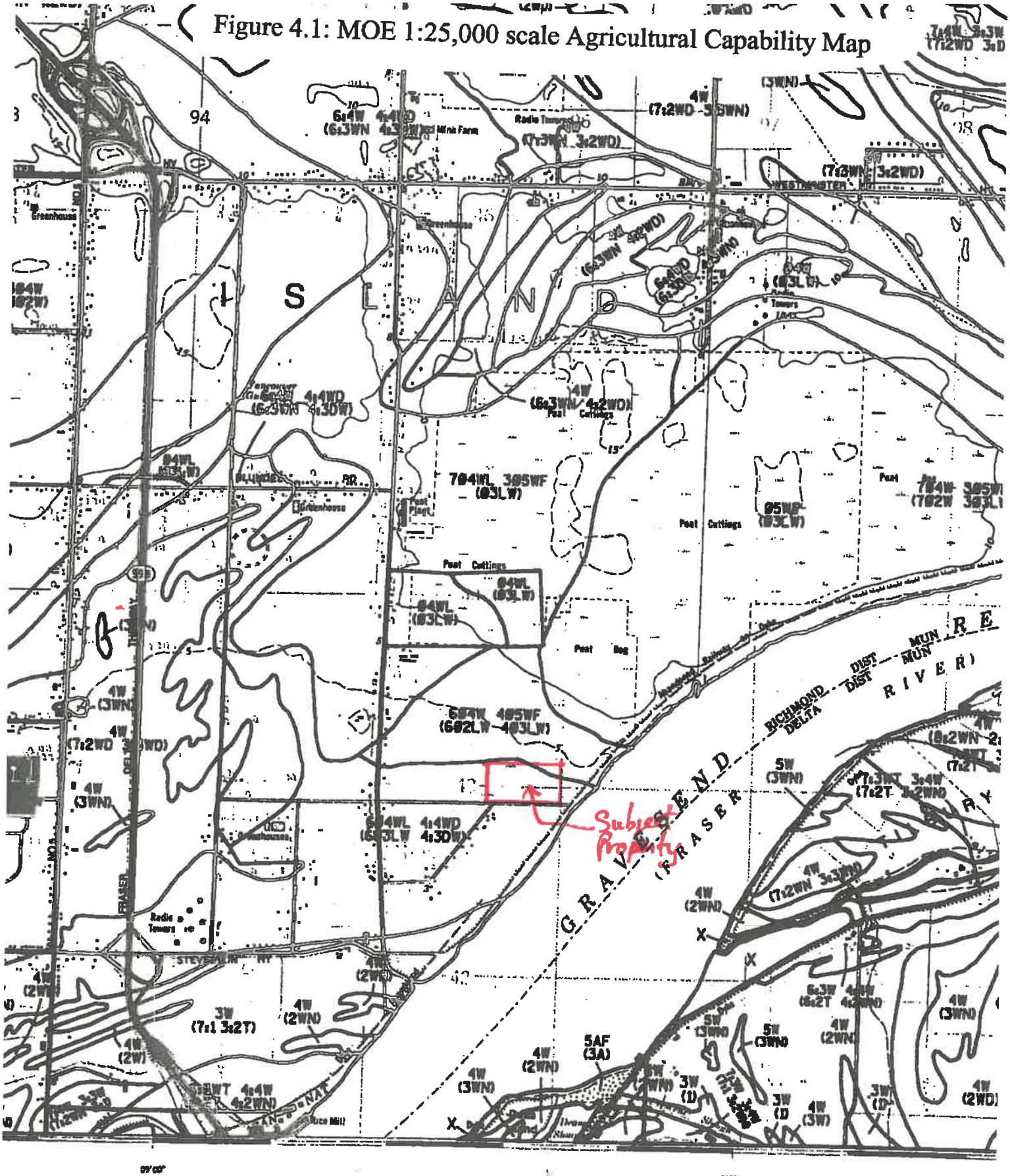
4.2 Detailed On Site Interpretation (Figure 4.2)

Unimproved and improved agricultural capability ratings were applied to the soil units identified on the property. Landscape and climate factors were integrated into the ratings. The Ministry of Environment Land Capability Classification for Agriculture in British Columbia (MOE Manual 1)[2] was used to assign ratings. Excerpts of MOE Manual 1 are included in Appendix F.

4.2.1 Unit I

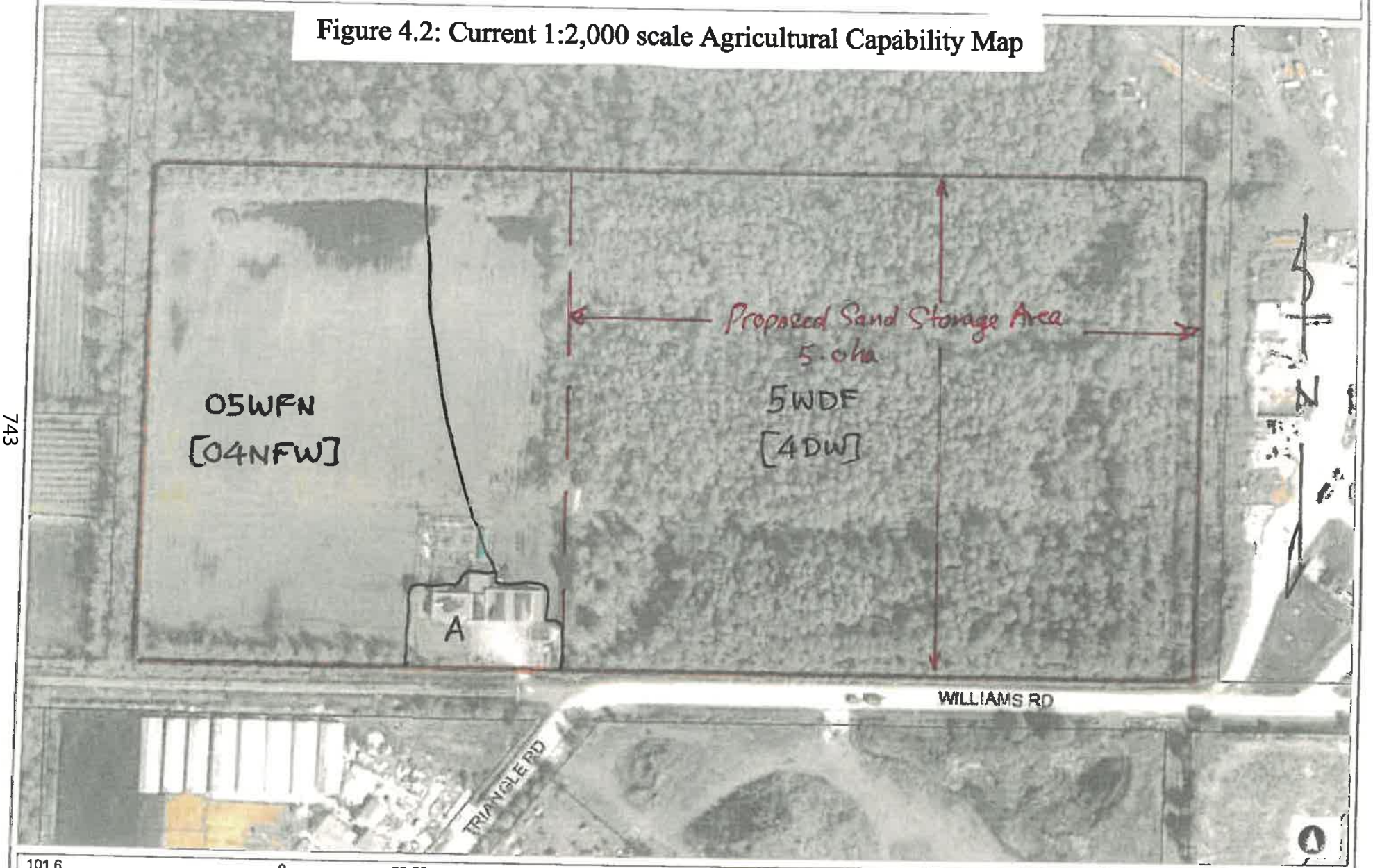
Soil Unit I was limited by very poor drainage, low pH and moderately high E.C. The shallow organic surface horizon was underlain by a dense silty clay loam mineral horizon which creates a strong lithologic and hydraulic discontinuity. Most of this unit is in invasive European Birch deciduous forest vegetation. If this site were to be cleared and cultivated, the organic layer would be strongly disturbed and mixed with the underlying unweathered mineral soil. Under cultivation the organic material tends to quickly oxidize and disappear from the soil profile leaving a raw, poorly structured mineral soil unfavorable for crops. These soils are difficult to drain effectively and suffer from high water tables well into the growing season. Note: The Birch trees were cut down and the land grubbed in the intervening period since the soil survey was carried out.)

Figure 4.1: MOE 1:25,000 scale Agricultural Capability Map



City of Richmond Interactive Map

Figure 4.2: Current 1:2,000 scale Agricultural Capability Map



101.6 0 50.80 101.6 Meters

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An unimproved agricultural capability rating of Class 5WDF was applied and limited improvement could be achieved with subsurface drainage and successive lime applications to Class 4DW. Subsurface drain lines would need to be placed on very close spacing to effect improvement in the massive, unweathered mineral subsoil.

4.2.2 Unit II

Unit II was limited by very poor drainage, especially in the depressional area, despite being fitted with subsurface drain lines on 50 foot spacing. The drain lines lack adequate invert due to high ditch water elevations in the spring, winter and fall and are effectively inoperative. The cultivated surface horizon had fairly good structure but the underlying organic soil was massive. The organic subsoil had a very low pH, very high E.C. and very high Sulphur content. Any deep rooted crop would suffer serious damage if it penetrated this horizon. An unimproved agricultural capability rating of Class O5WFN was applied to this unit. With subsurface drainage improved with closer spacing and pumping, successive applications of lime and excessive irrigation to flush out the Sulphur, this unit could be improved over several years to Class O4NFW.

4.2.3 Unit III

Unit III occupied the dwelling, yard and outbuildings on the property and were rated "A" anthropic as disturbed by the activities of man rendering it unsuitable for soil bound agriculture.

4.3 **Summary of Agricultural Capability**

The agricultural capability of the property is summarized in the Table below.

AG. CAP. CLASS	UNIMPR. AG. CAP. (HA)	% OF AREA	IMPROVED AG. CAP (HA)	% OF AREA
1	0	0	0	0
2	0	0	0	0
3	0	0	0	0
4	0	0	8.1	98
5	8.1	98	0	0
7	0	0	0	0
Anthropic	0.2	2	0.2	2
TOTAL	**8.3**	**100**	**8.3**	**8.3**

4.4 Comparison of MOE and Current Ratings

The current ratings applied to Unit I are similar to those applied by the MOE mapping. A slightly harsher rating has been applied to the soils on the subject property because of the difficult management issues related to the shallow organic layer overlying dense, unweathered silty clay subsoil on Unit I and the drainage and fertility issues associated with Unit II. The current survey lowers the unimproved and improved classes by one level over the MOE ratings to account for these on site limitations.

5. AGRICULTURAL SUITABILITY

Agricultural suitability is a further interpretation of agricultural potential based on soil, crop, climate and productivity limitations for the site and the area. While agricultural capability is an abstract classification indicating the range of crops which could be grown, agricultural suitability more closely represents the practical commercial options for agricultural use of the land. It has been assumed in making these suitability interpretations that the improvements as required to achieve the improved agricultural capability ratings would be in place. Soil bound uses are discussed for each capability unit. Non-soil bound uses are discussed in general terms.

5.1 Soil Bound Agricultural Uses

The shallow organic layer overlying dense, unweathered clay on Unit I would present significant management challenges for growing annual crops. Long term fertility amendments and drainage improvements would be required to bring these soils up to an acceptable standard for a narrow range of crops. Perennial berry crops would be limited to Blueberries but the shallow organic layer and dissimilar unweathered underlying mineral soil would create rooting limitations. Field crops such as corn or cereals would be poorly suited to this unit due to spring and fall risk of wet soil conditions which would delay planting and harvesting.

In terms of soil bound crops, Unit II on the subject property has moderate to low suitability for shallow rooted crops with moderate to high tolerance for wetness. Leafy vegetables and blueberries are grown on the lands to the west of the subject property with soils similar to Unit II. Deeper rooted annual or perennial crops would be severely limited by the underlying soil conditions.

Forage based agriculture in support of livestock depends on growing forages, field corn and cereals to feed the animals. Forages could be grown on the subject parcel but the wet soil conditions would be unsuitable for corn and cereals. Pasturing livestock on wet soils has the potential for foot disease issues, particularly with sheep and cattle. The suitability for forage production is low to moderate since these organic soils are susceptible to

invasion by undesirable weeds and rushes in forage and planting and harvesting annual field crops is limited by the wet soil conditions in the spring and fall.

5.2 Non Soil Bound Agricultural Uses

Non soil bound uses include greenhouses, mushroom production, feedlot and pot nursery. The primary limitation on the subject property to these uses is the organic soils which have a very low load bearing capacity for buildings. Any of these uses would require stabilization of the organic soils and preload fill in order to provide a suitable building foundation. It would be unusual to find this kind of development on organic soils for this reason. Plastic hoop cold frame greenhouses are common on these soils and are considered suitable for this site. Otherwise, this site is considered unsuitable for most non-soil bound uses.

6. PROPOSED NON-FARM USE OF LAND

6.1 Background

Mathers Bulldozing, a long standing Richmond business, provides an important service to the agricultural community in Richmond and Delta by providing clean, salt free Fraser River sand to Cranberry growers, West Coast Instant Lawns turf farm and other farmers in need of sand. While pre-load sand is commonly available from building sites, this sand is often contaminated with foreign materials which are harmful in agricultural applications such as topdressing. Mathers is the major supplier of agricultural quality sand in Richmond and Delta and has a long time relationship with the local farm community.

Mathers has received a number of letters from agricultural and golf course customers with land in the ALR who depend on the high quality sand supplied by Mathers Bulldozing. These letters are found in Appendix G.

6.2 Proposed Non-Farm Development

6.2.1 Sand Storage Facility

Sanstor would require approximately 5.0 hectares of land for their sand storage operation. The sand storage footprint would be limited to the eastern, recently cleared area of the property and the existing house and curtilege.

The vegetation on the eastern area proposed for sand storage has been carefully cleared and the site grubbed. The surface organic soil would be used to improve the +/-3.15

hectare western area. The surface 300mm of peat on the western area would be stripped and stockpiled and then the surface organic soil on the eastern area would be placed as a base some 500mm thick. Then the stripped surface peat would be replaced giving a total topsoil depth of 800mm. New subsurface drains would be plowed in on 8 metre spacing with a buried mainline collector discharging into a catch basin fitted with a pump to provide artificial invert. The local ditches are not generally adequate for proper drainage in the critical spring and fall periods as the water levels are uncertain. The topsoil would be cultivated, limed and fertilized to prepare a suitable seedbed for a wide range of crops. Agricultural improvements on the site would be carried out during the summer to ensure that soil damage does not occur from the necessary equipment traffic during the development works.

The stripped area proposed for the non-farm use for sand storage would be serially filled with dredged sand on a schedule to satisfy the navigation requirements on the Fraser River and then sold. The minimal infrastructure to be installed would include an access, scale and scale house in the SW corner, a non-permanent fabric roof equipment shed located on the current paved area near the house and use of the existing dwelling as an office. The dredging infrastructure, composed of buried and surface input pipe and drainage water conduit, are already installed along the western boundary of the existing Mathers site and would be reconfigured to fit the new site.

6.2.2 Savage Road Right of Way

A 0.20 hectare area along the eastern boundary is proposed for widening of the Savage Road Right of Way. This RoW application is being made under separate application by Ecowaste Industries. The RoW would be dedicated to the City of Richmond.

6.2.3 Commercial Truck Parking

In addition, if requested or required by the City of Richmond, Sanstor asks that consideration by the Commission also be given to the use of the +/-3.15 hectare western remainder of the site for commercial truck parking. Illegal commercial truck parking on ALR land is an ongoing problem in the City of Richmond because of a chronic shortage of legal truck parking facilities. The Sanstor site is centrally located close to major transportation corridors and is on a heavily used truck route. It should be clearly recognized that this request is not tied to the primary use requested; which is for sand storage; but is ancillary to the principal use requested. If this use is deemed of interest by the Commission, an application will be submitted for the truck parking.

6.3 **Reclamation When Site Decommissioned at End of Tenure**

When the temporary sand storage use ends after the 25 year term, or in the unlikely event

of Sanstor quitting the site, it will be reclaimed for agricultural use. Reclamation would entail:

a) stripping and stockpiling of +/-100,000m3 of sand to be used in reclamation;
b) removal of infrastructure from the site;
c) ripping the native sub-base on the sand storage area to a depth of 1 metre in two directions at one metre spacing to loosen the clay;
d) replace stockpiled sand on the sand storage area to a depth of +/- 2 metres spread evenly over the disturbed site; the target finished elevation would be 1.0 metres geodetic;
e) import Class A compost onto the sand storage site to provide a placed depth of at least 150mm and cultivate into the sand layer top a depth of 400mm;
f) Install a subsurface drainage system on the entire disturbed area;
g) manage fertility as required to bring the site up to an acceptable agricultural standard for a range of crops;
h) establish a cover crop if a perennial crop is not intended for immediate planting;
i) secure a suitable source of irrigation water either from municipal water supply or ditch water having low salt content.

The final reclaimed agricultural capability would be Class 4A unimproved with improvement to Class 2A with irrigation and drainage improvements. This reclaimed land would be highly suited for root crops, leafy vegetables, berries and field crops.

The estimated cost to carry out the decommissioning and reclamation of the sand storage site in case of closure is as follows:

ACTIVITY	DETAILS	COST
REMOVE INFRASTRUCTURE	REMOVE BUILDINGS, SCALE	10,000
STRIP AND STOCKPILE SAND FOR RECLAMATION ABOVE CLAY BASE	50000M2 AREA 2M DEEP = 100,000M3 @$0.50/M3	50,000
RIP CLAY SUBSOIL TO 1M DEPTH IN 2 DIRECTIONS	RIP WITH DOZER AND RIPPER, 3,000M2/HR FOR TWO TREATMENTS = 25 HRS @ $200/HR	5,000
REPLACE STOCKPILED SAND	100,000M3 @ 0.50/M3	50,000
SUPPLY & PLACE COMPOST ON SAND STORAGE AREA	50,000M2 x 0.15M = 7,500M3 @ $15.00/M3 IN PLACE	112,500
DRAINAGE, IRRIGATION, CULTIVATION & SEEDING	50,000/M2 @ $0.50/M2	25,000

MONITORING AND SUPERVISION	DURING DECOMMISSIONING AND RECLAMATION	20,000
ESTIMATED TOTAL RECLAMATION COST		**272,500**

Therefore the total estimated cost to reclaim the sand storage site to an acceptable agricultural condition if the sand storage activity were to cease is $272,500. Bonding to secure this eventuality in the amount of $300,000; which includes a contingency amount of $27,500; would ensure that the site would be returned to productive agriculture.

7. ALTERNATIVE SAND STORAGE SITES IN RICHMOND NOT IN ALR

7.1 Richardson Review

Mathers retained the services of Bruce Richardson, Vice President Industrial Properties at CBRE Commercial Real Estate company, to try to find a suitable relocation site for Mathers Bulldozing. Richardson had been looking for a site for five years and he summarizes his efforts in a letter dated November 17, 2015 and concluded that there were no suitable alternative sites available. This letter is included in Appendix H.

7.2 C&F Alternative Sites Review

C&F prepared a report dated August 30, 2017 entitled "ALC Application #55285 - Sanstor Farms Supplementary Information in response to City of Richmond Staff Report" which addressed the misinformation contained in the Staff Report regarding the availability of alternative sites in Richmond where the sand storage facility could be located outside the ALR. This Report is attached as Appendix I. We carried out a detailed review of all the sites proposed in the staff report using aerial photographs and visual ground survey. We concluded, after reviewing every site identified in the staff report, and other sites with foreshore access on the perimeter of Richmond, that none of these sites were suitable for the sand storage facility for a number of reasons including: site was built out with warehouses or other permanent fixtures, site was a municipal park, site was a marina, site was B.C. Ferries repair facility, lack of access to the Fraser River, site used for new car storage, Ecowaste lands are being converted to light industrial use, North Arm Fraser River is not suitable due to silty material, Mitchell Island is completely built out.

7.3 Vancouver Fraser Port Authority Letter

Mr. Tom Corsie, PPM, Vice President, Real Estate for the Vancouver Fraser Port Authority provided a letter dated April 26, 2019 (Appendix J) in support of the Sanstor

site for replacing the current Mather's site on the adjacent Ecowaste lands. He states that the maintenance of the navigation channel on the South Arm of the Fraser River by the Vancouver Fraser Port Authority is critical to ensure the safe navigation for mariners using the south arm of Fraser River and which also provides positive effects to regional flood control. He goes on to state that the cost of dredging the Fraser River is significant and a portion of cost recovery is obtained through the sale of river sand at various sand sales or sand depots operated by companies that either offer sand and gravel sales, or other site preparation services. One of the more strategic locations for dredge sand storage is the Williams Road area where Mathers has operated for many decades.

If the Mathers site on the Ecowaste land is not available, or an alternative site close by is not available, the dredged sand would probably need to be ocean dumped. This is not only more expensive, it wastes an important resource critical to development of infrastructure in the lower mainland region for sand preload of roads, highways and building sites as well as being an economical sand source for agricultural users. Sand from alternative sources would need to come by truck from Abbotsford or by barge from the Sunshine Coast at significant additional cost.

The current Mathers sand storage facility is incompatible with the proposed light industrial land use on the Ecowaste lands and there is no possibility that Ecowaste would extend the current use beyond 2026. We have carried out a detailed search for alternative sites in Richmond (Appendix H) and determined that the Sanstor Williams Road site is the only available and suitable site for this facility in Richmond.

8. INCLUSION OF LAND INTO THE ALR

Sanstor has an agreement with David Vernon, the agent for the owners of a large, 68 hectare farm property in Deroche, B.C., to include into the ALR a 12.2 hectare portion of that property. This land is currently out of the ALR and has high agricultural capability. The proposed Inclusion Area of 12.2 hectares is made up of 8.3 hectares of Prime Class 1 to 3 land, 0.7 hectares of secondary Class 4 and 5 land and 3.2 hectares of Class 7 slope acting as a buffer to adjacent non-ALR land and to provide continuity to the ALR boundary. Considering only the 8.3 hectares of prime Class 1 to 3 land proposed for inclusion compared to the 5.0 hectares of secondary Class 5/4 land proposed for temporary sand storage non-farm use, the ratio of inclusion to non-farm use would be 1.7:1. Overall, the ratio of inclusion to exclusion would be 2.4:1.

The intent of the land owner is to include a total of 25.8 hectares of land into the ALR under three separate applications of which this is one. Of the total area proposed for inclusion, 18.4 hectares (45.5 acres) are Class 1 to 3 improved capability.

The proposed inclusion land is an integral part of a large dairy farm located on nearby Nicomen Island and provides summer pasture and hay for replacement heifers and dry cows. These non-ALR areas have been in active agricultural use for at least 80 years as evidenced by the cleared land and a remnant walnut orchard in the NE corner with huge walnut trees up to 100 feet tall. Clearly, early settlers recognized the high agricultural potential of this land and chose to establish a farm there despite its isolated location on a bench some 60 metres above the Fraser River floodplain. A plan of the proposed inclusion area with agricultural capability mapped on it is shown on Figure 8 at 1:6,000 scale.

Sanstor has asked David Vernon, the Agent for the land owner, to submit an ALR Inclusion application No.102004 coincident with the sand storage non-farm use application No.102001. Upon securing approval for the Non-Farm Use application, Sanstor will instruct the Agent to proceed with the Inclusion process.

9. IMPACT ANALYSIS

9.1 Impact of Proposed Non-farm Use of Subject Lands on Surrounding Lands

The western +/-3.0 hectares have been rented to a local farmer who is growing ethnic vegetables. The eastern portion of the property has been cleared but remains fallow. The lands to the east are out of the ALR and slated for industrial development. The property to the north is a long established radio grounding transmission site. Large volumes of truck traffic currently arrive and depart from the Ecowaste site and the Mathers sand depot so little change would occur if the new site is activated. The proposed non-farm use would not have any impact on surrounding agricultural lands not currently existing.

9.2 Potential Impact of Non-farm Use for Sand Storage and Processing on Local and Regional Agricultural Productive Capacity

The western +/-3.0 hectares are rented to a local farmer who is growing ethnic vegetables. The eastern portion has been cleared but is lying fallow due to poor soil conditions. Historically the western 35% of the property was in agricultural production while the eastern 65% was cleared circa 1980 but has not been actively farmed since and reverted to deciduous brush. The intent is to have the sand storage occupy the site for a period of 25 years. Once this use is de-commissioned, the land would be reclaimed for agricultural use at the Class 2 level of capability.

Mathers is a major supplier of agricultural sand to Cranberry producers and other farmers including West Coast Instant lawns in Delta which uses substantial quantities of sand to amend its turf fields. While some 5.0 hectares of land will be occupied by the sand

Figure 8: 1:6,000 scale Proposed ALR Inclusion in Deroche

Scale1:~~4,000~~ 6,000

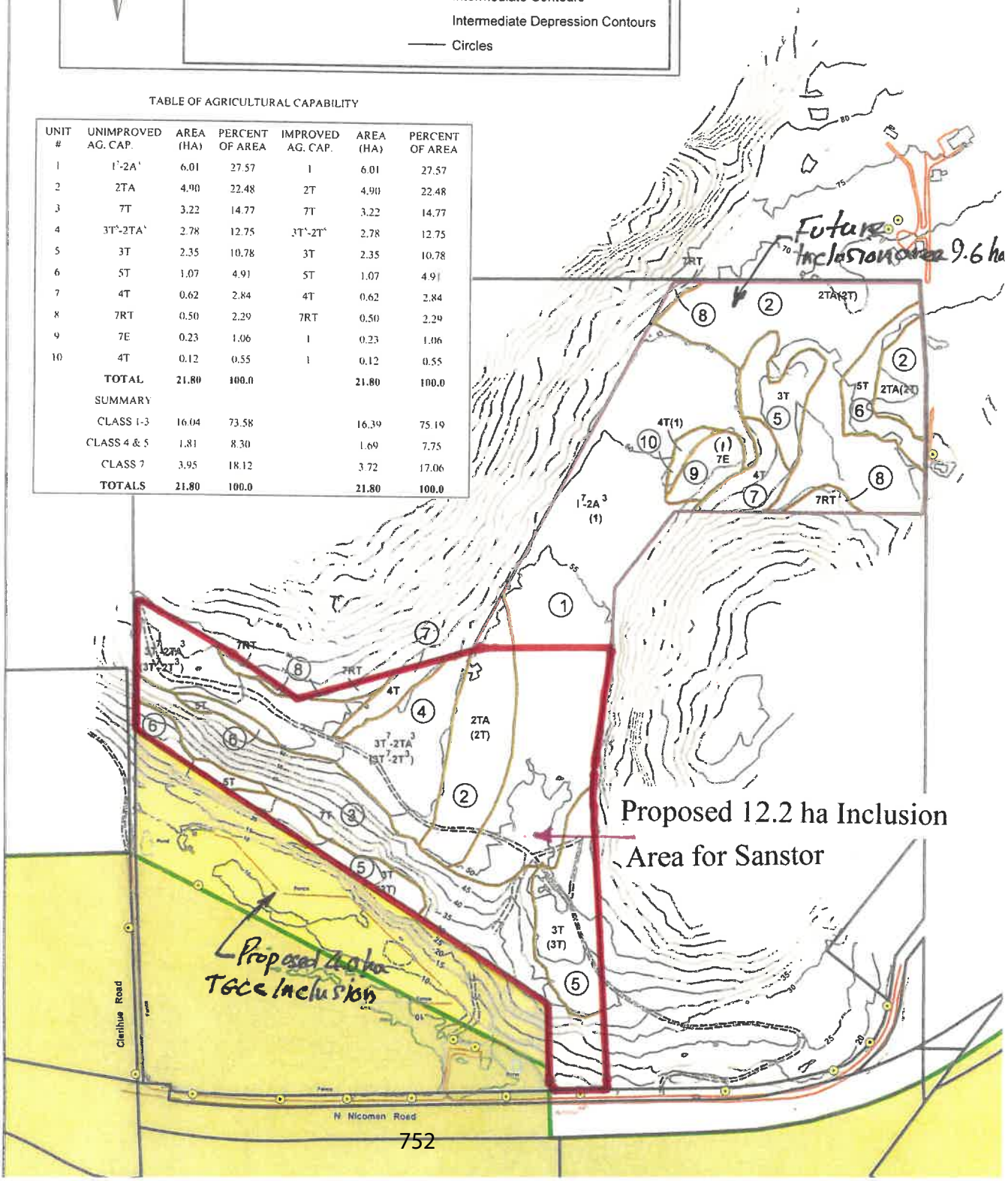
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Legend

- Property Boundaries
- Study Area Boundary
- Agricultural Capability Bdy
- ALR Boundary & Area
- Applied ALR Inclusion Area
- Fence
- (2) Ag. Cap. Unit #
- Buildings
- Gravel Roads
- Paved Roads
- Ditches
- Ponds
- Index Contours
- Index Depression Contours
- Intermediate Contours
- Intermediate Depression Contours
- Circles

TABLE OF AGRICULTURAL CAPABILITY

UNIT #	UNIMPROVED AG. CAP.	AREA (HA)	PERCENT OF AREA	IMPROVED AG. CAP.	AREA (HA)	PERCENT OF AREA
1	1`-2A`	6.01	27.57	1	6.01	27.57
2	2TA	4.90	22.48	2T	4.90	22.48
3	7T	3.22	14.77	7T	3.22	14.77
4	3T`-2TA`	2.78	12.75	3T`-2T`	2.78	12.75
5	3T	2.35	10.78	3T	2.35	10.78
6	5T	1.07	4.91	5T	1.07	4.91
7	4T	0.62	2.84	4T	0.62	2.84
8	7RT	0.50	2.29	7RT	0.50	2.29
9	7E	0.23	1.06	1	0.23	1.06
10	4T	0.12	0.55	1	0.12	0.55
	TOTAL	**21.80**	**100.0**		**21.80**	**100.0**
	SUMMARY					
	CLASS 1-3	16.04	73.58		16.39	75.19
	CLASS 4 & 5	1.81	8.30		1.69	7.75
	CLASS 7	3.95	18.12		3.72	17.06
	TOTALS	**21.80**	**100.0**		**21.80**	**100.0**



facility, this land has never been cleared and used for agriculture in recent history. The loss of the agricultural sand source currently provided by Mathers on its Ecowaste site would have a serious impact on farmers who depend on a reliable local source of reasonably priced, clean sand.

