

BOARD OF DIRECTORS

OPEN MEETING AGENDA

Wednesday, December 19, 2018
(Immediately following the FVRHD Open Meeting)
FVRD Boardroom, 45950 Cheam Avenue, Chilliwack, BC

Pages

1. CALL TO ORDER

2. APPROVAL OF AGENDA, ADDENDA AND LATE ITEMS

All/Unweighted

MOTION FOR CONSIDERATION

THAT the Agenda, Addenda and Late Items for the Fraser Valley Regional District Board Open Meeting of December 19, 2018 be approved;

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

3. DELEGATIONS AND PRESENTATIONS

None

4. BOARD MINUTES & MATTERS ARISING

4.1 Inaugural Board Meeting - November 27, 2018

17 - 25

All/Unweighted

MOTION FOR CONSIDERATION

THAT the Minutes of the Inaugural Board Meeting of the Fraser Valley Regional District Board of November 27, 2018 be adopted.

5. COMMITTEE AND COMMISSION MINUTES FOR INFORMATION AND MATTERS ARISING

5.1 Draft Recreation, Culture & Airpark Services Commission - November 22, 2018

26 - 32

6. CORPORATE ADMINISTRATION

6.1 2019 FVRD Board and Committee Meeting Schedule

33 - 35

All/Unweighted

- Corporate report dated December 11, 2018 from Jaime Reilly, Manager of Corporate Administration
- 2019 FVRD Board and Committee Meeting Schedule

MOTION FOR CONSIDERATION

[RACS//EASC-DEC 2018] THAT the Fraser Valley Regional District Board consider approval of the draft 2019 Board and Committee Schedule.

7. FINANCE

No Items.

8. BYLAWS

8.1 FVRD Official Community Plan for Electoral Area G Amendment Bylaw No. 1487, 2018 - 38447 Bell Road, Electoral Area 'G' to facilitate a 2.0 ha (5 acre) truck parking and storage yard

36 - 57

EAs/Unweighted

- Corporate report dated December 19, 2018 from David Bennett, Planner II
- Draft Bylaw 1487, 2018
- Corporate report dated September 5, 2018 from David Bennett, Planner II - background information
- Public Hearing Report dated November 29, 2018

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board consider the following options for *Fraser Valley Regional District Official Community Plan for Electoral Area G Amendment Bylaw No. 1487, 2018* as outlined in the corporate report dated December 19, 2018:

OPTION 1 2 & 3rd reading

THAT proposed *Fraser Valley Regional District Official Community Plan for Electoral Area G Amendment Bylaw No. 1487, 2018* be given second and third reading.

OPTION 2 Refer to EASC

THAT proposed *Fraser Valley Regional District Official Community Plan for*

Electoral Area G Amendment Bylaw No. 1487, 2018 be referred to the Electoral Area Services Committee for further consideration.

OPTION 3 Defer

THAT a decision with respect to the proposed *Fraser Valley Regional District Official Community Plan for Electoral Area G Amendment Bylaw No. 1487, 2018* be deferred to the next regular meeting of the Fraser Valley Regional District Board [or other date]; or

OPTION 4 Refuse

THAT *Fraser Valley Regional District Official Community Plan for Electoral Area G Amendment Bylaw No. 1487, 2018* not be given any further readings and that the application be refused.

8.2 FVRD Electoral Area G Zoning Amendment Bylaw No. 1488, 2018 - 38447 Bell Road, Electoral Area G to facilitate a 2.0 ha (5 acre) truck parking and storage yard

58 - 60

EAs/Unweighted

- Refer to documentation in item 8.1
- Draft Bylaw No. 1488, 2018

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board consider the following options for *Fraser Valley Regional District Electoral Area G Zoning Amendment Bylaw No. 1488, 2018* as outlined in the corporate report dated December 19, 2018:

OPTION 1 2 & 3rd reading

THAT proposed *Fraser Valley Regional District Electoral Area G Zoning Amendment Bylaw No. 1488, 2018* be given second and third reading.

OPTION 2 Refer to EASC

THAT proposed *Fraser Valley Regional District Electoral Area G Zoning Amendment Bylaw No. 1488, 2018* be referred to the Electoral Area Services Committee for further consideration.

OPTION 3 Defer

THAT a decision with respect to the proposed *Fraser Valley Regional District Electoral Area G Zoning Amendment Bylaw No. 1488, 2018* be deferred to the next regular meeting of the Fraser Valley Regional District Board [or other date]; or

OPTION 4 Refuse

THAT *Fraser Valley Regional District Electoral Area G Zoning Amendment Bylaw No. 1488, 2018* not be given any further readings and that the application be refused.

8.3 FVRD Popkum-Bridal Falls Community Plan Bylaw No. 1501, 2018, Electoral Area "D"

61 - 280

Motion No. 1: First Reading - EAs/Unweighted

Motion No. 2: EAs/Unweighted

- Corporate report dated December 11, 2018 from Dawn Smith, Planner II
- Draft Bylaw No. 1501, 2018

MOTION FOR CONSIDERATION

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

MOTION FOR CONSIDERATION

MOTION NO. 2: [EASC-DEC 2018] **THAT** the Fraser Valley Regional District Board authorize community engagement as outlined in the report dated December 11, 2018 to provide feedback on the draft Official Community Plan Bylaw No. 1501, 2018;

AND THAT draft *Fraser Valley Regional District Official Community Plan for Popkum–Bridal Falls Bylaw No. 1501, 2018* be referred to various agencies for comment.

8.4 FVRD Bylaw No. 1502, 2018 - Rezoning application for 10304 Agassiz-Rosedale Highway, Electoral Area "D" to facilitate a proposed four (4) lot suburban residential subdivision

281 - 304

Motion No. 1: First Reading - EAs/Unweighted

Motion No. 2: EAs/Unweighted

Motion No. 3: All/Weighted

- Corporate report dated December 11, 2018 from David Bennett, Planner II
- Draft Bylaw 1502, 2018
- Application

MOTION FOR CONSIDERATION

MOTION NO. 1: [EASC-DEC 2018] **THAT** the Fraser Valley Regional District Board consider giving first reading to the bylaw cited as *Fraser Valley Regional District Electoral Area D Zoning Amendment Bylaw No. 1502, 2018* for the

purpose of rezoning 10304 Agassiz-Rosedale Hwy (Highway 9) to facilitate a four (4) lot suburban residential subdivision.

MOTION FOR CONSIDERATION

MOTION NO. 2: [EASC-DEC 2018] THAT the *Fraser Valley Regional District Electoral Area D Zoning Amendment Bylaw No. 1502, 2018* be forwarded to Public Hearing;

THAT the Fraser Valley Regional District Board delegate the holding of the Public Hearing with respect to the proposed *Fraser Valley Regional District Electoral Area D Zoning Amendment Bylaw No. 1502, 2018* to Director Dickey or, in his absence, the Alternate Director for Area D;

THAT Director Dickey or his alternate preside over and chair the Public Hearing with respect to proposed *Fraser Valley Regional District Electoral Area D Zoning Amendment Bylaw No. 1502, 2018*;

AND THAT the Chair of the Public Hearing be authorized to establish procedural rules for the conduct of the Public Hearing with respect to proposed *Fraser Valley Regional District Electoral Area D Zoning Amendment Bylaw No. 1502, 2018* in accordance with the Local Government Act;

AND FURTHER THAT in the absence of both Director Dickey and his alternate at the time of the Public Hearing with respect to proposed *Fraser Valley Regional District Electoral Area D Zoning Amendment Bylaw No. 1502, 2018*, the Fraser Valley Regional District Board Chair is delegated the authority to designate who shall preside over and chair the Public Hearing regarding this matter;

MOTION FOR CONSIDERATION

MOTION NO. 3: [EASC-DEC 2018] THAT the Fraser Valley Regional District Board authorize its signatories to execute all documents relating to *Fraser Valley Regional District Electoral Area D Zoning Amendment Bylaw No. 1502, 2018*.

8.5 FVRD Hatzic East Water System Loan Authorization Bylaw No. 1505, 2019 – Electoral Area "G"

305 - 310

Motion No. 1: First Reading - All/Weighted

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

- Corporate report dated December 11, 2018 from Katarina Duke, Engineering and Community Services Technologist
- Draft Bylaw No. 1505, 2019

MOTION FOR CONSIDERATION

MOTION NO. 1: [EASC-DEC 20018] THAT the Fraser Valley Regional District Board consider giving first reading to the bylaw cited as *Fraser Valley Regional District Hatzic East Water System Loan Authorization Bylaw No. 1505, 2019*.

MOTION FOR CONSIDERATION

MOTION NO. 2: [EASC-DEC 20018] THAT the Fraser Valley Regional District Board consider giving second and third reading to the bylaw cited as *Fraser Valley Regional District Hatzic East Water System Loan Authorization Bylaw No. 1505, 2019*.

8.6 FVRD Canyon Alpine Water System Loan Authorization Bylaw No. 1507, 2019 – Electoral Area "A"

311 - 315

Motion No. 1: First Reading - All/Weighted

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

- Corporate report dated December 11, 2018 from Katarina Duke, Engineering and Community Services Technologist
- Draft Bylaw No. 1507, 2019

MOTION FOR CONSIDERATION

MOTION NO. 1: [EASC-DEC 2018] THAT the Fraser Valley Regional District Board consider giving first reading to the bylaw cited as *Fraser Valley Regional District Canyon Alpine Water System Loan Authorization Bylaw No. 1507, 2019*.

MOTION FOR CONSIDERATION

MOTION NO. 2: [EASC-DEC 2018] THAT the Fraser Valley Regional District Board consider giving second and third reading to the bylaw cited as *Fraser Valley Regional District Canyon Alpine Water System Loan Authorization Bylaw No. 1507, 2019*.

8.7 FVRD Dogwood Water System Capital Construction Loan Authorization Bylaw No. 1509, 2019 – Electoral Area "B"

316 - 319

Motion No. 1: First Reading - All/Weighted

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

- Corporate report dated December 11, 2018 from Katarina Duke, Engineering and Community Services Technologist
- Draft Bylaw No. 1509, 2019

MOTION FOR CONSIDERATION

MOTION NO. 1: [EASC-DEC 2018] THAT the Fraser Valley Regional District Board consider giving first reading to the bylaw cited as *Fraser Valley Regional District Dogwood Water System Capital Construction Loan Authorization Bylaw No. 1509, 2019*.

MOTION FOR CONSIDERATION

MOTION NO. 2: [EASC-DEC 2018] THAT the Fraser Valley Regional District Board consider giving second and third reading to the bylaw cited as *Fraser*

**8.8 FVRD Electoral Area "D" Water System Capital Construction Loan
Authorization Bylaw No. 1511, 2019**

320 - 324

Motion No. 1: First Reading - All/Weighted

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

- Corporate report dated December 11, 2018 from Katarina Duke, Engineering and Community Services Technologist
- Draft Bylaw No. 1511, 2019

MOTION FOR CONSIDERATION

MOTION NO. 1: [EASC-DEC 2018] THAT the Fraser Valley Regional District Board consider giving first reading to the bylaw cited as *Fraser Valley Regional District Electoral Area D Water System Capital Construction Loan Authorization Bylaw No. 1511, 2018*.

MOTION FOR CONSIDERATION

MOTION NO. 2: [EASC-DEC 2018] THAT the Fraser Valley Regional District Board consider giving second and third reading to the bylaw cited as *Fraser Valley Regional District Electoral Area D Water System Capital Construction Loan Authorization Bylaw No. 1511, 2018*.

**8.9 FVRD Hatzic Prairie Water Supply and Distribution System Service Area
Amendment Bylaw No. 1512, 2019, Area "F"**

325 - 330

Motion No. 1: First Reading - All/Unweighted

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

- Corporate report dated December 11, 2018 from Katarina Duke, Engineering and Community Services Technologist
- Draft Bylaw No. 1512, 2019

MOTION FOR CONSIDERATION

MOTION NO. 1: [EASC-DEC 2018] THAT the Fraser Valley Regional District Board consider giving first reading to the bylaw cited as *Fraser Valley Regional District Hatzic Prairie Water Supply and Distribution System Service Area Amendment Bylaw No. 1512, 2019*.

MOTION FOR CONSIDERATION

MOTION NO. 2: [EASC-DEC 2018] THAT the Fraser Valley Regional District Board consider giving second and third reading to the bylaw cited as *Fraser Valley Regional District Hatzic Prairie Water Supply and Distribution System Service Area Amendment Bylaw No. 1512, 2019*.

Motion No. 1: First Reading - All/Unweighted

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

- Refer to report in 8.9
- Draft Bylaw No. 1513, 2018

MOTION FOR CONSIDERATION

MOTION NO. 1: [EASC-DEC 2018] THAT the Fraser Valley Regional District Board consider giving first reading to the bylaw cited as *Fraser Valley Regional District Hatzic Prairie Water System Capital Construction Service Area Amendment Bylaw No. 1513, 2019*.

MOTION FOR CONSIDERATION

MOTION NO. 2: [EASC-DEC 2018] THAT the Fraser Valley Regional District Board consider giving second and third reading to the bylaw cited as *Fraser Valley Regional District Hatzic Prairie Water System Capital Construction Service Area Amendment Bylaw No. 1513, 2019*.

9. PERMITS

[OPPORTUNITY FOR MEMBERS OF THE PUBLIC TO BE HEARD]

9.1 Application for Development Variance Permit 2018-32 to reduce the flanking street setback to permit the addition to a mobile home at 10435 Rutley Road, Electoral Area "D"

EAs/Unweighted

- Corporate report dated December 11, 2018 from Andrea Antifaeff, Planner 1
- DVP Application
- Draft DVP 2018-32

MOTION FOR CONSIDERATION

[EASC-DEC 2018] THAT the Fraser Valley Regional District Board issue Development Variance Permit 2018-32 to reduce the flanking street setback from 25 feet (7.6 metres) to 7.9 feet (2.4 metres), to the foundation and 6.9 feet (2.1 metres) to the eave, to facilitate an addition to a mobile home at 10435 Rutley Road, Area "D", subject to consideration of any comments or concerns raised by the public;

AND THAT Development Variance Permit 2018-32 replace and supersede Development Variance Permit 2018-20 and Development Variance Permit 2017-12 and that both Development Variance Permits be cancelled and removed from title.

9.2	<u>Application for Development Variance Permit 2018-33 to reduce the interior side lot line setback to permit the construction of a dairy barn at Catherwood Road, Electoral Area "G"</u>	354 - 371
<i>EAs/Unweighted</i>		
<ul style="list-style-type: none"> Corporate report dated December 11, 2018 from Julie Mundy, Planning Technician DVP Application Draft DVP 2018-33 		
MOTION FOR CONSIDERATION		
<p>[EASC-DEC 2018] THAT the Fraser Valley Regional District Board issue Development Variance Permit 2018-33 for the property at 9518 Catherwood Road, Electoral Area "G", to reduce the interior side lot line setback from 30.0 metres (98.4 feet) to 9.0 metres (29.5 feet), measured clear to sky, to facilitate the construction of a cattle barn, subject to consideration of any comments or concerns raised by the public.</p> <p>AND THAT Development Variance Permit 2018-33 replace and supersede Development Variance Permit 2018-25 and that Development Variance Permit 2018-25 be removed from title.</p>		
10.	CONTRACTS, COVENANTS AND OTHER AGREEMENTS	
10.1	<u>Dan Sharrers Aquatic Centre Lease Agreement</u>	372 - 395
<i>All/Weighted</i>		
<ul style="list-style-type: none"> Corporate report dated December 19, 2018 from Paul Gipps, CAO DSAC Lease Agreement dated January 1, 2009 DSAC Modification of Lease Agreement dated January 1, 2014 		
MOTION FOR CONSIDERATION		
<p>[RCASC-NOV 2018] THAT the Recreation, Culture and Airpark Services Commission consider a one year extension of the Dan Sharrers Aquatic Centre Lease Agreement with the District of Hope;</p> <p>AND THAT staff be directed to draft a Modification of Lease Agreement for the consideration of the Fraser Valley Regional District Board.</p>		
10.2	<u>Sunshine Valley Transfer Station Operation and Waste Collection 2018 RFP Results</u>	396 - 397
<i>All/Weighted</i>		
<ul style="list-style-type: none"> Corporate report dated December 19, 2018 from Carolyn Lane, Engineering and Community Services Technologist and Sterling 		

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board authorize its signatories to execute a Services Agreement with Two Crows Refuse for two years for the provision of residential garbage, recycling and yard waste collection at the Sunshine Valley Transfer Station as well as the operations and maintenance of the site at an annual cost of \$110,000 plus GST.

11. OTHER MATTERS

11.1 Grant application for a Community Wildfire Protection Plan 398 - 399

All/Unweighted

- Corporate report dated December 19, 2018 from Reg Dyck, Manager of Electoral Area Emergency Services

MOTION FOR CONSIDERATION

THAT the Fraser Valley Regional District Board endorse a grant application of \$90,000.00 under UBCM's Community Resiliency Investment program to create a Community Wildfire Protection Plan for the FVRD Electoral Areas

11.2 Municipal Regional District Tax 400 - 400

- Verbal update by Paul Gipps, CAO
- Sample letter of support

11.3 Grant Application to Northern Development Initiative Trust 401 - 425

All/Unweighted

- Corporate report dated December 11, 2018 from Barry Penner, Electoral Area Special Projects
- RIS FVRD Draft Proposal

MOTION FOR CONSIDERATION

[EASC-DEC 2018] THAT the Fraser Valley Regional District Board authorize an application to Northern Development Initiative Trust for a grant of up to \$15,000 (75%) and up to \$5,000 (25%) from the Electoral Area Services toward the cost of completing a Connectivity Infrastructure Strategy for improving internet and cell phone service in the Electoral Areas of the FVRD;

AND THAT the Fraser Valley Regional District Board authorize staff to engage Research ICT Solutions to assist in seeking the grant.

11.4 Canadian Infrastructure Program BC and Northern and Rural Committees Infrastructure 426 - 427

All/Unweighted

- Corporate report dated December 11, 2018 from Paul Gipps, Chief Administrative Officer

MOTION FOR CONSIDERATION

[EASC-DEC 2018] THAT the Electoral Area Services Committee recommend that the FVRD Board authorize a grant application in the amount of up to \$1.6 million to the Investing in Canadian Infrastructure Program BC and Northern Rural Committees Infrastructure to develop the Station House Project in Electoral Area A;

AND THAT staff be authorized to enter into an ownership and partnering agreement with the Boston Bar North Bend Enhancement Society to manage and operate the Station House.

11.5 2018 Job Creation Partnership Program Summary for Experience the Fraser and Regional Parks

428 - 441

FOR INFORMATION ONLY

- Corporate report dated December 19, 2018 from David Urban, Manager of Outdoor Recreation Planning and Christina Vugteveen, Manager of Park Operations
- Presentation provided at Dec 11, 2018 RACS Meeting

12. CONSENT AGENDA

12.1 CONSENT AGENDA - FULL BOARD

All/Unweighted

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

MOTION FOR CONSIDERATION

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

12.1.1 RACS-DEC 2018

THAT staff be directed to prepare a report for the Board's information at the January 23, 2019 Board meeting with respect to the proposed submission of an application to the B.C. Ministry of Environment Organics Infrastructure Program for a proposed Fraser Valley Organics Conversion Initiative.

Reference item 3.1 of December 11, 2018 RACS Agenda.

12.1.2 RACS-DEC 2018

THAT the Fraser Valley Regional District Board authorize the Board Chair and Chief Administrative Officer to attend the Regional District Chair and CAO Forum to be held in Victoria, BC on March 26 and 27, 2019;

AND THAT registration fees, accommodation and travel expenses be approved from the Regional Administration Budget 101.

Reference item 5.2 of December 11, 2018 RACS Agenda.

12.1.3 RACS-DEC 2018

THAT the Fraser Valley Regional District Board enter into an agreement with the BC Ministry of Environment and Climate Change Strategy, to work in partnership to use and promote the *Love Food Hate Waste* educational campaign to encourage food waste prevention.

Reference item 7.1.1 of December 11, 2018 RACS Agenda.

12.1.4 EASC-DEC 2018

THAT the Fraser Valley Regional District Board approve the Class III Special Event Licence No. 2019-01 for the REVEL Race Series Chilliwack Marathon & Half Event to be held on August 17, 2019, 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 its signatories to execute all legal instruments associated with the Special Event Licence No. 2018-01.

Reference item 11.5 of December 11, 2018 EASC Agenda.

12.2 CONSENT AGENDA - ELECTORAL AREAS

EAs/Unweighted

MOTION FOR CONSIDERATION

THAT the following Consent Agenda items 12.2.1 to 12.2.2 be endorsed:

12.2.1 EASC-DEC 2018

THAT the Fraser Valley Regional District Board forward the Non-Farm Use application for a cannabis production facility at 58551 Dent Road, Electoral Area “B” to the Agricultural Land Commission with support subject to an offer and commitment from the landowner to register a covenant in favour of FVRD regarding the use of the building, lighting, and odours as described in the Report dated 2018-12-11.

Reference item 6.1.1 of December 11, 2018 EASC Agenda.

12.2.2 EASC-DEC 2018

THAT the Fraser Valley Regional District Board authorize Electoral Area Directors to attend the 2019 Local Government Leadership Academy Elected Officials Seminar to be held in Richmond, BC between January 16 and 18, 2019;

AND THAT registration fees, accommodation and travel costs be approved from Budget 102, Electoral Area Administration.

Reference item 8.1 of December 11, 2018 EASC Agenda.

12.3 CONSENT AGENDA - ELECTORAL AREAS A, B AND HOPE

Areas A, B and Hope/Weighted

MOTION FOR CONSIDERATION

THAT the following Consent Agenda items 12.3.1 to 12.3.10 be endorsed:

12.3.1 RCASC-NOV 2018

THAT the Recreation, Culture and Airpark Commission support the River Monsters Swim Club's consideration of hosting the Fraser Valley Regional Competition at the Hope & District Recreation Centre in August 2019;

AND THAT details be brought forward to a future meeting of the Recreation, Culture & Airpark Services Commission.

Reference item 3.1 of November 22, 2018 RCASC Agenda.

12.3.2 RCASC-NOV 2018

THAT the Recreation, Culture and Airpark Services Commission participate in the 2018 - 2019 School District 78 Scholarship Program;

AND THAT the scholarship funding available for Hope Secondary School and Boston Bar School be at \$1000 per school;

AND FINALLY THAT a scholarship selection committee be formed consisting of two RCAS Commission members and one staff member to determine scholarship criteria, review applications and provide recommendations to the Recreation, Culture and Airpark Services Commission.

Reference item 6.1 of November 22, 2018 RCASC Agenda.

12.3.3 RCASC-NOV 2018

THAT the Bus for Education and Aboriginal Resources be located in the Recreation Centre parking lot once per week to offer free family programming.

Reference item 6.2 of November 22, 2018 RCASC Agenda.

12.3.4 RCASC-NOV 2018

THAT the Recreation, Culture and Airpark Services Commission authorize a grant in the amount of \$101.50 to Hope Search and Rescue, funded from the community facility use grant program, for the purposes of renting the Flight Centre for up to two days in March 2019 to host a meeting;

AND THAT members of the Hope Search and Rescue be eligible for a 20% corporate pass rate.

Reference item 6.3 of November 22, 2018 RCASC Agenda.

12.3.5 RCASC-NOV 2018

THAT the Recreation, Culture and Airpark Services Commission authorize a grant in the amount of \$571.50 to Hope Garden Club, funded from the community facility use grant program, for the purpose of renting the conference centre including projector and screen on March 6, 2019 for purposes of hosting a gardening event;

AND THAT advertising for the event be provided on the LED screen for two weeks prior to the event.

Reference item 6.4 of November 22, 2018 RCASC Agenda.

12.3.6 RCASC-NOV 2018

THAT the Recreation, Culture and Airpark Services Commission authorize a grant in the amount of \$373.50 to Hope Secondary School, funded from the community facility use grant program, for the purposes of renting the conference centre and kitchen on May 9, 2019 to host a leadership conference.

Reference item 6.5 of November 22, 2018 RCASC Agenda.

12.3.7 RCASC-NOV 2018

THAT the Recreation, Culture and Airpark Services Commission authorize a grant in the amount of \$285.50 to Hope Secondary School, funded from the community facility use grant program, for the purposes of renting the arena and mezzanine on May 2, 2019 to host a career fair local students.

Reference item 6.6 of November 22, 2018 RCASC Agenda.

12.3.8 RCASC-NOV 2018

THAT the Recreation, Culture and Airpark Services Commission adopt the 2019 RCASC Meeting Schedule.

Reference item 6.7 of November 22, 2018 RCASC Agenda.

12.3.9 RCASC-NOV 2018

THAT the Recreation, Culture and Airpark Services Commission approve the proposed floor plan and design for upgrades to the arena mezzanine;

AND THAT staff be directed to issue a Request for Proposal for the renovation of the mezzanine space.

Reference item 6.8 of November 22, 2018 RCASC Agenda.

12.3.10 RCASC-NOV 2018

THAT the Recreation, Culture and Airpark Services Commission authorize a grant in the amount of \$484.00 to the South Coast Women's Hockey League, funded from the community facility use grant program, for the purposes of renting the mezzanine and conference centre on March 29-31, 2019.

Reference item of 6.11 of November 22, 2018 Agenda.

13. ADDENDA ITEMS/LATE ITEMS

14. REPORTS FROM COMMITTEE MEETINGS - FOR INFORMATION

- 14.1 Corporate report dated December 11, 2018 from Environmental Services Coordinator regarding 'Energy Efficiency Study at Hope Recreation Centre' [Dec 2018 RACS].**

15. ITEMS FOR INFORMATION AND CORRESPONDENCE (15.1 to 15.4)

- 15.1 BC Assessment - December Media Campaign - Preview of the 2019 Assessment Roll.**

442 - 445

15.2	<u>Letter dated November 30, 2018 from Office of the Seniors Advocate of British Columbia offering congratulations to elected officials.</u>	446 - 446
15.3	<u>Squamish-Lillooet Regional District Update - October 2018</u>	447 - 449
15.4	<u>Thompson-Nicola Regional District Board Highlights - November 22, 2018</u>	450 - 451

16. REPORTS BY STAFF

17. REPORTS BY BOARD DIRECTORS

18. PUBLIC QUESTION PERIOD FOR ITEMS RELEVANT TO AGENDA

19. 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* - labour relations or other employee relations.

R E C E S S

20. RECONVENE OPEN 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 December 19, 2018 be adjourned.



INAUGURAL FRASER VALLEY REGIONAL DISTRICT

BOARD OF DIRECTORS

OPEN MEETING MINUTES

Tuesday, November 27, 2018

7:00 pm

Members Present:

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

Staff Present:

Paul Gipps, Chief Administrator Officer
Suzanne Gresham, Director of Corporate Initiatives

Mike Veenbaas, Director of Financial Services
Tareq Islam, Director of Engineering & Community Services
Barclay Pitkethly, Director of Regional Programs
Margaret-Ann Thornton, Director of Planning & Development
Stacey Barker, Deputy Director of Regional Programs
Jaime Schween, Manager of Corporate Administration
Jennifer Kinneman, Manager of Corporate Affairs
Kristy Hodson, Manager of Finance
Tyler Davis, Network Analyst I
Chris Lee, Executive Assistant
Maggie Mazurkewich, Recording Secretary

There were eight members of the public present.

1. CALL TO ORDER by Chief Administrative Officer

The meeting was called to order at 7:00 p.m.

The newly elected Directors were piped into the meeting with RCMP Constable Cleary in the lead.

CAO Paul Gipps made welcoming remarks to those attending. Riley Zacharias led the attendees in the singing of "O Canada." Paul Gipps administered the Oaths of Office and Oaths of Allegiance while Angus Haggarty delivered an invocation to the group. Riley Zacharias sang "God Save the Queen."

2. ELECTION OF FRASER VALLEY REGIONAL DISTRICT BOARD CHAIR by Chief Administrative Officer

Mr. Gipps called for nominations for the position of Fraser Valley Regional District Board Chair.

Director Adamson nominated Director Jason Lum. Mr. Gipps called for nominations for the position of Board Chair for a second and third time.

There being no further nominations, Mr. Gipps declared Director Lum as the Board Chair, and he assumed the Chair.

3. ELECTION OF FRASER VALLEY REGIONAL DISTRICT BOARD VICE CHAIR by Chief Administrative Officer

Mr. Gipps called for nominations for the position of Fraser Valley Regional District Board Vice Chair.

Director Facio nominated Director Patricia Ross. Mr. Gipps called for nominations for the position of Board Vice Chair for a second and third time.

There being no further nominations, Mr. Gipps declared Director Ross as the Board Vice Chair.

4. REMARKS BY FRASER VALLEY REGIONAL DISTRICT BOARD CHAIR

Chair Lum made remarks regarding the previous year's accomplishments and challenges.

5. APPROVAL OF AGENDA, ADDENDA AND LATE ITEMS

Moved By FACIO

Seconded By ADAMSON

THAT the Agenda, Addenda and Late Items for the Inaugural Meeting of the Fraser Valley Regional District Board of November 27, 2018 be approved;

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

**CARRIED
ALL/UNWEIGHTED**

6. BOARD MINUTES & MATTERS ARISING

6.1 Board Meeting - October 23, 2018

Moved By STOBART

Seconded By ROSS

THAT the Minutes of the Fraser Valley Regional District Board Open Meeting of October 23, 2018 be adopted.

**CARRIED
ALL/UNWEIGHTED**

6.2 Special Minute dated October 25, 2018 (Award of Contract to Urban Systems Ltd - Cultus Lake North Wastewater Treatment Plant)

Moved By POPOVE

Seconded By RAYMOND

THAT Special Minute dated October 25, 2018 with respect to the award of contract to Urban Systems Ltd be adopted.

**CARRIED
ALL/UNWEIGHTED**

7. COMMITTEE/COMMISSION MINUTES FOR INFORMATION AND MATTERS ARISING

The following minutes were received:

7.1 Recreation, Culture and Airpark Services Commission Special Minute dated October 29, 2018.

8. CORPORATE ADMINISTRATION

8.1 UBCM - Notification of Executive Vacancies - Deadline: Friday, December 14, 2018

The UBCM memo dated November 19, 2018 was provided for information.

8.2 Results of the Judicial Recount for Electoral Area C

The memo of Jaime Reilly, Manager of Corporate Administration/Chief Election Officer dated November 27, 2018 was provided for information.

9. FINANCE

9.1 Grant-In-Aid Request – Sts’ailes Christmas Committee, Electoral Area “C”

Moved By BALES

Seconded By ALEXIS

THAT the Fraser Valley Regional District Board authorize a grant-in-aid in the amount of \$350 to the Sts'ailes Christmas Committee, funded from the Electoral Area "C" grant-in-aid budget to support their annual Christmas celebration, with the students in the community school.

**CARRIED
ALL/UNWEIGHTED**

9.2 Grant-In-Aid Request – Hatzic Prairie Recreation Commission, Electoral Area "F"

Moved By RAYMOND

Seconded By STOBART

THAT the Fraser Valley Regional District Board authorize a grant-in-aid in the amount of \$5,000 to the Hatzic Prairie Recreation Commission to assist with the costs of the ventilation system for the Hatzic Prairie Community Hall, to be funded from the Electoral Area "F" grant-in-aid budget.

**CARRIED
ALL/UNWEIGHTED**

9.3 Grant-In-Aid Request – Cultus Lake Events & Activities, Electoral Area "H"

Moved By DIXON

Seconded By DICKY

THAT the Fraser Valley Regional District Board authorize a grant-in-aid in the amount of \$2,000 to the Cultus Lake Events and Activities Committee with the grant being funded from the Electoral Area "H" grant-in-aid budget to help offset the costs of the annual community Christmas event.

**CARRIED
ALL/UNWEIGHTED**

10. BYLAWS

10.1 FVRD Electoral Area Volunteer Fire Department Establishment and Regulation Amendment Bylaw No. 1503, 2018

Moved By ADAMSON

Seconded By POPOVE

THAT the Fraser Valley Regional District Board give first reading to the bylaw cited as *Fraser Valley Regional District Electoral Area Volunteer Fire Department Establishment and Regulation Amendment Bylaw No. 1503, 2018*.

**CARRIED
ALL/UNWEIGHTED**

Moved By ROSS

Seconded By PRANGER

THAT the Fraser Valley Regional District Board give second and third reading to the bylaw cited as *Fraser Valley Regional District Electoral Area Volunteer Fire Department Establishment and Regulation Amendment Bylaw No. 1503, 2018*.

**CARRIED
ALL/UNWEIGHTED**

Moved By KLOOT

Seconded By SIEMENS

THAT the Fraser Valley Regional District Board adopt the bylaw cited as *Fraser Valley Regional District Electoral Area Volunteer Fire Department Establishment and Regulation Amendment Bylaw No. 1503, 2018*.

**CARRIED
ALL/UNWEIGHTED (2/3 Majority)**

11. PERMITS

No items.

12. CONTRACTS AND COVENANTS

12.1 Proposed Modification of Lease Agreement allowing for the assignment and renewal of the Lease Agreement with Canyon Tire Craft to new business owners [1056938 BC Ltd, dba Canyon Tire] – Electoral Area A

Moved By RAYMOND

Seconded By ADAMSON

THAT the Fraser Valley Regional District Board authorize its signatories to execute all legal instruments associated with the transfer and assignment of the Canyon Tire Craft Lease Agreement to new business owners 1056938 BC Ltd., dba Canyon Tire, and Ao Xuanhau in her personal capacity;

AND THAT the Fraser Valley Regional District Board exercise its option to renew the Lease Agreement for a further 5 year term, subject to further options to renew, and subject to a 2% increase in lease payments annually in each year of the renewal term;

AND FUTHER THAT early termination language in favour of the Fraser Valley Regional District be included in the Modification of Lease Agreement should the Fraser Valley Regional District Board consider disposing of the subject land and improvements during the term of the lease;

AND FINALLY THAT all other terms and conditions of the Lease Agreement remain in full force and effect under the Modification of Lease Agreement with the exception of the requirement for the Fraser Valley Regional District to undertake a Level 1 Baseline Environmental Assessment.

**CARRIED
ALL/UNWEIGHTED**

13. OTHER MATTERS

13.1 Grant Application for Evacuation Route Plan for Areas "E" and "H"

Moved By ENGAR

Seconded By POPOVE

THAT the Fraser Valley Regional District Board endorse a grant application of \$25,000 under UBCM's Community Emergency Preparedness Fund to create an Evacuation Route Plan for Electoral Areas "E" and "H".

CARRIED

ALL/UNWEIGHTED

14. CONSENT AGENDA

No items.

15. ADDENDA ITEMS/LATE ITEMS

No items.

16. CORRESPONDENCE/ITEMS FOR INFORMATION (Items 16.1-16.3)

The following correspondence/items for information was provided:

16.1 Fraser Basin Council: Fraser Valley Update - November, 2018

16.2 Fortis BC Poster regarding conservation of natural gas.

16.3 Thompson-Nicola Regional District Board Highlights - October 18, 2018

17. REPORTS BY STAFF

None.

18. REPORTS BY BOARD DIRECTORS

Director Facio remarked on the Harrison Hot Springs Christmas lights display.

19. PUBLIC QUESTION PERIOD FOR ITEMS RELEVANT TO AGENDA

No items.

20. ADJOURNMENT

Moved By FACIO

Seconded By ENGAR

THAT the Inaugural Meeting of the Fraser Valley Regional District Board of November 27, 2018 be adjourned.

CARRIED

The meeting adjourned at 7:22 pm.

MINUTES CERTIFIED CORRECT:

.....

Director Jason Lum, Chair

.....

Corporate Officer/Deputy

FRASER VALLEY REGIONAL DISTRICT RECREATION, CULTURE & AIRPARK SERVICES

Thursday, November 22, 2018 @ 6:30 p.m.

Conference Centre
1005 6th Avenue, Hope, BC

OPEN MEETING MINUTES

Present:

Dennis Adamson, Chair, Electoral Area B
Hilary Kennedy, Vice Chair, Member at Large, District of Hope
Peter Robb, District of Hope Appointee
Terry Raymond, Director, Electoral Area A
Bronwyn Punch, Member at Large, Electoral Area B
Shanon Fischer, Member at Large, District of Hope

Staff Present:

Paul Gipps, Chief Administrative Officer, Fraser Valley Regional District
Jaime Reilly, Manager of Corporate Administration, Fraser Valley Regional District
Jody Castle, Manager, Recreation, Culture & Airpark Services
Mike Freimark, Assistant Manager, Recreation, Culture & Airpark Services

Regrets:

Dianne Davies, Member at Large, Electoral Area B

1 CALL TO ORDER BY CHAIR

Chair Adamson called the meeting to order at 6:40 p.m. Vice Chair Kennedy facilitated the meeting.

2 APPROVAL OF AGENDA, ADDENDA AND LATE ITEMS

RAYMOND/FISCHER

- 2.1 THAT** the Agenda, Addenda and Late Items for the Recreation, Culture & Airpark Services Commission Open Meeting of November 22, 2018 be approved;

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

CARRIED

3 DELEGATION

3.1 Presentation by Catherine Freimark, President of the RiverMonsters Swim Club

Catherine Freimark, President of the RiverMonsters Swim Club provided a presentation for information of the 2018 season. The presentation included yearly highlights of the swim club, as well requested the support of the RCAS Commission for the 2019 Swim Meet. An option was presented for the BCSSA 2019 Regional Swim Championships to be hosted at the facility.

Mrs. Freimark concluded the presentation by requesting support for the following:

- Use of the Dan Sharrers Aquatic Centre and Conference Centre for a two day swim meet June 9 and 10, 2019;
- RCAS Commission support to enter a bid to host the 2019 BCSSA Regional Swim Championship. Bid to be submitted no later than January 4, 2019.

The Commission thanked Mrs. Freimark for the presentation, and discussion ensued resulting in the following motion:

PUNCH/ROBB

THAT the Recreation, Culture & Airpark Services Commission support the RiverMonsters Swim Club's consideration of hosting the Fraser Valley Regional Competition at the Hope & Area Recreation Centre in August 2019;

AND THAT details be brought forward to a future meeting of the Recreation, Culture & Airpark Services Commission.

CARRIED

Catherine Freimark left the meeting at 6:55 p.m.

4 MINUTES/MATTERS ARISING

4.1 Recreation, Culture & Airpark Services Commission Meeting – 07 25 18

RAYMOND/FISCHER

THAT the Minutes of the Recreation, Culture & Airpark Services Commission Open Meeting of July 25, 2018 be adopted.

CARRIED

4.2 Recreation, Culture & Airpark Services Commission Meeting – 08 13 18

ROBB/FISCHER

THAT the Minutes of the Recreation, Culture & Airpark Services Commission Open Meeting of August 13, 2018 be adopted.

CARRIED

4.3 Recreation, Culture & Airpark Services Commission Meeting – 10 25 18

PUNCH/ROBB

THAT the Special Minute of the Recreation, Culture & Airpark Services Commission Open Meeting of October 25, 2018 be adopted.

CARRIED

5 FINANCE

5.1 Financial Statements

2018 YTD Financial Income Statements were provided for information.

6 NEW BUSINESS

6.1 School District 78 2018/19 Scholarships

Discussion took place regarding the process for the 2018/19 Scholarships Committee, resulting in the following motion:

PUNCH/ADAMSON

THAT the Recreation, Culture and Airpark Services Commission participate in the 2018-2019 School District 78 Scholarship Program;

AND THAT the scholarship funding available for Hope Secondary School and Boston Bar School be set at \$1000 per school;

AND FINALLY THAT a scholarship selection committee be formed consisting of all seven members of the Recreation, Culture and Airpark Services Commission to determine scholarship criteria, review applications and provide recommendations.

DEFEATED

Following the defeat of the previous motion, further discussion took place resulting in the following motion:

FISCHER/RAYMOND

THAT the Recreation, Culture and Airpark Services Commission participate in the 2018–2019 School District 78 Scholarship Program;

AND THAT the scholarship funding available for Hope Secondary School and Boston Bar School be set at \$1000 per school;

AND FINALLY THAT a scholarship selection committee be formed consisting of two RCAS Commission members and one staff member to determine scholarship criteria, review applications and provide recommendations to the Recreation, Culture and Airpark Services Commission.

CARRIED

It was noted that Chair Adamson and Director Robb would participate in the committee.

6.2 Bus for Education and Aboriginal Resources (BEAR)

Discussion ensued regarding the program, with staff to bring back information for a follow up.

RAYMOND/PUNCH

THAT the Bus for Education and Aboriginal Resources be located in the recreation centre parking lot once per week to offer free family programming.

CARRIED

6.3 Hope Search and Rescue Funding Request

Declaring a conflict as she is a member of the Hope Search and Rescue, Commissioner Fisher left the meeting for discussion and voting on Item 6.3.

PUNCH/ROBB

THAT the Recreation, Culture and Airpark Services Commission authorize a grant in the amount of \$101.50 to Hope Search and Rescue, funded from the community facility use grant program, for the purposes of renting the Flight Centre for up to two days in March 2019 to host a meeting;

AND THAT member of Hope Search and Rescue be eligible for a 20% corporate pass rate.

CARRIED

Commissioner Fisher returned to the meeting 7:28 p.m.

6.4 Hope Garden Club Funding Request

ROBB/ADAMSON

THAT the Recreation, Culture and Airpark Services Commission authorize a grant in the amount of \$571.50 to Hope Garden Club, funded from the community facility use grant program, for the purposes of renting the conference centre including projector and screen on March 6, 2019 to purposes to host a gardening event;

AND THAT advertising for the event be provided on the LED screen for two weeks prior to the event.

CARRIED

6.5 Hope Secondary School Funding Request – Leadership Conference

RAYMOND/ADAMSON

THAT the Recreation, Culture and Airpark Services Commission authorize a grant in the amount of \$373.50 to Hope Secondary School, funded from the community facility use grant program, for the purposes of renting the conference centre and kitchen on May 9, 2019 to host a leadership conference.

CARRIED

6.6 Hope Secondary School Funding Request – Career Fair

PUNCH/RAYMOND

THAT the Recreation, Culture and Airpark Services Commission authorize a grant in the amount of \$285.50 to Hope Secondary School, funded from the community facility use grant program, for the purposes of renting the arena and mezzanine on May 2, 2019 to host a career fair for local students.

CARRIED

At this time item 6.11 was considered.

6.11 South Coast Women's Hockey League Funding Request

RAYMOND/ROBB

THAT the Recreation, Culture and Airpark Services Commission authorize a grant in the amount of \$484.00 to the South Coast Women's Hockey League, funded from the community facility use grant program, for the purposes of renting the mezzanine and conference centre on March 29-31, 2019.

CARRIED

6.7 2019 RCASC Meeting Schedule

PUNCH/ROBB

THAT the Recreation, Culture and Airpark Services Commission adopt the 2019 RCASC Meeting Schedule.

CARRIED

6.8 Arena Mezzanine Renovations

Staff provided a presentation on the proposed floor plan and design for upgrades to the arena mezzanine.

RAYMOND/FISCHER

THAT the Recreation, Culture and Airpark Services Commission approve the proposed floor plan and design for upgrades to the arena mezzanine;

AND THAT staff be directed to issue a Request for Proposal for the renovation of the mezzanine space.

CARRIED

6.9 Primary Care Network Community Event

ADAMSON/ROBB

THAT staff attend the primary care network community event "Shaping the Future of Healthcare" on December 6, 2018.

CARRIED

It was noted that Jody Castle would attend the event.

6.10 Fitness Class Update

Discussion ensued regarding the challenges faced this year. It was noted that staff are in the process of receiving their certification to facilitate several fitness classes beginning in 2019.

7 STAFF AND STANDING REPORTS

7.1 RCAS Programming Highlights

Highlights and challenges of the Fall Program Guide were presented and discussed.

7.2 RCAS Staffing Update

An update was provided by staff.

Discussion took place regarding the Commission and Staff Christmas Party. The date and time were provided for the 2018 Christmas Party. It was proposed that the RCAS Commission provide a prize for the "Ugly Sweater" contest.

7.3 RCAS Correspondence

Letter from Fraser Canyon Hospice Society, and A. Poulin was distributed for information.

8 RESOLUTION TO CLOSE MEETING

PUNCH/RAYMOND

THAT the meeting be closed to the public, except for Senior Staff, 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) (k) of the *Community Charter* – negotiations and related discussions respecting the proposed provision of a regional district service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public.

CARRIED

The meeting adjourned at 8:08 p.m.

9 REPORTS BY COMMISSION MEMBERS

Chair Adamson noted that that he was looking forward to working with the Commission over the next four years.

Director Robb noted the excellent programming and service provided by the Hope & Area Recreation Centre.

Vice Chair Kennedy welcomed Director Robb to the Recreation, Culture and Airpark Services Commission, and reported on the success of the Dan Sharrers Memorial Tea.

10 NEXT MEETING

There was no discussion on the next meeting date of the Recreation, Culture and Airpark Services Commission.

11 RISE AND REPORT OUT OF CLOSED MEETING

RAYMOND/FISCHER

THAT the Recreation, Culture and Airpark Services Commission consider a one year extension of the Dan Sharrers Aquatic Centre Lease Agreement with the District of Hope;

AND THAT staff be directed to draft a Modification of Lease Agreement for the consideration of the Fraser Valley Regional District Board.

CARRIED

12 ADJOURNMENT

RAYMOND/PUNCH

THAT the Open Meeting of Recreation, Culture & Airpark Services Commission of November 22, 2018 be adjourned.

CARRIED

The meeting was adjourned at 8:42 p.m.

MINUTES CERTIFIED CORRECT:

Director Dennis Adamson, Chair

To: CAO for the Regional and Corporate Services Committee

Date: 2018-12-11

From: Jaime Reilly, Manager of Corporate Administration

File No: 0530-01-01

Subject: 2019 FVRD Board and Committee Meeting Schedule

RECOMMENDATION

THAT the Fraser Valley Regional District Board consider approval of the draft 2019 Board and Committee Schedule.

STRATEGIC AREA(S) OF FOCUS

Provide Responsive & Effective Public Services

BACKGROUND

At the December Board meeting each year, a proposed Board and Committee Schedule is provided to the Board for consideration.

DISCUSSION

As provided in Fraser Valley Regional District Board and Committee Procedures Bylaw No. 1305, 2015, the meetings of the Regional and Corporate Services Committee and the Electoral Area Services Committee are to be scheduled for the second Tuesday of each month. Additionally, the procedures bylaw also provides that Board meetings be scheduled for the fourth Tuesday of each month.

In drafting the yearly meeting schedule, staff review the council meeting schedules for all six Member Municipalities to avoid any conflicts. Additionally, the dates for all the upcoming conferences, such as Federation of Canadian Municipalities, and Union of British Columbia Municipalities, are reviewed to ensure that there are no conflicts with proposed meeting dates.

The Recreation, Culture & Airpark Services Commission has set their schedule for 2019, and these meeting dates have been included in the 2019 FVRD Board and Committee Meeting Schedule.

Due to a number of conflicts with council meeting schedules and statutory holidays, the proposed schedule includes dates for meetings on a Wednesday or Thursday.

COST

None.

CONCLUSION

Following review of all Municipal Council meeting schedules, as well as 2019 conferences, the attached draft 2019 FVRD Board and Committee Schedule is being brought forward for the Board's consideration.

COMMENTS BY:

Mike Veenbaas, Director of Financial Services

No further financial comments.

Paul Gipps, Chief Administrative Officer

Reviewed and supported

2019 FVRD Board & Committee Meeting Schedule

JANUARY

- 8TH Recreation, Culture & Airpark Services Commission – 6:30 pm, TUE
- 9TH Regional and Corporate Services Committee – 9 am, **WED**
- Electoral Area Services Committee – 1:30 pm, **WED**
- 22ND Recreation, Culture & Airpark Services Commission – 6:30 pm, TUE
- 23RD Board/Hospital Board – 7 pm, **WED**

FEBRUARY

- 12TH Regional and Corporate Services Committee – 9 am, TUE
- Electoral Area Services Committee – 1:30 pm, TUE
- 26TH Board/Hospital Board – 7 pm, TUE

MARCH

- 5TH Recreation, Culture & Airpark Services Commission – 6:30 pm, TUE
- 12TH Regional and Corporate Services Committee – 9 am, TUE
- Electoral Area Services Committee – 1:30 pm, TUE
- 20TH Board/Hospital Board – 7 pm, **WED**

APRIL

- 9TH Regional and Corporate Services Committee – 9 am, TUE
- Electoral Area Services Committee – 1:30 pm, TUE
- 16TH Recreation, Culture & Airpark Services Commission – 6:30 pm, TUE
- 25TH Board/Hospital Board – 7 pm, **THU**

MAY

- 8TH Regional and Corporate Services Committee – 9 am, **WED**
- Electoral Area Services Committee – 1:30 pm, **WED**
- 22ND Board/Hospital Board – 7 pm, **WED**
- 29TH Recreation, Culture & Airpark Services Commission – 6:30 pm, **WED**

JUNE

- 11TH Regional and Corporate Services Committee – 9 am, TUE
- Electoral Area Services Committee – 1:30 pm, TUE
- 25TH Board/Hospital Board – 7 pm, TUE

JULY

- 9TH Regional and Corporate Services Committee – 9 am, TUE
- Electoral Area Services Committee – 1:30 pm, TUE
- 16TH Recreation, Culture & Airpark Services Commission – 6:30 pm, TUE
- 23RD Board/Hospital Board – 7 pm, TUE

AUGUST

- 13TH Regional and Corporate Services Committee – 9 am, TUE
- Electoral Area Services Committee – 1:30 pm, TUE
- 27TH Board/Hospital Board – 7 pm, TUE
- At the Call of the Chair

SEPTEMBER

- 10TH Regional and Corporate Services Committee – 9 am, TUE
- Electoral Area Services Committee – 1:30 pm, TUE
- 17TH Recreation, Culture & Airpark Services Commission – 6:30 pm, TUE
- 18TH Board/Hospital Board – 7 pm, **WED**

OCTOBER

- 8TH Regional and Corporate Services Committee – 9 am, TUE
- Electoral Area Services Committee – 1:30 pm, TUE
- 22ND Board/Hospital Board – 7 pm, TUE
- 29TH Recreation, Culture & Airpark Services Commission – 6:30 pm, TUE

NOVEMBER

- 14TH Regional and Corporate Services Committee – 9 am, **THU**
- Electoral Area Services Committee – 1:30 pm, **THU**
- 26TH Board/Hospital Board – 7 pm, TUE

DECEMBER

- 3RD Recreation, Culture & Airpark Services Commission – 6:30 pm, TUE
- 10TH Regional and Corporate Services Committee – 9 am, TUE
- Electoral Area Services Committee – 1:30 pm, TUE
- 18TH Board/Hospital Board – 7 pm, **WED**

Fraser Valley Aboriginal Relations Committee – At the Call of the Chair

Meeting dates and times are subject to change. Please check www.fvrd.ca for the most up to date meeting schedule.

To: CAO for the Fraser Valley Regional District Board

Date: 2018-12-19

From: David Bennett, Planner II

File No: 3360-26-2018-01

Subject: Rezoning and Official Community Plan amendment applications for 38447 Bell Road, Electoral Area 'G' to facilitate a 2.0 ha (5 acre) truck parking and storage yard

RECOMMENDATION

THAT the Fraser Valley Regional District Board consider the following options for *Fraser Valley Regional District Official Community Plan for Electoral Area G Amendment Bylaw No. 1487, 2018* and *Fraser Valley Regional District Electoral Area G Zoning Amendment Bylaw No. 1488, 2018* as outlined in the corporate report dated December 19, 2018:

OPTION 1 2 & 3rd reading

THAT proposed *Fraser Valley Regional District Official Community Plan for Electoral Area G Amendment Bylaw No. 1487, 2018* and *Fraser Valley Regional District Electoral Area G Zoning Amendment Bylaw No. 1488, 2018* be given second and third reading.

OPTION 2 Refer to EASC

THAT proposed *Fraser Valley Regional District Official Community Plan for Electoral Area G Amendment Bylaw No. 1487, 2018* and *Fraser Valley Regional District Electoral Area G Zoning Amendment Bylaw No. 1488, 2018* be referred to the Electoral Area Services Committee for further consideration.

OPTION 3 Defer

THAT a decision with respect to the proposed *Fraser Valley Regional District Official Community Plan for Electoral Area G Amendment Bylaw No. 1487, 2018* and *Fraser Valley Regional District Electoral Area G Zoning Amendment Bylaw No. 1488, 2018* be deferred to the next regular meeting of the Fraser Valley Regional District Board [or other date]; or

OPTION 4 Refuse

THAT *Fraser Valley Regional District Official Community Plan for Electoral Area G Amendment Bylaw No. 1487, 2018* and *Fraser Valley Regional District Electoral Area G Zoning Amendment Bylaw No. 1488, 2018* not be given any further readings and that the applications be refused.

STRATEGIC AREA(S) OF FOCUS

Foster a Strong & Diverse Economy

Support Healthy & Sustainable Community

Provide Responsive & Effective Public Services

BACKGROUND

Proposal Description

The purpose of Bylaw No. 1487, 2018 and Bylaw No. 1488, 2018 is to facilitate the development of a 5 acre (2.0ha) storage facility at 38447 Bell Road. The facility would allow the storage of boats, RVs, bikes, trucks, and cars, commercial vehicles, heavy equipment and storage containers.

A Public Hearing was held on November 29, 2018. The Fraser Valley Regional District Board may now receive the public hearing report and may consider the following options:

OPTION 1 2 & 3rd reading

THAT proposed *Fraser Valley Regional District Official Community Plan for Electoral Area G Amendment Bylaw No. 1487, 2018 and Fraser Valley Regional District Electoral Area G Zoning Amendment Bylaw No. 1488, 2018* be given second and third reading.

OPTION 2 Refer to EASC

THAT proposed *Fraser Valley Regional District Official Community Plan for Electoral Area G Amendment Bylaw No. 1487, 2018 and Fraser Valley Regional District Electoral Area G Zoning Amendment Bylaw No. 1488, 2018* be referred to the Electoral Area Services Committee for further consideration.

OPTION 3 Defer

THAT a decision with respect to the proposed *Fraser Valley Regional District Official Community Plan for Electoral Area G Amendment Bylaw No. 1487, 2018 and Fraser Valley Regional District Electoral Area G Zoning Amendment Bylaw No. 1488, 2018* be deferred to the next regular meeting of the Fraser Valley Regional District Board [or other date]; or

OPTION 4 Refuse

THAT *Fraser Valley Regional District Official Community Plan for Electoral Area G Amendment Bylaw No. 1487, 2018 and Fraser Valley Regional District Electoral Area G Zoning Amendment Bylaw No. 1488, 2018* not be given any further readings and that the applications be refused.

Attached for information:

Fraser Valley Regional District Official Community Plan for Electoral Area G Amendment Bylaw No. 1487, 2018

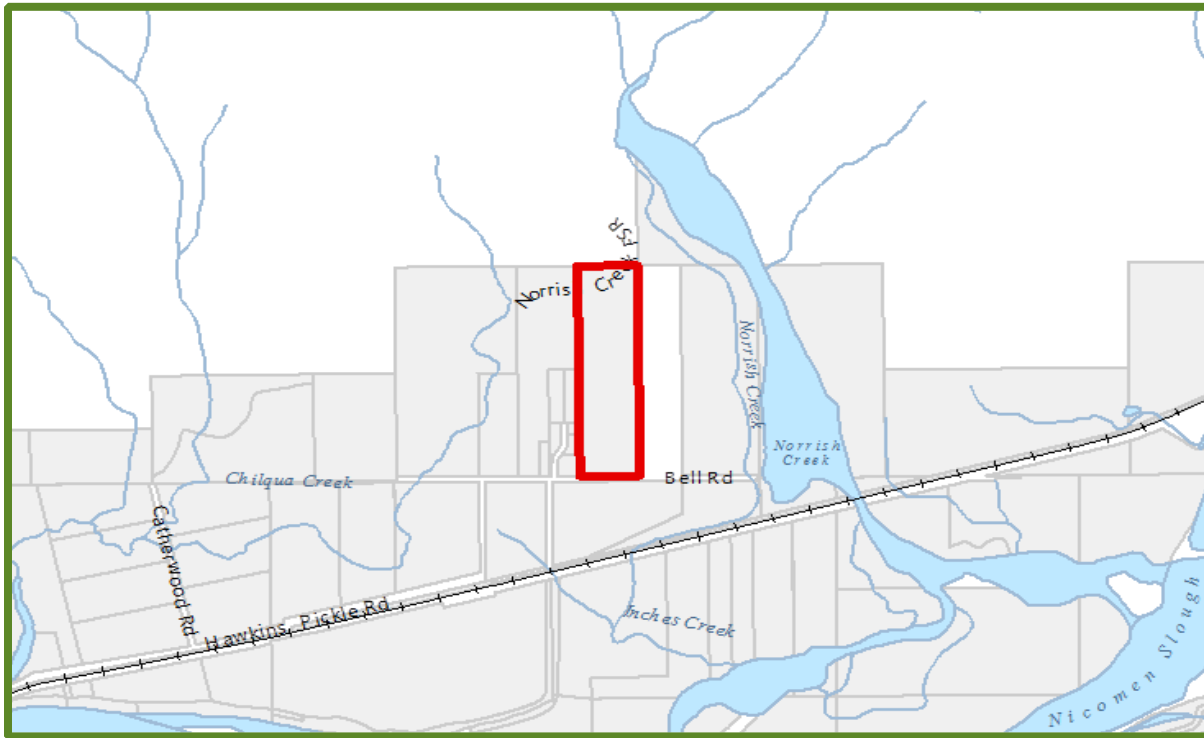
Fraser Valley Regional District Electoral Area G Zoning Amendment Bylaw No. 1488, 2018

The Public Hearing has now closed. To avoid the requirement to hold another public hearing, the Regional Board may not receive any new information with respect to these bylaws. This report is a summary of applications and does not constitute new information.

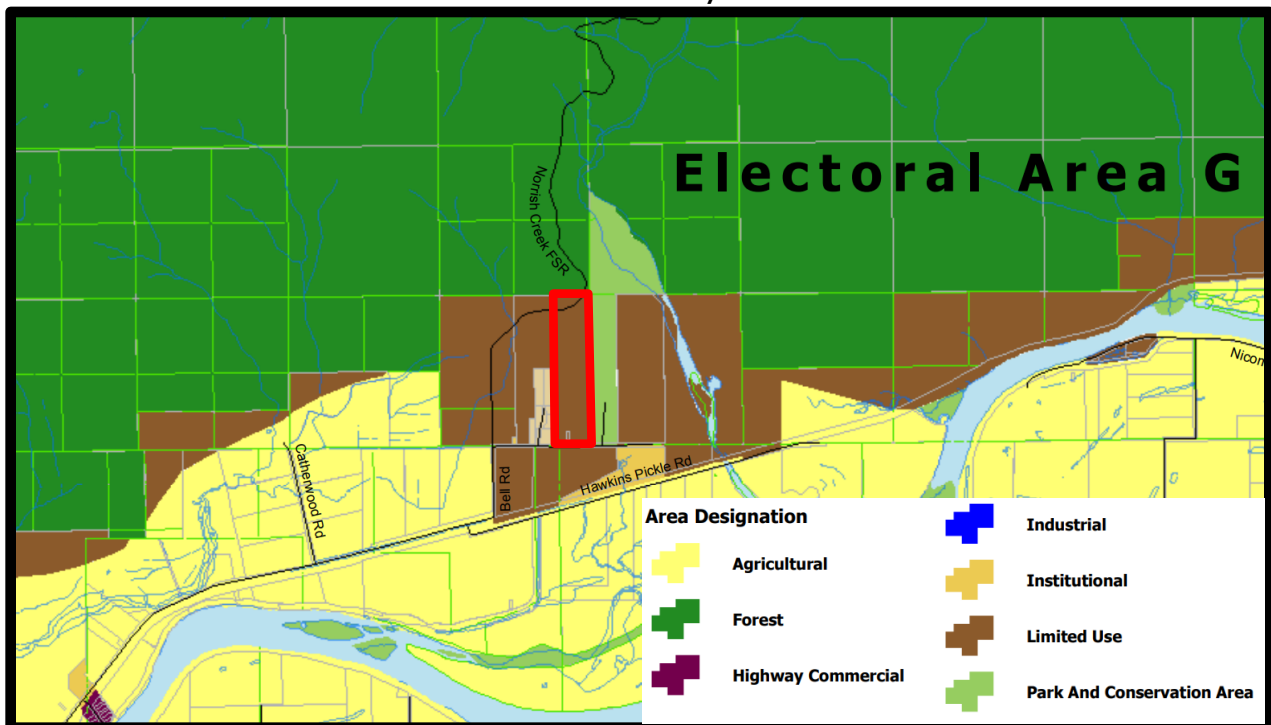
PROPERTY DETAILS			
Electoral Area	G		
Address	38447 Bell Road		
PID	013-421-620		
Folio	775.02764.000		
Lot Size	39 acres		
Owner	Berry and Persson	Agent	n/a
Current Zoning	Rural 3 (R-3)	Proposed Zoning	Vehicle Storage
Current OCP	Limited Use (LU)	Proposed OCP	Commercial
Current Use	Gravel Extraction, Nursery, Single Family Dwelling	Proposed Use	Vehicle Storage
Development Permit Areas	DPA 1-G and DPA 2-G		
Agricultural Land Reserve	No		

ADJACENT ZONING & LAND USES		
North	^	Rural 3 (R-3), Crown Land
East	>	Civic Institutional (P-2), Crown Land
West	<	Rural 2 (R-2), Residential
South	v	Rural 3 (R-3), Residential

NEIGHBOURHOOD MAP



Official Community Plan



DISCUSSION

The public hearing was held on November 29, 2018. Director Stobbart was delegated to hold the hearing; his public hearing report is attached.

One (1) member of the public attended the hearing, the applicant.

No written comments were received prior to or at the public hearing.

During the public hearing, no comments were received.

The public hearing report is attached separately.

The Fraser Valley Regional District Board may now receive the public hearing report and may consider the options outlined below

Prior to consideration of adoption of the bylaw, legal instruments (covenants) to address the following are required:

- Geo-hazard protection
- Environmental Impact/stormwater management
- Screening
- Land use restrictions

For the newly elected members of the FVRD Board, the report detailing the development proposal and recommending First Reading (dated September 5, 2018) is attached for information.

COST

Zoning Amendment fee of \$5000.00 paid by the applicant

Official Community Plan Amendment fee of \$2000.00 paid by the applicant

The proposed development will not add new FVRD owned and operated infrastructure.

CONCLUSION

Optional Motions for Consideration

OPTION (1)

Purpose:

To proceed with the bylaws as drafted based upon the information received. A number of legal instruments are required to be registered on title prior to consideration of adoption, as outlined above.

Implications:

Timeline	This option provides for the bylaws to proceed to adoption as soon as the above-noted legal instruments are registered on title.
Additional Process	No additional process or public consultation is provided for the review of the application.
Considerations	The developer's commitments and obligations will be resolved by covenant registration.

Resolution for consideration:

THAT proposed *Fraser Valley Regional District Official Community Plan for Electoral Area G Amendment Bylaw No. 1487, 2018* and *Fraser Valley Regional District Electoral Area G Zoning Amendment Bylaw No. 1488, 2018* be given second and third reading.

OPTION (2)

Purpose:

To refer the bylaws back to EASC for further discussion and to a new public hearing.

Implications:

Timeline	This option provides for further review by the EASC. This discussion may result in new information being discussed and as such a new public hearing would be required.
Additional Process	Further consideration by the EASC will add to the approval timeline. A new

	public hearing will add time to the approval timeline.
Considerations	Any additional changes to the application would be possible with new readings of the revised bylaws.

Resolution for consideration:

THAT proposed *Fraser Valley Regional District Official Community Plan for Electoral Area G Amendment Bylaw No. 1487, 2018* and *Fraser Valley Regional District Electoral Area G Zoning Amendment Bylaw No. 1488, 2018* be referred to the Electoral Area Services Committee for further consideration.

OPTION (3)

Purpose:

To defer a decision to a future Board meeting.

Implications:

Timeline	This option provides for further time to review the application by Board members prior to consideration.
Additional Process	Additional time is added to the development process timeline.
Considerations	No new information may be received by Board members.

Resolution for consideration:

THAT a decision with respect to the proposed *Fraser Valley Regional District Official Community Plan for Electoral Area G Amendment Bylaw No. 1487, 2018* and *Fraser Valley Regional District Electoral Area G Zoning Amendment Bylaw No. 1488, 2018* be deferred to the next regular meeting of the Fraser Valley Regional District Board [or other date];

OPTION (4)

Purpose:

To refuse the proposal.

Implications:

Timeline	This option stops the applications.
Additional Process	If the applicants wish to proceed without amending the proposal, they must wait six (6) months to reapply with the same application.
Considerations	The applicant will have to reapply or amend the development plans. A new bylaw process will be triggered.

Resolution for consideration:

THAT *Fraser Valley Regional District Official Community Plan for Electoral Area G Amendment Bylaw No. 1487, 2018 and Fraser Valley Regional District Electoral Area G Zoning Amendment Bylaw No. 1488, 2018* not be given any further readings and that the applications be refused.

COMMENTS BY:

Graham Daneluz, Deputy Director of Planning & Development Reviewed and Supported

In order to protect ground and surface water, a restrictive covenant will be registered to prohibit the storage of heavy equipment until a stormwater management plan has been prepared by a registered professional and any required storm water systems are constructed.

Margaret Thornton, Director of Planning & Development Reviewed and Supported

Mike Veenbaas, Director of Financial Services No further financial comments

Paul Gipps, Chief Administrative Officer Reviewed and supported

BYLAW NO. 1487, 2018

WHEREAS the Fraser Valley Regional District Board of Directors (“the Board”) has deemed it advisable to amend *Fraser Valley Regional District Official Community Plan for Electoral Area G Bylaw No. 0866, 2008*:

1) CITATION

2) MAP AMENDMENT

- B. That the map appended hereto as OCP Amendment Map Schedule 1487-A showing such amendments is an integral part of this bylaw.

3) SEVERABILITY

4) READINGS AND ADOPTION

READ A FIRST TIME THIS 25th day of September, 2018

A PUBLIC HEARING WAS HELD THIS 29th day of November, 2018

READ A SECOND TIME THIS

day of

READ A THIRD TIME THIS

day of

ADOPTED THIS

day of

Chair/Vice-Chair

Corporate Officer/Deputy

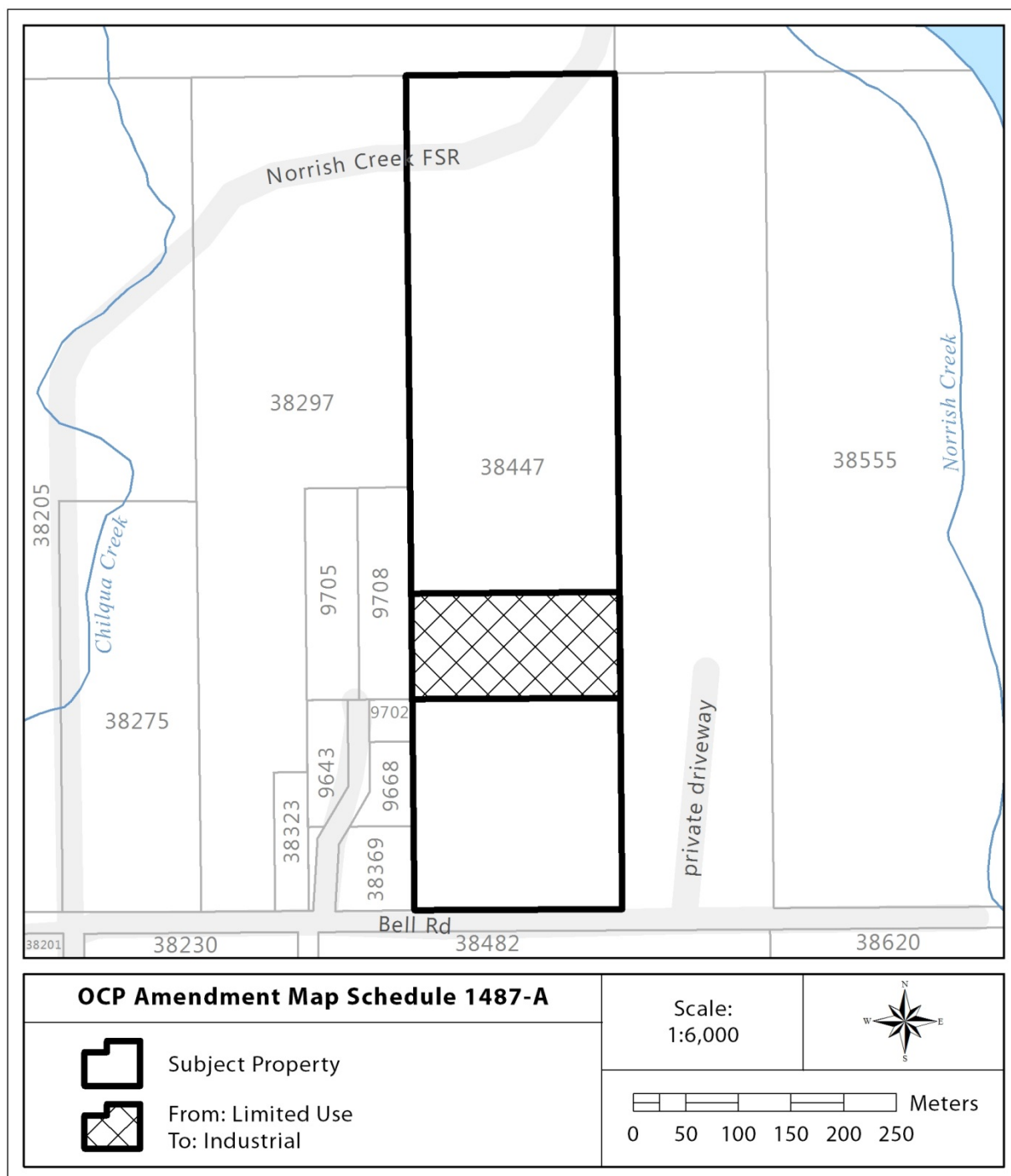
5) CERTIFICATION

I hereby certify the foregoing to be a true and correct copy of *Fraser Valley Regional District Official Community Plan for Electoral Area G Amendment Bylaw No. 1487, 2018* as adopted by the Board of Directors of the Fraser Valley Regional District on the

Dated at Chilliwack, B.C. this

Corporate Officer/ Deputy

FRASER VALLEY REGIONAL DISTRICT BYLAW NO. 1487, 2018
OCP Amendment Map Schedule 1487-A



This is map 1 of 1 constituting OCP Amendment Map Schedule 1487-A, attached to and forming part of *Fraser Valley Regional District Official Community Plan for Electoral Area G Amendment Bylaw No. 1487, 2018*

To: Electoral Area Services Committee

Date: 2018-09-05

From: David Bennett, Planner II

File No: 3360-26-2018-01

Subject: Rezoning and Official Community Plan amendment applications for 38447 Bell Road, Electoral Area 'G' to facilitate a 2.0 ha (5 acre) truck parking and storage yard.