The temporary (25 year) non-farm use of this +/-5.0 hectares of land would little or no impact on local agricultural productive capacity.

The inclusion of 12.2 hectares of land into the ALR in Deroche with 8.3 hectares of Class 1 to 3 capability will provide protection of this important agricultural land resource in perpetuity and prevent its loss by subdivision into 2 hectare residential lots as currently allowed under the local zoning while out of the ALR. Therefore inclusion into the ALR of this prime agricultural land would offer up a significant regional agricultural benefit.

9.3 **Potential of Non-farm Use of the Subject Lands for Impact on Surrounding Agricultural Operations**

The only agricultural uses are located immediately west of the 3.0 hectare farmed area on the subject property and a small plastic greenhouse operation to the south of the fallow field.

9.4 **Precedent for This Non-farm Use Triggering Future Applications**

The Mathers sand operation is quite unique, and like most other sand deposit sites along the Fraser River, they have been established for many years to service the critical Fraser River channel dredging needs. It is only because of the loss of the longstanding lease on the Ecowaste lands that Mathers has been forced to find an alternative site. Otherwise Mathers would never intend to move their operation.

10. SUMMARY AND CONCLUSIONS

10.1 Some 8.1 hectares or 98% of the 8.35 hectares on the subject lands have a Class 5 unimproved capability. The area occupied by the dwelling and yard is 0.2 hectares and was rated "A", anthropic with no soil bound agricultural capability. With drainage, irrigation and fertility improvements the Class 5 land would improve to Class 4.

10.2 Mathers Bulldozing currently operates a dredged river sand depot on lands adjacent to the subject property which are slated for industrial development in the near future resulting in displacement of the Mathers depot. Mathers has canvassed the local area for a suitable non-ALR site without success.

10.3 Mathers provides an important service to the local agricultural community by supplying clean, salt free sand for Cranberry farmers and others including West Coast Instant Lawns in Delta. Clean sand, locally sourced at a reasonable price, is a critical component in these operations.

10.4 Mathers would like to move its existing operation to the subject property and use the eastern +/-5.0 hectares of the subject property for stockpiling river sand dredged from the Fraser River. This land has not been used for agriculture in recent history.

10.5 The Vancouver Fraser Port Authority needs a dredge sand storage site which is critical to maintaining the Fraser River shipping channel east of the Massey Tunnel. This has been serviced by the Mathers sand storage site on the Ecowaste land for decades and this lease is terminating in 2026. The Sanstor site on Williams Road would serve to continue this critical service.

10.6 Upon expiration of the temporary 25 year Non-farm Use approvals, the land would be reclaimed to a better improved agricultural capability than currently exists, by two classes to Class 2A. The estimated reclamation cost of $300,000 for the sand storage site would be secured by bonding.

10.7 Sanstor is proposing to include 12.2 hectares of land in Deroche, B.C. into the ALR. This land is in active agricultural use and has 8.3 hectares of prime Class 1 to 3 agricultural capability. This land, including the additional proposed inclusion lands totalling 25.8 ha, is currently vulnerable to rural residential subdivision under local zoning which allows 2 hectare lots. If this were to happen, this important and unique agricultural resource would be lost to productive agriculture forever.

C & F LAND RESOURCE CONSULTANTS LTD.

Per: 

Brian M. French, P.Ag.

File:\Sanstor updated report 05-14-2025

APPENDIX A

Resume of Experience, Brian French, P.Ag.

BRIEF RESUME OF EXPERIENCE
Brian M. French, P.Ag.

Business Address: **C&F Land Resource Consultants Ltd.**
4383 Happy Valley Road
Victoria, B.C. Canada V9C 3Z3
Tel: (250) 474-5072; Fax: (250) 474-5073
E-mail: cflrc@shaw.ca

Education: B.Sc.(Agriculture) , Honours Soil Science, 1971
Professional Affiliation: Member, B.C. Institute of Agrologists

Professional Experience:

- 3 years as Staff Agrologist with Agricultural Land Commission responsible for technical support to the Commission and staff, attendance to E.L.U.C. hearings, participated in ALR fine tuning reviews;

- 4 years as consultant to the Ministry of Lands, Parks and Housing carrying out major reviews of crown land suitability for agricultural leases in Omineca and Cariboo regions;

- 39 years as a soils and land use consultant with a broad spectrum of clients including the Agricultural Land Commission, provincial government, municipal government, Municipal Insurance Association, R.C.M.P. major crimes unit, utility companies, major corporations and individuals. Projects completed include many individual parcel agricultural capability assessments; comprehensive land use plans (Maple Ridge Rural Land Use Plan for ALC); technical mediation (Six Mile Ranch ALR exclusion issue for Ministry of Agriculture); Utility Corridor issues (B.C. Gas Surrey-Langley 42" pipeline project and many other sewer, water and drainage projects for G.V.R.D., F.V.R.D. and others); forensic soil and land use services (technical assistance to RCMP-Vancouver Police Joint Task Force on Picton pig farm sites in Port Coquitlam).

Professional Project Profile

- Drainage and irrigation system design and supervision including gravel pit and soil dumpsite storm water management plans; agricultural land drainage and irrigation; urban rain garden soil specification and analysis of water flow in soils.

- Golf course and sports field development and technical services (design, construction and management for various clients including Vancouver Parks Board, Coquitlam Parks Board, Saanich Parks & Recreation, Oak Bay Parks, Shawnigan Lake School);

- Aggregate industry development and reclamation services; responsible for exploration, permitting, preparation of plans, monitoring of work, supervision of rehabilitation and closure. Major clients include Lafarge Canada Inc. and Fraser

Valley Aggregates Ltd. as well as several smaller companies throughout B.C.;

- Soil and inert industrial landfill services; responsible for permitting, preparation of operating and rehabilitation plans, monitoring of works, reporting and closure. Involved in numerous significant operations;

- Composting industry services including development of plans to conform to the Organic Matter Recycling Regulation, Ministry of Environment and municipal bylaws; carry out monitoring and administer closure plans.

- ALR related issues including subdivision, non-farm use, exclusion applications, preparation of comprehensive soil and agricultural capability reports; review of conflicting professional reports for the Commission.

- Commercial greenhouse planning, permitting and infrastructure design.

- Farm development planning and infrastructure design.

- Assessment of damage claims resulting from off site drainage onto agricultural lands; preparation of estimates of quanta of damages in insurance and Supreme Court actions.

- Forensic analysis of historic aerial photographs to determine changes in land use over time.

Brian French, P.Ag.

May 2025

APPENDIX B
Arbortech Arborist Report

December 14, 2016

Attn.: **John Mathers**
Mathers Bulldozing
11700 No. 5 Rd
Richmond, BC V7A 4E7

ACL File: **16395**

Project Ref: **14671 Williams Rd Richmond BC**

Re: **Preliminary Tree Assessment**

Dear Mr. Mathers,

As requested, I have undertaken an initial site review of the condition of the existing trees located on the subject property. It is my understanding that land uses changes are being contemplated, and that there are municipal Environmental Sensitive Areas (ESA) and Riparian Management Areas (RMA) designated within and adjacent to this property. The purpose of my report is to inform the planning process as to the general viability and value of the existing trees.

Observations

Figure 1.



- The eastern two-thirds of the subject site is treed with a stand of predominantly European birch (*Betula pendula*) trees growing with dense spacing and forming a partially closed-canopy form (modified through naturally occurring tree decline).
- The age class of the birch trees is estimated to be circa 40 years. This could be confirmed by undertaking a ring count of a representative sample from the stand.

- The majority of the trees within the stand are infested with bronze birch borer (*Agrilus anxius*) and are suffering varying severities of the related damage and dieback. I estimate that approximately 80% of the trees are infested.
- The south interface of the stand is adjacent to existing BC Hydro overhead power lines aligned along the north side of Williams Road, and a swath of trees along that interface have been topped, many of those trees having been killed as a result.

Discussion

European birch is a non-native tree that was originally introduced for use in landscapes, but that has naturalized in British Columbia. It is especially prolific in naturalizing and colonizing peat bog areas of the Lower Mainland region. The native species of trees and vegetation have been suppressed, in some cases to severely diminished levels. This is the case on this site. The European birch is identified as an invasive plant in BC (see enclosure). The tree species that would be expected to be native and indigent to this site would be dominated by shore pine (*Pinus contorta* 'contorta'). Shore pine appears to be mostly absent on this property. Examples of the native shore pine predominant stand conditions are observed in the vicinity of this site, specifically to the northwest, although some levels of birch naturalization has occurred in those stands.

The bronze birch borer insect has been well established in the Lower Mainland (actually throughout most of the Pacific Northwest) for several decades. The insect infests birch trees exclusively (all local species) by laying eggs in the upper heights of their stems and branches. The larvae advance through various stages of their life cycle by boring and feeding within the conducting tissue of the trees, killing them from the top down. Successive infestations occur lower in the crown of the trees year over year. Depending on the size, age class and health of a tree, infested trees are fully killed within approximately 5 years of initial infestation. Birch trees in good health are less susceptible to infestation, as the insect has adapted to sensing trees that are stressed in terms of their health (i.e. from drought or other environmental influences, or from pruning impacts). The birch genera poorly defend against decay advancement, and rapid decay of those dead parts follows the dieback, weakening those stems to the extent that there is high likelihood of failure (breaking out). There are no practical or feasible controls available, especially for large stands such as on this site and surrounding lands, and there is a lack of native predators to this insect. The mortality of birch trees in our region is expected to continue unabated, and this site combined with the surrounding non-native birch stands in this part of Richmond are actually serving as a massive incubation zone for the damaging insect populations to proliferate.

Currently there are assorted land uses in the perimeters of the tree stand on the subject site that are potential targets for tree and tree parts failing and striking. This includes the perimeters of the site where current active residential, landscape and farming zones interface with the forested lands, and also along the Williams Road frontage where there are overhead power lines and public using the roads. Those zones, as well as any interfaces with the forest stand where new active land uses are proposed, are targets of concern in relation to the dying birch trees. It is recommended that the site be assessed using Tree Risk Assessment Qualification (TRAQ) methods, regulated by the International Society of Arboriculture, in conjunction with the project planning, design and construction.

Conclusions

The forest stands within the subject site, including the zones that are designated ESA and RMA at or near this site, are comprised predominantly of European birch. The majority of those trees are in a severely advanced state of decline from bronze birch borer insect infestation damage. The dying tree stand provide habitat for certain wildlife, and serves as canopy in the urban forest. However, it is my opinion that there are significant negative environmental values of this particular stand considering that it exists as a result of invasive colonization by a non-native tree species.

Thank you for choosing Arbortech Consulting for your tree assessment needs. If you require any further information, please contact the undersigned.

Regards,

Prepared By:	***Certifications and Qualifications of the Author:***	***Contact Information:***
 **Norman Hol,** **Senior Consulting Arborist**	• ISA Certified Arborist #PN-0730A, • Qualified Tree Risk Assessor (TRAQ), • Certified Tree Risk Assessor #0076, • Certified Wildlife and Danger Tree Assessor • Land Survey Technologist	Office: **604 275 3484** Mobile: **604 813 9194** Email: **norm@aclgroup.ca**

Enclosures;
UBC Invasive Species Checklist, 2012

E-FLORA BC
INVASIVE, NOXIOUS AND PROBLEM PLANTS OF BRITISH COLUMBIA

March 2012 update

A small number of vascular plants in British Columbia are considered invasive, noxious or problem weeds. These are alien species, usually ones that significantly impact rangelands, affect forestry and forest regeneration, or impact on our wetlands. Some are highly invasive and alter natural ecosystems. Some of these plants are legislated as noxious under the BC Weed Control Act (either province-wide or regionally), or are designated by provincial agencies or invasive plant councils as nuisance, noxious or invasive species and targeted for control. The following list provides a summary of 163 weed taxa that fall into these categories. The list is based upon an original list prepared by Tanya Perzoff and also includes additional taxa that have been recently identified as invasive by BC botanists and species added to the BC Weed Control Act in 2011.

The list does not include native species, although taxa with mixed origin--both native and introduced--have been included (e.g. *Phalaris arundinacea*). Additionally, the list includes only taxa that recognized by the BC Conservation Data Centre as part of the BC flora. The BC flora include all species listed in E-Flora BC.

In British Columbia, the Invasive Alien Plant Program (IAPP) (BC Ministry of Forests, Lands and Natural Resource Operations) tracks the spread of some weed species, and encouarges public reporting of these species through their Report-a-Weed initiative. Species tracked under this program are noted in the list by an asterisk (*).

Please refer to Tanya Perhzoff's original list for sources of species designations by provincial agencies.

Scientific Name	English Common Name	Comments	IAPP
Abutilon theophrasti	Velvetleaf	Noxious	*
Acer platanoides	Norway maple	Minor upland invasive	
Acinos arvensis	Mother-of-thyme	Minor upland invasive	
Acroptilon repens	Russian knapweed	Noxious	*
Aegilops cylindrica	Jointed oatgrass	Noxious	
Aegopodium podagraria	Goutweed	Invasive, often urban	
Agropyron pectiniforme	Crested wheatgrass	Minor upland invasive	
Alliaria petiolata	Garlic mustard	Noxious	*
Amaranthus retroflexus	Redroot pigweed	Nuisance, disturbed sites	*
Ambrosia artemisiifolia	Common ragweed	Minor upland invasive	
Ammophila arenaria	European beachgrass	Invasive, sand dunes	
Ammophila breviligulata	American beachgrass	Invasive, sand dunes	

Scientific Name	English Common Name	Comments	IAPP
Anchusa officinalis	Common bugloss	Noxious	*
Anthriscus caucalis	Bur chervil	Noxious	
Anthriscus sylvestris	Wild chervil	Noxious	*
Arctium lappa	Great burdock	Noxious,	*
Arctium minus	Common burdock	Weed	*
Artemisia absinthium	Absinth	Minor upland invasive	*
Avena fatua	Wild oats	Noxious, disturbed sites	*
Barbarea vulgaris	Winter cress	Agricultural/urban weed	
Berberis thunbergii	Japanese barberry	Agricultural/urban weed	
Berteroa incana	Hoary alyssum	Noxious	*
Betula pendula	European birch	Invasive, bogs	
Brachypodium sylvaticum	Slender false brome	Newly arrived in 2008	
Brassica kaber	Charlock, wild mustard	Noxious, disturbed sites	*
Bromus inermis	Smooth brome grass	Moderate upland invasive	
Bromus tectorum	Cheatgrass	Invasive, abundant	*
Buddleja davidii	Butterflybush	Invasive, spreading quickly	*
Butomus umbellatus	Flowering rush	Noxious, principle wetland invasive elsewhere	*
Calluna vulgaris	Scotch heather	Invasive in bogs in or near urban areas	
Calystegia sepium	Morning glory	Nuisance	
Capsella bursa-pastoris	Shepherd's purse	Nuisance	*
Caragana arborescens	Siberian peashrub	Minor upland invasive	
Cardaria draba ssp. draba	Heart-podded hoary-cress	Noxious	
Cardaria draba ssp. chalapensis	Chalapa hoary-cress	Noxious	
Cardaria pubescens	Globe-pod hoary-cress	Noxious	
Carduus acanthoides	Plumeless thistle	Noxious	
Carduus nutans ssp. leiophyllus	Nodding thistle	Noxious	
Centaurea biebersteinii	Spotted knapweed	Invasive, noxious	
Centaurea diffusa	Diffuse knapweed	Invasive, noxious	*
Centaurea x moncktonii	Meadow knapweed	Invasive	*
Centaurea nigra	Black knapweed	Invasive elsewhere	*
Centaurea nigrescens	Short-fringed knapweed	Invasive	
Centaurea solstitialis	Yellow starthistle	Noxious, invasive	*

Scientific Name	English Common Name	Comments	IAPP
Centaurea stoebe ssp. micranthos	Spotted knapweed	Invasive, noxious	
Chelidonium majus	Celandine	Minor upland invasive	
Chenopodium album	Lamb's quarters	Nuisance, abundant	*
Chondrilla juncea	Rush skeletonweed	Noxious	*
Chorispora tenella	Blue mustard	Noxious	
Cichorium intybus	Chicory	Nuisance, disturbed sites	*
Cirsium arvense	Canada thistle	Noxious, abundant	*
Cirsium palustre	Marsh plume thistle	Noxious, abundant	*
Cirsium vulgare	Bull thistle	Nuisance, abundant	*
Conium maculatum	Poison hemlock	Noxious	*
Convolvulus arvensis	Field bindweed	Nuisance, abundant	*
Coronilla varia	Crown vetch	Agriculture/urban weed	
Crataegus monogyna	European hawthorn	Highly Invasive	
Crupina vulgaris	Parastic dodder	Noxious	
Cynoglossum officinale	Common hound's tongue	Noxious	*
Cyperus esculentus var. leptostachyus	Yellow nut-grass	Noxious	
Cytisus scoparius	Scotch broom	Highly invasive	*
Daphne laureola	Spurge-laurel	Agriclture/urban weed	
Descurainia sophia	Flixweed	Noxious	
Digitalis purpurea	Foxglove	Abundant	
Echinochloa crusgalli	Barnyard grass	Nuisance	*
Echium vulgare	Viper's bugloss	Noxious	*
Elymus repens	Quackgrass	Abundant in disturbed sites	*
Erodium cicutarium	Stork's bill	Noxious	
Euphorbia cyparissias	Cypress spurge	Agriculture/urban weed	*
Euphorbia esula	Leafy spurge	Noxious, agriculture	*
Fallopia x bohemica	Bohemian knotweed	Invasive, noxious	
Fallopia convolvulus	Black bindweed	Invasive	
Fallopia japonica	Japanese knotweed	Invasive, noxious	*
Fallopia sachalinense	Giant knotweed	Invasive, noxious	
Galium aparine	Cleavers	Noxious	*
Galium mollugo	White bedstraw	Minor upland invasive	
Geranium robertianum	Herb-Robert	Abundant	*

Scientific Name	English Common Name	Comments	IAPP
Glyceria maxima	Great manna grass	Noxious, minor invasive	
Gnaphalium uliginosum	Marsh cudweed	Nuisance	*
Gypsophila paniculata	Baby's breath	Nuisance	*
Hedera helix	English Ivy	Invasive, primarily urban	*
Heracleum mantegazzianum	Giant cow-parsnip,Giant hogweed	Noxious, nuisance	*
Hesperis matronalis	Dame's rocket	Minor upland invasive	*
Hieracium aurantiacum	Orange hawkweed	Noxious	*
Hieracium caespitosum	Yellow hawkweed	Nuisance	*
Hieracium pilosella	Meadow hawkweed	Nuisance	*
Hordeum jubatum	Foxtail barley	Nuisance	*
Hypericum perforatum	Common St. Johns-wort	Nuisance	*
Hypochaeris radicata	Hairy cat's ear	Agriculture/urban weed	*
Hyoscyamus niger	Black henbane	Noxious	
Ilex aquifolium	English holly	Invasive, urban forests	
Impatiens glandulifera	Policeman's helmet	Invasive	*
Iris pseudacorus	Yellw flag	Noxious, invasive	*
Knautia arvensis	Field scabious	Noxious	*
Kochia scoparia	Kochia, summer cypress	Noxious	*
Lamium galeobdolon	False lamium	Invasive	
Lamium amplexicaule	Common dead-nettle	Nuisance	*
Lepidium latifolium	Broad-leaved pepper-grass	Noxious	*
Leucanthemum vulgare	Ox-eye daisy	Noxious	*
Linaria genistifolia ssp. dalmatica	Dalmation toadflax	Abundant in disturbed sites	*
Linaria vulgaris	Butter-and-eggs	Noxious	*
Lysimachia nummularia	Moneywort	Minor wetland invasive	
Lythrum salicaria	Purple loosestrife	Noxious, wetland invasive	*
Madia glomerata	Clustered tarweed	Nuisance	*
Madia sativa	Coast tarweed	Nuisance	*
Malva neglecta	Common mallow	Nuisance	*
Matricaria discoidea	Pineappleweed	Abundant in disturbed sites	*
Matricaria perforata	Scentless chamomile	Noxious	
Morus alba	White mulberry	Minor upland invasive	
Myriophyllum aquaticum	Parrotfeather	Invasive	*

Scientific Name	English Common Name	Comments	IAPP
Myriophyllum spicatum	Eurasian watermilfoil	Principle wetland invasive	*
Onopordum acanthium	Scotch thistle	Noxious	
Origanum vulgare	Wild marjoram	Minor upland invasive	
Panicum capillare	Common witchgrass	Nuisance	*
Panicum miliaceum	Wild proso millet	Noxious	
Persicaria maculata	Lady's thumb	Nuisance	
Persicaria wallichii	Himalayan knotweed	Invasive	*
Phalaris arundinaceae	Reed canarygrass	Invasive	*
Phragmites australis ssp. australis	European common reed	Invasive subspecies	
Pinus sylvestris	Scot's pine	Minor upland invasive	
Plantago lanceolata	Narrow-leaved plantain	Nuisance	
Plantago major	common plantain	Nuisance	*
Poa annua	Annual bluegrass	Nuisance	
Poa compressa	Canada bluegrass	Minor upland invasive	
Poa pratensis	Kentucky bluegrass	Minor upland invasive	
Persicaria wallichii	Himalayan knotweed	Invasive, noxious	*
Potamogeton crispus	Curly pondweed	Minor wetland invasive	
Potentilla recta	Sulphur cinquefoil	Noxious	*
Prunus laurocerasus	Cherry laurel	Garden escape, urban	
Ranunculus repens	Creeping buttercup	Noxious, disturbed sites	*
Robinia pseudo-acacia	Black locust	Minor upland invasive	
Robinia hispida	Bristly locust	Invasive, Kokanee Creek Provincial Park	
Rosa multiflora	Multiflora rose	Minor upland invasive	
Rubus armeniacus	Himalayan blackberry	Invasive	*
Rumex acetosella	Sheep sorrel	Nuisance, disturbed sites	*
Rumex crispus	Curled dock	Nuisance, disturbed sites	*
Salsola kali	Russian thistle	Noxious	
Saponaria officinalis	Bouncing bet	Increasing, disturbed sites	
Sedum acre	Mossy stoncrope	Increasingly abundant	
Senecio jacobaea	Tansy ragwort	Noxious	*
Senecio vulgaris	Common groundsel	Nuisance	*
Setaria viridis	Green foxtail	Noxious	*
Silene latifolia ssp. alba	White cockle	Noxious	*

Scientific Name	English Common Name	Comments	IAPP
Silene noctiflora	Night-flowering catchfly	Noxious	*
Silene vulgaris	Bladder campion	Nusiance	*
Silybum marianum	Milk thistle	Noxious	
Solanum americanum	Black nightshade	Common, disturbed sites	
Solanum dulcamara var. dulcamara	European bittersweet	Disturbed sites	
Solanum physalifolium	Hairy nightshade	Noxious	
Solanum rostratum	Buffalo-bur	Disturbed sites	
Solanum triflorum	Cut-leaved nightshade	Disturbed sites	
Soliva sessilis	Carpet burweed	Invasive, increasing	*
Sonchus arvensis	Perennial sow-thistle	Noxious	*
Sonchus asper	Prickly sow-thistle	Nuisance	
Sonchus oleraceus	Common sow-thistle	Noxious	*
Sorbus aucuparia	European mountain-ash	Highly invasive	
Spartina anglica	English cordgrass	Invasive	*
Spartina densiflora	English cordgrass	Noxious	
Spartina patens	Saltmeadow cordgrass	Noxious	
Spergula arvensis	Corn spurry	Nuisance	*
Stellaria media	Common chickweed	Nuisance	*
Tanacetum vulgare	Common tansy	Noxious	*
Thlaspi arvense	Field pennycress	Nuisance	*
Torilis japonica	Hedge parsley	Nuisance	
Tragopogon dubius	Goatsbeard, yellow salsify	Nuisance	*
Tribulus terrestris	Puncture vine	Noxious	*
Tripleurospermum inodorum	Scentless mayweed	Noxious	
Tussilago farfara	Coltsfoot	Agriculture/urban weed	
Ulex europaeus	Gorse	Noxious	*
Ulmus pumila	Siberian elm	Agriculture/urban weed	*
Ventenata dubia	North Africa grass	Noxious	
Verbascum thapsus	Great mullein	Nuisance	*
Vinca minor	Periwinkle	Urban invasive, ravines	

References

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APPENDIX C

Field Notes, July 9, 2015

FIELD NOTES FOR 14671 WILLIAMS ROAD, RICHMOND, B.C.

July 9, 2015

Pit 1: cleared field, wild grass cover; near level topography.

OM	80 - 50cm	dark reddish brown mesic organic; weak granular structure; friable; common roots; clear boundary to:
OF	50 - 0cm	dark brown fibric peat; massive amorphous structure; saturated; no roots; fairly clear boundary to:
Cg	0 - 10cm+	grey silty clay loam, massive, soft and wet; no roots.

Pit 2: cleared field, wild grass cover, near level topography.

OM	65 - 35cm	dark reddish brown mesic organic; weak granular structure; friable; common roots; clear boundary to:
OF	35 - 0cm	dark brown fibric peat, massive, amorphous structure; no roots; clear boundary to:
Cg	0 - 10cm+	grey to grey brown silty clay loam; massive, soft and wet; no roots.

Pit 3: cleared field, wild grass cover; near level topography.

OM	45 - 30cm	dark reddish brown mesic organic, weak granular structure, friable; common roots; fairly clear boundary to:
OF	15 - 0cm	dark brown fibric to medic organic; massive, amorphous structure; no roots; clear boundary to:
Cg	0 - 5cm+	grey to grey brown silty clay loam; massive; soft and wet; no roots.

Pit 4: In wooded area north; white birch overstory; near level to slightly undulating topography.

OF	20 - 0cm	dark reddish brown fibric organic, weak granular structure; very common roots; clear boundary to:
Cg	0 - 20cm+	grey silty clay loam; massive; few roots.

Pit 5: wooded deciduous area south, near level to slightly undulating; white birch overstory.

OF	40 - 20cm	dark reddish brown fibric organic; weak granular structure; common roots; diffuse boundary to:

OM-F	20 - 0cm	dark brown fibric to mesic organic; massive structure; fairly common roots; clear boundary to:
Cg	0 - 20cm+	grey silty clay loam; massive, moderately firm; very few roots.

Pit 6: near south east side of cleared field; near level topography.

OF-M	35 - 0cm	dark reddish brown fibric to mesic organic; near massive structure; common roots; clear boundary to:
Cg	0 - 10cm	grey silty clay loam; massive; no roots.