RECOMMENDATION

THAT the Fraser Valley Regional District Board consider giving first reading to *Fraser Valley Regional District Official Community Plan for Electoral Area G Amendment Bylaw No. 1487, 2018* and *Fraser Valley Regional District Electoral Area G Zoning Amendment Bylaw No. 1488, 2018* to facilitate the development of a commercial storage facility at 38447 Bell Road, Electoral Area G.

THAT *Fraser Valley Regional District Official Community Plan for Electoral Area G Amendment Bylaw No. 1487, 2018* and *Fraser Valley Regional District Electoral Area G Zoning Amendment Bylaw No. 1488, 2018* be forwarded to Public Hearing;

THAT the Fraser Valley Regional District Board delegate the holding of the Public Hearing with respect to the proposed *Fraser Valley Regional District Official Community Plan for Electoral Area G Amendment Bylaw No. 1487, 2018* and *Fraser Valley Regional District Electoral Area G Zoning Amendment Bylaw No. 1488, 2018* to the Director of Electoral Area G, or his Alternate in his absence;

THAT the Director of Electoral Area G, or his Alternate in his absence, preside over and Chair the Public Hearing with respect to proposed *Fraser Valley Regional District Official Community Plan for Electoral Area G Amendment Bylaw No. 1487, 2018* and *Fraser Valley Regional District Electoral Area G Zoning Amendment Bylaw No. 1488, 2018*;

THAT the Chair of the Public Hearing be authorized to establish procedural rules for the conduct of the Public Hearing with respect to proposed *Fraser Valley Regional District Official Community Plan for Electoral Area G Amendment Bylaw No. 1487, 2018* and *Fraser Valley Regional District Electoral Area G Zoning Amendment Bylaw No. 1488, 2018* in accordance with the Local Government Act;

THAT in the absence of the Director of Electoral Area G, or his Alternate in his absence at the time of the Public Hearing with respect to proposed *Fraser Valley Regional District Official Community Plan for Electoral Area G Amendment Bylaw No. 1487, 2018* and *Fraser Valley Regional District Electoral Area G Zoning Amendment Bylaw No. 1488, 2018* the Fraser Valley Regional District Chair is delegated the authority to designate who shall preside over and Chair the Public Hearing regarding this matter;

THAT in accordance with Section 475 of the Local Government Act and FVRD policy First Nations Engagement on FVRD Land Use by-laws and other matters with statutory requirement to engage, a notice and referral of *Fraser Valley Regional District Official Community Plan for Electoral Area G Amendment Bylaw No. 1487, 2018* be sent to potentially affected First Nations via the Stò:lō Connect referral system where possible;

THAT in accordance with Section 475 of the Local Government Act, the Fraser Valley Regional District Board adopt the Official Community Plan consultation strategy as outlined in the corporate report dated September 5, 2018 for *Fraser Valley Regional District Official Community Plan for Electoral Area G Amendment Bylaw No. 1487, 2018*. The consultation strategy includes a notice and referral to the Stò:lō Connect referral system, the *Ministry of Transportation and Infrastructure, the Inch Creek Fish Hatchery, School District 75 (Mission)*];

AND THAT the Fraser Valley Regional District Board consider that *Fraser Valley Regional District Official Community Plan for Electoral Area G Amendment Bylaw No. 1487, 2018* is consistent with the FVRD financial plan and FVRD waste management plan;

AND FURTHER THAT the Fraser Valley Regional District Board authorize its signatories to execute all documents relating to *Fraser Valley Regional District Official Community Plan for Electoral Area G Amendment Bylaw No. 1487, 2018* and *Fraser Valley Regional District Electoral Area G Zoning Amendment Bylaw No. 1488, 2018* and any associated applications.

STRATEGIC AREA(S) OF FOCUS

Foster a Strong & Diverse Economy

Provide Responsive & Effective Public Services

BACKGROUND

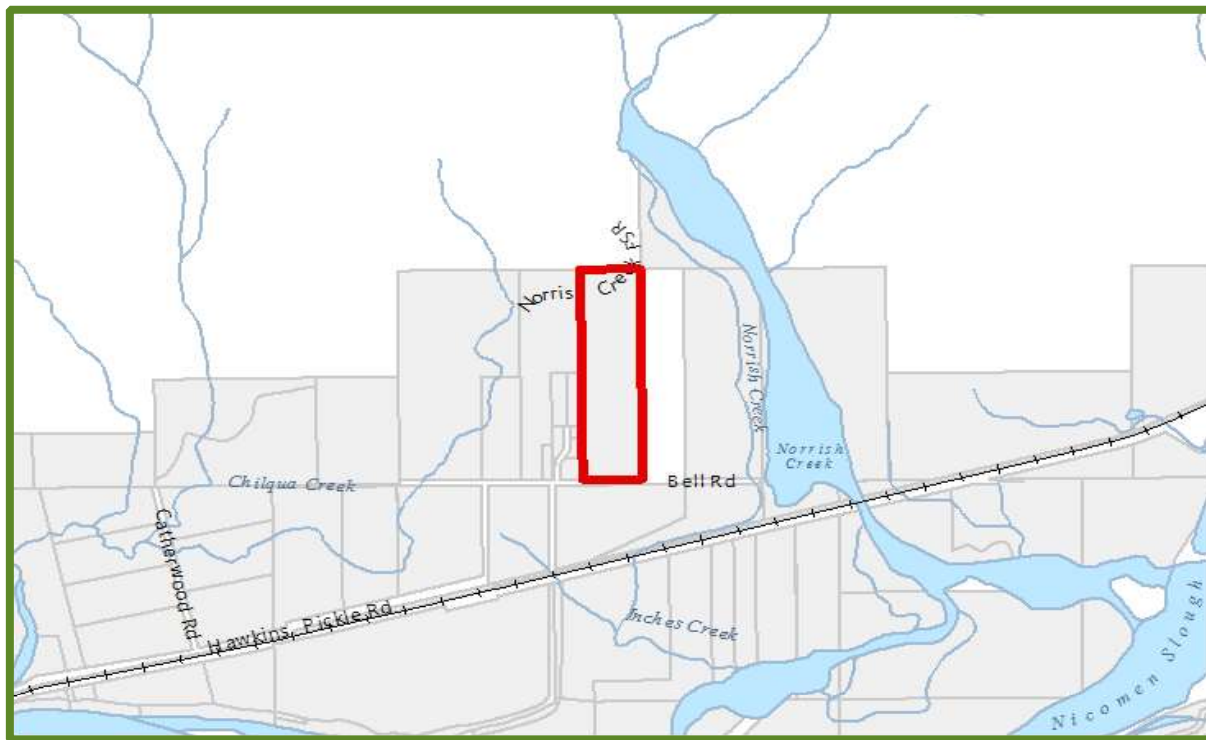
Proposal Description

The purpose of Bylaw No. 1487, 2018 and Bylaw No. 1488, 2018 is to facilitate the development of a 5 acre (2.0ha) storage facility at 38447 Bell Road. The facility would allow the storage of boats, RVs, bikes, trucks, and cars, commercial vehicles, heavy equipment and storage containers.

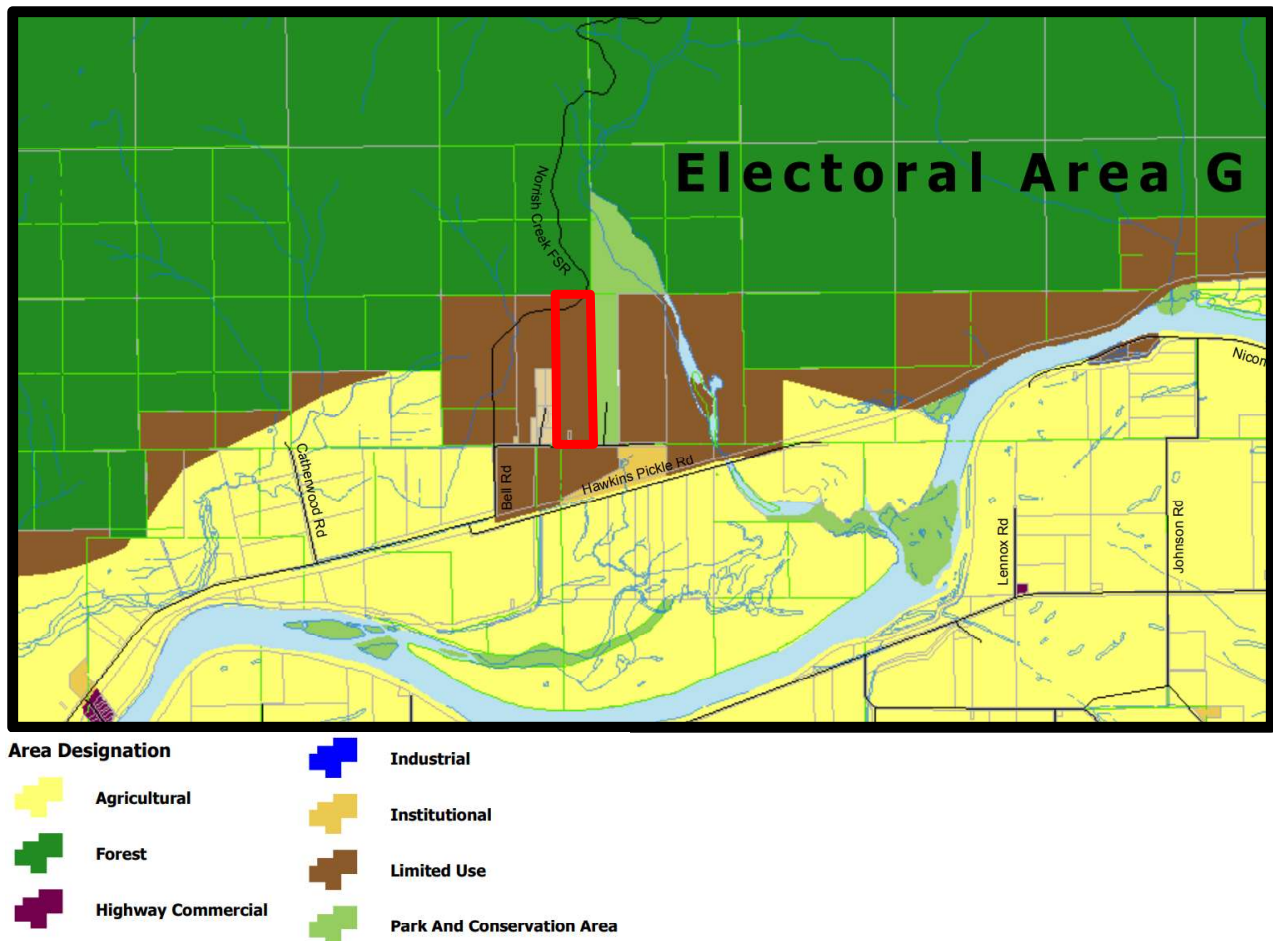
PROPERTY DETAILS			
Electoral Area	G		
Address	38447 Bell Road		
PID	013-421-620		
Folio	775.02764.000		
Lot Size	39 acres		
Owner	Berry and Persson	Agent	n/a
Current Zoning	Rural 3 (R-3)	Proposed Zoning	Vehicle Storage
Current OCP	Limited Use (LU)	Proposed OCP	Commercial
Current Use	Gravel Extraction, Nursery, Single Family Dwelling	Proposed Use	Vehicle Storage
Development Permit Areas	DPA 1-G and DPA 2-G		
Agricultural Land Reserve	No		

ADJACENT ZONING & LAND USES			
North	^	Rural 3 (R-3), Crown Land	
East	>	Civic Institutional (P-2), Crown Land	
West	<	Rural 2 (R-2), Residential	
South	v	Rural 3 (R-3), Residential	

NEIGHBOURHOOD MAP



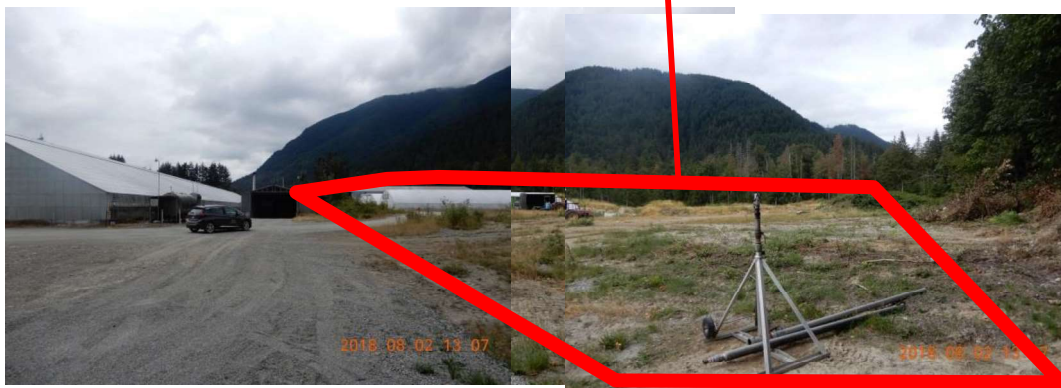
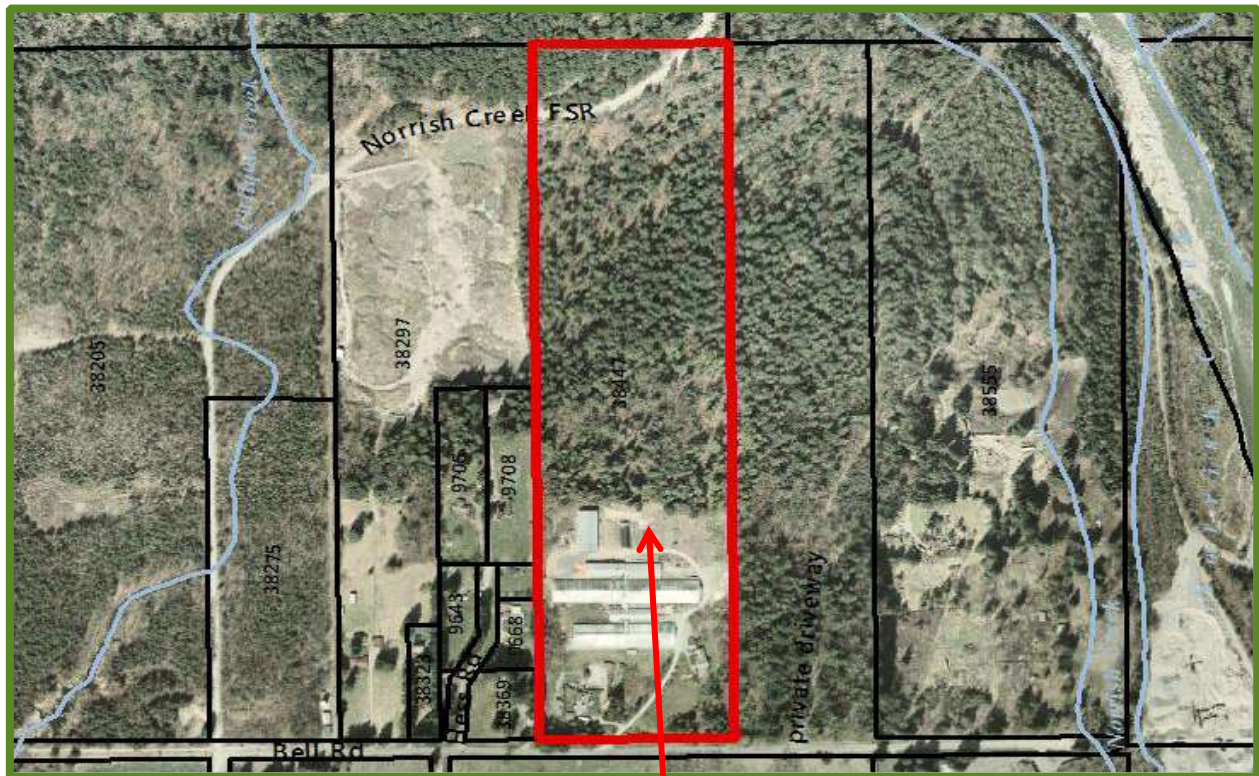
Official Community Plan



Current Official Community Plan Designation

The current Official Community Plan designation is Limited Use. The LIMITED USE Area Designation is 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.

PROPERTY MAP



DISCUSSION

Proposal and Neighbourhood Details

38447 Bell Road is approximately 40 acres. The southern 5 acres of the property is currently used for greenhouses and the northern 20 acres are used for a gravel extraction operation.

The proposal is to use of the middle 5 acres of 38447 Bell Road (the middle 5 acres are not visible from Bell Road) for commercial storage including: boats, RVs, bikes, trucks and cars commercial vehicles, heavy equipment and storage containers.

The neighbourhood is a unique area of the Regional District located on the Norrish Creek alluvial fan. The subject property is next to a small residential area (8 lots on Hess Road) and is across the street from the Inch Creek Fish Hatchery. To the rear of the property, and the east and west, there is an active gravel extraction operation. The Norrish Creek Forest Service Road cuts through a small portion of the property, this road provides access to the Abbotsford/Mission reservoir at Dickson Lake and the Dewdney Grind.

The majority of the neighbourhood is designated LIMITED USE. Official Community Plan policies state that 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. The applicant has provided a geo-hazard report and additional environmental impact assessments will be required to confirm that the storage uses will not result in environmental damage, as detailed below.

Geo-Hazards

The property is located on the Norrish Creek alluvial fan and is within a geo-hazard development permit area. A geo-hazard report was prepared for this proposal and the report concludes that the lands may be used safely for the intended outdoor storage use. A small protective berm is required. A covenant is required to address the geo-hazard recommendations and to implement the mitigation works. A development permit is also required.

Environmental Impact

The property is located near the Inch Creek Fish Hatchery. Prior to the storage of heavy equipment, commercial vehicles or cars and light trucks, the applicant will be required to submit a stormwater management plan to determine potential impacts to groundwater and to implement any report recommendations. A restrictive covenant detailing the stormwater management plan and any mitigation requirements is recommended to be registered on title prior to consideration of bylaw adoption. The storage of *Recreational Vehicles* may be allowed in advance of the stormwater management plan.

Neighbours

The neighbours immediately to the west (Hess Road) are potential impacted from this proposed land use. The applicant was encouraged to inform their neighbours of the proposal and to work with them to address any concerns prior to public hearing.

Screening and Lighting

Accessory Outdoor Storage (where permitted elsewhere in bylaw 559) requires screening of all sides of any outdoor storage area. Screening must be at least 2.0m and may be either a hedge, fence or wall. It is recommended that screening (either installing new screening or protecting and enhancing the existing vegetation in a buffer area adjacent to the western property line) be required adjacent to the neighbours on the Hess Road side. A physical barrier, fence, should also be installed around the area proposed for this storage use to ensure the storage use is contained to the 5 acre portion of the site. Any proposed security lighting must be installed to avoid light-spill onto neighbour's lots. A restrictive covenant detailing the screening and lighting requirements is recommended to be registered on title prior to consideration of bylaw adoption. Any additional neighbour concerns may also be able to be addressed in a covenant.

Existing Structures

There are existing structures in the area proposed for the outdoor storage. These structures may be used for the storage facility but this will require a building permit to change the use of the structures from agricultural to commercial storage.

Storage Containers

The application requests that the placement of storage containers be permitted as part of the outdoor storage use. Placement of shipping containers, sea-cans or similar types of units require the issuance of a building permit. The geo-hazard report did consider the placement or use of container and considered container placement safe.

Land Use Restrictions by Covenant

To avoid creating additional site-specific zones, it is recommended to utilize the existing General Industrial zone (M-1). The M-1 zone permits General Industrial Use, which means a use providing for industrial processing, assembling, manufacturing, repairing, and packaging; workshops for trade contractors; **transportation, storage**, communication and utility uses; and wholesale trade uses; but excludes heavy industrial uses and MEDICAL MARIHUANA GROW OPERATION. The proposed use of the lands falls within the transportation and storage uses listed in the M-1 zone.

It is recommended to further restrict the uses on the lands by restrictive covenant. The covenant would further clarify that the use of the lands would be restricted to the temporary storage of *Recreational Vehicles*, boats, and motor vehicles including all-terrain vehicles, motorcycles, cars and light trucks, commercially licenced vehicles and heavy equipment, either outdoors or within structures. All other

general industrial uses would be prohibited as well as any overnight accommodation, residential, or camping uses, the salvage, repair, maintenance or sales of, commercially licenced vehicles, heavy equipment, motor vehicles, motor vehicle engines or motor boats, motor vehicle body repair or painting.

Business Licencing

The FVRD does not issue business licences. It will be difficult to regulate this land use if the operation changes from the intended storage uses into commercial truck repair or other unintended or non-permitted uses.

OFFICIAL COMMUNITY PLAN AMENDMENT CONSULTATION:

In accordance with the Local Government Act, when adopting or amending an official community plan the Board is obliged to consult with other organizations and agencies. The Board is obliged to consider whether consultation is required with first nations, senior government agencies or other organizations. In accordance with the FVRD First Nations Engagement policy, it is recommended that a notice and referral of the proposed bylaw be referred to the Stolo Connect referral system prior to public hearing. The proposed bylaw is also recommended to be forwarded to the Ministry of Transportation and Infrastructure, the Mission School District, and the Inch Creek Fish Hatchery.

In accordance with the Local Government Act, after first reading the regional Board must consider the proposed Official Community Plan amendment in conjunction with Regional District's current financial and waste management plans. With regards to the financial plan this project would be funded by the developer. The proposed bylaw is compatible with and consistent with the FVRD Five Year Financial Plan and Solid Waste Management Plan.

In terms of the FVRD Regional Growth Strategy (RGS), the proposed bylaw is consistent with the RGS.

COST

Zoning Amendment fee of \$5000.00 paid by the applicant

Official Community Plan Amendment fee of \$2000.00 paid by the applicant

The proposed development will not add new FVRD owned and operated infrastructure.

CONCLUSION

It is recommended that the Fraser Valley Regional District Board consider first reading of Bylaw No. 1487, 2018 and Bylaw No. 1488, 2018 as outlined in the recommendation section of this report in order to proceed with the technical and public review process.

COMMENTS BY:

Graham Daneluz, Deputy Director of Planning & Development	Reviewed and Supported
Margaret Thornton, Director of Planning & Development	Reviewed and Supported
Mike Veenbaas, Director of Financial Services	No further financial comments.
Paul Gipps, Chief Administrative Officer	Reviewed and supported

PUBLIC HEARING REPORT

TO: Regional Board of Directors

FROM: Al Stobbart, Electoral Area "G"

HEARING DATE: November 29, 2018

RE: Public Hearing Fraser Valley Regional District Official Community Plan for Electoral Area G Amendment Bylaw No. 1487, 2018 and Fraser Valley Regional District Electoral Area G Zoning Amendment Bylaw No. 1488, 2018

A Public Hearing was held for Fraser Valley Regional District Official Community Plan for Electoral Area G Amendment Bylaw No. 1487, 2018 and Fraser Valley Regional District Electoral Area G Zoning Amendment Bylaw No. 1488, 2018 on November 29, 2018 at 7:00, in the Deroche Community Hall at 41555 North Nicomen Road, Deroche BC.

There was one (1) member of the public present, the applicant.

Members of the Regional Board present were:

Al Stobbart, Director, Area "G", Chairperson
Wendy Bales, Director, Area "C",
Hugh Davidson, Director, Area "F".

Members of the Fraser Valley Regional District staff present were:

Margaret Thornton, Director of Planning and Development
David Bennett, Planner II.

Chairperson Stobbart called the Public Hearing to order at 7:15. The hearing was convened pursuant to Part 14 – Division 3 of the Local Government Act in order to consider Fraser Valley Regional District Official Community Plan for Electoral Area G Amendment Bylaw No. 1487, 2018 and Fraser Valley Regional District Electoral Area G Zoning Amendment Bylaw No. 1488, 2018. In accordance with subsections 1 and 2 of Section 466, the time and place of the public hearing was advertised in the November 16th, 2018 and November 23rd, 2018 editions of the Mission City Record newspaper and mailed to residents.

Bylaws 1487 and 1488

Chairperson Stobbart stated that the purpose of Bylaw 1487 and 1488 is to facilitate the development of a 5 acres (2.0 hectare) storage facility at 38447 Bell Road. The facility would allow the storage of boats, RV's, bikes, trucks, cars, commercial vehicles, heavy equipment and storage containers.

Chairperson Stobbart acknowledged there were no written submissions.

The Chairperson asked three times for comments. Hearing no comments, the public hearing for Bylaws 1478 and 1488 was concluded.

The Chairperson concluded the meeting at 7:20.

We, the undersigned, certify these Public Hearing minutes as correct.

Respectfully submitted,

Al Stobbart, Chairperson

David Bennett, Recorder

FRASER VALLEY REGIONAL DISTRICT

Bylaw No. 1488, 2018

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

WHEREAS the Fraser Valley Regional District Board of Directors ("the Board") has deemed it advisable to amend *Dewdney-Alouette Regional District Land Use and Subdivision Regulation Bylaw No. 559-1992* for a portion of Electoral Area G;

THEREFORE the Board enacts as follows:

1) **CITATION**

This bylaw may be cited as *Fraser Valley Regional District Electoral Area G Zoning Amendment Bylaw No. 1488, 2018*.

2) **MAP AMENDMENT**

- A. That Schedule C of *Dewdney-Alouette Regional District Land Use and Subdivision Regulation Bylaw No. 559-1992* be amended by rezoning that approximately 2.0 ha portion of the lands legally described as:

EAST HALF OF THE SOUTH EAST QUARTER SECTION 4 TOWNSHIP 21 EXCEPT: PARCEL "A"
(REFERENCE PLAN 5133); NEW WESTMINSTER DISTRICT

and as outlined in heavy black outline and cross-hatched on Zoning Amendment Map Schedule 1488-A, from Rural 3 (R-3) to General Industrial (M-1) zone, as shown on Map Schedule 1488-A.

- A. That the map appended hereto as Zoning Amendment Map Schedule 1488-A showing such amendments is an integral part of this bylaw.

3) **SEVERABILITY**

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

4) **READINGS AND ADOPTION**

READ A FIRST TIME THIS

25th day of September, 2018

A PUBLIC HEARING WAS HELD THIS 29th day of November, 2018
READ A SECOND TIME THIS day of
READ A THIRD TIME THIS day of
ADOPTED THIS day of

Chair/Vice Chair

Corporate Officer/Deputy

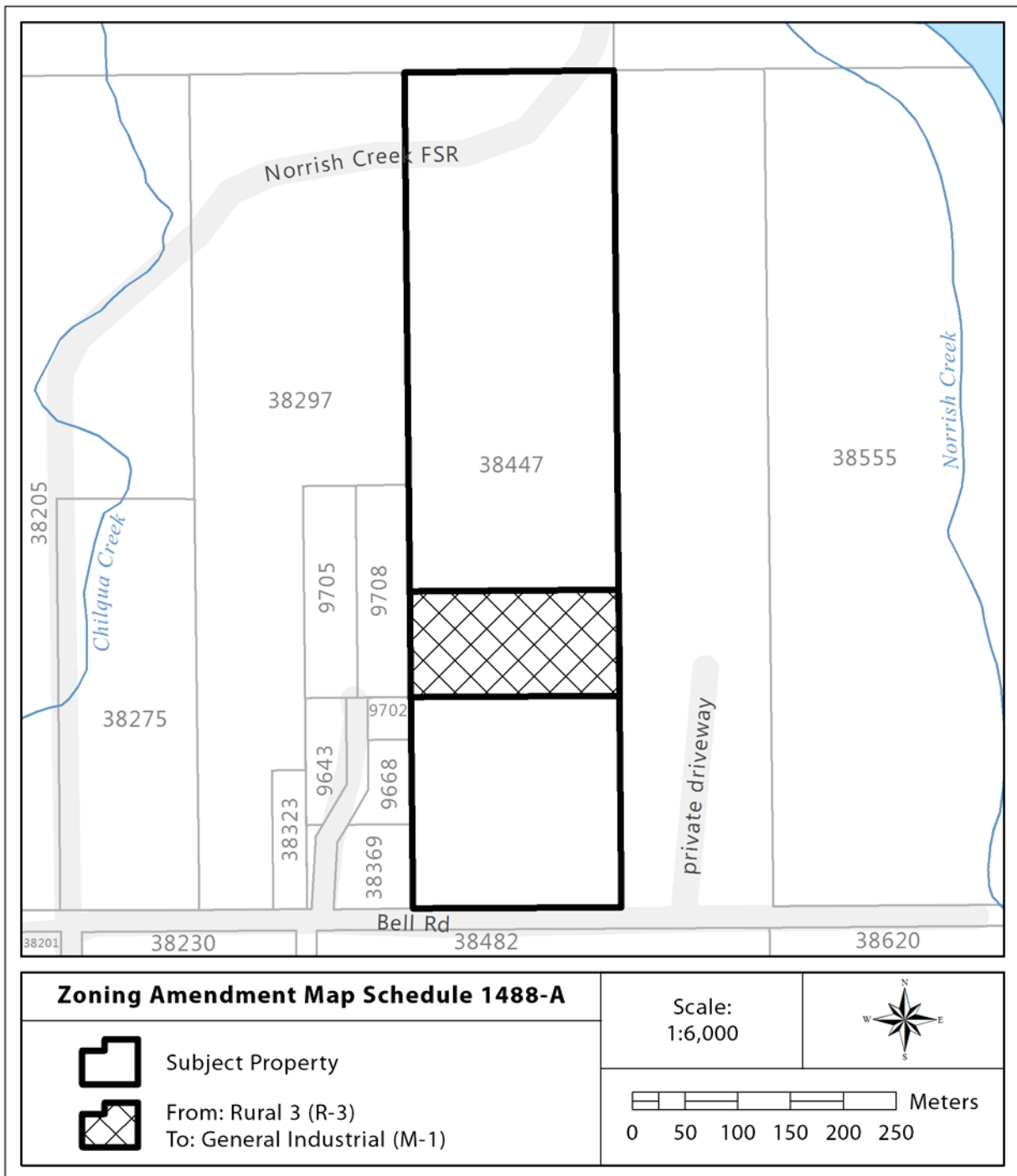
5) CERTIFICATION

I hereby certify the foregoing to be a true and correct copy of *Fraser Valley Regional District Electoral Area G Zoning Amendment Bylaw No. 1488, 2018* as read a third time/adopted by the Board of Directors of the Fraser Valley Regional District on the

Dated at Chilliwack, B.C. this

Corporate Officer/ Deputy

FRASER VALLEY REGIONAL DISTRICT BYLAW NO. 1488, 2018
Zoning Amendment Map Schedule 1488-A



This is map 1 of 1 constituting Zoning Amendment Map Schedule 1488-A, attached to and forming part of *Fraser Valley Regional District Electoral Area G Zoning Amendment Bylaw No. 1488, 2018*.

To: CAO for the Electoral Area Services Committee

Date: 2018-12-11

From: Dawn Smith, Planner II

File No: 6480-20-427

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

RECOMMENDATION

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

THAT the Fraser Valley Regional District Board authorize community engagement as outlined in the report dated December 11, 2018 to provide feedback on the draft Official Community Plan Bylaw No. 1501, 2018;

AND THAT draft *Fraser Valley Regional District Official Community Plan for Popkum – Bridal Falls, Bylaw No. 1501, 2018* be referred to various agencies for comment.

STRATEGIC AREA(S) OF FOCUS

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

PRIORITIES

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

BACKGROUND

An official community plan 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” (Local Government Act, s. 471(1)).

An official community plan does not commit or authorize the regional district to proceed with any project that is specified in the plan. Its primary effect is that all bylaws enacted or works undertaken by the Regional District Board, after the adoption of the OCP must be consistent with the plan (Local Government Act, s. 478).

The current Popkum-Bridal Falls OCP has served the community for over 20 years. The OCP was first adopted in 1998, with several amendments to facilitate suburban residential and commercial

developments. Overall, the OCP has been an effective tool and development has occurred generally as set out in the Plan policies. Plan policies have guided an average annual population growth of 2.2% from 1,065 persons in 1996 to 1,529 persons in 2016 (Statistics Canada).

The OCP outlines the long-term vision for the future of Popkum-Bridal Falls and a course of action to achieve it. In order to respond to a growing community and changing values, the Popkum-Bridal Falls OCP update was initiated in 2014 with consultation and outreach to the community, First Nations, industry/business, Popkum Ratepayers Association, and Provincial ministries.

The OCP contains new and revised policies that reflect consultation with:

- Community events – three public events and online survey
- Industry and developer focussed workshops
- Popkum Ratepayers – seven meetings
- Individual landowners – multiple meetings
- Stakeholders of interest – twenty five groups
- Community wide online survey
- Two community events - open house format
- School District #33
- City of Chilliwack
- Ministry of Transportation and Infrastructure
- Agricultural Land Commission
- First Nations, including Stó:lō, Peters Band, Popkum and Cheam First Nation
- BC Parks

As part of the OCP update, an overview geohazard assessment was completed by Braun – Cordilleran Geoscience which unexpectedly identified a complex slope of concern that needed further technical investigation. The subsequent technical investigation and report was completed in Spring 2018. The Bridal Falls Landslide Hazard Assessment – Timber Camp Linears report was prepared by BGC Engineering Ltd. Policies that reflect the new Bridal Falls geohazard information have been incorporated into the draft Plan.

New OCP policies continue to focus residential growth and development in the West Popkum area and support the Bridal Falls tourism recreation corridor. The update contains new policy to address: infrastructure and services; suburban residential infill and design policies; parks and trails' agri-tourism; the Agricultural Land Reserve; and, geohazard policies. Details of the new policies are summarized in the Discussion section below.

In addition to policy updates, ensuring the OCP document is accessible to all users is an important overall objective. The number of Development Permit Areas has been reduced to five from the previous six. The OCP update includes revisions to the format/layout, photos and utilizes straightforward language and illustrations where possible.

DISCUSSION

Significant policies in the Popkum-Bridal Falls OCP draft include:

Policy Themes	Description
Parks and Trails	<ul style="list-style-type: none"> Popkum-Bridal Falls is rich in parks but lacks trail connections between important assets such as Cheam Lake Wetlands Regional Park, Bridal Veil Falls Provincial Park, the Fraser River and the three local community parks. OCP policies identify: potential park sites along the Fraser River and Mount Cheam base; possible Cheam Lake Wetlands Regional Park expansion; significant trail corridors to connect existing parks; and, neighbourhood linear trail options including pedestrian crossings in West Popkum. Additional policies include support for partnerships with First Nations / Province of BC / NGO's, consideration of long-term financial viability of park assets; use of native plants in landscaping; and, advocacy for extending the open season of Bridal Veil Falls Provincial Park.
Suburban Residential growth and design	<ul style="list-style-type: none"> Plan policies maintain the 800-1,100 metre square lot sizes that were identified by ratepayers as a key value of the community. Design policies support gentle infill opportunities to address: privacy, tree retention, linear trails, building design, and lot layout.
Infrastructure and Services	<ul style="list-style-type: none"> Policy to introduce development nodes for sewer servicing in West Popkum which support a new Class A+ sewer system for the community.
Geohazard and Risk Management	<ul style="list-style-type: none"> Plan policies introduce the new geohazard overview study by Cordilleran-Braun Geoscience which identifies potential hazard and significant hazard areas, including specific hazard types (i.e. debris flow, debris flood, etc.). Includes new Development Permit Area to address Timber Camp Linears rock avalanche. Exemptions will allow development to proceed unless subdivision or density increase is proposed.
Bridal Falls Uplands	<ul style="list-style-type: none"> The hillside area west of Bridal Falls features a cluster of several hundred acres of privately owned lands free of geotechnical hazards and outside the ALR. These lands present an opportunity

	<p>for future growth once the West Popkum area is built out.</p> <ul style="list-style-type: none"> Plan policy supports neighbourhood plan process for this area to address water, sewer, and road/transportation services, parks and trails, and hillside development guidelines.
Tourism Commercial	<ul style="list-style-type: none"> Popkum and Bridal Falls each feature core commercial areas that are growing and evolving as consumer needs change. Business community feedback has identified a lack of tourism destination since the loss of the Dinotown and Minter Gardens attractions; the lack of profile/advertising to draw the travelling public off the Trans-Canada Highway #1 to utilize local businesses. Popkum residents have expressed a desire to maintain high quality tourism commercial. Plan policies include Development Permit Area for form and character to support quality architecture.
Agriculture	<ul style="list-style-type: none"> ALR lands encircle the residential neighbourhood of Popkum and contribute to the rural character of the community. Plan policies clarify the framework for ALR boundary adjustments and support agri-tourism and accommodation uses (when accessory to a farm use).

Next Steps

Milestone	Target Date
First Reading of OCP Electoral Area Services Committee and Regional Board	December 2018
Popkum Ratepayers Annual General Meeting (AGM) Presentation of Draft OCP and invitation for feedback	January 2019
Feedback to Draft OCP <ul style="list-style-type: none"> - Informal Review Committee - Referrals to Stakeholders - Newsletter - Open House(s) Event - Survey 	Spring 2019
Revisions Based on feedback	Spring 2019
Consider the OCP in conjunction with Financial Plan & other plans	Summer 2019

2nd Reading of OCP Electoral Area Services Committee and Regional Board	
Referral of the OCP to the Agricultural Land Commission	Summer 2019
Open House & Public Hearing	Summer 2019
3rd reading and adoption* Electoral Area Services Committee and Regional Board <i>*subject to consideration of public hearing feedback</i>	Summer 2019

COST

Draft Popkum-Bridal Falls Official Community Plan Bylaw No. 1501, 2018 contains policies identifying the need for neighbourhood plan for Bridal Falls Uplands, ALR boundary review, park management planning and other activities that, if acted on, would have significant costs. However, these actions are anticipated to be development driven or would require separate consideration, budgeting and approval by the Regional Board before being undertaken. Plan policies alone do not authorise or commit the Regional District to undertake these actions.

Further consideration of the impact of this draft plan on the FVRD Financial Plan will happen, as required by the Local Government Act, prior to second reading and public hearing. Comments from Director of Finance regarding the impact of the draft plan on the Financial Plan will be sought to assist the Board with its consideration in this respect.

Costs associated with the development of this plan are provided for in the EA Planning budget.

CONCLUSION

The draft Popkum-Bridal Falls Official Community Plan Bylaw No. 1501, 2018 is ready for public feedback and developed to an extent that it would now be productive for it to receive initial consideration by the Board, be made available for public review, and be referred to various agencies for comment. Amendments to the draft plan, such as those arising from community feedback, will be consolidated and presented to the Board at second reading. The public hearing will happen after second reading.

COMMENTS BY:

Graham Daneluz, Deputy Director of Planning & Development reviewed and supported

The current official community plan (OCP), adopted in 1998, has been successful in achieving the development concept outlined in the plan. The fundamental land use patterns and development

services are now established. The role of this next plan, *Bylaw 1501*, is to guide the remaining infill development in Popkum so that it integrates sensitively into the community and enhances the network of trails, parks and greenspaces. This will happen over the next 10-20 years. In Bridal Falls, the new plan continues to support recreation-oriented commercial development within the constraints associated with its location at the base of steep mountain slopes. This draft OCP was developed with extensive public input and technical review. It is a comprehensive document that provides an updated vision and framework to guide land use decisions in the Bridal-Falls community.

Margaret Thornton, Director of Planning & Development	reviewed and supported
Mike Veenbaas, Director of Financial Services	No further financial comment.
Paul Gipps, Chief Administrative Officer	Reviewed and supported

FRASER VALLEY REGIONAL DISTRICT

BYLAW NO. 1501, 2018

A Bylaw to Adopt an Official Community Plan for Popkum-Bridal Falls, Electoral Area "D"

WHEREAS the Fraser Valley Regional District Board of Directors ("the Board") has deemed it advisable to adopt *Fraser Valley Regional District Official Community Plan for Popkum-Bridal Falls Bylaw No. 1501, 2018* for a portion of Electoral Area "D";

THEREFORE the Board enacts as follows:

1) CITATION

This bylaw may be cited as *Fraser Valley Regional District Official Community Plan for Popkum-Bridal Falls Bylaw No. 1501, 2018*.

2) AREA OF APPLICATION

This bylaw shall apply to the area shown on the map attached hereto as *Schedule 1 Boundary of the Plan Area* contained in *Schedule 1501-A Official Community Plan*.

3) SCHEDULES

Fraser Valley Regional District Official Community Plan for Popkum-Bridal Falls Bylaw No. 1501, 2018 is comprised of the text, schedules, maps, tables and figures contained in *Schedule 1501-A Official Community Plan* which forms an integral part of this bylaw.

4) SEVERANCE

If any schedule, section, subsection, sentence, clause, phrase or map of this Bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Bylaw.

5) REPEAL

Official Community Plan for Popkum-Bridal Falls part of Electoral Area "D" Bylaw No. 200, 1997, and any and all amendments thereto, are hereby repealed.

6) READINGS AND ADOPTION

READ A FIRST TIME THIS _____ day of _____

READ A SECOND TIME THIS _____ day of _____

A PUBLIC HEARING WAS HELD THIS _____ day of _____

READ A THIRD TIME THIS _____ day of _____

ADOPTED THIS _____ day of _____

Chair/Vice-Chair

Corporate Officer/Deputy

7) CERTIFICATION

I hereby certify the foregoing to be a true and correct copy of *Fraser Valley Regional District Official Community Plan for Popkum-Bridal Falls Bylaw No. 1501, 2018* as adopted by the Board of Directors of the Fraser Valley Regional District on the _____ day of _____.

Dated at Chilliwack, B.C. this _____ day of _____

Corporate Officer/ Deputy

**FRASER VALLEY REGIONAL DISTRICT
OFFICIAL COMMUNITY PLAN FOR POPKUM-BRIDAL FALLS
BYLAW NO. 1501, 2018**

**SCHEDULE 1501-A
Official Community Plan**

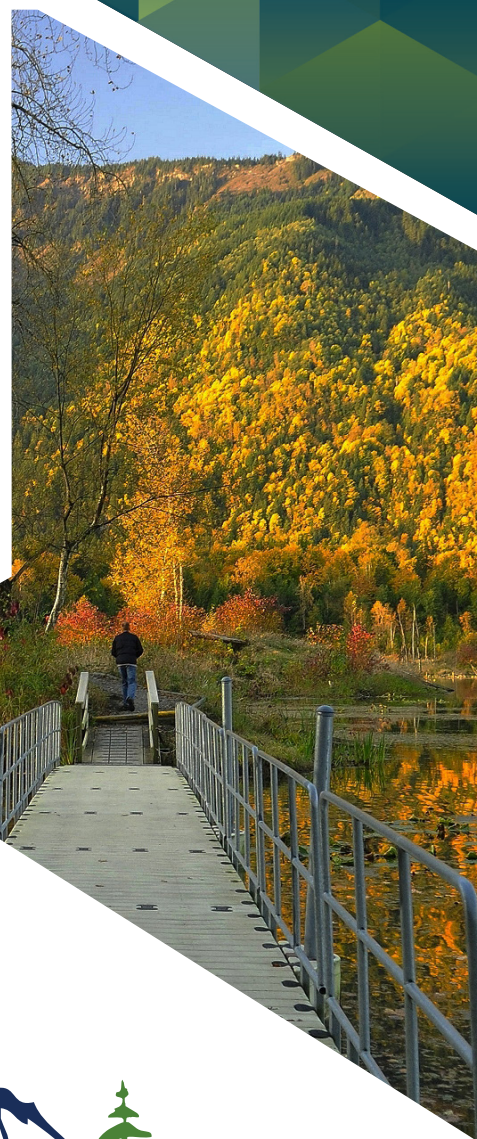
This is *Schedule 1501-A Official Community Plan* which is attached to and which forms an integral part of *Fraser Valley Regional District Official Community Plan for Popkum-Bridal Falls Bylaw No.1501, 2018*.

Chair/Vice Chair

Corporate Officer/Deputy

OFFICIAL COMMUNITY PLAN

POPKUM – BRIDAL FALLS



Serving citizens and communities first.

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le. PG.2 – Rosedale Annie (flickr)

Acknowledgements

Thank you for your participation

Thank you to the numerous individuals and agencies who helped develop and inform the Official Community Plan. The Plan was developed in consultation residents, business owners and stakeholders of Popkum- Bridal Falls. Representatives of the Cheam First Nation and Stó:lō governments were consulted in the development of the Plan. In addition, representatives from the Agricultural Land Commission, City of Chilliwack, School District Number #33, Ministry of Transportation and Infrastructure, BC Parks and other governments and agencies provided valuable input.



**Children's art, My Popkum-Bridal Falls
Popkum Fire Department Open House
October 2015**

Children's art comes to life. All the elements that make Popkum-Bridal Falls a desirable place for residents and visitors....easily accessible mountains, forests, and outdoor recreation.

1.0 INTRODUCTION

1.1 Purpose of the Official Community Plan

What is an Official Community Plan?

An Official Community Plan identifies where we are going and how we will respond to growth and change over the next 20 years.

- **Sets out the big picture** for the future of the community.
- **Long term perspective** to identify what will Popkum-Bridal Falls be like in 20 years?
- **Broad statement of objectives and policies** that support the long term vision for Popkum-Bridal Falls.
- **Guides the Regional Board** with Plan policies give direction to decisions, not regulation. Bylaws enacted and works undertaken by the Regional District must consider the OCP policies.
- **Reflects community values and balances interests** based on feedback from stakeholders and citizens to the Regional Board.
- **Wide ranging impact** with policies that impact a broad range of Regional District interests from sewage disposal, subdivision to parks, and more.
- **Identifies steps** to address community needs. Not all issues are resolved by the Plan. Implementation of Plan policies will occur over time through subsequent specific plans, bylaws and as development occurs.



Provincial legislation in the *Local Government Act* requires OCP's to address the following key areas:

- **residential development** and their location, amount, type and density required to meet anticipated housing needs over a period of at least 5 years;
- **commercial development; industrial, institutional, agricultural, recreational and public utility land uses** and their respective location, amount and type of both present and proposed uses;
- **sand and gravel deposits** and their location and area suitable for future extraction;
- **hazardous and environmentally sensitive lands**, and development restrictions for their use;
- **major road, sewer and water systems** and their approximate location and phasing;
- **public facilities** proposed for the area, and their approximate location and type.

housing
better
parks
future
cost
living
Bridal-Falls
Popkum
water
services
development
trails

1.2 Effect of the Plan

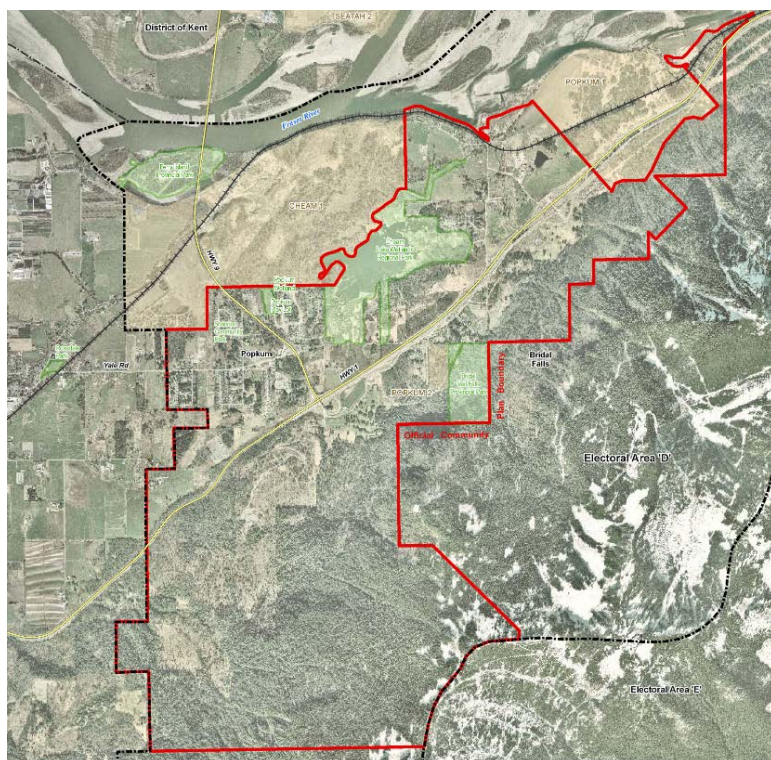
What does an OCP do?

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

- **Zoning bylaw amendments must be consistent.** A zoning bylaw enacted prior to the effective date of this Plan is not altered by this Plan. Where such a bylaw is amended, the amending bylaw must be consistent with the provisions of the Official Community Plan.
- **OCP Policy is a guide, not obligation.** The adoption of this Plan does not commit the Regional Board or any other governmental body to undertake any project outlined herein, nor does it authorize the Regional Board or any other governmental body to proceed with a project except in accordance with the procedures and restrictions laid down by any Act.
- **All bylaws must be consistent with the OCP.** All bylaws enacted and works undertaken by the Regional Board shall be consistent with the Official Community Plan.

1.3 Plan Area Location and Boundaries

Where does the OCP apply?



Popkum and Bridal Falls is part of Electoral Area "D".

The community is located just east of the City of Chilliwack's eastern boundary, between the Cheam ridge and the Fraser River.

The Official Community Plan boundary covers 4482 hectares (11,076 acres).

The formal boundaries of the Plan area are shown on Schedule 1 - Boundary of Plan Area.

1.4 The Planning Process

How the Plan was created

The preparation of this Official Community Plan involved consultation with the Popkum-Bridal Falls residents, provincial and federal agencies, local interest groups and others. The planning process included:

- open house sessions at Parks Day event in Cheam Lake Wetlands Regional Park and Popkum Fire Department Open House event;
- breakfast meetings with developer and business community in Popkum and Bridal Falls;
- newsletters & surveys mailed and available online to households in the Plan boundary;
- early and on-going consultation with various agencies;
- extensive dialogue with Popkum Ratepayers Association, comprised of local residents and property owners;
- many meetings with stakeholders, government agencies, Cheam First Nation and others; and,
- open houses and public hearings prior to the adoption of the Official Community Plan.

Consultation was guided by “Electoral Area “D” Official Community Plan Update: Consultation Strategy and the Electoral Area Services Committee (EASC) and the FVRD Regional Board. The OCP bylaw was adopted at the <insert date here, 2019> Regional Board Meeting.



1.5 Plan Structure and Interpretation

How to read and use the OCP

In this Official Community Plan, policies are numbered and clearly identified. Policies are often preceded by a discussion which is intended only to provide the reader with context.

Discussions are summaries only. They do not constitute Plan policies.

Key Interpretation Terms

Policy intent of the Regional Board is expressed through Plan policy. Particular attention should be given to the wording of policies contained in the Plan:

“shall”	imperative course of action which is within the scope of the Regional Board’s powers to provide, enact, regulate or enforce;
----------------	--

“should”	desirable course of action to be taken by the Regional Board or other body or person;
-----------------	---

“may”	permitted course of action which is available to the Regional Board or other bodies or persons; and,
--------------	--

“will”	result to be expected on the basis of present information.
---------------	--

Policy

1.5.1 Understanding the differences of statements, policies and discussions. In this Plan, only statements clearly identified as policies of the Regional Board should be understood as Plan policies. Plan policies stand on their own as expressions of the Regional Board. Discussions, or non-policy statements, within the Plan are brief summaries provided for context only. They do not constitute plan policies and must not be interpreted as complete statements of the intention of the Regional Board with respect to the policies that follow them.

1.5.2 Designation boundaries are generalized. Boundaries between different land use designations are general and are not intended to be hard boundaries, particularly in split designated lands, or in circumstances where topography, agricultural land uses, watercourses affect land use.

Understanding the Plan Structure

Policies

- numbered and clearly identified;
- prefaced with the title 'Policy';
- discussed and given context in the preceding paragraph which is intended only to provide the reader with a better understanding;
- stand on their own.

Discussions

- summaries only and are not comprehensive;
- not Plan policy and not be interpreted as complete statements of the intention of the Regional Board with respect to the policies that follow them.

Schedules

- Display official designations of the Regional Board, including;
 - land use designations;
 - current and potential parks; and
 - development permit areas.
- Boundaries between different land use designations are general and are not necessarily intended to conform to property lines.
- Information is updated and amended as required.

Maps

- Display information that is useful in understanding Plan policies and their context, including;
 - Agricultural Land Reserve (ALR) boundaries;
 - floodplain and hazardous areas
 - service areas of the FVRD.
- Information is unlikely to be updated. Readers should be aware that they will become outdated.

1.6 Plan Amendment and Review

How and when does the OCP evolve and change?

The Plan will need to evolve and change over time when community values shift, new information or legislation arises, or significant or unanticipated development proposals come forward. Plan amendments should include extensive public input and reflect the interests of the community.

Typically a Plan update or amendment occurs by:

- **Application.** Development proposals which require rezoning and are inconsistent with Plan policy will require an OCP amendment application. The Regional Board will respond to defer, reject or accept the application, and determine if a Plan policy review is necessary.
- **Regional Board direction.** Periodic review of the Plan may be necessary to update policies and respond to new information, servicing or hazard studies, development trends, or legislation.

Policy

- 1.6.1 **Periodic updates anticipated.** An update and review of the Official Community Plan should occur periodically to ensure policies reflect community interests and direction on development and land use over the next 20 years, as changing community values and needs arise.
- 1.6.2 **Consultation necessary.** Public consultation and a Public Hearing as required by the *Local Government Act* may be necessary when completing an Official Community Plan review and amendment.
- 1.6.3 **Major amendments.** Major amendments to the Plan for complex proposals or which involve uses not contemplated within the Plan area and unanticipated by Plan policy may be deferred until broader Plan amendment and consultation process is complete. Additionally, the Board may wish to consider such Plan amendment applications separate from any related zoning amendment applications.

1.7 Consultation and Cooperation

Working together

Successful implementation of the Official Community Plan depends upon community support, stakeholder involvement and the cooperation of senior governments. Accordingly, the policies of this Plan reinforce the Regional Board's commitment to open discussion, local involvement and cooperation in community development. Key partners in the development and ongoing implementation of the OCP include;

- Property Owners and Residents
- Business and Industry
- Cheam First Nation
- Popkum First Nation
- City of Chilliwack
- School District No.33
- Agricultural Land Commission
- Province of British Columbia

Policy

- 1.7.1 **FVRD commitment to consultation.** Consultation during the development, amendment or repeal of this Official Community Plan will meet or exceed the requirements of Section 475 of the *Local Government Act*. Consultation should be commensurate with the scope of the change contemplated.
- 1.7.2 **Working together with community, neighbours and stakeholders.** The Regional District will work together and assist in coordinating discussions between property owners and residents, school districts, provincial and federal agencies on matters of land use, roads and services.
- 1.7.3 **Broad based and early consultation is encouraged.** Development proponents which require a zoning and/or OCP amendment should undertake early communication and consultation with community stakeholders, including but not limited to property owners, residents, business operators and First Nations to identify areas of mutual interest, concerns and options.
- 1.7.4 **First Nations.** Neighbouring Popkum and Cheam First Nations, and the broader First Nations community interests should be consulted about amendments to this Plan that may affect their interests, particularly when land designations on Crown land or along our shared boundary are under consideration; cultural impacts; shared services; or, partnerships opportunities. The scope and form of consultation shall be determined by the Regional Board and informed by discussion with the First Nations.
- 1.7.5 **City of Chilliwack.** The City of Chilliwack should be consulted about amendments to this Plan that may affect their interests, particularly when land designations along the municipal boundary are under consideration; transportation/traffic implications are evident; major services are proposed; or, opportunities for shared services and coordinated planning are apparent. The scope and form of consultation shall be determined by the Regional Board and informed by discussion with the municipality.

1.8 Implementation

Role of the Plan Policy

The policies of the Plan may be implemented in a number of ways. Policies respecting matters within the jurisdiction of the Regional District can be implemented through the provision of services; servicing practices and standards; and, the subdivision and development control process, including zoning bylaws, subdivision standards, and the issuance of permits.

The Plan also contains advocacy policies which relate to matters that are the jurisdiction of provincial agencies or other authorities. These policies may be advanced through liaison with the responsible authority, including referral responses.

Policy

- 1.8.1 **Range of implementation roles.** The policies of this Plan will be implemented by the Regional Board in a variety of ways, including subdivision and development control, servicing decisions and policy approaches. Plan policies which relate to matters that are the jurisdiction of provincial agencies or other authorities will be advanced through liaison, advocacy and referral responses.
- 1.8.2 **Approving Officer.** This Plan may be taken by the Ministry of Transportation and Infrastructure Subdivision Approving Officer as a statement of the public interest.

2.0 OUR COMMUNITY



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2.1 Community Overview

Rural character with urban services

Popkum and Bridal Falls are two distinct neighbourhoods with an overall population of 1529 residents¹. The community is located between the lower slopes of Mt. Cheam and the Cascade mountain range on an upland bench along the Fraser River, yet largely outside of the floodplain. This natural setting provides a scenic backdrop for the two distinct neighbourhoods:

- **Popkum** – a suburban residential neighbourhood bordered with conservation and agricultural lands in east Popkum.
- **Bridal Falls** – an existing tourism commercial corridor with a mix of destination activities, services, resort-accommodation and residential.

Popkum-Bridal Falls has a wide range of amenities and services that support a rural lifestyle and assist residents and businesses in meeting their day to day needs. More specialized services require travel to Chilliwack and points beyond. Local services include:

- **Commercial services.** Service station, garden centre and food service business at the (a) Highway 9 and Yale Road roundabout, (b) Bridal Falls Road corridor.
- **Park facilities** at Shannon Community Park, Rose Garden Community Park, Stonewood Community Park, two planned community parks at Thompson Road and west of Llanberis Way. In addition to larger parks; Cheam Wetlands Regional Park and Bridal Veil Falls Provincial Park.
- **Walking trail network** – expanding with each new development
- **Fire Department** – Popkum Volunteer Fire Department
- **Community water** – system owned and operated by the FVRD
- **Highway access.** Highway 9 and Highway 1 access
- **Rosedale Community Traditional School**, grades K-10 (built in 2010)
- **Transit service** between Chilliwack and Harrison Hot Springs with up to 19 trips daily (2017).

¹ 2016 Statistics Canada Census

2.2 Population and Building Statistics

A Growing Community

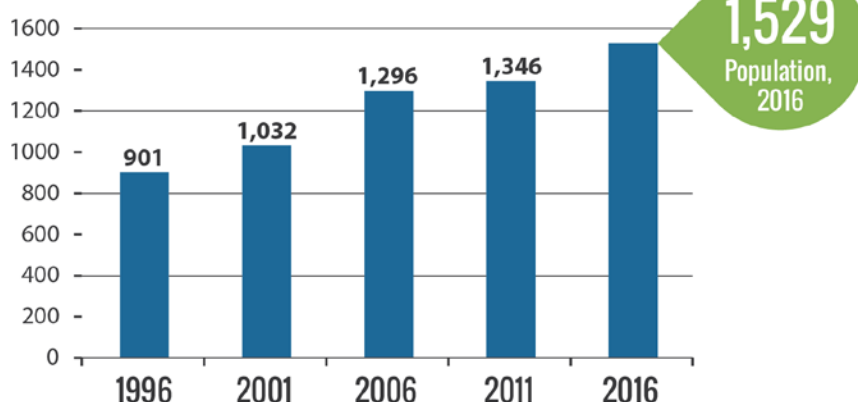
Understanding the dynamics and character of population growth is important for identifying the amount and type of land use needs of a community. This section will look at population, mobility, household and family characteristics, and economic properties. Unless otherwise noted, data used in this section are derived from the Statistics Canada Census.

Popkum-Bridal Falls is a unique community in the Fraser Valley, with a niche of valuable, large suburban residential lots and high quality housing, along with tourism commercial businesses in a natural setting and outdoor recreation opportunities. Not surprisingly, the community demographics reveal a population increase of 12% (2011-2016) to 1529 residents, of predominantly families with above average incomes and education than other FVRD communities.

Overall Population

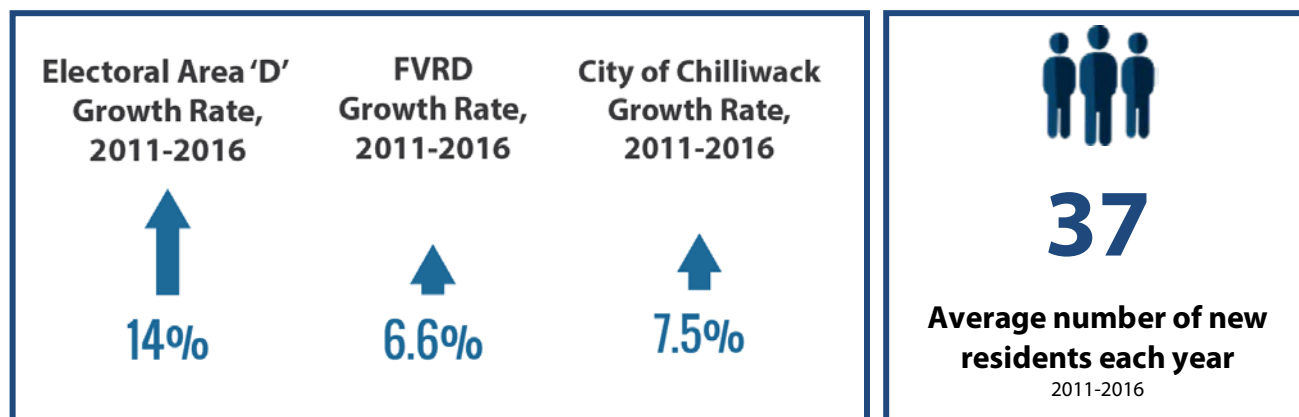
Residents are increasingly drawn to the neighbourhoods of East and West Popkum as new developments proceed over the years. Since 1996, the community has increased by 628 residents. This represents 70% population growth over 20 years.

Electoral Area 'D' Population, 1996-2016



Population Growth and Trends

Electoral Area D grew at a faster rate than the overall Fraser Valley Regional District as a whole between 2011 and 2016.

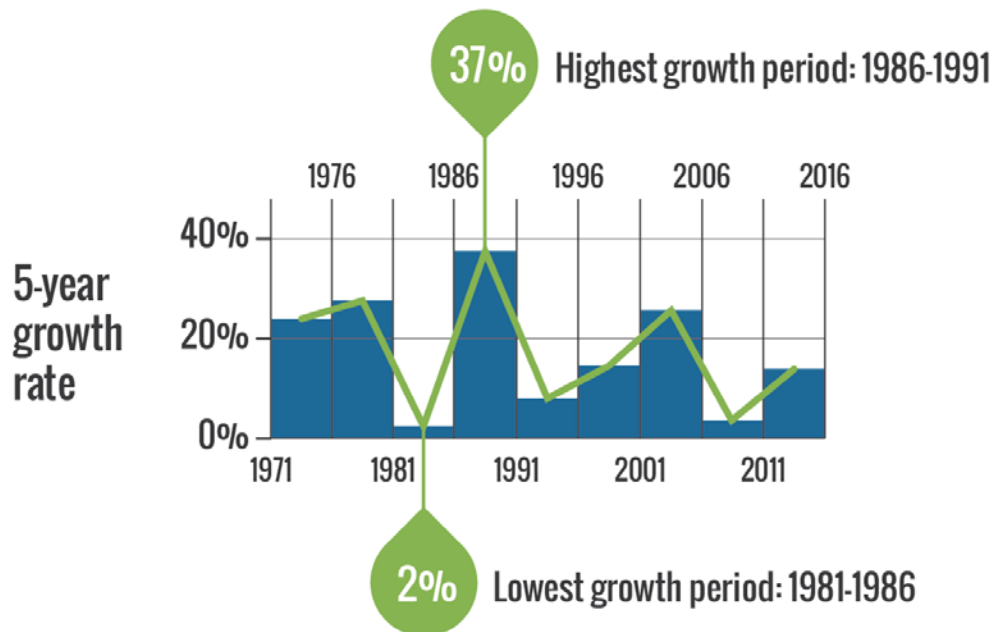


Growth Trends

Stable growth with peaks

Population growth in Electoral Area D has peaked over certain 5-year periods and remained relatively flat in others. Most notably, the population growth between 1986 and 1991 was 37%, with a high level of subdivision activity allowing more families to move into the area.

Electoral Area 'D' Population Growth Rate



Periods of rapid population increase followed by stable periods are typical in Popkum-Bridal Falls. The 12% population growth experienced between 2011 and 2016 is below the average 5-year growth rate of 17% for the Electoral Area since 1971.

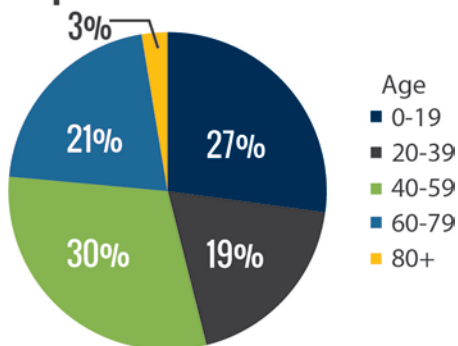
5-year growth rate average (1971-2016): **17%**

Population Age

Local Population

Age characteristics for Area D indicate that most residents were either young or middle-aged, with those aged 80 or older representing less than 3% of the overall population. Millennial residents (those aged 20-39 in 2016) represented a smaller proportion of the population than did their younger and older counterparts.

Electoral Area 'D' Population Breakdown

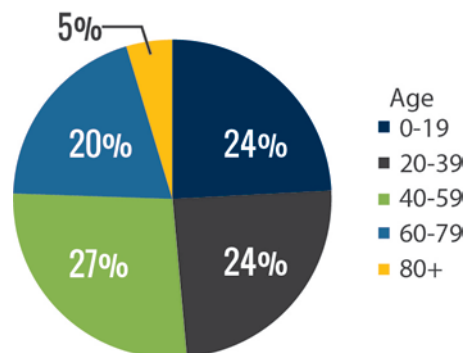


Average age
in Area 'D': **40**

Regional Population

The Fraser Valley Regional District as a whole had a more even age distribution than Area D, with more millennials, and nearly twice the proportion of residents aged 80+. Those aged 40-59 still represented the largest proportion of the overall population.

FVRD Population Breakdown



Average age
in FVRD: **41**

Housing

Most Popkum-Bridal Falls residents live in single-family homes. 86% of dwelling units in 2016 were single-family homes, with the remaining 14% made up of mobile homes and other dwelling types. There are no apartment buildings or duplexes in Electoral Area D.

The average household size in Popkum-Bridal Falls in 2016, at 2.8 persons per household, is slightly above the average for the Fraser Valley Regional District of 2.7 persons. This is unchanged from 2011 Census data.



Single-family
homes in Area 'D'



Mobile homes
in Area 'D'



Average
persons per
household

Household Characteristics

Nearly half of all Electoral Area "D" households do not have children residing within the home.

41% of households
were home to 2
people in 2016

Of the 425
Couples
in Area D:



Have
Children

Have No
Children

Electoral Area "D" residents are more likely to be in a married or common-law relationship vs. FVRD average.

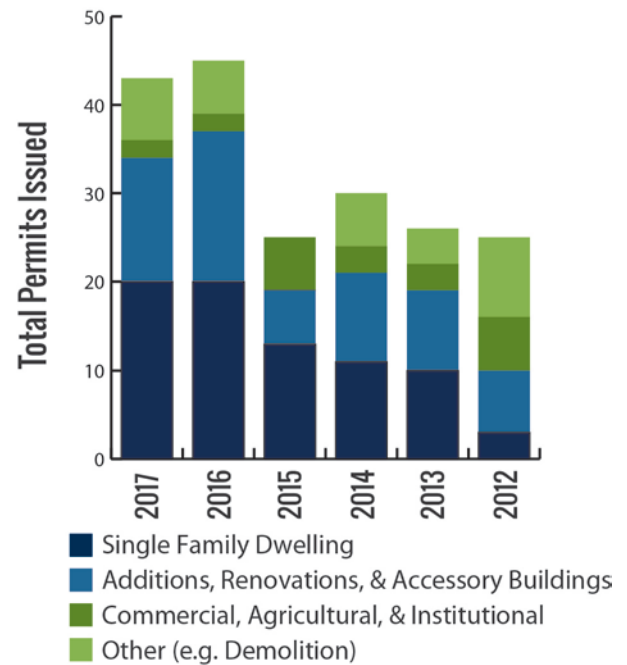
Percentage of Area D
residents aged 15+
married or common law: **72%**

Percentage of FVRD
residents aged 15+
married or common law: **60%**

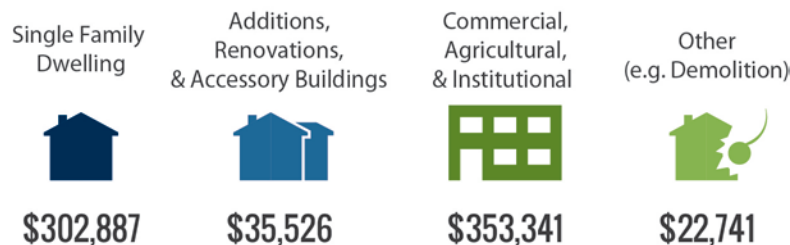
Development Data and Trends

Building Permits

2012-2017 FVRD Building Permit Statistics indicate that in this 6-year period, there was an average of 32 Building Permits of all types issued per year. In 1996, the year the previous Official Community Plan for Area D was released, building permit applications averaged 35 per year for the previous 5-year period.