APPENDIX D

Exova Laboratories Soil Test Results

(1579)

Exova
#104, 19575-55 A Ave.
Surrey, British Columbia
V3S 8P8, Canada

T: +1 (604) 514-3322
F: +1 (604) 514-3323
E: Surrey@exova.com
W: www.exova.com

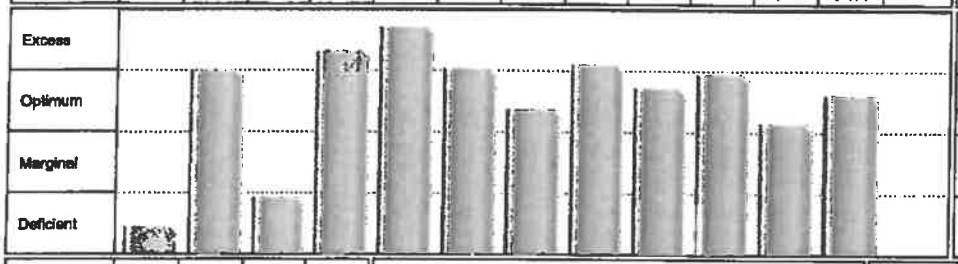
Exova

Farm Soil Analysis

Bill To:	C & F Land Resource	Grower Name:		Lot Number:	1084847
Report To:	C & F Land Resource	Client's Sample Id:	0-40 cm	Report Number:	2030214
		Field Id:	Pit 1 AP	Date Received:	Jul 29, 2015
	4383 Happy Valley Road	Acres:		Disposal Date:	Aug 28, 2015
	Victoria, BC., Canada	Legal Location:		Report Date:	Jul 31, 2015
	V9C 3Z3	Last Crop:	Crop not provided	Arrival Condition:	
Agreement:	101594				

Nutrient analysis (ppm)

Depth	N*	P	K	S**	Ca	Mg	Fe	Cu	Zn	B	Mn	Cl	BiCarbP
0" - 6"	9	>60	70	93	7480	399	377	15.0	15	3.4	8.9	64.1	



Total lbs/acre	18	120	140	187
Estimated lbs/acre	36	120	140	381

*Nitrate-N **Sulfate-S n/a = not analysed

Soil Quality

pH	EC(dS/m)	OM(%)	Sample#
6.6	0.86	58.9	5153581

Alkaline	*Very Toxic*	*High*
▶ *Neutral*	*Toxic*	*Normal*
Acidic	*Caution*	*Low*
Very Acidic	▶ *Good*	*Very Low*

Texture *Sandy Loam* Hand Texture *n/a*

Sand 53.3 % Silt 35.1 % Clay 11.6 %

Ammonium n/a

Lime 0 T/ac Buffer pH 5.9

BS 79.9 %

Ca 70.7 % Mg 6.2 % Na 2.6 % K 0.3 %

TEC 52.8 meq/100g Na 320 ppm

Est. N Release n/a C:N Ratio n/a

RECOMMENDATIONS FOR BALANCED CROP NUTRITION

	Crop not provided				
Macro-nutrients	Yield	N	P2O5	K2O	S
Growing Condition		To be added (lbs/acre)			
Excellent					
Average					
Your Goal					
Removal Rate (Seed/Total)					
Micro-nutrients	Iron	Copper	Zinc	Boron	Manganese
To be added (lbs/ac)					

The crop is not provided.
Call to request a crop-specific recommendation.

Comments:

Recommendations are based on general research consensus. They should not replace responsible judgement.

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Surrey, British Columbia
V3S 8P8, Canada

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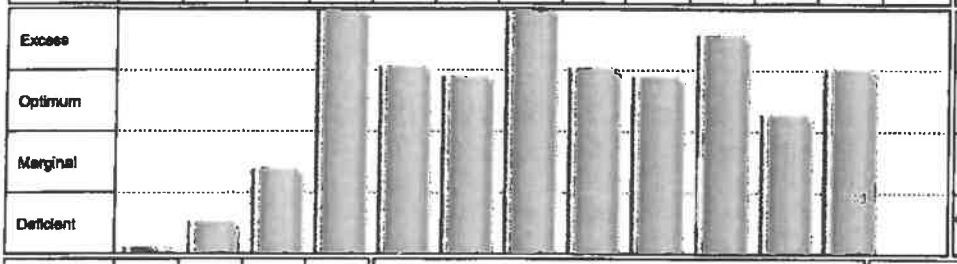
Exova

Farm Soil Analysis

Bill To:	C & F Land Resource	Grower Name:		Lot Number:	1084847
Report To:	C & F Land Resource	Client's Sample Id:	40-100 cm	Report Number:	2030215
		Field Id:	Pit 1 OF-M	Date Received:	Jul 29, 2015
	4383 Happy Valley Road	Acres:		Disposal Date:	Aug 28, 2015
	Victoria, BC., Canada	Legal Location:		Report Date:	Jul 31, 2015
	V9C 3Z3	Last Crop:	Crop not provided	Arrival Condition:	
Agreement:	101594				

Nutrient analysis (ppm)

Depth	N*	P	K	S**	Ca	Mg	Fe	Cu	Zn	B	Mn	Cl	BiCarbP
0" - 6"	<2	8	105	>1000	1600	230	3490	8.9	20	7.3	15	112	



Total lbs/acre	4	16	210	20000
Estimated lbs/acre	8	16	210	40729

*Nitrate-N **Sulfate-S n/a = not analysed

Soil Quality

pH	EC(dS/m)	OM(%)	Sample#
3.1	9.66	34.8	5153582

Alkaline	Very Toxic	High
Neutral	Toxic	Normal
Acidic	Caution	Low
Very Acidic	Good	Very Low

Texture *Sandy Loam* Hand Texture *n/a*

Sand 62.5 % Silt 28.9 % Clay 8.6 %

Ammonium n/a

Lime 34.4 T/ac Buffer pH 3.5 Est. N Release n/a C:N Ratio n/a

BS 23.2 %

Ca 17.5 % Mg 4.2 % Na 1.0 % K 0.6 %

TEC 45.6 meq/100g Na 100 ppm

RECOMMENDATIONS FOR BALANCED CROP NUTRITION

	Crop not provided				
Macro-nutrients	Yield	N	P2O5	K2O	S
Growing Condition		To be added (lbs/acre)			
Excellent					
Average					
Your Goal					
Removal Rate (Seed/Total)					
Micro-nutrients	Iron	Copper	Zinc	Boron	Manganese
To be added (lbs/ac)					

Comments:

Recommendations are based on general research consensus. They should not replace responsible judgement.

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Surrey, British Columbia
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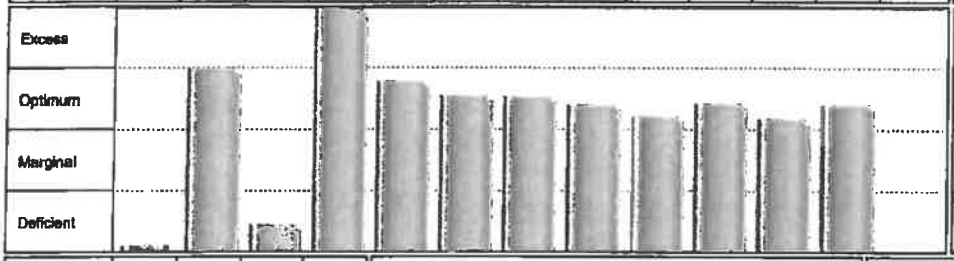
Exova

Farm Soil Analysis

Bill To:	C & F Land Resource	Grower Name:		Lot Number:	1084847
Report To:	C & F Land Resource	Client's Sample Id:	0-60 cm	Report Number:	2030216
		Field Id:	Pit 2 OF	Date Received:	Jul 29, 2015
	4383 Happy Valley Road	Acres:		Disposal Date:	Aug 26, 2015
	Victoria, BC., Canada	Legal Location:		Report Date:	Jul 31, 2015
	V9C 3Z3	Last Crop:	Crop not provided	Arrival Condition:	
Agreement:	101594				

Nutrient analysis (ppm)

Depth	N*	P	K	S**	Ca	Mg	Fe	Cu	Zn	B	Mn	Cl	BiCarbP
0" - 6"	<2	>60	33	300	832	152	540	2.5	<5	2	11	45	



Soil Quality

pH	EC(dS/m)	OM(%)	Sample#
4.1	1.23	64.1	5153583

Alkaline	Very Toxic	High
Neutral	Toxic	Normal
Acidic	Caution	Low
Very Acidic	Good	Very Low

Total lbs/acre	4	120	66	599
Estimated lbs/acre	8	120	66	1220

Texture n/a Hand Texture n/a
Sand n/a Silt n/a Clay n/a
Ammonium n/a
Lime 23.9 T/ac Buffer pH 4.1

BS 17 %
Ca 12.0 % Mg 3.6 % Na 1 % K 0.2 %
TEC 34.6 meq/100g Na 80 ppm
Est. N Release n/a C:N Ratio n/a

*Nitrate-N **Sulfate-S n/a = not analysed

RECOMMENDATIONS FOR BALANCED CROP NUTRITION

	Crop not provided				
Macro-nutrients	Yield	N	P2O5	K2O	S
Growing Condition		To be added (lbs/acre)			
Excellent					
Average					
Your Goal					
Removal Rate (Seed/Total)					
Micro-nutrients	Iron	Copper	Zinc	Boron	Manganese
To be added (lbs/ac)					

The crop is not provided.
Call to request a crop-specific recommendation.

Comments:

Recommendations are based on general research consensus. They should not replace responsible judgement.

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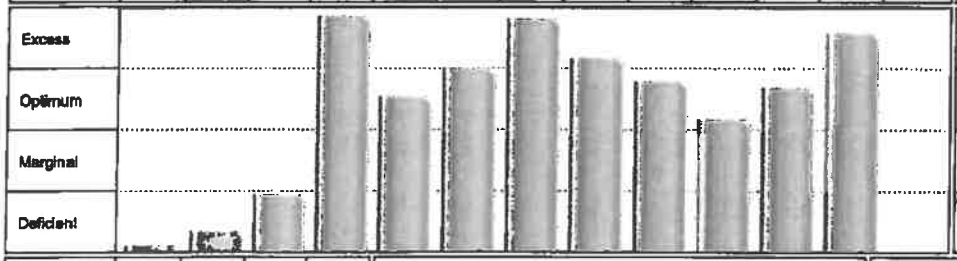
Exova

Farm Soil Analysis

Bill To:	C & F Land Resource	Grower Name:		Lot Number:	1084847
Report To:	C & F Land Resource	Client's Sample Id:	0-40 cm	Report Number:	2030217
		Field Id:	Pit 5 OM	Date Received:	Jul 29, 2015
	4383 Happy Valley Road	Acres:		Disposal Date:	Aug 28, 2015
	Victoria, BC., Canada	Legal Location:		Report Date:	Jul 31, 2015
	V9C 3Z3	Last Crop:	Crop not provided	Arrival Condition:	
Agreement:	101594				

Nutrient analysis (ppm)

Depth	N*	P	K	S**	Ca	Mg	Fe	Cu	Zn	B	Mn	Cl	BICarbP
0" - 6"	<2	<5	70	215	633	257	1800	21.5	20	1	35.3	334	



Soil Quality

pH	EC(dS/m)	OM(%)	Sample#
4.0	2.50	62.3	5153584

Alkaline	Very Toxic	High
Neutral	Toxic	Normal
Acidic	Caution	Low
Very Acidic	Good	Very Low

	N	P	K	S
Total lbs/acre	4	10	141	430
Estimated lbs/acre	8	10	141	876

Texture *Sandy Loam* Hand Texture *n/a*
Sand 61.3 % Silt 21.8 % Clay 16.9 %
Ammonium n/a
Lime 31.5 T/ac Buffer pH 3.7

BS 21 %
Ca 7.5 % Mg 5.0 % Na 8.1 % K 0.4 %
TEC 42.3 meq/100g Na 780 ppm
Est. N Release n/a C:N Ratio n/a

*Nitrate-N **Sulfate-S n/a = not analysed

RECOMMENDATIONS FOR BALANCED CROP NUTRITION

	Crop not provided				
Macro-nutrients	Yield	N	P2O5	K2O	S
Growing Condition		To be added (lbs/acre)			
Excellent					
Average					
Your Goal					
Removal Rate (Seed/Total)					
Micro-nutrients	Iron	Copper	Zinc	Boron	Manganese
To be added (lbs/ac)					

The crop is not provided.
Call to request a crop-specific recommendation.

Comments:

Recommendations are based on general research consensus. They should not replace responsible judgement.

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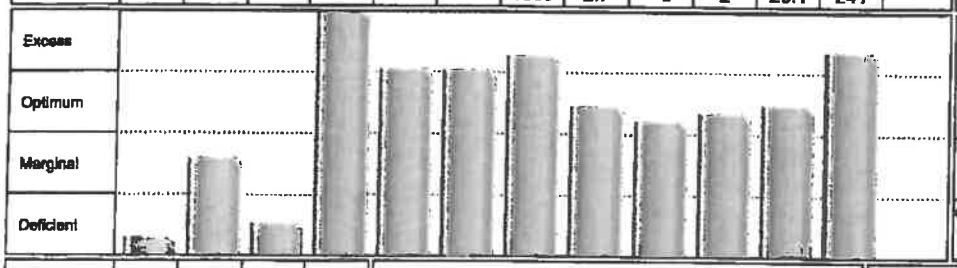
Exova

Farm Soil Analysis

Bill To:	C & F Land Resource	Grower Name:		Lot Number:	1084847
Report To:	C & F Land Resource	Client's Sample Id:	0-35 cm	Report Number:	2030218
		Field Id:	Pit 6 OF	Date Received:	Jul 29, 2015
	4383 Happy Valley Road	Acres:		Disposal Date:	Aug 28, 2015
	Victoria, BC., Canada	Legal Location:		Report Date:	Jul 31, 2015
	V9C 3Z3	Last Crop:	Crop not provided	Arrival Condition:	
Agreement:	101594				

Nutrient analysis (ppm)

Depth	N*	P	K	S**	Ca	Mg	Fe	Cu	Zn	B	Mn	Cl	BlCarbP
0" - 6"	6	21	40	602	1460	427	1300	2.7	<5	2	25.1	241	



Total lbs/acre	12	42	79	1204
Estimated lbs/acre	24	42	79	2452

*Nitrate-N **Sulfate-S n/a = not analysed

Soil Quality

pH	EC(dS/m)	OM(%)	Sample#
3.8	3.24	77.0	5153585

Alkaline	*Very Toxic*	*High*
Neutral	*Toxic*	*Normal*
Acidic	*Caution*	*Low*
Very Acidic	*Good*	*Very Low*

Texture *n/a* Hand Texture *n/a*

Sand n/a Silt n/a Clay n/a

Ammonium n/a

Lime 27.6 T/ac Buffer pH 3.9 Est. N Release n/a C:N Ratio n/a

BS 27.7 %

Ca 17.0 % Mg 8.2 % Na 2.3 % K 0.2 %

TEC 43.0 meq/100g Na 230 ppm

RECOMMENDATIONS FOR BALANCED CROP NUTRITION

	Crop not provided				
Macro-nutrients	Yield	N	P2O5	K2O	S
Growing Condition		To be added (lbs/acre)			
Excellent					
Average					
Your Goal					
Removal Rate (Seed/Total)					
Micro-nutrients	Iron	Copper	Zinc	Boron	Manganese
To be added (lbs/ac)					

The crop is not provided.
Call to request a crop-specific recommendation.

Comments:

Recommendations are based on general research consensus. They should not replace responsible judgement.

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Project Information

Project ID: TRIANGLE RD
Project Name: MATHERS
Project Location: Triangle Rd, Rmd
Legal Location:
PO/AFE#:
Proj. Acct. Code:

Billing Information

Company: CF Land Resource
Address: 4383 Happy Valley Rd
Victoria BC V9C 3Z3
Attention: Brian French
Phone: (250) 474-5072
Cell: (604) 908-1466
Fax: (250) 474-5073
E-mail: cflrc@shaw.ca
Agreement ID:
Copy of report:

Copy of Report To:

Company:
Address:
Attention:
Phone:
Cell:
Fax:
E-mail:
Copy of invoice:

RUSH Priority

Upon filling out this section, client accepts that surcharges will be applied to the analysis

Date Required
As Indicated | All Analysis

When "ASAP" is requested, turn around will default to a 100% RUSH priority, with pricing and turn around time to match. Please contact the lab prior to submitting RUSH samples.

Signature

Sample Custody (please print)

Sampled by:
Company:
I authorize Exova to proceed with the work indicated on this form:
Date: Initial:

Report Results

[X] E-mail [ ] Online [ ] PDF [ ] QA/QC Report
[ ] Mail [ ] Fax [ ] Excel

Special Instructions/Comments (please include contact information including ph. # if different from above).

Include Regulatory Requirements Below:

	Sample Identification	Location	Depth (CM)	Date/Time sampled	Matrix	Sampling Method	Number of Containers	CHPT	BSA	Enter tests above (√ relevant samples below)
1	PIT1 AP		0-40	07/09/15			1	✓	✓	
2	PIT1 OF-M		40-100	07/09/15			1	✓	✓	
3	PIT2 OF		0-80	07/09/15			1	✓	✓	
4	PIT5 OM		0-40	07/09/15			1	✓	✓	
5	PIT6 OF		0-35	07/09/15			1	✓	✓	
6										
7										
8										
9										
10										
11										
12										
13										
14										
15										

This section for Lab use only

Date/Time stamp: 15-07-29A11:11 RCVD

Indicate below any deficiencies in the condition of samples:

- Were Exova supplies used?
- Was there any damage to the shipping container?
- Were the containers packaged well?
- Were any extra samples received (document below)?
- Are samples within recommended holding times/temp?

Environmental Sample Information Sheet

Note: Proper completion of this form is required in order to proceed with analysis

Please indicate any potentially hazardous samples

Page of Control # B047204

LOT: 1084847 COC

Shipping:
COD Y/N
Cooler temp:

and size of coolers received:
Delivery Method: #
Waybill:
Received by:

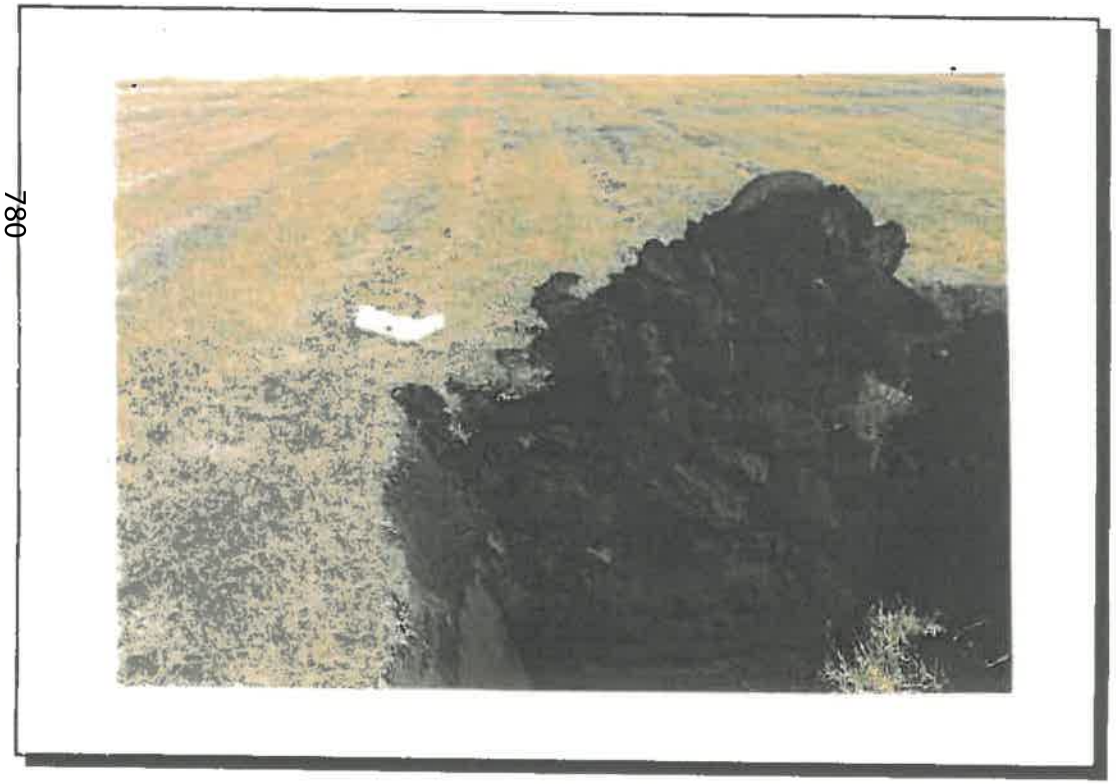
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APPENDIX E

Photographs of Soil Pits and Landscape

PLATE 1: 14671 WILLIAMS ROAD, RICHMOND, B.C.: July 9, 2015



1(a): Landscape at Soil Pit #1



1b):Soil Pit #1, 100cm organic peat over silty clay loam

PLATE 2: 14671 WILLIAMS ROAD, RICHMOND, B.C.: July 9, 2015



2(a): Landscape at Soil Pit #2



2b):Soil Pit #2, 30cm organic peat over silty clay loam

PLATE 3: 14671 WILLIAMS ROAD, RICHMOND, B.C.: July 9, 2015



3(a): Landscape at Soil Pit #3



3b):Soil Pit #3, 45cm organic peat over silty clay loam

PLATE 4: 14671 WILLIAMS ROAD, RICHMOND, B.C.: July 9, 2015



4(a): Landscape at Soil Pit #4

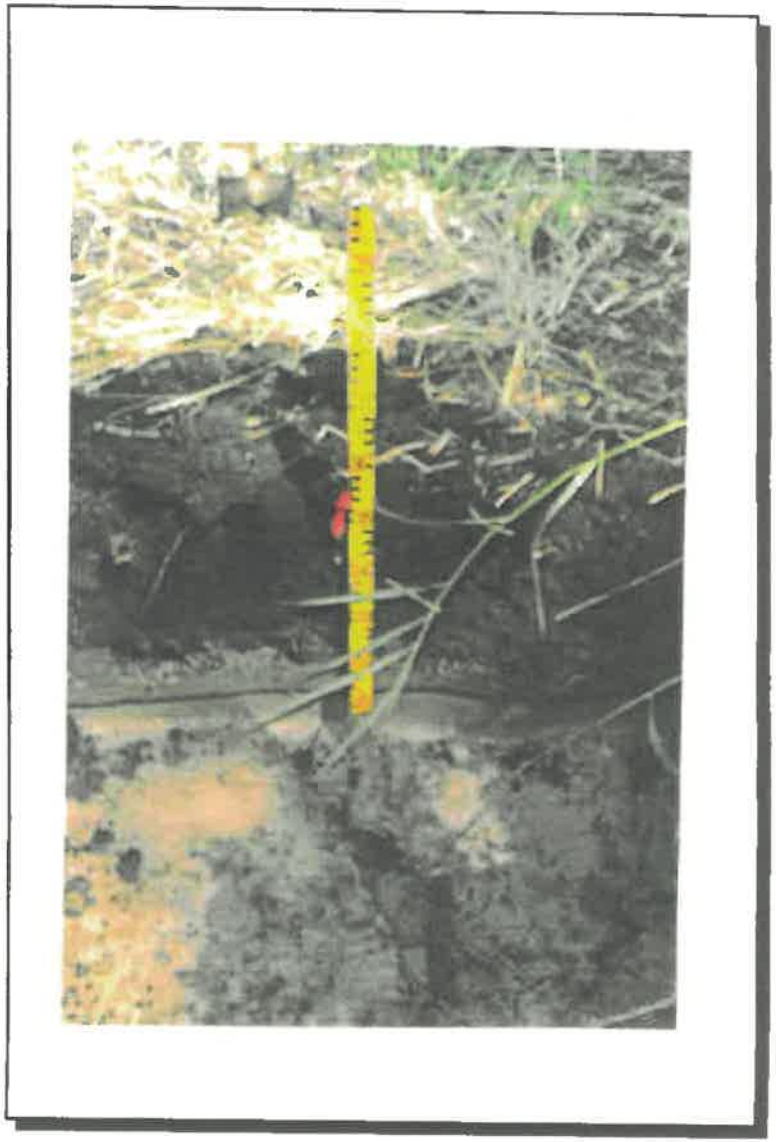


4b):Soil Pit #4, 20cm organic peat over silty clay loam

PLATE 5: 14671 WILLIAMS ROAD, RICHMOND, B.C.: July 9, 2015



5(a): Landscape at Soil Pit #5

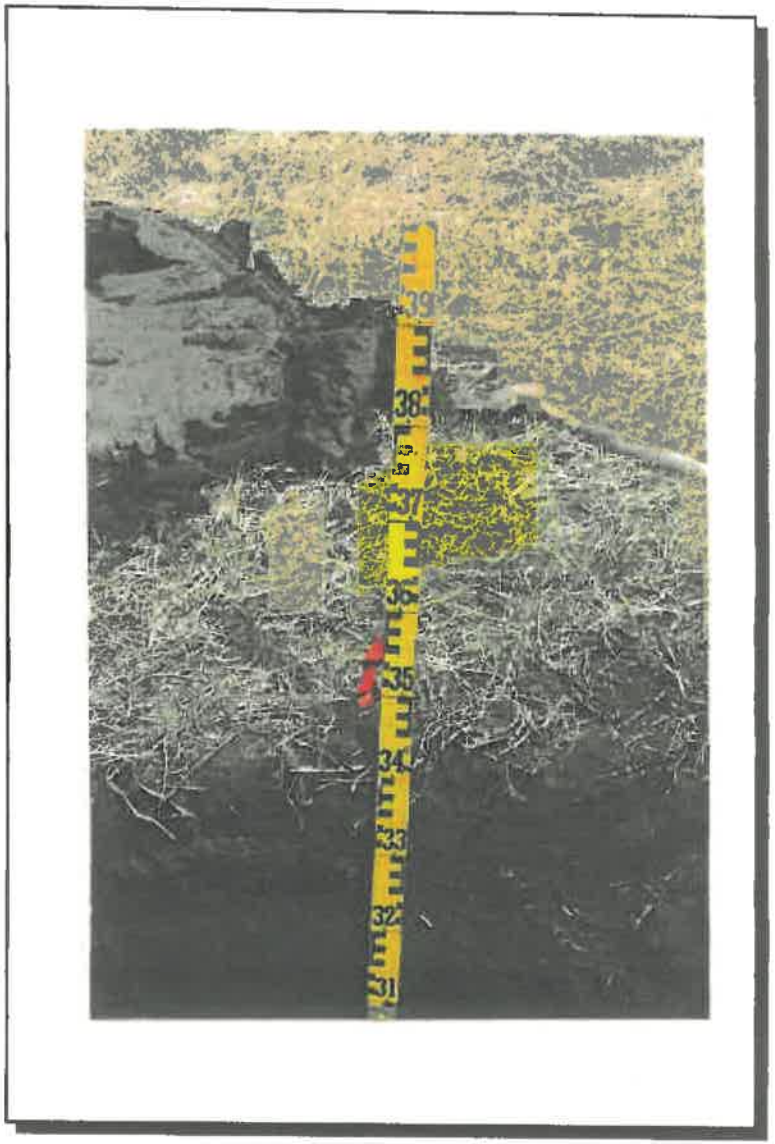


5b):Soil Pit #5, 40cm organic peat over silty clay loam

PLATE 6: 14671 WILLIAMS ROAD, RICHMOND, B.C.: July 9, 2015



6(a): Landscape at Soil Pit #6



6b):Soil Pit #6, 35cm organic peat over silty clay loam

PLATE 7: 14671 WILLIAMS ROAD, RICHMOND, B.C.: July 9, 2015



Pan view of cleared area on west side of site



APPENDIX F

Excerpts from MOE Manual 1



LAND CAPABILITY CLASSIFICATION FOR AGRICULTURE IN BRITISH COLUMBIA

MOE MANUAL 1

Ministry of Environment
Surveys and Resource Mapping Branch
and
Ministry of Agriculture and Food
Soils Branch

Kelowna, British Columbia
April, 1983

4. LAND CAPABILITY CLASSES FOR MINERAL SOILS

The capability class, the broadest category in the classification, is a grouping of lands that have the same relative degree of limitation or hazard for agricultural use. The intensity of the limitation or hazard becomes progressively greater from Class 1 to Class 7. The seven land capability classes for mineral soils are defined and described as follows.

CLASS 1 LAND IN THIS CLASS EITHER HAS NO OR ONLY VERY SLIGHT LIMITATIONS THAT RESTRICT ITS USE FOR THE PRODUCTION OF COMMON AGRICULTURAL CROPS.

Land in Class 1 is level or nearly level. The soils are deep, well to imperfectly drained under natural conditions, or have good artificial water table control, and hold moisture well. They can be managed and cropped without difficulty. Productivity is easily maintained for a wide range of field crops.

CLASS 2 LAND IN THIS CLASS HAS MINOR LIMITATIONS THAT REQUIRE GOOD ONGOING MANAGEMENT PRACTICES OR SLIGHTLY RESTRICT THE RANGE OF CROPS, OR BOTH.

Land in Class 2 has limitations which constitute a continuous minor management problem or may cause lower crop yields or slightly smaller range of crops compared to Class 1 land but which do not pose a threat of crop loss under good management. The soils are deep, hold moisture well and can be managed and cropped with little difficulty.

CLASS 3 LAND IN THIS CLASS HAS LIMITATIONS THAT REQUIRE MODERATELY INTENSIVE MANAGEMENT PRACTICES OR MODERATELY RESTRICT THE RANGE OF CROPS, OR BOTH.

The limitations are more severe than for Class 2 land and management practices are more difficult to apply and maintain. The limitations may restrict the choice of suitable crops or affect one or more of the following practices: timing and ease of tillage, planting and harvesting; and methods of soil conservation.

CLASS 4 LAND IN THIS CLASS HAS LIMITATIONS THAT REQUIRE SPECIAL MANAGEMENT PRACTICES OR SEVERELY RESTRICT THE RANGE OF CROPS, OR BOTH.

Land in Class 4 has limitations which make it suitable for only a few crops, or the yield for a wide range of crops is low, or the risk of crop failure is high, or soil conditions are such that special development and management practices are required. The limitations may seriously affect one or more of the following practices: timing and ease of tillage, planting and harvesting; and methods of soil conservation. Note that in areas which are climatically suitable for growing tree fruits and grapes the limitations of stoniness and/or topography on some Class 4 lands are not significant limitations to these crops. (Refer to Chapter 10).

CLASS 5 LAND IN THIS CLASS HAS LIMITATIONS THAT RESTRICT ITS CAPABILITY TO PRODUCING PERENNIAL FORAGE CROPS OR OTHER SPECIALLY ADAPTED CROPS.

Land in Class 5 is generally limited to the production of perennial forage crops and specially adapted crops (crops such as cranberries suited to unique soil conditions not amenable to a wide range of common crops). Productivity of these suited crops may be high. Class 5 lands can be cultivated and some can be used for cultivated field crops provided unusually intensive management is employed and/or the crop is particularly adapted to the conditions peculiar to these lands. Cultivated field crops may be grown on some Class 5 land where adverse climate is the main limitation, but crop failure can be expected under average conditions. Note that in areas which are climatically suitable for growing tree fruits and grapes the limitations of stoniness and/or topography on some Class 5 lands are not significant limitations to these crops. (Refer to Chapter 10).

CLASS 6 LAND IN THIS CLASS IS NONARABLE BUT IS CAPABLE OF PRODUCING NATIVE AND/OR UNCULTIVATED PERENNIAL FORAGE CROPS.

Land in Class 6 provides sustained natural grazing for domestic livestock (i.e. cattle and sheep) and is not arable in its present condition. Land is

placed in this class because of severe climate, or the terrain is unsuitable for cultivation or use of farm machinery, or the soils do not respond to intensive improvement practices. Some unimproved Class 6 lands can be improved by draining, diking and/or irrigation.

CLASS 7 LAND IN THIS CLASS HAS NO CAPABILITY FOR ARABLE CULTURE OR SUSTAINED NATURAL GRAZING.

All classified areas not included in Classes 1 to 6 are placed in this class. Class 7 land may have limitations equivalent to Class 6 land but they do not provide natural forage for sustained grazing by domestic livestock due to climate and resulting unsuited natural vegetation. Also included are rockland, other nonsoil areas, and small water-bodies not shown on the maps. Some unimproved Class 7 lands can be improved by draining, diking and/or irrigation.

AWSC (upper 50 cm)	Definitive Soil Texture	Best Improved Rating
>60 mm	sandy loam or finer	1
45-60 mm	loamy sand to coarse sandy loam	2A
25-44 mm	sand to coarse loamy sand	3A
10-24 mm	very gravelly sand	5A
<10 mm	gravel	no improvement

Adverse climate (C): This subclass is used on a subregional or local basis and is derived from 1:100 000 scale "Climatic Capability for Agriculture" maps (see "Thermal Limitations" pg. 43). It indicates thermal limitations to agricultural capability including the adverse affect on plant growth during the growing season by minimum temperatures near freezing and/or insufficient heat units, and/or, extreme minimum winter temperatures which injure or kill dormant or near dormant fruit trees.

Improvement of adverse climate due to thermal limitations is not considered practical. The Improved Rating is equivalent to the Unimproved Rating.

Undesirable soil structure and/or low perviousness (D): This subclass is used for soils difficult to till, requiring special management for seedbed preparation and soils with trafficability problems for common farm implements. Also included are soils which have insufficient aeration, absorb and distribute water slowly, or have the depth of rooting zone restricted by conditions other than wetness (high water table) or consolidated bedrock or permafrost.

The guidelines suggested for class designations are based on texture, structure, consistence, permeability (hydraulic conductivity of disturbed samples in the laboratory) and depth to root restricting layer. These restricting layers may include clay enriched horizons, compact soil parent materials, cemented horizons, horizons with massive structure, or horizons with weak structure and firm to very firm consistency. Soils with good tilth in the upper 25 cm may be rated one class better than the guidelines indicate. Tilth

is the physical condition of soil as related to its ease of tillage, fitness as a seedbed, and impedance to seedling emergence and root penetration.

CLASS 1 : A root restricting layer does not occur within 75 cm of the mineral soil surface, and the upper 25 cm has a non-sticky wet consistence and a texture usually coarser than silty clay loam, and permeability is usually greater than 1.0 cm/hr in the upper 100 cm.

CLASS 2D: A root restricting layer occurs within 50 to 75 cm of the mineral soil surface, or the upper 25 cm has a slightly sticky wet consistence and usually has a texture of silty clay loam, clay loam or sandy clay, or the slowest permeability is usually 0.5 to 1.0 cm/hr in the upper 100 cm.

CLASS 3D: A root restricting layer occurs within 25 to 50 cm of the mineral soil surface, or the upper 25 cm has a sticky wet consistence and usually has a texture of silty clay or clay, or the slowest permeability is usually 0.15 to 0.5 cm/hr in the upper 100 cm.

CLASS 4D: A root restricting layer occurs within 25 cm of the mineral soil surface, or the upper 25 cm has a very sticky wet consistence and usually has a texture of heavy clay, or the slowest permeability is usually less than 0.15 cm/hr in the upper 100 cm.

Some features of undesirable soil structure and/or low perviousness are improvable to varying degrees (amelioration of soil texture, deep ploughing or blading to break-up root restricting layers); others, such as strongly cemented horizons, are not. The Improved Rating for this subclass, if indicated, should be determined on the basis of past experience with improving comparable soils. If such experience is not available no improvement is assumed and the Improved Rating is equivalent to the Unimproved Rating.

sheet, rill or wind erosion, and/or the area is dissected by moderately deep to deep gullies with small areas of intact soil between the gullies. Improvements are not feasible and farm machinery cannot be reasonably or safely operated. Class 6 land in its present condition provides sustained natural grazing for domestic livestock but Class 7 land does not.

Erosion is usually a continuing limitation. It is often practical to reduce the affect of present erosion but improvement of the effects of past erosion is not considered. The Improved Rating is equivalent to the Unimproved Rating.

Fertility (F): Soils with this subclass are those limited by fertility characteristics that are either correctable with constant and careful use of fertilizers and/or other soil amendments, or are difficult to correct in a feasible way. The limitations may be due to lack of available nutrients, inadequate (low) cation exchange capacity or nutrient holding ability, high acidity or alkalinity, high levels of carbonates, the presence of toxic elements or compounds, or high fixation of plant nutrients. The limitations are assessed on the rooting zone depth (upper 50 cm of mineral soil) unless otherwise stated. Limitations due to salinity are not considered in this subclass.

CLASS 1 : Soils are well supplied with nutrients easily and continuously available to plants. Fertility status neither restricts the range or productivity of a wide range of crops.

CLASS 2F: Includes both, soils with minor fertility limitations in the upper 50 cm, such as minor nutrient imbalances, inadequate exchange capacity or nutrient holding ability, or moderate acidity or alkalinity, and/or soils with moderate to severe fertility problems below the 50 cm depth. Fertility status does not restrict the range of crops, but routine additions of fertilizer and/or other soil

amendments are required to maintain productivity for a wide range of crops (Improved Rating is Class 1).

CLASS 3F: Includes soils with moderate nutrient imbalances, low cation exchange capacity or nutrient holding ability, high acidity or alkalinity and/or high levels of carbonates. Fertility status does not restrict the range of crops, but moderate, ongoing additions of fertilizer and/or other soil amendments are required to maintain productivity for a wide range of crops (Improved Rating is Class 1).

CLASS 4F: Includes soils with severe nutrient imbalances, very low cation exchange capacity or nutrient holding ability, very high acidity or alkalinity, very high levels of carbonates and/or high fixation of plant nutrients. Fertility status significantly restricts the range of crops, but with intensive and judicious applications of fertilizers and/or other soil amendments, productivity for a wide range of crops is attainable. (Improved Rating is Class 1, or Class 2F if improvement results in lower crop yields than common for Class 1 lands).

CLASS 5F: Includes soils with very severe nutrient imbalances, extreme acidity or alkalinity and/or extremely high levels of carbonates. Fertility status restricts the range of crops to perennial forages or other specially adapted crops such as cranberries. With very intensive, closely controlled and carefully monitored applications of fertilizers and/or other soil amendments, these soils are improvable in crop range, climate permitting. If expected crop range upon improvement is wide the Improved Rating is 2F, otherwise 3F.

CLASS 6F: Soils in which the very poor fertility status is unsuited for agricultural crops and is impractical to improve with feasible management practices. Specially adapted native plant species are present which are suitable for grazing by domestic livestock.

CLASS 7F: Soils which contain elements or compounds toxic to vegetation, or support plants poisonous to animals which cannot be removed with feasible management practices.

Inundation (I): This subclass includes soils where overflow by streams, lakes or marine tides causes crop damage or restricts agricultural use. The following criteria based on relative hazard or increasing limitation to plant growth are suggested for class designation.

CLASS 1 : Soils are not subject to damaging overflow.

CLASS 2I: Soils are subject to occasional, very brief (1 day) inundation during the growing period causing slight crop damage, or the occurrence of winter inundation causing high water tables affecting only deep-rooted perennial crops.

CLASS 3I: Soils are subject to frequent, brief (2 days) overflow during the growing period causing minor crop damage but no crop loss, and/or are flooded until mid-spring forcing late seeding and adversely affecting perennial crops during the winter months.

CLASS 4I: Soils are subject to either frequent or extended overflow during the growing period causing moderate crop damage and occasional crop loss, or are flooded until late spring preventing seeding in some years.

CLASS 5I: Soils are subject to frequent overflow of extended duration (7 days or more) during the growing period or are flooded until early summer making the land suitable only for perennial forage crops and/or improved pasture. Effective grazing period is longer than 10 weeks.

CLASS 6I: Extended flooding (>6 weeks) and/or very frequent overflow during

the growing season with effective natural grazing period of 5 to 10 weeks.

CLASS 7I: Flooded for most of the growing season; not useable for agriculture.

Inundation can be prevented by diking and no further hazard is assumed to exist. The Improved Rating for this subclass in such a case is CLASS 1. Any hazard or limitation expected to continue after diking due to high water tables is indicated by the Subclass W (excess water). Note that lands with Unimproved Ratings of 6I or 7I are improvable by diking.

Salinity (N): This subclass includes soils adversely affected by soluble salts which reduce crop growth or restrict the range of crops that may be grown. The following guidelines for class designation are suggested. The salt content is expressed as the electrical conductivity of the extract from a water-saturated paste.

CLASS 1 : No limitations to crop growth or range of crops. Soils have low (<2 mS/cm) salt content from 0 to 100 cm.

CLASS 2N: Only salt sensitive crops are adversely affected. Soils have low (<2 mS/cm) salt content from 0 to 50 cm and have moderate (2 to 4 mS/cm) salt content from 50 to 100 cm.

CLASS 3N: Most crops are adversely affected. Soils have moderate (2 to 4 mS/cm) salt content from 0 to 50 cm and/or have high to very high (>4 mS/cm) salt content from 50 to 100 cm.

CLASS 4N: Moderate limitation to most crops. Soils have high (4 to 8 mS/cm) salt content from 0 to 50 cm.

CLASS 5N: Salt content is sufficiently severe to preclude most crops, but salt-tolerant forage crops can be established and maintained. Soils have very high (>8 mS/cm) salt content in the 0 to 50 cm depth.

CLASS 6N: Soils are too salty for cultivated crops but support specially adapted, native salt-tolerant plant species, some of which are suitable for grazing by domestic livestock.

CLASS 7N: Soils are too salty for cultivated crops and do not support native plants suitable for grazing or soils which support poisonous plants which cannot be removed with feasible management practices.

There are different reasons for, and types of, salinity problems. Improvement practices and their success in alleviating limitations due to salinity vary depending on site and soil conditions. The Improved Rating for this subclass, if indicated, should be determined on the basis of past experience with improving comparable soils. If such experience is not available no improvement is assumed and the Improved Rating is equivalent to the Unimproved Rating.

Stoniness (P): This subclass applies to soils with sufficient coarse fragments* to significantly hinder tillage, planting, and/or harvesting operations. The suggested guidelines for class designation are based on the sieved proportion of "coarse gravels" (2.5 to 7.5 cm diameter), cobbles (7.5 to 25 cm diameter) and stones (>25 cm diameter) of the total soil in the upper 25 cm of mineral soil.

CLASS 1 : Total coarse fragment content (2.5 cm diameter or larger) offers no or very slight hindrance to cultivation. Total coarse fragment content is 5% or less with cobbles and stones occupying 0.01% or less of the sieved soil.

* In this case coarse fragments refer to "coarse gravels" plus cobbles plus stones, i.e. fragments 2.5 cm diameter or larger.

CLASS 4T: Simple slopes varying from 16 to 20% or complex slopes varying from 11 to 15%. Note that in areas which are climatically suitable for growing tree fruits and grapes, a CLASS 4 level Topograghy limitation may not be considered a significant limitation to these crops. (Refer to Chapter 10).

CLASS 5T: Simple slopes varying from 21 to 30% or complex slopes varying from 16 to 30%. Note that in areas which are climatically suitable for growing tree fruits and grapes, a CLASS 5 level Topography limitation may not be considered a significant limiation to these crops. (Refer to Chapter 10).

CLASS 6T: Slopes, either simple or complex, varying from 31 to 60% and the land in its present condition provides sustained natural grazing for domestic livestock.

CLASS 7T: Slopes, either simple or complex, greater than 30%. The land in its present condition is not useable for either arable agriculture or sustained natural grazing by domestic livestock.

Improvement of topographic limitations is considered impractical. The Improved Rating is equivalent to the Unimproved Rating.

Excess water (W): This subclass applies to soils for which excess free water, other than from inundation (flooding), limits their use for agriculture. The excess water occurs because of imperfect to very poor drainage due to high water tables, seepage, or runoff from surrounding areas. The following guidelines for class designation are suggested.

CLASS 1 : Crop damage due to excess water is not a factor.

CLASS 2W: Occasional occurrence of excess water during the growing period causing slight crop damage, or the occurrence of excess water during

the winter months adversely affecting deep rooted perennial crops. Water level is rarely, if ever, at the surface and excess water is within the upper 50 cm for only short periods (less than 2 weeks) during the year.

CLASS 3W: Occasional occurrence of excess water during the growing period causing minor crop damage, but no crop loss, or the occurrence of excess water during the winter months adversely affecting perennial crops. Water level is near the soil surface until mid-spring forcing late seeding, or the soil is poorly and in some cases imperfectly drained, or the water level is less than 20 cm below the soil surface for a continuous maximum period of 7 days during the growing period.

CLASS 4W: Frequent or continuous occurrence of excess water during the growing period causing moderate crop damage and occasional crop loss. Water level is near the soil surface during most of the winter and/or until late spring preventing seeding in some years, or the soil is very poorly drained.

CLASS 5W: Frequent or continuous occurrence of excess water during the growing period making the land suitable for only perennial forage crops, and/or improved pasture. Water level is near the soil surface until early summer, or the maximum period the water level is less than 20 cm below the soil surface is 6 weeks during the growing period, or the soil is very poorly drained, commonly with shallow organic surface layers. Effective grazing period is longer than 10 weeks.

CLASS 6W: Continuous occurrence of excess water during the growing season with an effective natural grazing period of 5 to 10 weeks. The water level is at or above the soil surface except for a short period in mid-summer.

CLASS 7W: Under water most of the growing season; not useable for agriculture.

Water control (ditching or tiling) will generally improve this limitation by at least one class depending on landscape position, and source and type of excess water. The Improved Rating should be assessed on a site specific basis, using regional experience from comparable soils in the area which have been improved. Note that lands with Unimproved Ratings of 6W or 7W can sometimes be improved by draining.

Permafrost (Z): The presence of a cryic (permanently frozen) layer is a severe limitation to agricultural production. In addition to maintaining undesirable cold soil temperatures, drainage problems are complicated when permafrost is present in the upper 150 cm. If permafrost occurs below 150 cm depth from the soil surface, and its depth is unaffected by cultivation, it poses a less severe limitation to agricultural production than it would if it occurred above 150 cm. Because of limited experience regarding the effect of this limitation on agricultural use, partial guidelines for permafrost conditions are suggested as follows.

CLASS 4Z: Permafrost occurs below 150 cm from the soil surface during the growing season and does not interfere with crop production.

CLASS 6Z: Permafrost occurs within 150 cm of the soil surface during the growing season. The land in its present condition provides sustained natural grazing for domestic livestock.

CLASS 7Z: Permafrost occurs within 150 cm of the soil surface during the growing season. The land in its present condition is not useable for either arable agriculture or sustained natural grazing by domestic livestock.

Improvement of permafrost conditions is assumed impractical. The Improved Rating is equivalent to the Unimproved Rating.

APPENDIX G

Support Letters from Farmers

MAYLAND FARMS LTD.
2611 No. 7 Road
Richmond, B.C. V6V 1R3

August 27, 2015

TO WHOM IT MAY CONCERN:

We, Mayland Farms Ltd., are Cranberry producers in Richmond and sand topdressing is a critical part of our cranberry bog management. We require approximately 3,000 yards of clean, salt-free sand every year.

We have purchased this sand from E. Mathers Bulldozing Co. Ltd. for many years. The sand supplied by Mathers is excellent quality in terms of its particle size, consistency and it is free of salt. The cost of Mathers sand is very reasonable, an important consideration for agricultural producers. We know that there are very limited suppliers of high quality topdressing sand in the Delta - Richmond area and worry that if Mathers is forced out of the area, we will have to import sand from suppliers in Abbotsford at significantly higher cost.

As agricultural producers, we support the application by Mathers to relocate on the property at 14671 Williams Road in Richmond. We believe Mathers provides an important agricultural input to our cranberry operation.

Yours truly,

MAYLAND FARMS LTD.

David May.
Pres

MAYFAIR LAKES GOLF & COUNTRY CLUB
5460 No. 7 Road
Richmond, B.C. V6V 1R7

August 27, 2015

TO WHOM IT MAY CONCERN:

We, Mayfair Lakes Golf & Country Club, require topdressing sand and sand for green and tee maintenance on a regular basis. We require approximately 3,000 yards of clean, salt-free sand every year.

We have purchased this sand from E. Mathers Bulldozing Co. Ltd. for many years. The sand supplied by Mathers is excellent quality in terms of its particle size, consistency and it is free of salt. The cost of Mathers sand is very reasonable. We know that there are very limited suppliers of high quality topdressing sand in the Delta-Richmond area and worry that if Mathers is forced out of the area, we will have to import sand from suppliers in Abbotsford at significantly higher cost.

We support the application by Mathers to relocate on the property at 14671 Williams Road in Richmond. We believe Mathers provides an important service to golf course operators and agricultural producers in Richmond.

Yours truly,

MAYFAIR LAKES GOLF & COUNTRY CLUB

Steve May

COLUMBIA CRANBERRY CO. LTD.
4291 No. 7 Road
Richmond, B.C. V6V 1R6

August 27, 2015

TO WHOM IT MAY CONCERN:

We, Columbia Cranberry Co. Ltd., are Cranberry producers in Richmond and Delta and sand topdressing is a critical part of our cranberry bog management. We require approximately 5,000 yards of clean, salt-free sand every year.

We have purchased this sand from E. Mathers Bulldozing Co. Ltd. for many years. The sand supplied by Mathers is excellent quality in terms of its particle size, consistency and it is free of salt. The cost of Mathers sand is very reasonable, an important consideration for agricultural producers. We know that there are very limited suppliers of high quality topdressing sand in the Delta - Richmond area and worry that if Mathers is forced out of the area, we will have to import sand from suppliers in Abbotsford at significantly higher cost.

As agricultural producers, we support the application by Mathers to relocate on the property at 14671 Williams Road in Richmond. We believe Mathers provides an important agricultural input to our cranberry operation.

Yours truly,

COLUMBIA CRANBERRY CO. LTD.

Arthur W. Savage

COUNTRY MEADOWS GOLF CLUB
SAVAGE CREEK GOLF CLUB
8400 No. 6 Road
Richmond, B.C. V6W 1E3

August 27, 2015

TO WHOM IT MAY CONCERN:

We, Country Meadows Golf Club and Savage Creek Golf Club, require topdressing sand and sand for green and tee maintenance on a regular basis. We require approximately 4,000 yards of clean, salt-free sand every year.

We have purchased this sand from E. Mathers Bulldozing Co. Ltd. for many years. The sand supplied by Mathers is excellent quality in terms of its particle size, consistency and it is free of salt. The cost of Mathers sand is very reasonable. We know that there are very limited suppliers of high quality topdressing sand in the Delta-Richmond area and worry that if Mathers is forced out of the area, we will have to import sand from suppliers in Abbotsford at significantly higher cost.

We support the application by Mathers to relocate on the property at 14671 Williams Road in Richmond. We believe Mathers provides an important service to golf course operators and agricultural producers in Richmond.

Yours truly,

COUNTRY MEADOWS GOLF CLUB

and SAVAGE CREEK GOLF CLUB



Westcoast Farms LTD.
Willow Bay Farms LTD.
Willow Bay [illegible] LTD.
[illegible] Mustang Holdings

Westcoast
INSTANT
LAWNS

Enviro-smart Organics Ltd.
a full cycle company

August 31, 2015

TO WHOM IT MAY CONCERN:

West Coast Instant Lawns has been using E. Mathers Bulldozing Company Ltd. for all our sand requirements since 1996. Over the last 19 years we have made free draining sand turf fields by applying 6 to 12 inches of sand on our soil based fields which allows us to harvest turf during the wet months. Westcoast has been topping up these sand fields approximately every two years.

The reason we use sand from E. Mathers is because we have tested sand from all the other sand suppliers within our logistical area and we have found that Mathers sand is consistent in quality in terms of its particle size and it is free of salts as compared to other suppliers.

Our composting operation consistently uses approximately 100,000 cubic yards of clean, salt free sand from Mathers, This sand helps us meet the strict B.C. Nursery Trades Association specification as required by the landscape industry.

E. Mathers has always given a preferred price to agricultural producers and this is important for farmers to remain competitive.

There is no real alternative for supply of clean, salt free sand in the Delta area and if E. Mathers were to shut down we would be forced to source sand from suppliers in Abbotsford at significantly higher cost.

We at Westcoast Instant Lawns support the application by E. Mathers Bulldozing Company Ltd. to relocate on the property at 14671 Williams Road in Richmond, B.C. Over the years I have talked with other farmers that have benefitted from being able to have a reliable, consistent source of sand for their farm operations in Delta and Richmond.

Yours truly,

West Coast Instant Lawns

D Goodwin

Daryl Goodwin, President

4295 - 72nd St. Delta, BC V4K 3N2
Phone: 604.946.0201 Fax: 604.946.0221

APPENDIX H

Richardson Site Survey Report

COMMERCIAL REAL ESTATE SERVICES

CBRE

Bruce Richardson
Vice President/Nominee

CBRE Limited, Real Estate Brokerage
Industrial Properties

1021 West Hastings Street, Suite 2500
Vancouver, BC V6E 0C3

+1 604 662 5127 Tel
+1 604 684 9368 Fax

bruce.richardson@cbre.com
www.cbre.ca

November 17, 2015

To Whom it May Concern

I have worked at CBRE for 31 years which is the largest real estate network in the world, with over 300 offices in North America. I have a Bachelor of Commerce form the Urban Land program at UBC and throughout my career I have specialized in Richmond industrial real estate. During my career I have been involved in several significant deals..... relocating IKEA's store within the City of Richmond... moving the Canada Post 700,000 square foot Processing Plant from Georgia Street in Vancouver onto the Airport. Five years ago, during the relocation for Canada Post, I spent 6 months looking for a site for Canada Post. We could not find a site as there was virtually no supply of land available for them, this the reason they ended up leasing land from the Airport Authority. Their requirement in terms of land size was similar to yours so I have an excellent understanding of the supply of industrial land in the City of Richmond.

For the last 5 years, I have been searching for a suitable site that is near the south arm of the Fraser River for your soil storage operation. There is no sites that have come available in the last 5 years that would suit your needs. As you need a site near the Fraser River I can say it is almost impossible to find what you are looking for.

Richmond is surrounded by water on 3 sides making the supply of industrial sites very limited. Further the demand from companies who need to be near the Airport puts even more demand on the industrial land. The supply is limited as it is a rare situation that the City of Richmond can only grow eastward.

I confirm that it will be near impossible to find a site in the City of Richmond for your soil storage operation.

Please call me if you any questions or concerns.

Yours truly,

CBRE LIMITED

Bruce Richardson, B.Comm.
Vice President / Nominee
Industrial Properties
Direct Line (604) 662-5127

BR/cc

S:\Bruce Richardson\2015\Correspondence\BR04-11-15-LTR.docx

APPENDIX I

C&F Alternative Site Review

J

C&F LAND RESOURCE CONSULTANTS LTD.
4383 Happy Valley Road, Victoria, B.C. V9C 3Z3
(250)474-5072; fax:(250)474-5073; Email: cflrc@shaw.ca

August 30, 2017

Agricultural Land Commission
Suite 133 - 4940 Canada Way
Burnaby, B.C. V5K 4N6
Attention: Shawna Mary Wilson, Planner

Dear Ms. Wilson:

Re: ALC Application # 55285 - Sanstor Farms Supplementary Information in Response to City of Richmond Staff Report

The applicant is very concerned with some of the statements and information contained in the July 14, 2017 City of Richmond staff report which was presented to Planning Committee of Council on July 18, 2017 when the consideration of the above noted application was heard. This letter sets the record straight in regard to the misleading and inaccurate statements contained in the staff report. Some of the issues in dispute are quite complex and I have tried to provided clarifying details and attachments where deemed useful.

1. **Intent of the Staff Report**

In an email to Mathers Bulldozing (owner) from John Hopkins, Richmond Planner, dated June 1, 2017 stated as follows: "Your non-farm use application report (staff report) will be presented as an options report to Planning Committee outlining the rationale to deny the application, and the rationale to support the application. This is a very unique type of report to prepare as all sides of the proposal need to be fully analyzed.". When the staff report was made available to us, we were shocked to find that instead of a balanced analysis presenting both alternatives, it simply recommended denial and the report did not contain a single statement in support of the application or an alternative supportive Council resolution for consideration. The June 1, 2017 email is attached hereto as Schedule A.

2. **Issues with Staff Report**

2.1 Findings of Fact

Page 2 under "findings of fact", fourth paragraph states that Ecowaste has advised staff that Mathers could continue to operate on its current site for potentially another five years. This is misleading and does not reveal important terms of the lease offered up to Mathers by Ecowaste. The current lease runs until December 31, 2018. Ecowaste has offered a new lease ending on December 31, 2020, a term of two years. There is a renewal clause extending the

lease until December 31, 2021 and a second renewal clause extending the term to December 31, 2022. Both renewal clauses carry a provision for cancellation of the offer by written notice by either party 60 days prior to the expiry date of the current lease.

While in aggregate, the potential term of a lease extends out for five years, the only secure term is for a termination date of December 31, 2020, a bit more than two years from today. Ecowaste is actively developing its property, including the site occupied by Mathers, and has provided flexibility in the draft lease to not grant the renewals if it chooses.

Mathers sand storage operation requires significant off site infrastructure which would require considerable time to secure right of way and construct piping to the river and could not be accomplished in a short time period. This is why Mathers started searching for a new site five years ago, a process which did not reveal a suitable site to this date except the Subject Property of this application.

2.2 Environmentally Sensitive Area Designation (ESA)

On Page 5 the staff report outlines the ESA designation on the area proposed for the sand storage facility. At the request of staff, we commissioned an environmental review of the site and surrounding lands by Applied Ecological Solutions Inc. We also commissioned an Arborist report by Arbortech Consulting. The staff report generally ignores the findings of these reports and maintains that the site has very high ecological value. Of particular concern is the refusal by staff to recognize the high risk which the stand of European Birch, an invasive species listed in the BC Weed Control Act, poses to the native birch trees in Richmond. This stand is severely infected with the bronze birch borer (*Agrilus anxius*) which is a serious threat to native Birch trees.

While the area is designated as an ESA, it is in the ALR and our understanding is that trees can be removed in anticipation of agricultural development. The owners intend to improve the western portion of the site for intensive crop production whether or not the site is approved for the sand storage facility and the trees will be removed in any event.

2.3 Richmond Agricultural Advisory Committee (AAC)

On Page 6, the report makes brief reference to the AAC which supported the application in a meeting held on July 14, 2016. The benefits provided by Mathers to local farmers through assess to clean, reasonably priced, salt free sand for top dressing cranberry fields and turf farms was discussed. The texture of the sand dredged and deposited on Mathers site is ideal for topdressing.

2.4 Staff Comments: Potential Alternative Sites for a Sand Storage Facility

On Page 6 and following, the staff report discusses alternative sites which are zoned for Industrial or Industrial Storage in the OCP. Reference is made to "Attachment 6" a map of Richmond showing lands with these zoning designations. There is no discussion of the land use status of these lands, their availability for the proposed use or their suitability for the specialized use of dredge sand storage. It was made clear to staff on many occasions that the specific site conditions required to establish a dredge sand facility were very strict. It would have to be close to the Fraser River, have access to the River for inlet and outfall piping, be at a location along the river where sand accumulates and needs dredging on a regular basis, be vacant and have a reasonable price or rental rate commensurate with this low value storage use.