Average Value of Issued Permits by Building Type, 2012-2017



Subdivision Activity

The majority of Electoral Area D's population is clustered in Popkum, a small area in the southwestern corner of the Electoral Area.

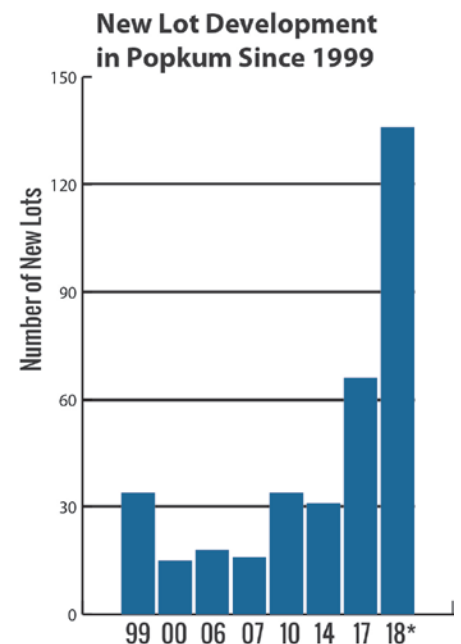
Popkum has been home to a number of subdivision developments since the 1970s that help explain the 'peaked' population growth spurts, followed by periods of relatively low population growth. As the area has filled out in the past two decades, fewer subdivisions have developed.

Approximately 350 lots were created between 1999 and 2018*, while over 200 were created between 1979 and 1995.

Total new lots created in Area 'D' since 1999: **350**

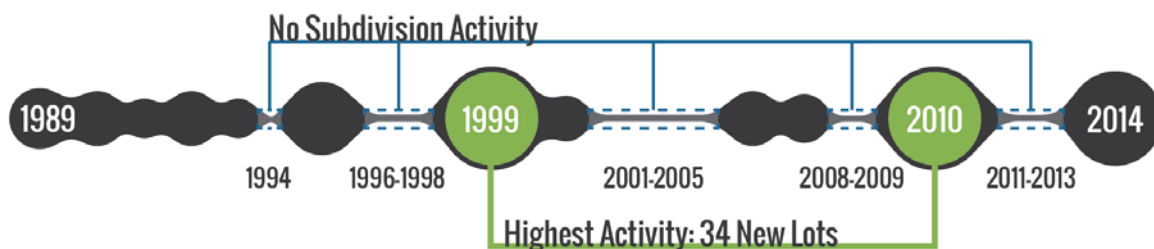
Equivalent to **980**

residents based on 2.8 persons per household, the 2016 average household size.



*Proposed

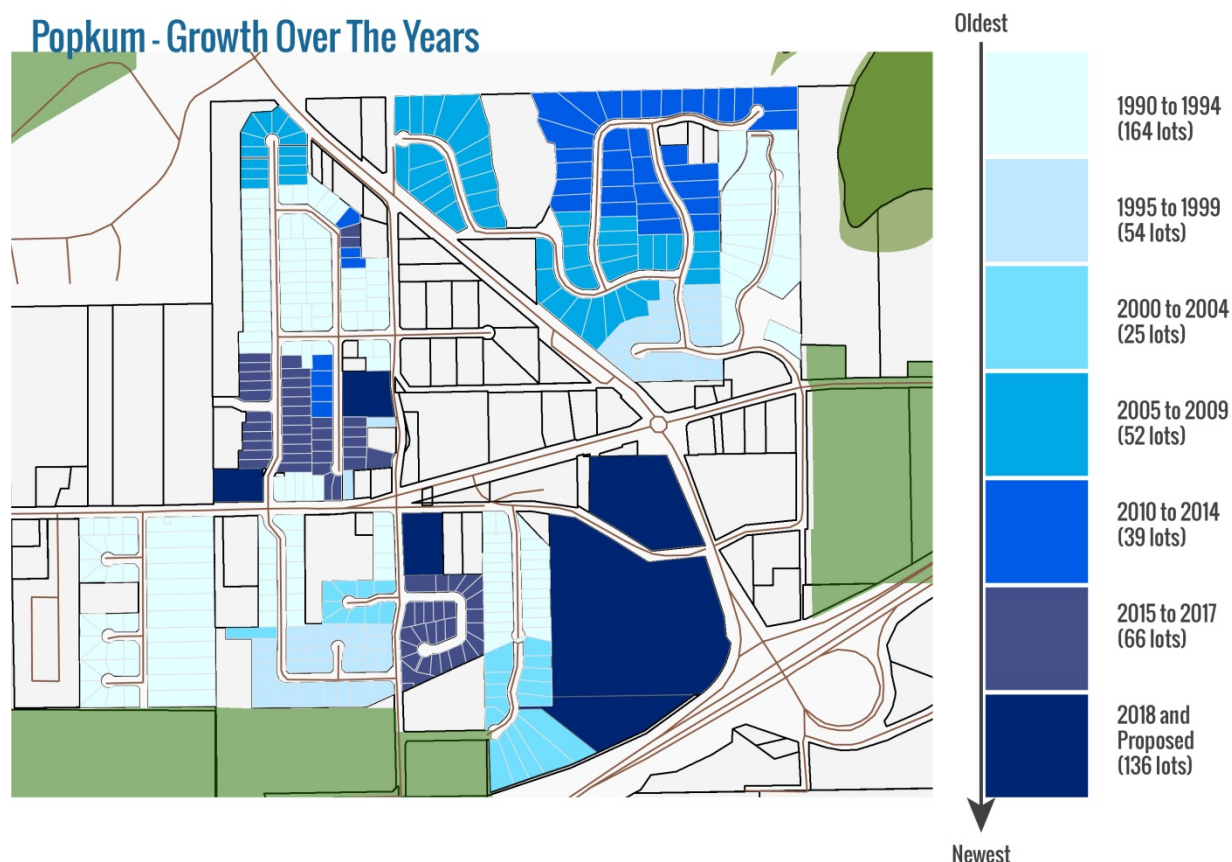
Popkum Subdivision Activity, 1989-2014



Subdivision activity resulting in new lots for single-family homes has occurred in spurts, with some years seeing a significant number of new lots (up to 34 per year in 1999 and 2010) and other years seeing no new lots.

Future development will continue in West Popkum, with undeveloped lands designated for expanded residential development, and looking further ahead to future development opportunities in the Bridal Falls uplands. Remaining lands in Popkum-Bridal Falls area are constrained by geohazards and/or the Agricultural Land Reserve (ALR). ALR lands are designated by the Agricultural Land Commission for agricultural uses only.

Popkum - Growth Over The Years



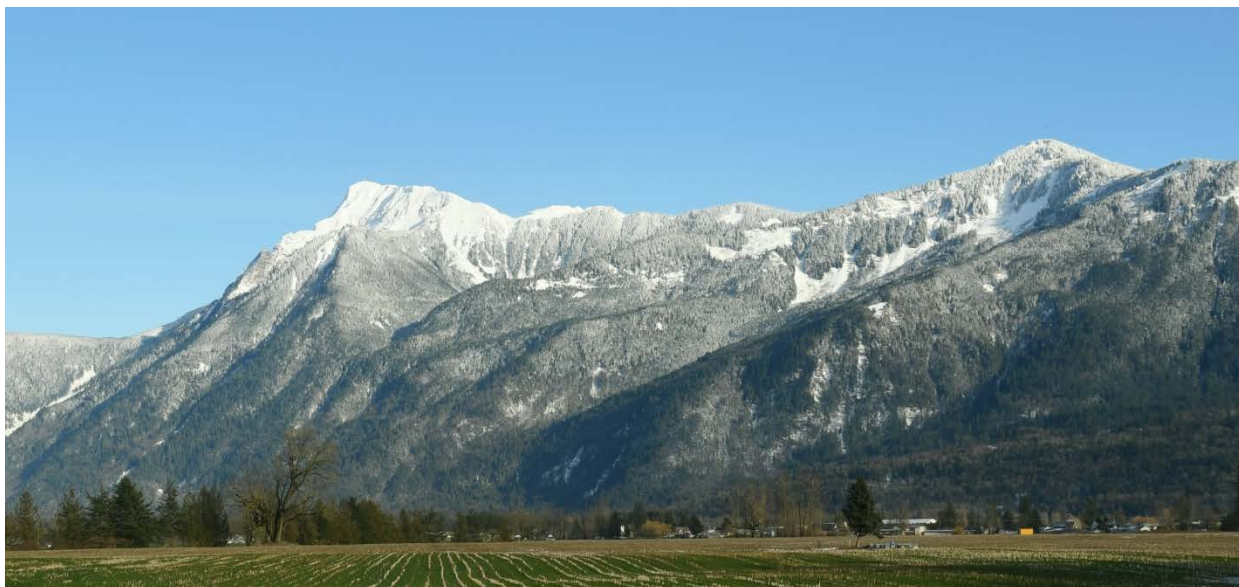
2.3 First Nations – Our Neighbours

Lands within the Popkum-Bridal Falls Plan area are located within Stó:lō territory. Neighbouring reserves includes the Cheam, Peters and Popkum Bands. The FVRD engages with affected first nations regarding any proposals to amend the Official Community Plan and those identified through the Province of BC's Consultation Database.

Consultation regarding land use matters may also be an avenue for increased co-operation, understanding, and dialogue between First Nations and the Regional District and a basis for good-neighbour relations and servicing agreements. The expansion of the Electoral Area "D" community water supply to service the Cheam reserve is a good example of positive relationship and collaboration which benefit all.

Documented and undocumented sites, traditional use and cultural heritage sites exist throughout the Plan area. Many of these sites are actively used today. The *S'ólh Téméxw Use Plan* Policy identifies the Cheam Range is as sanctuary lands used for spiritual and traditional activities.

Ongoing dialogue, co-ordination and collaboration between our communities will be important for future success in ensuring these Plans are implemented and important cultural values are protected.



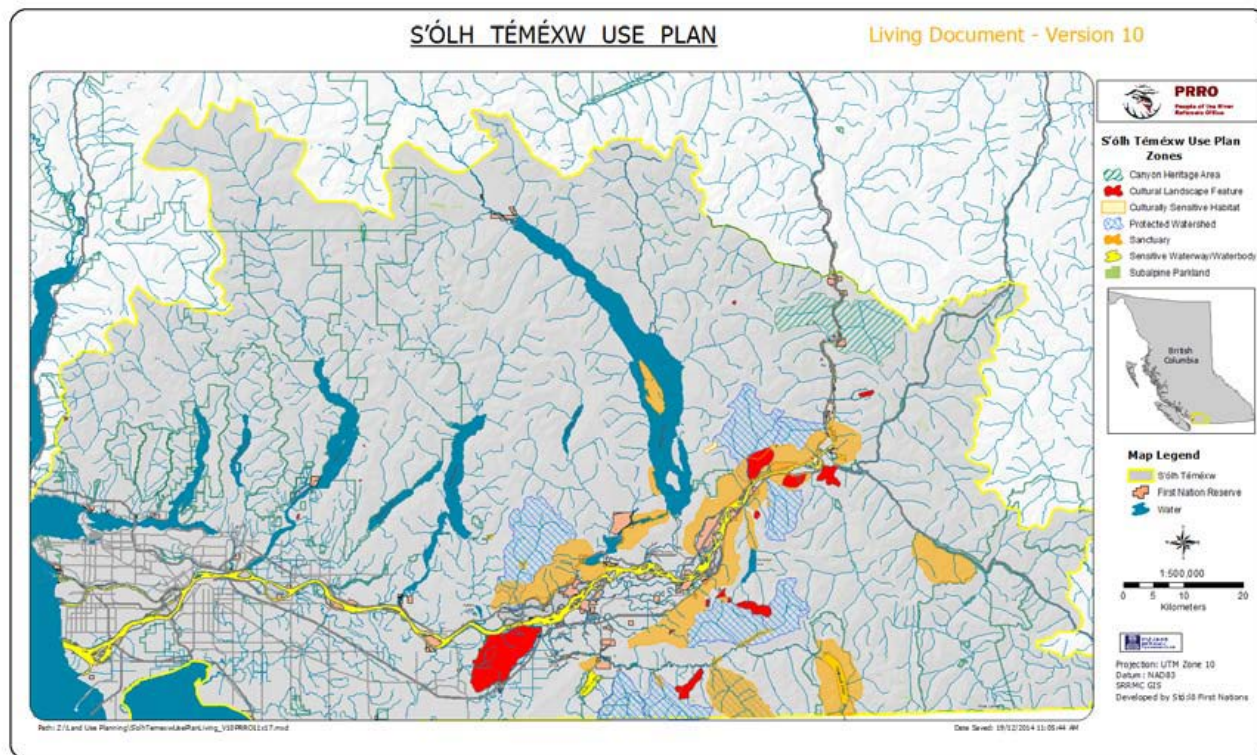
Lhílheqey (Mount Cheam)

In the Halq'eméylem language of the Stó:lō, Mount Cheam is named Lhílheqey, also referred to as "Mother Mountain" as she is the mother of "Seyowot", "Oyewor" and "Xomothiya", who are the smaller mountains below her. She was originally from here and she left her husband "Kwelxthew" (Mount Baker) and she returned home to the Fraser Valley. Xexá:ls changed her into a mountain and gave her the responsibility to watch over the people, the river and the salmon. (Source: Stó:lō Tourism and Tourism Chilliwack)

S'ólh Téméxw Use Plan Policy

First nations are advocating their interests and managing their territory through Land Use Codes or Land Use Plan documents. These strategic documents are important and influential to community development, particularly where shared interests such as improved water and sewer services, or crown land development is proposed.

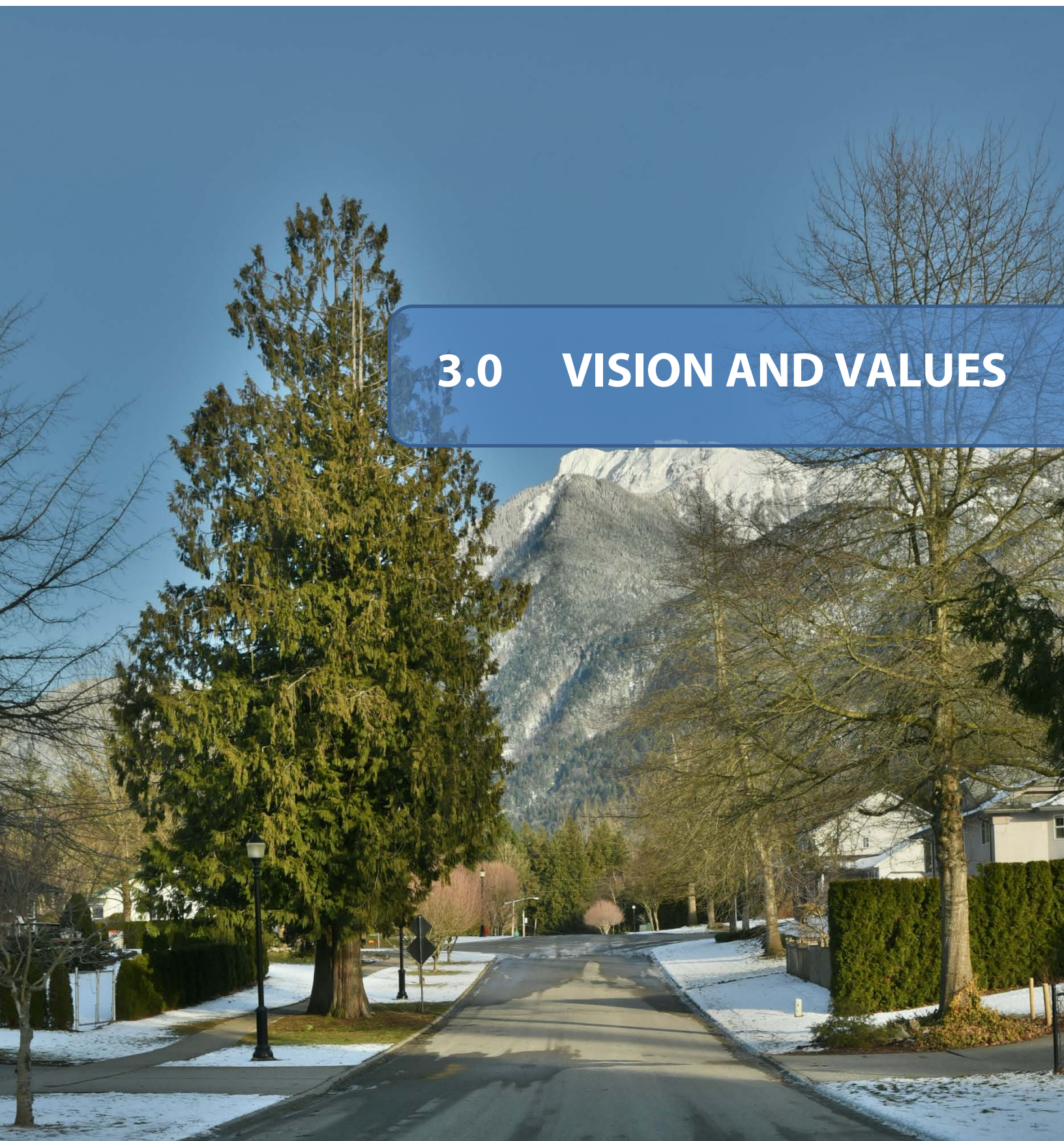
The Stó:lō have adopted the S'ólh Téméxw Use Plan Policy which provides details of the rich history of the their people. The plan identifies areas of cultural significance to Stó:lō for protection. The intention is not to prevent economic growth and development but to serve as high-level strategic planning tool that informs and balances the land use interests and needs of Stó:lō and others ranging from economic development to cultural heritage and environmental conservation and protection.



Policy

- 2.3.1 **FVRD Consultation with First Nations.** First Nations, including the Cheam First Nation, Popkum Band, Peters Band, Stó:lō Nation , Stó:lō Tribal Society and the Ts'elxweyeqw Tribe - shall be consulted respecting amendments to this Plan that may affect their interests in accordance with the requirements of the *Local Government Act* and the policies of the FVRD Board of Directors.
- 2.3.2 **First Nations consultation with the FVRD.** Cheam First Nation, Popkum Band, Peters Band, Stó:lō Nation, Stó:lō Tribal Society and the Ts'elxweyeqw Tribe are encouraged to consult with the Regional District on matters that may affect the land and residents of Electoral Area "D".
- 2.3.3 **Partnerships.** Opportunities for shared services and coordinated land use planning should be explored with neighbouring first nations.
- 2.3.4 **Ongoing dialogue.** The Regional District will welcome opportunities for dialogue and sharing knowledge of heritage with First Nations.
- 2.3.5 **Development approvals.** Land developers in areas of known or potential archaeological value should;
- i. contact first nations and the Archaeology Branch regarding archaeological values during development review processes;
 - ii. respect and avoid known and potential heritage and archaeological resources during land use planning processes where possible;
 - iii. obtain approvals pursuant to the *Heritage Conservation Act* where required.
 - iv. complete an archaeological impact assessment for zoning and community plan amendment applications.
- 2.3.6 **Archaeological sites mapping.** As opportunities arise, the Regional District will liaise with first nations regarding external funding opportunities to improve archaeological sites mapping.
- 2.3.7 **Artefacts.** Discovery of archaeological artefacts should be immediately reported to the Province of BC - Archaeology Branch and relevant first nations or others as appropriate.
- 2.3.8 **Landowner education and outreach.** Property owners proposing development in an area of known or potential archaeological resources should contact the Province of BC - Archaeology Branch for advice and guidance.

3.0 VISION AND VALUES



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3.1 Community Vision

What Does Popkum-Bridal Falls look like in the future?

The sense of space with room to move, trees and mountains, high quality homes and successful businesses are some of the many factors that make Popkum-Bridal Falls a desirable community. Informed by consultation, the Plan provides policies and context to guide land use decisions and point us in the right direction.

Vision Statement

Popkum-Bridal Falls is a growing and desirable community of distinct neighbourhoods. Each neighbourhood compliments and contributes to the community character as a whole. Our community is recognized for its active and rural lifestyles; parks, trails and nature; high quality development and services; central commercial nodes, and; surrounded by scenic mountains and well managed agricultural lands.



3.2 Plan Objectives

What are the big-picture goals?

The following aspirations explain a more detailed picture of the Plan's vision:

1. **Maintain and enhance high-quality neighbourhood character.** Ensure high quality commercial and residential development which respects the community character, privacy, natural and open spaces, and enhances the neighbourhood.
2. **Build up tourism recreation uses.** Support business opportunities for Bridal Falls which build upon and enhance existing tourist recreation infrastructure.
3. **Expanded parks, trails, and open spaces.** Provide outdoor recreation opportunities which connect residents and visitors to existing park and open space sites.
4. **Ensure safe development.** Avoid development in hazardous locations.
5. **High quality community services.** Facilitate development which is serviced by high quality, well managed services for drinking water, transportation networks and wastewater treatment.
6. **Preserve the environment.** Protect the natural environment by ensuring development is well managed and designed to work with the land to ensure vegetation, trees, and riparian areas which provide aquatic and terrestrial habitat is preserved.
7. **Protect agriculture.** Encourage a productive and viable agricultural community by providing flexible land use options and avoiding conflict with neighbouring land uses.

3.3 Regional Growth Strategy

How does Popkum-Bridal Falls fit within the Fraser Valley?

Future growth and change for Popkum-Bridal Falls is not only guided by the Official Community Plan (the Plan), but also by a larger regional plan that guides the overall development of the Fraser Valley. The Fraser Valley Regional District's (FVRD) "Choices for Our Future: Regional Growth Strategy" (RGS), adopted in 2004, outlines broad framework for managing regional growth and ensures the Fraser Valley remains a desirable place to live, work and play. Eight management goals are identified that will help manage growth in the FVRD, including:

Regional Growth Strategy (RGS) goals

- ✓ Increase Transportation Choice and Efficiency.
- ✓ Support and Enhance the Agricultural Sector.
- ✓ Manage Urban Land Responsibly.
- ✓ Develop a Network of Sustainable Communities.
- ✓ Protect the Natural Environment and Promote Environmental Stewardship.
- ✓ Protect and Manage Rural and Recreational Lands.
- ✓ Manage Water, Energy Resources and Waste Responsibly.

What is a Regional Growth Strategy?

The Regional Growth Strategy (RGS) is a plan that sets out a vision and goals to manage growth across the entire Fraser Valley.

Regional Context

The Fraser Valley is a fast-growing region. In fact, since 2011 the FVRD has grown 6.6% with a 2016 population of nearly 295,934¹. 89% of the Fraser Valley residents reside in the big three municipalities of Abbotsford, Chilliwack and Mission. Growth is planned to continue in these urban municipalities.

While the rest of the Fraser Valley grew significantly over five years, the City of Chilliwack experienced the fastest municipal growth in the region between 2011 and 2016 with a rate of 7.5%. Chilliwack's population is 83,788 (Census 2016). That growth spilled over to Electoral Area "D", the next-door neighbour community. While a smaller population overall, Electoral Area D within the same timeframe grew by a remarkable 13.6%, with a population increase of 183 people to a current population total of 1529 people.

Growth in Electoral Area D reflects development pressures in Chilliwack and the limited availability of low density housing in the municipality. Relatively large lots along with high quality homes, access to outdoor recreation, and the proximity to urban areas with schools, employment and highway access make Popkum a very desirable neighbourhood for individuals seeking a more suburban and rural lifestyle. Low density new development is no longer commonplace in municipal growth areas, with townhomes and small lot residential predominant as land scarcity and demand increases.

Looking forward, the Region and Electoral Area D is projected to continue growing. The projected population of Electoral Area "D" could rise from 1,529 people in 2016 to 1,967 people by 2031². This represents a 29% growth rate over 15 years. Market cycles make it difficult to predict growth, but overall the community will continue to expand along with the rest of the Fraser Valley.



FVRD in BC's Top 3

Population (2016)

1. **Metro Vancouver** 2,463,431
2. **Capital (Victoria)** 383,360
3. **FVRD** 295,934

FVRD leads BC growth

Population Growth (2011 - 2016)

1. **FVRD** 6.6%
2. **Metro Vancouver** 6.5%
3. **BC** 5.6%

¹ Statistics Canada, 2011 Census

² Urban Futures, Demographic, Housing & Employment Outlook for the Electoral Areas in the Fraser Valley Regional District, May 2015.



Who's in the FVRD?

- Six municipalities and eight electoral areas.
- Popkum-Bridal Falls is formally known as Electoral "D".
- 295,934 residents (2016 Census).

Consistency with the Regional Growth Strategy

The Popkum-Bridal Falls OCP is consistent with the FVRD growth strategy's vision in being a: *"network of vibrant, distinct, and sustainable communities that accept responsibly managed growth while being committed to protecting the land resource and the natural environment to ensure that a high quality of life is accessible to all."* (FVRD RGS 2004).

Section 445 of the *Local Government Act* requires that all bylaws adopted by the Regional District are consistent with the RGS. The table below outlines how the Plan meets the RGS goals.

Goal 1: Increase Transportation Choice and Efficiency	<p>Encourages the creation of trails within the West Popkum area to encourage walking and cycling as an alternative to motor vehicle travel.</p> <p>Supports use of public transportation service between Harrison, Kent, Popkum and Chilliwack.</p>
Goal 2: Support and Enhance the Agricultural Sector	<p>Promotes agricultural viability and strengthens farming by providing flexible uses that will strengthen the agricultural sector.</p>
Goal 3: Manage Urban Land Responsibly	<p>Not applicable.</p>
Goal 4: Develop a Network of Sustainable Communities	<p>Identifies compact commercial development areas to serve the local community with pedestrian connections.</p> <p>Supports flexible land uses consistent with rural and agricultural environments to encourage viability of local agriculture.</p>
Goal 5: Protect the Natural Environment and Promote Environmental Stewardship	<p>Encourages development which is serviced by high quality wastewater treatment facility owned and operated by the Regional District to protect environment.</p> <p>Recognizes the importance of the natural environment, preserves wildlife and fish habitats and water resources.</p> <p>Supports development which preserves critical habitat areas of Cheam Lake for park expansion.</p>

Goal 6: Protect & Manage Rural & Recreational Lands

Supports maintaining and enhancing rural character and local aesthetics.

Supports maintenance and expansion of outdoor recreational opportunities.

Addresses the challenges of geohazards from flooding, slope stability and creeks.

Goal 7: Achieve Sustainable Economic Development

Supports agri-tourism initiatives.

Supports tourism economy and development in Bridal Falls.

Goal 8: Manage Water, Energy Resources and Waste Responsibly

Addresses water and waste servicing and other issues.

Regional Growth Strategy Update

The FVRD RGS is currently being updated. Following the completion of the updated RGS, this Regional Context Statement will be amended to reflect the alignment with the new RGS.

4.0 GENERAL LAND USE POLICIES



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4.1 Permitted Uses & Parcel Sizes

Understanding OCP Designation Policies

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; and
- environmental carrying capacity and thresholds.

Specific conditions of use may apply, as prescribed in designations or other parts of this Plan or in zoning bylaws and in other regulations. Use Policies outlined in each designation are particularly relevant to the Regional Board's consideration of proposals to establish, or temporarily permit, new uses not currently permitted by zoning.

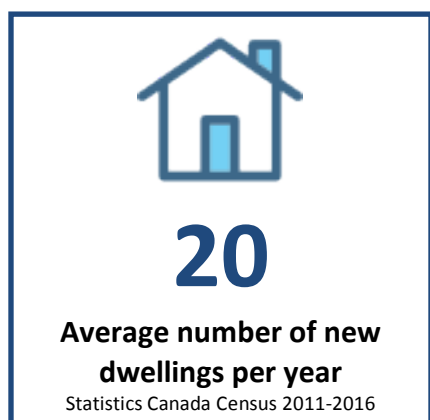
4.2 Housing Needs and Residential Uses

Popkum-Bridal Falls Housing Expectations

The *Local Government Act* requires that an official community plan include statements and map designations with the approximate location, amount, type and density of residential development required to meet anticipated housing needs over a period of at least five years. The sections below utilize past census and development approval data to estimate future housing needs.

The Regional Growth Strategy (RGS) for the Fraser Valley Regional District forecasts a 53% increase in population by 2041 from 2016 levels. RGS policies direct future development to existing urban areas and other locations within municipal boundaries to achieve complete and compact communities. The RGS objective is to preserve rural lands, ensuring stable and modest growth over the next twenty years.¹

Popkum-Bridal Falls development trends are on track to meet the RGS modest growth expectations.



According to Statistics Canada, the total number of households and private dwellings occupied by usual residents in the Plan area increased from 494 in 2011 to 596 in 2016. That is an increase of 102 new dwellings in 5 years, an average of 20 new dwellings per year.

This average is generally supported by **FVRD building permit data** which indicates an average of **13 new single family homes were built per year** from 2012-2016.

Subdivision data is challenging to aggregate and quantify as the authority for subdivision approval is held by the Ministry of Transportation and Infrastructure (MOTI). Furthermore, subdivision is not necessarily incremental. Meaning subdivision approval for a development could result in 30 new lots, however market demand may not result in construction on those lots for several years. This was observed with the Rose Garden subdivision in the mid to late 2000's. Development approval data and Statistics Canada census information are not strictly consistent. However, they show a history of modest annual demand for new residential units each year.

Overall, projected growth in the rural areas is modest and consistent with historical growth rates, particularly when compared to the fast growing urban areas of the region like Chilliwack and Abbotsford. Statistics Canada data indicates that between 2011 and 2016, the average annual population increase in Electoral Area "D" (excluding Indian Reserves) was approximately thirty-seven persons per year. This represents approximately 0.5% of the regional growth rate from 2011 to 2016.

¹ Fraser Valley Regional District. *Choices for our Future: Regional Growth Strategy*. 2004. p. 30.

Housing Needs

Development will meet housing needs for next 5 years and beyond.

The Plan will meet anticipated housing needs primarily through development of new dwellings outside of the ALR on existing vacant parcels and subdivision under existing zoned or planned densities.



Statistics Canada 2016 census data indicates that on average 37 new residents per year moved to Electoral Area "D". Each household size is 2.8 persons. While some household sizes are smaller and larger than 2.8 persons, and given historic dwelling increases of 20 homes per year. Therefore **13 to 20 new homes are required each year to accommodate growth.**

Urban Futures modeled population² growth for Electoral Area "D" to reach 1,967 residents by 2031 or approximately 32 persons per year. This figure is consistent with historic growth.

Development Potential

Overall development potential in West Popkum and portions of East Popkum could provide a range of 270 to 500 additional new lots for single family development on SUBURBAN RESIDENTIAL designated lands. The range reflects lot yield uncertainties from road dedication, servicing levels and the need for land assembly and redevelopment of some larger lot parcels.

These SUBURBAN RESIDENTIAL lands provide for housing needs over the next 5 years and beyond. Given a minimum development potential of 270 new lots for single family development, and an average of 20 new single-family dwellings per year (Statistics Canada 2016). The Plan provides a **minimum of 14 years of housing growth.** Future opportunities to reevaluate density in the SUBURBAN RESIDENTIAL designated lands could increase development in Popkum, particularly the northwest portion of West Popkum. This area is discussed further in Section 5.0 and 6.0.

Looking beyond Popkum build out, additional lands in the Bridal Falls upland area located along the shared jurisdictional boundary with the City of Chilliwack provide promising options for longer term development and growth. However these lands are constrained by lack of services, access, environmentally sensitive areas and some portions of the hillside are subject to a geohazard. This area is discussed further in Section 5.0.

² Urban Futures (2015) *Demographic, Housing, and Employment Profile and Outlook – Electoral Areas in the Fraser Valley Regional District.*

Assessing true subdivision and development potential is challenging, as each development must be determined on a site-specific basis. Also, uncertainties from the housing market fluctuations create challenges in predicting the rate of growth over time. Nevertheless, it is reasonable to conclude that planned development will satisfy the primary housing needs over the expected life of this Plan.

Policy

- 4.2.1 **Housing needs provided in West Popkum.** Anticipated housing needs in Popkum-Bridal Falls will be addressed through development and redevelopment of SUBURBAN RESIDENTIAL lands.
- 4.2.2 **Second dwellings.** Second dwellings such as garden suites, carriage houses, secondary suites and second residences may be considered by the Regional Board in areas designated AGRICULTURAL, LIMITED USE, RURAL, and SUBURBAN RESIDENTIAL subject to zoning amendment. However, in AGRICULTURAL areas farm use is a priority and residential uses are limited under the regulations and policies of the Agricultural Land Commission. Evaluation may include, and the following issues:
- a. land use and zoning regulations;
 - b. servicing requirements and feasibility;
 - c. location of secondary housing; and,
 - d. siting considerations.
- 4.2.3 **Caregiver use.** Accessory Family Residential Use zoning conditions should be reviewed by the Regional Board to allow the caregiver to reside in the accessory residence.
- 4.2.4 **Development land evaluation.** Residential development will be directed away from agricultural lands, lands susceptible to hazards, lands with severe limitations for ground-based disposal of sewage, or connection to community sewage system, and lands with building or road foundation limitations unless adequate measures are taken to mitigate associated issues.

4.3 Industrial Uses

Section 473 of the *Local Government Act* requires that official community plans identify the approximate location, amount and type of present and proposed industrial land uses. There is one parcel zoned for industrial use in the Plan area. The long established wood processing site in Bridal Falls. The subject parcel is not zoned for industrial use, but does permit the industrial use by Land Use Contract agreed to in 1978.

In 2014, the Province of British Columbia³ passed legislation directing all land use contracts to be automatically terminated, and effectively discharged from the title by June 30, 2024. Therefore the LIMITED USE designation policy provides support for a future zoning amendment to facilitate the ongoing forest product processing use for this parcel only.



The Plan does not identify lands for future industrial development, as the services necessary to support industrial development are generally not available in the Plan area. Industrial lands are typically located in urban areas such as nearby Chilliwack, where adequate services and population centres are located. Accordingly, applications for the designation of new industrial lands will be considered on an individual basis with careful consideration of community impacts.

Industrial uses in the Electoral Areas generally relate to resource sector activities such as aggregate or forestry which occur on or near Crown land but can impact neighbouring residential, agricultural and institutional uses. These resource industries provide local employment and economic investment. Furthermore, these uses can be temporary or seasonal. Balancing the impacts and benefits of industrial development will be a consideration of the Regional Board in commenting on senior government referrals and in decisions on land use activities including Temporary Use Permits Section 12.

Policy

- 4.5.1 The Regional Board will consider proposals to rezone or establish community plan designations for industrial uses on an individual basis, with consideration to; neighbourhood impacts including noise, traffic, sight, sound and odour.
- 4.5.2 The Regional Board will consider rezoning of 54370 Bridal Falls Road to an industrial use consistent with the existing forest products processing operation permitted under Land Use Contract, as outlined in the LIMITED USE designation policy.

³ Miscellaneous Statutes Act, Bill 17, 2014

4.4 Community Care Facilities

Section 20 of the *Community Care and Assisted Living Act* states that a local government bylaw does not apply to licensed Community Care Facilities if the bylaw would:

- limit the number of persons in care who may be accepted or accommodated at the community care facility;
- limit the types of care that may be provided to persons in care at the community care facility; or
- apply to the community care facility only because:
 - it is not being used as a single-family dwelling house, or
 - it operates as a community care facility, a charitable enterprise or a commercial venture.

4.5 Lawfully Non-Conforming Use & Siting

Legally established existing land uses which are not permitted uses in the zone within which they are located, are under Division 14 of the *Local Government Act*. Most lawfully non-conforming uses are associated with development constructed before zoning bylaws were established. In many cases, the existing zone to establish conformity is not an acceptable option, although continuance of the use under certain restrictions may be acceptable. The siting and dimensions of buildings may also be lawfully non-conforming under the *Local Government Act*.

Policy

- 4.6.1 Where the continuance of a lawfully non-conforming land use would not be hazardous or conflict with surrounding land uses - and where the applicant indicates a desire to negotiate a covenant with the Regional Board limiting future uses, buildings and structures to those legally established at present - the Board may rezone the property to reflect the actual use.
- 4.6.2 The Regional Board may consider the issuance of a development variance permit to varying siting regulations to address and render the siting or dimensions of a building or structure conforming.

4.6 Transportation and Utility Corridors

Popkum-Bridal Falls is a strategic corridor for numerous national and provincial utility and transportation corridors. These corridors are critical to Canadians for goods movement, energy products and transportation. As shown on Map 4 – Utility and Transportation Network, the narrow passage of land between the Fraser River to the north and the slopes of Mount Cheam to the south, provides a gap of 2.5 kilometres which seven corridors are located, including;

- Highway No.1
- Highway No.9
- Canadian National Railway
- BC Hydro 500 KV powerline corridor – two corridors
- Enbridge natural gas pipeline and compressor station
- Trans Mountain oil pipeline and pressure station

Popkum-Bridal Falls is uniquely located in the path of the seven corridors, and each one creates a footprint and impact area whether it be for maintenance or upgrade activities, noise, operations or even just visual obstruction. These corridors have existed in some cases since the early 1900's, and in many ways the present-day community grew around the corridors.

Nonetheless, in recognition that additional capacity in transportation and utility corridors and facilities will be required to serve future growth areas of the Lower Mainland - and that the construction of new transportation and utility corridors has major impacts on the land base, growth potential and economic well-being of the Region - in May, 2001, the Regional Board adopted the *Transportation and Utility Corridors of Regional Significance Policy*. The policies of this plan supplement the *Transportation and Utility Corridors of Regional Significance* for Electoral Area "D".

In addition to the above noted corridor policy, the Regional Board has adopted two additional policies of note; *Community Benefit Contribution policy*; and, the *Crown-Crown Interface policy* (applicable to Crown lands). Respectively, these policies provide a framework for ensuring significant projects provide a community benefit to balance the development impacts; and, considerations to manage Crown land use impacts to neighbouring electoral area communities.



BC Hydro provides an annual community benefit contribution to the FVRD for local initiatives such as parks & infrastructure upgrades.

Policy

- 4.6.1 **Studies required.** Any proposed new transportation or utility corridor of regional significance will be regarded as a “Corridor Under Study”. Regional District support for such proposals will be contingent upon submission of studies to demonstrate that:
- a. the proposal meets the land use, environmental and air quality policies of the Regional Board as expressed in the Regional Growth Strategy, Fraser Valley Air Quality Plan, this Official Community Plan, and other Board policies;
 - b. the proposal minimizes the disruption to existing communities and settlement areas, the consumption of agricultural land, the impact on the natural environment, and provides for safe and unrestricted movement of agricultural vehicles and goods in agricultural areas;
 - c. the proposal does not restrict the development of adjacent land areas which are designated or identified for future growth and development, or where the proposal does impact such lands, adequate compensation is provided to the local government in consideration of long range impacts on financial plans, capital expenditure programs, and foregone taxation opportunities;
 - d. the proposal does not adversely affect the drainage or productivity of agricultural land;
 - e. the transportation and utility service demand projections are deemed credible by the Board; and,
 - f. the proposal represents a variety of benefits to communities in the region that are traversed by the proposal including providing access to service not previously available to areas of the region and enjoys broad-based support from the affected communities.
- 4.6.2 **Use existing infrastructure and corridors first.** Telecommunications, transportation and utility proposals of regional significance that satisfy the criteria should be designated to make use of existing transportation and utility right-of-way's wherever possible.
- 4.6.3 **Mitigate impacts.** New or expanded major utility corridors and infrastructure (ie. highway upgrades, powerline replacement or expansion) should mitigate impacts to developed residential and commercial areas, in accordance with the *Crown-Community Interface policy*.
- 4.6.4 **Provide a community benefit.** Transportation and utility proposals of regional, provincial or national significance should provide community benefits which balance the impacts of development to the community with the scale and size of the project, in accordance with the *Community Benefit Contribution policy*.

4.7 Crown Lands

The Plan area consists of nearly 2500 hectares (6,000 acres) of Crown land, primarily located on the Bridal Falls slopes and Fraser River foreshore. The iconic Mount Cheam is a particularly important part of the local crown land base.

Crown land serves multiple roles in Popkum-Bridal Falls, providing informal outdoor recreation areas, views, rural character, environmental benefits, and more. These are also working lands for the economic benefit of the Province for resources or crown lease. Balancing these interests and the management of Crown land is a multi-jurisdictional responsibility of the following groups; the Ministry of Forests, Lands, & Natural Resource Operations, Ministry of Energy & Mines, Ministry of Environment; Crown land licensees and users; private property owners; and others.

Referrals to the FVRD provide an opportunity for information sharing and co-ordination of proposals by provincial agencies, Crown corporations, resource industries, utility companies, and lease holders. Proposals can be diverse ranging from resource extraction to adventure tourism. Accordingly, FVRD interests can vary from visual concerns, geohazard stability, outdoor recreation access or development related impacts to neighbouring settlement areas and more.

Bridal Falls is an important tourism recreation corridor that attracts visitors for paragliding, hiking, camping and more. Resource extraction proposals may detract from the tourism uses of Crown land and impair the value of these important outdoor recreation uses. Balancing the economic contribution of resource extraction and tourism recreation should form part of the proposal review. In some instances mitigation and operational approaches can mitigate impacts; however these are not always possible. Other opportunities to balance impacts may be possible through the FVRD *Community Benefit Contribution Policy*, as has occurred with the BC Hydro Wahleach facility or the Innergex donated Cascade Falls Suspension Bridge.



Bridal Falls Forest Service Road
Credit: Aceshigh, ClubTread

Given the importance of Crown lands, the Plan policies provide guidance on the land uses and considerations for development on Crown land. While local government regulations are generally not binding on federal and provincial governments, provisions of the Plan should be considered by those bodies as an expression of Regional Board objectives and a basis for co-operation between different levels of government.

Should a government ministry, agency or other organization propose a development or uses which are contrary to the policies of this Plan, then the Responsible Authorities are encouraged to make application for Plan amendment as outlined in this Plan. Not only would the application allow the Board to express its interest in the proposed development and provide for public input at a local level, but this procedure will enable the Regional Board to provide complimentary policies to manage or avoid conflicting land uses.

In addition to the land use policies provided in the Plan and zoning bylaw, the FVRD has adopted two additional policies which are relevant to Crown land use:

1. *Crown – Community Interface policy*; to ensure Crown developments consider and manage land use impacts to neighbouring electoral area communities; and,
2. *Community Benefit Contribution Policy*; provides a framework to ensure significant projects provide a community benefit to balance the development impacts on nearby communities.



Cascade Falls Regional Park suspension bridge

Donated to the FVRD by Innergex Renewable Energy Inc. as a community benefit. Innergex developed several run-of-river power projects in the area.

Policy

- 4.7.1 **Ensure compliance with FVRD requirements.** Provincial and Federal governments are encouraged to use Crown land in a manner that conforms to Regional District bylaws, policies, and regulations.
- 4.7.2 **Outdoor recreation significance.** Crown land uses which provides for low impact outdoor recreation activities, should be recognized as important economic contributors to the Bridal Falls tourist recreation corridor.
- 4.7.3 **Obtain FVRD approvals.** Where a government ministry, agency or other organization proposes a land use which is contrary to the policies of this Plan, the Responsible Authorities are encouraged to make application for Plan amendment as outlined in this Plan.
- 4.7.4 **Minimize and mitigate impacts.** Transient and temporary uses of Crown land should be designed to minimize and mitigate impacts to the local community, particularly where the use generates visual impacts, noise, waste, or traffic disturbances.
- 4.7.5 **Provide a community benefit.** Crown land of regional, provincial or national significance should provide community benefits which balance the impacts of development to the local community with the scale and size of the project, in accordance with the *Community Benefit Contribution* policy.

5.0 LAND USE DESIGNATIONS



5.0 Land Use Designations

Identifies general land uses

The Plan provides land use designations to identify preferred locations of broad land uses. The residential, agricultural, resource and commercial land uses are described in this section and shown on Schedule 2 – Land Use Designations. Land Use designations do not regulate land use and density on individual lots that function is served by the Regional District's Zoning Bylaw. The policies contained in this section describe the long term land use options that will guide the Regional District in permitting, zoning amendments, and other regulatory bylaws.

Popkum-Bridal Falls is divided into seven land use designations.

AGRICULTURAL (AG)

Land within the Agricultural Land Reserve or best suited to agricultural activities.

CONSERVATION (C)

Existing or potential parks, stream channels, recreation reserves or important fish and wildlife habitat.

FOREST (F)

Predominantly crown lands within a working forest and/or resource extraction area.

HIGHWAY TOURIST RECREATION COMMERCIAL (HTRC)

Lands intended or existing for a variety of commercial uses oriented to the local services, services/retail for traveling public, and tourism commercial uses.

LIMITED (LU)

Predominantly large parcels with some private ownership that feature significant hazards, access limitations and/or limitations to on-site servicing.

RURAL (R)

Larger parcels of land located outside the suburban residential and tourist recreation commercial core areas, with on-site services and best suited for low density development, serves as a transition between close proximity conservation, agricultural or limited use areas.

SUBURBAN RESIDENTIAL (SR)

Lands relatively free of hazards and potentially suitable for suburban development with the highest level of community services and density in the Plan area, including approved community water, onsite septic or approved community sewer, street lighting, storm drainage.

Understanding the Land Use Designations

Within these designations, the policies of the Regional Board policy are contained under the four following sub-headings:

- **General policies**, outline the local and regional development policies in a particular designation
- **Designation policies**, state the type of land placed in a particular designation and the conditions for extending existing areas or creating new areas in the designation
- **Use policies**, list the uses that may be permitted on land within a designation and in some cases, state the standards under which a given permitted land use must be developed
- **Subdivision policies**, specify the minimum lot size permitted within a designation and other conditions of subdivision



5.1 AGRICULTURAL

Situated between the Fraser River and the north slope of Mount Cheam, agricultural lands in Electoral Area “D” are unique in the Fraser Valley. They are located predominantly outside the Fraser River floodplain, and constrained by soil quality, drainage, and sunlight. The ancient Mt. Cheam land slide event over 5000 years ago¹ deposited rock avalanche material, creating stony soils and challenging drainage conditions on today’s agricultural parcels.

Nevertheless agricultural lands are productive in Popkum-Bridal Falls. With over 493 hectares of land within the Agricultural Land Reserve (ALR), the ALR represents 24% of private lands of the Popkum-Bridal Falls land base. While ALR lands in Popkum-Bridal Falls only represent less than 1% of the regional ALR inventory, they ALR provide an important economic component to the community. Active farming occurs on 60% of ALR lands, and Popkum-Bridal Falls ranks 5th in the FVRD for utilization of farm land, just behind the City of Abbotsford with 67% utilization.²

The ALR shapes the rural character and establishes a boundary around the existing Popkum neighbourhood core along the east and south edges. The Plan designates Agricultural Land Reserve (ALR) lands in Electoral Area “D” are AGRICULTURAL.

In recognition of the challenging soils, drainage, and sunlight conditions in Electoral Area “D”, the AGRICULTURAL designation policies support flexible options that are supportive of farming

¹ Orwin JF, Clague JJ, Gerath RF, (2004). The Cheam rock avalanche, Fraser Valley, British Columbia, Canada. Landslides 1:289 -298

² Agricultural Land Use Inventory - Fraser Valley Regional District, Ministry of Agriculture – Province of British Columbia, 2011-2013.

and farm compatible uses, such as agri-tourism while still providing protection of farm land for agriculture.

The *Agricultural Land Commission Act*, regulations and Orders of the Commission take precedence on matters of land use and subdivision in the ALR. The Act and 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 commenting on applications for subdivision, non-farm use, inclusion of land in the ALR, and exclusion of land from the ALR. The policies established in this Plan will provide guidance for future Regional Board comments on these applications.

Policy

- 5.1.1 Agricultural lands in Popkum-Bridal Falls shall be preserved by preventing the subdivision of farms, supporting AGRICULTURAL land uses, minimize conflicts between agriculture and other land uses, and avoiding the development of rural residential subdivisions in the Agricultural Land Reserve.
- 5.1.2 Agricultural activities in the Plan area should be conducted in an environmentally sensitive and sustainable manner that adhere to guidelines as provided by the Ministry of Agriculture's Environmental Farm Plan Program and other best practices.
- 5.1.3 The Regional Board values agriculture and its contribution to the local economy, availability of local food products and the rural character of Popkum-Bridal Falls.
- 5.1.4 Applications for the exclusion of Agricultural Land Reserve (ALR) lands in the West Popkum area designated AGRICULTURAL shall be given consideration in conjunction with the West Popkum Local Area policies in Section 6.0.
- 5.1.5 The Regional Board supports the efficient and clustered siting and size of residential uses in order to provide for farming uses.
- 5.1.6 The Regional Board will work with the Ministry of Agriculture and the Agricultural Land Commission to provide for a broader 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; and
 - d. will not jeopardize the long-term productivity of farmland.

Designation Policies

- 5.1.7 The Plan designates all land within the Agricultural Land Reserve (ALR) as AGRICULTURAL.
- 5.1.8 AGRICULTURAL areas may be extended or created through Plan amendment where additional areas suited to farm production are identified through an application process or pursuant to the *Agricultural Land Commission Act* and the Agricultural Land Reserve Use, Subdivision and Procedure Regulation.
- 5.1.9 Where land presently within the Agricultural Land Reserve is, pursuant to the *Agricultural Land Commission Act*, excluded from the Agricultural Land Reserve; or, found to be exempted under Section 23(1) of the *Agricultural Land Commission Act*; the provisions of the Official Community Plan shall be binding and the lands shall remain in AGRICULTURAL designation until the land is re-designated by bylaw amendment.

Use Policies

- 5.1.10 AGRICULTURAL areas shall be used for only:
- Farm use;
 - Conservation use, including park and park reserve;
 - Park and park reserve use;
 - Single family residential use;
 - Natural campground use in accordance with the Agricultural Land Reserve Use, Subdivision and Procedure Regulation;
 - Agri-tourism use in accordance with the Agricultural Land Reserve Use, Subdivision and Procedure Regulation;
 - Associated rural residential use; and
 - Accessory farm employee dwelling.
- 5.1.11 AGRICULTURAL areas in the Agricultural Land Reserve are subject to the provisions of the *Agricultural Land Commission Act* and the regulations and the orders of the Agricultural Land Commission.
- 5.1.12 The Regional Board may support zoning amendment applications for non-farm uses as approved by the Agricultural Land Commission provided the property remains designated as AGRICULTURAL.
- 5.1.13 The removal of soil or placing of fill on land in AGRICULTURAL areas shall be undertaken in accordance with the Agricultural Land Reserve Use, Subdivision and Procedure Regulation and the bylaws of the Fraser Valley Regional District.

- 5.1.14 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 Reserve Use, Subdivision and Procedures Regulation*.
- 5.1.15 The Regional Board may consider zoning amendment applications for agri-tourism accommodation use which:
- a. provide on-site water and sewage disposal;
 - b. minimize impact on adjacent land uses and character of the existing area;
 - c. avoid conflict with adjacent agricultural uses;
 - d. minimize area of development through the clustering of buildings, shared driveway and surfaced areas, and efficient siting of on-site services.
- 5.1.16 Accessory secondary dwellings may be considered by the Regional Board in the AGRICULTURAL designated lands, subject to the regulations of the Agricultural Land Commission.
- 5.1.17 Notwithstanding Section 5.1.9, where a land use is proposed but not permitted within the AGRICULTURAL designation, the applicable zoning bylaw or the regulations of the Agricultural Land Commission, the Regional Board may issue a Temporary Use Permit provided the following are all met:
- a. the Agricultural Land Commission approves the non-farm 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 a small-scale in nature; and
 - g. a public meeting is held if required by the Regional Board.
- 5.1.18 The Regional Board may prefer to consider a Temporary Use Permit to permit a natural campground use prior to site-specific rezoning.
- 5.1.19 The Regional Board may consider site-specific zoning amendments to permit seasonal farm labour accommodation on agricultural parcels where all of the following conditions apply:
- a. the land is within the Agricultural Land Reserve;
 - b. the parcel is classified as 'farm' under the *British Columbia Assessment Act*; and
 - c. the seasonal farm labour accommodation use is incidental to and necessary for a farm operation on the same farm unit.

Subdivision Policies

- 5.1.20 Land in AGRICULTURAL areas within the Agricultural Land Reserve shall be subdivided only in accordance with the provisions of the Agricultural Land Commission Act, regulations thereto, and orders of the Commission.
- 5.1.21 New parcels created by subdivision within the AGRICULTURAL areas shall be configured to maximize agricultural sustainability and minimize potential conflicts between farm and non-farm uses.
- 5.1.22 The Regional Board will support applications for subdivision in the AGRICULTURAL areas which reconfigure or consolidate existing parcels to create a more efficient agricultural operation, and result in no increase of the number of parcels.
- 5.1.23 Notwithstanding minimum parcel size and where approved by the Agricultural Land Commission, the AGRICULTURAL lands located to the adjacent south of the Cheam Wetlands Regional Park, from the park boundary to the toe of the slope are strategic to the protection and enhancement of the Park, and may be considered for reconfiguration or consolidation when part of a comprehensive subdivision proposal to dedicate lands to the park.
- 5.1.24 Land in AGRICULTURAL areas shall be subdivided only in accordance with the standards of the Responsible Authorities, except that the parcel size shall be:
- a. not less than eight (8) hectares for lands in a floodplain; or,
 - b. not less than four (4) hectares for lands outside of a floodplain.
- It is noted that the minimum parcel sizes above may not be achievable in the Agricultural Land Reserve without approval by the Agricultural Land Commission.
- 5.1.25 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 is not obliged to approve applications that comply or, alternatively, refuse applications that do not comply with the minimum lot size or densities of this plan.



5.2 CONSERVATION

The natural setting of Popkum-Bridal Falls provides lands and landscapes of high ecological and recreational value. Situated below the lower slopes of Mount Cheam and alongside the Fraser River, both considered significant natural features of the Fraser Valley. The CONSERVATION designation is a balance of local recreation and conservation needs with regionally significant values.

The CONSERVATION area designation identifies publicly-owned properties that are formally designated parks, as well as Crown lands of significance along the Fraser River used for recreation and conservation purposes. The designation also includes regional and provincial parks.

Additional policies relevant to park planning, management and development are outlined in Section 8.0 of the Official Community Plan.

General Policies

- 5.2.1 The CONSERVATION AREA designation is established to:
- identify designated and proposed local, regional or Provincial parks or protected areas;

- b. provide walking and cycling access to park and recreation areas, excluding ecological reserves, for the enjoyment of the natural environment;
- c. conserve environmental assets including unique natural features, distinctive landscapes and areas of high recreational value; and,
- d. recognize environmental values and management requirements of Crown riparian and littoral areas.

Designation Policies

5.2.2 This Plan designates lands with some or all of the following characteristics as CONSERVATION AREA:

- a. areas owned or under long-term lease by a Responsible Authority for public recreation use or regional or local significance including regional parks, community parks, recreation reserves and areas with recreational potential, and land of significant recreational potential which is suitable to reserve for future public and park use;
- b. areas that may have geological or flood hazards;
- c. areas of important wildlife or environmental value, including habitat;
- d. land with significant recreation potential which may be suitable for future park use; and,
- e. riparian and littoral areas under Crown ownership.

5.2.3 CONSERVATION AREAS may be extended or created through Plan amendment provided that additional lands that meet the required designations policies above are identified.

Use Policies

5.2.4 CONSERVATION AREAS shall be used only for:

- a. Conservation use;
- b. Park and park reserve;
- c. Recreation use, in accordance with the conservation objectives and management policies of the Responsible Authority; and,
- d. Farm use provided that the lands are located within the Agricultural Land Reserve.

5.2.5 Notwithstanding Section 5.2.2, CONSERVATION AREAS may also be used for:

- a. channel maintenance for the purpose of community flood protection, including sand and gravel removal and necessary ancillary activities subject to any necessary approvals from the Regional District and the Responsible Authorities; and,

- b. hazard land management uses, including works, facilities and activities to provide protection from and to manage flooding, snow avalanche, rock fall, landslides, and other natural hazards.

Subdivision Policies

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



Mount Cheam – from Bridal Falls Forest Service Road

Photo: Jon Hall, jonhall.com

5.3 FOREST (F)

The FOREST designation recognizes that extensive areas of Crown land within the Plan area are part of the Province's 'working forest'. These lands are managed by Province of British Columbia. A range of forestry, resource and recreation uses are expected to continue in the area, including logging, reforestation, silviculture, mining activities and adventure tourism uses.

FOREST lands include areas with steep slopes and streams located above settlement areas. Forestry and resource activities in these areas may initiate or exacerbate hazards on Crown land which can impact private lands and infrastructure below. Special consideration should be given where forest and resource uses may have an impact on settlement and habitat areas. In these situations, the Regional Board will recommend to the Provincial agencies having jurisdiction that habitat assessments, geotechnical and hydrological studies and mitigation works be undertaken in association with any plans for development.

In addition to a working forest, Crown lands in the Plan area provide access to the backcountry for recreational activities. At times, elements of the working forest are at odds with expectations of recreation users.

Mount Cheam and surrounding lands are part of Stó:lō traditional territory, and identified in the S'ólh Téméxw Use Plan Policy as Sanctuary lands.

Sanctuary lands are considered areas of the landscape which include and support Stó:lō spiritual/religious activities, including fasting, bathing and storage of possessions and require a pristine and private environment.

Policies in the FOREST designation recognize these different uses, but they are addressed primarily in other sections of the plan including Section 6.0 - Local Area Policies and Section 10.0 – Environment and Resources.

General Policies

- 5.3.1 **Protection of forest lands and balancing interests.** The Province of British Columbia should preserve the integrity of Provincial Forest boundaries in the long-term economic interests of the region and in recognition of the area's forest production.
- 5.3.2 **Ensure compatible development.** Crown lease applications and development schemes involving land uses not compatible with forest development, public recreation, or conservation use of FOREST lands will not be supported or encouraged by the Regional District.
- 5.3.3 **Community – crown interface management.** Regional District review and response to crown referral of development proposals are generally guided by the *FVRD Crown Community Interface Management Policy*.

Designation Policies

- 5.3.4 **Provincial forest lands.** This plan designates as FOREST Crown lands identified by the Province to be within the forest land base.
- 5.3.5 **Re-designation review.** FOREST areas may be extended or created through Plan amendment when new areas that meet the designation criteria are identified. FOREST areas may be reduced or removed if land is removed from the working forest.

Use Policies

- 5.3.6 **FOREST areas shall be used only for:**
- a. Forestry activities including silviculture, logging, reforestation and stand tendering approved by the Ministry of Forests, Lands & Natural Resources Operations;
 - b. Conservation use;
 - c. Park and park reserve;
 - d. Local institutional;
 - e. Major institutional;
 - f. Natural campground use; and,
 - g. Recreation use.
- 5.3.7 **Forestry-related activities and uses** are governed primarily by the *Forest Act* and the *Forest and Range Practices Act*.

- 5.3.8 **Geohazard impact assessment required.** Development located upslope or upstream of settlement areas and infrastructure require a review by a geotechnical and/or hydrological professional to ensure that no increase in risk (landslide, gully process, fan destabilization, etc.) to human safety, private property and water supplies will result. The assessment should be consistent with EGBC guidelines for terrain stability assessment in the Forest Sector, or other guidelines as they apply.
- 5.3.9 **Significant tourist recreation development** proposals with associated infrastructure where rezoning and OCP amendments may be necessary, may require a comprehensive review of servicing, visual impacts, hydrological and geotechnical impacts, habitat impacts and consultation.
- 5.3.10 **Recreation management plans, uses or facilities by the Province** should include consultation with the Regional District.
- 5.3.11 **Aggregate and mineral extraction uses** within the FOREST designation are primarily governed by the Province of British Columbia, and may also require Regional District permits and approvals.
- 5.3.12 **Consultation.** Development proposals within the FOREST designation which require an amendment to the Official Community Plan should undertake consultation with the Regional District, residents, stakeholders and affected first nations.
- 5.3.13 **Remediation planning and implementation** should be undertaken for forestry and resource extraction development.
- 5.3.14 **Visual values and view protection.** Impacts to visual values of Mt Cheam and lower slopes from along the Highway 1 and 9 corridors, and from the communities of Bridal Falls and Popkum are important to the local economy and rural character and should be maintained. Impacts to visual values from locations within should be assessed and preserved.
- 5.3.15 **Forest Service Road (FSR)** corridors are an important recreational asset for visitors and residents to the area. Alteration or deactivation plans for any major FSR and specifically the Bridal Falls FSR, should include consultation with the Regional District and stakeholders.
- 5.3.16 **Elk, Nevin and Dunville Creek** form part of the Chilliwack Community Watershed, which provides a back-up water supply for the City of Chilliwack. Proposed developments and plans which may affect the watershed should be referred to the City of Chilliwack for comment, and may require impact assessment.

Subdivision Policies

- 5.3.17 **Parcel size and conditions.** Land within the FOREST designation shall be subdivided only when subdivision is required in the interests of responsible forest management, in which case no parcel smaller than thirty five (35) hectares shall be created.



5.4 HIGHWAY TOURIST RECREATION COMMERCIAL

Existing commercial lands in Popkum and Bridal Falls are identified in the HIGHWAY TOURIST RECREATION COMMERCIAL (HTRC) designation. The designation identifies specific policies to address the distinct highway commercial areas.

Plan policies do not anticipate expansion of commercially designated lands within area. Should new commercial proposals may arise which warrant new or expanded commercial designations, they will be considered by the Regional Board may consider in accordance with the policies of the Plan.

The HIGHWAY TOURIST RECREATION COMMERCIAL (HTRC) designation accommodates commercial uses oriented towards meeting the needs of the traveling public, residents and visitors. This designation is applied to lands utilized for existing commercial activities or vacant commercial lands.

Commercial uses reflect the character of existing land uses and the accessibility to the Trans-Canada Highway. New commercial buildings should be of a high value architectural value, incorporating the design guidelines from Development Permit Area 4-D.

- Popkum is predominately residential development, and the commercial uses in this area are not predominantly tourist orientated but also serve Popkum, surrounding area residents and the traveling public with day to day needs.
- Bridal Falls is located away from existing and future residential areas, and oriented towards seasonal commercial uses or those who serve travelers and visitors. Commercial tourist and retail services are more appropriate for this area, for example; commercial campground, resort and service commercial.

General Policies

- 5.4.1 Land designated HIGHWAY TOURIST RECREATION COMMERCIAL should accommodate the commercial needs of the local community and the traveling public.
- 5.4.2 Development proposals shall ensure that adequate on-site parking facilities and that safe access and egress are provided.
- 5.4.3 HIGHWAY TOURIST RECREATION COMMERCIAL uses shall provide adequate sewage disposal and safe water supply as required by the Responsible Authorities and in accordance with the *FVRD Sustainable Service Provision for Community Water Systems* policies.
- 5.4.4 Development proposals shall satisfy the requirements of Development Permit Area 4-D, to ensure high quality architectural design, use and layout which respects the natural and agricultural character of the area, provides pedestrian connections, buffering between surrounding residential uses, and ensures storm water and wastewater respect the natural environment.

Designation Policies

- 5.4.5 The Plan map identifies areas for expanded or existing tourist commercial development lands with existing commercial uses as HIGHWAY TOURIST RECREATION COMMERCIAL.
- 5.4.6 HIGHWAY TOURIST RECREATION COMMERCIAL areas may be extended or created through Plan amendment where:
 - a. additional commercial services to serve the local community, tourist recreation uses and the travelling public are needed;
 - b. architectural design is respectful of the natural and agricultural character;
 - c. layout and design addresses impacts to neighbouring residential land uses;
 - d. storm water, wastewater and water supply facilities are adequate;
 - e. suitable access and egress exists or can be developed;
 - f. traffic and parking can be accommodated; and,
 - g. hazard mitigation requirements can be met.

Use Policies

- 5.4.7 HIGHWAY TOURIST RECREATION COMMERCIAL areas shall be used for only:

- a. local tourist commercial;
- b. highway commercial;
- c. local commercial; and,
- d. public uses.

5.4.8 Notwithstanding the above, HIGHWAY TOURIST RECREATION COMMERCIAL areas in Bridal Falls may also be used for:

- a. major tourist recreation commercial;
- b. commercial campgrounds; and,
- c. holiday parks.

5.4.9 New or expanded HIGHWAY TOURIST RECREATION 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 respects the character and does not reduce the quality of life for the surrounding neighbourhood;
- c. served by an approved community water system; and,
- d. served by an adequate on-site sewage disposal system or, where available, connected to an approved community sanitary sewer system.

Subdivision Policies

5.4.10 Land in the HIGHWAY TOURIST RECREATION COMMERCIAL areas shall be subdivided only in accordance with the standards of the Responsible Authorities, except that the parcel size shall not be less than:

Levels of Service	Minimum parcel size
On-site services – water & sewer	Two (2) hectares
Approved community water & sewer	0.225 hectares

5.4.11 Notwithstanding Section 5.4.10, consolidation of existing small lots which do not satisfy the parcel size requirements in the HIGHWAY TOURIST RECREATION COMMERCIAL designation is encouraged in order to provide space for on-site services and sufficient parking facilities in accordance with the requirements of the Responsible Authorities.



5.5 LIMITED USE (LU)

The LIMITED USE designation is intended to limit development in areas with significant geologic and flood hazards, limited road access, areas isolated from community services, zones of groundwater recharge and areas which are environmentally sensitive or otherwise best suited to low density rural uses. However, LIMITED USE lands may be re-designated in accordance with Plan policies if future studies show that an area can accommodate a broader range of uses without being affected by geologic hazards or damaging environmentally sensitive areas, and where access and other requirements can be met.

Subdivision policies of the LIMITED USE designation accommodate the creation of new parcels eight (8) hectares in area or greater. In recognition of the difficulties of site development within this designation, subject to zoning amendment, the clustering of parcels may be permitted in the LIMITED USE designation provided that average density of the parent parcel being subdivided will not exceed one parcel per eight (8) hectares. Clustered subdivisions will normally take the form of bare land strata developments with the remainder lands becoming common property that is protected from further subdivision, development, or disturbance by way of a restrictive covenant in favour of the Fraser Valley Regional District.

General Policies

- 5.5.1 LIMITED USE areas are established to minimize development in remote, inaccessible, hazardous or environmentally sensitive areas with limited or no access to community services and to maintain low development densities.

- 5.5.2 Development shall be controlled and uses may be restricted in areas of natural hazard potential and environmental sensitivity.
- 5.5.3 Environmentally sensitive areas shall be identified, preserved and buffered from development.

Designation Policies

- 5.5.4 The Plan Map designates lands with some or all of the following characteristics as LIMITED USE:
- a. geologic hazard;
 - b. flooding hazard;
 - c. environmental sensitivity;
 - d. limited community or development services;
 - e. poor road access; and,
 - f. lands best suited to low density rural uses.
- 5.5.5 LIMITED USE areas may be extended or created through Plan amendment.
- 5.5.6 LIMITED USE areas may be reduced and re-designated if future studies show that an area can safely accommodate a broader range of uses without environmental damage, unacceptable public risk, or excessive public expenditure on access or other public works.
- 5.5.7 Proposals to re-designate lands designated LIMITED USE in the Bridal Falls West Uplands area to must undertake a Neighbourhood Plan to address the following issues and in order to assess future development potential;
- a. comprehensive and coordinated application between interested landowners to ensure an applicant initiated process, and avoid fragmented development and servicing;
 - b. avoidance and mitigation of natural hazard areas;
 - c. identification and protection of environmentally sensitive areas;
 - d. opportunities for clustering of new parcels to address hazard and environmental site constraints;
 - e. lot layout which includes preservation of natural areas and vegetation where feasible;
 - f. local trail and park amenities, including connections to Regional and Provincial park sites in Bridal Falls;
 - g. visual quality of development lands from developed areas of Popkum-Bridal Falls, including lot layout which avoids siting along the hillside edge;
 - h. road and traffic access from Ministry of Transportation and Infrastructure (MOTI) roads;
 - i. servicing options which ensure long term financial and operational viability; and
 - j. consultation with the City of Chilliwack.

Use Policies

- 5.5.8 LIMITED USE areas may be used only for:
- Farm use;
 - Conservation use;
 - Local institutional;
 - Low density commercial recreation;
 - Park and park reserve;
 - Recreation use;
 - Single family residential use; and,
 - Associated rural residential use.
- 5.5.9 Notwithstanding 5.5.8, associated rural residential uses are permitted unless prohibited by the zoning bylaw.
- 5.5.10 Subject to rezoning, low density commercial recreation uses may be permitted in the LIMITED USE designation on parcels eight (8) hectares in area or greater.
- 5.5.11 Rezoning applications to permit low density commercial recreation uses shall include a geohazard assessment and/or an environmental impact assessment and, if deemed necessary by the Regional Board, an engineering feasibility study to ensure that the proposed use will not result in unacceptable public expenditures or service demands.
- 5.5.12 Notwithstanding 5.5.8, land in the LIMITED USE area may also be used for resource extraction uses provided that the area is zoned for the use intended and has been the subject of a Plan amendment supported by studies which demonstrate that such uses:
- will not adversely affect surrounding lands;
 - will not adversely affect the geological stability of adjoining lands; and,
 - are in keeping with the development objectives and policies of this Plan.
- 5.5.13 Notwithstanding the uses outlined above in 5.5.8, the Regional Board may adopt zoning allowing for an industrial use for 54370 Bridal Falls Road to facilitate the ongoing forest processing operation regulated under land use contract, subject to geohazard assessment and mitigation (if necessary) and commitment to practise good neighbour operations including highway screening and full-cut off lighting.