I have taken the Attachment 6 map and enlarged it to fit an air photo overlay obtained from the City of Richmond map website for 2016 to assess the current land use of the lands identified by blue color as suitable lands by staff. Each site is enclosed in red and given a number corresponding to enlarged air photo sheets of each site which enables detailed assessment of each site. These maps and air photos are attached as Schedule B. The identified sites are discussed below:

2.4.1 **Site 1: South Foot of No. 2 Road**

This site is on the main arm of the Fraser River at the south foot of No. 2 Road. This site is located in a narrow channel north of Steveston Island. The site is entirely in current use with a marina and mixed industrial buildings. There does not appear to be any land not in current use.

2.4.2 **Site 2: South Foot of Garden City Road**

This site is covered in its entirety by a large industrial - warehouse facility.

2.4.3 **Site 3: South Foot of Shell & No. 5 Roads**

This triangular shaped area has two large buildings and two City owned parks. There is no opportunity for locating a sand storage facility on these lands.

2.4.4 **Site 4: South foot of No. 5 Road and Highway 99**

This site has complex land use and ownership. B.C. Ferries owns and operates a ferry ship facility, Mainland Sand and Gravel has a waterlot for barge loading and unloading of aggregates; the city owns a parcel north of Rice Mills Road; and Mathers owns a parcel at

11700 No, 5 Road. None of these sites are suitable for the intended use because of existing ownership, or other constraints including lack of access to the River.

2.4.5 **Site 5: South Foot of No. 6 Road**

This site is used for offloading and storage of new cars from ships berthing at a dock on the main arm. It is unrealistic to expect that the owner would give up this valuable space for Mathers operation.

2.4.6 **Site 6: 14940 & 14960 Triangle Road**

These city owned properties are directly south of the Subject Property owned by Sandstor Farms. The city at the last minute made an offer to Mathers to lease these lands. This issue will be discussed later.

2.4.7 **Site 7: Ecowaste Lands**

Mathers currently operates along the west side of this large property which is currently being developed for industrial warehouse use. There is no future opportunity for Mathers to occupy any of this site.

2.4.8 **Site 8: Harbors Board lands**

The Harbors Board lands are being developed for industrial use and most of the site is currently occupied by these uses or in the development stage. The Mathers operation would be incompatible with these uses similar to the case on the neighboring Ecowaste site.

2.4.9 **Site 9: NE corner of Richmond Fronting on North Arm of Fraser River**

This site is located on the North Arm of the Fraser River. I have been advised by Mathers that the North Arm has low velocity flows which do not carry large sediment loads during the freshet and therefore this channel does not require frequent dredging to maintain river traffic. Also, the local traffic is generally low draft tug and barge rather than deep sea freighters which use the Main Arm. Also, the quality of the sand dredged from the North Arm is very silty and unsuitable for most preload uses and is totally unsuitable for agricultural use. This constraint applies to all remaining sites identified along the North Arm. In addition, the site is fully occupied by industrial buildings and what appears to be a driving range.

2.4.10 **Site 10: North Arm between Knight Street bridge and No. 7 Road**

This site has the same physical constraints as noted in #9 above. In addition, the site is completely occupied by existing industrial uses and buildings.

2.4.11 **Site 11: Mitchell Island**

Mitchell Island is completely occupied by existing heavy and light industrial uses.

2.4.12 **Site 12: West of Knight Street Bridge to Shell Road**

This site is completely occupied by existing commercial and industrial uses.

2.4.13 **Site 13: South Terminus of Oak Street Bridge**

This site is completely occupied by high density commercial and industrial uses.

2.4.14 **Site 14: West of Arthur Laing Bridge**

This small peninsula is only accessible from Vancouver and is a marina and boat storage facility.

2.4.15 **Site 15: North of Westminster Hwy Between McCallan and Lynas Lane**

This site on the North Arm is completely occupied by commercial - industrial uses.

2.5 **Summary of Possible Sites Identified by Staff Report**

The detailed analysis of the Attachment 6 map provided by Richmond as potential sites for relocation of the Mathers sand storage facility has shown that there are no suitable sites within the City of Richmond currently zoned for industrial use or out of the ALR which could be purchased or leased by Mathers for its facility. This was demonstrated by Mathers to be the case during its previous five year search for potential sites carried out by a professional commercial real estate person and discussions with Richmond Staff. The staff report suggests that there are many alternatives to the Subject Property where Mathers could relocate but this is incorrect.

The severe constraints imposed by the requirements for a sand storage facility forced Mathers to consider the Subject Property, not out of choice, but out of necessity.

2.6 **City of Richmond Staff Offer of Land on Triangle Road**

In an email from Kirk Taylor Senior Manager, Real Estate for the City of Richmond to

Mathers, he makes an offer to lease 11.7 acres of city owned lands on Triangle Road for the sand storage facility. Included in one version of the offer was an agreement by Mathers to sell its land on No. 5 Road to the City. The offers were considered by Mathers and rejected because first, the lease terms were three times the rate currently paid to Ecowaste and Mathers was not prepared to consider sale of its No. 5 Road property. Mathers had, early on in its search for an alternative site, approached the City about the Triangle Road site but was rebuffed. Only at the eleventh hour prior to the application going before Planning Committee did the offer of the Triangle Road property arise. Mathers was not pleased with this turn of events which made it look like they were unwilling to consider this alternative without good reason, which was not the case. The offer was rejected based on sound financial analysis which determined that the lease rate was commensurate with the very high price paid by the City for the land, not a reasonable and traditional lease rate based on the intended use. Clearly the lease rate offered was consistent with a much higher value commercial or industrial use than sand storage.

Inclusion of the No. 5 Road Mathers property in the lease proposal was disturbing to Mathers because the application was made on the Subject Property alone and should not have involved other property owned by them. The discussion at Planning Committee by staff placed strong emphasis on the Triangle Road and No. 5 Road offer and the Attachment 6 map showing purported alternative sites without an adequate opportunity for Mathers to explain the circumstances. This caused a lot of confusion among the Councillors to the detriment of Mathers application.

In conclusion, Mathers has expended considerable effort over the last five years to find another suitable site for its operation which is out of the ALR and is or could be properly zoned. This search was unsuccessful and has resulted in the purchase of the Subject Property with a commitment to improve and intensively farm the western portion of the site. The proposed sand storage site is adjacent to major industrial development out of the ALR which will reduce the potential for impact on agriculture.

Yours very truly,

C & F Land Resource Consultants Ltd.

per:

Brian M. French, P.Ag.

Shaw Webmail SCHEDULE "A" **atwall@shaw.ca**

Sanstor Non-Farm Use Application - June 20th Planning Committee

From : Hopkins,John <JHopkins@richmond.ca> Thu, Jun 01, 2017 01:01 PM
Subject : Sanstor Non-Farm Use Application - June 20th Planning Committee
To : 'Mathers Bulldozing' <mathersbulldozing@gmail.com>
Cc : 'Kabel Atwall' <atwall@shaw.ca>, cflrc <cflrc@shaw.ca>

Hi all,

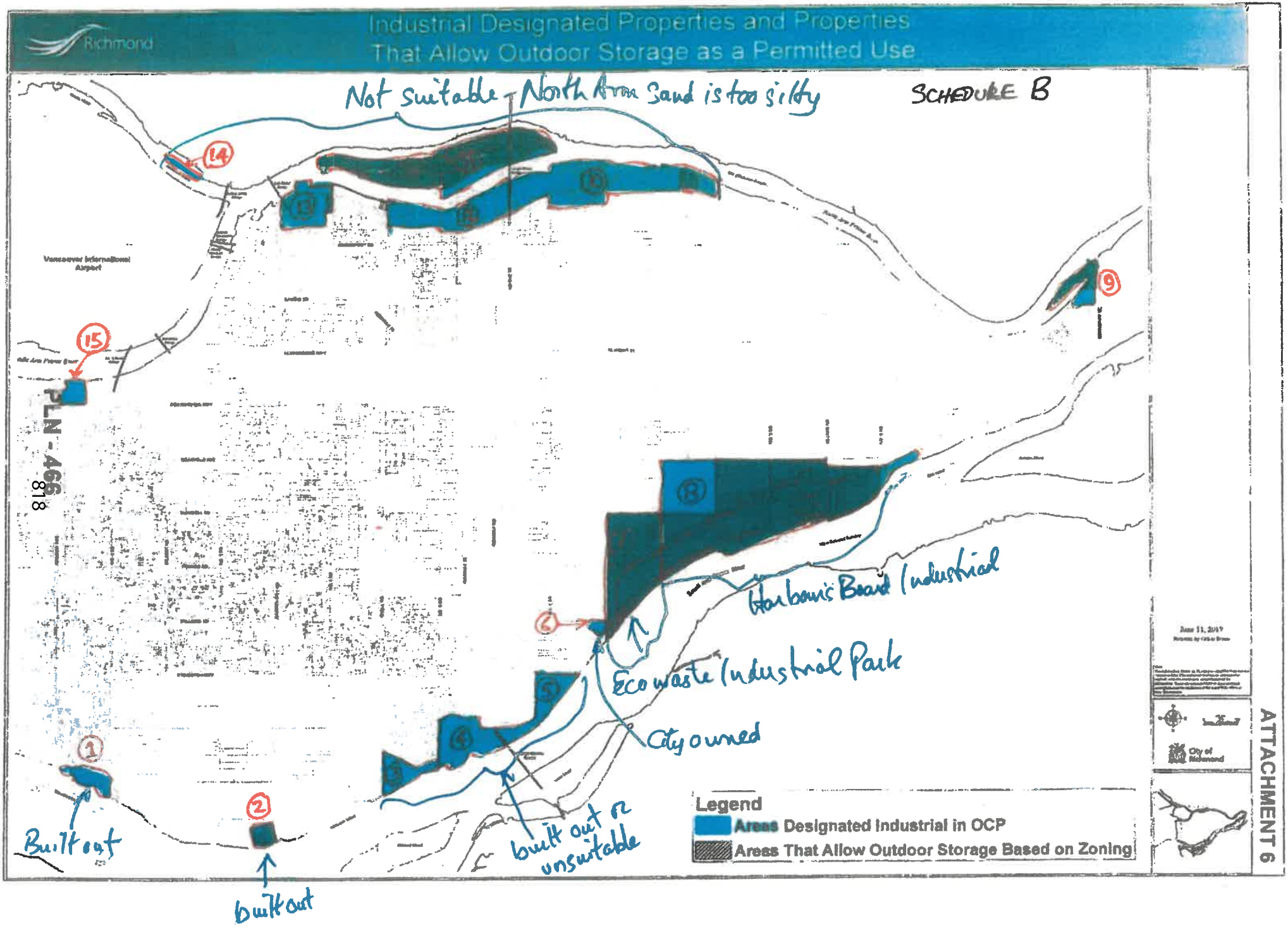
The Sanstor Farms non-farm use application report has been moved from the June 6th Planning Committee meeting to the June 20th Planning Committee meeting. Part of the reason for this is agenda management as there are a number of reports going to both the June 6th and June 20th Planning Committee agendas. The other reason is that there is some additional information required for the report as requested by senior staff.

Your non-farm use application report will be presented as an options report to Planning Committee outlining the rationale to deny the application, and the rationale to support the application. This is a very unique type of report to prepare as all sides of the proposal have to be fully analyzed. If the application is denied at any point along the way, our report will also include a map of industrially zoned parcels that would allow outdoor storage use. We will also be meeting with our Real Estate Manager to further review City-owned lands that may have potential for a sand storage facility.

With the report going to the June 20th Planning Committee meeting agenda, it would then be presented to the June 26th Council meeting. I don't expect those dates to change. If you have any questions on this please let me know.

John

John Hopkins, MCIP, RPP
Senior Planner, Policy Planning Department,
Planning & Development Division
City of Richmond
Tel: 604.276.4279
Fax: 604.276.4052
Email: jhopkins@richmond.ca


Richmond
Industrial Designated Properties and Properties That Allow Outdoor Storage as a Permitted Use
Not suitable - North Arm Sand is too silty
SCHEDULE B
Vancouver International Airport
Harbour Board Industrial
Eco waste Industrial Park
City owned
built out or unsuitable
Built out
Built out
Legend
Areas Designated Industrial in OCP
Areas That Allow Outdoor Storage Based on Zoning
ATTACHMENT 6

SCHEDULE B.

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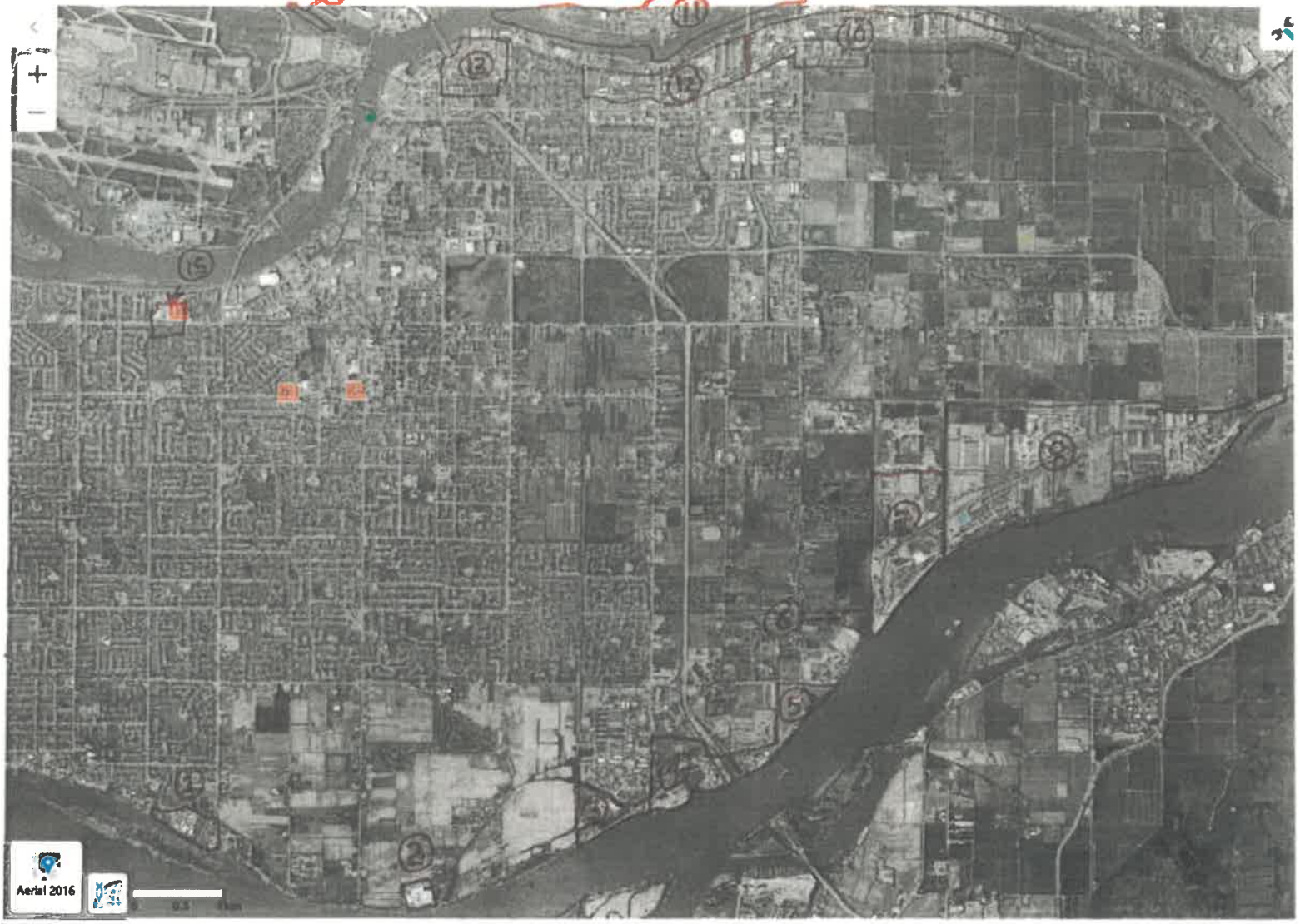
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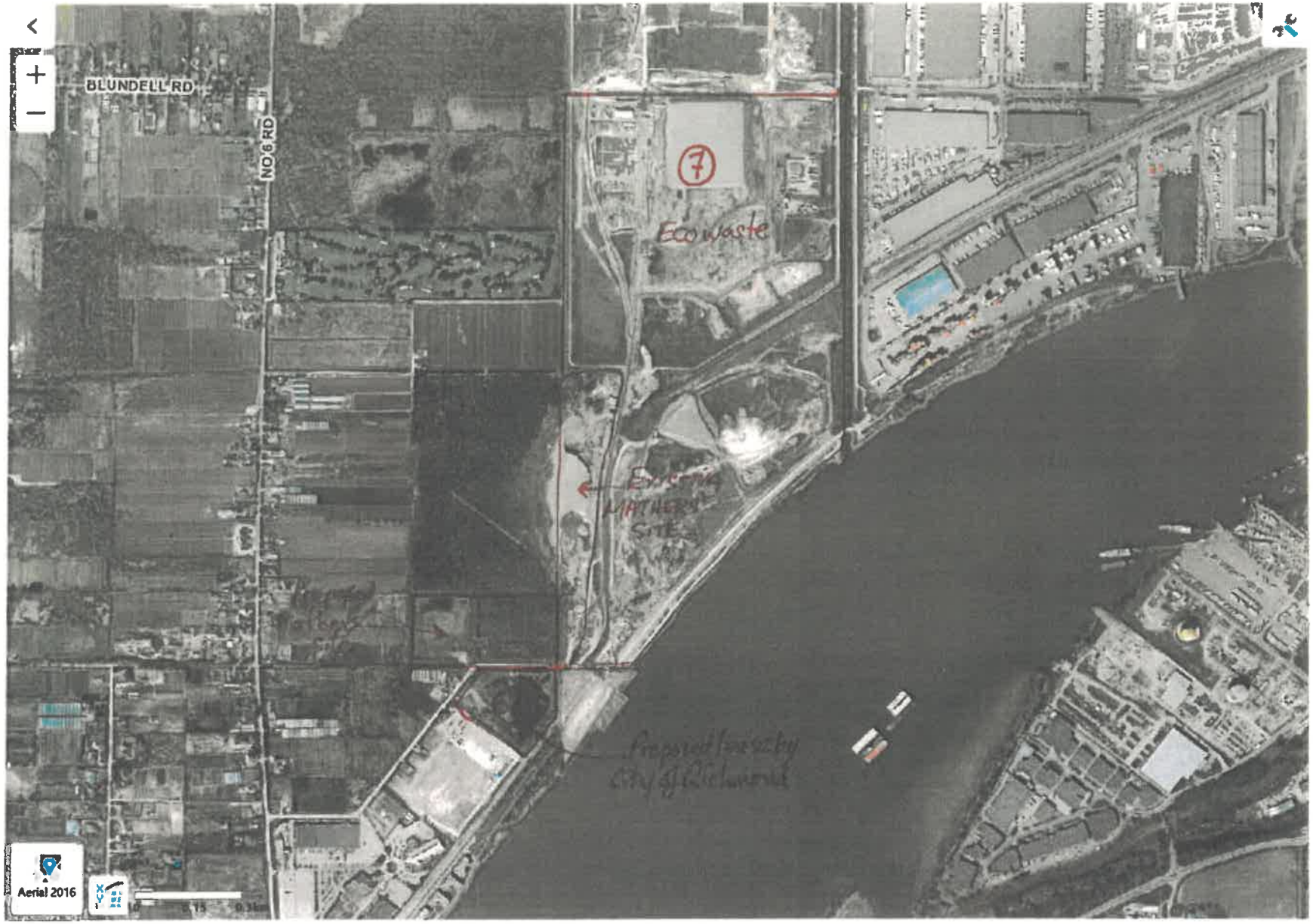
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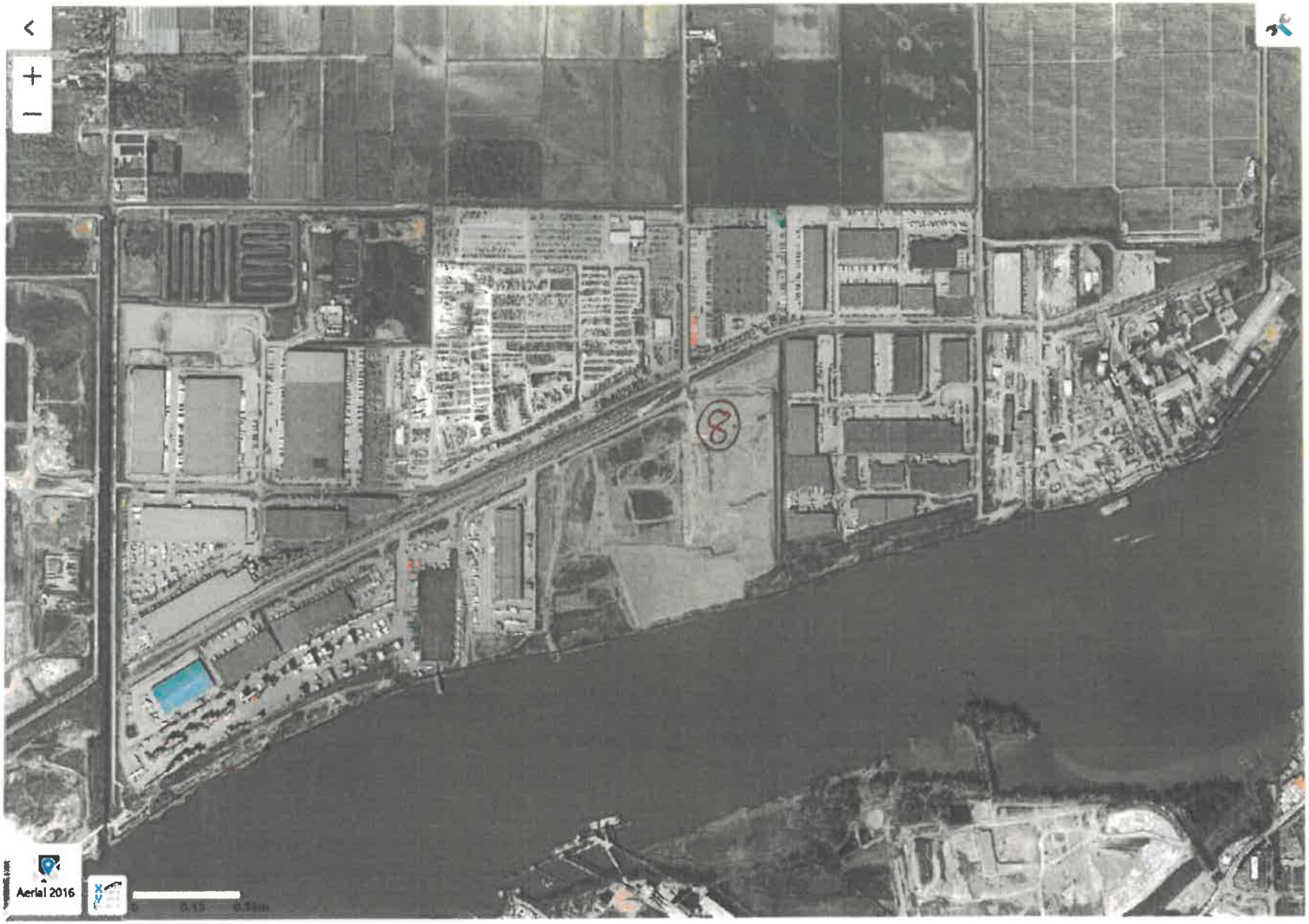
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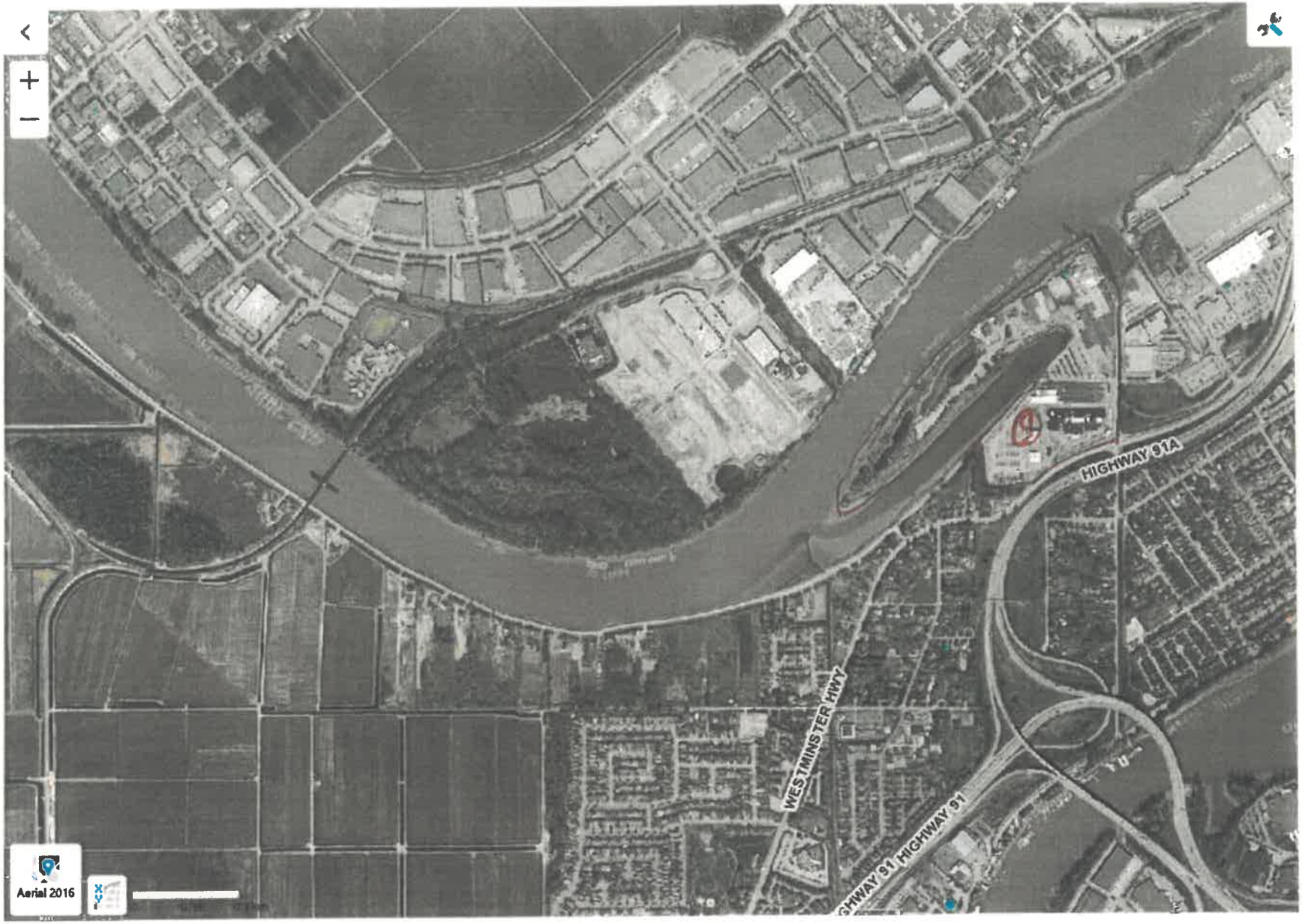
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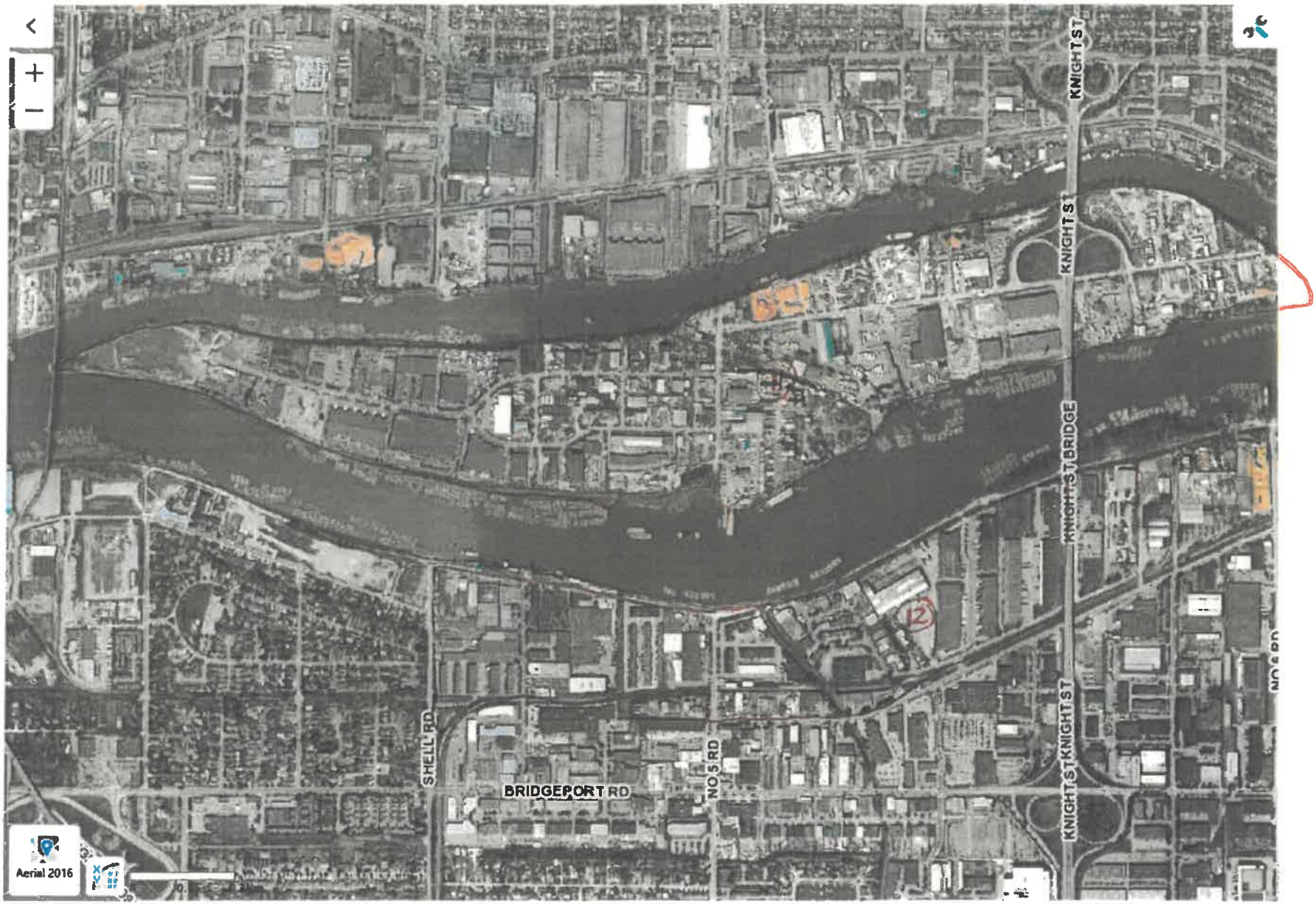
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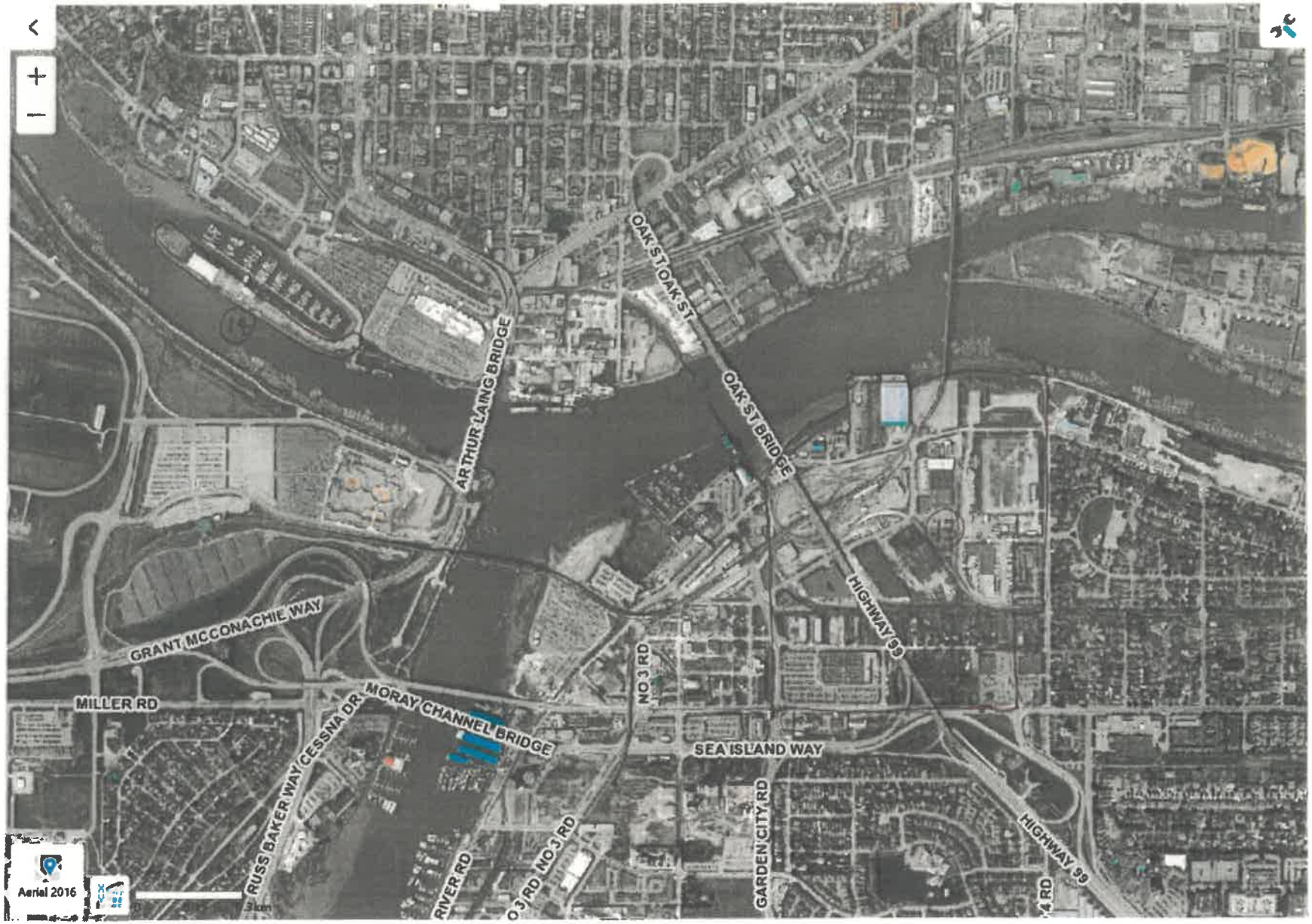
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APPENDIX J