Subdivision Policies

- 5.5.14 Land in LIMITED USE areas shall only be subdivided in accordance with the standards of the Responsible Authorities, except that the parcel size shall not be less than eight (8) hectares.
- 5.5.15 Notwithstanding Section 5.5.14 of this Plan, subject to zoning amendment density averaging may be permitted to facilitate the clustering of parcels away from hazard or environmentally sensitive areas provided that average density of the parent parcel being subdivided, excluding road and park dedications, will not exceed one parcel per eight (8) hectares, and

provided that each parcel created is zero point two (0.2) hectares in size or greater and is suitable for its intended use.

5.5.16 Where a clustered subdivision is proposed, the subdivider shall be required to register a restrictive covenant in favour of the Regional District which prohibits the subdivision or alteration of hazardous or environmentally sensitive areas except for:

- a. alterations or construction necessary to protect the residential parcels from geotechnical or other hazards;
- b. location of services; and,
- c. trails.

5.5.17 The covenanted area for clustered subdivisions should normally be continuous and not fragmented. However, in some circumstances, fragmentation may be desirable to avoid development in hazard areas or preserve identified environmental values.

5.5.18 Where possible, the covenanted area of a clustered subdivision should:

- a. border Crown land, park, or a covenanted area on an adjacent property; and,
- b. stream corridors, wetlands, sensitive or hazardous slopes and other areas of hazard or environmental value.



East Popkum – Cheam Lake
Photo: Don Munro

5.6 RURAL (R)

The RURAL designation is intended to; direct development toward the suburban residential areas of Popkum and tourist commercial areas of Bridal Falls for efficient use of community services and nearby amenities. Rural lots are important in maintain the existing character of Popkum, and support rural lifestyles. In addition the low density use of RURAL land provides an important transition use between agricultural or conservation orientated land uses and suburban residential lands, and thereby reduce conflicting land uses.

The RURAL designation is applied to existing rural lots that have good road access but may have potential geohazard constraints, environmental considerations, servicing limitations, hydrological conditions or other constraints. Densities within the RURAL designation reflect these site conditions, are compatible with existing development and levels of servicing.

Subdivision policies of the RURAL designation accommodate the creation of new parcels two (2) hectares in area or greater. In recognition of the difficulties of site development within the Plan area, subject to zoning amendment, the clustering of parcels may be permitted in the RURAL designation provided that average density of the parent parcel being subdivided will not exceed one parcel per two (2) hectares.

General Policies

- 5.6.1 **Rural lifestyle and character.** RURAL areas are established to accommodate a variety of rural lifestyles, maintain the low density rural character of the Plan area.
- 5.6.2 **Infrastructure and public services.** RURAL areas shall generally limit the demand for infrastructure and public services through the provision of on-site services.
- 5.6.3 **Complimentary uses.** The Regional Board may consider a broad range of uses in keeping with rural lifestyles and the environmental policies of the Plan whenever possible.
- 5.6.4 **Cheam Lake Wetlands Regional Park.** Development proposals adjacent to Cheam Lake Wetlands Regional may require conditions which respect the sensitive environmental habitat of the park, including but not limited to timing of construction; and, the siting, size and dimension of development.

Designation Policies

- 5.6.5 The Plan map designates lands with some or all of the following characteristics as RURAL:
- outside the ALR and floodplain;
 - predominantly rural in character;
 - anticipated to be suitable for on-site servicing;
 - good access to public roads;
 - transition area between agricultural lands and suburban residential uses
- 5.6.6 RURAL areas may be extended or created through Plan amendment, where additional lands are shown to meet the designation policy criteria above, where it can be shown that safe building sites exist, and where lands are shown to be suitable for on-site services.
- 5.6.7 RURAL lands adjacent to Cheam Lake Wetlands Regional Park may be suitable for future re-designation to SUBURBAN RESIDENTIAL provided that:
- environmental impacts to the Park can be adequately addressed;
 - suitable lands free from geological and hydrological impacts, including drainage and soils are demonstrated; and,
 - development proposals that can demonstrate a design, layout and density which respect the natural character of the park.



Low density development with natural materials at park edge.

Design which creates a hard edge to ensure no encroachment uses. Photo: Landchoices.org

- 5.6.8 Development on RURAL lands may be constrained by minor geotechnical or flooding hazards. However, it is anticipated that safe building sites can be identified and protected through site-specific measures.

Use Policies

- 5.6.9 RURAL areas may only be used for:
- a. Farm uses excluding intensive agriculture;
 - b. Conservation use;
 - c. Park and park reserve;
 - d. Local institutional;
 - e. Single family residential use; and,
 - f. Associated rural residential use
- 5.6.10 Notwithstanding 5.6.9, associated rural residential uses are permitted unless prohibited by the zoning bylaw.

Subdivision Policies

- 5.6.11 Land in RURAL areas shall only be subdivided in accordance with the standards of the Responsible Authorities, except that the minimum parcel size shall not be less than two (2) hectares.
- 5.6.12 Notwithstanding Section 5.6.11 of this Plan, subject to a zoning amendment density averaging may be permitted to facilitate clustering parcels to avoid hazardous or environmentally sensitive areas provided that the average density of the parcel being subdivided, excluding road and park dedications, will not exceed one parcel per two (2) hectares, and provided that each parcel created is zero point two (0.2) hectares in size or greater and is suitable for its intended use.
- 5.6.13 Where a clustered subdivision is proposed, the subdivider shall be required to register a restrictive covenant in favour of the Regional District which prohibits the subdivision or alteration of hazardous or environmentally sensitive areas except for:
- a. alterations or construction necessary to protect the residential parcels from geotechnical or other hazards;
 - b. the location of services; and,
 - c. trails.
- 5.6.14 The covenanted area of a clustered subdivision should normally be continuous and not fragmented. However, in some circumstances, fragmentation may be desirable to avoid development in hazard areas or preserve identified environmental values.

What is a clustered subdivision? What is density averaging?

Essentially it is a reduction of average lot size within a residential development in exchange for greater conservation of natural areas. This includes:

- residential development
- concentrates lots in a compact area of the site
- allow for greater conservation of natural areas.
- reduced minimum lot sizes, setbacks and frontage distances
- maintains the same number of dwelling units at the site as an average.



- 5.6.15 Where possible, the covenanted area of a clustered subdivision subdivision should:
- a. border Crown land, park or covenanted area on an adjacent property; and,
 - b. include stream corridors, wetlands, sensitive or hazardous slopes and other areas of hazard or environmental value.

- 5.6.16 The Regional Board or the Subdivision Approving Officer may require upon rezoning or subdivision of land that advance street and conceptual lot layout plans be provided to demonstrate how the proposed lot layout would facilitate future subdivision or subdivision of adjacent lands.



5.7 SUBURBAN RESIDENTIAL (SR)

The purpose of the SUBURBAN RESIDENTIAL designation is to recognize existing residential areas and accommodate growth in the serviced Popkum community core. These lands provide for a desirable, well serviced, high quality community with a suburban lifestyle within an overall rural context. SUBURBAN RESIDENTIAL policies provide for the continued infilling of the established West and East Popkum residential areas.

Without community water service, the minimum parcel size in SUBURBAN RESIDENTIAL areas is two (2) hectares. The minimum parcel size may be reduced to 1100 square metres where the proposed development will be served by an approved community water system, or 800 square metres where served by both the FVRD community water and sewer system.

SUBURBAN RESIDENTIAL areas are serviced by the FVRD Area D Integrated Community Water System. Levels of service for sanitary sewer differ between East and West Popkum. West Popkum can facilitate increased density and smaller lot sizes due to the availability of FVRD sewer service. However, the more rural east Popkum policies support on-site sewage disposal.

General Policies

- 5.7.1 **Well suited development lands.** Development lands are concentrated in the Popkum area given these lands are generally free from geotechnical and flooding constraints; serviced by community water; have access to community sewer or on-site septic, and are outside of the agricultural and environmentally sensitive areas.
- 5.7.2 **Review criteria.** In the design and layout of new development in SUBURBAN RESIDENTIAL areas special consideration should be given to the following:
 - a. the character, scale, and layout of existing adjacent residential areas;

- b. updating and improving servicing facilities of existing areas;
- c. the traffic flow on existing residential streets and pedestrian circulation;
- d. conservation of areas of natural, scientific, cultural significance; and,
- e. the orderly growth of residential communities.

5.7.3 **Local area policies.** Zoning amendments of land within the West Popkum SUBURBAN RESIDENTIAL area to facilitate residential land use should consider the Plan policies outlined in Section 6.0 Local Area Policies.

Designation Policies

5.7.4 SUBURBAN RESIDENTIAL lands are generally:

- a. above the floodplain and generally free from geologic hazards;
- b. already zoned for suburban residential densities or subdivided into small parcels;
- c. easily accessible by public roads;
- d. large parcels with a significant portion of the property suitable for small-lot development; and,
- e. located outside the Agricultural Land Reserve (ALR)
- f. areas anticipated to be suitable for on-site sewage disposal at the planned density.

5.7.5 SUBURBAN RESIDENTIAL areas may be extended or created through Plan amendment provided:

- a. comprehensive, integrated plans are presented which demonstrate that additional lands that meet the designation policies are identified;
- b. development trends and community needs warrant such an extension or creation; and,
- c. the creation or extension does not contravene the Plan objectives and policies.

Use Policies

5.7.6 SUBURBAN RESIDENTIAL areas may be used only for:

- a. Single family residential use;
- b. Local institutional;
- c. Associated rural residential use;
- d. Park and park reserve; and,
- e. Recreation use.

Subdivision Policies

5.7.7 **Minimum parcel size.** Land in SUBURBAN RESIDENTIAL areas shall only be subdivided in accordance with the standards of the Responsible Authorities except that the minimum parcel size shall not be less than:

- a. two (2) hectare; or,

- b. 1100 square metres provided that the proposed development is to be serviced by an approved community water system; and,
- c. 800 square metres where connected to both the FVRD community water and sewer system.

5.7.8 **Community sewer.** Subdivision developments where connected to the FVRD community sewer system shall be provided in accordance with service area policies outlined in Section 7.0 - Infrastructure and Services to ensure efficient and high quality sewer nodes

5.7.9 **On-site septic.** Where land in SUBURBAN RESIDENTIAL areas is proposed to be developed on the basis of on-site sewage disposal, land shall only be subdivided in accordance with the standards of the Responsible Authorities and where, an Professional Engineer report confirms that the:

- a. proposed development is suitable for long term on-site sewage disposal and that no danger exists for ground water pollution which could lead to environmental or human health problems; and,
- b. an alternative or "back-up" field area is protected on for each lot.

5.7.10 **Good Neighbour Practices.** Subdivision and development of land in the SUBURBAN RESIDENTIAL areas should limit impacts and disruption on existing and nearby homes by following the *FVRD's Good Neighbour Practices*, including containing waste and litter onsite; parking on-site; avoiding degradation of linear park/sidewalks; and communication with neighbours by providing contact and project information.

5.7.11 **Hazard avoidance.** Where land is proposed to be subdivided and a portion of the parcel is subject to hazards which make the lands unsafe for residential development, each parcel created by subdivision shall meet the minimum parcel size policies of this plan exclusive of the hazard lands.

5.7.12 **Connectivity.** In order to achieve a connected and comprehensive development over time development proposals should provide advance street and conceptual lot layout plans to demonstrate how the proposed lot layout would facilitate future development of adjacent lands, include subdivision, road connection and linear trail improvements.

5.7.13 **Fire protection.** Water systems serving development of 1100 square metres or 800 square metre parcels in the SUBURBAN RESIDENTIAL designation should provide sufficient water flows for fire protection and adequate fire hydrants.

6.0 LOCAL AREA POLICIES

6.0 One Community – Two Neighbourhoods

Electoral Area 'D' is home to the two neighbourhoods of; Popkum and Bridal Falls. While each neighbourhood is unique, they collectively contribute to the rural – recreational character of the area. Maintaining and blending new development with the unique characteristics of each neighbourhood will be an important consideration for future zoning and Official Community Plan amendment applications. The following local area policies will guide the Regional Board in their future decisions.

6.1 Popkum

Residential

Popkum is a neighbourhood with two geographically distinct areas, split by the Highway 9 corridor; West Popkum and East Popkum. Most residents of Electoral Area "D" reside in the suburban residential areas of West Popkum or to a lesser extent the East Popkum larger lot residential developments alongside Highway 9 corridor.

Popkum is an established suburban residential area with high quality single family dwellings bordered by large semi-rural parcels with development potential, and Agricultural Land Reserve (ALR) lands to the south. Popkum is a well serviced area which includes; FVRD EA D Integrated Water System, BC Transit bus service, two provincial highways - #1 and #9, parks, and the new Rosedale Traditional Community School (K-9). Residents can also access city services and employment in Chilliwack within a reasonable driving distance.

Residents of Popkum describe their community as a residential neighbourhood of distinction which provides a niche in the local housing market with larger lot sizes and opportunities for new single family dwelling building lots. As additional suburban residential development is planned for Popkum, residents have identified the following as values to preserve and attain for their community:

- Maintain high quality suburban residential building form and character;
- Continue existing large (800 m² to 1100 m²) minimum lot size policy;
- Ensure trail connection options for local residents to be active and access local services;
- Preserve trees and natural vegetation where possible;
- Design and integrate new residential development which respects the scale and privacy of established homes, including lot layout, building form and orientation.


- Address noise mitigation from highway corridors through lot layout, berms and landscaping, or structural building elements such as triple pane windows, sound proofed interior walls, or other design elements.




The Plan policies provide a flexible framework to address these community development concerns when rezoning SUBURBAN RESIDENTIAL designated lands.

Policy

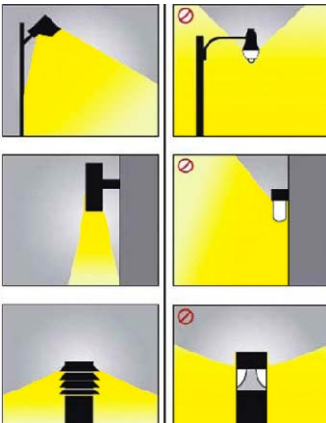
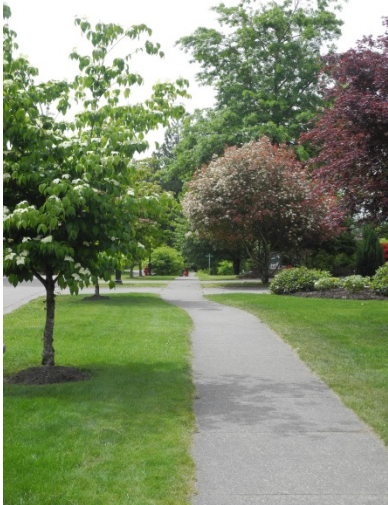
6.1.1 Rezoning applications to facilitate subdivision of new residential parcels should address the following items:

- a. **Community consultation.** Complete early and ongoing neighbourhood consultation to;
 - i. share proposal information, including comprehensive design drawings to illustrate building form and character, lot layout, overall development concept, and how the design will satisfy the Design Guidelines for West Popkum Residential Development Table 1.0 (below);
 - ii. obtain feedback;
 - iii. respond to community concerns; and,
 - iv. ensure ongoing community communication, including the posting of signage to advise of developer contact information.
- b. **Design.** New suburban residential developments should enter into a design control agreement with the Fraser Valley Regional District and addresses the *Design Guidelines for West Popkum Residential Development*.

Table 1: Design Guidelines for West Popkum Residential Development		
Landscaping		Tree and vegetation plantings to create privacy and natural aesthetic.
At ground design		Provide at grade deck and ground oriented outdoor living spaces to avoid overlooking neighbouring lots.

<p>Privacy design</p>		<p>Providing privacy between neighbouring homes is an important factor in design and lot layout. Elements can include;</p> <ul style="list-style-type: none"> -angled or staggered house placement; -curved street network.
<p>Tree retention</p>		<p>Identification of mature trees for retention by an arborist¹, including protection measures during construction and post development such as snow fencing and tree protection covenants.</p>
<p>Street facing</p>		<p>Building elevations should provide variety and interest to the street front.</p> <p>Front porches and door entrances orientated to the street.</p> <p>Avoid back of homes facing onto a public road.</p> <p>Corner lots to address both street edges.</p>

¹ Arborists are certified by the International Society of Arboriculture (ISA) in British Columbia.

<p>Lighting</p>	<p>Full cut off vs. traditional</p> 	<p>Provide full cut off lighting equipment which minimizes light spill and intrusion into neighbouring properties.</p>
<p>Public trail – linear park</p>		<p>Provide for public trail - linear park connection where identified in Schedule 8 – Parks and Trails or otherwise practical.</p>

6.1.2 **Highway noise.** Sound mitigation including the use of concrete panels or walls to buffer highway noise should be installed along the Highway 9 corridor in West and East Popkum residential areas for;

- a. existing residential lot by working together with the Ministry of Transportation and Infrastructure to create a design and funding strategy; and,
- b. new development by ensuring new subdivision and zoning amendment proposals address noise impacts as a condition of approval.

6.1.3 **Good Neighbour Practices.** All building and development in Popkum-Bridal Falls should adhere to the FVRD's *Good Neighbour Practices* policy to ensure construction and site preparation impacts are managed and minimize impacts to the neighbouring residents.

6.1.4 **Agricultural buffer.** Rezoning applications for facilitate residential development along the Agricultural Land Reserve (ALR) boundary should adhere to the following best practices:

- a. House design and materials, such patio orientated away from ALR lands;
- b. Building placement a minimum of 25 meters (82 feet) from the edge of the agricultural land;
- c. Landscape buffer in accordance with the Agricultural Land Commission (ALC) Agricultural Land Commission's report "Landscape Buffer Specifications";
- d. Graduated density to reduce exposure to farming uses.



6.2 Bridal Falls

Tourism Commercial Recreation Corridor

Bridal Falls is has traditionally been a regional tourism destination for the travelling public or visitors to the numerous commercial-recreation uses. The area is rich in natural beauty and overnight, day trip and passing visitors are drawn to Bridal Veil Falls Provincial Park, waterslide attraction uses, or camping and resort areas in the neighbourhood. The combination of quality destination opportunities with the high visibility location, easy access to Highway 1 and the nearby large population of Metro Vancouver and the Fraser Valley creates a unique outdoor recreation - tourism corridor.

In recent years, the Popkum-Bridal Falls area has experienced the loss of several destination businesses. These businesses have been replaced by residential uses. Ensuring the vitality of this tourism destination area is an important objective of the Plan policies. Local business owners have identified the following challenges for the community:

- Expanded or enhanced tourism destination uses;
- Limited visibility and signage of business services to the travelling public;
- Lack of highway public washroom facilities; and
- Need for coordinated marketing and branding to boost awareness of Bridal Falls.

Recognizing the limitations on expanded density in the Bridal Falls area, the Plan policies support opportunities to strengthen existing uses, promote their operation and provide complimentary uses in the Bridal Falls uplands area which enhance the tourism brand for Bridal Falls.

Bridal Falls Uplands

The Bridal Falls uplands are approximately 80 hectares of relatively low-slope terrain to the west of the Bridal Falls tourism commercial corridor. Located in a naturally spectacular are adjacent to Mount Cheam with views across the Fraser River and valley bottom, this upland bench extends from Electoral Area “D” and extends over the City of Chilliwack boundary to the eastern hillsides neighbourhood. The uplands have been identified in previous studies as an area of suitable for future residential development² as it features:

- minimal geohazards;
- outside the Agricultural Land Reserve (ALR);
- no Fraser River floodplain hazard;

² Regional District of Fraser-Cheam, Bridal Falls Uplands study, March 11, 1994

- large intact properties - land assembly unlikely;
- proximity to Highway 1 and urban growth areas; and
- comprehensive neighbourhood level servicing opportunities.

In consultation with Bridal Falls uplands property owners, the Plan policies support future development of the area. Ensuring the future development of the uplands occurs in a planned and comprehensive manner, rather than ad-hoc site specific development is essential to ensuring hillside development that addresses the following challenges;

- inter-connected community services such as parks, trails, sewer and water services;
- visual impact to ensure Popkum retains its green backdrop which contributes to aesthetic and scenic qualities of the community;
- environmentally sensitive areas such as watercourses, vegetation, and wildlife corridors to ensure their early identification, protection and integration into the development;
- geohazard areas identified by site specific study to address any avoidance, lot layout and mitigation measures;
- lot layout and functional challenges to ensure the design of lot layouts, roads and infrastructure preserve the hillside character, retain vegetation and minimize land alteration; and,
- financial impacts of servicing hillside areas which can require more costly infrastructure in comparison to the valley bottom in order to preserve slope and creek stability distance from existing water and sewer nodes, and road networks.



Future development requirements. The Bridal Falls uplands are positioned to be the next long term growth node for Electoral Area “D”. The uplands area is designated LIMITED USE in Plan policies, but generally supports the future development and re-designation of the Bridal Falls uplands provided two key elements are addressed;

- West Popkum build out. The substantial build out of planned growth areas in West Popkum is critical to ensure efficient servicing infrastructure such as sewer and water services, and provide completed communities which minimize disruptive transition periods.
- Neighbourhood Plan. A comprehensive plan which considers the node as a whole rather than ad-hoc applications, which requires landowners to work together with the Regional District, and addresses the challenges servicing, geohazard, environmental, functional and financial impacts of the development.

Policy

- 6.2.1 **Future Neighbourhood Plan.** Bridal Falls Uplands is identified in this Plan a future Neighbourhood Plan Area to ensure comprehensive development following the substantial build out of the West Popkum area.
- 6.2.2 **Bylaw amendments.** The Regional Board will not support the zoning or community plan amendments prior to the development of the Bridal Falls Uplands Neighbourhood Plan.
- 6.2.3 **Shared interests.** The first nations and City of Chilliwack should be key stakeholders in the development of the Plan to explore opportunities for trails, roads and servicing, and interface issues of mutual interest.
- 6.2.4 **Neighbourhood Plan components.** The Bridal Falls Uplands Neighbourhood Plan should address the following elements:
- a. land use concept plan which provides opportunities for a diversity housing densities, residential, gateway commercial, and tourism related uses that strengthen Bridal Falls as a tourism commercial corridor;
 - b. comprehensive community services such as parks, trails, sewer and water services;
 - c. visual impacts to ensure Popkum retains its green backdrop and contributes to aesthetic and scenic qualities of the community;

- d. environmentally sensitive areas such as watercourses, vegetation, and wildlife corridors to ensure their early identification, protection and integration into the development;
- e. geohazard areas identified by site specific study to address any avoidance, lot layout and mitigation measures;
- f. conceptual lot layout to ensure the design of lot layouts, roads and infrastructure preserve the hillside character, retain vegetation and minimize land alteration; and,
- g. financial impacts to the FVRD of servicing hillside areas.

6.2.5 **Business Association.** The Regional Board supports the development of a Business Improvement Association for the Popkum-Bridal Falls area to cohesively advocate and address shared concerns regarding; tourism destination branding and advertising, including highway signage and media outreach.

6.2.6 **Highway rest area.** The Regional Board will advocate to the Province of British Columbia for a public rest area and washroom facilities to serve Highway 1 travelers in consultation with local residents and businesses.

6.2.7 **Tourism destination.** The Regional Board recognizes Bridal Falls as regional tourism destination that contributes to Fraser Valley economy that is strengthened with expanded tourism destination developments, and supported in the HIGHWAY TOURISM RECREATION COMMERCIAL designation.

6.2.8 **Bridal Veil Falls Provincial Park.** The Regional Board supports an extended operating season for Bridal Veil Falls Provincial Park to enhance the tourism opportunities in the area.

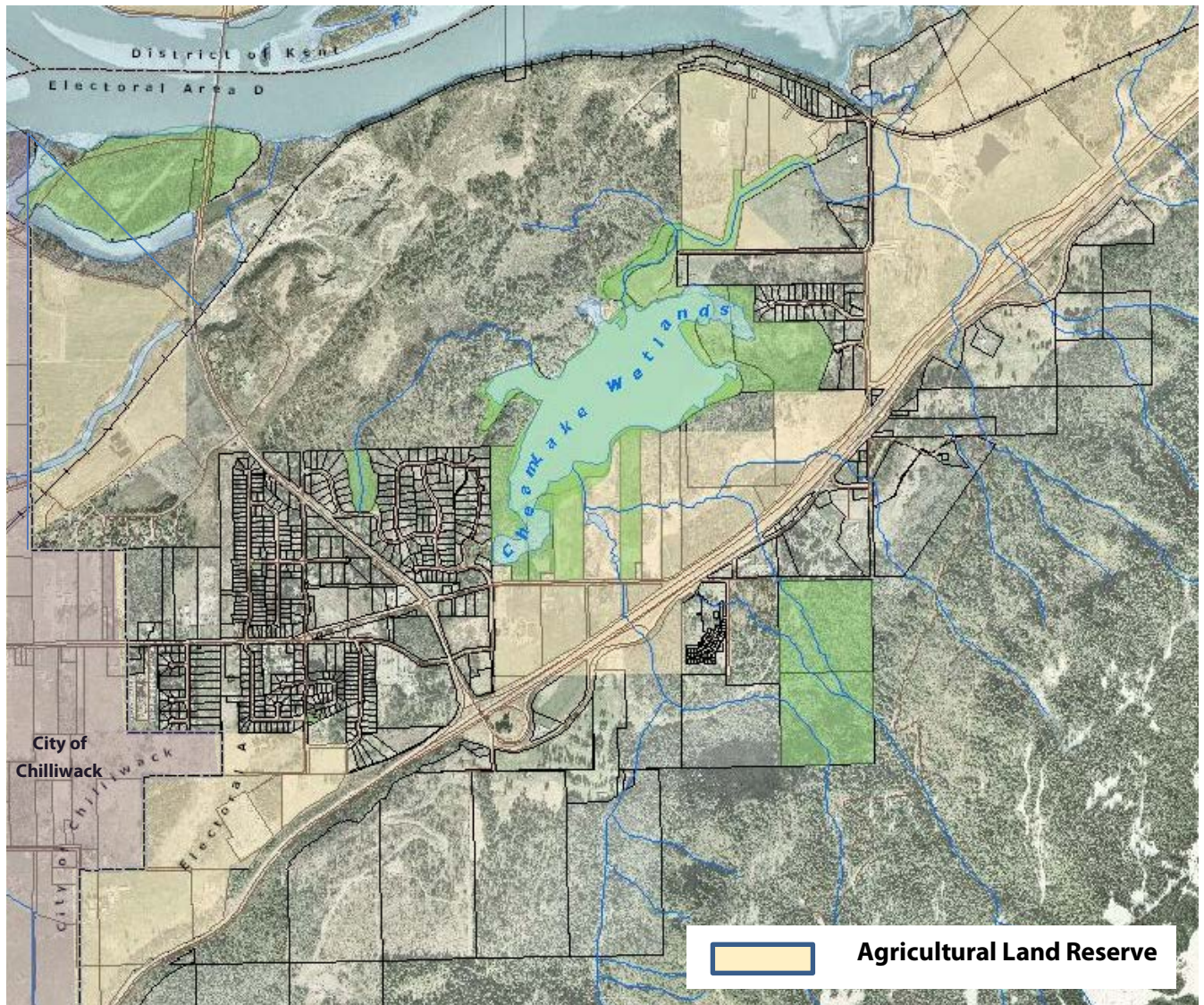
6.3 Agricultural Land Reserve (ALR) Lands

Agricultural Land Reserve (ALR) lands represent nearly 24% of privately owned properties in Electoral Area “D”. The ALR shapes the rural character and in many ways establishes a development boundary around the existing West and East Popkum neighbourhood core.

West Popkum in particular is a growing residential neighbourhood located adjacent to over 60 hectares (150 acres) of ALR designated lands. Over the years, development interest has resulted in a series of exclusion and residential development proposals in the 1990’s to early 2000’s. The Fraser Valley Regional District completed the *West Popkum Agricultural Land Reserve Boundary Review* in July 1997 to provide a comprehensive background for a boundary review process with the Agricultural Land Commission (ALC). The boundary review led the ALC to exclude approximately 6 hectares of ALR land. In 1997, the ALC concluded that the remaining lands were not necessary for the development of Popkum given; the remaining ALR lands have good agricultural capability, and the substantial development potential of the adjacent non-ALR lands.



Popkum – Agricultural Land Reserve



ALR Boundary Review

In subsequent years, Popkum ALR landowners have continued to advocate for ALR exclusion. Landowners cite limitations to agriculture such as poor soil quality and drainage, limited sunlight hours in the shadow of Mt. Cheam, and rational extension of roads, utilities, and development patterns. Exclusion and subsequent residential development of the ALR lands has been identified by the landowners as a solution to eliminate agricultural conflicts, utilize the lands for the highest and best use, and provide additional housing and options for community wastewater (sewage) treatment.

The rationale for exclusion and development of ALR lands in Popkum is unclear. Over 60% of ALR lands in Popkum-Bridal Falls are farmed³, this is just behind the City of Abbotsford's utilization rate of 67%. Clearly there are farm opportunities in Popkum-Bridal Falls. ALR lands also provide a buffer to residential uses from highway corridors and contribute to the rural aesthetic of the area.

Development opportunities for future housing over the next 14 years are satisfied by undeveloped lands outside the ALR designated SUBURBAN RESIDENTIAL. Future development lands on the Bridal Falls uplands (bench) can further extend development potential in the Plan area. Therefore the lack of development lands is not a strong rationale for exclusion. Furthermore, options for wastewater servicing in Popkum are accommodated on non-ALR lands located within existing utility corridors, commercial and residential development nodes.

Nonetheless, the FVRD recognizes the desire by landowners to consider development options for the ALR lands. In order to guide this process, the Plan provides policy to guide an ALR boundary review for Popkum and provide an opportunity for landowners/applicants to demonstrate the merits of exclusion to the community, ALC and FVRD. Future boundary review initiatives must be completed in a comprehensive and coordinated manner involving interested Popkum landowners and not individual applications. The final authority for the ALR exclusion or boundary amendment resides with the Provincial Agricultural Land Commission (ALC).

Expanded Land Uses

Expanded land use options for ALR lands was identified by residents as an opportunity to maintain and sustain the rural – agricultural community in Popkum-Bridal Falls. The Agricultural Land Commission (ALC) supports many tourism uses outright provided they are accessory to a farm use. This could include farm retail sales and accommodation uses, and

³ Agricultural Land Use Inventory - Fraser Valley Regional District, Ministry of Agriculture – Province of British Columbia, 2011-2013.

subject to ALC approval carriage home uses. Ensuring sensitive application of expanded agricultural uses will be important in avoiding conflicts between neighbouring residential uses.

Expansion of agri-tourism uses may provide interested farm operators an opportunity to complement and grow their business with a range of accessory tourist activities⁴. Popkum offers an attractive tourist destination given its picturesque agricultural setting between the mountains and close proximity to Bridal Falls. In nearby Agassiz and Chilliwack, there are a diversity of agri-tourism businesses highlighted in the Circle Farm program including cheese and honey producers, farm stay accommodations, and many more. The success of the Circle Farm program highlights the growing consumer trends towards locally produced foods and direct farm-to-consumer retail. The Agricultural Land Commission supports many agri-tourism uses outright provided they are accessory to a farm use. Other more intensive activities where conflicts may occur with nearby land uses may require local government approval⁵. The expansion of agri-tourism uses will need to be sensitive to nearby farm operations so that holiday-makers and agriculture practices can beneficially co-exist. The Plan provides policy which supports a number of agri-tourism uses accessory to a farm operation including natural campground, farm tours, and food and beverage sales. Expanded agri-tourism uses may require rezoning and/or approvals from Agricultural Land Commission.

Policy

6.3.1 Boundary review. Proposals to exclude ALR lands or undertake a boundary review in Popkum must address the following;

- a. Phase One – Assessment
 - i. Comprehensive and coordinated application between interested landowners to ensure an applicant initiated process;
 - ii. community benefit opportunities from expanded development; and,
 - iii. rationale to demonstrate merit of excluded and included ALR lands; and,
 - iv. agronomy study prepared by a Professional Agrologist, selected in consultation with ALC staff that provides advice with respect to agricultural capability of the lands.

⁴ Agricultural Land Reserve Use and Subdivision and Procedure Regulation; “agri-tourism” means a tourist activity, service or facility accessory to land that is classified as a farm under the Assessment Act;

⁵ Refer to the Agricultural Land Reserve Use and Subdivision and Procedure Regulation for more details.

b. Phase Two – Conceptual Plan and Consultation

- i. lot layout and design opportunities to utilize and buffer development from existing utility corridors. Options could include: trail corridors, visual buffer areas and siting of community wastewater treatment infrastructure;
- ii. stakeholder consultation with key agencies, including the City of Chilliwack (West Popkum), Agricultural Land Commission and Ministry of Transportation and Infrastructure; and,
- iii. neighbourhood consultation to ensure ongoing communication, and identify issues of concern and response; and,
- iv. overall development concept, including sample building form and character design, potential uses, and overall servicing and lot layout to ensure an efficient use of the land.

6.3.2 **Expanded agricultural uses.** Expanded land use options to supplement and support agriculture in Popkum will be considered by the Regional Board, including agri-tourism uses such as farm gate retail, bed and breakfast and other tourism accommodation uses, and carriage home/secondary suite uses.

6.3.3 **Rural character.** Agricultural Land Reserve (ALR) lands in Popkum contribute to the rural character of the community.



7.0 INFRASTRUCTURE AND SERVICES

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7.1 Servicing the future

Popkum-Bridal Falls infrastructure and services will grow and centralize in the Popkum “community core” as development and density increases. The surrounding “countryside” of rural and resort lands will generally have on-site services suited to lower density development. Major recreation – resort or commercial developments will require new systems to be developed.

The policies of this Plan recognize that Regional District infrastructure and services – parks and trails, fire service, water and sewer, storm water and street lighting utilities, and transit – will need to expand as the community population grows. To be sustainable and effective, the infrastructure and services must be high quality, efficient and financially viable, while creating minimal impacts on the environment. Infrastructure and services are vitally important parts of the community as each contributes to health, safety, quality of life and ultimately adds value to Popkum – Bridal Falls.

West Popkum is growing and is a desirable suburban residential area with commercial services centred around the Highway 9 and Yale Road East roundabout. The community features convenient access to employment, transit service, nearby schools, parks and a range of local commercial services. In West Popkum there is a higher expectation for municipal-like services such as parks, transit, sidewalks and paths, water, sewer, storm water and street lighting. Plan policies reflect these higher expectations for development on suburban residential and commercial designated lands.

While a wide of services is available in Popkum, historically individual on-site septic systems provided wastewater treatment. Market changes and increased demand for smaller lots requires a transition from onsite septic to a public sewage system. Plan policies support the development of a two centrally located Class “A” high quality sewage systems, which are publicly owned and operated to serve the needs of West Popkum. Additional policies provide a strategy to avoid ad-hoc sewage service areas which result in overlapping or criss-cross connections throughout the community and create financial and operational challenges, and resulting in an inefficient service. This centralized sewage system will compliment the existing water service owned and operated by the FVRD.

To support sustainable infrastructure and services, the FVRD will work to ensure that:

- **Service efficiency and life cycle costs are priorities.** We will ensure infrastructure expansion is designed and planned to be operationally efficient, accounts for long term construction, operation replacement costs, and accounts for long and short-term servicing needs.
- **Options for rural transportation are provided.** We will provide options by car, bike, public transit or on foot while recognizing the financial and geographic constraints for each option in a suburban residential and rural area.

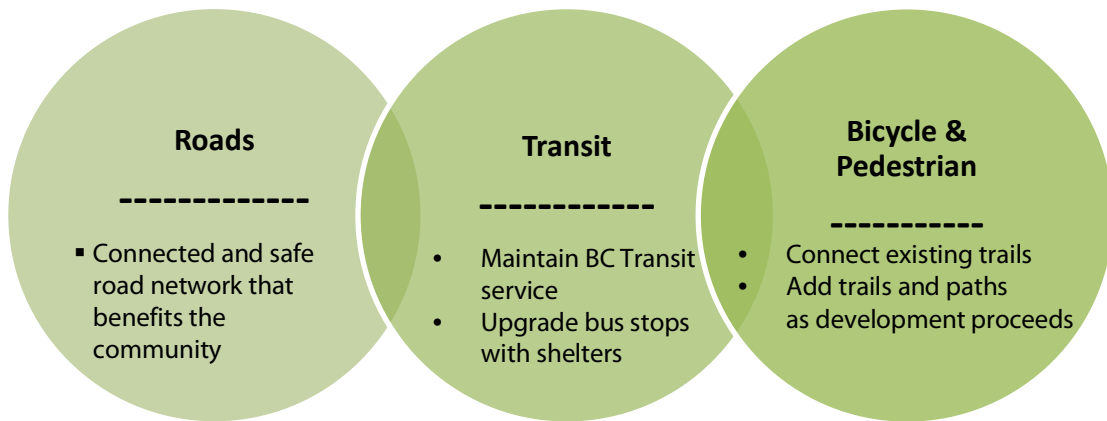
- **Services are high quality and minimize environmental impact.** We will design sewer service and utilities to ensure highest standards, minimize land area footprint and achieve the lowest impact on the environment.

Policy

- 7.1.1 All services should be designed, operated, maintained and administered to minimize impact to the natural environment and to perform reliably and efficiently over long term. Low-impact servicing approaches are strongly encouraged.
- 7.1.2 Services for individual developments should support continuous year-round occupation. Servicing standards suitable only for seasonal occupation should be avoided.
- 7.1.3 Capital replacement reserves will be required for all community services, including but not limited to water, sanitary sewer, storm water, parks and trails, and street lighting services.
- 7.1.4 Development services will be provided in accordance with FVRD Subdivision and Development Servicing Bylaw, the policies of the Regional Board (including this Plan, and the requirements of Responsible Authorities.

7.2 TRANSPORTATION

The Plan supports the ongoing development of the transportation network to meet the needs of existing and future residents, businesses and visitors. The Plan promotes public transportation and cycling as an alternative mode of transportation. Ensuring a connected network of local roads is critical to avoid fragmented or panhandle access routes, which often result in disconnected and inefficient transportation routes for cars, bikes and pedestrians. Achieving these improvements over time will require the continued collaboration between the FVRD, the Province, developers and the community.



Transportation Elements

- **Well connected to Provincial highway networks.** Popkum – Bridal Falls is connected to the provincial highway system via Highway Number 1 (Trans-Canada Highway) and Highway Number 9 (Rosedale-Agassiz Bypass Highway). The provincial highway network physically shapes the community, and also influences the vehicle dependant character of the area.
- **Roads are owned-operated by the Province of BC.** The FVRD does not own or maintain roads within Electoral Area “D”. The Province of British Columbia is responsible for all roads, from provincial highways to local roads. This responsibility is managed by the Ministry of Transportation & Infrastructure. Road maintenance is undertaken by private contractors hired by the Ministry. The FVRD works together with the Province to plan for an efficient and safe rural road network.
- **Transit provides options.** Community consultation feedback from residents generally support transit options, particularly for seniors and youth. Service levels were identified as sufficient. However the need for a safe and visible bus stop was identified.
- **Transit and trails are paid by local and regional taxpayers.** A service area collects and fund the transit and trail system for residents. Expansion of these services requires careful financial consideration by local Popkum-Bridal Falls taxpayers.

ROADS



Primarily for public vehicle and transit use, but cycling and walking are transportation options are growing. Local residents have identified desired improvements such as cycling paths, pedestrian crossings and sidewalks the West Popkum neighbourhood.

- Ensure a network of local roads that inter-connect over time and avoid panhandle or fragmented road segments;
- Address illegal off street parking along Highway #9 corridor as highway expansion and/or improvement plans proceed;
- Require noise attenuation and visual buffers to address road noise and views for new residential developments.

TRANSIT



Popkum and Bridal Falls is served by the Agassiz-Harrison connector bus service provided by BC Transit, in cooperation with the FVRD, Village of Harrison Hot Springs, District of Kent and the City of Chilliwack.

The service operates year-round between Harrison Hot Springs and Chilliwack (with stops in between) throughout the day.

Residents have identified a need for a bus shelter, and safe and convenient stop location in West Popkum.

BICYCLE & PEDESTRIAN ROUTES



There is a strong desire within the community for bike lanes on Yale Road East and connected pedestrian sidewalks and trails within West Popkum.

Trails and sidewalks policies are provided in Section 8 – Parks and Trails. In general Plan policies support:

- Safe crossings for pedestrian and cyclist users of Highway 9 and Yale Road East.
- Upgraded shoulder lanes for pedestrian, cycling and agricultural uses on Yale Road, Popkum Road North to Elgie Road.
- Expanded linear trail routes in West and East Popkum as development occurs or retrofit as funds are available.

Policy

Road Design and Access

- 7.2.1 Upgrades to Yale Road East and Popkum Road north to Cheam Wetlands Regional Park should include road shoulders which provide suitable and safe designated paths for pedestrian, cycling uses and in agricultural areas for horse riding
- 7.2.2 Each new parcel of land should have frontage on, and reasonable and practical access to a public road.
- 7.2.3 Land uses in the Plan area shall be provided with adequate and safe access for all traffic including emergency vehicles.
- 7.2.4 Access for residential uses on side roads should be constructed in accordance with the Ministry of Transportation & Infrastructure standards outlined in *Location, Design and Construction of Residential Driveways on Side Roads Outside Municipalities*.
- 7.2.5 New road alignments should be designed to provide:
 - i. extension and connection to existing or proposed roadways adjacent to or beyond the subdivision;
 - ii. alternate route choices where possible;
 - iii. adequate and safe access for all land uses consistent with the level of traffic generated and need for emergency access;
 - iv. minimal or no environmentally sensitive areas and stream crossings;
 - v. limited impact to agriculture operations and fragmentation of agricultural lands.

Bridal Falls Uplands

- 7.2.6 Development of the Bridal Falls Uplands should require a comprehensive traffic and route analysis in consultation with the Fraser Valley Regional District, City of Chilliwack and the Ministry of Transportation and Infrastructure to: identify route options; ensure first and secondary access routes; assess capacity, traffic volume impacts to the roundabout and highway interchange, geo-hazards, inter-connection to the City of Chilliwack; and identify long term operational requirements.

Traffic Impact

- 7.2.7 The Regional Board may require that significant development proposals include a traffic impact analysis report prepared by a qualified professional.

On street Parking

- 7.2.8 Development within the Highway Commercial designated lands in Popkum and Bridal Falls should demonstrate design options such as landscaping, to discourage unsafe roadside parking along the highway corridor.

- 7.2.9 The Province of BC should review the relevant provincial legislation regarding the control of roadside parking along provincial highways and on Crown land and implement more effective tools to manage illegal roadside parking, including improved ticketing processes and opportunities for permitted on-road parking areas.

Transit

- 7.2.10 Bus shelter enhancements for BC Transit riders should be provided in a safe and convenient location in Popkum.
- 7.2.11 BC Transit should explore opportunities for shared a bus shelter location in consultation with School District Number 33.

Connected neighbourhood

- 7.2.12 Unused or undeveloped right of ways should be evaluated for use as public trail, community spaces or closure where traffic patterns or adjoining lands are not negatively affected.
- 7.2.13 Comprehensive suburban residential subdivisions with connecting road networks are encouraged, and may require collaboration or land assembly with adjoining parcels.
- 7.2.14 Panhandle or easement access is discouraged for suburban residential subdivision.
- 7.2.15 Alternative or secondary route choices should be provided in new subdivision, where possible.
- 7.2.16 Public trail policies to ensure a connected neighbourhood are provided in Section 8 Parks and Trails.

Pedestrian and cycling

- 7.2.17 Safe crossings for pedestrian and cyclist users of Highway 9 should be evaluated for any significant development within the HIGHWAY COMMERCIAL designated lands in Popkum. Identified pedestrian crossing priorities are illustrated on Schedule 8 – Parks and Trails, Popkum Bridal Falls.
- 7.2.18 Pedestrian and cycling routes should consider design and routing options which create a comfortable and safe user experience by avoiding unsafe areas, avoiding side by side highway traffic and by providing opportunities to integrate into natural areas and provide view corridors.
- 7.2.19 The Regional Board may require that development proposals include a pedestrian movement analysis prepared by a qualified professional to ensure safe and connected pedestrian routes.

- 7.2.20 Upgrades to Yale Road, Popkum Road North to Elgey Roads should include expanded shoulder lanes suitable for pedestrian, cycling and agricultural uses and their connection to Cheam Wetlands Regional Park.
- 7.2.21 Subdivision developments within the West Popkum Linear Trail Network Area as shown on Section X – Parks and Trails, shall provide trails as a condition of subdivision approval.

Provincial Highway 9 and Highway 1

- 7.2.22 Access to new development along Highway 9 should be controlled and limited to the two locations, including one at the Yale Road roundabout.
- 7.2.23 Noise and visual buffers should be considered for new development along the Highway 9 corridor to reduce traffic use impacts to neighbouring private lands.
- 7.2.24 Community consultation should be conducted by the Ministry of Transportation for expansion and upgrades to Highway 9 corridor and Highway 1 interchange.
- 7.2.25 Major developments require a traffic impact assessment to determine regional traffic flows and if improvements to the Highway 1 interchange are necessary.

7.3 Water Supply

Water is an essential need for everyone. Fortunately, Popkum-Bridal Falls has a high-quality drinking water and supply, whether on private well or FVRD service. Drinking water in Electoral Area “D” is obtained from a variety of sources ranging from individual wells, surface water sources, to the large FVRD Area D Integrated Water System which services the majority of residents.

FVRD Area D Integrated Water System

The FVRD water system primarily serves the suburban residential neighbourhoods of Popkum and commercial corridor of Bridal Falls and the neighbouring Cheam First Nation Indian Reserve. In 2017, there were 400 connections to the system. In addition to providing a drinking water source, the FVRD water system provides flows for fire protection in accordance with Fire Underwriters Survey guidelines.

The service area and assets of the FVRD EA “D” Integrated Water Systems is shown on Map 5- Local Service Areas.

FVRD Area D Integrated Water System is a high quality deep well source without the need for primary or secondary disinfection or filtration¹. The water storage site and primary source is located along the Bridal Falls hillside, with two additional well sources at Caryks Road and Sussex Drive. The quality and quantity of the FVRD Area D Integrated Water System is expected to meet anticipated growth over the next 20 years.

The FVRD’s delivery of water system services are guided by a number of key documents including the:

- Sustainable Service Delivery for Community Water Systems: Policies to Guide Service Delivery in FVRD’s Electoral Areas (2010);
- Electoral Area Source Water Protection Assessments (2015); and,
- Electoral Area Water Conservation Regulation (2016).

Private Water Supplies

While most of the community is served by the FVRD community water supply, there are a small number of properties which obtain drinking water through individual, on-site ground or surface sources. In 2017, there were about seven (7) surface water licenses and approximately sixty (60) known groundwater wells for domestic water use in Electoral Area “D”. A number of unlicensed on-site water supplies are expected as well.

Private water supplies occur primarily on larger acreages surrounding the Popkum community core and Bridal Falls corridor. While the FVRD is not aware of any significant water quality or quantity issues, this means for many rural parcels, both potable water and

¹ 2015 FVRD Drinking Water System Annual Report

wastewater discharge occur on the same parcel of land. Therefore, it's important to ensure on-site water supplies are on parcels sufficiently sized to ensure the discharge of stormwater and wastewater does not interfere with water quality.

The FVRD Subdivision and Development Servicing Bylaw sets out levels of service requirements for newly created parcels. The service level requirements in conjunction with zoning and Plan designation parcel size requirements, will ensure that new parcels with onsite water and septic sufficient area of at least 2.0 hectares.

Bylaws, Policies & Regulations

Water supplies and systems within Electoral Area “D” are regulated by local bylaws and policies and by provincial regulations. The following table provides a general overview the key regulations:

FVRD	Province of BC	
<p><i>Subdivision and Development Control Bylaw</i></p> <ul style="list-style-type: none"> applies at time of development (not retroactive) ensures that new development is served by appropriate water supplies, depending on lot size, location and density (number of units) <p><i>OCP and other FVRD policies</i></p> <ul style="list-style-type: none"> guides the development, expansion, operation and management of FVRD water services 	<p><i>Groundwater Protection Regulation²</i></p> <ul style="list-style-type: none"> activities near wells and groundwater are environmentally safe minimum standards and types for: <ul style="list-style-type: none"> well construction, maintenance, deactivation and decommissioning; and, qualified people certified to drill wells, install well pumps and perform related services 	<p><i>Drinking Water Protection Act</i></p> <ul style="list-style-type: none"> applies to all water systems (not than single-family dwellings and systems excluded through the regulation) water suppliers must ensure quality and potable water requires approval of water system construction proposals by public health engineers minimum water treatment standards monitoring/testing of systems; water systems to meet water quality standards public notification of water quality problems prohibits introduction of anything into a domestic water system, well recharge zone or an area adjacent to the drinking water source that could cause a health hazard

² Established under the *Water Sustainability Act*.

Policy

The following policies are intended to ensure new developments are served by an appropriate level of water supply which will be sustainable over the long term. They should be considered alongside the individual land designation policies which identify servicing levels required for subdivision and development.

- 7.3.1 All new commercial developments within the HIGHWAY COMMERCIAL designation shall be serviced by the FVRD Area D Integrated Water System.
- 7.3.2 Subdivisions which create parcels of less than 1 hectare (2.47 acres) shall provide a connection to the FVRD Area D Integrated Water System as established in the *FVRD Subdivision and Development Servicing Bylaw*.
- 7.3.3 Extension to the Area D Integrated Water System shall be paid for by developers who also shall contribute to off-site works in accordance with the Development Cost Charge Bylaw.
- 7.3.4 Water system service delivery, governance, cost recovery, priorities, and acquisition policies are those set out in *Sustainable Service Delivery for Community Water Systems: Policies to Guide Service Delivery in FVRD's Electoral Areas* or as amended by the Regional Board.
- 7.3.5 Expansion of the FVRD Area D Integrated Water System may be considered under the *Sustainable Service Delivery for Community Water Systems: Policies to Guide Service Delivery in FVRD's Electoral Areas* and under the following conditions:
 - a. costs of extending the service boundary are financed exclusively by the new area to be serviced and the cost is sustainable;
 - b. servicing to unconnected parcels within the original service area is not negatively affected;
 - c. the expansion is unlikely to result in subsequent demands or expectations for service in locations where development at serviced densities is not desirable.
 - d. capacity of the water system to supply the added demand, along with any improvement necessary, is determined by a qualified professional engineer;
 - e. no negative water supply source impacts will result;
 - f. the expansion is consistent with the land use objectives and policies of this plan; and,

- 7.3.6 Well head or source protection implementation for the Area D Integrated Water System water system wells should be completed as outlined in the *Electoral Area Source Water Protection Assessments (2015)* report.
- 7.3.7 Provision of safe and reliable water supplies, and the protection of existing water supplies and sources, will be a consideration in all zoning and community plan amendments and in subdivision referrals.
- 7.3.8 For subdivision of parcels less than 8 hectares in area, not served by the FVRD community water system, the *Responsible Authority* should require the developer to provide a report by a professional engineer which confirms the ability of each water supply to provide a suitable quantity of potable water which meets *Guidelines for Canadian Drinking Water Quality*. The report should include:
- a. accurate location sketch of the well or intake (and supply line where applicable);
 - b. well log provided by well driller that is prepared in accordance with accepted standards, or a sketch of the surface water intake;
 - c. pump test and/or quantity test results;
 - d. recovery test results;
 - e. water quality test results from the laboratory;
 - f. certification that the water supply is capable of meeting the quantity requirements year-round and that the water meets the *Guidelines for Canadian Drinking Water Quality*; and,
 - g. in the case of groundwater sources, identify the type of aquifer from which the well will draw water and any implications for drinking water quality and quantity as well as the sustainability of the supply.
- 7.3.9 Applications for zoning and community plan amendments to facilitate new development not served by the FVRD community water system may be required to include a report by a qualified professional engineer. The report should:
- a. provide reasonable rationale and assurances respecting the feasibility and long term suitability of the proposed water supply;
 - b. assess the compatibility of the proposed water supply with other on-site services (such as a sewage disposal field) or nearby services on adjacent lands;

- c. address the cumulative impacts the proposed water supply may have on the source and determine whether the proposed supply will adversely affect existing water supplies drawing from the same source; and,
 - d. in the case of groundwater sources, identify the type of aquifer from which the well will draw water and any implications of the aquifer type for drinking water quality and quantity as well as the sustainability of the supply.
- 7.3.10 Individual, on-site water supplies which rely solely on treatment systems to produce potable water that meets the *Guidelines for Canadian Drinking Water Quality* are strongly discouraged and should be avoided for new subdivision and development.
- 7.3.11 All owners of water supplies are strongly encouraged to implement source control measures to prevent contamination of water sources and supply systems.
- 7.3.12 In accordance with the *Ground Water Protection Regulation*, landowners are strongly encouraged to:
 - a. promptly deactivate or close unused wells to prevent contamination of the aquifer; and,
 - b. flood-proof wells in locations subject to potential flood flows.

7.4 Sewage Disposal

Popkum – Bridal Falls is served by a combination of sanitary treatment options ranging from shared or private treatment systems regulated by the Ministry of Environment to individual on-site septic systems with reserve back up.

The policies of the plan support creation of a new Popkum community sanitary sewer system. The creation a publicly owned sanitary sewer system to serve all the West Popkum community would facilitate future growth, while ensuring an efficient and high quality system. Remaining rural areas of Popkum-Bridal Falls would remain with individual on-site service levels.

Transition to Sanitary Sewer

In recent years, there have been several residential developments with FVRD sanitary sewer service and community water service. Demand for smaller lot developments is increasing in West Popkum and highlights the need for a comprehensive strategy for the sanitary sewer service area.

Ensuring an efficient sanitary sewer service that avoids a an ad-hoc collection of individual systems with a network of overlapping service lines is critical to the long term operational efficiency and financial viability. Plan policy supports three service nodes that recognize the (a) newly established sewer system at the former Minter Gardens, (b) a future central sewer service node, and (c) flexible options to provide on-site or FVRD sewage system connectiofor lands along the Highway 9 corridor.

The sanitary service would serve new suburban residential growth, connect existing lots once septic replacement as necessary, and serve commercial developments as needed. To ensure a high quality treatment standard, operational efficiency and oversight, the system would be publicly owned and operated to a Class “A” standard³.

Development of the system is a significant infrastructure project which requires community support, potential partnership, and co-ordination with the land developers. Establishing a system will be a mulit-year process. In the meantime, ensuring higher density development proceeds with a plan for sanitary service is an objective of the OCP. Plan policies only support increased density-suburban residential growth in areas with a publicly owned sanitary sewer system.

³ Class “A” is defined by the *Municipal Wastewater Regulation, Environmental Management Act*, Province of BC.

The FVRD Regional Board has adopted two key policies to guide sanitary sewer development and expansion in West Popkum:

- *FVRD Sustainable Sanitary Sewer Service Provision – Policies to Guide Service Delivery in Electoral Areas of the FVRD*, which outlines objectives to :
 - ensure community sewer systems are effectively managed;
 - prioritize recommended upgrades and initiatives related to FVRD sewer service provision;
 - guide sewer service provision through the acquisition of new and existing community sewer systems;
 - regulate on-site individual sewer systems; and,
 - guide the review of the sewer servicing component of development applications.
- *West Popkum Local Sanitary Servicing Plan*⁴, which provided options for the future ownership and acquisition of the West Popkum Utilities sewer system.

Growth Expectations

The Plan policies provide flexibility in development and, as a result, various development scenarios with different unit totals are possible. As SUBURBAN RESIDENTIAL designated lands are developed or redeveloped for residential uses, the total number of people in West Popkum will increase over the life of this Plan from 1529 people⁵ to about nearly 2000 people by 2031. These figures are based on the average of 13-20 homes constructed per year, and the average 2.8 persons per household size for Popkum-Bridal Falls⁶. The above figures are provided for broad planning purposes only.

Evolving and Current Sanitary Systems

Sanitary sewer service is currently provided to 41 lots⁷ in West Popkum by the privately owned West Popkum Utilities system, a Class “D” system. A planned FVRD Class “A” sanitary sewer system located on the former Minter Gardens site west of Llanberis Way has the capacity to service up to a maximum of 240 units. Remaining developed properties are served by individual on-site septic with designated reserve field areas or land sufficient land to septic replacement.

CURRENT SANITARY SYSTEMS			
System Name	Servicing Capacity (units)	Treatment Class	Ownership
West Popkum Utilities	41 units	Class “D”	Privately owned and operated
Minter Gardens System (under development)	240 units (potential to service)	Class “A”	FVRD owned and operated

⁵ Statistics Canada, 2016 Census.

⁶ Statistics Canada, 2016 Census.

⁷ West Popkum Local Sanitary Servicing, Urban Systems, April 8, 2016

Cost

The cost of community sewer service provision will be borne equally by all those who benefit from the service. It is anticipated that the cost of expanding the community sewer service will be paid by the developers in the form of Development Cost Charges (DCCs) and latecomers agreements for subsequent connections. A financial plan will be necessary to identify appropriate DCC for West Popkum sewer.

Future Service Nodes

Figure 1–Sanitary Sewer Servicing Nodes illustrates potential service nodes for West Popkum that ensuring efficient distribution of capacity, long term viability, fairness, certainty and flexibility for growth are considerations in the FVRD Sewer Servicing Policies, which support the following objectives:

1. Identification of FVRD Community Sewer Service Nodes/Areas to ensure future development and connection to the FVRD sanitary sewer system is efficient and provides certainty for the community and developers.
2. Support FVRD ownership, operation and maintenance of existing and future community sanitary systems to a Class “A” standard⁸.
3. Ensure sewer service is planned for designated growth areas in the community and for those areas in need due to environmental concerns.
4. Minimize the cost of sewer service to existing residents by developing efficiencies in the management of the system and economies of scale by supporting a long-term community system.
5. Minimize impacts to adjacent land uses from sanitary treatment facility.
6. Minimize the impact on the natural environment during service extension and construction.
7. Ensure community sewer service extension does not compromise rural character.
8. Avoid impacts to the FVRD Community Water supply source.

Policy

The following policies are intended to ensure new developments is served by an appropriate level of sewer service which will be sustainable over the long term. They should be considered alongside the individual land designation policies and the FVRD Subdivision and Servicing Bylaw when identifying servicing levels required for subdivision and development.

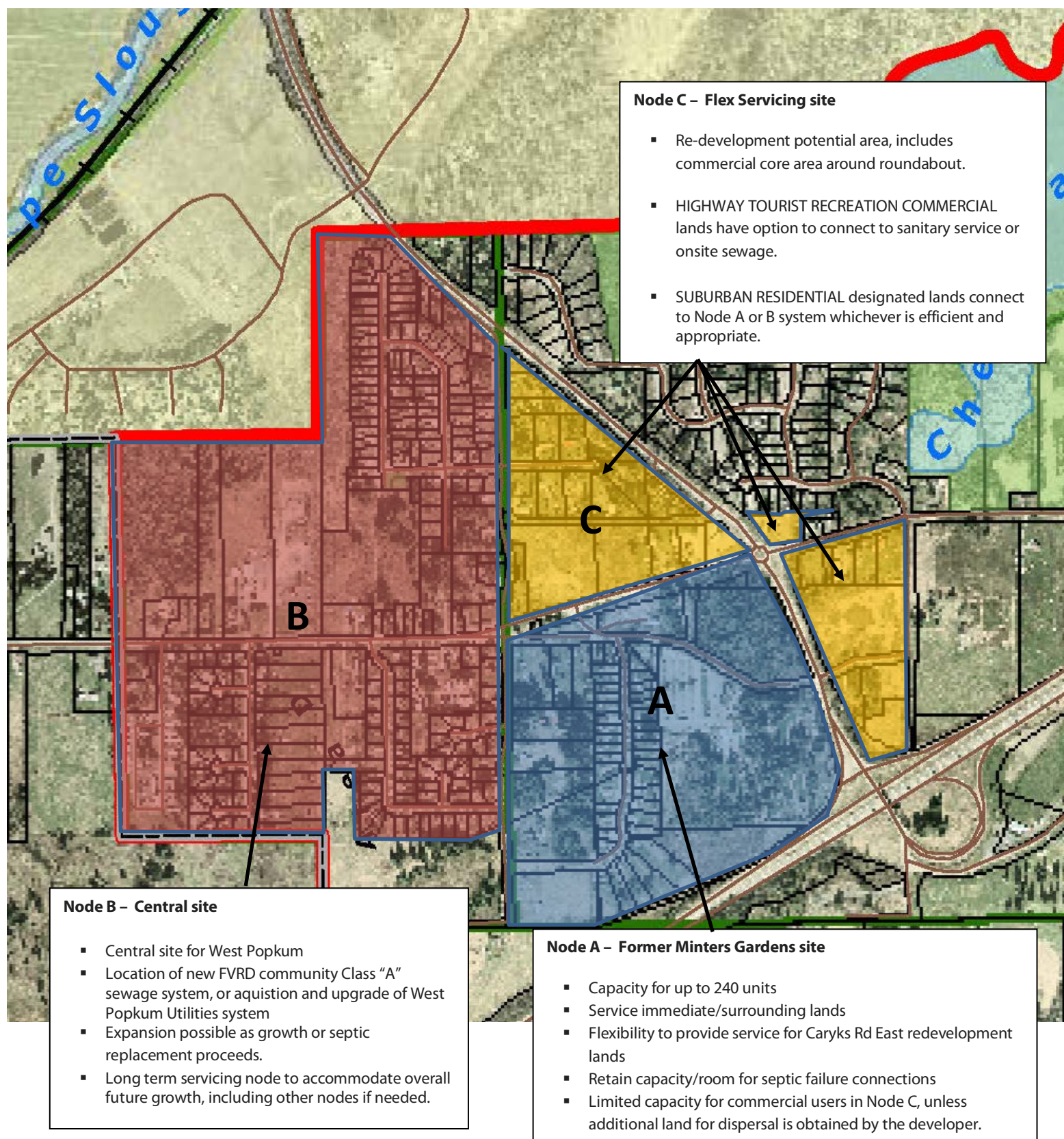
⁸ Class “A” is defined by the *Municipal Wastewater Regulation, Environmental Management Act*, Province of BC.

- 7.4.1 All new subdivision developments within the SUBURBAN RESIDENTIAL designation shall be serviced by a Class “A” sanitary sewer system owned and operated by the FVRD, in accordance with Figure 1 –Sanitary Sewer Servicing Nodes.
- 7.4.2 All new SUBURBAN RESIDENTIAL developments adjacent to existing or proposed sanitary sewage treatment or disposal sites shall provide mitigation to prevent impacts by noise, sight and smell from sanitary treatment facility.
- 7.4.3 Establishment and extension of the FVRD sanitary sewer system will be paid for by developers who also shall contribute to off-site works in accordance with the Development Cost Charge Bylaw.
- 7.4.4 Applications for zoning and community plan amendments to facilitate new development with onsite sewer in the HIGHWAY TOURIST RECREATION COMMERCIAL designated lands may be required to include a report by a qualified professional engineer. The report should:
- a. provide reasonable rationale and assurances respecting the feasibility and long term suitability of the proposed sewage treatment;
 - b. assess the compatibility of the proposed onsite sewage supply with other on-site services (such as a stormwater management) or nearby services on adjacent lands;
 - c. address the cumulative impacts the proposed sewage treatment may have on the nearby water sources and determine whether the proposed supply will adversely affect existing water supplies; and,
 - d. identify any operation and maintenance requirements for the property owner in order to ensure long term sustainability of the system.
- 7.4.5 Provision of a sanitary sewer services is guided by the *FVRD Sustainable Sanitary Sewer Service Provision – Policies to Guide Service Delivery in Electoral Areas of the FVRD*, as updated from time to time.
- 7.4.6 West Popkum Utilities (WPU) class “D” sanitary service connections is limited to 41 units located in the area north of Yale Road and east of 52405 Yale Road⁹, subject to reconsideration should the FVRD acquire and upgrade the WPU to a class “A” public system.
- 7.4.7 Acquisition and upgrading for the existing West Popkum Utilities system is guided by the *West Popkum Local Sanitary Sewer Plan (LSSP)*.

⁹ West Popkum Utilities service area received variance to the *FVRD Sustainable Sanitary Sewer Service Provision – Policies to Guide Service Delivery in Electoral Areas of the FVRD* at the March 22, 2016 FVRD Regional Board meeting.

- 7.4.8 Provision of reliable on-site sewer service will be evaluated to ensure it is practical, well managed, and financially sustainable in all zoning and community plan amendments and in subdivision referrals.
- 7.4.9 Sewer service expansion for existing lots may be considered by the FVRD Regional Board when there is evidence that an existing sewage disposal system has failed, an ensuing health problem is evident and/or there is no alternative means of resolving the disposal problem through on-site measures, including pump and haul, to address environmental or health concerns.
- 7.4.10 Septic maintenance is the responsibility of business owners, residents and property owners. The FVRD Septic Sense program provides practical guidance for septic system care and maintenance, including inspections, daily use activities.
- 7.4.11 Pump and haul services or holding tank services for the removal of wastewater shall only be supported where an existing system has failed and/or where there is no alternative means of resolving the treatment problem through on-site measures for existing developed lots. Pump and haul services are not supported for new development, except potentially as a short-term temporary measure.
- 7.4.12 Avoid environmental impact where possible by locating community sewer service infrastructure in a manner that avoids the disturbance of environmentally sensitive areas and poses no significant negative impact on the environment.

Figure 1- Sanitary Sewer Servicing Nodes



7.5 Stormwater

Stormwater is created when land alterations change the pre-existing water balance. When vegetation and soils are replaced with roads and buildings, less rainfall infiltrates into the ground, less is taken up by vegetation, and more becomes surface runoff.¹⁰ Rural development, particularly the construction of impervious surfaces and land clearing, may increase stormwater flows and negatively impact streams, groundwater reservoirs and down-slope properties.

Even relatively low levels of impervious cover can produce significant and often irreversible impacts on streams and aquatic resources.¹¹ Stormwater begins to have a negative impact on streams when the amount of impervious surface in a watershed equals as little as ten percent of the watershed area.¹² Parcel size is also an important indicator. Most residential developments with densities greater than one parcel per hectare will exceed 10% impervious area and alter drainage regimes.¹³

As a result, best management practices are needed at densities greater than one parcel per hectare, and where impervious cover may exceed 10% of the watershed area, to avoid:

- damage to aquatic environments;
- public expense for unplanned infrastructure; and,
- possible flood damage associated with increased runoff.

The policies below outline expectations for stormwater management for new developments and encourage landowners to develop and manage existing properties with stormwater in mind.

Policy

- 7.5.1 Post-development stormwater flows should maintain natural flow patterns and water quality of receiving waters.
- 7.5.2 Foundation, roof drainage and other surface drainage should be disposed of on-site, returned to ground, and not be connected to collector systems for roads. The use of bio-swales, ponds, French-drains, rain barrels and other means of detaining and infiltrating stormwater on-site are encouraged.

¹⁰ Ministry of Land, Water & Air Protection. *Stormwater Planning: A Guidebook for British Columbia*. May, 2002.

¹¹ Center for Watershed Protection. *Site Planning for Urban Stream Protection*. 1995

¹² This is a generally accepted threshold. For a British Columbia source, see: Ministry of Land, Water & Air Protection. *Stormwater Planning: A Guidebook for British Columbia*. May, 2002. A Washington State example is: Derek Booth. *Forest Cover, Impervious-Surface Area, and the Mitigation of Urbanization Impacts in King County*, Washington. September, 2000.

¹³ Ministry of Land, Water & Air Protection. *Stormwater Planning: A Guidebook for British Columbia*. May, 2002.

- 7.5.3 Applications for zoning and community plan amendments to facilitate new developments at densities of one parcel per hectare or greater, or for commercial developments, should include a stormwater management plan prepared by a professional engineer to:
- a. ensure post-development storm water flow volumes will not exceed predevelopment flow volumes in receiving waters;
 - b. maintain, to the extent possible, predevelopment flow patterns and velocities;
 - c. provide conveyance routes for major storms;
 - d. demonstrate the use of best practices;
 - e. certify that water quality of receiving surface and ground waters will not be negatively affected by stormwater surface run-off during and post development; and,
 - f. certify, where applicable, that there will be no negative effect on neighbouring properties.
- 7.5.4 Stormwater management plans should design for:
- a. rainfall capture for minor storms (a 10 year return period rainstorm);
 - b. runoff control for major storms (a 100 year return period rainstorm); and,
 - c. where appropriate, flood risk management for extreme events and peak flow conveyance.
- 7.5.5 Where possible, landowners are encouraged to limit impervious surfaces- which include buildings, pavement and any surface through which water cannot pass – to 10% of the total lot area for large parcels and 25% or less of the total property area for smaller parcels. The use of aggregate, porous pavement, pavers, and similar materials is encouraged for driveways, patios and other surfaces that are often constructed of impervious materials.

7.6 Solid Waste Management

Waste Reduction

Waste reduction targets and management in the FVRD are governed by and implemented through the FVRD Solid Waste Management Plan which was approved by the Ministry of Environment in late 2015. It contains a number of milestones to further waste diversion in the region and help reduce the amount of waste going to landfill:

- 65% reduction in the residential waste by the year 2018; and,
- 90% waste diversion rate by the year 2025.

Waste collection in Popkum-Bridal Falls is individually arranged by residents and business owners who either use private haulers or take their garbage, recyclables and compostable waste directly to the Bailey Landfill in the City of Chilliwack. Wood and yard waste may also be dropped off at the Parr Road Green Depot (City of Chilliwack) for transport to a central composting facility for processing.

New developments – make space for the bins.

In order to meet progressive waste diversion targets, new developments must ensure that there is adequate room reserved in development plans for the provision/placement of solid waste bins, recycling bins and food waste bins. In the near future, recycling and compostable waste collection will be mandatory and therefore new developments should attempt to incorporate space for this provision into their development plans. As all residents/businesses in EA D must arrange for their own garbage services through private contractor it is particularly important that adequate space is provided for a full range of waste diversion bins.

Illegal Dumping

Illegal dumping of garbage is a hazard, regardless whether from residential uses, construction waste, stolen vehicles and other materials. Dumping presents an environmental hazard and degrades the aesthetic and recreational experience of the area. The FVRD encourages any incidents of illegal dumping to be reported to the Report All Poachers and Polluters (RAPP) hotline – 1-877-952-RAPP (7277) which is a toll free number. Reported information is logged and referred to the appropriate agency or organization for clean-up. The hotline supports public outreach and tracks dumping activities and patterns over time to assist with prevention efforts.

Wildlife and Waste

Popkum-Bridal Falls is located at the edge of the crown forest and Fraser River, where there are high wildlife populations. Landowners must ensure that waste containers are not accessible to wildlife. The FVRD Parks Department offers a Bear Aware program to assist residents and business owners in minimizing bear interactions and with the proper management of garbage bins to avoid bear/human conflicts.

This Official Community Plan supports the FVRD Solid Waste Management Plan which should be consulted for detailed guidance respecting waste management, composting, recycling and waste reduction.

Policy

- 7.6.1 Access to recycling, composting and disposal facilities should be ensured:
- a. new developments shall ensure that there is adequate room reserved in development plans for the provision/placement of garbage bins, recycling bins and compostable waste bins; and,
 - b. the Responsible Authorities are strongly encouraged to provide adequate waste and recycling bins provided at recreational sites.
- 7.6.2 Residents are encouraged to adopt as their own the targets of the FVRD Solid Waste Management Plan to divert 90% of waste from disposal by the year 2025.
- 7.6.3 Residents and business owners should ensure that garbage and waste containers are secured and not accessible by wildlife.
- 7.6.4 Residents are encouraged to avoid the burning of garbage and wastes which results in reduced air quality and emissions of fine particulates which may pose a health hazard.
- 7.6.5 The Regional District will encourage citizen efforts to clean up dumped material and monitor for illegal dumping. As opportunities and resources permit, the Regional District will support voluntary community clean-up efforts particularly to assist with tipping fees.
- 7.6.6 The Regional District will work with Provincial ministries, Royal Canadian Mounted Police, Insurance Corporation of BC, and appropriate organizations to combat the dumping of stolen vehicles and solid waste.
- 7.6.7 By the year 2025, waste from Electoral Area “D” should be reduced in accordance with the targets in the *FVRD Solid Waste Management Plan*.

7.7 Utilities & Communication Services

All services including, residential electricity, gas, cable, cellular and high-speed internet services and telephone service are broadly available within the Plan area. Portions of Popkum-Bridal Falls have intermittent cellular coverage, particularly indoor coverage. Cellular coverage is an important daily service for the safety and convenience of those living, traveling or working in the Plan area. Improvements to the cellular coverage range and provider choice were concerns identified by residents.

Policies

- 7.7.1 **Internet and cellular services for residents.** The Regional Board will advocate and support improvements to existing cellular coverage and opportunities for expansion where services to local residents is a first priority. for the provision of high speed internet services.
- 7.7.2 **Minimize visual impact.** Utilities and cellular tower infrastructure shall be designed and situated in a location which reduces visual impacts on neighbouring businesses and residents.
- 7.7.3 **Serviced new development.** All development should be coordinated with, and provision will be made for, essential community services such as electrical, natural gas, telephone and cablevision servicing, at levels appropriate to the proposed development.
- 7.7.4 **Co-location requirement.** Cellular towers and telecommunication facilities should provide future co-location and expansion opportunities in order to reduce the overall number of towers in the community.
- 7.7.5 **Community consultation.** New utility and cellular developments should undertake community engagement early in the project to obtain and address community input.
- 7.7.6 **Telecommunications policy.** The Regional District should develop a telecommunications policy to guide the assessment, consultation, design, and siting of new telecommunicaions projects.

7.8 Protective Services

Fire Protection Services

Popkum-Bridal Falls is served by a group of committed and highly trained volunteer fire department members. Located at 10570 Yale Road East in East Popkum, the Popkum Volunteer Fire Department serves all of Electoral Area “D” including incidents along Highway No. 1 and Highway No. 9.

Fire response is coordinated and dispatched through the E-911 system. Fire service areas and the location of fire halls are shown on Map 5 - Local Service Areas.

Fire protection requirements for new development are determined under the BC Building Code and the BC Fire Code. The fire response time is an important consideration in the BC Building Code (BCBC). The BCBC establishes a ten minute response time threshold. Buildings that are proposed to be constructed in areas that are located outside of a 10 minute fire response area from the fire hall will be subject to increased building setback requirements.

The FVRD uses the Fire Underwriters Survey guidelines regarding the design of water systems that provide flows for fire protection. The FVRD Integrated Water Supply provides fire flow in developed suburban residential, commercial and resort areas of Popkum-Bridal Falls.

Overall the community is served by an efficient highway and local road network that ensures accessibility. These services along with a well trained, resourced and effective fire department have positioned Popkum-Bridal Falls in a favourable course to accommodate additional growth while ensuring public safety.

E911 Services – Police and Ambulance

The Plan area receives ambulance, police and fire services through E-911 operations. Police services are provided by the Royal Canadian Mounted Police from the Agassiz Detachment. Ambulances are dispatched from Chilliwack. Response times for emergency services are consistent with rural areas, however Popkum-Bridal Falls is fortunate to receive backup service from nearby Chilliwack when either police or ambulance services are engaged.

Emergency Management

In British Columbia, local governments are responsible for providing the initial response to most emergencies that occur within their boundaries. The FVRD Emergency Plan complies with the British Columbia Emergency Response Management System (BCERMS) to ensure coordinated and organized response to emergencies in the form of a standardized response structure. During emergency response and recovery operations, FVRD is responsible for:

- Notifying those who may suffer loss or may be harmed by an emergency or impending disaster;
- Coordinating the provision of food, clothing, shelter, and transportation services;
- Establishing the priority for restoring essential services provided by the Regional District;
- and,

- Recommending to service providers the priorities for restoring essential services not provided by the Regional District.

The objectives (in order of priority) of any response are to:

- Provide for the safety and health of all responders
- Save lives
- Reduce suffering
- Protect public health
- Protect government infrastructure
- Protect property
- Protect the environment
- Reduce economic and social losses

The following policies are intended to provide general information for residents and property owners concerning various emergency services and level of protection in Electoral Area “D” as well as providing guidance to the Regional Board when land use proposals are located in areas of potential wildfires. Actions are guided by the *FVRD Emergency Response & Recovery Plan*.

Policy

- 7.8.1 **Citizens watch groups.** The Regional Board encourages Neighbourhood Watch, Block Watch, Citizens on Patrol and similar programs within the community.
- 7.8.2 **Major developments require fire protection report.** The Regional Board may require re-zoning or official community plan amendment applications involving assembly or commercial or resort uses be supported by a fire protection engineering report. Local volunteer fire departments and/or the manager of fire protection should provide comments concerning the local fire department’s ability to provide adequate fire protection, response times and overall capacity of the fire department to protect multi-unit residential developments.
- 7.8.3 **Fire department needs assessment.** Regular review of the fire department capacity, equipment and resource needs should be undertaken to ensure the ability to protect development over time, in particular large developments; and where necessary identify funding mechanisms for upgrading fire equipment and other fire department needs to keep pace with development expectations.
- 7.8.4 **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.

8.0 PARKS AND TRAILS



8.1 Overview

The natural setting of Popkum-Bridal Falls provides outdoor recreation opportunities from formal trails and parks to crown lands surrounding the community. These natural amenities draw residents and visitors alike, and define the rural-natural character of the community.

Development and growth of Popkum-Bridal Falls brings new opportunities to expand trail opportunities and provide connections to the numerous parks in the community. Residents have expressed a vision for a connected and active community offering parks and trail opportunities to experience nature, recreation and active living, and facilitate community interaction.

In order to provide for existing and future residents, the policies in this section describe a trail concept for Popkum-Bridal Falls, and identify significant sites and corridors of interest for the future expansion. This includes:

- acquisition of future community park and trails ;
- investment of community park funds (cash-in lieu) from subdivision development; and,
- sites of interest for future parks and trails in Popkum-Bridal Falls.



Cheam Lake Wetlands Regional Park

Established in the 1990's, Cheam Wetlands is a 107 hectare (265 acre) natural area park, featuring lake, marsh and forested areas. Amenities and activities in the park include walkways, picnic areas and interpretive signage and programs. Opportunities for park growth include lands along the south of the lake to enhance and protect remaining areas of foreshore and forested areas.

8.2 A Community of Parks

With 162 hectares (400 acres) of formal park land that includes; two Provincial Parks, a regional park, three community parks and a growing local trail network, Popkum-Bridal Falls has an abundance of outdoor recreation options to choose from. These parks provide a wide variety of amenities including playgrounds, walking paths, and natural spaces.

The National Parks and Recreation Association (NPRA) Level of Service Standards guidelines for the amount, size and location of near to home parkland is 4 ha of parkland per 1,000 people, plus an additional 4 ha of natural area per 1,000 people. Popkum-Bridal Falls exceeds these standards by offering 106 hectares per 1000 people, creating an exceptional community of parks.

Table 2. Current Parks and Trails				
Name	Type	Area	Tenure	Use
Community Parks and Trails				
Shannon Community Park	Tot Lot	.11 ha	FVRD owned	Playground
Parkrose Community Park	Tot Lot	.11 ha	FVRD owned	Playground
Popkum Linear Trail	Linear Trail	3.1 km+	FVRD managed	Walking trails
Thompson Park	Active Park	0.16 ha	FVRD owned	Playground
Regional Parks and Trails				
Cheam Wetlands Regional Park	Natural Area	107.12 ha	FVRD/Nature Trust/Crown Land	Wildlife viewing, birding, walking Interpretive programs.
Provincial Parks				
Ferry Island Provincial Park	Natural Recreation Area	29 ha	BC Parks	Fraser River foreshore undeveloped.
Bridal Veil Falls Provincial Park	Natural Recreation Area	32 ha	BC Parks	Hiking, walking, wildlife viewing.

Table 3. Park Classifications





Park Classifications	
Tot lot	Small community parks with the primary purpose of providing local children with a place to play. A playground is the primary amenity. Benches and picnic tables may also be included.
Neighbourhood Parks	Small public parks that offer access to open space for passive use such as picnicking, resting, and walking. Neighbourhood parks could also include a playground. Amenities could include trails, picnic tables, garbage cans, etc.
Active Parks	Medium-sized parks that offer opportunities for more active recreation, including organized sports. Park amenities may include athletic fields, playgrounds and programming.
Special Interest Sites	Special interest sites may vary in size, but are established to highlight important historical, cultural, ecological, or geological points of interest in the community.
Linear trails/greenways	Linear Trails or Greenways are long, narrow stretches of parkland or greenspace designated for recreational uses such as walking or biking. They often act as pedestrian linkages between neighbourhoods, parks, or communities. Greenways can include a variety of trail types, from narrow dirt paths to sidewalks, or gravel trails under hydro line ROW's.
Regional Parks	Regional parks and trails provide benefit and enjoyment to residents and visitors across the Fraser Valley. The Regional Parks are generally considered to have three functions: to protect the natural landscape, to complement municipal recreation areas and to contribute to open space and greenways connections. Each park has regional significance, whether recreational, ecological or cultural.



8.3 Trails and Greenways

While park space is significant in Popkum-Bridal Falls, trail connections to each park are fragmented. Ensuring trail connections between parks is a key component of the Plan. Building the trail network over time requires several components as shown on Schedule 8 – Parks and Trails. There is a range of options that can be applied to create the trail network depending on whether it's a local trail, a road crossing or significant corridor.

Table 4. Trail and Pedestrian Crossing Classifications

Neighbourhood Linear Trail		Pedestrian Crossings	Significant Corridors
			
New Development	Existing Development		
<p>Connect Popkum suburban residential neighbourhood with local pedestrian trails throughout.</p> <p>Opportunities for the expanded linear trail:</p> <ul style="list-style-type: none"> ▪ <u>New development</u> provides trail segments as development occurs with sidewalk or compacted trail materials, as appropriate. ▪ <u>Existing development</u> (where new subdivision is not anticipated). Retrofit existing road right of ways with marked line corridors on existing right of way corridors. 		<p>Improve pedestrian safety and sense of safety when crossing major highway routes.</p> <p>Priority crossings:</p> <ul style="list-style-type: none"> ▪ Yale Road, west of Highway #9 intersection. North-south crossing; and ▪ Highway #9 to connect east and west Popkum. 	<p>Connects local neighbourhoods and regional communities to parks and outdoor recreation areas.</p> <p>Routes generally include wilderness trails, utility corridors, rights of way or highway corridors.</p>

8.4 Opportunities for the Future

Popkum-Bridal Falls is a community of parks and trails with opportunities for future expansion with support from development, partnerships or grants opportunities. Funding the growth and long term viability of expansion is critical to a sustainable park system. Strategic acquisition of park land and allocation of parkland dedication funding is critical. Plan policies support the strategic and financial supported approach to expansion.

Residents and stakeholders have identified a number of expansion opportunities and sites of interest for expansion. The table below references Schedule 8 – Parks and Trails, and summarizes areas of potential parks and trails:

Table 5. Expansion Opportunities and Sites of Interest	
Popkum	<p>Neighbourhood Linear Trail. Continued expansion of existing linear trail network to connect Popkum suburban residential neighbourhood with local pedestrian trails.</p> <p>Pedestrian Crossings between; (1) Yale Rd west of roundabout – north to south; and, Highway #9 – east to west to connect East and West Popkum.</p> <p>Significant corridors to connect neighbourhoods and park areas.</p>
Cheam Lake Wetlands Expansion	Park connection between Cheam Wetlands Regional Park and Fraser River foreshore.
Bridal Falls	Lands adjacent to Bridal Veil Falls Provincial Park under License of Occupation tenure (File No. 2405922).
Fraser River	<p>Pedestrian access to crown lands along Fraser River under Notation of Interest (File No. 2406153) adjacent to from 11180 Popkum Rd North (pedestrian) via existing statutory right of way and future potential connection to Cheam Wetlands Regional Park.</p> <p>Boat launch – location to be determined.</p> <p>Experience the Fraser – significant corridor to provide connection between City of Chilliwack and District of Hope segment.</p>
Eastern Hillside	Significant corridor from City of Chilliwack Eastern Hillside to Bridal Veil Falls Provincial Park.
Mount Cheam	North slope access and staging area to Mt. Cheam via de-activated Bridal Falls Forest Service Road (FSR).

Policy

Community Parks and Trails

- 8.4.1 **Popkum Neighbourhood Linear Trail expansion through subdivision.** Popkum neighbourhood linear trails should be expanded at the time of subdivision within the *Linear Trail Area* as shown on Schedule 8 – Parks and Trails. However it is recognized that upon detailed investigation some trail segments or community parks may prove infeasible or undesirable and therefore would not be developed.
- 8.4.2 **Options for park and trail acquisition.** Acquisition of lands for community parks and trails identified on Schedule 8 – Parks and Trails are expected to be obtained through:
- a. Park dedication or cash-in-lieu at the time of subdivision pursuant to the dedication of park land provisions of the *Local Government Act*;
 - b. Negotiate access to land for trails and parks through private, public and utility right of ways;
 - c. Road Use Permits from the Ministry of Transportation and Infrastructure (MOTI); and;
 - d. Application for use of Crown land; and,
 - e. Partnerships.
- 8.4.3 **Potential park site.** Community park acquisition priorities for Popkum-Bridal Falls include those identified on Schedule 8 – Parks and Trails. However, the Regional Board may accept park dedication in any location within the Plan area that the Regional Board deems suitable for park purposes.
- 8.4.4 **Pedestrian crossing and safety.** Pedestrian crossing(s) to connect the linear trail network and ensure pedestrian safety within Popkum are a priority, specifically including:
- i. Yale Road north-south corridor, between the Highway 9 intersection and City of Chilliwack boundary;
 - ii. Highway 9 connecting West and East Popkum residential and commercial land uses;
- 8.4.5 **Trails within right of ways.** Expanded linear trail and pedestrian crossings involving public right-of-way lands should be developed in co-operation with the Ministry of Transportation and Infrastructure to identify a safe location, design and financial viability.

- 8.4.6 **Wayfinding signage.** Linear trail routes and crossing should include signage to inform users of route wayfinding, and alert users to use caution when crossing Yale Road and Highway #9.
- 8.4.7 **Flexible opportunities.** Land for trails and proposed community parks should be secured as opportunities arise, including but not limited to development proposals for subdivision and zoning amendment, and partnership/grant funding.
- 8.4.8 **Evaluation of parkland opportunities.** Community park and trail proposals involving the following may be considered by the Regional Board:
- i. partnerships for funding and ongoing maintenance;
 - ii. lands with unique natural features, distinctive landscapes or outdoor recreation potential;
 - iii. facilities for outdoor activities for youth; and
 - iv. existing community facilities and sites.
- 8.4.9 **Community consultation.** The development of a new community park and trails should include opportunities for community consultation to ensure information sharing, design input, and park user needs.
- 8.4.10 **Financial and operational viability.** Expanded services funded by the Electoral Area “D” Community Parks Service Area should be designed in consultation with the FVRD Parks Department to ensure a financially viable operations and maintenance program.
- 8.4.11 **Partnerships.** Opportunities for partnership with the Province of British Columbia, local community groups and First Nations should be explored for the development and operation of parks and trails.



8.4.12 **Native plants.** Landscaping of any community park or trail should use native plant species to the extent feasible.

8.4.13 **5% park land dedication.**

- a. Standard requirement. New subdivisions requiring the dedication of parkland under Section 510 of the *Local Government Act* shall provide parkland in an amount of not less than five (5) percent of the land being subdivided or an equivalent value.
- b. Reduction. Notwithstanding Section 8.4.13 (a) (above), the Regional Board may consider accepting an area of land less than five (5) percent of the land being subdivided where improvements acceptable to the Regional Board have been made to provide park infrastructure on dedicated park lands.
- c. Additional dedication. Where a developer wishes to dedicate an amount of park land in excess of five (5) percent of the land proposed for subdivision, the Regional Board may consider a minor reduction in the minimum parcel size for subdivision, subject to the approval of the Responsible Authority, provided that the excess does not include lands that would otherwise be conserved through other means.
- d. Cash in lieu. Notwithstanding Section 8.4.13 (a), the Regional Park may elect, at the discretion of the FVRD Regional Board, to require cash-in-lieu of park land dedication pursuant to Section 510 of the *Local Government Act*, or a combination of land and cash-in-lieu.

Regional Parks and Trails Policies

8.4.14 **Regional Parks Strategic Plan.** Regional Park planning, development and management policies are established by the Regional Board in Regional Parks Strategic Plan 2014-2024, or documents thereafter;

- a. lands with regional significance;
- b. recreational opportunities;
- c. ecosystem protection; and,
- d. feasibility.

8.4.15 **Community Consultation.** Notwithstanding policy 8.4.14 (above), the Regional Board should consider the following matters in their management, planning and development of Regional Parks in Popkum-Bridal Falls”:

- a. consultation with Popkum-Bridal Falls residents;
- b. sites of interest for potential Regional Parks as identified in Table 5 - Expansion Opportunities and Sites of Interest;
- c. local and regional partnership opportunities with stakeholders and community groups including the Cheam First Nation should be explored where feasible opportunities exist;

8.4.16 **Cheam Lake Wetlands Regional Park.** The expansion of Cheam Lake Wetlands Regional Park should be addressed through a land acquisition policies and a Park Management Plan to identify strategic lands for the park.

8.4.17 **Fraser River access.** The acquisition and maintenance of park land and recreational access to the Fraser River will be encouraged and supported by the Regional Board.

8.4.18 **Bridal Veil Falls Provincial Park.** The Regional Board should advocate that BC Parks extend the operating season for Bridal Veil Falls Provincial Park.

An aerial photograph of a dense forest. The majority of the trees are green, but there are several distinct patches of yellow and orange, indicating autumn foliage. A small waterfall is visible in the lower-left quadrant of the image, cascading down a rocky ledge. A semi-transparent blue banner is overlaid across the middle of the image, containing the section header.

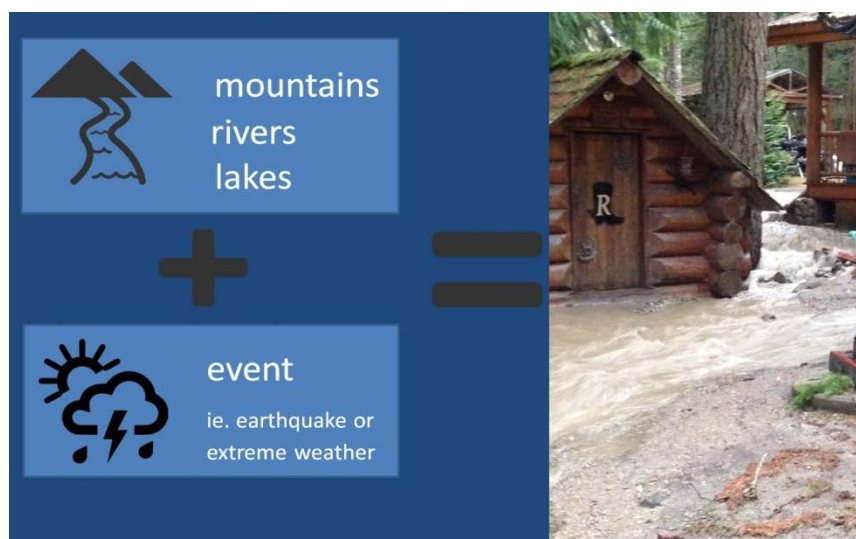
9.0 HAZARD AND RISK MANAGEMENT

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9.1 Overview

Popkum - Bridal Falls is well known for the iconic slopes of Mount Cheam, the mighty Fraser River, along with numerous mountain creeks. The area geology, forest cover, topography and location in proximity to nature exposes Bridal Falls and Popkum to a number of natural hazards. This means when severe weather, fire or seismic (earthquake) events occur, our mountains with their steep slopes and creeks can become active. It creates a real risk for wildfire or geohazard events such as rock fall, sediment flood, alluvial fan, debris slide, debris flow/flood, snow avalanche, flooding, landslide, and river erosion in Popkum – Bridal Falls. These geohazards area significant constraint to development within the Plan area.

The Fraser Valley Regional District (FVRD) works to proactively to plan safe development, by avoiding and managing risk areas, and ensure an appropriate response measures are there in case an event occurs. When creating new communities or growth areas, the FVRD identifies safe areas where people and their investments (ie. home, business, roads, etc) can safely grow and prosper for generations to come.



Plan policies balance risk and development. The *Local Government Act* requires that official community plans contain statements and map designations respecting restrictions on the use of land that is subject to hazardous conditions. As well, Section 56 of the *Community Charter* requires that if a building inspector considers that construction would be on land that is subject to, or is likely to be subject to, flooding, mud flows, debris flows, debris torrents, erosion, land slip, rock falls, subsidence or avalanche, the building inspector may require the owner of land to provide the building inspector with a report certified by a qualified professional that the land may be used safely for the use intended.

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Balancing Risk and Growth in Popkum - Bridal Falls Rock Avalanche Assessment Area



This map is for illustrative purposes only. Please refer to Map 2 for detailed geohazard property information.

9.2 Geologic and Stream Hazards

The Mount Cheam slopes and numerous streams that cross the landscape on their journey to the Fraser River have historically shaped and influenced land use in Popkum-Bridal Falls. The greatest of these influences was the ancient Cheam rock avalanche, which occurred over 5000 years ago, and is the largest known catastrophic landslide in western Canada¹. The landslide created an area elevated above the Fraser River floodplain which is modern day Popkum. In Bridal Falls, debris flows and snow avalanches are common along steep streams flowing into the river from adjacent mountain slopes².

The visibly apparent and frequent hazard events along the Bridal Falls corridor have informed both the Province of British Columbia and the FVRD of the sensitive geotechnical conditions in the area. Accordingly, careful attention to managing geohazard risks and development has been a focus since the late 1970's, when the Ministry of Environment completed mapping of the area that identified landslide, debris torrent, and debris flood hazards³. Subsequent professional engineering and geoscience studies over the years have provided updated advice to ensure development is safe by either avoiding or managing hazards risk (ie. mitigation).

As part of the OCP update process, the FVRD received updated geohazard advice from Cordilleran Geoscience and Braun Geotechnical (hereafter referred to as Braun-Cordilleran) and BGC Engineering Ltd to ensure growth is directed to suitable locations away from hazards, and appropriate mitigation advice is obtained where needed. These studies resulted in a complex and new understanding of geohazards in the Bridal Falls area.

The Braun – Cordilleran study delineated hazard areas into three primary categories of; No Apparent Hazard (NAH), Potential Hazard (PH) and Significant Hazard (SH). The hazard areas were mapped across the Plan area along the south side of Highway 1 from the City of Chilliwack boundary, to east of Anderson Creek. Within each studied polygon, a description of possible geohazards was provided. In many cases the geohazards are overlapping, and could include;

- rock fall;
- sediment flood;
- alluvial fan;
- debris slide;
- debris flow/flood;
- snow avalanche;
- flooding;
- localized landslip (landslide); and
- catastrophic landslide.

¹ The Cheam rock avalanche, Fraser Valley, British Columbia, Canada – John Orwin, John Clague, and Robert Gerath – Landslides 2004.

² (Naumann 1990).

³ FVRD Bridal Falls Uplands study, 1994.

Areas identified with potential or significant hazards have been mapped as shown on Map 2 – Geologic and Stream Hazards, and identified for further site specific study in GeoHazard Development Permit Area 3-D.

In addition to identifying the geohazard risk areas, the Braun – Cordilleran study identified the possibility of a large catastrophic landslide risk to Popkum-Bridal Falls from Mount Cheam, specifically from the Timber Camp Linears and Bridal Escarpment features. Braun – Cordilleran recommended that the FVRD undertake further study to understand the catastrophic landslide source areas and examine development proposals where densification increase is proposed.

To address the Braun-Cordilleran recommendation, BGC Engineering Ltd. completed a study of the Timber Camp Linears (TCL's) which identified lands that could be affected by a major rock avalanche from the TCL's. Provincial and FVRD policy establishes an annual return frequency threshold of less than 1:10,000 as the acceptable limit for development approvals which increase density within the geohazard area, this generally includes subdivision, zoning or Official Community Plan (OCP) amendments. Therefore new development which proposes to increase density in the 1:10,000 annual return frequency area is located in the Rock Avalanche Development Permit Area 1-D. The result is that growth and development is directed to West Popkum and long term growth areas in the Bridal Falls Uplands.

Policies regarding management of risk and hazards as they relate to forestry activities are provided in Section 10 – Environment and Resources. FVRD's Floodplain Management Bylaw establishes flood construction elevations and setbacks that apply to streams outside of alluvial fan areas. Known and potential hazard areas identified in the reports discussed above are shown on Map 2 - Geologic & Stream Hazards and included in development permit areas 1-D and 3-D. The policies below complement development permit areas and the floodplain management bylaw to provide direction for hazard and risk management, land use planning, and the approval of development subject to geohazards.

Catastrophic landslide

- major destabilization of rock and material (ie. vegetation) released by a de-stabilization of the slope (ie. seismic or earthquake event, high rainfall, etc.)
- destructive and life-threatening risk
- uncommon, unpredictable, and not suited to mitigation (ie. deflection walls, berms or basins or traps)
- examples include the Hope Slide and Frank Slide (Alberta).

Policy

- 9.3.1 New development within the Rock Avalanche Development Permit Area 1-D shown on Schedule 3 – Development Permit Area 1-D and which increases density or intensity of use and requires rezoning or OCP amendment or subdivision approval, will not be approved unless all of the following are completed:
- a. a site-specific geohazard report by a qualified professional with expert training and experience with catastrophic landslide hazards certifies that the land is safe for the use intended; and
 - b. an independent third party review of the site specific geohazard report is completed at the expense of the applicant and supports the conclusions of the site-specific report;
 - c. the geohazard report meets the *Hazard Acceptability Thresholds for Development Approvals by Local Governments*; and,
 - d. the geohazard report includes a complete EGBC-FVRD GeoHazard Assurance Statement and adheres to EGBC Practice Standards.
- 9.3.2 Avoidance and reducing exposure to risk and minimizing the consequences of hazard events will be central concerns in land use planning decisions.
- 9.3.3 The Ministry of Environment Flood Hazard Area Land Use Management Guidelines should be considered by the Regional Board when developing land use policy and regulation for alluvial fan and flood-prone areas.
- 9.3.4 Acceptable geohazard thresholds for development approvals should follow those set out in the *FVRD Hazard Acceptability Thresholds for Development Approvals* or equivalent Regional Board policy as it exists at the time.
- 9.3.5 The Regional Board should advocate to partner agencies for financial and technical support to undertake monitoring of the Timber Camp Linears.

9.3 Fraser River Floodplain Management

Popkum-Bridal Falls is unique in the FVRD electoral areas, given its limited exposure to Fraser River floodplain hazards. As a result of the Cheam landslide over 5000 years ago, the majority of the community is largely situated approximately 30 metres above the 1:200 year Fraser River floodplain. Accordingly, the Popkum area is designated for future growth and infrastructure investment.

Small pockets of low lying agricultural lands are located within the floodplain on the edges of the Plan area. These lands are undyked and appropriately designated either AGRICULTURAL or CONSERVATION in the land use section of the Plan. These designations support low density use of the lands.

Development within floodplain areas is managed by the FVRD Floodplain Management Bylaw. The bylaw includes requirements for building elevation, setbacks and avoidance of erosion areas. The Province of British Columbia sets out the overall framework and guidance for the development of flood management bylaws through the *Flood Hazard Land Use Management Guidelines* (2004), as updated. The Province of BC has completed several new hydraulic models and studies of the lower Fraser River flood hazard, including the effects of sea level rise. While the impacts of this new information are limited in the Plan area, the FVRD Floodplain Management Bylaw should reflect this most recent information.

Isolation could be the most significant impact to the Plan area when a Fraser River flood event occurs. Surrounding communities of Agassiz, Rosedale-Chilliwack and Laidlaw are within the 1:200 year floodplain. Areas outside of the floodplain will likely serve as places of refuge for displaced residents, farm operations and even recovery operations. Furthermore, Popkum-Bridal Falls residents may be cut off from daily services and should ensure they can provide for their needs for up to 72 hours.

Policy

- 9.3.1 Avoidance and minimizing exposure to flood risk and consequences of Fraser River flood events will be central concerns in land use planning decisions.
- 9.3.2 The Regional District will utilize floodplain management and zoning bylaws, official community plan policies and covenants to limit development within the floodplain and minimize exposure to risk.
- 9.3.3 Fraser Valley Regional District Floodplain Management Bylaw No. 0681, 2005 should be updated to reflect the most current Fraser River flood profile modelling.

9.4 Seismic Hazards

Seismic slope stability and soil liquefaction hazards may require specific consideration in development approvals. The BC Building Code requires that the:

- design of some buildings, notably buildings for assembly and institutional uses and buildings in excess of 600 m² in building area or exceeding three stories in height, address earthquake liquefaction hazards;
- consideration of potential for slope instability and its consequences at a building site is an explicit requirement in designs of structures and their foundations; and,
- seismic hazard probability level to be used in the consideration, particularly in assessment of seismic slope stability, is a 2%-in-50 year probability of exceedance.

Policy

- 9.4.1 Investigation and design of buildings on liquefiable sites should utilize, to the extent applicable, the best practices outlined in the *Greater Vancouver Liquefaction Task Force Report, Geotechnical Design Guidelines for Buildings on Liquefiable Sites in Accordance with NBC 2005 for Greater Vancouver Region* (May 8, 2007) or as updated.
- 9.4.2 Geotechnical analytical techniques for evaluating seismic slope stability should follow any best practices found in *Guidelines for Legislated Landslide Assessments for Proposed Residential Development in British Columbia*, published by the Engineers and Geoscientists of BC (or as updated).
- 9.4.3 Senior governments are encouraged to commission geotechnical investigations to produce data or maps of the Plan area showing ground susceptibilities to seismic shaking and soil liquefaction to assist with development approvals.

9.5 Wildfire Interface Hazard

The Wildland-Urban Interface may be defined as the area where structures and other human developments meet or intermingle with undeveloped wildland. In more general terms, it is where houses or commercial development and fairly dense forest vegetation are both present. Wildland-Urban Interface zones are at particular risk of wildfire. Fire is a natural part of forest ecology, but occurrences in interface zones, as well as the consequences, are greatly increased by proximity to human activities.

The slopes surrounding Bridal Falls have a wildfire history, though few significant fires have occurred in recent generations. However, the climactic trend toward warmer, drier summers may elevate wildfire risk over time. The consequences of interface fires can be great, including the loss of homes, business and even lives. Given the tourist commercial uses along the Bridal Falls corridor, campfires and outdoor burning in general is a common occurrence in the area.

The Forests, Lands, Natural Resource Operations and Rural Development - Coastal Fire Centre has developed Wildland / Urban Interface Fire Hazard maps. Forests adjacent to private lands in the Plan area have received a high hazard rating. Interface Fire Hazards are mapped in Map 3 - Interface Fire Hazards. The risk of wildfires will increase if climate change results in reduced summer precipitation. Suppression of wildfire on Crown land is the responsibility of the Forests, Lands, Natural Resource Operations and Rural Development - Wildfire Management Branch.

Policy

- 9.5.1 New subdivision and development should be avoided in locations subject to unacceptable risk from wildfire hazards.
- 9.5.2 Buildings and structures within areas of high wildfire hazard should be designed and constructed to minimize risk of interface fire hazards to people and property. Where warranted, the Regional Board may consider establishing a development permit area for this purpose.
- 9.5.3 New subdivision and developments in High interface fire hazard areas may be required to demonstrate FireSmart techniques. Rezoning applications in wild fire hazard areas may require an overall assessment of the site for susceptibility to wildfire (from conditions both on and off-site). Subdivision applications may require an assessment of the site for susceptibility to wildfire (from conditions both on and off-site) and mitigation of the hazard. Such reports shall be prepared by a professional forester licensed in BC specializing in forest wildfire assessment. Completion of works that reduce the hazard may be required prior as a part of any development approvals.
- 9.5.4 The Regional District will liaise with the Province regarding wildfire protection services.

- 9.5.5 Owners of land subject to wild fire hazard are encouraged to consider strategies to reduce the risk of damage from wildfire and to increase the ability to fight wildfire on the property, including:
- a. building in accordance with the BC FireSmart Homeowners Manual which recommends the use of non-combustible materials and other building and fuel management techniques;
 - b. utilizing fire resistant native plants in landscaping; and, applying “fire smart”, “fire scaping”, and fuel management strategies;
 - c. installing a well, pump, low-flow-resistance piping, and full-flow yard hydrant system delivering at least 20 gallons per minute per house for sprinklers;
 - d. installing well pumps in an approved way that allows safe and convenient connection to a portable electrical generator to supply the pump in the event of power outage;
 - e. utilizing rain storage tanks or other means for producing or storing water for firefighting on-site;
 - f. providing barrels or other means of quickly filling buckets and adding dish soap for extinguishment of small spot fires; and
 - g. ensuring access to ponds, creeks, pools and other sources of water supply for fire protection.
- 9.5.6 Residents and business owners in Popkum-Bridal Falls and visitors to it should diligently observe Open Fire Bans initiated by the Province and practice “fire smart” behavior to reduce the risk of wildfire initiation.



10.0 ENVIRONMENT & RESOURCES

Photo: Mt Cheam & Fraser River
Peterson Photography

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10.1 Environmental Significance

The natural environment of Popkum-Bridal Falls has provided for and drawn human settlement from ancient times to the modern day. From the Cascade mountains to Cheam wetlands to the Fraser River, the community has abundant and diverse natural features.

Popkum-Bridal Falls is located in the Coastal Western Hemlock Zone biogeoclimatic zone, characterized as mild winters, high rainfall and a long growing season which creates lush vegetation that supports a variety of wildlife. Preserving the environment and providing for development opportunities is critical to ensure that Popkum-Bridal Falls retains the natural character and economic opportunities for future generations.

Plan policies which guide the Regional Board in balancing development and the environment include:

- Development Permit Area policies in the Plan policies support the protection of riparian and terrestrial habitat, and groundwater impacts to Cheam Lake wetlands; and,
- Conservation subdivision design for lands adjacent to Cheam Wetlands Regional Park, as outlined in the RURAL land use designation.

In addition to managing environmental impacts from development approvals the Plan also provides policies which address;

- Water Protection
- Resource Management
- Noxious Weeds



10.2 Water Protection

Groundwater

Groundwater is vitally important to daily life, human health and the environment. Electoral Area “D” features one known aquifer, the Chilliwack-Rosedale Aquifer (Aquifer No. 006¹) an unconfined to semi-confined source that extends over Popkum-Bridal Falls and Rosedale. The aquifer is also the drinking water source for most residents and businesses, whether from the FVRD Area D Integrated Water System, which serves nearly 400 households or the 60 domestic groundwater wells.

Ensuring high quality groundwater is important. However limited technical information is available on the Chilliwack-Rosedale Aquifer. Land uses located above the aquifer are primarily agricultural lands with residential nodes such as the Rosedale community core and Popkum-Bridal Falls developed area. Activities associated with these land uses can include typical agricultural practices such as manure storage and management activities, and discharge of wastewater via onsite septic. As Popkum transitions to a sewage facility, wastewater discharge for new developments will meet the highest standard of “Class A” treatment, and opportunities for existing development to retroactively connect will be available.

Stream and Watershed Protection

Surface water resources have historically been an important issue in the Plan area, with concerns over logging in the Elk Creek – Nevin Creek – Dunville Creek watershed. Up to the early 2000’s the watershed served as the primary drinking water source for the City of Chilliwack, but now serves as the municipal reserve source. While the role of the watershed as a drinking water source has diminished, the importance of water quality and limiting impacts from development on water resources remains important.

The downstream reaches of Dunville, Nevin and Bridal Creeks provide habitat and nutrient for fish populations. These streams suffer from low flows during summer months due to seasonal low precipitation. The Province obliges local governments to ensure development does not impact riparian areas through the *Riparian Area Regulation*, implemented in the Plan under Development Permit Area 5-D.

The expanding tourist commercial developments in Bridal Falls and the ecological importance of Cheam Lake Wetlands Regional Park, all point to the significance of stream and water quality protection when development is considered in the area.

Development Permit Area 1-D, 2-D and 5-D policies provide for maintaining the quality of the environment and water resources in the Plan area. These policies also protect the long-term tourist, residential and economic potential of the area as well.

¹ Golder and Associates, FVRD Source Water Protection Assessment, May 12, 2015.

10.3 Resource Management

Historically Popkum and Bridal Falls was considered a resource extraction and logging community. Since the 1980's, resource extraction and associated industrial uses have transitioned to residential, tourism and agricultural uses. Resource extraction uses are no longer significant uses in the community. However, it remains that the crown land base above Bridal Falls is a working forest which can provide for resource uses. These resource uses must be managed carefully and consider the following:

- scenic and aesthetic value to the Popkum–Bridal Falls residents, tourism commercial operators and the travelling public;
- recreational value to adventure tourism and outdoor recreation users;
- low quality sand and gravel deposits;
- difficult to access forest harvest areas due to steep slopes, creek drainages and deactivated Bridal Falls Forest Service Road (FSR);
- interface concerns between neighbouring residential and tourism commercial, and resource extraction activities such as truck traffic, slope stability impacts, and view;
- sensitive creek and slope areas which may be impacted by resource extraction uses; and,
- First Nations land use interests as identified *S'ólh Téméxw Use Plan Policy*, which identifies the forested lands above Bridal Falls as *Sanctuary*.

Sanctuary lands in S'ólh Téméxw

The Stó:lō *S'ólh Téméxw Use Plan Policy* includes seven land use zones to express their cultural heritage and values.

Crown land and resource extraction areas of the Plan are generally considered Sanctuary lands are valued for their spiritual/religious activities such as water quality, view, sound, scent and require a pristine and private environment.

10.4 Noxious Weeds

Noxious weeds are typically non-native plants that have been introduced to the region without the insect predators or plant pathogens that helped control them in their native habitat. They typically have aggressive growth which makes them difficult to control. Noxious weeds spread quickly and leave sensitive ecosystems in ruins.

The *BC Weed Control Act* imposes a duty on all land occupiers to control designated noxious plants. All residents are responsible for controlling noxious weeds on their private properties.

The FVRD works closely with the Ministry of Agriculture and Lands and the Ministry of Transportation and Infrastructure to cooperatively facilitate weed control efforts within the Region. The FVRD's Noxious Weed Control Program specifically targets Wild Chervil and Tansy Ragwort. However, weed control staff are also active in identifying and mapping other aggressive species that are not currently provincially designated noxious weeds including Giant Hogweed and Knotweed.



During the summer (beginning of May until end of August), the FVRD will pick up designated noxious weeds (Tansy Ragwort, Wild Chervil, Giant Hogweed and Knotweed) free of charge from FVRD residents. Weeds must be bagged and appropriately labeled.

10.5 Avoiding and Mitigating Impacts to Habitat

Popkum-Bridal Falls includes a number of important habitat areas that contribute to overall character of the area as a community close to nature. Ensuring the vitality and long term health of these natural environments is important to maintaining this important community character. Therefore future development should work to preserve and ensure protection of the environment.

Official Community Plans may include policies related to the preservation, protection, restoration and enhancement of the natural environment, its ecosystems, and its biological diversity. These policies work together with provincial legislation to ensure environmental assessment and implementation is completed.

Plan policies that support protection of the environment can be found in;

- Land uses and densities direct growth to avoid environmentally sensitive areas;
- Tree preservation policies in SUBURBAN RESIDENTIAL areas in developing areas;

- Riparian Area Development Permit Area 5-D – ensures managed development in and around sensitive ecosystems and areas such as streams, rivers, lakes, wetlands and their surrounding riparian zones;
- Groundwater management – Development Permit Areas 1-D, 2-D and 4-D;
- Invasive plant management by discouraging the use of invasive plant species and support eradication of invasive plants.
- Watershed protection on crown land areas, are contained in Section 5.3 – FOREST land use designation.

Policy

10.5.1 **Development best practices.** New development should comply with the *Develop with Care 2014: Environmental Guidelines for Urban and Rural Land Development in British Columbia* (or as updated).

10.5.2 **Landowner education and outreach.** Landowner best practices should be encourage through a public education program in partnership with the Popkum Residents Association to;

- retain as much of the natural vegetation cover as possible when clearing land for housing, or other forms of development;
- avoid land clearing (where possible) between April 1st and July 30th to avoid conflicts with activities of nesting birds, their nests, eggs and trees; and use native plants species for landscaping;
- support community groups and their efforts as resources permit, primarily through in-kind contributions;
- utilize agricultural practices that minimize the potential for groundwater impacts; and,
- understand groundwater resources, especially those with shallow wells, to have drinking water tested regularly, and close unused wells in accordance with the Groundwater Protection Regulation of the *Water Sustainability Act*.

10.5.3 **Data collection and partnerships.** The Regional District will participate in efforts of senior governments, community groups and industry representatives to collect data and develop strategies to protect groundwater for the long term.

10.5.4 **Noxious weeds.** The *BC Weed Control Act* imposes a duty on all land occupiers to control designated noxious plants. All residents are responsible for controlling noxious weeds on their private properties.


- 10.5.5 **Hydrological assessment** may be required where the potential exists for negative impacts to groundwater and soil from ground-based disposal.
- 10.5.6 **Forest Service Roads.** The Ministry of Forests, Lands, Natural Resource Development should consult with the Regional District regarding deactivation of major forestry roads, including Bridal Falls FSR, which are relied upon for recreational purposes.
- 10.5.7 **Recreation value.** Resource activities on Crown land should recognize the economic value of recreation uses and the effect on community character, when assessing resource development proposals and their economic input.
- 10.5.8 **Recreation Buffer areas.** Forest licensees are encouraged to provide buffers where cut block units are located adjacent to recreation sites such as the FVRD Cheam Ridge Trail or other licensed trails.
- 10.5.9 **Community Consultation.** Plans and proposals for resource extraction are encouraged to refer plans to the Regional District for comments respecting potential consequences or effects on private land, Regional Parks, water supplies, geohazard and hydrological conditions, environmental, traffic, recreation, scenic and other community values.
- 10.5.10 **Crown-Community Interface Policy.** Forest licensees and other users of crown land should ensure proposals address the *FVRD Crown Community Interface Policy*.
- 10.5.11 **Aggregate extraction.** A permit pursuant to the FVRD's Commercial Aggregate Bylaw is required prior to the removal of sand, gravel, or rock except as exempted by the bylaw.
- 10.5.12 **Run of river.** Run of river developments should provide a comprehensive plan to:
- a. identify and address geotechnical hazards and any potential downstream impacts;
 - b. identify and demonstrate how potential impacts will be mitigated to sensitive habitat, species at risk and other environmental values;
 - c. address recreation impacts;
 - d. examine view impacts and where possible locate structures and associated components outside of visual corridors; these include visibility from settled areas and recreation trails and sites;
 - e. engage and consult with community members to provide information and address concerns;
 - f. limit new road construction on the Crown land base to prevent illegal dumping; and,
 - g. examine potential impacts of exposed conduit or power lines along forest service roads used by recreation users and logging vehicles.

10.6 Greenhouse Gas Emissions

Reducing greenhouse gas emissions is a shared responsibility that includes local government, residents, businesses and industry. In 2008, the Province adopted *Local Government (Green Communities) Statutes Amendment Act* which requires the FVRD to set targets, policy and action in OCP's to reduce emissions.

Reduction targets from 2007 emission levels are set out in the *Climate Change Accountability Act* and which provides for a two phase reduction target.

Provincial Reduction Targets

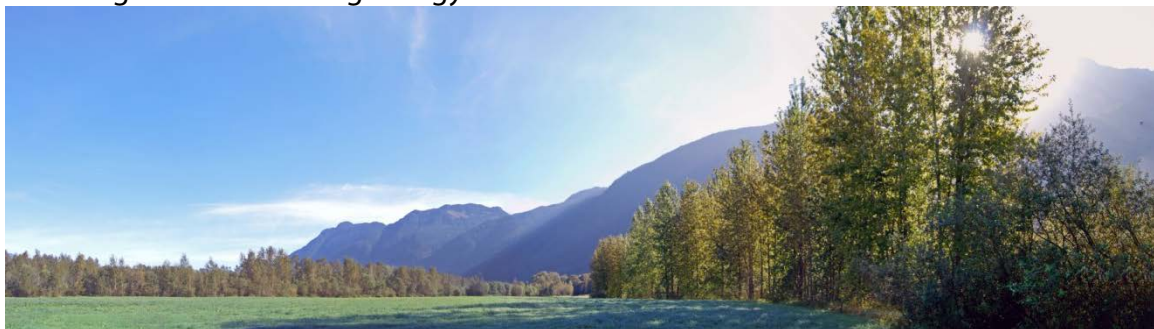
	Year	Percent reduction
	2030	40% reduction
	2040	60% reduction

Policy

10.6.1 Environmental building design. Where new dwellings are proposed, residents are encouraged to construct energy efficient, low-impact buildings which should include storm water management, water conservation, drought-resistant landscaping and minimal impervious surfaces.

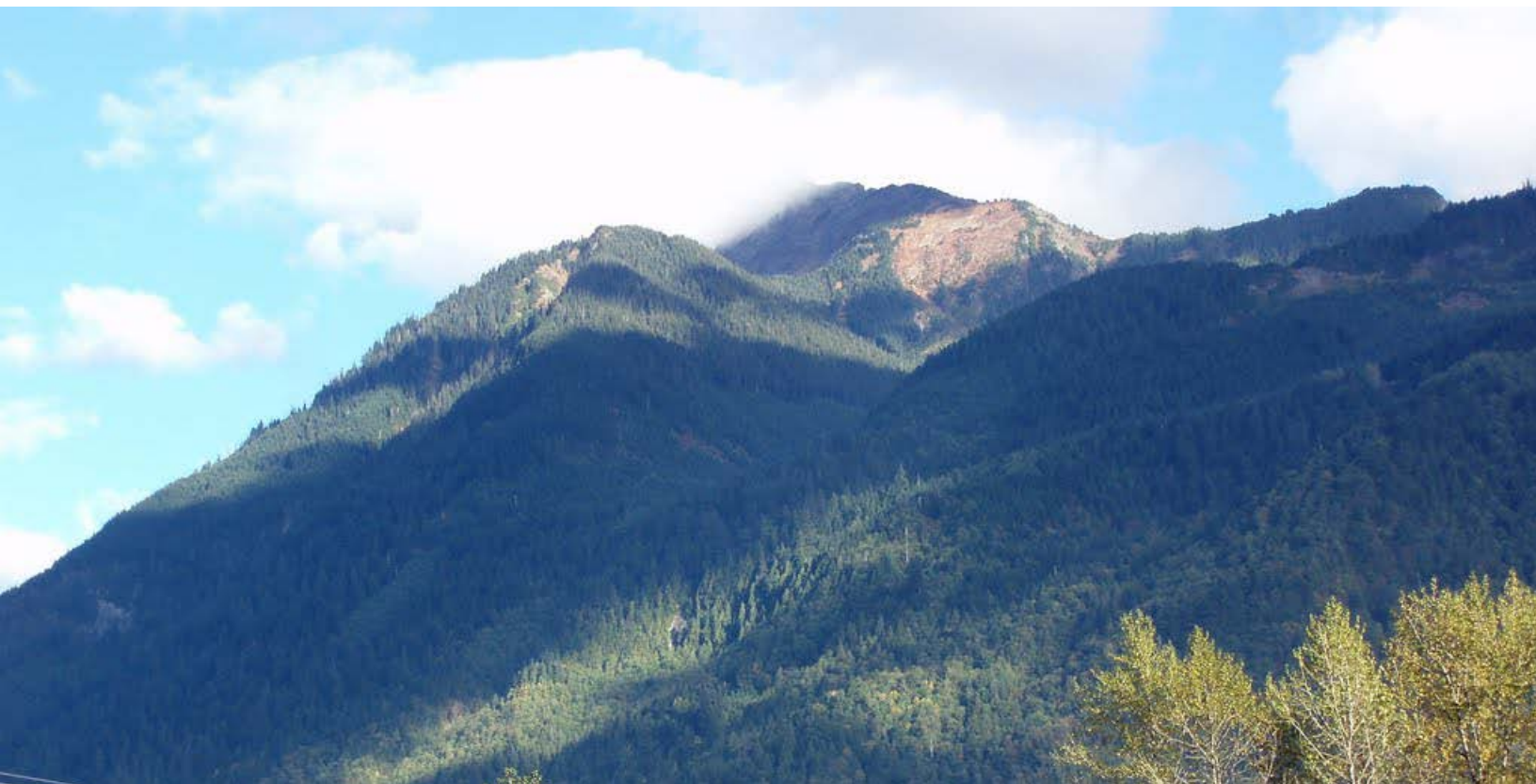
10.6.2 Renovate green. When renovating an existing dwelling homeowners are encouraged to retrofit existing homes to become more energy efficient and to reduce their carbon footprint.

10.6.3 Brochure for residents. The Regional District will produce a guide to assist residents with retrofitting and constructing energy efficient and low-carbon homes in the FVRD.



11.0 DEVELOPMENT PERMIT AREAS

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11.1 Rock Avalanche Development Permit Area 1-D

Category of Designation

"Rock Avalanche Development Permit Area 1-D" is designated pursuant to Section 488 of the *Local Government Act* for the protection of development from hazardous conditions.

Area of Application

Development Permit Area No. 1-D encompasses lands identified on Schedule 3 – Rock Avalanche Development Permit Area 1-D.

Justification

Bridal Falls and portions of Popkum are located within an identified low probability rock avalanche hazard area, originating from the Mount Cheam slope areas specifically known as the Timber Camp Linears and Bridal Falls escarpment. BGC Engineering Ltd. completed a rock avalanche hazard assessment for Timber Camp Linears (TCL). BGC delineated lands affected by a major rock avalanche the TCL's over a series of encounter probability scenarios from 1:9000, 1:10,000 and 1:18,000.

A rock avalanche is a major destabilization of rock and material (ie. vegetation) that is released by a de-stabilization of the slope (ie. seismic or earthquake event, high rainfall, etc.). Such events pose a destructive and life-threatening risk to those living below the slide area. They are characterized as

uncommon, unpredictable, destructive and not suited to mitigation (ie. deflection walls, berms or basins or traps).

Mount Cheam experienced a rock avalanche event over 5000 years ago, which reached the Fraser River. Visible remnants of the slide are still observable throughout Popkum and Bridal Falls today.

Unfortunately, protective measures such as deflection berms, catch basins, advance warning equipment or building design cannot reduce the risk from a rock avalanche event. The size, unpredictability and impact of a rock avalanche event simply are too significant to mitigate. Risk reduction is primarily preventative by simple avoidance of the hazard by encouraging density and growth to areas outside the risk area. Slope monitoring devices may provide insight and warning to event occurrence, and their use requires consideration and an action framework to identify warning thresholds and actions.

To manage growth and development approval decisions in geohazard locations, the Fraser Valley Regional District has adopted the *Hazard Acceptability Thresholds for Development Approvals* policy. This policy establishes a threshold of less than 1:10,000 as the acceptable limit for development approvals which increase density within the geohazard area, this generally includes subdivision, zoning or Official Community Plan (OCP) amendments.

The 1:10,000 encounter probability line and landslide initiation zone (TCL source area) provide the basis for locating the boundaries of Development Permit Area 1-D. Geo-hazards and studies are described in more detail in Section X of this Plan. To minimize long term risk exposure to the landslide risk in Bridal Falls and portions of Popkum, DPA 1-D directs increased densification to areas outside the 1:10,000 encounter probability boundary.

Potential Hazard

- Rock Avalanche (major catastrophic landslide)

Objectives

The objectives of Development Permit Area 1-D are to minimize the potential for damage to property and the risk to life by the following actions;

- designate areas where increased density is not suitable or requires further expert review;
- direct density away from the long term – low risk rock avalanche hazard area;
- provide opportunities for existing development to retain and expand current uses;
- avoid incremental density increase which allow new uses;

- allow for land use suitable under hazardous conditions, in accordance with geotechnical studies and the *"Hazard Acceptability Thresholds for Development Approvals by Local Governments"* or equivalent Regional Board policy as it exists at the time;
- ensure adequate professional evaluation of the rock avalanche hazard and a risk reduction strategy.

Activities requiring a permit

11.1.1 A development permit must be obtained prior to the:

- a. subdivision of land, including building and bareland strata subdivision;
 - b. construction of new commercial buildings, uses, structures and additions;
- within the development permit area.

Exemptions

11.1.2 Notwithstanding Section 11.1.1, a development permit may not be required for any of the following:

- a. Subdivision to facilitate a lot consolidation or a boundary adjustment, utilities, provided no additional parcels are created;
- b. Subdivision to facilitate the use of land for non-human occupancy, uses include: greenspaces, natural parks, recreation, conservation lands, agricultural uses, mitigation works, and forestry or natural resource extraction activities.
- c. Redevelopment or expansion of existing commercial uses that do not include overnight accommodation.

Guidelines

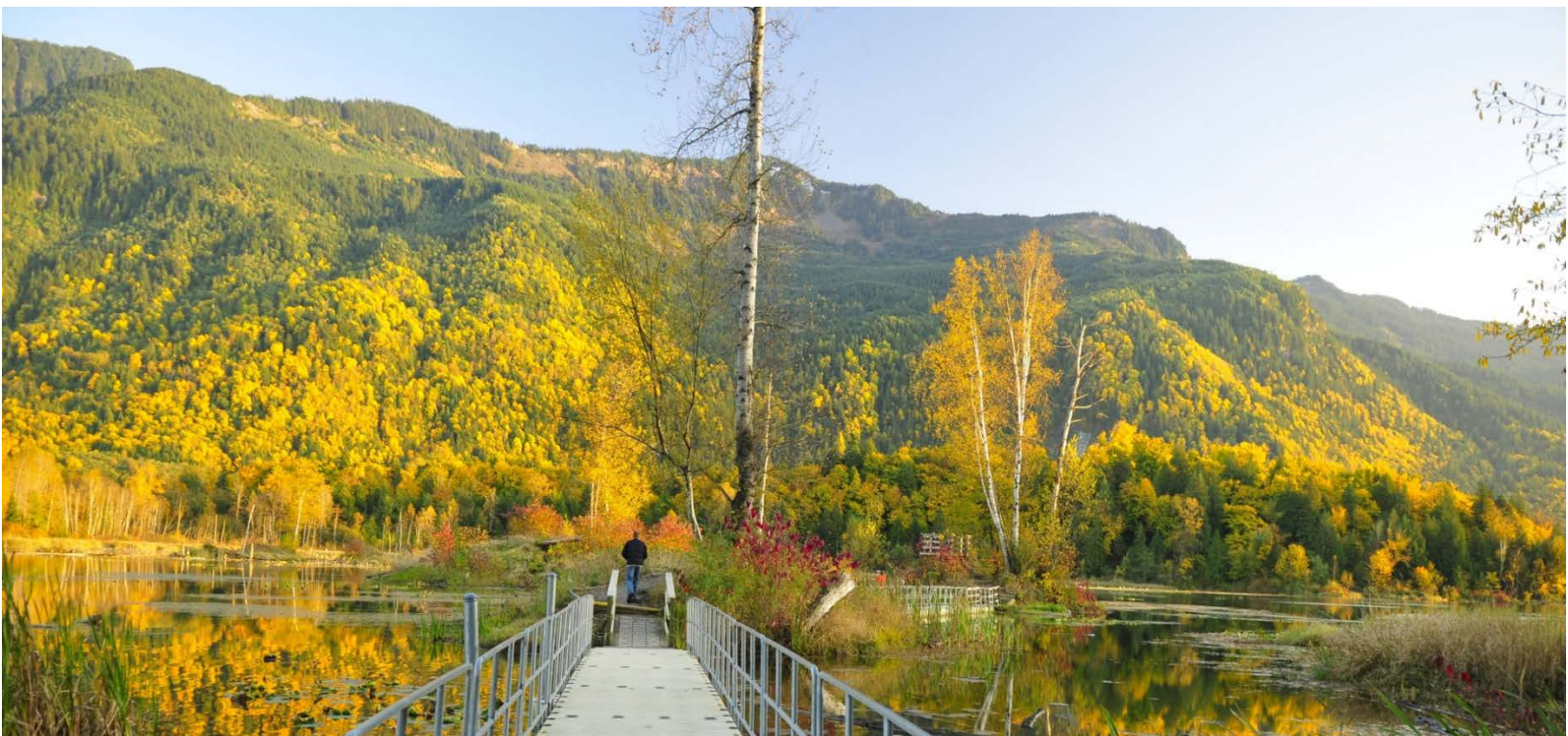
In order to achieve the objectives of Development Permit Area 1-D, the following guidelines shall apply to the issuance of development permits:

- 11.1.3 Expert rock avalanche - geohazard report required. A site-specific geotechnical report by a qualified professional with expert training and experience with catastrophic landslide hazards may be required pursuant to Section 491 (4) and (5) of the *Local Government Act*.
- 11.1.4 Independent third party review. The Regional Board will require an independent third party review at the FVRD's discretion of the site specific geohazard report at the expense of the applicant.

- 11.1.5 Avoidance is a priority. Uses, buildings and structures shall not be sited in areas where the probability of a landslide geohazard event as determined by a site specific geohazard report exceeds the level of acceptable risk for that event and that specific form of development established in the *Hazard Acceptability Thresholds for Development Approvals by Local Governments*.
- 11.1.6 Geohazard report requirements submitted in support of a development permit applications shall meet the requirements outlined in the:
- a. FVRD and Engineers and Geoscientists of British Columbia (EGBC) GeoHazard Assurance Statement;
 - b. FVRD Hazard Acceptability Thresholds for Development Approvals;;
 - c. Province of BC Flood Management Guidelines; and,
 - d. EGBC Professional Practice Standards, as appropriate.
 - e.
- 11.1.7 The Regional Board may refuse to issue a development permit where the hazard frequency, as determined by a qualified professional, exceeds the acceptability threshold for the proposed development stipulated in *Hazard Acceptability Thresholds for Development Approvals by Local Governments* or Regional Board policy as it exists at the time.
- 11.1.8 Development Permits shall be in accordance with the recommendations of the applicable geohazard report or reports, and may include the following terms and conditions;
- a. conditions or restrictions respecting the uses and densities permitted in the zoning bylaw;
 - b. specific areas to remain free of development, or other matters as specified in Section 491 (2) of the *Local Government Act*; and,
 - c. vary or supplement a bylaw under Division 1 or 11 of the *Local Government Act* provided that the variance or supplement is in accordance with the objectives and guidelines of Development Permit Area 1-D.

Offence

- 11.1.9 Penalty may result from a failure to:
- a. obtain a development permit where one is duly required; or,
 - b. develop land strictly in accordance with a development permit issued;
- are offences under the *Local Government Act* and are contrary to the bylaws, regulations or policies of the Regional District. Upon summary conviction, penalties for offences may be up the maximum amount as set out in the *Local Government Act*.
- 11.1.10 Employees, officers and agents of the Regional District may enter, at all reasonable times, a property to inspect and determine whether the requirements of Development Permit Area 1-D and the terms and conditions of a development permit are being met.



11.2 Cheam Lake Development Permit Area 2-D

Category of Designation

"Cheam Lake Development Permit Area 2-D" is designated pursuant to Section 488 of the Local Government Act for the; protection of the natural environment, its ecosystems and biological diversity.

Area of Application

Development Permit Area No. 2-D encompasses lands identified on Schedule 4 – Cheam Lake Development Permit Area 2-D.

Justification

Cheam Lake Wetlands is a 107 hectare regional park located between the lower slopes of Mount Cheam and the Fraser River. It is a regionally significant location for wildlife, riparian species, waterfowl and their habitat. The park is comprised of lake, marsh and forest. It is popular for walking, picnicking and bird watching and is home to many insect, mammal and bird species. To date, 184 different bird species have been recorded in the park.

Cheam Lake Wetlands Regional Park is encircled by low-density development ranging from suburban residential development to agriculture. Ensuring that future development continues to avoid groundwater impacts, and avoid habitat impacts to wildlife is critical to the long term viability of the wetlands.

Objectives

The objective of Development Permit Area 2-D is to protect Cheam Lake waterfowl and other wildlife resource values; to prevent degradation of surface and groundwater; and, ensure adjacent land uses support and facilitates conservation objectives.

Activities Requiring a Permit

- 11.2.1 A development permit must be obtained prior to alteration of land or construction or addition of a building or structure located within 30 metres of Cheam Lake on land with a natural grade elevation below 37.5 m GSC.

Exemptions

- 11.2.2 Notwithstanding Section 11.2.1, a development permit is not required for the following:
- a. Proposals which comply with all of the policies outlined in policy 11.2.4.
 - b. Federal and Provincial regulated utilities, including railways, transmission lines or pipelines;
 - c. Public road or highway works;
 - d. Development of an approved community water or sanitary sewer system;
 - e. Local and regional park facilities.

Guidelines

In order to achieve the objectives of Development Permit Area 2-D, the following guidelines shall apply to the issuance of Development Permits:

- 11.2.3 A report from a qualified professional engineer (QP) which certifies that the development will not result in contamination of the groundwater or increased surface run-off to Cheam Lake Wetlands must be submitted;
- 11.2.4 The QP shall address the following best practices in their report:
- a. Development shall be screened from the lakeshore through the use of natural vegetation in order to maintain a buffer;
 - b. Dedication of natural watercourses or the construction of works to preserve or enhance natural watercourses, may be required for the purposes of environmental protection;
 - c. Identifies areas and measures for habitat assessment and preservation;

- d. Sequence and timing of construction shall be controlled so as to avoid conflict with fish and wildlife resources; and,
- e. Construction activities shall include appropriate controls to minimize the discharge of sediment into waterbodies.

- 11.2.5 On-site sewage disposal, water supply and stormwater systems shall be prohibited in areas below 37.5 m elevation geodetic, and within 30 m of the surveyed lakeside boundary, except where a professional engineer certifies that:
- a. ensure post-development storm water flow volumes will not exceed predevelopment flow volumes in receiving waters;
 - b. maintain, to the extent possible, predevelopment flow patterns and velocities;
 - c. provide conveyance routes for major storms;
 - d. demonstrate the use of best practices;
 - e. certify that water quality of receiving surface and ground waters will not be negatively affected by stormwater surface run-off during and post development; and,
 - f. certify, where applicable, that there will be no negative effect on Cheam Lake.

Riparian Areas Regulation

- 11.2.6 Where the proposed development requires a riparian assessment pursuant to Development Permit Area 5-D, the QP report shall be coordinated with the riparian assessment in order to provide a comprehensive development permit application.

Permit Conditions

- 11.2.7 Without limiting the range of permit conditions enabled by the *Local Government Act*, a development permit may:
- a. include conditions or restrictions respecting the uses and densities permitted in the zoning bylaw, the sequence and timing of construction, areas to remain free of development, vegetation or trees to be planted or retained, natural drainage to be maintained or enhanced, or other matters as specified in Part 14, Division 7 of the *Local Government Act*; and,
 - b. vary or supplement a bylaw under Part 14, Division 7 or 11 of the *Local Government Act* provided that the variance or supplement is in accordance with the objectives and guidelines of Development Permit Area 2-D.

Permit Security

- 11.2.8 The Regional District may require the applicant to provide security in the form of cash or an unconditional, irrevocable and automatically renewing letter of credit in cases where:
- a. security for the performance of conditions respecting landscaping is necessary;

- b. the Regional District considers that damage to the natural environment could result as a consequence of a contravention of a condition in a development permit;
- c. the Regional District considers that unsafe conditions could result as a consequence of a contravention of a condition in a development permit; and,
- d. the permit holder is required to retain, restore or replace native vegetation.

11.2.9 The amount of the security shall be sufficient to cover the cost of any work that may be undertaken by the Regional District to address unsatisfied permit conditions; or, to correct deficient landscaping conditions, an unsafe condition, or damage to the natural environment; that could reasonably be expected to result from the contravention of the permit.

Offence

11.2.10 Failure to:

- a. obtain a development permit where one is duly required; or,
- b. develop land strictly in accordance with a development permit issued;

are offences under the Local Government Act and are contrary to the bylaws, regulations or policies of the Regional District. Upon summary conviction, penalties for offences may be up to the maximum set out in the Local Government Act.

11.2.11 Employees, officers and agents of the Regional District may enter, at all reasonable times, a property to inspect and determine whether the requirements of Development Permit Area 2-D and the terms and conditions of a development permit are being met.



Photo: CBC Archives

11.3 GeoHazard Development Permit Area 3-D

Category of Designation

"GeoHazard Development Permit Area 3-D" is designated pursuant to Section 488 of the *Local Government Act* for the; protection of development from hazardous conditions.

Area of Application

Development Permit Area No. 3-D encompasses lands identified on Schedule 5 – Geo-Hazard Development Permit Area 3-D.

Justification

Bridal Falls and portions of Popkum are subject to a variety of geo-hazards originating from the upslope areas of Mount Cheam. The Braun Cordilleran Geoscience Ltd. and BGC Engineering Ltd. studies included hazard zone mapping resulting from a detailed study of the geo-hazards.

Delineation of the areas affected by debris flow, debris flood and steep slope hazards, including the probability of such events, further enhances and clarifies the understanding of these hazards. This provides a basis for locating the boundaries of Development Permit Area 3-D. Hazards and hazard studies are described in more detail in Section 9 of this Plan. To protect new development from the geo-hazards present in the Popkum-Bridal Falls, the following conditions, objectives, and guidelines apply to DPA 3-D.

Potential Hazards

- Alluvial fan
- Debris flow
- Debris slide
- Landslide
- Rockfall
- Snow avalanche
- Flooding

Objectives

The objectives of Development Permit Area 3-D are to:

- direct development away from hazardous areas;
- allow for land use suitable under hazardous conditions, in accordance with geotechnical studies and the *“Hazard Acceptability Thresholds for Development Approvals by Local Governments”* or equivalent Regional Board policy as it exists at the time;
- obtain assurance from the Qualified Professional that the development satisfies the FVRD-EGBC GeoHazard Assurance Statement;
- ensure adequate professional evaluation of geological hazards and mitigation works; and,
- minimize the potential that new developments and alterations of land will increase hazards to downslope lands;

so as to minimize the potential for damage to property and the risk to life.

Activities requiring a permit

11.3.1 A development permit must be obtained prior to:

- a. subdivision of land;
- b. alteration of land; or
- c. construction of, addition to, or alteration of a building or structure;

within the development permit area.