Letter from Tom Corsie, Vancouver Fraser Port Authority

(1579)

PORT of vancouver

Vancouver Fraser Port Authority
100 The Pointe, 999 Canada Place
Vancouver, B.C. Canada V6C 3T4
portvancouver.com

Email: mathersbulldozing@gmail.com

April 26, 2019

Mr. Bruce Mathers
E. Mathers Bulldozing Co. Ltd.
7200 Francis Road
Richmond, BC V6Y 1A2

Dear Mr. Mathers:

RE: Letter of Support

I am writing to express support for the application to the Agricultural Land Commission (ALC) by Mathers Bulldozing Co. Ltd. to use a 15 acre property that it owns on Williams Road in Richmond for sand storage. The Vancouver Fraser Port Authority has a long term contract to perform annual maintenance dredging of the Fraser River main navigation shipping channel. Each year many hundreds of thousands of cubic meters of sand is removed in order to ensure safe navigation for mariners using the south arm of Fraser River which also provides positive effects to regional flood control.

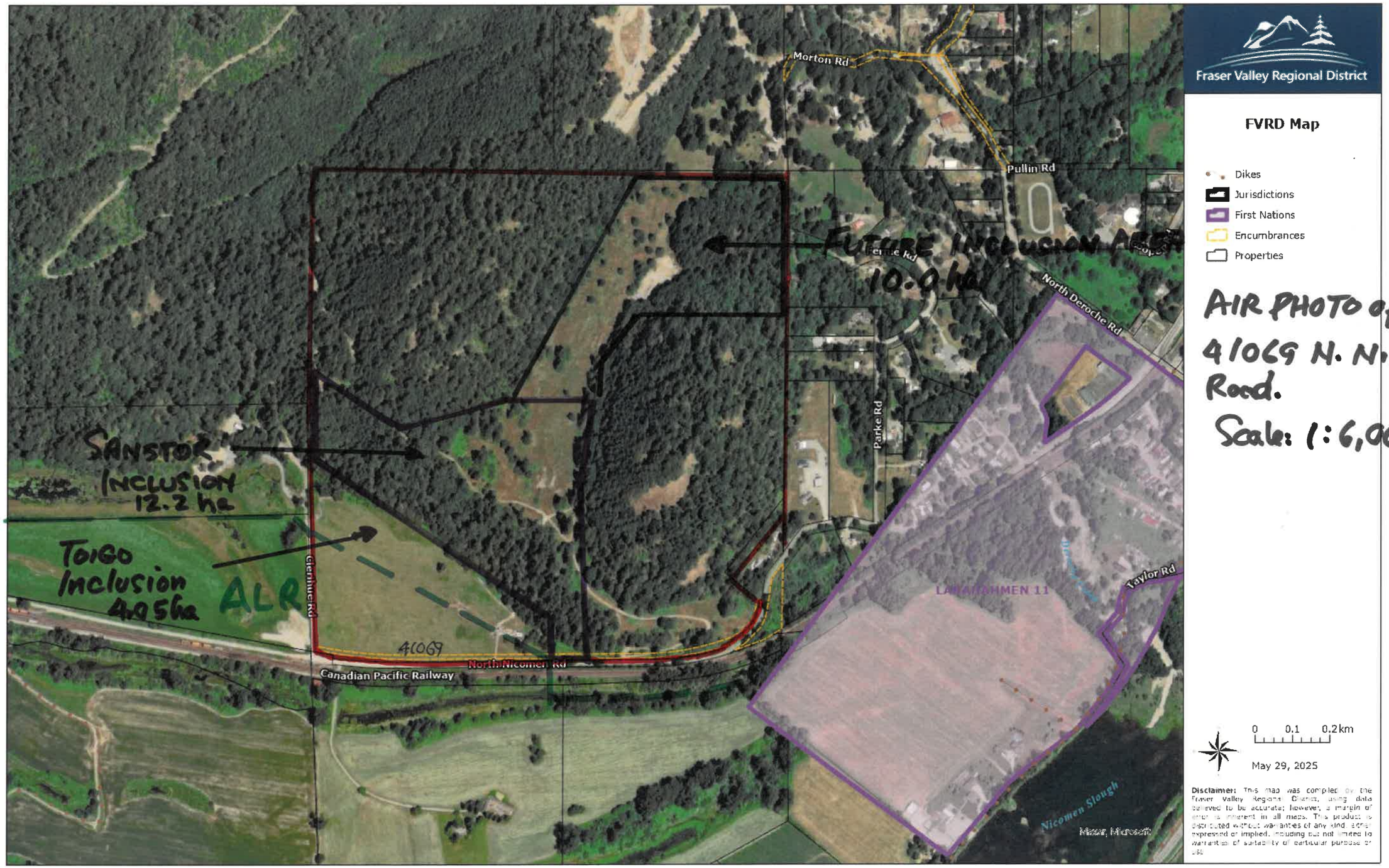
The cost of dredging the Fraser River is significant and a portion of cost recovery is obtained through the sale of river sand at various sand sales or sand depots operated by companies that either offer sand and gravel sales, or other site preparation services. One of the more strategic locations for sand sales is the Williams Road area where Mathers has operated for many decades. As their lease with Eco Waste will likely end in the short to medium term, it is important to find a replacement site in the immediate area.

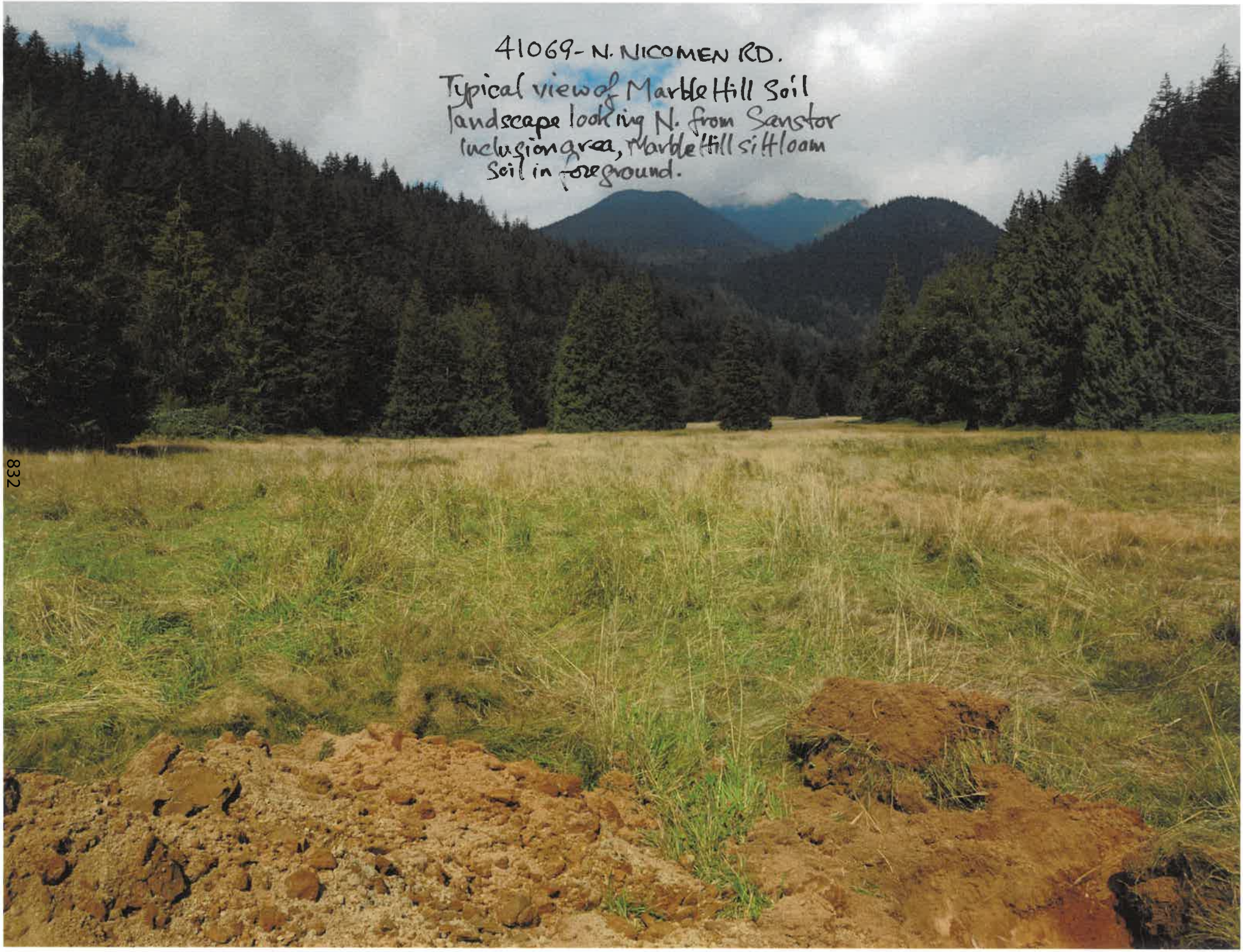
We agree the Mathers Williams Road property, although classed as ALR land is ideal for this purpose. We understand Mathers is not requesting removal from ALR designation, but is proposing to fill and preload that portion of the site not suitable for agriculture. We also understand appropriate mitigation for the indefinite sand storage use would be provided to that portion of the site which will continue to be farmed. As a portion of the site is unable to support agriculture in its current form, the filling and preloading of that area would also not preclude an agricultural use in the future.

Sincerely,

Tom Corsie PPM
Vice President, Real Estate

Canada


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May 29, 2025
Disclaimer: This map was compiled by the Fraser Valley Regional District, using data believed to be accurate; however, a margin of error is inherent in all maps. This product is distributed without warranties of any kind, either expressed or implied, including but not limited to warranties of suitability of particular purpose or use.


41069- N. NICOMEN RD.
Typical view of Marble Hill Soil
landscape looking N. from Sanstor
inclusion area, Marble Hill silt loam
soil in foreground.

Fraser Valley Regional District

STAFF REPORT

To: Electoral Area Services Committee **Date:** 2025-07-10
From: Hayley Katan, Planning Technician **File:** 3015-20 2025-08

Subject: Agricultural Land Commission Application 2025-08 - Boundary Adjustment Subdivision between 8931 and 9079 Sylvester Road, Electoral Area G

Reviewed by: Katelyn Hipwell, Manager of Planning
Graham Daneluz, Director of Planning & Development
Jennifer Kinneman, Chief Administrative Officer

RECOMMENDATION

THAT the Fraser Valley Regional District Board forward the Agricultural Land Commission application 2025-08 for Agricultural Land Reserve subdivision of 8931 Sylvester Road, Electoral Area G.

BACKGROUND

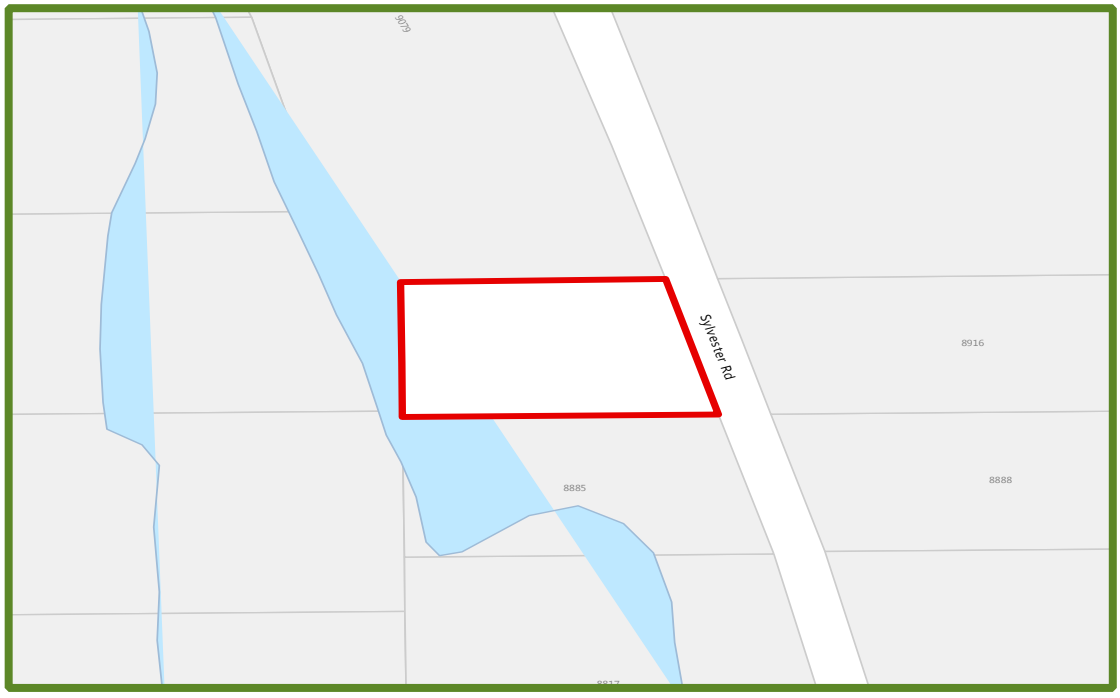
The applicant of 8931 Sylvester Road would like to complete a boundary adjustment (which is considered to be a subdivision even though no additional lots would be created) to include 310m^2 (0.031 ha) of land from 9079 Sylvester Road (north) into their parcel.

PROPERTY DETAILS			
Address	8931 Sylvester Road	**Area**	G
PID	011-284-200	**Owner**	Angelina Rodenburg, Brian Rodenburg
Folio	775.02573.000	**Applicants**	Angelina Rodenburg, Brian Rodenburg
Lot Size	1.88 Acres (.76 hectares)	**Agent**	
Current Zoning	Agricultural 4 (AG-4)	**Proposed Zoning**	No change
Current OCP	Agricultural	**Proposed OCP**	No change
Current Use	**Residential**	**Proposed Use**	**No change**
Development Permit Areas	DPA 2-G Riparian Area		
Agricultural Land Reserve	Yes		

ADJACENT ZONING & LAND USES

North	^	Agricultural 4 (AG-4)
East	>	Agricultural 4 (AG-4)
West	<	Agricultural 4 (AG-4)
South	v	Agricultural 4 (AG-4)

NEIGHBOURHOOD MAP



PROPERTY MAP



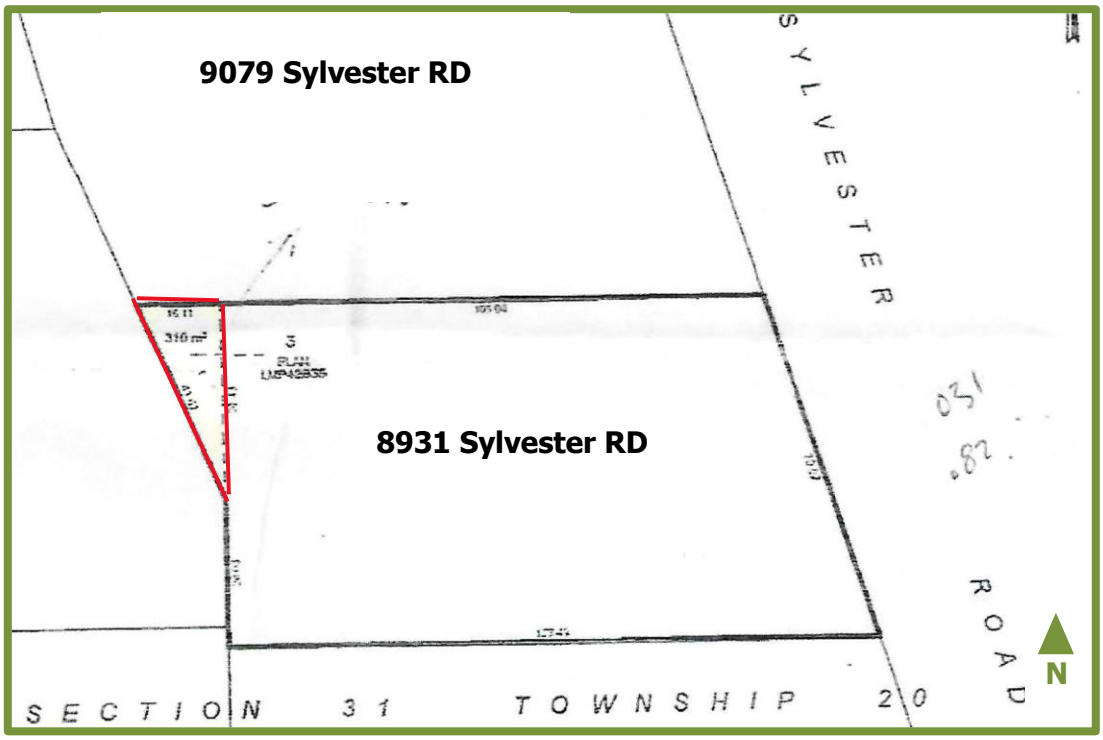
DISCUSSION

The Ministry of Transportation and Transportation (MoTT) is the approving authority for subdivisions. The FVRD expects to receive a referral from MoTT for this application in due course. As the affected properties are located within the Agricultural Land Reserve (ALR), an Agricultural Land Commission (ALC) subdivision application is also required as part of the process.

Applicant Proposal

The applicant states that the triangular portion (0.031 ha) of 9079 Sylvester Road, located to the west of the subject property, is not currently being used by the neighbour.

SITE PLAN



Note: the subject area proposed for subdivision to add to 8931 Sylvester Rd. is highlighted in red. The original parcel configuration can be seen in the above maps.

Consideration of FVRD Policies and Regulations

Official Community Plan and Zoning Bylaw

The OCP plan Objective #1 seeks to "conserve agricultural lands" (Policy 4.2), while policy 6.1.1 states that "Agricultural land shall be preserved by discouraging subdivision and fragmentation of farm parcels and the introduction of incompatible uses." The proposed boundary adjustment does not fragment farm parcels but instead makes the triangular portion of land more usable by consolidating it with 8931 Sylvester Road.

However, the applicant has indicated "No" on the ALC application form in response to whether the proposal supports agriculture. Additionally, there are currently no agricultural activities taking place

on the property. The only agricultural-related activity noted is the installation of approximately 30 feet of drainage tile on the north side of the property to improve field drainage. According to the applicant, this was installed in a low spot to keep the area dry and support grass production.

Both lots affected by this subdivision proposal are zoned Agricultural 4 (AG-4) and have the same OCP designation AGRICULTURAL (AG), which aligns with the ALR land uses. Therefore, a rezoning and OCP redesignation will not be required for this proposal. This also means that both lots will have the same potential for development based on permitted land use.

The minimum lot size requirement in the Zoning Bylaw is 16.0 ha (Section 8.4.4). This aligns with the OCP minimum parcel size of 16.0 ha (Policy 6.1.15). The proposed lot sizes are as follows:

Address	Existing Lot Size	Proposed Change	Proposed New Lot Size
8931 Sylvester Rd	**0.76 ha** (0.760809 ha)	**+ 0.031 ha**	**0.79 ha** (0.791809 ha)
9079 Sylvester Rd	**3.43 ha** (3.4297108 ha)	**- 0.031 ha**	**3.40 ha** (3.3987108 ha)

The affected lots are currently smaller than the minimum lot size, and after the proposed lot line adjustment subdivision, both lots will continue to be smaller than the minimum subdivision lot size.

This subdivision is a boundary adjustment with no new lots being created; most subdivision requirements are not relevant, as broken down into the following table:

Zoning Bylaw, Section 5.8 Subdivisions	Relevancy to ALC Subdivision 2025-08
All new lots created by *subdivision* must meet the minimum *lot area* required by the Subdivision Regulations of each *zone*.	N/A - No new lots are to be created
A *subdivision* may create lots with more than one (1) *zone* designation provided that; Within each new *lot*, all portions of each *zone* designation meet the *minimum lot area* required by the Subdivision Regulations of the *zone*.	N/A - No new lots are to be created
Subdivision must not render an existing use, *building*, or *structure* as nonconforming to this Bylaw.	Each lot contains its own principal and accessory structures, and the proposed subdivision will not alter which structures are associated with each lot
All new lots created by *subdivision* must meet the minimum servicing requirement or regulation of each *zone*.	N/A - No new lots are to be created
Where required, all new *lots* created by *subdivision* must be connected to a *community sewer system.*	N/A - No new lots are to be created
Where required, all new *lots* created by *subdivision* must be connected to a *community water system*.	N/A - No new lots are to be created

Consolidated Subdivision and Development Servicing Bylaw

In section 5.9 of the zoning bylaw, "Boundary Adjustments that adhere to Boundary Adjustment provisions in *Fraser Valley Regional District Subdivision and Development Servicing Bylaw No. 1319, 2015*." This proposal complies with all the requirements outlined in Section 6.9 (Boundary Adjustment) of the *Consolidated Subdivision and Development Servicing Bylaw*.

> 6.9.1 - Where an application is made to Subdivide adjoining *Parcels* for the purpose of a boundary adjustment; and where either one or all of the original *Parcels* are less than the minimum *Parcel* size for the Zone in which the original *Parcels* are located; and where the *Subdivision* relocates the common boundary between the original *Parcels* being *Subdivided*; then the *Subdivision* may be approved by the *Approving Officer* provided that:

Consolidated Subdivision and Development Servicing Bylaw Section 6.9.1 (a-c)	Relevancy to ALC Subdivision 2025-08
a. none of the new *Parcels* are smaller in size than the smallest of the original *Parcels* being *Subdivided*; and,	The smaller parcel (8931 Sylvester Rd) is proposed to become larger
b. the number of new *Parcels* is not greater than the number of original *Parcels* being *Subdivided*; and,	No new lots are to be created
c. no greater number of new *Parcels* will be created which do not comply with the minimum *Parcel* size requirement for the Zoning in which the *Parcels* are located.	No new lots are to be created

At the time of Subdivsion Referral from MoTT, the FVRD would asses whether works and services can be waived and what would be required. As outlined in the following policy:

> 6.9.2 - The *Director of Engineering* may waive the requirements for *Works* and *Services* for boundary adjustments.

Property Hazards

Riparian Development Permit Area 2-G

The subject "triangle" is located near a watercourse, as shown on the neighbourhood and property map above. Subdivision within 30 metres of a watercourse typically requires a Riparian Development Permit. This will be confirmed at the time of the Ministry of Transportation and Transit subdivision referral.

Fraser River Floodplain

In the *Floodplain Management Bylaw No. 1669, 2022*, the subject parcel is within the Fraser River Floodplain. This floodplain area has a 10.3 meter G.S.C. flood construction level and a 5.2m G.S.C. minimum ponding level, as shown on Map 8 of the bylaw. As well as require a setback of 15.0 meters from the Natural Boundary of any other watercourse is required.

This property is within the Norrish Creek alluvial fan hazard.

COST

The $750 FVRD portion of the application fee has been paid. The applicant will pay the Agricultural Land Commission portion of the fee ($750) if this application is forwarded to the Agricultural Land Commission.

CONCLUSION

The formal subdivision approval will be through a referral application from the Ministry of Transportation and Transit to the FVRD following ALC approval of the subject plan. Upon receiving the application referral, it will be reviewed by FVRD staff to ensure its compliance with all the FVRD policies and regulations, including any environmental and servicing requirements.