Exemptions

- 11.3.2 Notwithstanding Section 11.3.1, a development permit may not be required for any of the following:
- a. 25% minor construction. An addition to a building or structure up to 25% of the existing ground floor area, existing at December 31, 2018.
 - b. Unconditional GeoHazard report. Qualified professional (QP) geotechnical engineer or geoscientist report which is within the level deemed acceptable in the Regional Board policy *Hazard Acceptability Thresholds for Development Approvals by Local Governments*¹; completed FVRD-EGBC GeoHazard Assurance Statement; and, no mitigation or conditions (such as siting, elevation, berm, etc) is required by the QP.
 - c. 20 square metres or less. Construction of a single storey detached residential accessory building or structure, or addition thereto, which is not intended to be used for any residential occupancy and where the total floor area after the new construction or addition does not exceed 20 square metres (215 square feet) provided that it involves no alteration of land, excavation of potentially unstable slopes, or the placement of fill on potentially unstable slopes;
 - d. Small farm buildings. Construction of a building or structure or an addition to an existing building or structure which is intended to be used as a farm building of “low human occupancy” as defined in the National Farm Building Code of Canada and where the total floor area after the new construction or addition does not exceed 30 square metres (323 square feet);
 - e. Hazard Trees. Removal of trees determined by a Certified Arborist or Registered Professional Forester (who is qualified to do tree risk assessment) to represent an imminent risk to safety of life and buildings;
 - f. Riparian Enhancement. Riparian habitat enhancement or restoration works under the guidance of Provincial and Federal agencies;
 - g. Lot consolidation or boundary adjustment. Subdivision to facilitate a lot consolidation or a boundary adjustment, provided no additional parcels are created;
 - h. Parks for local and regional facilities;
 - i. Emergency Response. Emergency actions necessary to prevent, control or reduce immediate and substantial threats to life or property during flood, debris flood/flow, erosion, landslide, avalanche, stream avulsion and other geo-hazard events;

¹ Or equivalent Regional Board policy as it exists at the time;

- j. Flood management. Repair, maintenance and improvement of flood protection infrastructure and all related ancillary or accessory works, regulated and approved by Federal or Provincial agencies;
- k. Roads and highways for public road or highway works;
- l. Signs. free standing signs and signs attached to existing structures;
- m. Public utilities and infrastructure; and,
- n. Forestry activities on Crown land undertaken under an approved Forest Stewardship Plan, approved by the Ministry of Natural Resource Operations in accordance with the *Forests and Range Practices Act*.

Guidelines

In order to achieve the objectives of Development Permit Area 3-D, the following guidelines shall apply to the issuance of development permits:

- 11.3.3 Where possible, development should be sited to avoid hazards. Where impossible or impractical to avoid hazards, mitigation measures may be considered.
- 11.3.4 A site-specific geohazard report will be required pursuant to Section 491 (4) and (5) of the *Local Government Act*.
- 11.3.5 Development Permits shall be in accordance with the recommendations of the applicable geohazard report or reports.
- 11.3.6 Geohazard reports submitted in support of a development permit applications shall meet the requirements outlined in *Engineers and Geoscientists of British Columbia (EGBC) – FVRD GeoHazard Assurance Statement* (or equivalent Regional Board policy as it exists at the time) and the appropriate EGBC Professional Practice Standards.
- 11.3.7 The Regional Board may refuse to issue a development permit where the hazard frequency, as determined by a qualified professional engineer, exceeds the acceptability threshold for the proposed development stipulated in *FVRD Hazard Acceptability Thresholds for Development Approvals by Local Government* or Regional Board policy as it exists at the time.
- 11.3.8 No alterations to the natural drainage or vegetation, and no construction or excavation should be permitted which might cause or contribute to hazardous conditions on the site or on adjacent lands.

- 11.3.9 Where development requires a riparian assessment pursuant to Development Permit Area 5-D, the site-specific geo-hazard report shall be coordinated with the riparian assessment in order to provide a comprehensive development permit application.

Terms and Conditions

- 11.3.10 A development permit may vary or supplement a bylaw under Part 14, Division 7 or 11 of the *Local Government Act* provided that the variance or supplement is in accordance with the objectives and guidelines of Development Permit Area 3-D.
- 11.3.11 A development permit may include conditions or restrictions respecting the uses and densities permitted in the zoning bylaw, the sequence and timing of construction, areas to remain free of development, vegetation or trees to be planted or retained, natural drainage to be maintained or enhanced, or other matters as specified in Section 491 of the *Local Government Act*.
- 11.3.12 Property owners are advised that the following activities may exacerbate hazards and contribute to slope failure and should generally be avoided:
- 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.

Permit Security

- 11.3.13 The Regional District may require the applicant to provide security in the form of cash or an unconditional, irrevocable and automatically renewing letter of credit in cases where:
- 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.

The amount of the security shall be sufficient to cover the cost of any work that may be undertaken by the Regional District to address unsatisfied permit conditions; or, to correct deficient landscaping conditions, an unsafe condition, or damage to the natural environment; that could reasonably be expected to result from the contravention of the permit.

Offence

11.3.14 Failure to:

- a. obtain a development permit where one is duly required; or,
- b. develop land strictly in accordance with a development permit issued;

are offences under the *Local Government Act* and are contrary to the bylaws, regulations or policies of the Regional District. Upon summary conviction, penalties for offences may be up to the maximum amount as set out in the *Local Government Act*.

11.3.15 Employees, officers and agents of the Regional District may enter, at all reasonable times, a property to inspect and determine whether the requirements of Development Permit Area 3-D and the terms and conditions of a development permit are being met.



11.4 Commercial Development Permit Area 4-D

Category of Designation

"Commercial Development Permit Area 4-D" is designated pursuant to Section 488 of the Local Government Act for the: establishment of objectives for the form and character of intensive residential development; and the protection of the natural environment, its ecosystems and biological diversity.

Area of Application

Development Permit Area No. 4-D encompasses lands identified on Schedule 6 – Commercial Development Permit Area 4-D.

Justification

Popkum and Bridal Falls are located adjacent to major provincial transportation networks of Highway 1 and 9. Ensuring a consistent and high architectural quality is vital to each community. Highway commercial developments have traditionally served a utilitarian focus without consideration of buffering, form and character, and pedestrian connections between uses. This eliminates a sense of place, reflects little or none of the local character and detracts from the identity of Popkum.

Each community features a commercial node that serves both as a common service area and gateway to other nearby uses. DPA 4-D policies are to ensure new commercial developments in Popkum provide a high quality architectural design and layout, which compliments and integrates into the residential community. Highway commercial development should make use of natural materials such as stone and wood, vary roof pitches and building styles to integrate into a suburban residential area, and create a distinct sense of arrival to Popkum for visitors and residents.

The HIGHWAY TOURIST RECREATION COMMERCIAL (HTRC) designated lands provide the basis for locating the boundaries of Development Permit Area 4-D. HTRC designation policies are described in more detail in Section 5 of this Plan.

Objectives

The objectives of Development Permit Area 4-D are to:

- ensure compatibility in the siting and form of adjacent and nearby commercial developments;
- enhance new commercial development by providing for planned landscaping, screening, access, lighting and signage standards.
- ensure commercial development demonstrate a high level of design and are integrated into both the surrounding commercial uses and residential neighbourhoods;
- ensure the form and character, including building materials and colour schemes, of commercial development reflects the environmental and cultural context of the community;
- protect the amenities, including views, of existing residential areas by co-ordinating the character, form, and scale of new commercial development;
- maintain visual values, including views to mountains and sky, and an open feeling along the rural highway;
- ensure that all new commercial uses are adequately served by the FVRD community water system; and,
- ensure that all waste produced on site (sanitary sewage and storm drainage) are disposed of through community systems where provided for in this Plan or, elsewhere, through on-site systems which reflect the sensitivity of the local environment and the need to protect the ground water regime.

Activities requiring a permit

11.4.1 A development permit must be obtained prior to:

- a. exterior construction of, addition to, or alteration of a commercial building or structure within the development permit area.

Exemptions

11.4.2 Notwithstanding Section 11.4.1, a development permit may not be required for any of the following:

- a. subdivision of land;
- b. construction of, addition to, or alteration of a single-family dwelling or accessory residential building where no commercial component is present;
- c. interior renovations; and,
- d. exterior maintenance of repairs which do not involve substantial changes in the exterior finish, colour scheme, or size of the building.

Guidelines

In order to achieve the objectives of Development Permit Area 4-D, the following design guidelines shall apply to the issuance of development permits for new commercial developments, buildings and structures:

11.4.3 Pedestrian Routes

- a. located adjacent to and opposite compatible commercial developments;
- b. paving or surfacing features which highlight the route;
- c. constructed of uniform and complementary material for a cohesive appearance throughout the development; and,
- d. buffered where feasible from roadways, vehicular traffic, and parking areas.

11.4.4 Borders, Landscaping and Screening

- a. provide for an attractive, safe, and distinct edge along the property frontages on Bunker, Cray, Caryks, Thompson and Yale Roads and Highway No. 9;
- b. provide visual continuity;
- c. define and buffer surface parking, storage and service areas from adjacent residential uses, pedestrian corridors and roadside views;
- d. ensure visual privacy to any adjacent residential properties;
- e. utilize native species retain existing vegetation; and,
- f. all landscaping and screening shall meet or exceed the British Columbia Society of Landscape Architects and British Columbia Nursery Trades Association standards.

11.4.5 Parking areas

- a. locate three (3) metres setback from any lot line adjoining a residential use;
- b. screened from public roadways with landscaping or a combination of landscaping and earth berms;
- c. one (1) metre landscaped buffer strip shall be provided between the parking spaces and the building.

- d. incorporate the use of walkways to separate parking spaces from buildings and to provide orderly and attractive pedestrian circulation;
- e. avoid large, unbroken expanses. Landscaping elements such as parking islands or medians shall be used to break up large parking areas into smaller cells. One shade tree shall be provided for every 10 parking spaces;
- f. use paved surfacing or porous paving, paving stones, french drains, landscaped areas and similar techniques are encouraged to facilitate exfiltration of storm water; and,
- g. ensure all parking spaces shall be clearly delineated and provided with curbs or wheel stops.

11.4.6 Signs and lighting

- a. size, location and design of free-standing commercial signs and other advertising structures not attached to buildings shall be compatible with uses and structures on adjacent properties;
- b. fascia signage recessed into the facade of the building, where possible;
- c. form and character of signage is consistent throughout the development comparable quality to that of the principal buildings;
- d. natural materials, including exposed aggregate, is encouraged for sign structures;
- e. single pole sign supports is not permitted; and,
- f. site lighting shall be designed to minimize “light spill” onto adjacent residential or agricultural lands.

11.4.7 General siting, design and finishing

- a. compatible with access, servicing, and signage conditions and constraints on adjacent lands;
- b. designed to complement a pedestrian scale and focus;
- c. locate the building face towards a road or highway, and where this is not possible ensure a visually attractive appearance shall be provided by a combination of landscaping, finishing and fenestration of the structure to a similar standard as the front of the building;
- d. avoid blank and monotonous facades shall be avoided;

- e. provide relieved with changes of wall plane or differentiation that provides strong shadow or visual interest for buildings exceeding two stories or fifteen (15) metres in height;
- f. ensure cohesive design within multi-building developments by the use of similar roof pitches, proportion, height, materials, fenestration and design theme; and,
- g. include primary building entrance that is clearly defined and provides a sense of entry.

11.4.8 Building height , where a:

- a. multi-story motel or hotel, the design and use shall incorporate a landmark or focal point of the commercial node and of high quality design, materials and architecture; or,
- b. two story commercial development, the design of the second storey residential unit shall provide adequate amenities for the dwelling unit, including a rear yard with screening for privacy, are provided, and all other guidelines of the permit area are met.

11.4.9 Architectural design

- a. materials and colour schemes acknowledge the traditional agricultural and resource based economy and culture of the area, and should incorporate a clear and well-articulated design concept;
- b. avoid advertising, particularly where the proposed architecture is the result of a corporate or franchise style;
- c. colour schemes should reflect the surrounding natural and cultural landscape, and incorporate stone and wood features, and not utilize pastel colours;
- d. pitched roofs to reflect the surrounding mountains, to preserve a feeling of openness along the highway and roads and to provide broad sightlines to mountains and the sky;
- e. maximize sunlight penetration to open areas and pedestrian areas;
- f. on-site services should be located so as not to preclude future uses of adjacent properties.

11.4.10 Water, Sewer and Stormwater

- a. water shall be provided by the FVRD community water system;
- b. sewer shall be provided by FVRD community system where possible, or alternatively on-site sewage is proposed where certified by a Professional Engineer registered in the Province of British Columbia, which certifies that the sewage will not lead to long term degradation of the ground water;
- c. storm water management plan prepared by a professional engineer to:
 - i. ensure post-development storm water flow volumes will not exceed predevelopment flow volumes in receiving waters;
 - ii. maintain, to the extent possible, predevelopment flow patterns and velocities;
 - iii. provide conveyance routes for major storms;
 - iv. demonstrate the use of best practices;
 - v. certify that water quality of receiving surface and ground waters will not be negatively affected by storm water surface run-off during and post development; and,
 - vi. certify, where applicable, that there will be no negative effect on neighbouring properties.

11.4.11 Assurance and compliance report by a Registered Architect ² must include the following:

- a. site schematic showing vehicular and pedestrian circulation, and the design and layout of pathways and linkages;
- b. landscaping plan;
- c. layout and design of parking areas, storm water infrastructure, and lighting;
- d. design, materials and colour scheme of proposed free-standing signs and sign supports;
- e. architectural elevations of proposed buildings and structures showing finishing materials and colour schemes;
- f. site plan showing the siting of all proposed buildings and structures; and,
- g. compliance report detailing and confirming DPA 4-D guidelines have been satisfied.

² All drawings and illustrations must be in colour and scaled.



11.5 Riparian Areas Development Permit Area 5-D

Category of Designation

"Riparian Areas Development Permit Area 5-D" is designated pursuant to Section 488 of the *Local Government Act* for the; protection of the natural environment, its ecosystems and biological diversity.

Area of Application

Development Permit Area No. 5-D encompasses lands identified on Schedule 7 – Riparian Areas Development Permit Area 5-D.

Development Permit Area 5-D consists of all those parcels of land:

- a. within the area of this Official Community Plan; and,
- b. entirely or partially within a Riparian Assessment Area, which is:
 - i. for a stream, the 30 metre strip on both sides of the stream, measured from the high water mark;
 - ii. for a ravine less than 60 metres wide, a strip on both sides of the stream measured from the high water mark to a point that is 30 metres beyond the top of the ravine bank; and,
 - iii. for a ravine 60 metres wide or greater, a strip on both sides of the stream measured from the high water mark to a point that is 10 metres beyond the top of the ravine bank.

Riparian Areas Development Permit Area 5-D includes the Riparian Assessment Areas associated with all streams within the Plan area, whether mapped or unmapped, including but not limited to the streams shown on Map 2.

Justification

Electoral Area D contains streams and riparian areas that directly or indirectly provide natural features, functions and conditions that support fish life processes. The *Fish Protection Act* and the *Riparian Areas Regulation* require local governments to protect these streams and riparian areas when exercising powers with respect to residential, commercial and industrial development. In the opinion of the Regional Board, this development permit area provides a level of protection that is comparable to the *Fish Protection Act* and the *Riparian Areas Regulation*.

Objectives

The objective of Development Permit Area 5-D is to protect the natural environment, its ecosystems and biological diversity. More specifically, this DPA will protect streams and riparian habitat primarily through the involvement of qualified environmental professionals and the identification of Streamside Protection and Enhancement Areas (SPEAs) that should remain free of development, including the disturbance of soils and vegetation.

Activities requiring a permit

- 11.5.1 A development permit must be obtained prior to:
- a. the subdivision of land;
 - b. residential, commercial, institutional or industrial development including:
 - i. the alteration of land;
 - ii. the disturbance of soil or vegetation; or
 - iii. construction of or addition to a building or structure; within a riparian assessment area.

Exemptions

- 11.5.2 Notwithstanding Section 11.5.1, a development permit is not required for the following:
- a. development that does not involve residential, commercial, institutional or industrial uses;
 - b. residential, commercial, institutional and industrial development that is demonstrated to be outside of a Riparian Assessment Area;
 - c. residential, commercial, institutional and industrial development within a riparian assessment area where the development is separated from the stream by a dedicated and developed public road right-of-way;
 - d. renovations or repair of a permanent structure on an existing foundation to an extent which does not alter or increase the building footprint area;
 - e. minor additions to an existing building or structure, such as an increase in floor area up to 25% of the existing footprint, provided that the addition is located on the side or part of the building or structure most distant from the stream;
 - f. development in accordance with a registered covenant or approved development permit that pertains directly and explicitly to riparian habitat protection, which
 - i. is registered in favour of the Fraser Valley Regional District and/or Provincial or Federal interests; and
 - ii. establishes a riparian buffer;
 - g. routine maintenance of existing landscaping or lawn and garden areas;

- h. removal of trees determined by a Certified Arborist or Registered Professional Forester (who is qualified to do tree risk assessment) to represent an imminent risk to safety of life and buildings;
- i. forestry activities on Crown land undertaken under an approved Forest Stewardship Plan approved by the Ministry of Natural Resource Operations in accordance with the *Forest & Range Practices Act*;
- j. riparian habitat enhancement or restoration works under the guidance of Provincial and Federal agencies;
- k. installation of seasonal play or recreational equipment on existing yard/lawn areas, such as sandboxes or swing sets;
- l. paths for personal use by the parcel owners, provided they do not exceed approximately 1.0 metre in width; are constructed of pervious natural materials with no concrete, asphalt, pavers or treated wood; do not involve structural stairs; require no removal of streamside vegetation; and do not impair stream bank stability;
- m. local and regional park facilities;
- n. emergency actions necessary to prevent, control or reduce immediate and substantial threats to life or property during flood, debris flood/flow, erosion, landslide, avalanche, stream avulsion and other geohazards events;
- o. repair, maintenance and improvement of flood protection infrastructure and all related ancillary or accessory works, regulated and approved by Federal or Provincial agencies;
- p. the development of an approved community water or sanitary sewer system that is not ancillary to residential, commercial or industrial development;
- q. Federal and Provincial regulated utilities, including railways, transmission lines or pipelines;
- r. public road or highway works;
- s. repair or replacement of an existing driveway, culvert or bridge and,
- t. the construction of a single storey, detached residential accessory building or structure which is not intended to be used for any “residential occupancy” and which had a floor area not exceeding 20 square metres (215 square feet) and where:
 - u. the building or structure is located as far from the stream as possible and in the location on the parcel that minimizes impacts to riparian habitat; and,
 - v. it is not possible to construct the building, structure or deck outside the riparian assessment area.

11.5.3 Where there is uncertainty regarding the location of development in relation to a Riparian Assessment Area or the nature of a stream, the Regional District may require: a. a plan prepared by a BC Land Surveyor or Qualified Environmental Professional to confirm whether the planned disturbance is within the Riparian Assessment Area; or b. a report prepared by a Qualified Environmental Professional to determine if the stream satisfies the definition criteria.

Guidelines

In order to achieve the objectives of Development Permit Area 5-D, the following Guidelines shall apply to the issuance of Development Permits:

Issuance of Development Permits

- 11.5.4 Each development permit application should, as a minimum, be accompanied by: a. where applicable, an Assessment Report prepared by a QEP in accordance with the Assessment Methods and Development Permit Area 5-D guidelines for the purpose of determining the applicable SPEA and other measures necessary for the protection of riparian areas; b. a scaled siting proposal clearly and accurately identifying all streams and water features, high water mark, top of bank, top of ravine bank, edge of wetland, riparian assessment area and the SPEA boundary in relation to existing and proposed property lines and existing and proposed development, as well as the locations of works and activities recommended in the Assessment Report; and, c. written certification that the proposed development is consistent with the Guidelines of Development Permit Area 5-D and the Riparian Areas Regulation, and identifying any mitigation or compensation measures that are consistent with the Guidelines, including measures that may be specified as Development Permit conditions.
- 11.5.5 Pursuant to the Riparian Area Regulation and the Local Government Act, the Assessment Report prepared by a QEP should specifically consider and make recommendations respecting: 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 e. specified environmental feature; f. protection measures to be taken to preserve, protect, restore or enhance fish habitat or riparian areas, control drainage, or control erosion or protect the banks of watercourses; and, g. timing of construction to avoid or mitigate impacts.
- 11.5.6 Where a development permit relates to the subdivision of land, an Assessment Report prepared by a QEP should: a. identify adequate building sites - including but not limited to building locations; front, rear and side yard areas; site services including sewage disposal facilities and water supplies; access; and, parking - on each proposed lot; 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*.
- 11.5.7 The Regional District is authorized to issue a Development Permit after receiving: a. notification by the Ministry of Environment that Fisheries & Oceans Canada and the Ministry have been: i. notified of the development proposal; and, ii. provided with a copy of an assessment report which meets the requirements of the Riparian Areas Regulation; or, b. documentation demonstrating that Fisheries & Oceans Canada has, with respect to the proposed development, authorized the "harmful alteration, disruption or destruction" of fish habitat pursuant to Section 35 of the Fisheries Act or amendments thereto.
- 11.5.8 A development permit may include as a term or condition any recommendation made by QEP in an Assessment Report respecting:
- a. the siting of buildings, structures or uses of land;

- b. areas to remain free of development;
- c. the preservation, protection, restoration or enhancement of any specified natural feature or area;
- d. dedication of natural water courses to the Crown;
- e. works to preserve, protect, or enhance a natural watercourse or other specified environmental feature; and,
- f. protection measures to be taken to preserve, protect, restore or enhance fish habitat or riparian areas, control drainage, or control erosion or protect the banks of watercourses.

11.5.9 A development permit may impose terms and conditions respecting the:

- a. sequence and timing of construction including but not limited to timelines for completion of the works identified in the permit;
- b. co-ordination of geotechnical recommendations by a Qualified Environmental Professional or Professional Engineer licensed in Province of British Columbia;
- c. minor modification of a SPEA as generally described in the Riparian Area Regulation Implementation Guidebook where no impacts to fish habitat occur and as recommended in an Assessment Report by a Qualified Environmental Professional.

11.5.10 A development permit may vary or supplement a bylaw under the *Local Government Act* provided that the variance or supplement is in accordance with the objectives and guidelines of Development Permit Area 5-D.

Measures to Protect the Streamside Protection and Enhancement Area

11.5.11 Land shall be developed strictly in accordance with the development permit issued.

11.5.12 No building or structure of any kind should be located, no vegetation should be disturbed, and no soils should be removed or deposited within a Streamside Protection and Enhancement Area except in accordance with the development permit and Assessment Report.

11.5.13 The SPEA boundary should be clearly flagged, staked or otherwise marked during all development phases to avoid encroachment into the Streamside Protection and Enhancement Area.

Geohazards

11.5.14 Where a proposed development requires geohazard evaluation pursuant to a geohazard hazard development permit area or Section 56 of the *Community Charter*, the riparian assessment should be coordinated with the geohazard evaluation in order to provide a comprehensive development permit application.

Permit Security

11.5.15 The Regional District may require the applicant to provide security in the form of cash or an unconditional, irrevocable and automatically renewing letter of credit in cases where:

- a. security for the performance of conditions respecting landscaping is necessary;

- b. the Regional District considers that damage to the natural environment could result as a consequence of a contravention of a condition in a development permit;
 - c. the Regional District considers that unsafe conditions could result as a consequence of a contravention of a condition in a development permit; or,
 - d. the permit holder is required to retain, restore or replace native vegetation.
- 11.5.16 The amount of the security should be sufficient to cover the cost of any work that may be undertaken by the Regional District to correct deficient landscaping conditions, an unsafe condition, and damage to the natural environment that could reasonably be expected to result from the contravention of the permit.
- 11.5.17 A Letter of Undertaking signed and sealed by a Qualified Environmental Professional may be accepted in lieu of security where:
 - a. the nature of required works, such as landscaping, are minor and the risk of damage to the natural environment is low;
 - b. the Letter of Undertaking is signed and sealed by a Qualified Environmental Professional; and, the Qualified Environmental Professional will undertake the works and provide to the Regional District a post-construction certification and inspection report as outlined in Section 11.5.18.

Post-Construction Certification and Inspection

- 11.5.18 Upon completion of the works authorized by a development permit - and for certainty upon expiry of any timeline for completion of works established as a term or condition of a development permit - the holder of the permit must submit to the Regional District and the Ministry of Environment postconstruction certification from a QEP which:
 - a. certifies that the development has been carried out in accordance with the Assessment Report and that terms and conditions set out in the assessment report and the development permit have been properly implemented; or,
 - b. identifies and documents all instances of non-compliance with the assessment report and the development permit and any measures necessary to correct deficiencies, including any works that should be undertaken by the Regional District as contemplated by Section 11.5.16.
- 11.5.19 The requirement for post-construction certification and inspection may be waived by a condition in a development permit.

Offence

- 11.5.20 Failure to:
 - a. obtain a development permit where one is duly required; or,
 - b. develop land strictly in accordance with a development permit issued; are offences under the *Local Government Act* and are contrary to the bylaws, regulations or

policies of the Regional District. Upon summary conviction, penalties for offences may be up to the maximum set out in the Local Government Act.

- 11.5.21 Employees, officers and agents of the Regional District may enter, at all reasonable times, a property to inspect and determine whether the requirements of Development Permit Area 5-D and the terms and conditions of a development are being met.

Definitions

- 11.5.22 In DPA 5-D, the following terms have the meanings described below:

“Assessment Methods” means the assessment methods set out in the Schedule to the Riparian Areas Regulation.

“Assessment Report” means a report certified by a Qualified Environmental Professional and prepared in accordance with the Riparian Areas Regulation Assessment Methods and the guidelines of Development Permit Area 5-D to assess the potential impact of a proposed development in a riparian assessment area.

“development” includes the alteration of land, the disturbance of soil or vegetation, and construction of or addition to buildings and structures.

“high water mark” means the visible high water mark of a stream where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark on the soil of the bed of the stream a character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself, and includes the active floodplain.

“Qualified Environmental Professional” and “QEP” mean a qualified environmental professional as defined in the Riparian Areas Regulation.

“ravine” means a narrow valley with an average grade on either side greater than 3:1 measured between the high water mark of the watercourse contained in the valley and the top of the valley bank, being the point nearest the watercourse beyond which the average grade is less than 3:1 over a horizontal distance of at least 15 metres measured perpendicularly to the watercourse;

“Riparian Assessment Area” means:

- a. for a stream, the 30 metre strip on both sides of the stream, measured from the high water mark;
- b. for a ravine less than 60 metres wide, a strip on both sides of the stream measured from the high water mark to a point that is 30 metres beyond the top of the ravine bank; and
- c. for a ravine 60 metres wide or greater, a strip on both sides of the stream measured from the high water mark to a point that is 10 metres beyond the top of the ravine bank.

“Riparian Areas Regulation” means B.C. Reg. 376/2004 and amendments thereto.

“Streamside Protection and Enhancement Area” and “SPEA” mean an area:

- a. adjacent to a stream that links aquatic to terrestrial ecosystems and includes both existing and potential riparian vegetation and existing and potential adjacent upland vegetation that exerts an influence on the stream; and,
- b. the size of which is determined in accordance with the Riparian Areas Regulation on the basis of an Assessment Report provided by a Qualified Environmental Professional.

“stream” includes any of the following that provides fish habitat:

- a. a watercourse, whether it usually contains water or not;
- b. a pond, lake, river, creek or brook; or,
- c. a ditch, spring or wetland that is connected by surface flow to something referred to in paragraph (a) or (b).

12.0 TEMPORARY USE PERMITS



Innergex Upper Harrison Construction &
Staging Site, Photo: ihikebc.com

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Temporary Use Permits

Division 8 of the Local Government Act allows for the issuance of Temporary Use Permits in areas designated within an Official Community Plan. A Temporary Use Permit may:

- allow a use not permitted by a zoning bylaw.
- be issued for a period of up to three (3) years and renewed, at the discretion of the Regional Board, only once.

Terms and Conditions

The Regional Board may impose special conditions under which the temporary use may be carried on, allow and regulate the construction of buildings or structures related to the temporary use, and require a security to guarantee the performance of the terms of use of the Temporary Use Permit.

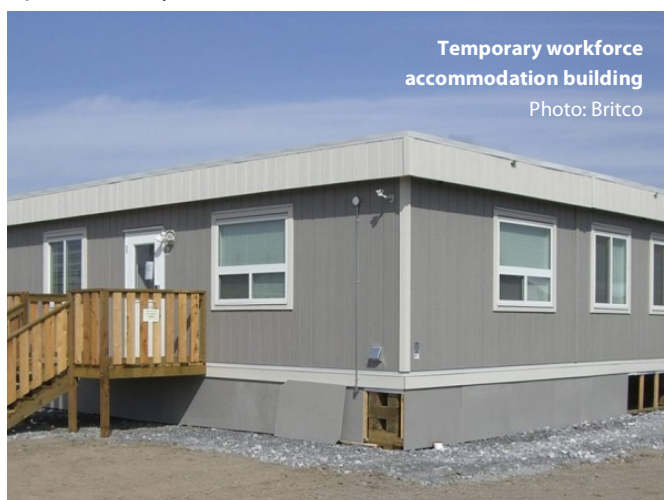
Security

The security may be in the form of cash or a letter of credit, the amount of which is to be determined by the Regional Board. A major purpose of collecting the security is to ensure that the land is returned to the condition prior to issuance of the permit when the permit has expired. The Regional Board may utilize the security in the event that the conditions of the permit are not met.

Procedure and Public Notification

Sections 494 thru 497 of the *Local Government Act* and FVRD Development Procedures Bylaw specify the process by which a temporary use permit may be issued. Public notification and input is a central part of the process.

Notification of the Regional Board's consideration of a permit application must be mailed out to owners and occupiers of property within a specified distance of the subject land and placed in a local newspaper. As well, the Board will normally require the holding of a public information meeting to present the application to the community and hear the concerns of residents.



Policy

12.1.1 The Official Community Plan area, as shown on Schedule 1 - Boundary of Plan Area, is designated for the issuance of Temporary Use Permits.

12.1.2 A Temporary Use Permit may be issued for the following:

- a. special events which are of limited duration and which will not preclude or compromise future permitted uses on the proposed site of the temporary use;
- b. short-term industrial activity such as portable sawmills, heavy equipment storage, log home building operations and construction yards related to specific industrial projects of limited duration;
- c. a temporary sand and gravel extraction where a permit has been issued pursuant to FVRD Commercial Gravel Operations Bylaw, if required.
- d. uses which comply with the designation policies but where appropriate zoning does not presently allow for such uses;
- e. transitional uses, or uses where uncertainty exists respecting appropriateness or viability of the use, and where it is premature to decide upon rezoning and long-term land use rights.

12.1.3 The Regional Board will normally require the holding of a public information meeting prior to the issuance of a Temporary Use Permit.

12.1.4 As a condition of issuing a Temporary Use Permit, the Regional Board will normally require a security in an amount adequate to facilitate completion of permit conditions and the return of the land to its pre-existing state.

13.0 INTERPRETATION

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INTERPRETATION

Unless otherwise stated in this Plan, the following terms have the meaning defined below. Terms not defined in this section carry the same meaning as in Provincial statutes and the bylaws of the Fraser Valley Regional District.

ACCESS means the way, or means of connection, between lands adjacent to a public roadway and the public roadway; which connection provides access to and from the private lands. Access may also mean the access permitted and specified in a Highways Access Permit issued by the Ministry of Transportation & Infrastructure; see also **PUBLIC ACCESS**.

ACCESSORY BOARDING USE means a use accessory to a residential use and contained within the principal residence where no more than two (2) sleeping rooms, which do not contain cooking facilities, are rented for the accommodation of no more than four (4) persons.

ACCESORY FARM EMPLOYEE DWELLING means a building on a farm under the BC Assessment Act, used as a home or residence by a full time employee of the farm and his or her family members provided the use meets the requirements of the Agricultural Land Commission Act, the Agricultural Land Reserve Use, Subdivision and Procedure Regulation and the orders of the Agricultural Land Commission.

ACCESSORY RESIDENTIAL USE means a use accessory to a commercial use, mobile home park, a tourist accommodation use, or an industrial use, where the building or buildings include one dwelling unit for the accommodation of the owner, operator or manager.

AGGREGATE EXTRACTION USE means a use involving the extraction and removal of aggregate materials from a lot and the subsequent reclamation and revegetation of the site. It includes sufficient breaking to allow the material to be transported from the site, but does not include processing of aggregates.

AGRI-TOURISM means a tourist activity, service or facility accessory to an agricultural activity and is classified as a farm use under the BC Assessment Act; may include: tours, farm retail sales, food and beverage service provided the use meet ALC regulations.

ALLUVIAL FAN means the alluvial deposit of a stream where it issues from a steep mountain valley or gorge upon a plain or at the junction of a tributary stream with the main stream.

ANCILLARY or ACCESSORY USE means a use auxiliary or subordinate to the principal use permitted in the land use designation.

APPROVAL means approval in writing.

APPROVED COMMUNITY SANITARY SEWER SYSTEM means a system for the collection, treatment, and disposal of domestic sewage, which has a design capacity of at least 22,700 litres per day and which is approved as a Class “A” system under the Municipal Sewage Regulation of the Environmental Management Act, and which is owned, operated and maintained by the Fraser Valley Regional District.

APPROVED COMMUNITY WATER SYSTEM means a system of waterworks which is approved under the *Drinking Water Protection Act* and its associated regulations, and which is owned, operated and maintained by either:

- an improvement district pursuant to the *Local Government Act*;
- a water utility pursuant to the *Water Utility Act*;
- the Fraser Valley Regional District; or
- a strata corporation pursuant to the *Strata Property Act* with a minimum of five strata lots served by the water system.

ARTISAN-CRAFT WORKSHOP USE means an activity of a gainful nature which is carried on by an artisan who practices, cultivates or instructs in craftsmanship and/or arts; includes artists’ and potters’ studios, workshops for the assembly and manual repair of specialized equipment by skilled artisans, musicians, horologists and the like, antique furniture and painting, restoration and repair, glass blowing, wood or stone carving, and all other similar activities; specifically excludes automobile, trailer and bicycle workshops, yards for trade and landscape contractors, boat building, service establishments for small appliances, office and amusement machinery and audio-visual equipment, food processing, personal service establishments, gunsmithing, locksmithing and similar pursuits, taxidermy, tanneries and pet breeding or care facilities, laboratories and professional offices, audio-visual production services and all other related occupations and businesses.

ASSEMBLY USE means a use of land that provides open space, buildings, or structures for private gatherings and assembly of people; which may be centered around education, religious gathering and worship or fraternal organization; and may include retreats, camps, private educational centre, meeting hall, and associated temporary lodging, boarding and accommodation use; in addition to associated residential use.

ASSOCIATED RESIDENTIAL LIMITED USE means a variety of uses associated with, but clearly ancillary or accessory to, a residential use; excludes overnight accommodation uses.

ASSOCIATED RESORT USE means a variety of uses associated with, but clearly ancillary or accessory to a resort use; may include common amenities such as clubhouse, pool, recreational facilities, meeting room and other such similar use, exclusively by strata owners or resort users.

ASSOCIATED RURAL RESIDENTIAL USES means a variety of uses associated with, but clearly ancillary or accessory to, a rural residential use; includes bed and breakfast operations, boarding use, home occupations, cottage industries, artisan craft workshop, and small scale enterprise; unless prohibited by the zoning bylaw or, where land is located within the Agricultural Land Reserve, unless prohibited by under the Agricultural Land Reserve Use, Subdivision and Procedure Regulation.

BED AND BREAKFAST means a use accessory to a residential use and contained within the principal residence in which no more than three (3) sleeping rooms without cooking facilities, are used for the temporary accommodation of the traveling public, and in which breakfast but no other meal may be served to the registered guests.

BUFFER means any device arranged and maintained to screen or separate adjoining land uses or properties, and includes any combination of setbacks, existing vegetation, ditches, roads, landscaping, berming and fencing.

BUILDING BYLAW means any building bylaw applicable to Electoral Area “E” of the Fraser Valley Regional District enacted pursuant to the Local Government Act.

COMMERCIAL CAMPGROUND USE means a commercial use of land for the purpose of providing two or more recreational camping spaces for recreational trailers, or motor homes, together with all supporting, common leisure and service facilities for the exclusive use of, and temporary occupancy for part of the year only, holiday-makers; may include: a recreational camping club incorporated under the Society Act; but does not include a social club, interest developments, strata developments, natural campgrounds, holiday park, mobile home park, motel, campground or camp licensed under the *Community Care Facility Act*.

COMMERCIAL USE means a use providing for the retail sale, repair and servicing of household, non-household, personal and non-personal goods, or for providing services to people.

CONSERVATION USE means the preservation or protection of natural resources and assets in their natural state, including the habitat of birds, fish and other wildlife. For lands within the Provincial Agricultural Land Reserve and designated CONSERVATION USE in this Plan, Conservation Use includes:

- biodiversity conservation, passible recreation, heritage, wildlife and scenery viewing
- purposes, as long as the area occupied by any associated buildings and structures does not exceed 100m² for each parcel;
- use of open land park established by a local government; and,
- ecological reserve, park, protected area, wildlife management area and recreation area;

in accordance with Section 3 of the Agricultural Land Reserve Use, Subdivision and Procedure Regulation.

CONTIGUOUS, when applied to two areas of development, means that they abut or touch each other.

COTTAGE INDUSTRY USE means an activity of a gainful nature which is not an offensive trade and which occupies a building accessory to residential and agriculture land uses, which includes ancillary retail and office facilities and which does not employ or involve more than three operators or employees, the principal of whom shall be resident on the parcel. Cottage industry use includes custom stone, textile, wood and metal working facilities, wholesale bakeries, plants, processing and packing food grown or raised on the parcel, cottage wineries, locksmiths, gunsmiths, tinsmiths, print shops, audio visual and photographic studios, small appliances and office machinery repair, non-motorized bicycle repair shops.

DEBRIS FLOOD means a channelized slope hazard involving uncontrolled water flow which can result in water damage to unprotected buildings, erosion, deposition of gravel and timber debris and silting damage.

DEBRIS FLOW means a channelized slope hazard generally involving considerable amounts of sediments and debris, including trees and boulders, with small amounts of water, and is relatively confined to areas at the mouth of gullies, normally near the apex of the alluvial fans.

DESIGNATION means the land use designations set out in Section 5 of this Plan.

DEVELOPMENT APPLICATION means an application pursuant to an enacted provision of a Responsible Authority which affects the development of any land within the area covered by this plan.

ENVIRONMENTAL IMPACT ASSESSMENT means a field-based technical assessment conducted, prepared and supported by a **qualified professional** including but not limited to a professional biologist, in accordance with the Ministry of Environment recommended methodologies and best practices, which assessment provides:

- an inventory of fish and wildlife species and their habitats; threatened, rare and endangered species and their habitats; and, other sensitive ecosystems in the proposed
- development area, and in adjacent habitats or ecosystems which may be impacted by the proposed development area; and,
- recommendations for the avoidance then mitigation of impacts associated with a proposed development area.

FARM USE means a use providing for the growing, rearing, producing and harvesting of agricultural products and includes the processing on an individual farm of the products harvested, reared or produced on that farm only; and, retail sale of agricultural products which are produced on the same parcel or on other parcels within the area that farm and are managed as part of the same farm operation. For lands within the Provincial Agricultural Land Reserve and designated AGRICULTURAL in this Plan, farm use also includes activities designated as farm use pursuant to the *Agricultural Land Reserve Act* and Section 2 of the *Agricultural Land Reserve Use, Subdivision and Procedure Regulation*.

FLOODPLAIN means an area of land, whether flood-proofed or not, which is susceptible to flooding by a watercourse, lake, ocean or other body of water.

FLOODPROOFING means the alteration of land or structures and contents to minimize flood damage by raising the elevation of the land above the maximum elevation of the local flood level as determined by *Fraser Valley Regional District Floodplain Management Bylaw 0681, 2005*, or by the construction of buildings and structures to withstand the effects of flooding and flood waters, with all habitable floors located at elevations above the flood construction level as determined by *Fraser Valley Regional District Floodplain Management Bylaw 0681, 2005*.

FORESTRY USE means the cutting and preliminary grading of forest products for shipment; includes temporary or portable sawmills or shake mills processing materials cut in the local area.

GEOHAZARD STUDY means a study prepared by a qualified professional engineer with training and experience in geotechnical engineering and licensed in the Province of British Columbia which interprets the physical conditions of surface or subsurface features in a study area with respect to stability, potential seismic disturbance, interrelated chemical activity, and size and volume analysis; specifically addresses the possible effects of physical alterations or deformations of the land related to proposed building or other projects; and may establish standards for siting and construction of proposed buildings or the nature and location of proposed uses. Geohazard studies must meet the requirements outlined in *FVRD – EGBC GeoHazard Assurance Statement*.

HIGHWAY COMMERCIAL means a commercial use located adjacent, or nearly adjacent, to routes of travel of regional significance which is intended to serve the needs of an itinerant motoring population; includes service stations, gas bars, restaurants and tourist information booths, but excludes major tourist recreation commercial uses, local and local tourist commercial uses.

HOLIDAY PARK means any lot or parcel operated and maintained for the sole purpose of providing two or more recreational camping sites or lots, park model sites or lots, or holiday home sites or lots, together with all common leisure, services and supporting facilities for the exclusive use of and occupancy for part of the year only by holiday-makers who are the owners or lessees of the said sites or lots; may include bare land strata lots under the Strata Property Act of the Province of British Columbia, or a cooperative ownership recreational club incorporated under the Society Act of the Province of British Columbia, or a three (3) year or longer lease agreement approved by the Responsible Authority, but does not include a social club, mobile home park, motel, commercial campground, natural campground or a camp licensed under the Community Care Facilities Act of the Province of British Columbia.

HOME OCCUPATION USE means a use accessory to a single family residential use where the householder carries on an occupation, craft or profession within the residential dwelling unit.

IMPERVIOUS AREA means the total area of impervious surface expressed as a percentage of the total area of the parcel of land. Impervious surfaces are those which water cannot penetrate such as buildings, paved roads, and driveways.

INDUSTRIAL USE means the use of land, buildings and structures for the manufacturing, processing, fabricating, repair, packaging or assembly of goods; warehousing or bulk storage of goods; and related accessory uses.

LOCAL COMMERCIAL USE means a commercial use intended to serve the day-to-day needs of the local population residing in the vicinity of the local commercial use; includes general stores, convenience stores, small personal service establishments and artisan-craft workshop uses.

LOCAL INSTITUTIONAL means an institutional use, which provides services for primarily local residents including civic, educational, fire halls, community and cultural centres, and other similar uses, and is established by local government, provincial or federal government, parks board or library board.

LOCAL TOURIST COMMERCIAL USE means the use of land for commercial establishments intended primarily to serve the day-to-day needs and leisure time activities of a visitor population temporarily accommodated in the vicinity of the local tourist commercial use; includes local tourist attraction uses and artisan craft workshop uses, but excludes major tourist recreation commercial uses;

LOW DENSITY COMMERCIAL RECREATION means low-impact recreation uses in a natural setting and involving wilderness appreciation and related activities carried out on a seasonal or temporary basis; includes ranches, lodges, recreation camps, natural campgrounds, and private recreational, institutional or cultural facilities; excludes commercial campgrounds and holiday parks.

MAJOR INSTITUTIONAL means a large scale use of land by a governmental or administrative body, including Department of National Defense lands, correctional facilities and other government lands, catering to a regional, provincial or national populations.

MAJOR TOURIST RECREATION COMMERCIAL USE means a commercial use involving, though not limited to, extensive open air commercial recreation facilities for active physical participation, which is intended to serve the regional population and which would have transportation requirements of regional significance; it includes amusement parks, marinas, display gardens and golf courses, but excludes low-density commercial recreation uses and natural camping ground use.

MARINA means the use of land, buildings, structures, accessory uses incidental to a marina use, and the surface of water for providing docking, berths, and facilitates for launching and storage of pleasure boats on water or land.

MAXIMUM DENSITY means the maximum number of parcels achievable by subdivision from parent parcel for the purposes of establishing a resort residential development.

MAXIMUM SITE COVERAGE means the proportion of a parcel of land which is used for buildings, structures, driveways, patios, swimming pools and other development covering the surface of land.

MOBILE HOME PARK means a residential use of a lot on which two or more mobile homes are located.

MULTI-FAMILY RESORT RESIDENTIAL USE means a resort residential use consisting of two (2) or more attached dwelling units occupied as residences or seasonal residences for one family per dwelling unit, together with accessory common and private amenity facilities which may include a clubhouse and other private recreational and social amenities.

NATURAL BOUNDARY means the visible high-water mark of any lake, river, stream or other body of water, where the presence and action of the water are so common and usual, and so long continued in all ordinary years as to mark upon the soil of the bed or the lake, river, stream or other body of water, a character distinct from that of the banks thereof in respect to vegetation, as well as in respect to the nature of the soil itself.

NATURAL CAMPGROUND USE means a use of land for camp sites on an overnight rental basis, which involves no buildings, structures or service connections; excludes commercial campgrounds and holiday parks, sites owned or leased under the Strata Property Act, and camps licensed under the Community Care Facility Act of the Province of British Columbia.

Natural Campground Use located within the Agricultural Land Reserve is permitted under the Agricultural Land Reserve Use, Subdivision and Procedure Regulation under certain conditions as agri-tourism use on land that is classified as farm under the *Assessment Act*. The regulations of the Agricultural Land Commission should be consulted to determine limitations and conditions for locations within the Agricultural Land Reserve.

NATURAL GROUND means the level of the surface of the ground which occurs or occurred naturally and before any excavation or construction.

OFFICIAL COMMUNITY PLAN means a plan prepared and adopted by a Regional Board by bylaw pursuant to the Local Government Act which applies to all or parts of an electoral area of a Regional District. It forms the basis for preparing development bylaws in an electoral area.

ON-SITE SERVICES means the provision of an individual water supply and on-site sewage disposal in accordance with the standards of the Responsible Authorities pursuant to the requirements of the Public Health Act, the Environmental Management Act, and bylaws of the Fraser Valley Regional District.

PARK and **PARK RESERVE** means open space dedicated to the preservation of the natural environment and recreation use, including camping and a range of facilities associated with park activities.

PLAN AMENDMENT means a bylaw amending a schedule of this Plan prepared and adopted pursuant to the Local Government Act.

PUBLIC ACCESS means the unrestricted right of the general public to cross lands without the need for any approvals or specified permits.

PUBLIC USE means the use of land by a government or administrative body intended primarily to serve the day-to-day needs of the population residing in the local vicinity, and includes civic, utility, institutional, recreation and conservation uses but excludes commercial recreation use.

QUALIFIED PROFESSIONAL means an applied scientist or technologist specializing in a relevant applied science or technology including, but not limited to, agrology, forestry, biology, engineering, geomorphology, geology, hydrology, hydrogeology or landscape architecture, and, who is registered in British Columbia with their appropriate professional organization and acting under that association's Code of Ethics is subject to disciplinary action by that association; and, who, through demonstrated suitable education, experience, accreditation and knowledge relevant to the particular matter, may be reasonably relied on to provide advice within their area of expertise.

RECREATION USE means public park, conservation area, recreation area and ancillary uses as permitted by the Responsible Authorities; excludes commercial recreation uses.

RESIDENTIAL USE means the use of land for residences, providing for the accommodation and home life of a person or persons at a maximum density of one unit or more in accordance with provisions set out in this plan.

RESIDENTIAL OCCUPANCY means a "residential occupancy" as set out and defined in the British Columbia Building Code.

RESORT RESIDENTIAL USE means a resort residential use consisting of one (1) or more dwelling units occupied as a residence or seasonal residence for one family per dwelling unit, together with accessory common and private amenity facilities which may include a clubhouse and other private recreational and social amenities.

RESOURCE EXTRACTION means the pulling out or drawing out of primary forest, mineral and other natural resources and includes mining, the extraction of aggregate materials, forestry, fishing and associated local transportation uses.

RESOURCE INDUSTRIAL USE means a use related to the extraction, primary processing, and transport of products from primary natural resource materials; includes log booming, sawmills, and gravel sorting and screening plants and similar related industries

RESPONSIBLE AUTHORITY means a governmental and/or administrative body, operating in part or in total within the region, which is charged with or capable of enacting government provisions affecting the development of land or the construction of public works within the region; includes a member municipality, a Regional District, the Province of British Columbia, the Government of Canada, and their agencies.

SINGLE FAMILY DWELLING means a structure providing for a single family residential use for person or persons, includes accessory residential uses as well as mobile and modular homes where permitted in the zoning bylaw.

SINGLE FAMILY RESIDENTIAL USE means the use of a building or part thereof as a single family dwelling with a maximum density of one single family dwelling unit per parcel.

SMALL SCALE ENTERPRISE means an artisan craft workshop, hobby greenhouse, or cottage industry which is accessory use in a rural or limited use designation, unless prohibited by a zoning bylaw.

SPECIAL EVENT means the use of land for temporary commercial or industrial use including fairs or concerts, live performances, campsites, assembly use, recreation use, emergency operations and other event-related land uses.

TEMPORARY USE means a commercial or industrial use for which a Temporary Use Permit pursuant to Section 921 of the Local Government Act is issued.

USEABLE LAND means, for the purpose of computing the number of sites, strata lots or dwelling units permitted in a resort development, all of the lot area which can be used for camping, holiday homes, resort residential uses and associated activities; it shall exclude the site for a residence of the owner, manager or employee, land with a slope greater than 25%, land lacking adequate natural drainage of surface water, sensitive habitat and lakes, ponds, and watercourses;

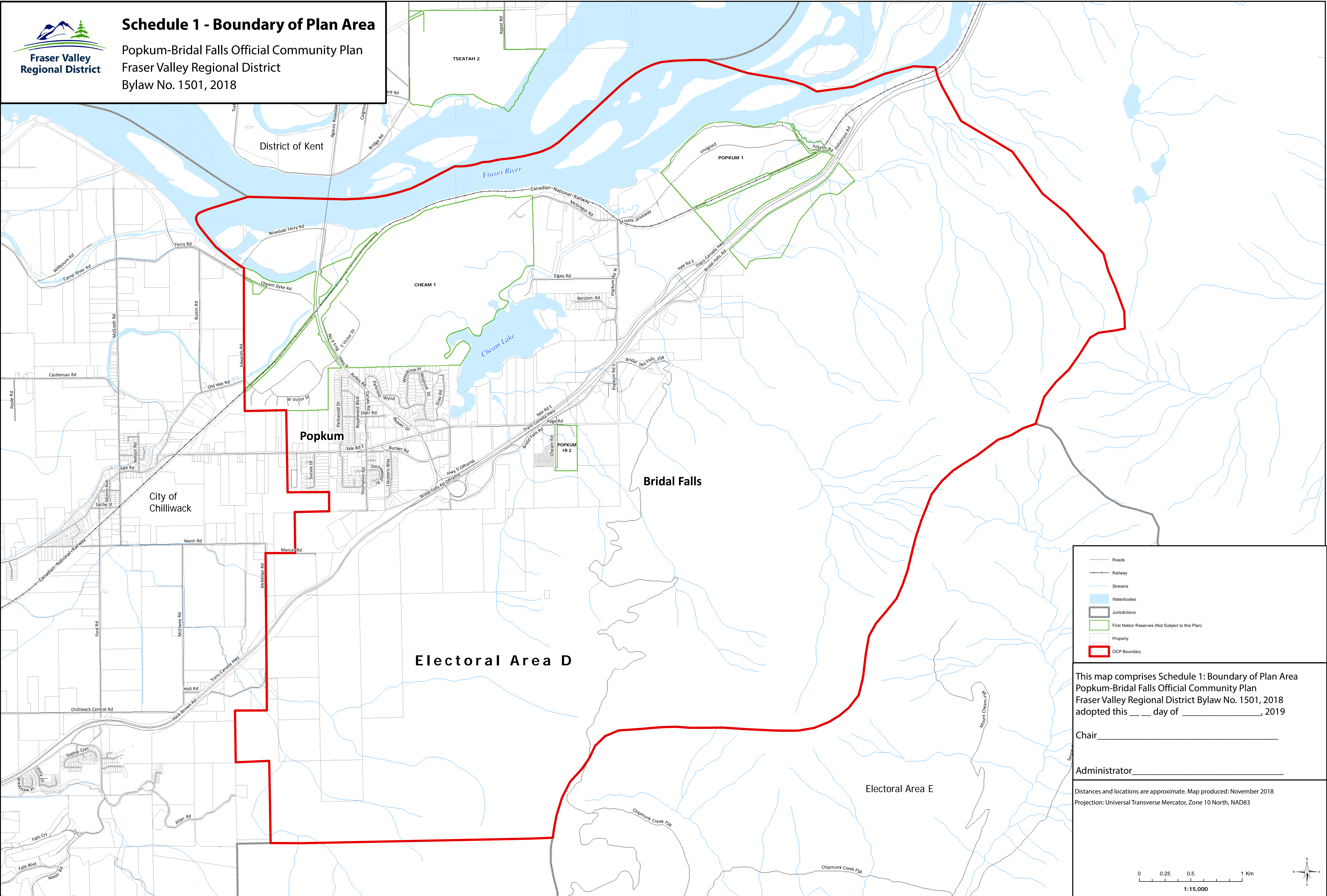
WATERCOURSE means any natural depression with well-defined banks and a bed zero point six (0.6) metres or more below the surrounding land serving to give direction to a current of water at least six (6) months of the year or having a drainage area of two (2) square kilometres or more upstream of the point of consideration.

WETLAND means land that is inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal conditions that supports, vegetation typically adapted for life in saturated soil conditions, including, swamps, marshes, bogs, fens, estuaries and similar areas that are not part of the active floodplain of a stream, that may not contain surface water, and that may not be connected to a stream.



Schedule 1 - Boundary of Plan Area

Popkum-Bridal Falls Official Community Plan
Fraser Valley Regional District
Bylaw No. 1501, 2018



This map comprises Schedule 1: Boundary of Plan Area
Popkum-Bridal Falls Official Community Plan
Fraser Valley Regional District Bylaw No. 1501, 2018
adopted this ____ day of _____, 2019

Chair _____

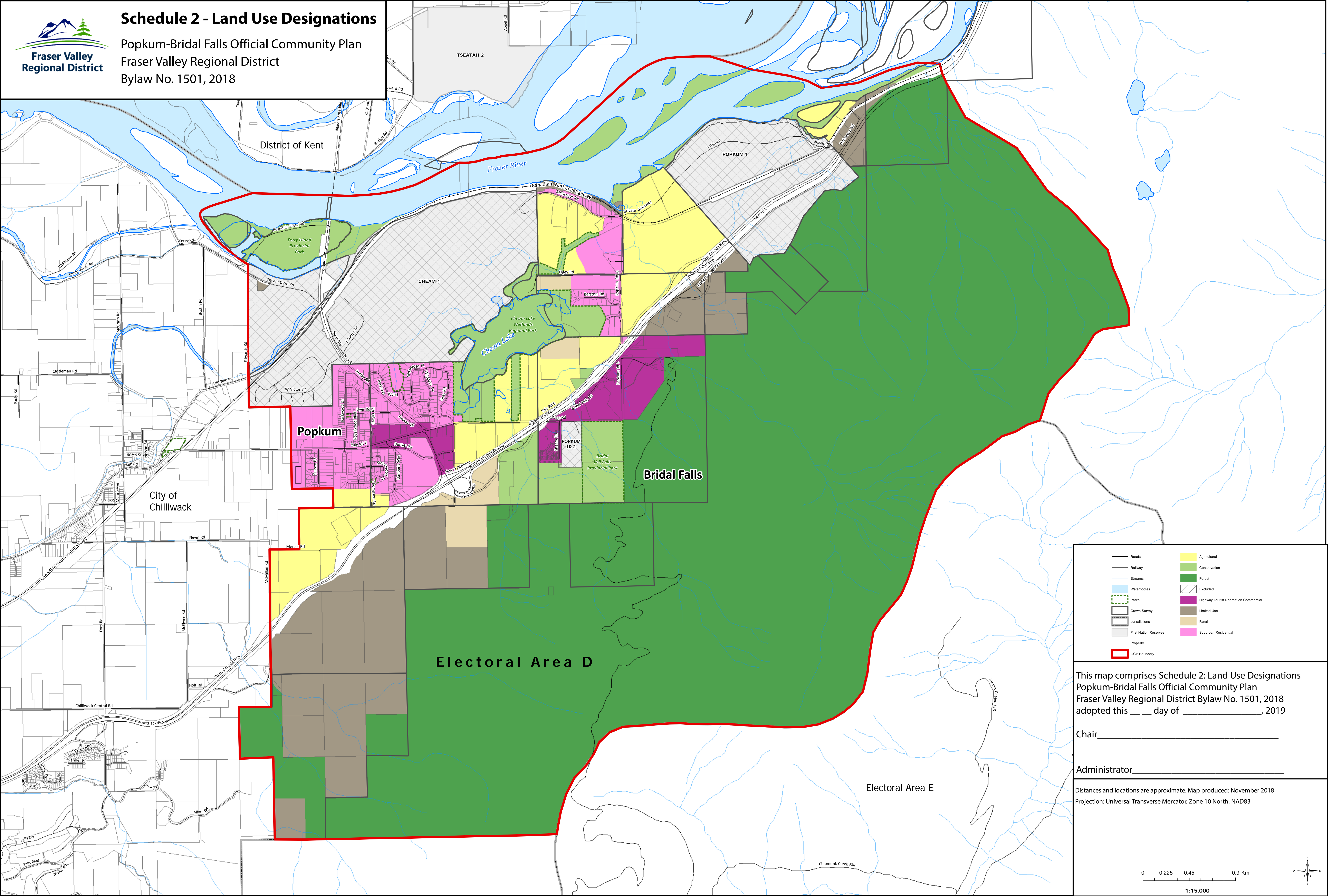
Administrator _____

Distances and locations are approximate. Map produced: November 2018
Projection: Universal Transverse Mercator, Zone 10 North, NAD83



Schedule 2 - Land Use Designations

Popkum-Bridal Falls Official Community Plan
Fraser Valley Regional District
Bylaw No. 1501, 2018

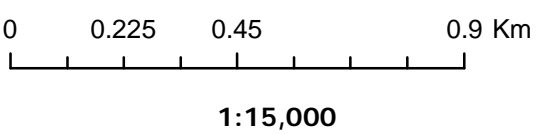


This map comprises Schedule 2: Land Use Designations
Popkum-Bridal Falls Official Community Plan
Fraser Valley Regional District Bylaw No. 1501, 2018
adopted this ____ day of _____, 2019

Chair _____

Administrator _____

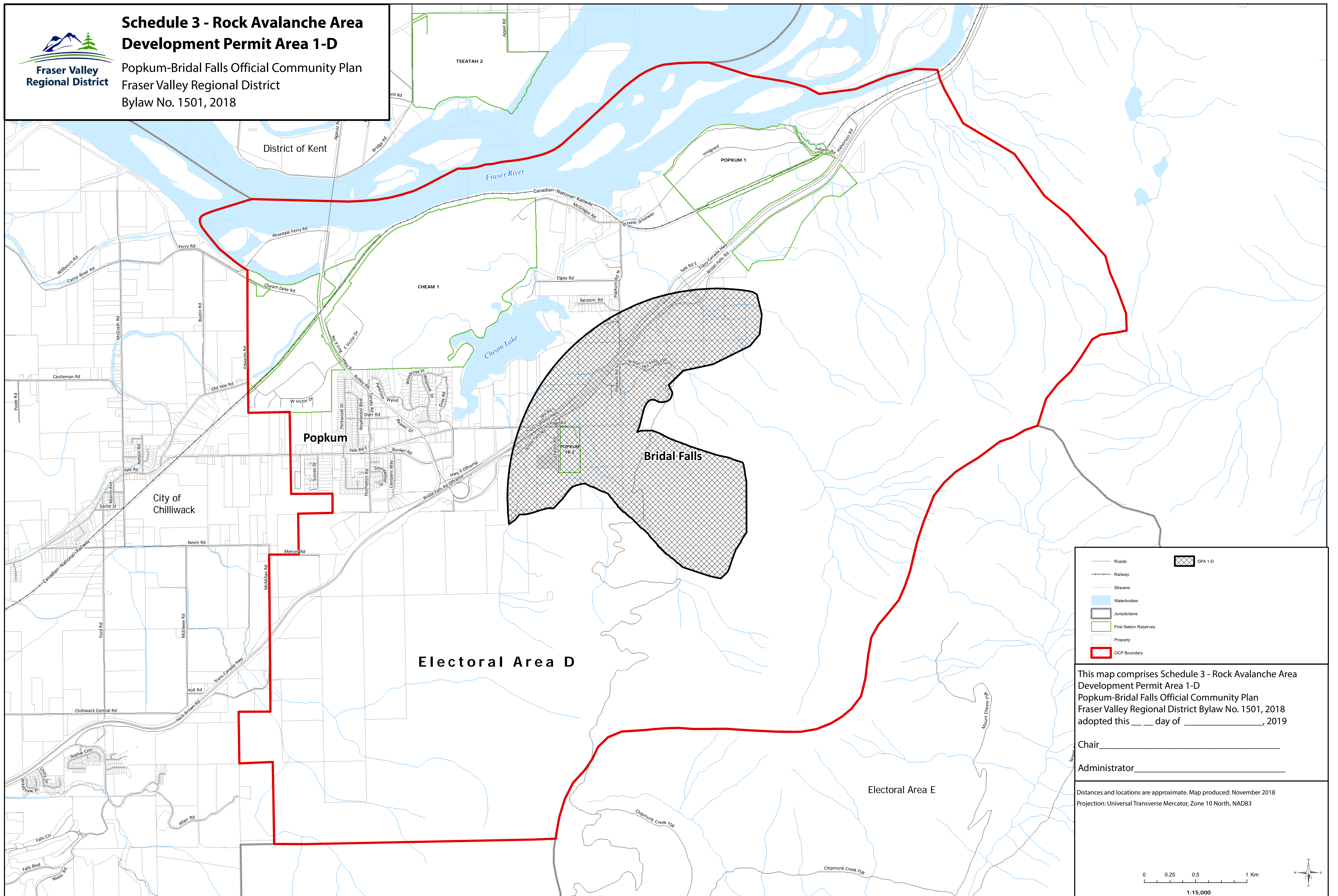
Distances and locations are approximate. Map produced: November 2018
Projection: Universal Transverse Mercator, Zone 10 North, NAD83





Schedule 3 - Rock Avalanche Area Development Permit Area 1-D

Popkum-Bridal Falls Official Community Plan
Fraser Valley Regional District
Bylaw No. 1501, 2018



Roads

Railway

Streams

Waterbodies

Jurisdictions

First Nation Reserves

Property

OCP Boundary

DPA 1-D

This map comprises Schedule 3 - Rock Avalanche Area
Development Permit Area 1-D
Popkum-Bridal Falls Official Community Plan
Fraser Valley Regional District Bylaw No. 1501, 2018
adopted this ____ day of _____, 2019

Chair _____

Administrator _____

Distances and locations are approximate. Map produced: November 2018
Projection: Universal Transverse Mercator, Zone 10 North, NAD83

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1 Km

1:15,000

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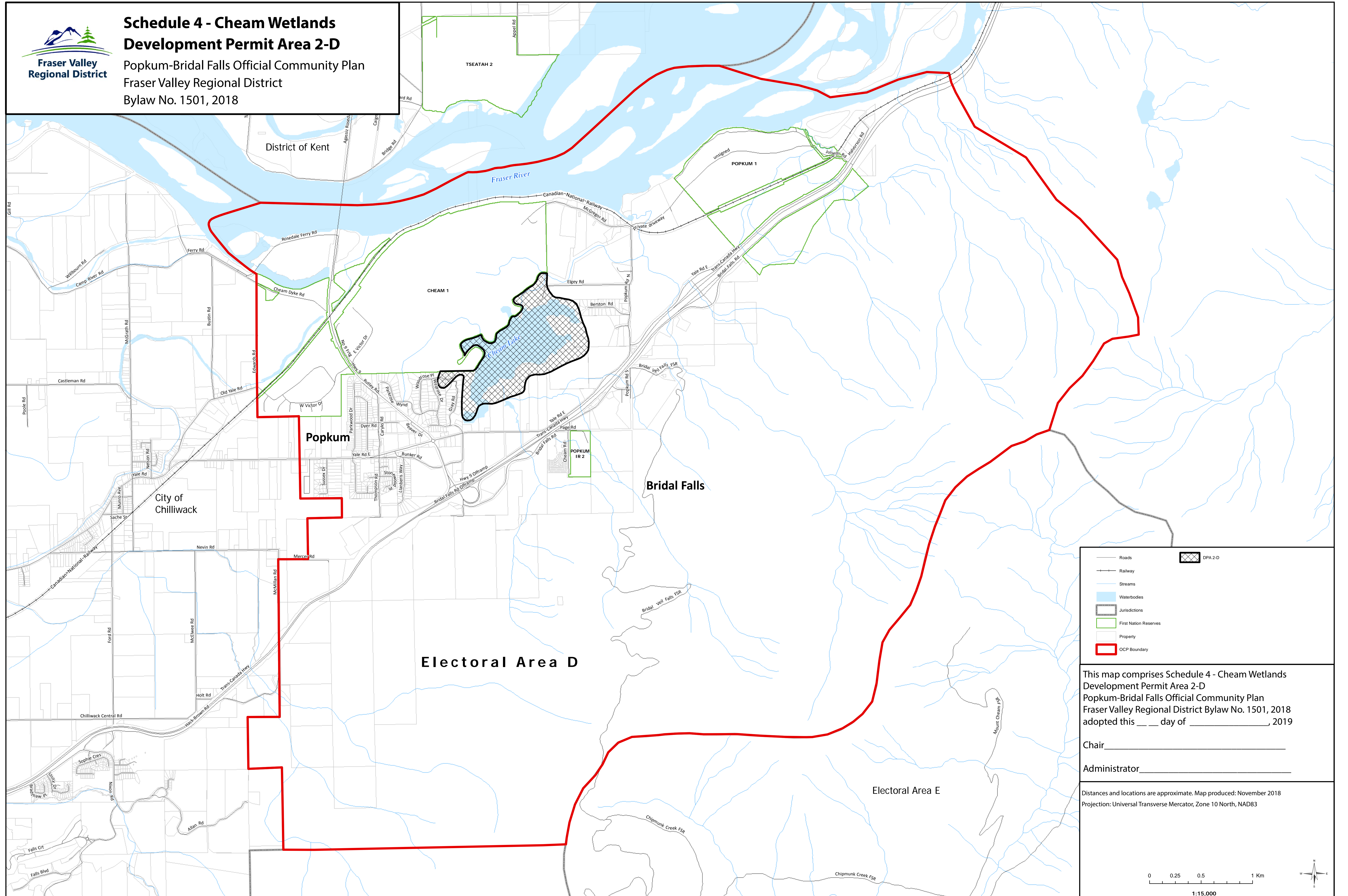
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Schedule 4 - Cheam Wetlands Development Permit Area 2-D

Popkum-Bridal Falls Official Community Plan
Fraser Valley Regional District
Bylaw No. 1501, 2018



Roads

Railway

Streams

Waterbodies

Jurisdictions

First Nation Reserves

Property

OCP Boundary

DPA 2-D

This map comprises Schedule 4 - Cheam Wetlands
Development Permit Area 2-D
Popkum-Bridal Falls Official Community Plan
Fraser Valley Regional District Bylaw No. 1501, 2018
adopted this ____ day of _____, 2019

Chair _____

Administrator _____

Distances and locations are approximate. Map produced: November 2018
Projection: Universal Transverse Mercator, Zone 10 North, NAD83

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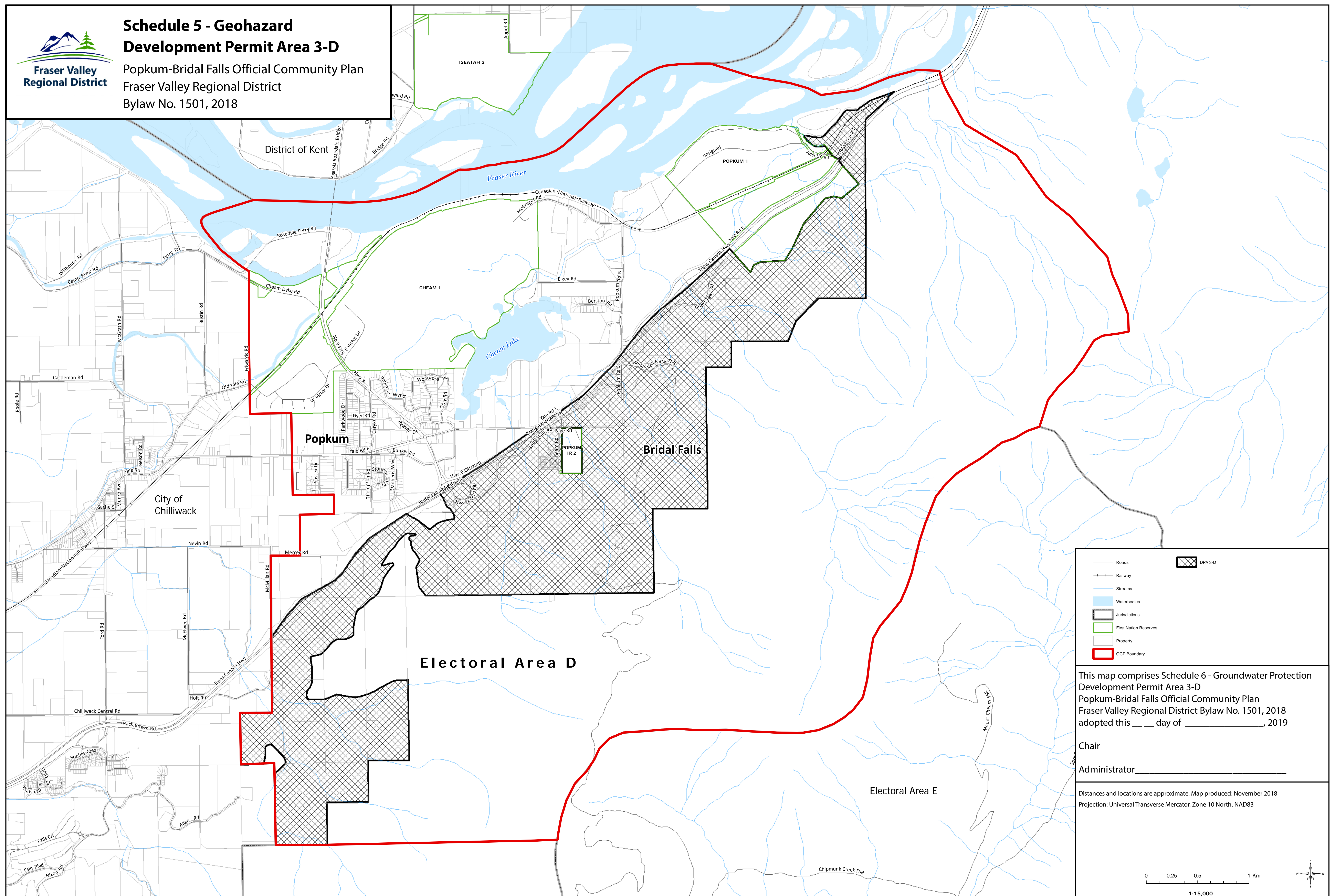
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Schedule 5 - Geohazard Development Permit Area 3-D