For the following reasons, staff recommend that the application be forwarded:

- The proposed boundary adjustment does not result in the creation of any new parcels.
- The smaller parcel (8931 Sylvester Road) is proposed to increase in size, which is consistent with the intent of the Subdivision Servicing Bylaw, even though both parcels are, and will remain, undersized.
- No change in land use is proposed.
- This application is consistent with the Zoning Bylaw, the Official Community Plan, and the Subdivision and Development Servicing Bylaw requirements.

It is recommended that the application be forwarded to ALC for consideration since the commission has the knowledge and expertise to decide on the agricultural impact of the proposed subdivision.

OPTIONS

The FVRD Board may consider the following options with respect to application File Number **2025-08**:

OPTION 1: FORWARD (Staff Recommendation)

THAT the Fraser Valley Regional District Board **forward** the Agricultural Land Commission application 2025-08 for Agricultural Land Reserve subdivision of 8931 Sylvester Road, Area G.

OPTION 2: REFUSE

THAT the Fraser Valley Regional District Board **refuse** the Agricultural Land Commission application 2025-08 for Agricultural Land Reserve subdivision of 8931 Sylvester Road, Area G.

Fraser Valley Regional District

STAFF REPORT

To: Regional and Corporate Services Committee **Date:** 2025-07-10

From: Riley Smith, Planner I

Subject: Regional Industrial Lands Inventory Update

Reviewed by: Alison Stewart, Manager of Strategic Planning
David Urban, Deputy Director of Regional Services
Stacey Barker, Director of Regional Services/Deputy CAO
Jennifer Kinneman, Chief Administrative Officer

RECOMMENDATION

This report is being brought forward for the Board's information and there is no staff recommendation.

BACKGROUND

This Regional Industrial Lands Inventory is part of a broader set of economic initiatives outlined in an April 2025 staff report[1], which together contribute to a deeper, more informed understanding of the Fraser Valley Regional District's (FVRD) economic landscape and highlight the importance of industrial land and the growing pressures it faces.

FVRD staff have been developing a comprehensive, high-level inventory of industrial lands across the region's member municipalities and electoral areas. This report updates the Board on the progress of this ongoing work, which provides a region-wide snapshot by identifying the location, supply, and current use of industrial lands, including where non-industrial activities may be occurring.

The Regional Industrial Lands Inventory aligns with the policies and implementation of the *Fraser Valley Future 2050* Regional Growth Strategy, relating to Policy 2.1, "Protect and support employment lands" under Goal 2.0, "Economic Strength and Resiliency". It was also identified in the *FVRD 2023-2026 Strategic Plan* as an action item. It is designed to complement existing plans, policies, and reports by member municipalities by providing a regional perspective.

[1] 2025 Regional Economic Review and Related Initiatives, April 10, 2025: https://pub-fvrd.escribemeetings.com/filestream.ashx?DocumentId=30902

DISCUSSION

Context

Industrial land is essential to the FVRD's economy, which is strongly rooted in goods-producing sectors like construction, manufacturing, transportation, and warehousing. These sectors, along with the region's growing agri-food and agri-tech industries, depend on access to suitable industrial land to operate and expand. As the region faces challenges such as population growth, affordability issues and a diminishing supply of suitable industrial land, protecting and expanding the industrial land base is critical to ensuring long-term economic resilience and growth.

The shortage of industrial land supply is a Lower Mainland issue. According to Metro Vancouver's *2020 Regional Industrial Lands Strategy,* the last of their effective industrial land supply is expected to be absorbed sometime between 2028 and 2035.[2] While some vacant land remains, much of it is less viable due to size, location, or servicing constraints, making it difficult to accommodate larger distribution or manufacturing facilities. As a result, businesses are increasingly looking beyond Metro Vancouver, with the Fraser Valley seen as a more viable and affordable option.

However, available industrial land is also becoming scarce in the Fraser Valley. Many of the region's industrial and business park locations are nearing build-out, with a noticeable decline in readily available land. Additional constraints including a large portion of land in the Agricultural Land Reserve, geographical and environmental limitations, and urban growth pressures, restrict the potential to expand the industrial land supply.

Approach

Industrial lands included in this inventory are those designated as industrial in local Official Community Plans (OCPs), zoned as industrial in local bylaws, or both. Lands that meet this definition are assessed on a parcel-by-parcel basis for site-specific OCP designation, zoning, actual land use, and area.

The analysis builds on previous FVRD work and draws on existing municipal and regional inventories to inform a consistent and repeatable methodology. Categories describing a site's current or actual use draw from those used in the City of Abbotsford's *Industrial Land Capacity Analysis* (2017) and Metro Vancouver's *2020 Regional Industrial Lands Inventory.* They include lands developed for industrial and quasi-industrial purposes as well as industrial lands used for non-industrial activities such as commercial, residential or agriculture. The inventory also identifies land that is completely vacant.

As part of this work, staff have developed a series of in-house GIS models using Esri's ArcGIS software. These semi-automated tools streamline data processing, significantly reduce manual effort, and ensure a consistent and repeatable approach. As a result, the inventory can be more efficiently

[2] Metro Vancouver Regional Industrial Lands Strategy, June 2020: https://bit.ly/4ktoOhm

updated with new information and will allow for future monitoring of lands and assessment of land use changes over time.

The scope of the inventory includes all FVRD jurisdictions, though industrial lands are not present in every member municipality or electoral area. Industrial lands located on First Nations reserves are not included due to data availability constraints. However, this inventory provides a foundation for work that may incorporate First Nations communities and lands at a future date.

Status

The bulk of spatial data processing is complete, with initial results currently under review. FVRD staff are reaching out to municipal staff to share inventory progress and confirm that the objectives, methodology, and preliminary findings accurately reflect each municipality.

Differences in OCP designations and zoning bylaws between municipalities present challenges for conducting a consistent inventory of industrial land across the region. Discussions with municipalities are key to helping determine the final scope of the inventory and assess how current municipal OCP work can inform and strengthen it moving forward.

The completed inventory report will provide a detailed regional snapshot of industrial lands and include municipal-level breakdowns. It will present total figures for developed and vacant lands, further categorized by designation and zoning, actual land use, and average parcel size. The report will also include a description of the methodology, highlight key findings, and feature detailed maps.

Once the baseline inventory is complete, there are a number of directions this initiative can go, including developing a broader employment lands inventory, identifying potential expansion opportunities, including an assessment of brownfield sites around the region, and undertaking further economic analysis, including land supply and demand forecasting. From a Regional Growth Strategy perspective, the inventory will allow for better monitoring of land use change over time.

COST

The costs of the Regional Industrial Lands Inventory are incorporated in the Regional Strategic Planning and Initiatives (601) budget.

CONCLUSION

The Regional Industrial Lands Inventory provides a high-level assessment of industrial land across the FVRD, building on previous work by FVRD staff and drawing from existing municipal and regional inventories to support a consistent and repeatable methodology. It is part of a broader set of economic initiatives undertaken by the FVRD to develop a greater understanding of the region's economic landscape and the pressures facing industrial and employment lands.

This inventory establishes a foundation for ongoing monitoring and supports future initiatives aimed at protecting and expanding the region's industrial land base. Future work may build on this foundation to include a broader employment lands inventory, land supply and demand forecasting, identification of potential expansion opportunities, or assessment of industrial brownfield sites.

Ultimately, this work strengthens long-term planning and policy development, offering a valuable resource for municipalities, enabling collaboration, and supporting advocacy when engaging with provincial agencies.

Regional Industrial Lands Inventory Update





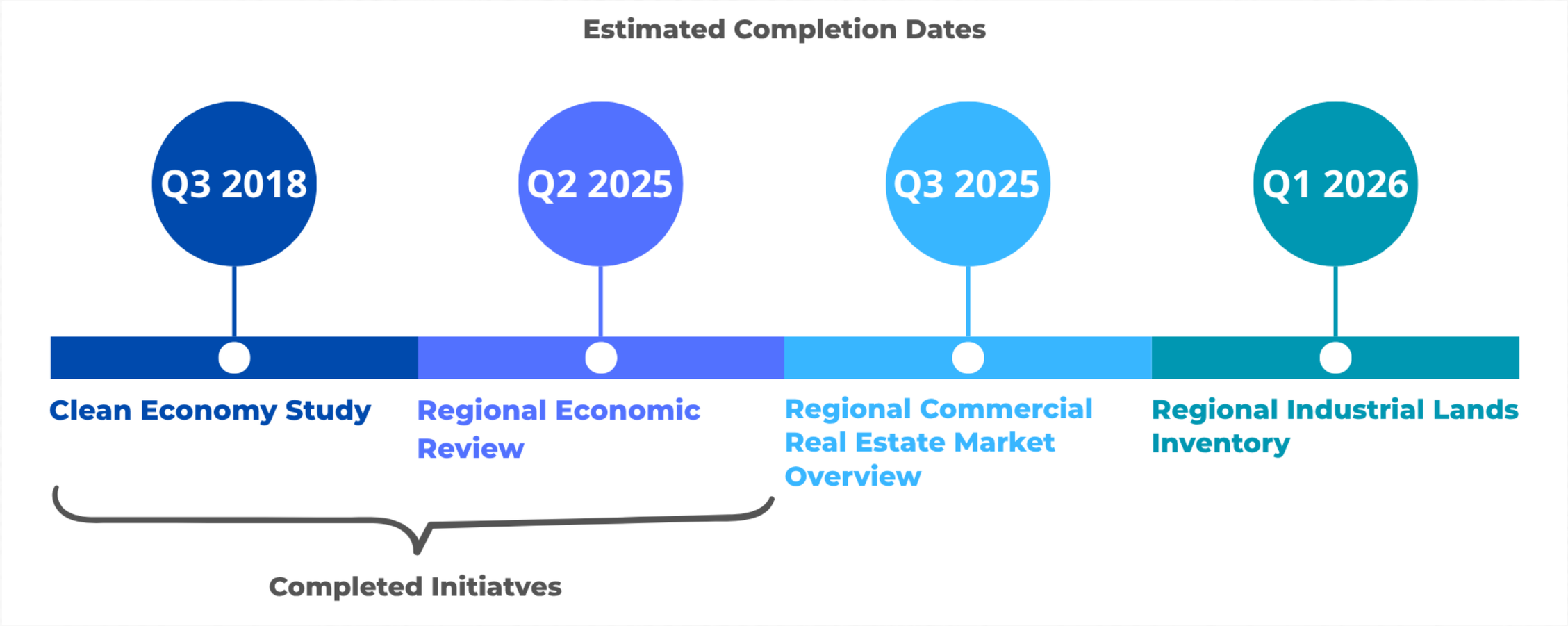


Strategic Planning & Initiatives Department

July 10, 2025

Fraser Valley Regional District

STRATEGIC PLANNING ECONOMIC INITIATIVES



Fraser Valley Regional District

OUTLINE

1. Why an Inventory Matters
2. Building on Existing Work
3. Our Approach
4. Mapping Industrial Lands
5. Current Progress & Next Steps

WHY IS INDUSTRIAL LAND IMPORTANT?

Industrial lands are essential to the FVRD's economy

- Supports key sectors: Construction, manufacturing, transportation and warehousing.
- Foundation of local employment and GDP.
- In Metro Vancouver:
  - Only 4% of land base.
  - Supports 22% of jobs, 30% of GDP, and $8 billion in tax revenue.



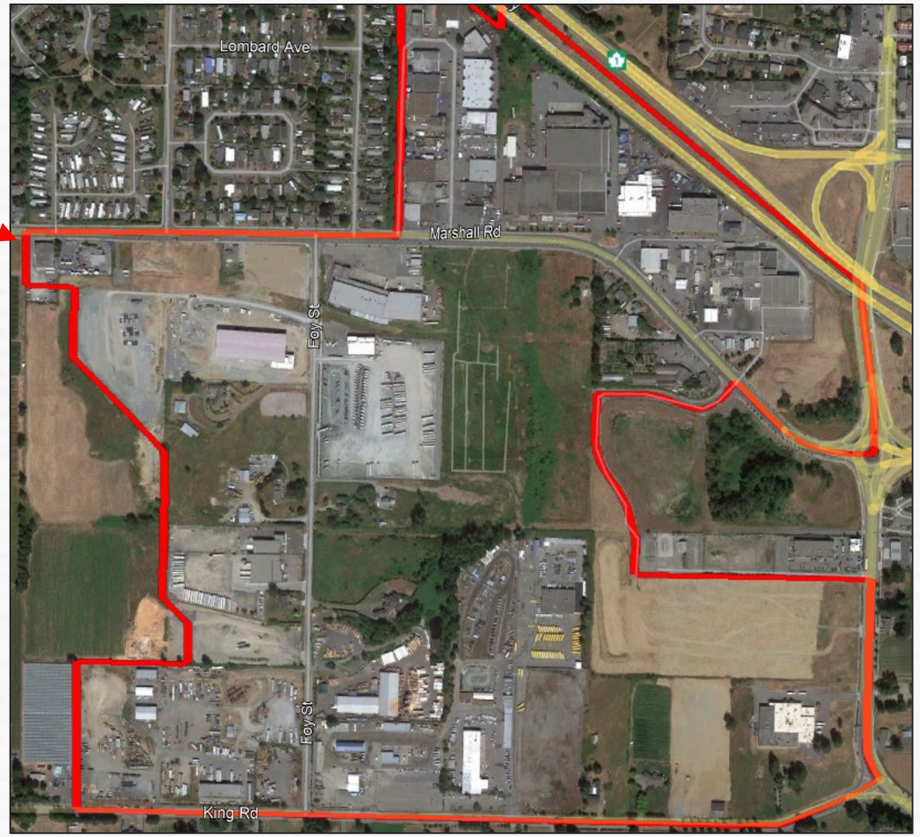


Fraser Valley Regional District

CLEARBROOK INDUSTRIAL AREA
ABBOTSFORD

Industrial OCP Designated Area

2017



2023

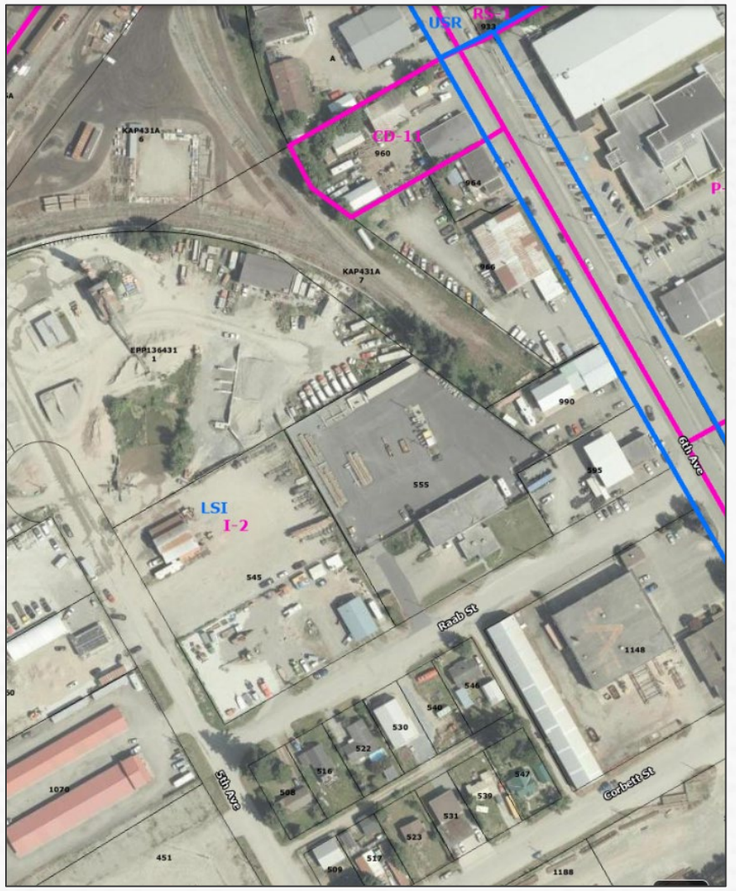


Source: Google Earth

Fraser Valley Regional District

WHY AN INVENTORY MATTERS

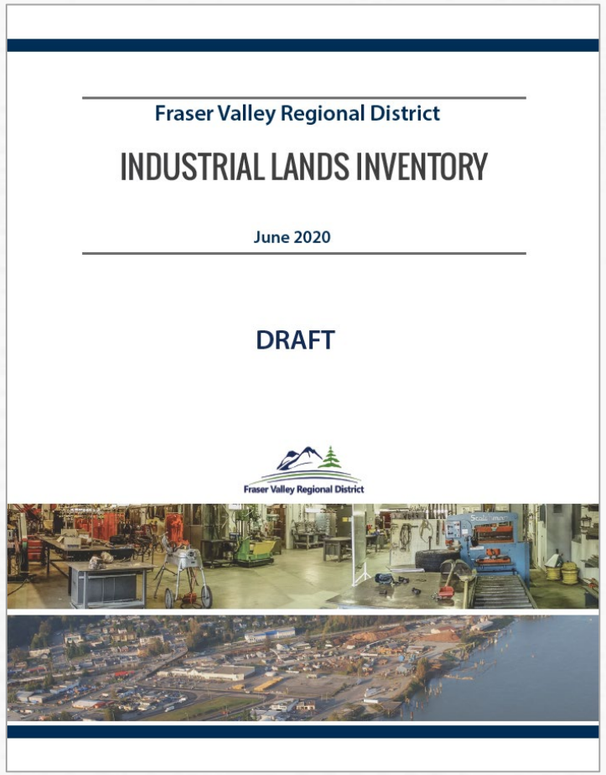
- **Identifies:** Location, supply, and current uses, including non-industrial activities.
- **Monitors:** Change over time with repeatable methodology.
- **Supports:** Policy evaluation, land-use planning.
- **Strengthens:** Advocacy and decision-making with evidence-based data.



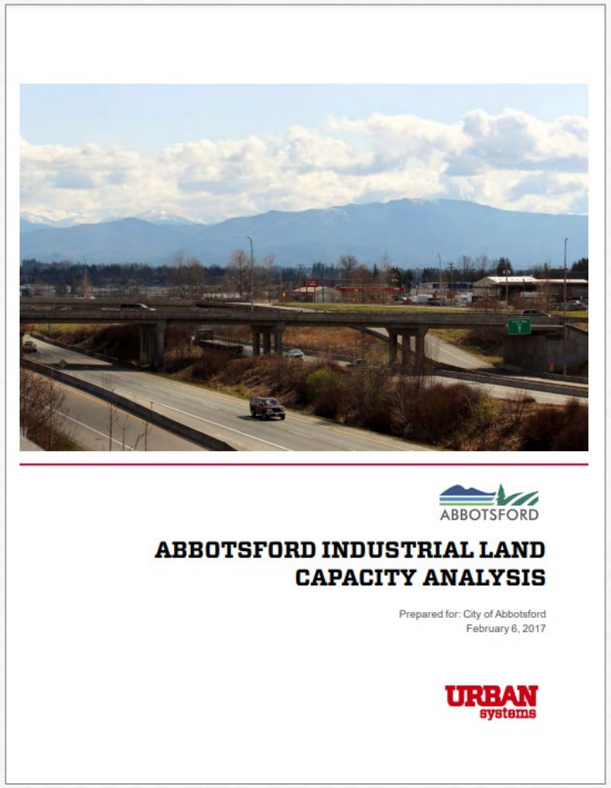
Source: FVRD Webmap

Fraser Valley Regional District

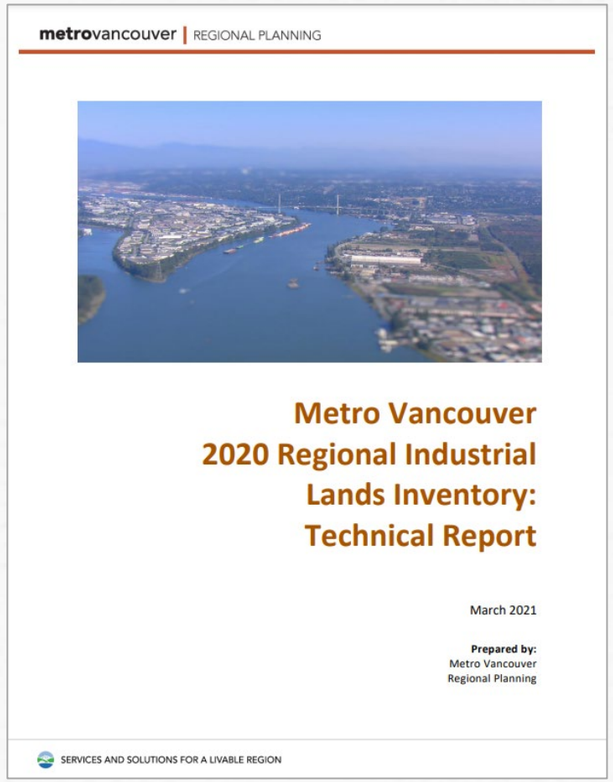
RELATED INVENTORIES



Early FVRD Inventory Work



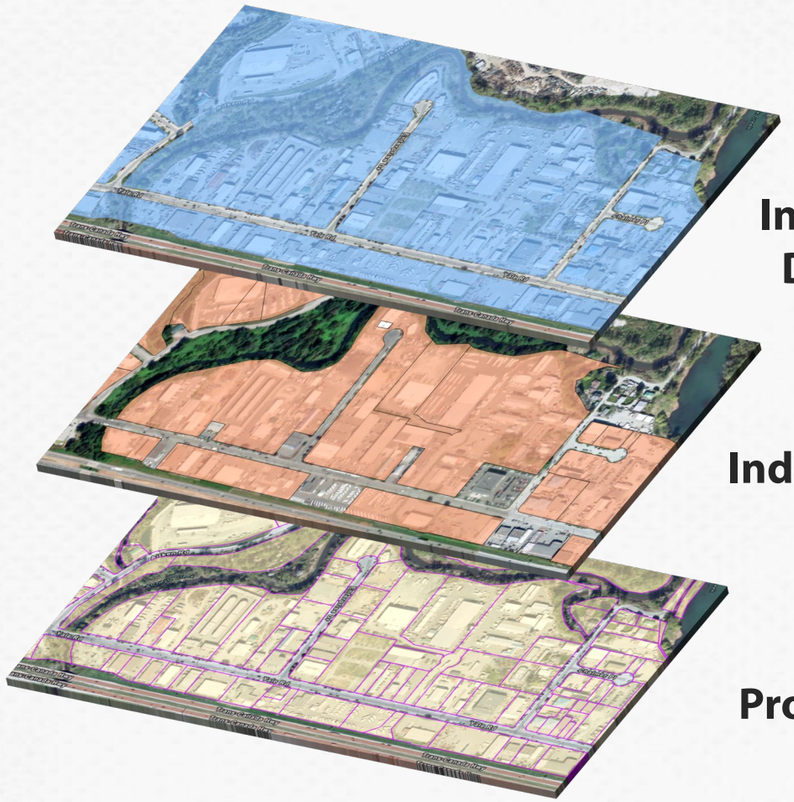
2017 Abbotsford Industrial Land Capacity Analysis



2020 Metro Vancouver Regional Industrial Lands Inventory

CONDUCTING AN INVENTORY

» Industrial land is defined as areas that are either **designated in the local OCP** as industrial, **zoned in the local bylaw** or **both**.



Industrial OCP Designation

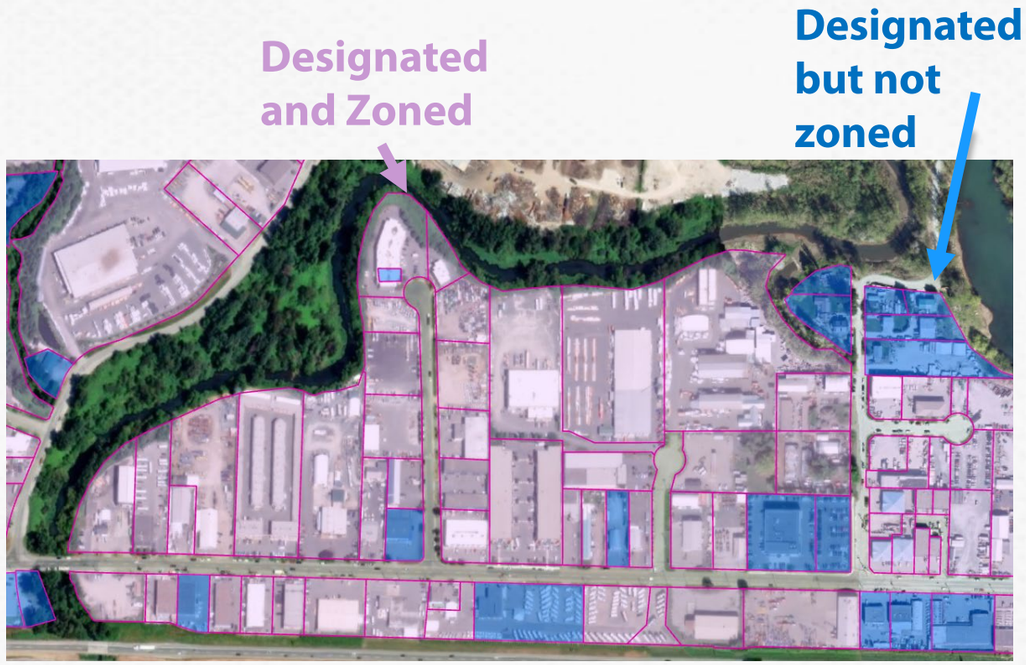
+

Industrial Zoning

+

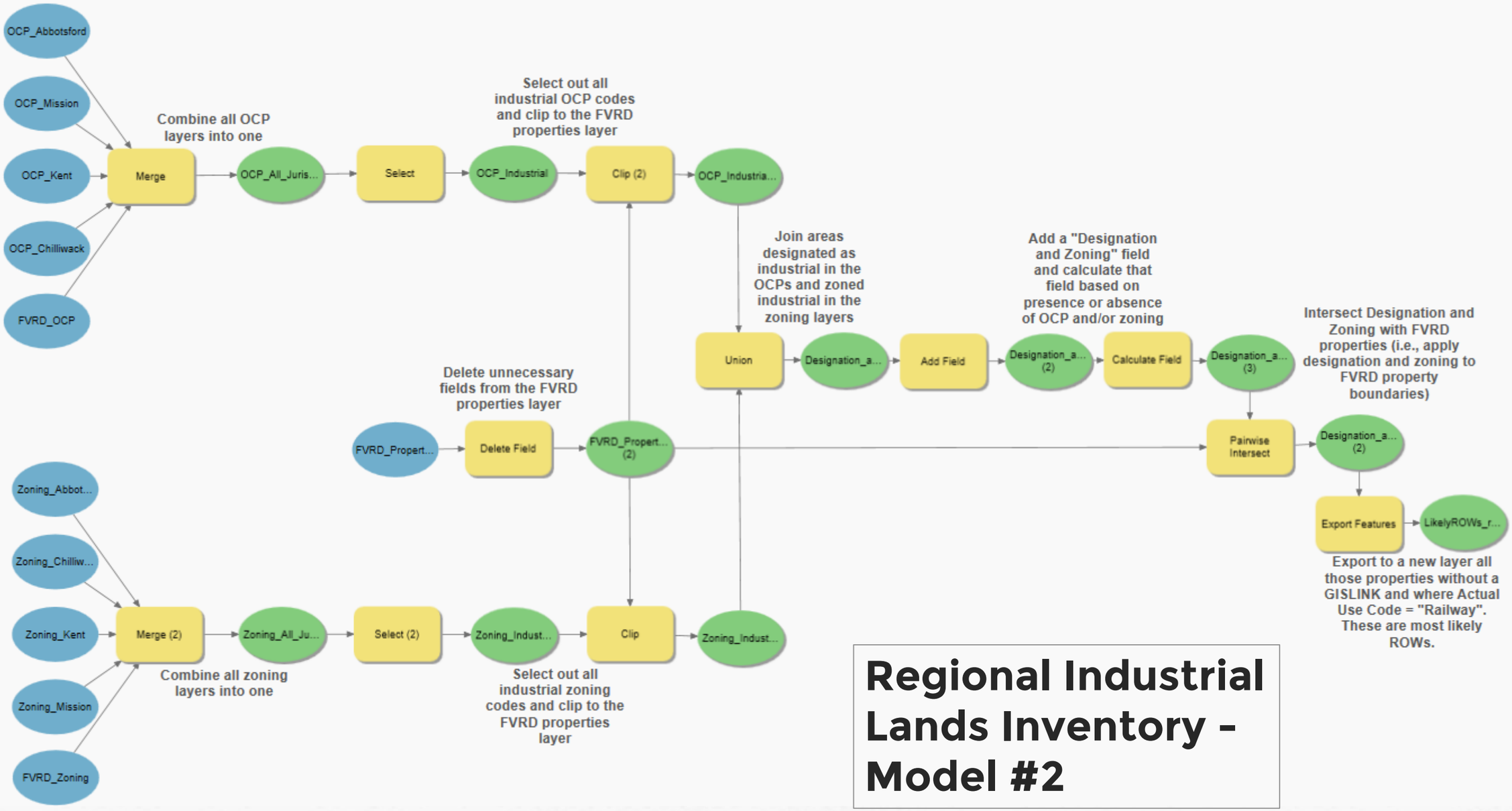
Property Parcels

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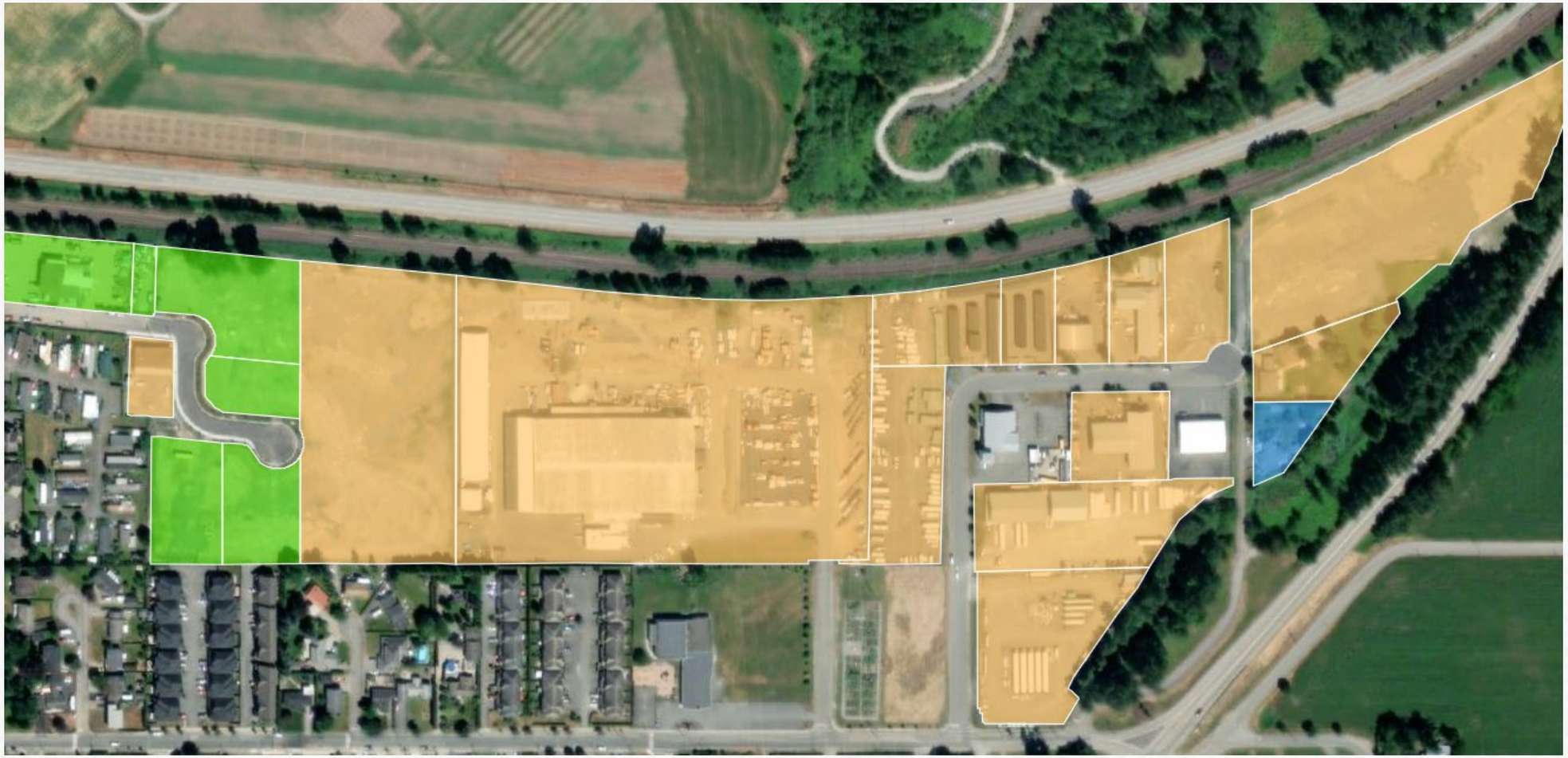