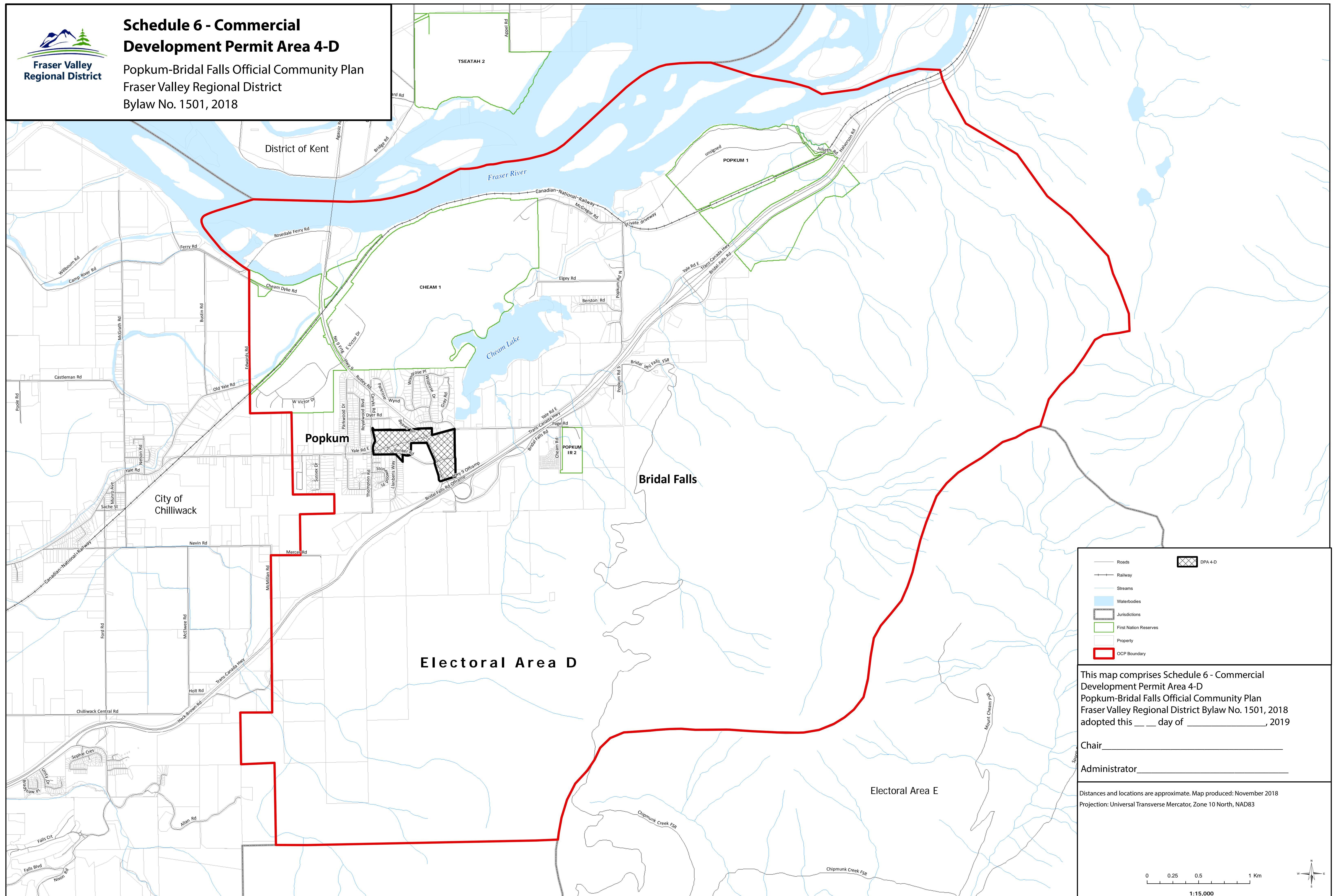
Popkum-Bridal Falls Official Community Plan
Fraser Valley Regional District
Bylaw No. 1501, 2018





Schedule 6 - Commercial Development Permit Area 4-D

Popkum-Bridal Falls Official Community Plan
Fraser Valley Regional District
Bylaw No. 1501, 2018



Roads

Railway

Streams

Waterbodies

Jurisdictions

First Nation Reserves

Property

OCP Boundary

DPA 4-D

This map comprises Schedule 6 - Commercial
Development Permit Area 4-D
Popkum-Bridal Falls Official Community Plan
Fraser Valley Regional District Bylaw No. 1501, 2018
adopted this ____ day of _____, 2019

Chair _____

Administrator _____

Distances and locations are approximate. Map produced: November 2018
Projection: Universal Transverse Mercator, Zone 10 North, NAD83

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1 Km

1:15,000

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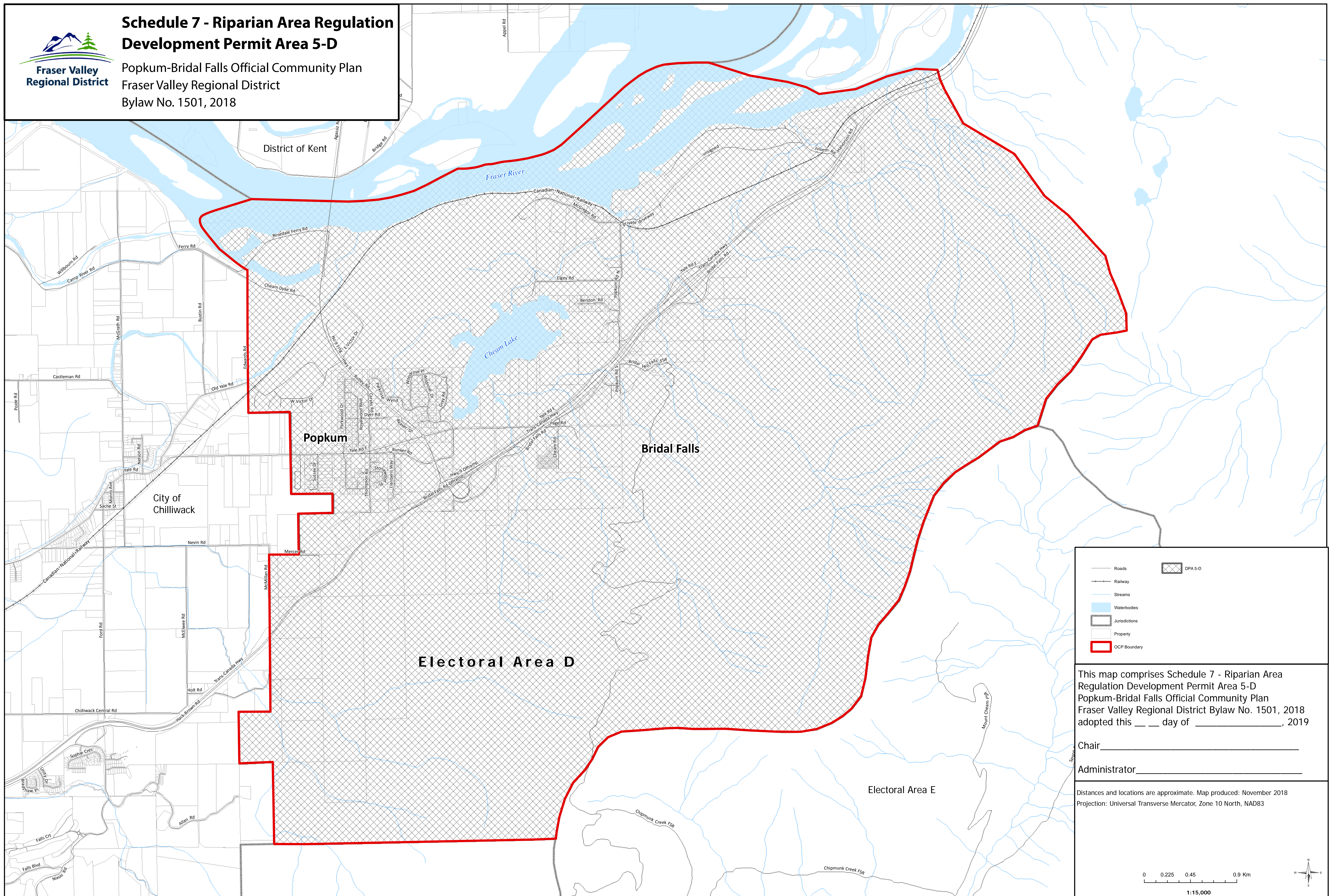
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272



Schedule 7 - Riparian Area Regulation Development Permit Area 5-D

Popkum-Bridal Falls Official Community Plan
Fraser Valley Regional District
Bylaw No. 1501, 2018



Roads

Railway

Streams

Waterbodies

Jurisdictions

Property

OCP Boundary

DPA 5-D

This map comprises Schedule 7 - Riparian Area Regulation Development Permit Area 5-D
Popkum-Bridal Falls Official Community Plan
Fraser Valley Regional District Bylaw No. 1501, 2018
adopted this ____ day of _____, 2019

Chair _____

Administrator _____

Distances and locations are approximate. Map produced: November 2018
Projection: Universal Transverse Mercator, Zone 10 North, NAD83

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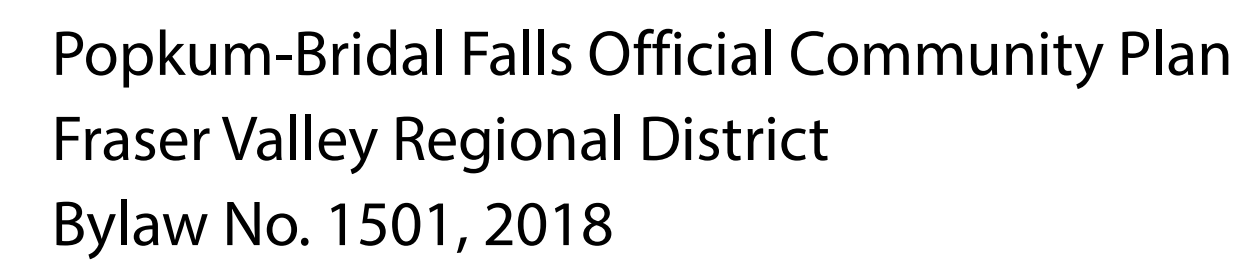
N

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W

273

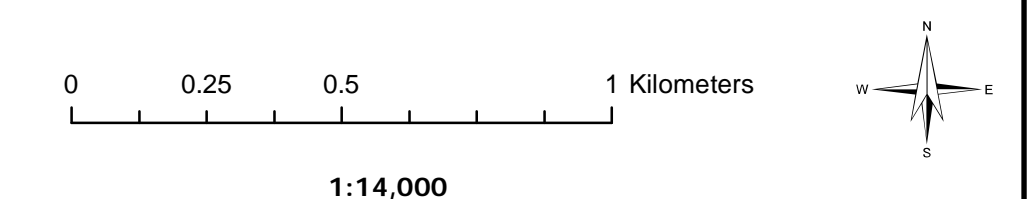


This map comprises Schedule 8 - Parks and Trails
Popkum-Bridal Falls Official Community Plan
Fraser Valley Regional District Bylaw No. 1501, 2018
adopted this ____ day of _____, 2019

Chair_____

Administrator_____

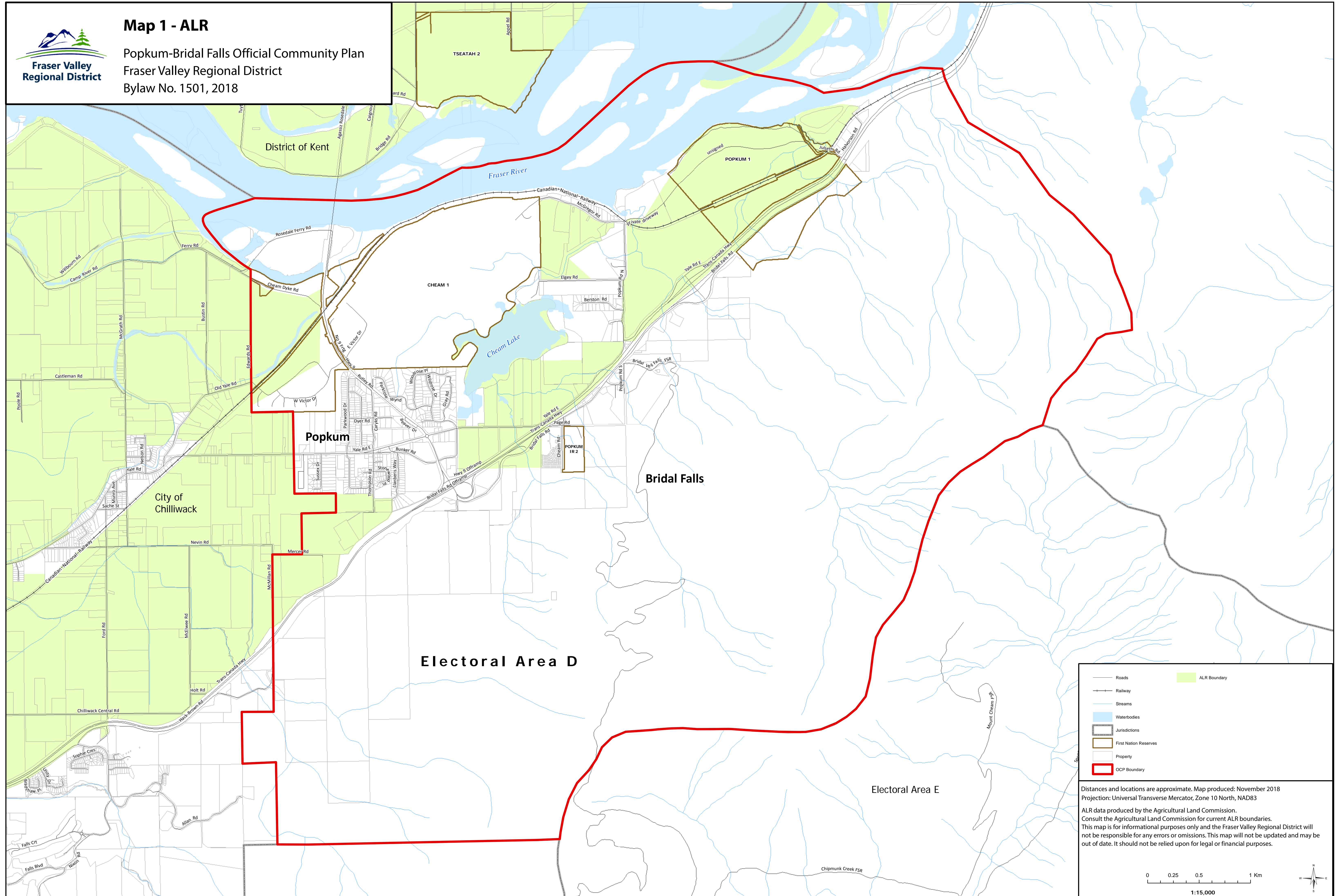
Distances and locations are approximate. Map produced: November 2018
Projection: Universal Transverse Mercator, Zone 10 North, NAD83





Map 1 - ALR

Popkum-Bridal Falls Official Community Plan
Fraser Valley Regional District
Bylaw No. 1501, 2018



Roads

Railway

Streams

Waterbodies

Jurisdictions

First Nation Reserves

Property

OCP Boundary

ALR Boundary

Distances and locations are approximate. Map produced: November 2018
Projection: Universal Transverse Mercator, Zone 10 North, NAD83

ALR data produced by the Agricultural Land Commission.
Consult the Agricultural Land Commission for current ALR boundaries.
This map is for informational purposes only and the Fraser Valley Regional District will not be responsible for any errors or omissions. This map will not be updated and may be out of date. It should not be relied upon for legal or financial purposes.

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275

Map 2 - Geologic and Stream Hazards

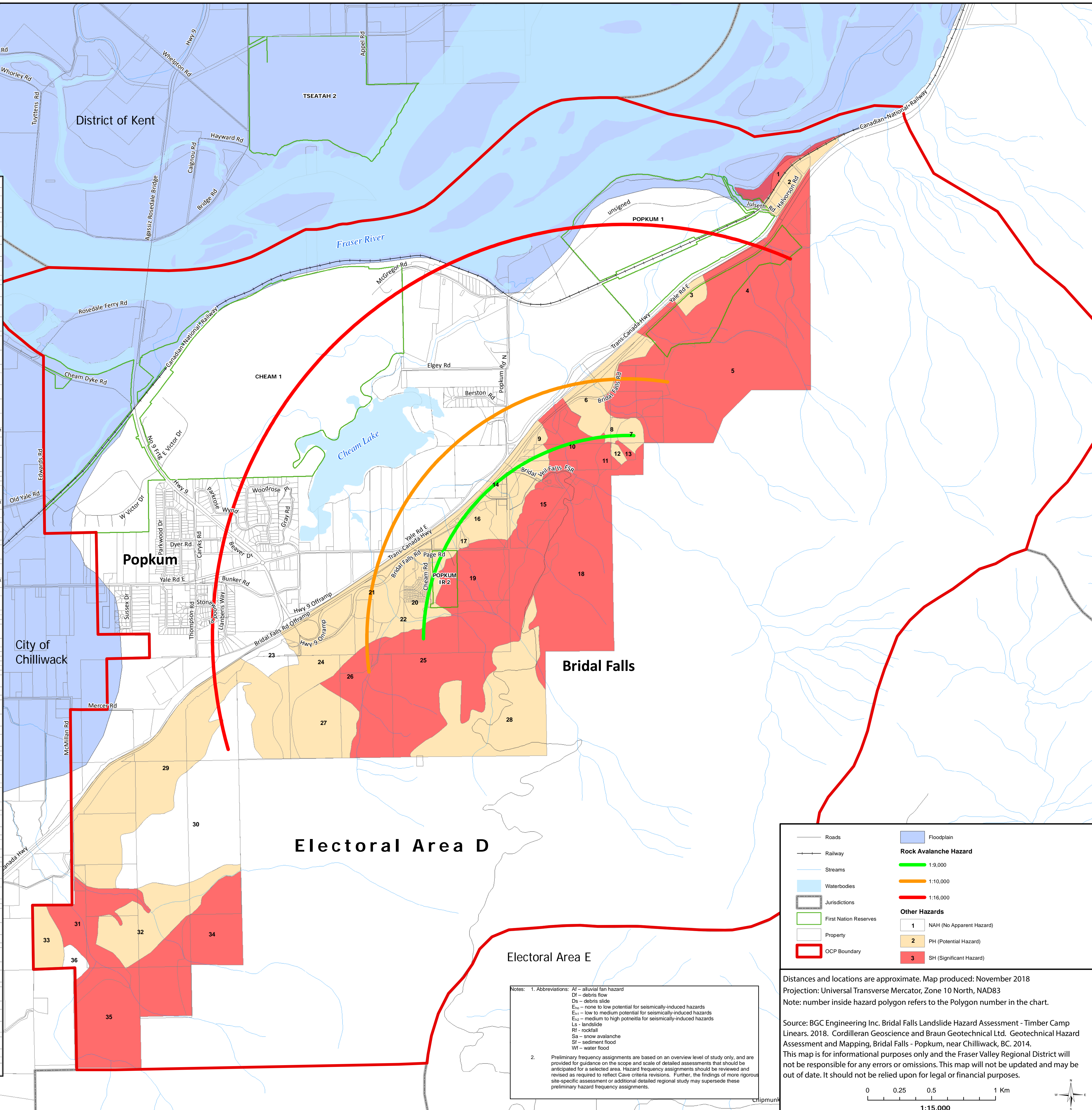
Popkum-Bridal Falls Official Community Plan

Fraser Valley Regional District

Bylaw No. 1501, 2018

Polygon Number	Hazard Level	Hazard Class	Assigned Frequency	Description	Comments
Fraser River Floodplain					
1	SH	Ls	1/1,000 to 1/10,000	Landslide hazard from Cheam Peak and its southwest ridge	Fraser River FCL Liquefaction assessment by GP
		Wf	>1500	Fraser River flooding	
		Eu	1/475 or 1/2,475	Liquefaction potential	
Distal area of Basin NW1 and NW4 fans					
2	PH	Ls	1/1,000 to 1/10,000	Landslide hazard from Cheam Peak and its southwest ridge	If no downstream obstructions, BL 681 applied Liquefaction assessment by GP
		Sf	>1500	Sediment flood at margin of fan	
		Eu	1/475 or 1/2,475	Liquefaction potential	
Distal area of Basin NW2 fan					
3	PH	Ls	1/1,000 to 1/10,000	Landslide hazard from Cheam Peak and its southwest ridge	Site-specific study required for BL 681 applicability If no downstream obstructions, BL 681 applied Liquefaction assessment by GP
		Df	>1500	Debris flow at margin of fan	
		Sf	>1500	Sediment flood at margin of fan	
4	SH	Ls	1/1,000 to 1/10,000	Landslide hazard from Cheam Peak and its southwest ridge	Current APEGBC Landslide Guidelines
		Df	>1500	Debris flow at margin of fan	
		Eu	1/475 or 1/2,475	Liquefaction potential. Potential for rockfall and debris slides initiated by earthquake shaking	
Proximal area of Basin NW1, NW2, NW3 and NW4 fans					
5	SH	Ls	1/1,000 to 1/10,000	Landslide hazard from Cheam Peak and its southwest ridge	Current APEGBC Landslide Guidelines
		Df	>1500	Debris flow at margin of fan	
		Eu	1/475 or 1/2,475	Liquefaction potential. Potential for rockfall and debris slides initiated by earthquake shaking	
Moderately steep to very steep slopes with high rainfall					
6	PH	Ls	1/1,000 to 1/10,000	Landslide hazard from Cheam Peak and its southwest ridge	Current APEGBC Landslide Guidelines
		Df	>1500	Debris flow at margin of fan	
		Eu	1/475 or 1/2,475	Liquefaction potential. Potential for rockfall and debris slides initiated by earthquake shaking	
Distal area of Basin NW2 and Anderson Creek fans					
7	PH	Ls	1/1,000 to 1/10,000	Landslide hazard from Cheam Peak and its southwest ridge	Site-specific study required for BL 681 applicability If no downstream obstructions, BL 681 applied Liquefaction assessment by GP
		Df	>1500	Debris flow at margin of fan	
		Eu	1/475 or 1/2,475	Liquefaction potential	
8	PH	Ls	1/1,000 to 1/10,000	Landslide hazard from Cheam Peak and its southwest ridge	Seismic slope stability (Current APEGBC Landslide Guidelines)
		Df	>1500	Debris flow at margin of fan	
		Eu	1/475 or 1/2,475	Liquefaction potential	
Toe of slope on benchland					
9	PH	Ls	1/1,000 to 1/10,000	Landslide hazard from Cheam Peak and its southwest ridge	Current APEGBC Landslide Guidelines
		Df	>1500	Debris flow at margin of fan	
		Eu	1/475 or 1/2,475	Liquefaction potential. Potential for rockfall and debris slides initiated by earthquake shaking	
Small alluvial fan at toe of benchland					
10	PH	Ls	1/1,000 to 1/10,000	Landslide hazard from Cheam Peak and its southwest ridge	Seismic slope stability (Current APEGBC Landslide Guidelines)
		Df	>1500	Debris flow at margin of fan	
		Eu	1/475 or 1/2,475	Liquefaction potential. Potential for permanent slope displacements during earthquake shaking	
Rock hummock at toe of Anderson Creek fan					
11	PH	Ls	1/1,000 to 1/10,000	Landslide hazard from Cheam Peak and its southwest ridge	Seismic slope stability (Current APEGBC Landslide Guidelines)
		Df	>1500	Debris flow at margin of fan	
		Eu	1/475 or 1/2,475	Liquefaction potential	
Proximal area of Anderson Creek fan					
12	SH	Ls	1/1,000 to 1/10,000	Landslide hazard from Cheam Peak and its southwest ridge	Current APEGBC Landslide Guidelines
		Df	>1500	Debris flow at margin of fan	
		Eu	1/475 or 1/2,475	Liquefaction potential	
Debris cone on west side of benchland					
13	SH	Ls	1/1,000 to 1/10,000	Landslide hazard from Cheam Peak and its southwest ridge	Current APEGBC Landslide Guidelines
		Df	>1500	Debris flow at margin of fan	
		Eu	1/475 or 1/2,475	Liquefaction potential. Potential for rockfall and debris slides initiated by earthquake shaking	
Toe of slope on benchland					
14	PH	Ls	1/1,000 to 1/10,000	Landslide hazard from Cheam Peak and its southwest ridge	Current APEGBC Landslide Guidelines
		Df	>1500	Debris flow at margin of fan	
		Eu	1/475 or 1/2,475	Liquefaction potential. Potential for rockfall and debris slides initiated by earthquake shaking	
Debris chute crosscutting benchland					
15	SH	Ls	1/1,000 to 1/10,000	Landslide hazard from Cheam Peak and its southwest ridge	Current APEGBC Landslide Guidelines
		Df	>1500	Debris flow at margin of fan	
		Eu	1/475 or 1/2,475	Liquefaction potential	
Topographic low area between Bridal and Popkum fans					
16	PH	Ls	1/1,000 to 1/10,000	Landslide hazard from Cheam Peak and its southwest ridge	Site-specific study required for BL 681 applicability If no downstream obstructions, BL 681 applied Liquefaction assessment by GP
		Sf	>1500	Sediment flooding at fan margins	
		Eu	1/475 or 1/2,475	Liquefaction potential	
Cheam rockslide deposit at toe of slope					
17	SH	Ls	1/1,000 to 1/10,000	Landslide hazard from Cheam Peak and its southwest ridge	Current APEGBC Landslide Guidelines
		Df	>1500	Debris flow at margin of fan	
		Eu	1/475 or 1/2,475	Liquefaction potential	
Distal area of Popkum and Bridal fans					
18	PH	Ls	1/1,000 to 1/10,000	Landslide hazard from Cheam Peak and its southwest ridge	Site-specific study required for BL 681 applicability If no downstream obstructions, BL 681 applied Liquefaction assessment by GP
		Df	>1500	Debris flow at margin of fan	
		Eu	1/475 or 1/2,475	Liquefaction potential	
Hummock of Cheam rockslide deposit protruding from Bridal fan					
19	PH	Ls	1/1,000 to 1/10,000	Landslide hazard from Cheam Peak and its southwest ridge	Seismic slope stability (Current APEGBC Landslide Guidelines)
		Df	>1500	Debris flow at margin of fan	
		Eu	1/475 or 1/2,475	Liquefaction potential	

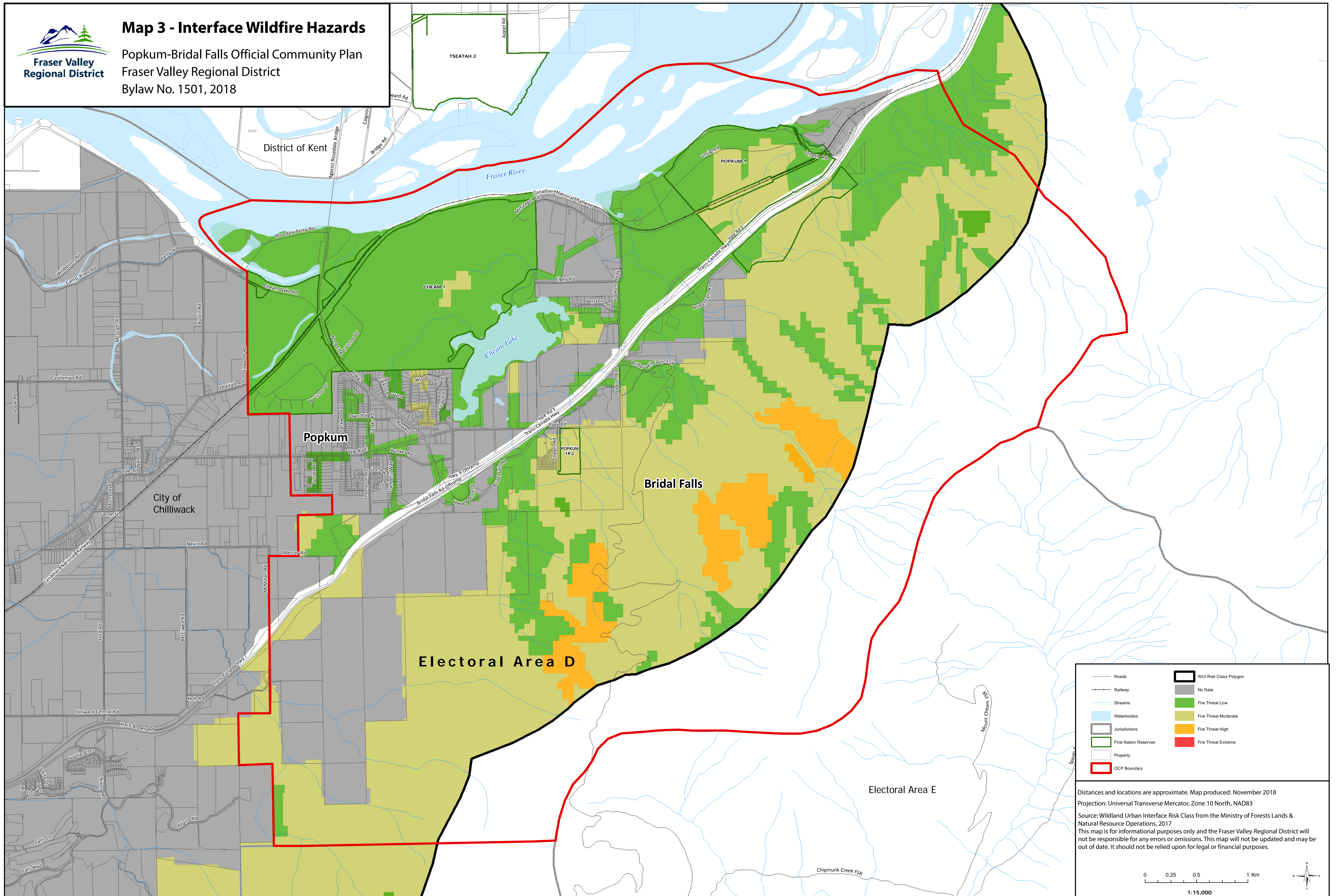
Polygon Number	Hazard Level	Hazard Class	Assigned Frequency	Description	Comments
Moderately steep to very steep slopes with moderate relief					
18	SH	Ls	1/1,000 to 1/10,000	Unconform landslide hazard from Timber Camp	Current APEGBC Landslide Guidelines
		Df	>1500	Debris flow	
		Eu	>1500	Stream avulsion mapped by Robertson et al. (1997)	
		Eu	>1500	Stream avulsion mapped by Robertson et al. (1997)	
		Eu	1/475 or 1/2,475	Low liquefaction potential. Potential for nodal, debris slides and permanent slope displacements initiated by earthquake shaking	
Proximal area of Bridal Creek fan					
19	SH	Ls	1/1,000 to 1/10,000	Unconform landslide hazard from Timber Camp Inneans and Bridal escarpment	Current APEGBC Landslide Guidelines
		At	>1500	Channel is unconfined on the west side of the fan	
		Df	>1500	Recoiled debris flow occurrence in 1997 (lower boundary follows of course above debris flow)	
		Ds	>1500	Debris slide	
		Eu	>1500	Low Liquefaction potential. Potential for nodal initiated by earthquake shaking	
Very locally deposit (Cheam or Bridal Encampment)					
20	PH	Ls	1/1,000 to 1/10,000	Unconform landslide hazard from Timber Camp Inneans and Bridal escarpment (October 2009)	Site-specific study required for BL 681 applicability
		At	>1500	Potential log-runout debris fan hazard	
		Df	>1500	Stream log-runout debris flow	
		Sf	>1500	Sediment flow	
		Eu	1/475 or 1/2,475	Low Liquefaction potential. Potential for nodal, debris slides and permanent slope displacements initiated by earthquake shaking	
Topographic low between Bridal and interchange fans					
21	PH	Ls	1/1,000 to 1/10,000	Unconform landslide hazard from Timber Camp Inneans and Bridal escarpment	Site-specific study required for BL 681 applicability
		At	>1500	Stream avulsion alluvial fan hazard	
		Df	>1500	Stream avulsion alluvial fan hazard	
		Sf	>1500	Sediment flow at margin of fan	
		Eu	1/475 or 1/2,475	Flooding at margin of fan. Possible back-flooding	
Distal fan areas below Bridal escarpment					
22	PH	Ls	1/1,000 to 1/10,000	Unconform landslide hazard from Timber Camp Inneans and Bridal escarpment	Site-specific study required for BL 681 applicability
		At	>1500	Stream avulsion alluvial fan hazard	
		Df	>1500	Potential log-runout debris flow	
		Sf	>1500	Sediment flow	
		Eu	1/475 or 1/2,475	Low Liquefaction potential	
Raised remnant of Cheam rock avalanche deposit					
23	NAH	n/a	-	Very Low Liquefaction potential. Potential for permanent slope displacements initiated by earthquake shaking	Current APEGBC Landslide Guidelines
		Ls	>110,000	Unconform landslide hazard from Bridal escarpment	
		At	>1500	Stream avulsion alluvial fan hazard	
		Df	>1500	Potential log-runout debris flow	
		Sf	>1500	Sediment flow	
Distal area of interexchange Creek fan					
24	PH	Ls	>110,000	Unconform landslide hazard from Bridal escarpment	Site-specific study required for BL 681 applicability
		At	>1500	Stream avulsion alluvial fan hazard	
		Df	>1500	Potential log-runout debris flow	
		Sf	>1500	Sediment flow	
		Eu	1/475 or 1/2,475	Low Liquefaction potential	
Bridal escarpment					
25	SH	Ls	>110,000	Moderately steep to steep slopes with low relief. Lines generated by Hardy (1991) and ancient landslide by Gossler (2009)	Current APEGBC Landslide Guidelines
		Df	>1500	Debris flow	
		Ds	>1500	Numerous slides mapped by Robertson et al. (1997)	
		Ds	>1500	Numerous slides mapped by Robertson et al. (1997)	
		Eu	1/475 or 1/2,475	Low Liquefaction potential. Potential for nodal, debris slides and permanent slope displacements initiated by earthquake shaking	
Proximal area of interexchange Creek fan					
26	SH	Ls	>110,000	Unconform landslide hazard from Bridal escarpment	Current APEGBC Landslide Guidelines
		At	>1500	Stream avulsion alluvial fan hazard	
		Df	>1500	Field evidence of multiple debris flow events noted	
		Ds	>1500	Debris slide	
		Sf	>1500	Sediment flow	
Low Liquefaction potential. Potential for nodal and debris slides and permanent slope displacements initiated by earthquake shaking					
Raised, possibly reflect Bridal escarpment					
27	PH	Ls	>110,000	Unconform landslide hazard from Bridal escarpment	Current APEGBC Landslide Guidelines
		At	>1500	Rare large debris flows from south and east of Bridal escarpment could advance from the incised channel and affect larger portion of fan	
		Df	>1500	Debris flow	
		Ds	>1500	Low Liquefaction potential. Potential for nodal, debris slides and permanent slope displacements initiated by earthquake shaking	
		Eu	1/475 or 1/2,475	Low Liquefaction potential	
Mid slope area of Bridal Creek basin					
28	PH	Ls	>110,000	Moderately moderate to moderately steep slopes. Landslide hazard from west side	Current APEGBC Landslide Guidelines
		Df	>1500	Locally affected by debris flows	
		Ds	>1500	Debris slide	
		Ds	>1500	Debris slide	
		Eu	>110,000	Potential	
Very Low Liquefaction potential. Potential for nodal, debris slides and permanent slope displacements initiated by earthquake shaking					
Moderate to moderately steep slopes south of TCH					
29	PH	Ls	>110,000	Foundation stability should be considered for Slopes > 30%	Current APEGBC Landslide Guidelines
		At	>1500	Very Low Liquefaction potential. Potential for nodal, debris slides and permanent slope displacements initiated by earthquake shaking	
		Df	>1500	Very Low Liquefaction potential. Potential for nodal, debris slides and permanent slope displacements initiated by earthquake shaking	
		Ds	>1500	Very Low Liquefaction potential. Potential for nodal, debris slides and permanent slope displacements initiated by earthquake shaking	
		Eu	1/475 or 1/2,475	Very Low Liquefaction potential. Potential for nodal, debris slides and permanent slope displacements initiated by earthquake shaking	
Gentle, undulating, rock controlled upland slope area of Dunville bench					
30	NAH	n/a	-	Indicates localized steeper slopes	Current APEGBC Landslide Guidelines
		Ls	>110,000	Unconform landslide hazard from Bridal escarpment	
		At	>1500	Very Low Liquefaction potential. Potential for permanent slope displacements during earthquake shaking	
		Df	>1500	Indicates localized steeper slopes	
		Eu	1/475 or 1/2,475	Very Low Liquefaction potential. Potential for permanent slope displacements during earthquake shaking	
Gentle, undulating, rock controlled upland slope area of Dunville bench					
30	NAH	n/a	-	Indicates localized steeper slopes	Current APEGBC Landslide Guidelines
		Ls	>110,000	Unconform landslide hazard from Bridal escarpment	
		At	>1500	Very Low Liquefaction potential. Potential for permanent slope displacements during earthquake shaking	
		Df	>1500	Indicates localized steeper slopes	
		Eu	1/475 or 1/2,475	Very Low Liquefaction potential. Potential for permanent slope displacements during earthquake shaking	
Rear system (Bridal and Dunville Creek fans) and lower Dunville Creek fan					
31	SH	Ls	>110,000	Unconform landslide hazard from Bridal escarpment	Current APEGBC Landslide Guidelines
		At	>1500	Field evidence of multiple debris flow events noted	
		Df	>1500	Debris slide	
		Ds	>1500	Debris slide	
		Eu	1/475 or 1/2,475	Low Liquefaction potential. Potential for nodal, debris slides and permanent slope displacements initiated by earthquake shaking	
Distal area of Dunville and Nevins Creek fans					
32	PH	Ls	>110,000	Unconform landslide hazard from Bridal escarpment	Site-specific study required for BL 681 applicability
		At	>1500	Potential log-runout debris fan hazard	
		Df	>1500	Stream log-runout debris flow	
		Sf	>1500	Sediment flow	
		Eu	1/475 or 1/2,475	Low Liquefaction potential. Potential for permanent slope displacements during earthquake shaking	
Mostly moderate to moderately steep slopes, Dunville Creek area					
33	PH	Ls	>110,000	Unconform landslide hazard from Bridal escarpment	Current APEGBC Landslide Guidelines
		At	>1500	Foundation stability should be considered for Slopes > 30%	
		Df	>1500	Very Low Liquefaction potential. Potential for nodal, debris slides and permanent slope displacements initiated by earthquake shaking	
		Ds	>1500	Very Low Liquefaction potential. Potential for nodal, debris slides and permanent slope displacements initiated by earthquake shaking	
		Eu	1/475 or 1/2,475	Very Low Liquefaction potential. Potential for nodal, debris slides and permanent slope displacements initiated by earthquake shaking	
Mostly moderate to moderately steep slopes, Dunville Creek area					
34	SH	Ls	>110,000	Unconform landslide hazard from Bridal escarpment	Current APEGBC Landslide Guidelines
		At	>1500	Potential debris flow initiation from steep slope catch basins	
		Df	>1500	Very Low Liquefaction potential. Potential for nodal, debris slides and permanent slope displacements initiated by earthquake shaking	
		Ds	>1500	Very Low Liquefaction potential. Potential for nodal, debris slides and permanent slope displacements initiated by earthquake shaking	
		Eu	1/475 or 1/2,475	Very Low Liquefaction potential. Potential for nodal, debris slides and permanent slope displacements initiated by earthquake shaking	
Upper Dunville and Nevins Creek fans					
35	SH	Ls	>110,000	Unconform landslide hazard from Bridal escarpment	Current APEGBC Landslide Guidelines
		At	>1500	Alluvial fan debris flow stream avulsion hazard. poorly confined stream channels at apex of fans	
		Df	>1500	Debris flow potential from slope gullies. Recent debris flow activity in 2013 and 2014. Dunville Creek, Timber Camp	
		Ds	>1500	Potential for open slope debris slides	
		Eu	1/475 or 1/2,475	Low Liquefaction potential. Potential for nodal and debris slides initiated by earthquake shaking	
Gentle slopes on raised area of Dunville/Nevins benchland					
36	NAH	n/a	-	May include localized steeper slopes	Current APEGBC Landslide Guidelines
		Ls	>110,000	Unconform landslide hazard from Bridal escarpment	
		At	>1500	Very Low Liquefaction potential. Potential for permanent slope displacements during earthquake shaking	
		Df	>1500	Very Low Liquefaction potential. Potential for permanent slope displacements during earthquake shaking	
		Eu	1/475 or 1/2,475	Very Low Liquefaction potential. Potential for permanent slope displacements during earthquake shaking	



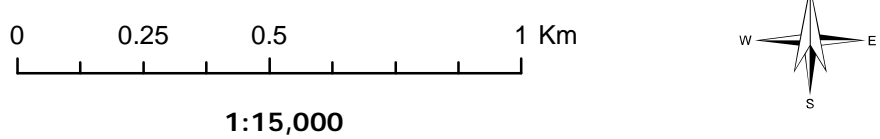


Map 3 - Interface Wildfire Hazards

Popkum-Bridal Falls Official Community Plan
Fraser Valley Regional District
Bylaw No. 1501, 2018



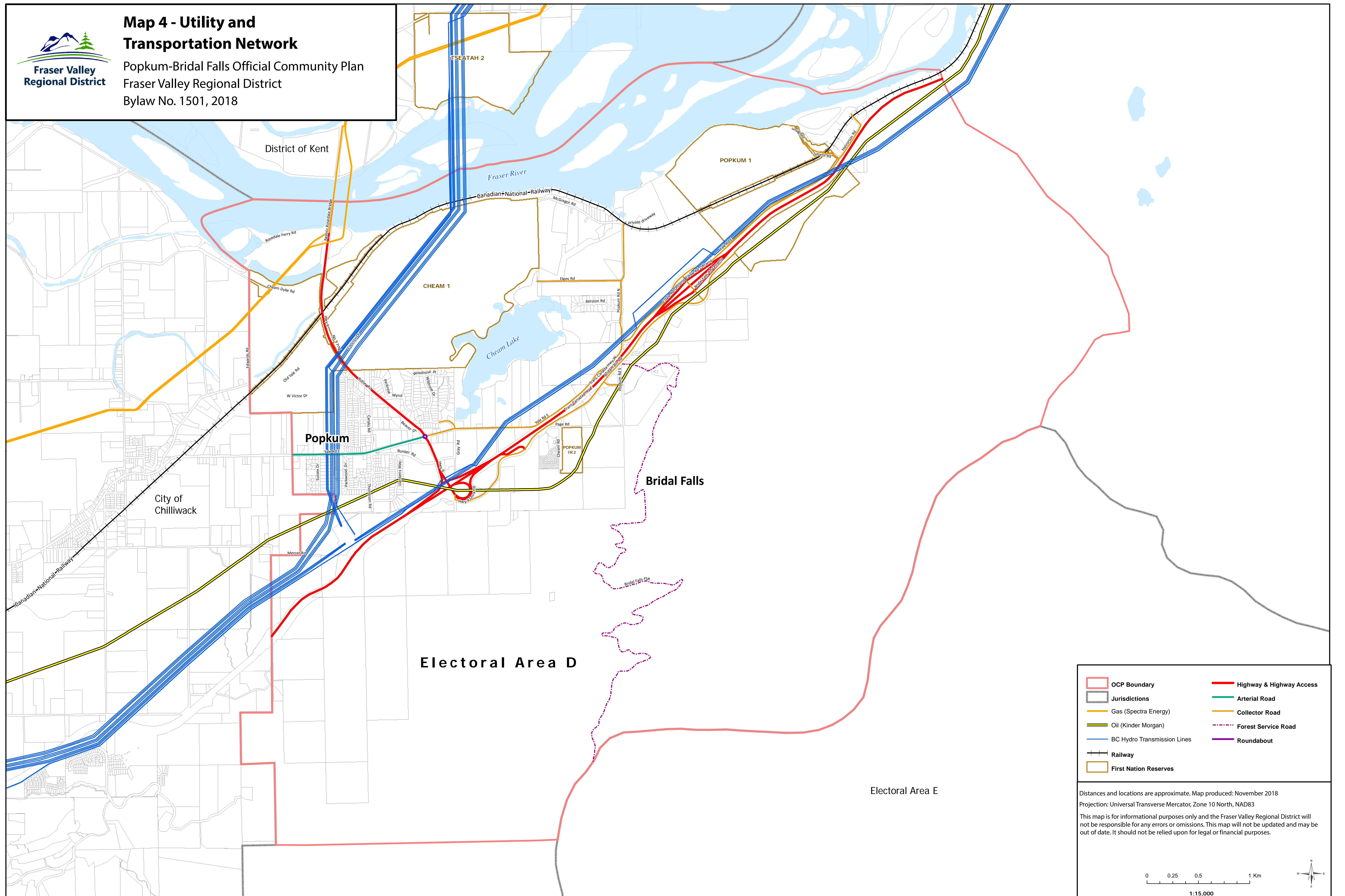
Distances and locations are approximate. Map produced: November 2018
Projection: Universal Transverse Mercator, Zone 10 North, NAD83
Source: Wildland Urban Interface Risk Class from the Ministry of Forests Lands & Natural Resource Operations, 2017
This map is for informational purposes only and the Fraser Valley Regional District will not be responsible for any errors or omissions. This map will not be updated and may be out of date. It should not be relied upon for legal or financial purposes.





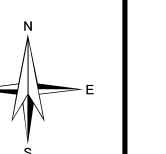
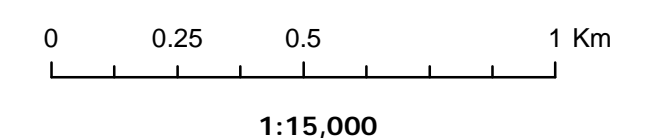
Map 4 - Utility and Transportation Network

Popkum-Bridal Falls Official Community Plan
Fraser Valley Regional District
Bylaw No. 1501, 2018



OCP Boundary	Highway & Highway Access
Jurisdictions	Arterial Road
Gas (Spectra Energy)	Collector Road
Oil (Kinder Morgan)	Forest Service Road
BC Hydro Transmission Lines	Roundabout
Railway	
First Nation Reserves	

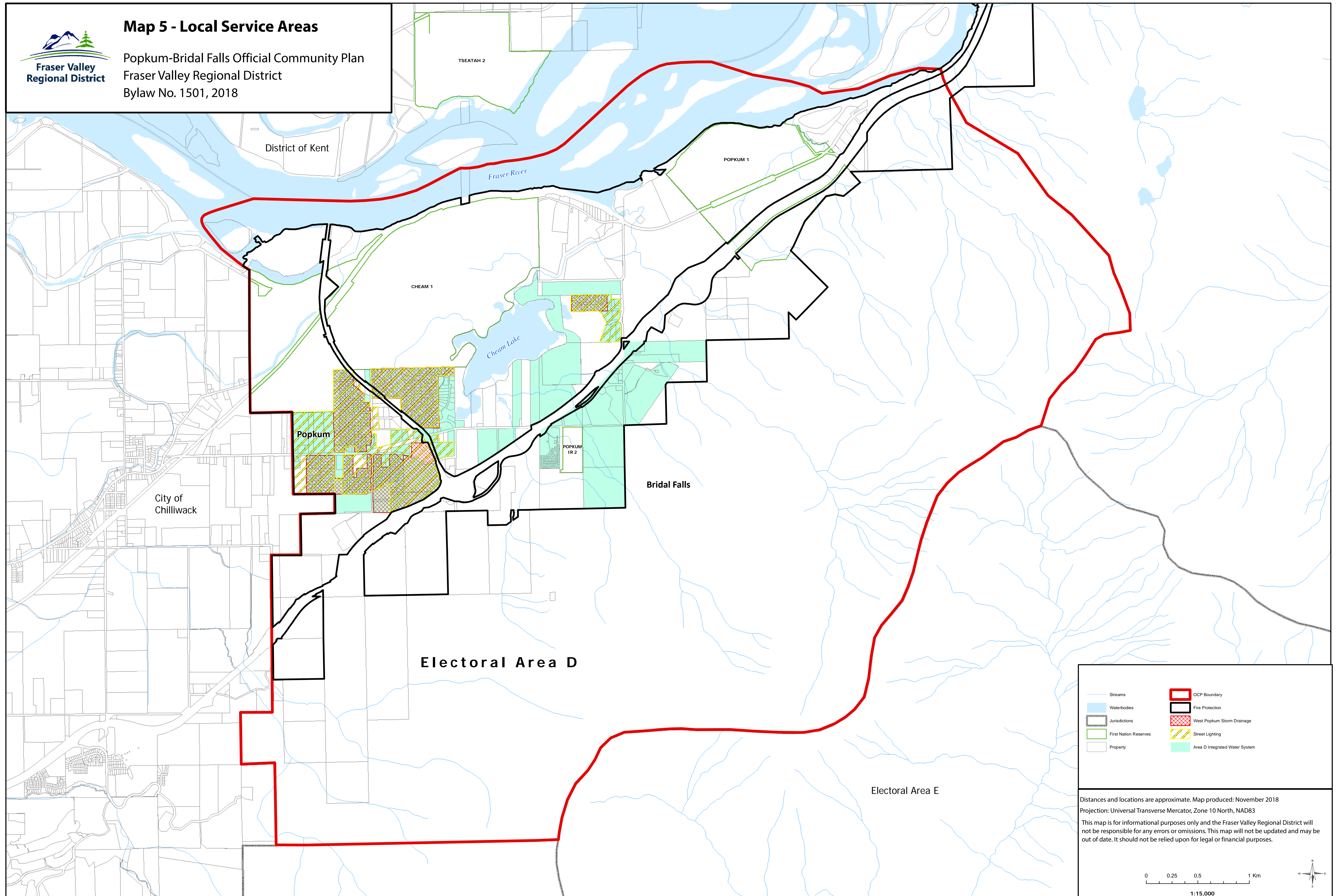
Distances and locations are approximate. Map produced: November 2018
Projection: Universal Transverse Mercator, Zone 10 North, NAD83
This map is for informational purposes only and the Fraser Valley Regional District will not be responsible for any errors or omissions. This map will not be updated and may be out of date. It should not be relied upon for legal or financial purposes.

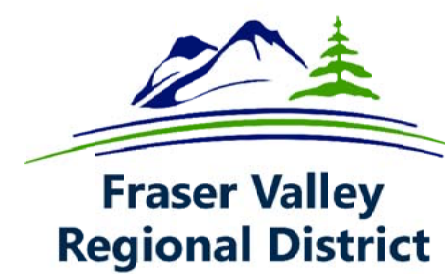




Map 5 - Local Service Areas

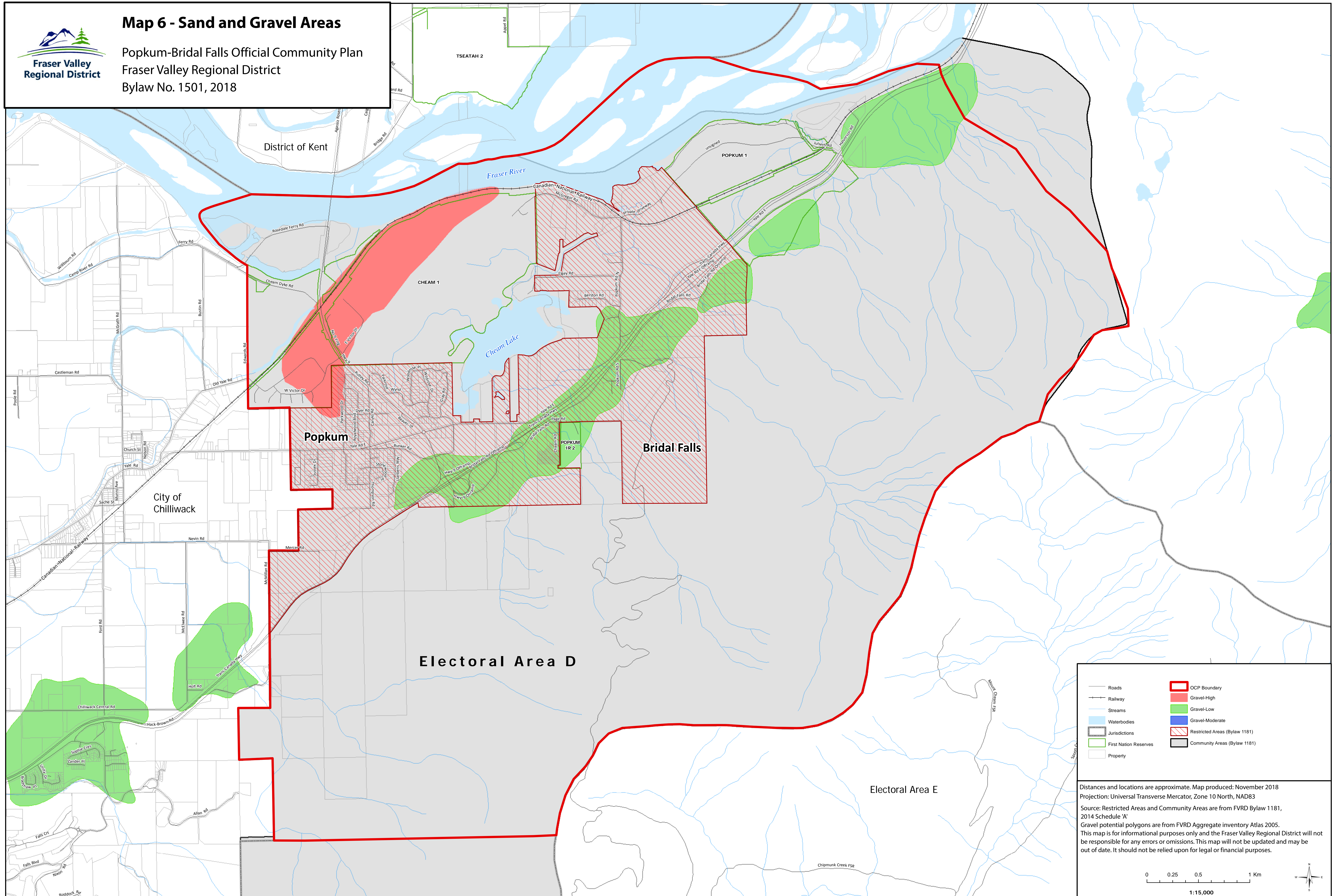
Popkum-Bridal Falls Official Community Plan
Fraser Valley Regional District
Bylaw No. 1501, 2018





Map 6 - Sand and Gravel Areas

Popkum-Bridal Falls Official Community Plan
Fraser Valley Regional District
Bylaw No. 1501, 2018



Roads

Railway

Streams

Waterbodies

Jurisdictions

First Nation Reserves

Property

OCP Boundary

Gravel-High

Gravel-Low

Gravel-Moderate

Restricted Areas (Bylaw 1181)

Community Areas (Bylaw 1181)

Distances and locations are approximate. Map produced: November 2018
Projection: Universal Transverse Mercator, Zone 10 North, NAD83
Source: Restricted Areas and Community Areas are from FVRD Bylaw 1181, 2014 Schedule 'A'
Gravel potential polygons are from FVRD Aggregate inventory Atlas 2005.
This map is for informational purposes only and the Fraser Valley Regional District will not be responsible for any errors or omissions. This map will not be updated and may be out of date. It should not be relied upon for legal or financial purposes.

00.250.51 Km

1:15,000

To: CAO for the Electoral Area Services Committee

Date: 2018-12-11

From: David Bennett, Planner II

File No: 3360-23-2018-01

Subject: Rezoning application for 10304 Agassiz-Rosedale Highway, Electoral Area "D" to facilitate a proposed four (4) lot suburban residential subdivision.

RECOMMENDATION

THAT the Fraser Valley Regional District Board consider giving first reading to the bylaw cited as *Fraser Valley Regional District Electoral Area D Zoning Amendment Bylaw No. 1502, 2018* for the purpose of rezoning 10304 Agassiz-Rosedale Hwy (Highway 9) to facilitate a four (4) lot suburban residential subdivision;

THAT the *Fraser Valley Regional District Electoral Area D Zoning Amendment Bylaw No. 1502, 2018* be forwarded to Public Hearing;

THAT the Fraser Valley Regional District Board delegate the holding of the Public Hearing with respect to the proposed *Fraser Valley Regional District Electoral Area D Zoning Amendment Bylaw No. 1502, 2018* to Director Dickey or, in his absence, the Alternate Director for Area D;

THAT Director Dickey or his alternate preside over and chair the Public Hearing with respect to proposed *Fraser Valley Regional District Electoral Area D Zoning Amendment Bylaw No. 1502, 2018*;

AND THAT the Chair of the Public Hearing be authorized to establish procedural rules for the conduct of the Public Hearing with respect to proposed *Fraser Valley Regional District Electoral Area D Zoning Amendment Bylaw No. 1502, 2018* in accordance with the Local Government Act;

AND FURTHER THAT in the absence of both Director Dickey and his alternate at the time of the Public Hearing with respect to proposed *Fraser Valley Regional District Electoral Area D Zoning Amendment Bylaw No. 1502, 2018*, the Fraser Valley Regional District Board Chair is delegated the authority to designate who shall preside over and chair the Public Hearing regarding this matter;

AND FINALLY THAT the Fraser Valley Regional District Board authorize its signatories to execute all documents relating to *Fraser Valley Regional District Electoral Area D Zoning Amendment Bylaw No. 1502, 2018*.

STRATEGIC AREA(S) OF FOCUS
Foster a Strong & Diverse Economy

Support Healthy & Sustainable Community
Provide Responsive & Effective Public Services

BACKGROUND

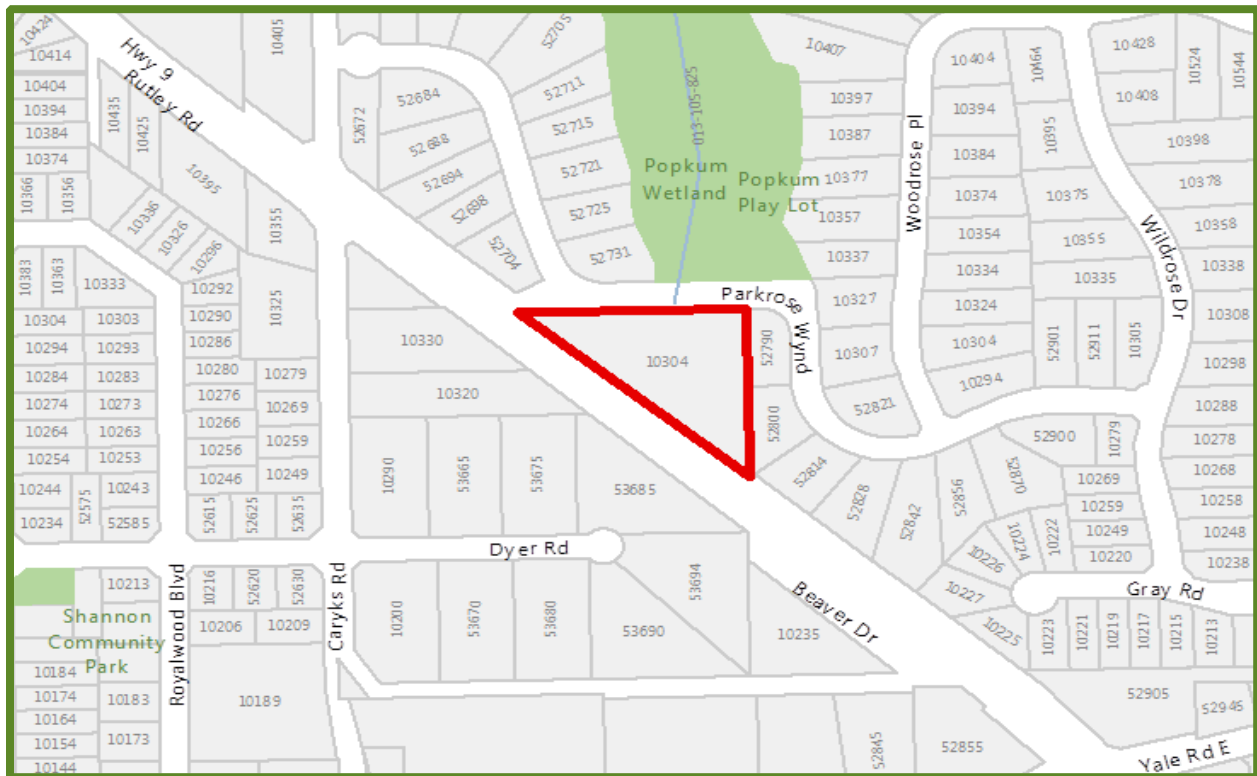
PROPERTY DETAILS			
Electoral Area	D		
Address	10304 Agassiz-Rosedale Hwy.		
PID	013-105-876		
Folio	733.06454.000		
Lot Size	2.528 acres		
Owner	Goosen Construction Inc.	Developer	Jeremy & Amanda Goosen
Current Zoning	Country Residential (CR)	Proposed Zoning	Suburban Residential 1 (SBR-1)
Current OCP	Suburban Residential (SR)	Proposed OCP	No change
Current Use	SFD	Proposed Use	Subdivision (x4 lots)
Development Permit Areas	n/a		
Agricultural Land Reserve	No		

ADJACENT ZONING & LAND USES		
North	^	Suburban Residential (SBR-2), Residential / Popkum Wetland
East	>	Suburban Residential (SBR-2), Residential
West	<	Country Residential (CR), Residential
South	v	Country Residential (CR), Residential

APPLICATION DETAILS

Goosen Construction applied to rezone and subdivide 10304 Agassiz-Rosedale Hwy (Highway 9) into four 1/2 acre suburban residential lots. Parcel sizes are 0.225ha (0.55acres) and require connection to the FVRD water system. On-site septic sewage disposal is permitted at this parcel size. The existing house on the lands will be retained. All driveways and future access to the proposed lots will be from Parkrose Wynd and not from Highway 9.

NEIGHBOURHOOD MAP



PROPERTY MAP



DRAFT SUBDIVISION LAYOUT



DISCUSSION

In order to demonstrate compliance with Official Community Plan policies, prior to Public Hearing, the developer must complete the following technical reporting:

On-site Septic Report **Required**

The developer submitted a Soil Permeability report that concludes that the soil conditions on the lands will allow for the construction of domestic septic fields. This report is sufficient to proceed to first reading. Prior to public hearing, the report must be updated to demonstrate that the proposed development is suitable for long term on-site sewage disposal and that no danger exists for ground water pollution which could lead to environmental problems. The report must show locations for primary and reserve field locations on each proposed lot. Co-ordination with the arborist regarding tree retention areas is required.

Tree Retention Report **Required**

The application states that existing trees will be retained unless they will interfere with home construction or are deemed unsafe. To provide the community with a better understanding of the

proposed tree removal and retention, a report prepared by a Certified Arborist, trained in assessing the health of trees in an urban environment is required prior to public hearing and must include:

1. The location, description and number of trees to be removed.
2. The location, description and number of trees to be retained.
3. A replacement or remedial action plan for the trees being removed.
4. A plan to protect trees during the construction of the subdivision and housing development.
5. This plan shall confirm that it is necessary to remove or alter the trees or any of them in order to accommodate; the subdivision of the lands, primary and reserve septic fields, lot grading, the construction of single family dwellings and accessory buildings on the lands, subdivision servicing infrastructure, or for reasons of safety, disease or the general health of the trees.

Highway Noise Report

Required

Traffic noise from Highway 9 impacts the Popkum neighbourhood. Some property owners have erected private sound walls to mitigate the noise from the highway in this area. The Ministry of Transportation and Infrastructure has also constructed a noise fence near the Highway 9/Yale Road round-about. The potential impacts from highway noise on this proposed development requires evaluation. Prior to consideration of adoption, a report prepared by a Qualified Professional, an Acoustical Engineer, is required. The report must:

1. Determine acceptable sound levels within the development site and within 250m of the site to the north and east of the site.
2. Detail the sound levels pre-development and post-development (accounting for tree removal and site grading).
3. Determine strategies and recommendations to mitigate sound levels to acceptable levels. This may include safety setbacks, berms, landscaping and other on-site and construction methods.
4. The report must take into account the Federal Canada Mortgage and Housing Corporation's guidelines, "Road and Rail Noise: Effects on Housing".

Form and Character Drawings Required

The FVRD does not regulate the form and character of single family homes in Popkum. The adjacent Rose Garden Estates subdivision was developed with a design control covenant in favour of the developer to control the form and character of homes. Prior to public hearing, the developer must prepare conceptual design drawings to show the form and character of the homes that are proposed. Registration of a design control covenant in favour of the developer is recommended to ensure the quality of new construction matches the existing neighbourhood.

Park Dedication Offer Required

In accordance with the Local Government Act, provision of Park is required for this proposal. Prior to public hearing, a written offer from the applicant is required to address public Park requirements. The lands are located adjacent to the Rose Garden Estates play park. It may be appropriate to consider opportunities to provide park improvements at this location, or to simply obtain cash-in-lieu of park dedication to be used towards future park acquisition in the area. A park offer will be need FVRD Board approval prior to consideration of bylaw adoption.

Service Area Petitions Required

Prior to consideration of adoption, the lands must be petitioned into the following service areas:

- Linear Park
- Stormwater
- Street Lighting
- Community Water

Covenant Discharge Required

There is an existing covenant registered on the title of the lands dating back to a 1992 building permit application for the placement of a companionate care mobile home. This covenant is no longer required as the mobile home was removed from the property several years ago. Discharge of this covenant may occur at any time, but it is recommended to be removed prior to consideration of adoption.

Highway 9 Access Restriction Required

Prior to consideration of adoption, it is recommended that a covenant be registered on the lands prohibiting access from Highway 9. All access to the proposed new lots can be achieved from Parkrose Wynd.

Comprehensive Covenant Required

A covenant detailing on-site stormwater management requirements, building elevations, as well as construction security and tree retention, is required. This agreement may also details matters relating to sewage disposal and mitigation of highway noise. This agreement must be registered prior to consideration of zoning adoption.

Lot Grading Plan Required

The grade of the property contains numerous slopes. Prior to public hearing, a comprehensive grading plan is required to ensure there is clear information on the grades and any retaining structures to the abutting properties and roads, and how the lot grading will impact tree removal and retention on the property.

COST

Rezoning application fee - \$5,000.00 **Paid**

Connections to the existing FVRD community water system are the responsibility of the developer. The proposed subdivision will be required to petition into the water system service area, street lighting service area, linear park service area and stormwater service area. These proposed additional parcels and new construction will reduce the existing service area participant's costs.

CONCLUSION

In order to determine whether or not to recommend proceeding to First Reading; FVRD staff's consideration included the following:

- Official Community Plan supports the development of Suburban Residential Lots
- The proposal is limited in scope and scale to a four-lot infill subdivision.
- Each proposed lot is larger than the 2000m² minimum parcel size requirement of the SBR-1 zone (all four proposed lots are greater than 0.225ha (0.55acres).
- Preliminary septic reporting indicates appropriate conditions for septic disposal on site.
- This proposal may be considered a minor Infill subdivision.

COMMENTS BY:

Graham Daneluz, Deputy Director of Planning & Development	Reviewed and supported
Margaret Thornton, Director of Planning & Development	Reviewed and supported
Mike Veenbaas, Director of Financial Services	No further financial comment
Paul Gipps, Chief Administrative Officer	Reviewed and supported

FRASER VALLEY REGIONAL DISTRICT

Bylaw No. 1502, 2018

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

WHEREAS the Fraser Valley Regional District Board of Directors ("the Board") has deemed it advisable to amend *Zoning Bylaw for Electoral Area "D", 1976 of the Regional District of Fraser-Cheam for a portion of Electoral Area D*:

THEREFORE the Board enacts as follows:

1) **CITATION**

This bylaw may be cited as *Fraser Valley Regional District Electoral Area D Zoning Amendment Bylaw No. 1502, 2018*.