Industrial Land

Fraser Valley Regional District



Regional Industrial Lands Inventory – Model #2



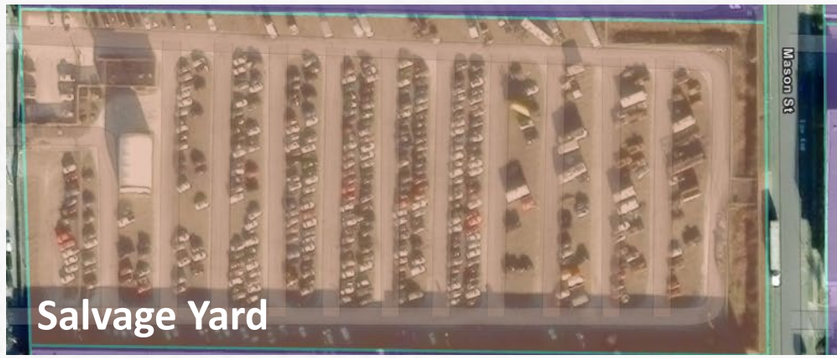
Preliminary Results

Designation and Zoning

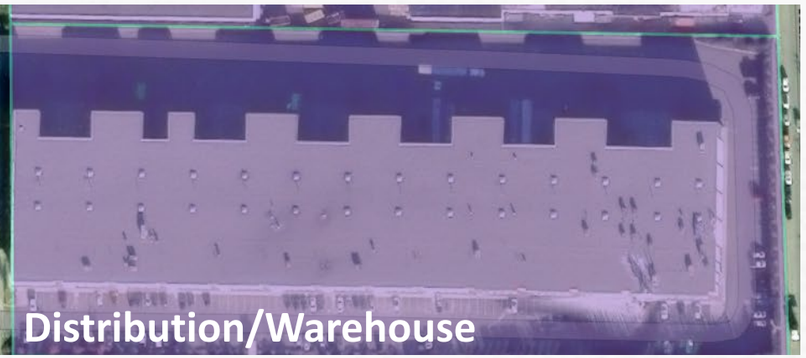
- YesOCPYesZoning
- NoOCPYesZoning
- YesOCPNoZoning

ACTUAL USE CLASSIFICATIONS

Land-Intensive Industrial



Building-Intensive Industrial



Large-Scale Infrastructure and Transportation



Commercial



Agriculture



Residential



Vacant



Fraser Valley Regional District



Preliminary Results

Actual Land Use Class

- Building-Intensive Industrial
- Land-Intensive Industrial
- Large-Scale Infrastructure/Transportation
- Commercial
- Agriculture
- Residential
- Vacant

REPORT CONTENTS OVERVIEW

High-level snapshot of industrial lands from a regional perspective

Methodology overview

Municipal-level breakdowns

Key findings and detailed maps

Categorization of lands by:

- Developed vs. vacant
- OCP designation and zoning
- Actual land use classification
- Average site size

PROJECT STATUS

Progress

- GIS work is largely complete.
- Initial results currently under review.
- Development of a draft methodology, map outputs and detailed procedural document.

Municipal Engagement

- Discuss objectives, methodology and initial findings with each municipality.
- Identify any local nuances in land use and policy.
- Understand how ongoing OCP updates may inform the inventory.

MOVING FORWARD

What This Inventory Is

- A high-level, region-wide snapshot of industrial lands.
- Identified using existing OCP designations and zoning bylaws.
- Built on a repeatable GIS-based methodology.
- Establishes a baseline for future analysis, planning and policy, supporting collaboration with provincial agencies.

Where It Can Potentially Lead

- A broader employment lands inventory.
- Regional land supply and demand forecasting.
- Identifying potential expansion opportunities, including brownfield sites.
- Economic impact analysis.
- Monitoring land use change over time.

THANK YOU

Questions?

Fraser Valley Regional District

STAFF REPORT

To: Regional and Corporate Services Committee **Date:** 2025-07-10

From: Carolynn Pegura, Environmental Services Coordinator

Subject: Launch of the Fraser Valley Agricultural Plastics Recycling Program

Reviewed by: Lance Lilley, Manager of Environmental Services
David Urban, Deputy Director of Regional Services
Stacey Barker, Director of Regional Services/Deputy CAO
Jennifer Kinneman, Chief Administrative Officer

INTENT

This report is intended to update the Fraser Valley Regional District Board of information pertaining to the launch of the Fraser Valley Agricultural Plastics Recycling Program. Staff is not looking for a recommendation and has forwarded this information should members want more clarification or to discuss the item further.

BACKGROUND

Dairy farmers use agricultural plastics such as bale and silage wrap, bags, films, and twine to store animal feed safely. Without a provincially regulated extended producer recycling program in place, these plastics often end up at the landfill.

The Fraser Valley Regional District (FVRD) Board approved a five-year pilot program for recycling agricultural plastics in the FVRD. In collaboration with the BC Ministry of Agriculture and Food (MoAF) and Cleanfarms, this program was launched this year and will support farmers in the FVRD in recycling bale wrap and silage plastics, which will increase the region's diversion rate and reduce the volume of waste sent to landfills.

The program expands on the work of farmers in Agassiz who have been recycling agricultural plastics in partnership with Cleanfarms for more than a decade. Additional farms throughout the region will be added each year to eventually reach up to 62 participating farms by the fourth year.

DISCUSSION

The Fraser Valley Agricultural Plastics Recycling Program was launched on May 30, 2025, through a joint press release with Cleanfarms, MoAF, and the FVRD (attached). The FVRD and MoAF will be equally funding the pilot program, while Cleanfarms will undertake the majority of program operations and logistics.

On June 17, 2025, Cleanfarms hosted a Demonstration Day in Agassiz for interested farmers to observe how agricultural plastics are collected, baled, and stored, and to ask questions about the program. After materials are collected and compacted on-site, they are then transported to various locations for recycling into fence posts, composite lumber, or new agricultural film. The Demonstration Day included prospective participants from Chilliwack and Rosedale, as well as representatives from the FVRD, Cleanfarms, and MoAF. The event was held at an Agassiz farm already working with Cleanfarms to recycling agricultural plastic (see photos below).

The first year of the program will focus on continuing the program already established in Agassiz and to promote the program to interested dairy farmers in Rosedale and Chilliwack to join in the second year. Additional farms in the remaining FVRD's electoral areas and municipalities will be added in subsequent years.



Cleanfarms representative, Carly Fraser, demonstrates how an agricultural plastics baler functions.



Sileage wrap being prepared for transport.



Bales of agricultural plastic are collected for transport to a recycling processor in Alberta.

COST

The Fraser Valley Regional District is providing $249,600 towards the 5-year pilot program, with funding coming from the regional solid waste budget (402).

CONCLUSION

Throughout the Fraser Valley Agricultural Plastic Recycling Program, the FVRD, in collaboration with MoAF and Cleanfarms, plan to onboard interested farmers, test logistics, develop relationships with key players, and support the case for a province-wide recycling program for agricultural plastics. One of the goals for this pilot program is to pave the way for an extended producer responsibility program that will include all agricultural plastics in the province.

For Immediate Release

Cleanfarms Launches New Pilot Program to Help Fraser Valley Farmers Recycle Ag Plastics

Lethbridge, AB – May 30, 2025 – Cleanfarms, in collaboration with the Fraser Valley Regional District (FVRD), is launching a five-year pilot program (2025-2029) to support farmers in the Fraser Valley in recycling bale wrap and silage plastics. Financial support for this program is provided by the governments of Canada and British Columbia through the Sustainable Canadian Agricultural Partnership, under the Environmental Sustainability & Climate Change program.

This pilot builds on experience from similar pilots in Northern BC and expands on the work of farmers in Agassiz who have been recycling plastics for several years, recently with expertise and logistical support from Cleanfarms and financial support from the Dairy Farmers of Canada. It aims to reduce ag plastic waste while improving on-farm recycling efficiency.

Leveraging experience in preparation and collection of agricultural plastics for recycling, Cleanfarms is launching this pilot to develop sustainable long-term solutions relevant to BC agriculture. As BC's largest dairy region, the Fraser Valley pilot will provide valuable learnings to inform programming for farmers across the province.

“Our producers are always looking for ways to take better care of the land,” said the Honourable Heath MacDonald, federal Minister of Agriculture and Agri-Food. “Programs like this will help farmers in the Fraser Valley make their operations more sustainable and protect their livelihoods and landscapes for generations to come.

“B.C. farmers know taking care of the land and environment is a key part of preserving our food security, and minimizing production waste and maximizing recycling helps everyone,” said Lana Popham, B.C.’s Minister of Agriculture and Food. “This pilot program will help plastics used on-farm end up where they should, the recycling depot, and also help our farmers continue to put food on our tables through sustainable practices and food production.”

“The FVRD is proud to be involved in the new five-year pilot program of collecting and recycling used agricultural plastic,” said Patricia Ross, FVRD Board Chair. “The

collaboration with Cleanfarms is creating an opportunity with practical solutions to help farmers reduce their environmental footprint in the region," she said.

Cleanfarms will host a **demonstration day in Agassiz on June 17th, 2025**, where farmers can test different compactors and learn about how to participate in this pilot project. Farmers will store baled plastics on their farms, and drop-off events will be held twice per year. Additional details are available on our BC pilot webpage.

"Pilot projects like this allow us to test and refine programs, making it easier to establish permanent recycling solutions," said Barry Friesen, Executive Director. Furthermore, farmers can recycle other ag plastics through Cleanfarms' existing collection programs for used ag plastic containers, totes, drums, and Unwanted Pesticides & Livestock Medications (UPLM) which has its next collection in BC's Peace Region in 2025.

For more information on how to participate in this pilot, visit our BC Pilot webpage, or contact Carly Fraser at fraserc@cleanfarms.ca.

-30-

About Cleanfarms

Cleanfarms is an agricultural industry stewardship organization that contributes to a healthier environment and a sustainable future by recovering and recycling agricultural and related industry plastics, packaging and products. It is funded by its members in the crop protection, seed, fertilizer, animal health medication, peat moss, animal bedding, feed, ag plastics, and maple tubing industries. Its team members are located in British Columbia, Alberta, Saskatchewan, Manitoba, Ontario, Quebec and the Maritimes.

About the Sustainable Canadian Agricultural Partnership (Sustainable CAP)

Sustainable CAP is a five-year, $3.5-billion investment by federal, provincial and territorial governments to strengthen competitiveness, innovation, and resiliency of Canada's agriculture, agri-food and agri-based products sector. This includes $1 billion in federal programs and activities and a $2.5-billion commitment that is cost-shared 60

per cent federally and 40 per cent provincially/territorially for programs that are designed and delivered by provinces and territories.

Media Contact

Catherine Lecomte, Media Relations and Digital Communications Coordinator | lecomtec@cleanfarms.ca | (236) 202-3580 Ext. 2249



Photo title: Farmers Learning About Ag Plastic Compactors for Efficient Handling

Photo caption: Farmers witnessing firsthand how ag plastic compactors can streamline transport and on-farm storage. This practical knowledge will be valuable for participants in the upcoming Fraser Valley pilot program.

CITY OF MISSION

OFFICE OF THE MAYOR

FILE: 01-0410-17

June 16, 2025

The Honourable Diana Gibson
Minister of Jobs, Economic Development and Innovation
Via Email: JEDI.Minister@gov.bc.ca

Dear Minister Gibson:

Re: Commercial Rent

On behalf of the City of Mission and our downtown business community, I am writing to urge your government to explore and implement tools to regulate commercial rent increases, similar to the mechanisms already in place for residential tenancies in British Columbia.

In October 2018, our City completed a $4.5 million Downtown Beautification Project, a major public investment more than a decade in the making. The Mission Downtown Business Association (MDBA) was a key partner, contributing time, advocacy, and ongoing maintenance support.

Since then, we have continued to invest in our downtown core with improvements such as new parking infrastructure, transit improvements, accessibility upgrades, enhanced snow removal, and the introduction of our "Engaged Community Guides" ambassador program. We have also supported new construction and building renovations through density bonusing, creative partnerships and incentive programs. In recent years, your government has been a robust partner too by helping us to re-route heavy trucks from First and Railway Avenues, and by supporting us in using those roads for major civic events. Together, the City, Province and local community have done their part to make the area safe, attractive and functional for both businesses and visitors.

Today, despite those efforts and taxpayer contributions, our work is being undermined by unscrupulous landlords.

Since the completion of the beautification project, many of our most dedicated downtown businesses have been forced to close or relocate due to sudden and substantial rent increases. Some landlords have also introduced triple net lease terms for the first time. These changes have led to a troubling rise in vacancy rates, threatening the vibrancy of our core commercial district.

Many of the properties in question are owned by individuals or entities located outside of Mission, with some even outside of Canada. There appears to be little interest among them in balancing their returns with the long-term health of our community, or even in responding to the needs of their tenants. Many landlords are not reinvesting in their properties or maintaining safe and clean premises. Increasingly, the City is shouldering the cost of addressing issues related to absentee and neglectful property owners, including graffiti, garbage, and substandard housing above retail units.

This is not just a policy concern. In a community of our size, it is deeply personal. Just last week, I visited a long-standing local business I've supported for years, only to find it had closed suddenly due to a rent hike. I later learned that several neighbouring businesses are also at imminent risk. The same concerns were echoed loudly and clearly at a recent community town hall.

Our downtown was once the birthplace of some our most treasured local businesses, many of whom later grew into more outlets and expanded opportunities for employment. Without a vital downtown, our ability incubate new businesses is severely curtailed.

We know that downtown revitalization is not a one-time effort, but it becomes an exercise in futility when unchecked commercial rent increases erase the very businesses we're trying to support. If market forces will not self-regulate in a sustainable or responsible manner, then we respectfully ask your Ministry and the Province to step in.

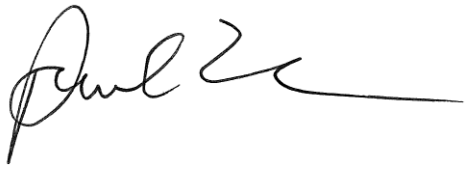
Specifically, we ask the Province to:

1. Explore a framework for regulating commercial rent increases, akin to those used in residential tenancy.
2. Examine the value proposition for tenants, ensuring rents align with the services and conditions provided by landlords.
3. Investigate the creation of an oversight body or branch to support commercial tenants facing issues related to building safety, property maintenance, and non-responsive landlords.

Without prompt and meaningful action, we risk losing the small businesses that give our downtown—and many like it across BC—its identity, vitality, and resilience. We stand with the City of New Westminster and other municipalities in calling for urgent reform.

Thank you for your attention to this matter. I would welcome the opportunity to discuss this further at your convenience.

Sincerely,



PAUL HORN
MAYOR

Cc. City of New Westminster
Community Futures North Fraser
Fraser Valley Regional District
Mission Downtown Business Association
Mission Regional Chamber of Commerce
Union of BC Municipalities
Reann Gasper, MLA, Abbotsford – Mission
Lawrence Mok, MLA, Maple Ridge East
City of Mission Council
City of Mission – Regular Council Agenda Correspondence

Chilliwack School District

June 26, 2025

Board of Directors
Fraser Valley Regional District
1-45950 Cheam Ave
Chilliwack, BC V2P 1N6

Attn: Chair Patricia Ross and Board of Directors

RE: Eligible School Site Proposal ("ESSP")

I am writing to notify you that the Board of Education that School District No. 33 (Chilliwack) (the "Board") approved the attached Eligible School Site Requirement Resolution, 2025 at its June 17, 2025, public meeting. The ESSP, reflected by the resolution, is a required component of the Board's annual capital plan submission and is referred to local governments in the district for acceptance pursuant to the *Local Government Act*. Provincial school site acquisition legislation requires that an ESSP resolution must be passed annually if the school district plans to acquire future school sites. The purpose of the ESSP is to identify the eligible school site requirements for the District that will be included in the five-year capital plan.

The ESSP was prepared following consultation with the City of Chilliwack and Fraser Valley Regional District. The consultation included review of current development approvals and projected developments over the next ten years. Given the new housing, we projected the number of school aged children who may be added to District schools and thereby identified schools that will be over capacity or areas where new schools will be required to educate these children.

Please find attached the certified resolution for consideration by the council. A copy of the board decision report considered by the Board is also attached for your reference. Under school site acquisition legislation, local governments have 60 days from the date of receiving the certified ESSP resolution to either:

1. Pass a resolution accepting the Eligible School Site Proposal resolution of the Board; or
2. Respond in writing to the school board indicating that it does not accept the school board's proposed site requirements for the school district and indicating
    - each proposed school site to which it objects; and
    - the reason for the objection.

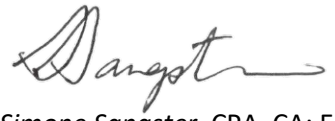
As outlined in the resolution, this is a necessary component of our capital plan submission to the Ministry of Infrastructure. **We kindly request that you advise when this is approved. Let me know if you have any concerns or questions about the proposal.**

Thank you for your attention to this important matter, and we look forward to continuing our partnership in planning for the future needs of our community's students.

8430 Cessna Drive, Chilliwack, BC, Canada V2P 7K4 | Phone 604.792.1321 | Fax 604.792.9665 | http://www.sd33.bc.ca/

Chilliwack
School District

Sincerely,



Simone Sangster, CPA, CA; Ed.D
Secretary Treasurer
Chilliwack School District #33

Attachments:
Eligible School Site Requirement Resolution, 2025
Decision Report regarding Eligible School Site Proposal

8430 Cessna Drive, Chilliwack, BC, Canada V2P 7K4 | Phone 604.792.1321 | Fax 604.792.9665 | http://www.sd33.bc.ca/

DECISION REPORT

Regular Board Meeting

DATE: June 17th, 2025

TO: Board of Education

FROM: Simone Sangster, Secretary Treasurer

RE: **ELIGIBLE SCHOOL SITE PROPOSAL (ESSP)**

RECOMMENDATION:

THAT the Board of Education approve the resolution described below.

BACKGROUND:

A School Site Acquisition Charge (SSAC) is imposed on new eligible development units (residential development) for the purpose of providing funds that will assist school boards pay for the capital cost of eligible school sites. The Local Government Act requires that school boards approve the SSAC rate and the eligible school sites. In terms of the rate, the SSAC bylaw updated by the board in 2019 has the rate set at the maximum allowed and the ESSP does not trigger a rate adjustment, so no change is needed.

Provincial school site acquisition legislation requires that an ESSP resolution must be passed annually if the school district plans to acquire future school sites. *The purpose of the ESSP is to identify the district's site needs based on current and projected enrolment. This is called the eligible school site requirements and is included in the five-year capital plan.* The five-year capital plan also includes requests for major capital and Building Envelope program funding, and minor capital funding. The resolution I am recommending for the board is an update to reflect new information and a resolution to satisfy the annual requirement.

The ESSP is prepared following consultation with the City of Chilliwack and Fraser Valley Regional District. The city projections for development approvals have been recently updated based on new provincial allowances for units per lot and increased development of local first nation's land. The projected eligible development units are incorporated into the projection of future enrollment by applying a factor reflecting the estimated number of students generated by new housing units.

The projected growth in the number of school-aged children that will occur in Chilliwack over the next 10 years is then compared against the capacity of current and approved school facilities to identify the number of new school sites or school site expansions that will be needed to accommodate the growth in students.

In our June major capital plan submission, the district estimates that enrolment will increase by at least 1,189 students over the next ten years and the district has pent-up demand for spaces of 1,355. This is 2,544 students beyond our current school capacity, excluding portables. We have met with the City of Chilliwack and the Fraser Valley Regional District to review these numbers. Based on these meetings and

due to changes in provincial development requirements and new information from local nations regarding developments on reserves, these numbers are most likely conservative.

Our proposal indicates the following, as specified in the resolution:

1. *Based on information received from the Local Governments, the Board estimates that there will be 7,214 new development units constructed in School District No. 33 (Chilliwack) (the "School District") over the next ten (10) years;*
2. *These 7,214 new development units will be home to an estimated* 2,245 *school age children;*
3. *The Board expects that none of these school age children will be accommodated in existing facilities;*
4. *The Board expects that four (4) new school site(s) will be required as the result of this growth in the School District. The site(s) will be located in the following neighbourhoods: one (1) in the Urban North area, two (2) in the Urban South area, and one (1) in the East of the district. For reference, please see Schedule A attached to the Resolution; and*
5. *According to the British Columbia Ministry of Education and Child Care standards, the site(s) will require nine point eight (9.8) hectares of land. These site(s) are expected to be purchased in 10 years and, at current land costs, the land will cost approximately $72,648,982.*

Prior to submitting the ESSP to the Ministry of Education, the proposal must formally be referred to the local government who may either:

1. Pass a resolution accepting the Eligible School Site Proposal resolution of the Board of Education; or
2. Respond in writing to the Board of Education indicating that it does not accept the Board of Education's proposed site requirements for the school district and indicating:
   - Each proposed site which it objects
   - The reason for the objection.

If no response is received within 60 days, the legislation states that the local government will have been deemed to accept the proposal.

Attachments:
Eligible School Site Requirement Resolution, 2025

THE BOARD OF EDUCATION OF SCHOOL DISTRICT NO. 33 (CHILLIWACK)
ELIGIBLE SCHOOL SITE REQUIREMENT RESOLUTION, 2025

WHEREAS Section 142 of the *School Act* (British Columbia) requires that a board of education submit a capital plan to the British Columbia Minister of Education and Child Care (the "**Minister**") for approval;

AND WHEREAS Section 574(2) of the *Local Government Act* (British Columbia) requires that before a board of education submits a capital plan for approval under Section 142 of the *School Act* (British Columbia), the board of education must consult with each local government in the school district, and the board of education and local government must make all reasonable efforts to reach agreement on the following:

(a) a projection of the number of chargeable development units to be authorized or created in the school district over the ten (10) year period that has been specified by the Minister under Section 142 of the *School Act* (British Columbia) for school site acquisition planning;

(b) a projection of the number of children of school age (as defined in the *School Act* (British Columbia)) that will be added to the school district as the result of the chargeable development units projected under paragraph (a);

(c) the approximate size and the number of school sites required to accommodate the number of children projected under paragraph (b); and

(d) the approximate location and value of school sites referred to in paragraph (c).

AND WHEREAS The Board of Education of School District No. 33 (Chilliwack) (the "**Board**") has consulted with the City of Chilliwack (the "**City**") and the Fraser Valley Regional District (the "**Regional District**", and together with the City, the "**Local Governments**") on these matters.

IT IS RESOLVED THAT:

1. Based on information received from the Local Governments, the Board estimates that there will be 7,214 new development units constructed in School District No. 33 (Chilliwack) (the "**School District**") over the next ten (10) years;

2. These 7,214 new development units will be home to an estimated 2,245 school age children;

3. The Board expects that none of these school age children will be accommodated in existing facilities; and

4. The Board expects that four (4) new school site(s) will be required as the result of this growth in the School District. The site(s) will be located in the following neighbourhoods: one (1) in the Urban North area, two (2) in the Urban South area, and one (1) in the East of the district. For reference, please see Schedule A attached to this Resolution.

5. According to the British Columbia Ministry of Education and Child Care standards, the site(s) will require nine point eight (9.8) hectares of land. These site(s) are expected to be purchased in 10 years and, at current land costs, the land will cost approximately $72,648,982.

I hereby certify this to be a true copy of the resolution for the approval of the Eligible School Site Requirement adopted by The Board of Education of School District No. 33 (Chilliwack) on this 17 day of June, 2025.

Simone Sangster, Secretary Treasurer
The Board of Education of School District No. 33 (Chilliwack)

SCHEDULE A
ELIGIBLE SCHOOL SITE PROPOSAL

	Urban South Area	Urban South Area	East Area	Urban North Area	TOTALS
Basis of Cost	Estimate	Estimate	Estimate	Estimate	
Type of Expansion	New Elementary	New Middle	New Elementary	New Elementary	
Existing Capacity	0	0	0	0	0
Long Term Capacity	400	600	300	400	1,700
Site Area (Ha)	2.3	3.4	1.8	2.3	9.8
Site Area (Acres)	5.68	8.40	4.45	5.68	24.22
Existing Site Area					
Estimated Cost of Land	**$17,050,271**	**$25,204,749**	**$13,343,691**	**$17,050,271**	**$72,648,982**

CITY OF MISSION

CORPORATE ADMINISTRATION

July 17, 2025

Lauren Olynick
Deputy Corporate Officer
Fraser Valley Regional District
Via Email: lolynick@fvrd.ca

Dear Lauren:

Re: Request for Letter of Support for City of Mission Grant Application

The City of Mission (City) hopes to submit an application to the federal and provincial governments' Strategic Priorities Fund under the 2024-2034 Canada Community Building Fund. The City would greatly appreciate if the FVRD would provide a letter of support for the following two projects:

1. Cedar Valley Safety Building (Firehall, EOC and Search and Rescue) – Capital Infrastructure Stream; and
2. Watermain Condition Assessment – Capacity Building Stream

The application is due in early September 2025 but we would appreciate receiving the letter of support by the end of August 2025 when the application will be submitted. Thank you for your consideration, please contact the undersigned with any questions.

Sincerely,

Mike Younie
CHIEF ADMINISTRATIVE OFFICER

Cc. Tracy Kyle, Director of Engineering and Public Works

P.O. Box 20, 8645 Stave Lake St.
Mission, B.C. | V2V 4L9

604-820-3704 |
myounie@mission.ca