2) **MAP AMENDMENT**

- a) That the Zoning Map of Electoral Area "D" of the Regional District of Fraser Cheam which accompanies and is part of *Zoning Bylaw for Electoral Area "D", 1976 of the Regional District of Fraser-Cheam*, be amended by rezoning the lands described as:

PART PARCEL "A" (REFERENCE PLAN 7458) OF THE NORTH WEST QUARTER SECTION 6
TOWNSHIP 3 RANGE 28 WEST OF THE SIXTH MERIDIAN LYING NORTH AND EAST OF THE
HIGHWAY ON PLAN 17235 NEW WESTMINSTER DISTRICT
(PID 013-105-876)

and as outlined in heavy black outline and cross-hatched on Zoning Amendment Map Schedule 1502-A, from the Country Residential (CR) zone to the Suburban Residential 1 (SBR-1) zone, as shown on Map Schedule 1502-A.

- b) That the map appended hereto as Zoning Amendment Map Schedule 1502-A showing such amendments is an integral part of this bylaw.

3) **SEVERABILITY**

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

4) **READINGS AND ADOPTION**

READ A FIRST TIME THIS _____ day of _____

PUBLIC HEARING WAS HELD THIS _____ day of _____

READ A SECOND TIME THIS _____ day of _____

READ A THIRD TIME THIS _____ day of _____

APPROVED BY THE MINISTRY
OF TRANSPORTATION AND
INFRASTRUCTURE THIS _____ day of _____

ADOPTED THIS _____ day of _____

Chair/Vice Chair

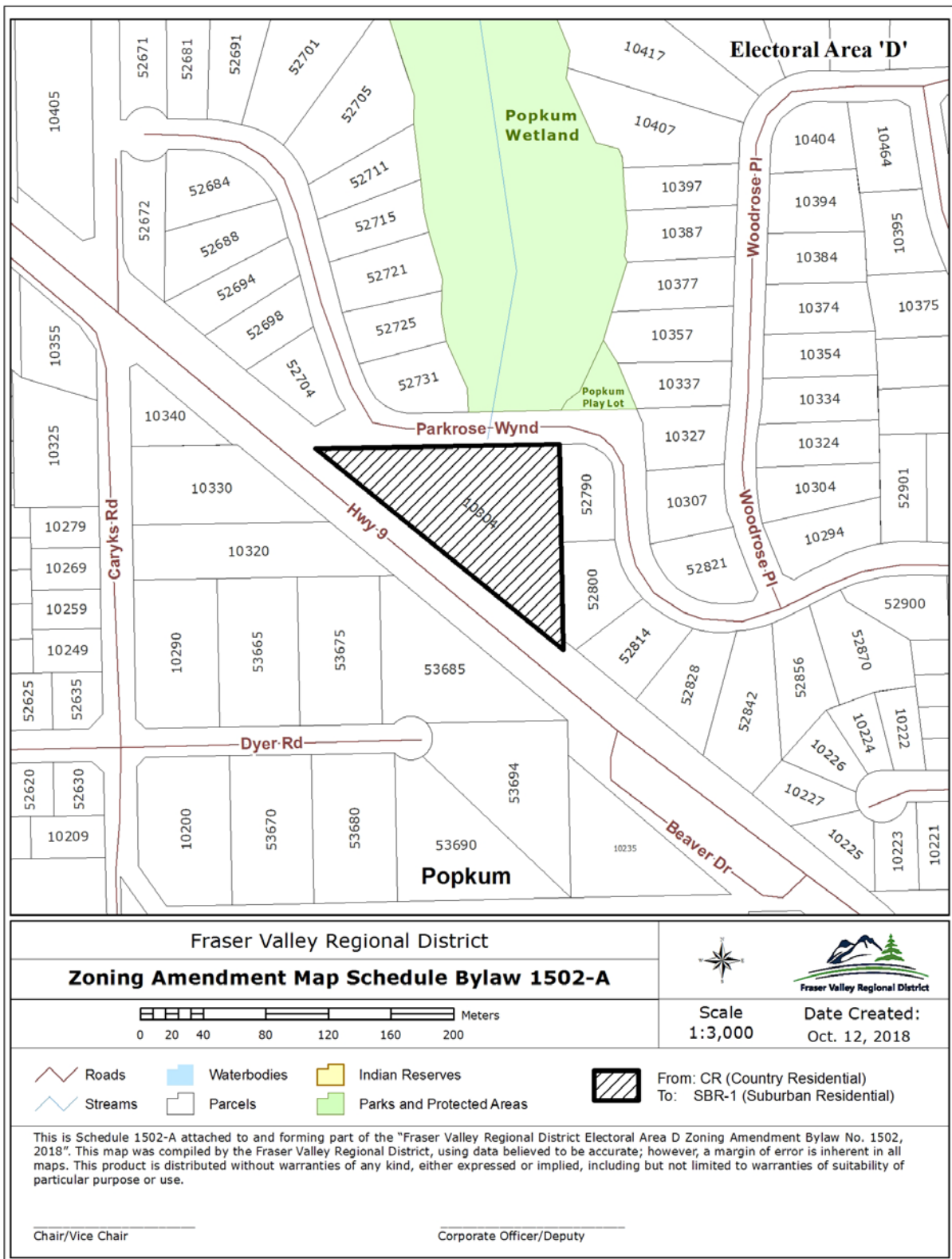
Corporate Officer/Deputy

5) CERTIFICATION

I hereby certify the foregoing to be a true and correct copy of *Fraser Valley Regional District Electoral Area D Zoning Amendment Bylaw No. 1502, 2018* as read a third time/adopted by the Board of Directors of the Fraser Valley Regional District on the day of .

Dated at Chilliwack, B.C. this day of

Corporate Officer/ Deputy





45950 Cheam Avenue
Chilliwack, BC V2P 1N6
604-702-5000 | 1-800-528-0061

Receipt

Date July 19, 2018

Received from GOOSEN CONSTRUCTION INC.

Description of Payment and GL Code _____

ZON APPLICATION

10304 AGASS-ROSEDALE HWY

For Office Use Only Do not write in the space below

Fraser Valley Regional District

Receipt: 6485/4 Jul 19, 2018
Dated: Jul 19, 2018 11:46:13 AM
Station: EA SERVICE/CASH2

1 PLANNING REZONING APPLICATIO 5,000.00

Total 5,000.00

CHEQUE GOOSEN CONSTRUCTION -5,000.00

GST #89221 4750 RT0001

White - Cashier | Yellow - Department | Pink - Customer

SCHEDULE A-2

Zoning Amendment Application

I / We hereby apply to:

☐

Amend the text of Zoning Bylaw No. _____

Purpose (in brief): _____

☒

Change the Zoning of the 'subject property' in Zoning Bylaw No. 75

From: CR (current zone)

To: SBR1 (proposed zone)

An Application Fee in the amount of \$ 5,000 as stipulated in FVRD Application Fees Bylaw No. 1231, 2013 must be paid upon submission of this application.

Civic
Address

10304 AGASSIZ - ROSEDALE HWY PID 013-105-876

Legal
Description

Lot _____ Block _____ Section 6 Township 3 Range 28 Plan NWPT7235

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
JEREMY GROSSEN		07/11/18
Name of Owner (print)	Signature of Owner	Date
Amanda Grossen		06.16.18

Owner's
Contact
Information

Address		City
PO BOX 126		ROSEDALE
Email		Vox 1X0
Phone	Cell	Fax

Office Use Only	Date	File No.
	JULY 19, 2018	3360-23 2018-01
	Received By	Folio No.
	Receipt No. 6485/4	Fees Paid: \$ 5,000.00

Agent

I hereby give permission for _____ to act as my/our agent in all matters relating to this application.

Only complete this section if the applicant is NOT the owner.

Signature of Owner	Date
Signature of Owner	Date

Agent's contact information and declaration

Name of Agent		Company	
Address		City	
Email		Postal Code	
Phone	Cell	Fax	

I declare that the information submitted in support of this application is true and correct in all respects.

Signature of Agent	Date
--------------------	------

Development Details

Property Size 10,230 m² (m² or ha)

Existing Use COUNTRY RESIDENTIAL

Proposed Development / Text Amendment

PROPOSING TO SUBDIVIDE EXISTING CR ZONED LOT INTO 4 LOTS ZONED SBR1

Justification and Support

SURROUNDING LAND HAS ALREADY BEEN SUBDIVIDED INTO SBR1 OR SBR2 LOTS.

(use separate sheet if necessary)

Anticipated Start Date: LATE 2019

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

REGIONAL DISTRICT SUPPLIED

Proposed

Sewage Disposal

ENGINEERED SEPTIC FIELD

Provincial Requirements

(This is not an exhaustive list; other provincial regulations will apply)

Riparian

Areas

Regulation

Please indicate whether the development proposal involves residential, commercial, or including vegetation removal or alteration; soil disturbance; construction of buildings and structures; creation of impervious or semi-pervious surfaces; trails, roads, docks, wharves, bridges and, infrastructure and works of any kind – within:

yes

☐

no

☒

30 metres of the high water mark of any water body

yes

☐

no

☒

a ravine or within 30 metres of the top of a ravine bank

"Water body" includes; 1) a watercourse, whether it usually contains water or not; 2) a pond, lake, river, creek, or brook; 3) a ditch, spring, or wetland that is connected by surface flow to 1 or 2 above.

Under the *Riparian Areas Regulation* and the *Fish Protection Act*, a riparian area assessment report may be required before this application can be approved.

Pursuant to the *Environmental Management Act*, an applicant is required to submit a completed "Site Profile" for properties that are or were used for purposes indicated Schedule 2 of the *Contaminated Sites Regulations*. Please indicate if:

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.

Contaminated

Sites

Profile

Archaeological

Resources

Are there archaeological sites or resources on the subject property?

yes

☐

no

☒

I don't know

☐

If you responded 'yes' or 'I don't know' you may be advised to contact the Archaeology Branch of the Ministry of Tourism, Sport and the Arts for further information.

Required Information

When providing Application Forms to the applicant, Regional District staff shall indicate which of the following attachments are required for this application. **Additional information may also be required at a later date.**

	Required	Received	Details
Location Map			Showing the parcel (s) to which this application pertains and uses on adjacent parcels
Site Plan At a scale of: 1: _____			Reduced sets of metric plans
			North arrow and scale
			Dimensions of property lines, rights-of-ways, easements
			Location and dimensions of existing buildings & setbacks to lot lines, rights-of-ways, easements
			Location and dimensions of proposed buildings & setbacks to lot lines, rights-of-ways, easements
			Location of all water features, including streams, wetlands, ponds, ditches, lakes on or adjacent to the property
			Location of all existing & proposed water lines, wells, septic fields, sanitary sewer & storm drain, including sizes
			Location, numbering & dimensions of all vehicle and bicycle parking, disabled persons' parking, vehicle stops & loading
			Natural & finished grades of site, at buildings & retaining walls
			Location of existing & proposed access, pathways
			Above ground services, equipment and exterior lighting details
			Location & dimensions of free-standing signs
			Storm water management infrastructure and impermeable surfaces
			Other:
Floor Plans			Uses of spaces & building dimensions
			Other:
Landscape Plan Same scale as site plan			Location, quantity, size & species of existing & proposed plants, trees & turf
			Contour information (_____ metre contour intervals)
			Major topographical features (water course, rocks, etc.)
			All screening, paving, retaining walls & other details
			Traffic circulation (pedestrian, automobile, etc.)
			Other:
Reports			Geotechnical Report
			Environmental Assessment
			Archaeological Assessment
			Other:

The personal information on this form is being collected in accordance with Section 27 of the *Freedom of Information and Protection of Privacy Act, RSBC 1996 Ch. 165* and the *Local Government Act, RSBC 2015 Ch. 1*. It will only be collected, used and disclosed for the purpose of administering matters with respect to planning, land use management and related services delivered, or proposed to be delivered, by the FVRD. Questions about the use of personal information and the protection of privacy may be directed to the FVRD Privacy Officer at 45950 Cheam Avenue, Chilliwack, BC V2P 1N6, Tel: 1-800-528-0061 FOI@fvr.ca.

STRATEGIC FOCUS & PRIORITIES CHECKLIST

Applicant: **DAVID GOOSEN** Project:

Date:

This checklist is intended to assist in the Regional Board in considering your application in relation to the Board's Strategic objectives. Please note that there are many factors that are considered when considering applications and this checklist is for information purposes only.

Foster a Strong & Diverse Economy		
	Y/N/NA	Supporting Evidence (attach info if needed)
1.1 Does the development add lasting jobs to the local community?	NA	
1.2 Does the development contribute to diversifying the local economy?	NA	
1.3 Does the development strengthen tourism or outdoor recreation?	NA	
1.4 Does the development enable home-based work?	Y	
1.5 Is the development supported by high-speed internet and cellular service?	Y	SURROUNDING AREA IS ALREADY DEVELOPED

Provide Responsive & Effective Public Services		
	Y/N/NA	Supporting Evidence (attach info if needed)
2.1 Does the development utilize green alternatives for site services?	N	
2.2 Does lifecycle cost analysis demonstrate the long-term efficiency of development infrastructure?	NA	
2.3 Does the development contribute to source water protection?	NA	
2.4 Do development services address the needs of local residents?	NA	
2.5 Does the design of the site incorporate Crime Prevention Through Environmental Design "CPTED" principles?	NA	

You can view the Strategic Plan at www.fvrd.ca

Support Environmental Stewardship

	Y/N/NA	Supporting Evidence (attach info if needed)
3.1 Does the development support transit, walking, and/or cycling?	Y	SURROUNDING AREA IS ALREADY DEVELOPED.
3.2 Are buildings, facilities or landscaping designed to reduce energy consumption, emissions or water use?	Y	BUILDINGS WILL BE CONSTRUCTED TO LATEST CODES.
3.3 Does the Development contain facilities for recycling and organic waste facilities or programs?	NA	
3.4 Are environmental features and functions (i.e. trees, streams, habitat) of the site maintained?	Y	THE TREES WILL BE KEPT UNLESS THEY AFFECT FUTURE HOME LOC'N OR DEEMED UNSAFE.
3.5 Is the development seeking green building certification (i.e. Built Green, Energy Star, Passive House, LEED,)?	N	

Support Healthy & Sustainable Communities

	Y/N/NA	Supporting Evidence (attach info if needed)
4.1 Does the development address an identified community or demographic need?	N	
4.2 Does the development include "age-friendly" or accessibility components that support 'aging-in-place" or universal access?	Y	IF SITE GRADING PERMITS, STAIRS & STEPS WILL BE AVOIDED. TO MAX FLOOR LIVING SPACES
4.3 Was the local community engaged in the conceptual design of the development?	N	
4.4 Does the development increase the range of housing types or sizes available in the community?	N	WILL BE TRYING TO MATCH EXISTING / SURROUNDING HOUSES. EXISTING
4.5 Is the development affordable to residents of the local community?	Y	FUTURE HOUSES WILL MATCH SURROUNDING HOUSES IN AREA IN BOTH COST & STYLE.
4.6 Does the development address a gap in achieving a compact, complete and sustainable community?	Y	PROPOSED DEVELOPMENT IS ONE OF THE LAST UNDEVELOPED PIECE OF LAND IN THIS AREA. DEVELOPING THE PROPOSED DEVELOPMENT WOULD COMPLETE THE DEVELOPMENT OF THE OVERALL AREA.

GOOD NEIGHBOUR PRACTICES

MANAGING CONSTRUCTION AND DEVELOPMENT IMPACTS IN RESIDENTIAL NEIGHBOURHOODS

Development and renewal of neighbourhoods can improve the vitality, value and appearance of FVRD communities. However, development and construction can create negative short term impacts for neighbours, such as noise, dust, odours, and air quality impacts. Developers and builders can reduce their impacts by using good neighbour practices and by taking action before problems arise.

ISSUE

WHAT CAN YOU DO?

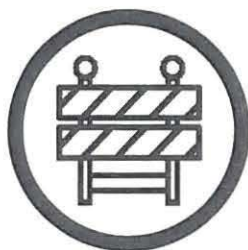
COMMUNICATION



Talk with your neighbours on an ongoing basis. Information and personal contact generally creates a more supportive and understanding perspective.

- Conduct door visits and provide flyers/notices.
- Introduce your project.
- Provide your contact information.
- Share your timelines.

SITE MANAGEMENT



Proactive site management can address the majority of neighbour impacts.

- Stay on your property - don't encroach your work site or cause destruction to neighbouring parcels.
- Manage your storm water onsite – don't cause drainage issues for your neighbours or damage the environment.
- Keep a clean worksite – collect & manage waste regularly.
- Provide and maintain temporary toilets.
- Secure your site (eg. temporary fence) for safety and security reasons. Thefts and trespass can be a problem.

OFF-SITE IMPACTS



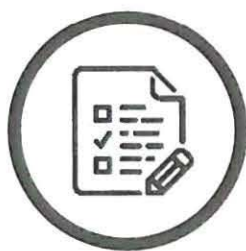
- Avoid noise and disturbances in evening hours and weekends. Quiet time is 10 p.m. - 6 a.m.
- Do not burn in residential areas. Use hauling and/or chipping.

ROAD & SIDEWALK USE



- Construction or alteration works may require approval.
Roads - contact BC Ministry of Transportation and Infrastructure:
ph. 604-795-8211
Sidewalks (Popkum) - contact FVRD Regional Parks:
ph. 604-702-5000
- Don't block sidewalks, roads and driveways.
- Manage onsite parking and make temporary arrangements if necessary.
- Keep sidewalks and roads free of construction sediment and dirt.
- Regularly wash off vehicles before leaving site.
- Keep construction waste bins, materials, etc. from public roadways.

PERMITS & APPROVALS



- Know the rules and FVRD requirements before you start your project, and check your property title for restrictions (eg. covenants, easements, geo-technical restrictions, etc.).
- Obtain your FVRD approvals BEFORE starting construction or development.
- Not sure which permits and approvals are needed? Contact the FVRD to find out.

SIGNATURE AND ACKNOWLEDGEMENT

I will ensure development and construction at 10304 AGASSIE-ROSEDALE NW follows the FVRD's Good Neighbour Practices by: address

- ☒ Providing the Good Neighbour Practices to employees and sub-trades working on the site
- ☒ Posting the Good Neighbour Practices in a visible location
- ☒ Discussing the Good Neighbour Practices at job site meetings
- ☐ Other: _____

Name (please print):

JEREMY GOOSEN

Signature: _____

July 03, 2018

Goosen Construction

46165 4th Avenue
Chilliwack, BC V2P 1N3

Re: Soil permeability
Site Address: 10304 Highway 9, Rosdale, BC.

As requested Western Pacific Engineering Group Ltd. (WPEG) has conducted a subsoil investigation to determine on-site soil stratigraphy & permeability required for the design of septic fields for the proposed residential subdivision.

- Site and project Description:

The project is bounded by Highway 9 to the South-West , by Parkrose Wynd to the North and by residential properties to the East. There is an existing dwelling in proposed Lot 4 witch will remain in place. The vegetation on the lot consists of trees, bushes and few stumps. The topography of the site is slightly sloping from South-West to North-East.

According to the information provided by the client, the proposed development consists of 4-lot subdivision.

- Subsoil investigation:

The subsoil investigation was carried out on June 22, 2018. Four test holes were dug to a maximum depth of 1.2 m below the existing ground surface. Location and description of the Pit Holes are shown in the attached site plan. Percolation test was carried out at 0.2m - 0.5m from surface and it varies from 4.50 to 17.67 minutes per inch. No ground water was found at the time of our field work.

- Discussion and Recommendations:

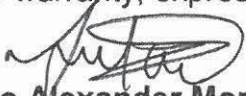
According to the field results, it is WPEG's professional opinion that native soil has fairly good permeability characteristics and will allow the construction of domestic septic fields.



- Limitations and closure

The recommendations provided in this report are based on our field observations and the analysis of the results of the subsoil investigation; however due the variable nature of the subsoil, unexpected conditions may be found; Western Pacific Engineering Group Limited must be informed by the client in this event to conduct the necessary adjustments.

This assessment has been prepared in accordance with general accepted engineering practice for the exclusive use of the client for the purposes stated. No other warranty, expressed or implied is made.



Fabio Alexander Morales, P.Eng.
Project Engineer



PERCOLATION TEST RESULTS

PERCOLATION # 1 @ 0.2m BELOW GRADE			
INCHES	TIME MIN:SEC	DIFFERENCE MIN:SEC	MIN/INCH
0	00:00		
1	05:20	05:20	5.33
2	12:40	07:20	7.33
3	21:50	09:10	9.17
4	34:20	12:30	12.50

PERCOLATION # 5 @ 0.2m BELOW GRADE			
INCHES	TIME MIN:SEC	DIFFERENCE MIN:SEC	MIN/INCH
0	00:00		
1	02:10	02:10	2.17
2	07:25	05:15	5.25
3	11:10	03:45	3.75
4	18:40	07:30	7.50

DEPTH (m)	PIT HOLE 1	
	MATERIAL DESCRIPTION	
0	TOP SOIL, DARK BROWN, ROOTS	
0.25	SILT LOAM, BROWN, SMALL ROCKS, MOIST	
0.5	LOAM, DARK BROWN, BIG ROCKS AT BOTTOM, MOIST	
1.2		

DEPTH (m)	PIT HOLE 3	
	MATERIAL DESCRIPTION	
0	TOP SOIL, BROWN, ROOTS	
0.15	BROWN SILT LOAM, MOIST	
0.6	LOAM, DARK BROWN, SOME ROCKS, MOTTLED, SOME GLEY	
1.1		

PERCOLATION # 2 @ 0.2m BELOW GRADE			
INCHES	TIME MIN:SEC	DIFFERENCE MIN:SEC	MIN/INCH
0	08:33		
1	10:10	01:37	1.62
2	13:05	02:55	2.92
3	14:50	01:45	1.75
4	19:20	04:30	4.50

PERCOLATION # 6 @ 0.5m BELOW GRADE			
INCHES	TIME MIN:SEC	DIFFERENCE MIN:SEC	MIN/INCH
0	00:00		
1	04:05	04:05	4.08
2	08:35	04:30	4.50
3	15:10	06:35	6.58
4	22:25	07:15	7.25

PERCOLATION # 3 @ 0.2m BELOW GRADE			
INCHES	TIME MIN:SEC	DIFFERENCE MIN:SEC	MIN/INCH
0	00:00		
1	03:40	03:40	3.67
2	09:10	05:30	5.50
3	15:20	06:10	6.17
4	24:15	08:55	8.92

PERCOLATION # 7 @ 0.2m BELOW GRADE			
INCHES	TIME MIN:SEC	DIFFERENCE MIN:SEC	MIN/INCH
0	10:05		
1	12:20	02:15	2.25
2	19:10	06:50	6.83
3	28:50	09:40	9.67
4	39:40	10:50	10.83

DEPTH (m)	PIT HOLE 2	
	MATERIAL DESCRIPTION	
0	TOP SOIL, DARK BROWN, ROOTS	
0.15	SILT LOAM, DARK BROWN, MOIST, ROCKS	
1.2		

DEPTH (m)	PIT HOLE 4	
	MATERIAL DESCRIPTION	
0	TOP SOIL, DARK BROWN, ROOTS	
0.2	BROWN SILT LOAM, SOME ROOTS, SOME ROCKS	
0.7	LOAM, GRAYISH, ROCKS	
1.1		

PERCOLATION # 4 @ 0.25m BELOW GRADE			
INCHES	TIME MIN:SEC	DIFFERENCE MIN:SEC	MIN/INCH
0	14:25		
1	19:20	04:55	4.92
2	27:30	08:10	8.17
3	45:10	17:40	17.67

Handwritten signature

REPORT

To: CAO for the Electoral Area Services Committee

Date: 2018-11-28

From: Katarina Duke, Engineering & Community Services Technologist
3920-20

File No:

**Subject: Fraser Valley Regional District Hatzic East Water System Loan Authorization
Bylaw No. 1505, 2019 – Electoral Area G**

RECOMMENDATION

THAT the Fraser Valley Regional District Board consider giving first, second and third readings to the bylaw cited as *Fraser Valley Regional District Hatzic East Water System Loan Authorization Bylaw No. 1505, 2019*;

STRATEGIC AREA(S) OF FOCUS

Support Healthy & Sustainable Community
Provide Responsive & Effective Public
Services

BACKGROUND

Recently the FVRD submitted an application for grant funding under the Investing in Canada Infrastructure-Environmental Quality (ICIP) program for the proposed Hatzic East Water System in Electoral Area G. The purpose of the project is to extend the watermain to provide potable water and fire protection to 91 properties and an additional 38 water services on Sylvester Road. The grant program is structured such that 73% of the project costs are covered by the grant funding while the remaining 27% must be provided by the Local Government.

The bylaw discussed in this report as as *Fraser Valley Regional District Hatzic East Water System Loan Authorization Bylaw No. 1505, 2019* (the Bylaw) is required for the watermain extension on Sylvester Road to proceed.

DISCUSSION

The project will consist of the installation of 4.3 km of water main along the Sylvester Road corridor including 2 creek crossings, booster pump, 16 fire hydrants, 38 water services, water meters, PRV units and connection to the FVRD's SCADA system.

The FVRD has completed an estimate for the project. The costs of the project have been estimated to be \$3,229,650.

The FVRD has submitted an application for \$2,357,644 in funding from the Investing in Canada Infrastructure-Environmental Quality (ICIP) program specifically for this project. There is no funding available to help augment the grant funds for the extension, thus there is an outstanding local share balance of \$872,006 that must be borrowed to complete the project.

The Provincial grant administrators have informed the FVRD that in order for this grant application to be deemed complete the FVRD must demonstrate that it possesses the required local share of the project cost or has a loan authorization bylaw for the local share at third reading. Should the Board give as *Fraser Valley Regional District Hatzic East Water System Loan Authorization Bylaw No. 1505, 2019* first, second and third reading it will then be forwarded to the Province and the grant application will be complete.

Should the grant funding be awarded the next steps will be to conduct public information meetings to present the project to the affected property owners and then to proceed with a petition process. If the petition process is successful the bylaw would then be brought back to the Board for final adoption.

If grant funding is not awarded or if the petition process does not pass first, second and third reading of the bylaw can be rescinded and the bylaw withdrawn.

COST

The total cost of the project is not expected to exceed \$3,229,650. Under the Investing in Canada Infrastructure-Environmental Quality (ICIP) program, if awarded, \$2,357,644 will be paid for with grant funding. The outstanding balance of \$872,006 will be funded through financing from the Municipal Finance Authority of BC by the residents the extension will benefit. No costs will be incurred if the grant application is unsuccessful or if the affected property owners do not petition in favor of the project.

COMMENTS BY:

Sterling Chan, Manager of Engineering and Infrastructure Reviewed and
Supported.

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

Mike Veenbaas, Director of Financial Services Reviewed and Supported.

Paul Gipps, Chief Administrative Officer Reviewed and Supported.

FRASER VALLEY REGIONAL DISTRICT

BYLAW NO. 1505, 2019

A Bylaw to authorize the borrowing for costs of constructing the water system for the Hatzic East Water System Service Area

WHEREAS the Fraser Valley Regional District Board of Directors ("the Board") deems it necessary to construct a water supply and distribution system ("the Works") to serve the Service Area established by *Fraser Valley Regional District Hatzic East Water System Service Area Establishment Bylaw No. 1504, 2019*;

AND WHEREAS the estimated cost of constructing the Works, including expenses incidental thereto, is the sum of THREE MILLION AND THREE HUNDRED THOUSAND DOLLARS (\$3,300,000.00), of which the sum of NINE HUNDRED AND TWENTY FIVE THOUSAND DOLLARS (\$925,000.00) is the amount of debt intended to be borrowed by this bylaw;

AND WHEREAS the maximum term for which a debenture may be issued to secure the debt created by this bylaw is for a term not to exceed 20 years;

AND WHEREAS the authority to borrow under this bylaw expires five years from the date on which this bylaw is adopted;

AND WHEREAS the Board has received participating area approval through the electoral area services petition process;

THEREFORE the Board enacts as follows:

1) CITATION

This bylaw may be cited as *Fraser Valley Regional District Hatzic East Water System Loan Authorization Bylaw No. 1505, 2019*.

2) ENACTMENTS

- a) The Board is hereby empowered and authorized to undertake and carry out the construction of a water supply and distribution system ("the Works") to serve the Hatzic East Water System Service Area within a portion of Electoral Area G. Said construction is to be carried out generally in accordance with plans on file in the Fraser Valley Regional District office, and to do all things necessary in connection therewith and without limiting the generality of the foregoing:

- i. To borrow upon the credit of the Fraser Valley Regional District a sum not exceeding NINE HUNDRED AND TWENTY FIVE THOUSAND DOLLARS (\$925,000.00); and
 - ii. To acquire all such real such real property, easements, rights-of-way, licenses, rights or authorities as may be requisite or desirable for, or in connection with, the construction of the Works.
- b) The maximum term for which debentures may be issued to secure the debt created by this bylaw is 20 years.

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 _____

CERTIFICATION AS TO SUFFICIENCY
AND VALIDITY OF PETITIONS 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 that this is a true and correct copy of *Fraser Valley Regional District East Hatzic Water System Loan Authorization Bylaw No. 1505, 2019* as read a third time by the Board of Directors of the Fraser Valley Regional District on the

Dated at Chilliwack, B.C. this

Corporate Officer/Deputy

To: CAO for the Electoral Area Services Committee

Date: 2018-11-28

From: Katarina Duke, Engineering & Community Services Technologist

File No: 3920-20

Subject: Fraser Valley Regional District Canyon Alpine Water System Loan Authorization Bylaw No. 1507, 2019

RECOMMENDATION

THAT the Fraser Valley Regional District Board consider giving first, second and third readings to the bylaw cited as *Fraser Valley Regional District Canyon Alpine Water System Loan Authorization Bylaw No. 1507, 2019*.

STRATEGIC AREA(S) OF FOCUS

Support Healthy & Sustainable Community

Provide Responsive & Effective Public Services

BACKGROUND

Recently the FVRD applied for grant funding under the Investing in Canada Infrastructure-Environmental Quality (ICIP) program for an upgrade of the Canyon Alpine Water System in Electoral Area A. The purpose of the project is to extend the watermain to provide potable water and fire protection to 15 properties in the community of Canyon Alpine. The grant program is structured such that 73% of the project costs are covered by the grant funding while the remaining 27% must be provided by the Local Government.

The bylaw discussed in this report as *Fraser Valley Regional District Canyon Alpine Water System Loan Authorization Bylaw No. 1507, 2019* (the Bylaw) is required for the project to proceed.

DISCUSSION

The project will include the engineering, design, and construction of a new reservoir, control systems and SCADA system to connect with the existing FVRD SCADA network; installation of 1,400 meters of 200mm diameter water main, 2 bulk meters and services, 6 fire hydrant assemblies and 28 water services including water meters.

The FVRD has completed an estimate for the project. The costs of the project have been estimated to be \$1,620,000.

The FVRD has applied for \$1,187,946 in funding from the Investing in Canada Infrastructure-Environmental Quality (ICIP) program specifically for this project. There is no funding available to help augment the grant funds for the extension, thus there is an outstanding balance of \$432,054 that must be borrowed to complete the project.

The Provincial grant administrators have informed the FVRD that in order for this grant application to be deemed complete the FVRD must demonstrate that it possesses the required local share of the project cost or has a loan authorization bylaw for the local share at third reading. Should the Board give *Fraser Valley Regional District Canyon Alpine Water System Loan Authorization Bylaw No. 1507, 2019* first, second and third reading it will then be forwarded to the Province and the grant application will be complete.

Should the grant funding be awarded the next steps will be to conduct public information meetings to present the project to the affected property owners and then to proceed with a petition process. If the petition process is successful the bylaw would then be brought back to the Board for final adoption.

If grant funding is not awarded or if the petition process does not pass first, second and third reading of the bylaw can be rescinded and the bylaw withdrawn.

COST

The total cost of the project is not expected to exceed \$1,620,000. Under the Investing in Canada Infrastructure-Environmental Quality (ICIP) program, if awarded, \$1,187,946 will be paid for with grant funding. The outstanding balance of \$432,054 will be funded through financing from the Municipal Finance Authority of BC by the residents the extension will benefit. No costs will be incurred if the grant application is unsuccessful or if the affected property owners do not petition in favor of the project.

COMMENTS BY:

Sterling Chan, Manager of Engineering & Infrastructure

Reviewed and supported.

Tareq Islam, Director of Engineering & Community Services

Reviewed and Supported.

Mike Veenbaas, Director of Financial Services

Reviewed and Supported.

Paul Gipps, Chief Administrative Officer

Reviewed and supported

FRASER VALLEY REGIONAL DISTRICT

BYLAW No. 1507, 2019

A bylaw to authorize the borrowing for capital costs associated with the construction of the water system for the Canyon Alpine Water System Service Area

WHEREAS the Fraser Valley Regional District Board of Directors ("the Board") deems it necessary to construct a water supply and distribution system ("the Works") to serve the Service Area established by *Fraser Valley Regional District Canyon Alpine Water System Service Area Establishment Bylaw No. 1506, 2019*;

AND WHEREAS the estimated cost of constructing the Works, including expenses incidental thereto, is the sum of ONE MILLION AND SIX HUNDRED AND TWENTY THOUSAND DOLLARS (\$1,620,000.00), of which the sum of FOUR HUNDRED AND EIGHTY THOUSAND DOLLARS (\$480,000.00), is the amount of debt intended to be borrowed by this bylaw;

AND WHEREAS the maximum term for which a debenture may be issued to secure the debt created by this bylaw is for a term not to exceed 20 years;

AND WHEREAS the authority to borrow under this bylaw expires five years from the date on which this bylaw is adopted;

AND WHEREAS the Board has received participating area approval through the electoral area services petition process;

THEREFORE the Board enacts as follows:

1) CITATION

This bylaw may be cited as *Fraser Valley Regional District Canyon Alpine Water System Loan Authorization Bylaw No. 1507, 2019*.

2) ENACTMENTS

- a) The Board is hereby empowered and authorized to undertake and carry out or cause to be undertaken and carried out the construction of a water supply and distribution system ("the Works") to serve the Canyon Alpine Water System Service Area within a portion of Electoral Area A. Said work is to be carried out generally in accordance with plans on file in the Fraser Valley Regional District office, and to do all things necessary in connection therewith and without limiting the generality of the foregoing:
 - i. To borrow upon the credit of the Fraser Valley Regional District a sum not exceeding FOUR HUNDRED AND EIGHTY THOUSAND DOLLARS (\$480,000.00); and
 - ii. To acquire all such real such real property, easements, rights-of-way, licenses, rights or

authorities as may be requisite or desirable for, or in connection with, the construction of the Works.

- b) The maximum term for which debentures may be issued to secure the debt created by this bylaw is 20 years.

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

day of

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 that this is a true and correct copy of *Fraser Valley Regional District Canyon Alpine Water System Loan Authorization Bylaw No. 1507, 2019* as read a third time by the Fraser Valley Regional District Board of Directors on the

Dated at Chilliwack, B.C. this

Corporate Officer/Deputy

To: CAO for the Electoral Area Services Committee

Date: 2018-11-28

From: Katarina Duke, Engineering & Community Services Technologist

File No: 3920-20

Subject: Fraser Valley Regional District Dogwood Water System Capital Construction Loan Authorization Bylaw No. 1509, 2019

RECOMMENDATION

THAT the Fraser Valley Regional District Board consider giving first, second and third readings to the bylaw cited as *Fraser Valley Regional District Dogwood Water System Capital Construction Loan Authorization Bylaw No. 1509, 2019*.

STRATEGIC AREA(S) OF FOCUS

Provide Responsive & Effective Public Services

Support Healthy & Sustainable Community

BACKGROUND

Recently the FVRD submitted an application for grant funding under the Investing in Canada Infrastructure-Environmental Quality (ICIP) program for an extension of the Dogwood Valley Water System in the FVRD's Electoral Area B. The purpose of the project is to extend the watermain to provide potable water and fire protection to an additional 15 property owners on Parklane Drive and Mountain Valley Way. The grant program is structured such that 73% of the project costs are covered by the grant funding while the remaining 27% must be provided by the Local Government.

The bylaw discussed in this report *Fraser Valley Regional District Dogwood Water System Capital Construction Loan Authorization Bylaw No. 1509, 2019* (the Bylaw) is required for the watermain extension on Parklane Drive and Mountain Valley Way to proceed.

DISCUSSION

The project consists of the installation of 1300m of 200mm diameter watermain which will cross under the Canadian Pacific (CP) Railway tracks and connect to the existing system; installation of 9 fire hydrants; and 15 service connections including water meters.

The FVRD has completed an estimate for the project. The costs of the project have been estimated to be \$813,000.

The FVRD has submitted an application for \$596,172 in funding from the Investing in Canada Infrastructure-Environmental Quality (ICIP) program specifically for this project. There is no funding available to help augment the grant funds for the extension, thus there is an outstanding balance of \$219,510 that must be borrowed to complete the project.

The Provincial grant administrators have informed the FVRD that in order for this grant application to be deemed complete the FVRD must demonstrate that it possesses the required local share of the project cost or has a loan authorization bylaw for the local share at third reading. Should the Board give *Fraser Valley Regional District Dogwood Water System Capital Construction Loan Authorization Bylaw No. 1509, 2019* first, second and third reading it will then be forwarded to the Province and the grant application will be complete.

Should the grant funding be awarded the next steps will be to conduct public information meetings to present the project to the affected property owners and then to proceed with a petition process. If the petition process is successful the bylaw would then be brought back to the Board for final adoption.

If grant funding is not awarded or if the petition process does not pass first, second and third reading of the bylaw can be rescinded and the bylaw withdrawn.

COST

The total cost of the project is not expected to exceed \$813,000. Under the Investing in Canada Infrastructure-Environmental Quality (ICIP) program, if awarded, \$596,172 will be paid for with grant funding. The outstanding balance of \$219,510 will be funded through financing from the Municipal Finance Authority of BC by the residents the extension will benefit. No costs will be incurred if the grant application is unsuccessful or if the affected property owners do not petition in favor of the project.

COMMENTS BY:

Sterling Chan, Manager of Engineering and Infrastructure	Reviewed and Supported.
Tareq Islam, Director of Engineering & Community Services	Reviewed and Supported.
Mike Veenbaas, Director of Financial Services	Reviewed and Supported.
Paul Gipps, Chief Administrative Officer	Reviewed and supported.

FRASER VALLEY REGIONAL DISTRICT

BYLAW No. 1509, 2019

A bylaw to authorize the borrowing for capital costs associated with the extension of the Dogwood Water System Service Area

WHEREAS the Fraser Valley Regional District Board of Directors ("the Board") deems it necessary to extend the boundaries of the Service Area established by *Fraser Valley Regional District Dogwood Water System Local Service Area Establishment Bylaw No. 0143, 1997*;

AND WHEREAS the Board has established the Dogwood Water System Capital Construction Service Area by adoption of Bylaw No, 1509, 2019 for the purpose of constructing infrastructure ("the Works") to serve the extended portion of the service area;

AND WHEREAS the estimated cost of constructing the Works, including expenses incidental thereto, is the sum of EIGHT HUNDRED AND THIRTEEN THOUSAND DOLLARS (\$813,000.00), of which the sum of TWO HUNDRED AND FIFTY THOUSAND DOLLARS (\$250,000.00), is the amount of debt intended to be borrowed by this bylaw

AND WHEREAS the maximum term for which a debenture may be issued to secure the debt created by this bylaw is for a term not to exceed 20 years;

AND WHEREAS the authority to borrow under this bylaw expires five years from the date on which this bylaw is adopted;

AND WHEREAS the Board has received participating area approval through the electoral area services petition process;

THEREFORE the Board enacts as follows:

1) CITATION

This bylaw may be cited as *Fraser Valley Regional District Dogwood Water System Capital Construction Loan Authorization Bylaw No. 1509, 2019*.

2) ENACTMENTS

- a) The Board is hereby empowered and authorized to undertake and carry out or cause to be undertaken and carried out the construction of infrastructure ("the Works") to serve the Dogwood Water System Capital Construction Service Area within a portion of Electoral Area B. Said work is to be carried out generally in accordance with plans on file in the Fraser Valley Regional District office, and to do all things necessary in connection therewith and without limiting the generality of the foregoing:

- i. To borrow upon the credit of the Fraser Valley Regional District a sum not exceeding TWO HUNDRED AND FIFTY THOUSAND DOLLARS (\$250,000.00); and

- ii. To acquire all such real such real property, easements, rights-of-way, licenses, rights or authorities as may be requisite or desirable for, or in connection with, the construction of the Works.
- b) The maximum term for which debentures may be issued to secure the debt created by this bylaw is 20 years.

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 _____

CERTIFICATION AS TO SUFFICIENCY
AND VALIDITY OF PETITIONS 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 that this is a true and correct copy of *Fraser Valley Regional District Dogwood Water System Capital Construction Loan Authorization Bylaw No. 1509, 2019* as read a third time by the Fraser Valley Regional District Board of Directors on the _____ day of _____

Dated at Chilliwack, B.C. this _____ day of _____

Corporate Officer/Deputy

To: CAO for the Electoral Area Services Committee

Date: 2018-11-28

From: Katarina Duke, Engineering & Community Services Technologist

File No: 3920-20

Subject: Fraser Valley Regional District Electoral Area D Water System Capital Construction Loan Authorization Bylaw No. 1511, 2019

RECOMMENDATION

THAT the Fraser Valley Regional District Board consider giving first, second and third readings to the bylaw cited as *Fraser Valley Regional District Electoral Area D Water System Capital Construction Loan Authorization Bylaw No. 1511, 2019*;

STRATEGIC AREA(S) OF FOCUS

Support Healthy & Sustainable Community

Provide Responsive & Effective Public Services

BACKGROUND

Recently the FVRD submitted an application for grant funding under the Investing in Canada Infrastructure-Environmental Quality (ICIP) program for an extension of the Area D Integrated Water System. The purpose of the project is to extend the watermain to provide potable water and fire protection to an additional 22 property owners on McGregor Road. The grant program is structured such that 73% of the project costs are covered by the grant funding while the remaining 27% must be provided by the Local Government.

The bylaw discussed in this report as *Fraser Valley Regional District Electoral Area D Water System Capital Construction Loan Authorization Bylaw No. 1511, 2019* (the Bylaw) is required for the watermain extension on McGregor Road to proceed.

DISCUSSION

The project includes the design, engineering and construction of 1350m of 200mm diameter watermain; horizontal directional drill under Bridal Creek, installation of 9 fire hydrants; and 22 service connections including water meters.

The FVRD has completed an estimate for the project. The costs of the project have been estimated to be \$806,000.

The FVRD has submitted an application for \$588,380 in funding from the Investing in Canada Infrastructure-Environmental Quality (ICIP) program specifically for this project. There is no funding available to help augment the grant funds for the extension, thus there is an outstanding balance of \$217,620 that must be borrowed to complete the project.

The Provincial grant administrators have informed the FVRD that in order for this grant application to be deemed complete the FVRD must demonstrate that it possesses the required local share of the project cost or has a loan authorization bylaw for the local share at third reading. Should the Board give *Fraser Valley Regional District Electoral Area D Water System Capital Construction Loan Authorization Bylaw No. 1511, 2019* first, second and third reading it will then be forwarded to the Province and the grant application will be complete.

Should the grant funding be awarded the next steps will be to conduct public information meetings to present the project to the affected property owners and then to proceed with a petition process. If the petition process is successful the bylaw would then be brought back to the Board for final adoption.

If grant funding is not awarded or if the petition process does not pass first, second and third reading of the bylaw can be rescinded and the bylaw withdrawn.

COST

The total cost of the project is not expected to exceed \$806,000. Under the Investing in Canada Infrastructure-Environmental Quality (ICIP) program, if awarded, \$588,380 will be paid for with grant funding. The outstanding balance of \$217,620 will be funded through financing from the Municipal Finance Authority of BC by the residents the extension will benefit. No costs will be incurred if the grant application is unsuccessful or if the affected property owners do not petition in favor of the project.

COMMENTS BY:

Sterling Chan, Manager of Engineering and Infrastructure Reviewed and Supported.

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

Mike Veenbaas, Director of Financial Services Reviewed and Supported.

Paul Gipps, Chief Administrative Officer Reviewed and Supported

FRASER VALLEY REGIONAL DISTRICT

BYLAW No. 1511, 2019

A bylaw to authorize the borrowing for capital costs associated with the extension of the Electoral Area D Integrated Water System Service Area

WHEREAS the Fraser Valley Regional District Board of Directors ("the Board") deems it necessary to extend the boundaries of the Service Area established by *Fraser Valley Regional District Electoral Area D Integrated Water System Service Area Merger Bylaw No. 0861, 2011*;

AND WHEREAS the Board has established the Electoral Area D Water System Capital Construction Service Area by adoption of Bylaw No. 1510, 2019 for the purpose of constructing infrastructure ("the Works") to serve the extended portion of the service area;

AND WHEREAS the estimated cost of constructing the Works, including expenses incidental thereto, is the sum of EIGHT HUNDRED AND SIX THOUSAND DOLLARS (\$806,000.00), of which the sum of TWO HUNDRED AND FORTY THOUSAND DOLLARS \$240,000 is the amount of debt intended to be borrowed by this bylaw;

AND WHEREAS the maximum term for which a debenture may be issued to secure the debt created by this bylaw is for a term not to exceed 20 years;

AND WHEREAS the authority to borrow under this bylaw expires five years from the date on which this bylaw is adopted;

AND WHEREAS the Board has received participating area approval through the electoral area services petition process;

THEREFORE the Board enacts as follows:

1) CITATION

This bylaw may be cited as *Fraser Valley Regional District Electoral Area D Water System Capital Construction Loan Authorization Bylaw No. 1511, 2019*.

2) ENACTMENTS

- a) The Board is hereby empowered and authorized to undertake and carry out or cause to be undertaken and carried out the construction of infrastructure ("the Works") to serve the Electoral Area D Water System Capital Construction Service Area within a portion of Electoral Area D. Said work is to be carried out generally in accordance with plans on file in the Fraser Valley Regional District office, and to do all things necessary in connection therewith and without limiting the generality of the foregoing:
 - i. To borrow upon the credit of the Fraser Valley Regional District a sum not exceeding TWO HUNDRED AND FORTY THOUSAND DOLLARS \$240,000; and

- ii. To acquire all such real such real property, easements, rights-of-way, licenses, rights or authorities as may be requisite or desirable for, or in connection with, the construction of the Works.
- b) The maximum term for which debentures may be issued to secure the debt created by this bylaw is 20 years.

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 _____

CERTIFICATION AS TO SUFFICIENCY
AND VALIDITY OF PETITIONS 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 that this is a true and correct copy of *Fraser Valley Regional District Electoral Area D Water System Capital Construction Loan Authorization Bylaw No. 1511, 2019* as read a third time by the Fraser Valley Regional District Board of Directors on the day of

Dated at Chilliwack, B.C. this day of

Corporate Officer/Deputy

DRAFT

To: CAO for the Electoral Area Services Committee

Date: 2018-12-11

From: Katarina Duke, Engineering & Community Services Technologist

File No: 3920-20

Subject: Fraser Valley Regional District Hatzic Prairie Water Supply and Distribution System Service Area Amendment Bylaw No. 1512, 2019 and Fraser Valley Regional District Hatzic Prairie Water System Capital Construction Service Area Amendment Bylaw No. 1513, 2019

RECOMMENDATION

THAT the Fraser Valley Regional District Board consider giving first, second and third readings to the bylaw cited as *Fraser Valley Regional District Hatzic Prairie Water Supply and Distribution System Service Area Amendment Bylaw No. 1512, 2019*;

AND THAT the Fraser Valley Regional District Board consider giving first, second and third readings to the bylaw cited *Fraser Valley Regional District Hatzic Prairie Water System Capital Construction Service Area Amendment Bylaw No. 1513, 2019*.

STRATEGIC AREA(S) OF FOCUS

Provide Responsive & Effective Public Services

DISCUSSION

Staff have received requests from one property owner for the boundaries of the Hatzic Prairie Water System Service Area System be amended and extended to include their property. This property was not previously connected to the Hatzic Prairie Water System. Additionally, Staff were informed of two other properties which were connected to the Hatzic Prairie Water System but not within the service area. The property owners were contacted and request to have the boundaries of the Hatzic Prairie Water System Service Area System Service Area be amended and extended to include their properties.

The property being removed from the Hatzic Prairie Water System and Hatzic Prairie Water System Capital Construction service areas was added these service areas earlier this year by Bylaws 1433, 2017 and 1434, 2017 respectively. These bylaws were originally brought forth earlier this year for a project

to construct a watermain extension on Sylvester Rd and brought properties adjacent to the watermain installation into both service areas. The property being removed is a corner parcel which was already fronting watermain and had always had the option of joining the water system. Accordingly, this property should not have been included in the aforementioned service area bylaws.

COST

No costs to the FVRD.

Each property owner is to be responsible for the cost of installing a service connection to their property. Additionally each property owner must pay a one-time Capital Improvement Connection Fee of \$2,067.03 prior to connecting to the system.

COMMENTS BY:

Sterling Chan, Manager of Engineering and Infrastructure: Reviewed and supported

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

Mike Veenbaas, Director of Financial Services: Reviewed and supported

Paul Gipps, Chief Administrative Officer: Reviewed and supported

FRASER VALLEY REGIONAL DISTRICT

BYLAW NO. 1512, 2019

A bylaw to amend the boundaries of the Hatzic Prairie 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 Hatzic Prairie Water Supply and Distribution System Service Area established by Bylaw No. 0837, 2007;

AND WHEREAS the Board has also been petitioned to amend the boundary of the Hatzic Prairie Water Supply Hatzic Prairie Water Supply and Distribution System Service Area by excluding one property.

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

1) CITATION

This bylaw may be cited as *Fraser Valley Regional District Hatzic Prairie Water Supply and Distribution System Service Area Amendment Bylaw No. 1512, 2019*.

2) ENACTMENTS

- a) *Fraser Valley Regional District Hatzic Prairie Water Supply and Distribution System Service Area Establishment Bylaw No. 0837, 2007*, is hereby amended by extending the boundaries of the Service Area to include 3 properties and to exclude 1 property as shown on Schedule 1512-A attached to and forming an integral part of this bylaw.
- b) Schedule A to Bylaw No. 0837, 2007 is hereby replaced by Schedule 1512-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 F as shown on Schedule 1512-B.
- c) That the provisions of all bylaws that are now in effect with regard to the establishment and amendment of the Hatzic Prairie Water Supply and Distribution System Service Area shall henceforth apply to those lands outlined on Schedule 1512-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

READ A FIRST TIME THIS _____ day of _____

READ A SECOND TIME THIS _____ day of _____

READ A THIRD TIME THIS _____ day of _____

CERTIFICATION AS TO SUFFICIENCY
AND VALIDITY OF PETITIONS this day of

ADOPTED THIS _____ day of _____

Chair/Vice-Chair

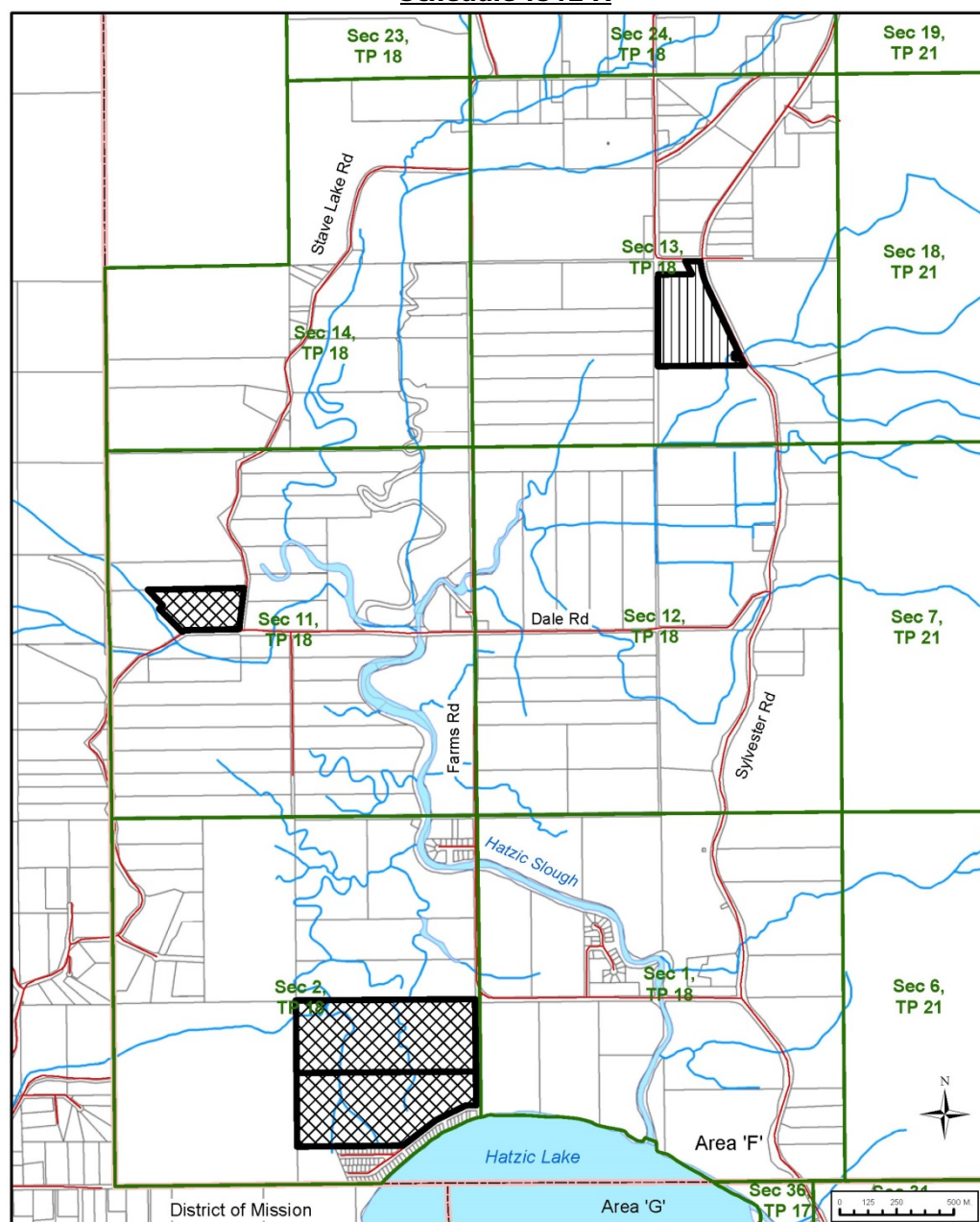
Corporate Officer/Deputy

5) CERTIFICATION

I hereby certify the foregoing to be a true and correct copy of *Fraser Valley Regional District Hatzic Prairie Water Supply and Distribution System Service Area Amendment Bylaw No. 1512, 2019* as adopted by the Fraser Valley Regional District Board on the

Dated at Chilliwack, BC this

Corporate Officer/Deputy

FRASER VALLEY REGIONAL DISTRICT BYLAW NO. 1512, 2019**Schedule 1512-A**

Map Reference: 92G019.4.3, 4.4 & 92G029.2.1, 2.2

Dec 4, 2018

Land District: New Westminster District

Land title Office: New Westminster

LEGEND

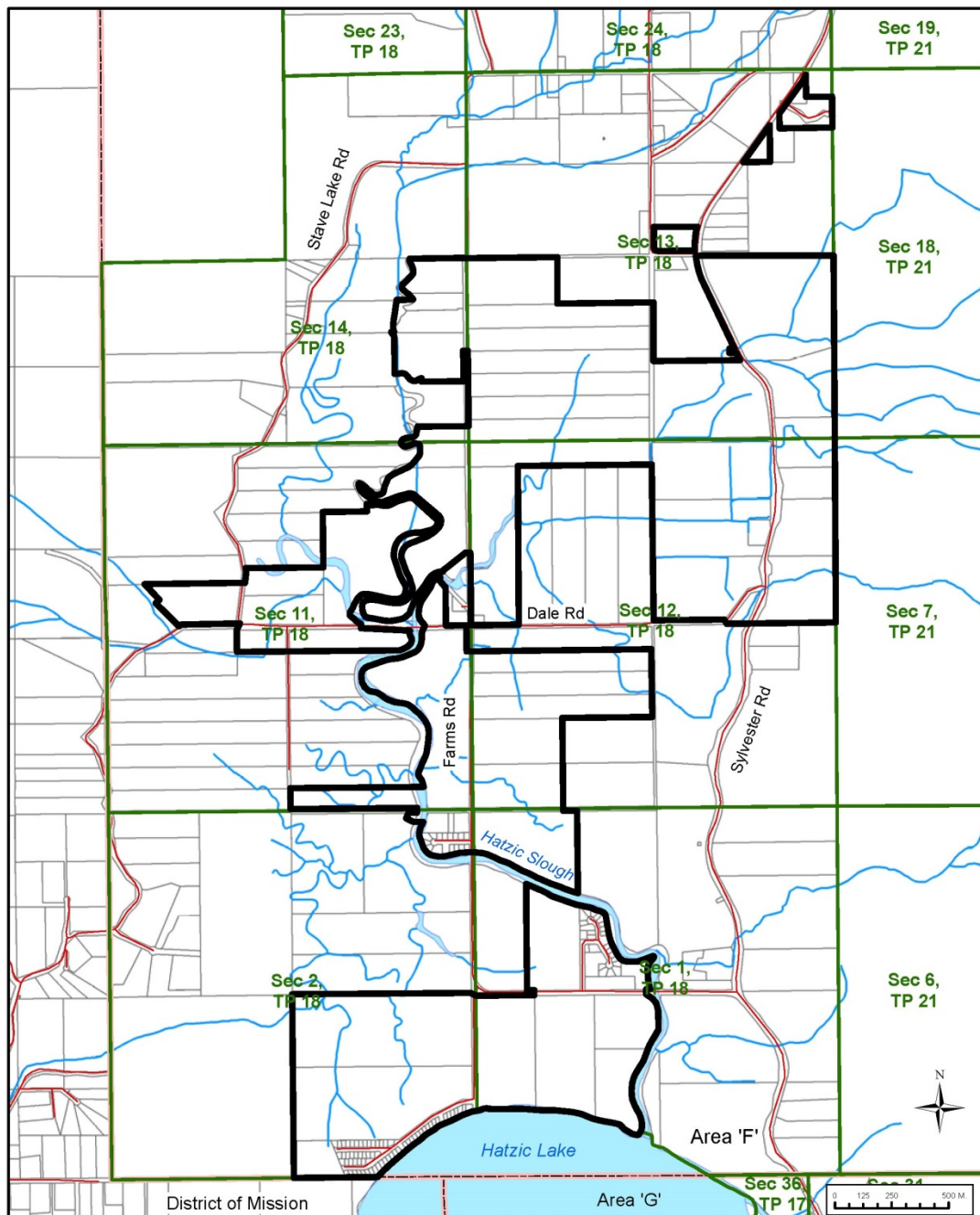
Area to be added to the Fraser Valley Regional District Hatzic Prairie Water Supply and Distribution System Service Area.



Area to be removed from the Fraser Valley Regional District Hatzic Prairie Water Supply and Distribution System Service Area.

This is map 1 of 1 constituting Schedule 1512-A attached to and forming part of *Fraser Valley Regional District Hatzic Prairie Water Supply and Distribution System Service Area Amendment Bylaw No. 1512, 2019*.

FRASER VALLEY REGIONAL DISTRICT BYLAW NO. 1512, 2019
Schedule 1512-B



Map Reference: 92G019.4.3, 4.4 & 92G029.2.1, 2.2

Dec 4, 2018

Land District: New Westminster District

Land title Office: New Westminster

LEGEND



Boundaries of the Fraser Valley Regional District Hatzic Prairie Water Supply and Distribution System Service Area as amended.

This is map 1 of 1 constituting Schedule 1512-B attached to and forming part of *Fraser Valley Regional District Hatzic Prairie Water Supply and Distribution System Service Area Amendment Bylaw No. 1512, 2019*.

FRASER VALLEY REGIONAL DISTRICT

BYLAW NO. 1513, 2019

**A bylaw to amend the boundaries of the
Hatzic Prairie Water System Capital Construction Service Area**

WHEREAS the Fraser Valley Regional District Board of Directors ("the Board") has been petitioned to amend the boundary of the Hatzic Prairie Water System Capital Construction Service Area established by Bylaw No. 1434, 2017, by excluding one property;

THEREFORE the Board enacts as follows:

1) CITATION

This bylaw may be cited as *Fraser Valley Regional District Hatzic Prairie Water System Capital Construction Service Area Amendment Bylaw No. 1513, 2019*.

2) ENACTMENTS

- a) *Fraser Valley Regional District Hatzic Prairie Water System Capital Construction Service Area Establishment Bylaw No. 1434, 2017* is hereby amended by reducing the boundaries of the Service Area to exclude the property shown on Schedule 1513-A attached to and forming an integral part of this bylaw.
- b) Schedule A to Bylaw No. 1434, 2017 is hereby replaced by Schedule 1513-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 F as shown on Schedule 1513-B.
- c) That the provisions of all bylaws that are now in effect with regard to the establishment and amendment of the Hatzic Prairie Water System Capital Construction Service Area shall henceforth apply to those lands outlined on Schedule 1513-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 day of

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

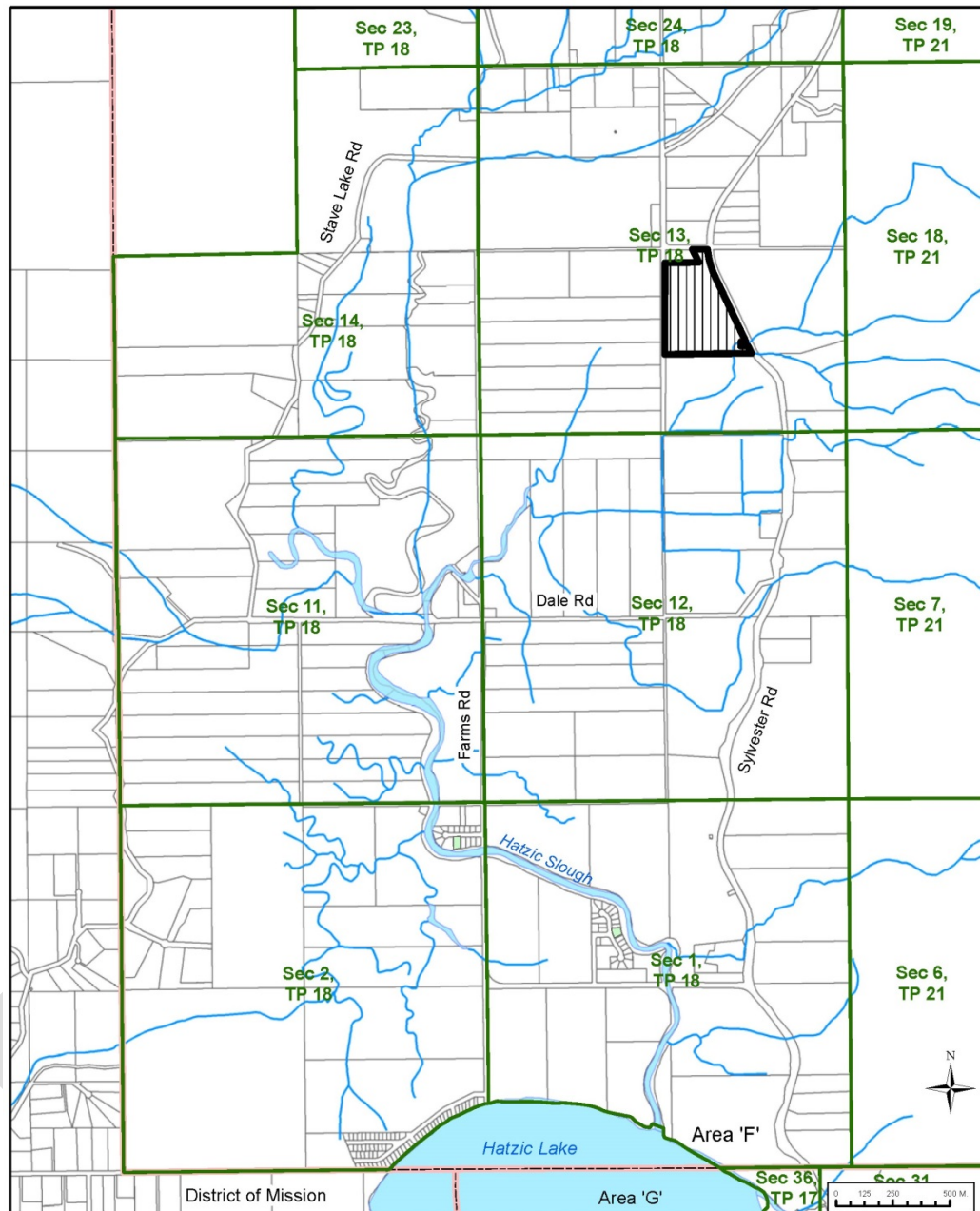
5) CERTIFICATION

I hereby certify the foregoing to be a true and correct copy of *Fraser Valley Regional District Hatzic Prairie Water System Capital Construction Service Area Amendment Bylaw No. 1513, 2019* as adopted by the Fraser Valley Regional District Board on the

Dated at Chilliwack, BC this

Corporate Officer/Deputy

FRASER VALLEY REGIONAL DISTRICT BYLAW NO. 1513, 2019
Schedule 1513-A



Map Reference: 92G019.4.3, 4.4 & 92G029.2.1, 2.2

Dec 4, 2018

Land District: New Westminster District

Land title Office: New Westminster

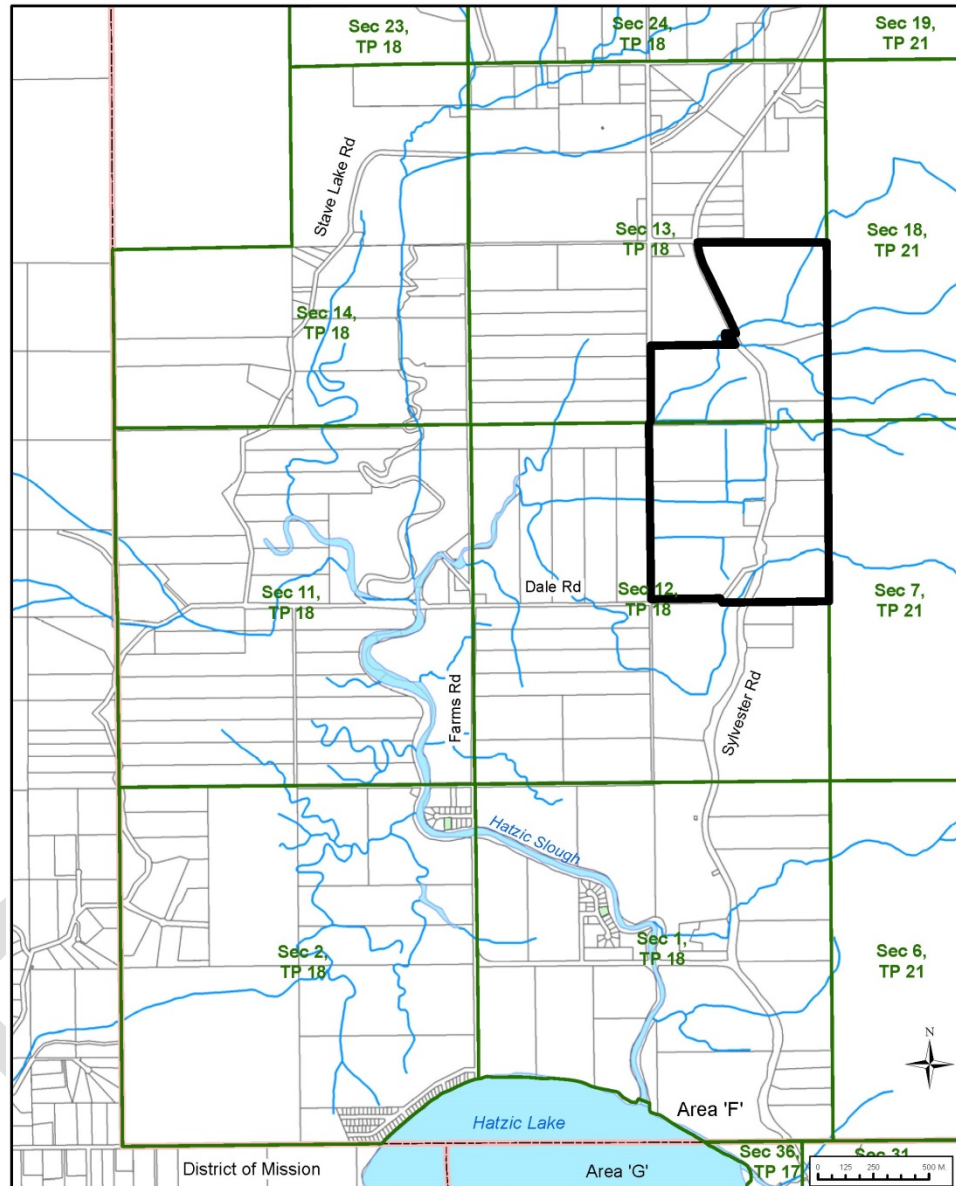
LEGEND



Area to be removed from the Fraser Valley Regional District Hatzic Prairie Water System Capital Construction Service Area

This is map 1 of 1 constituting Schedule 1513-A attached to and forming part of *Fraser Valley Regional District Hatzic Prairie Water System Capital Construction Service Area Amendment Bylaw No. 1513, 2019*.

FRASER VALLEY REGIONAL DISTRICT BYLAW NO. 1513, 20YY
Schedule 1513-B



Map Reference: 92G019.4.3, 4.4 & 92G029.2.1, 2.2
 Land District: New Westminster District
 Land title Office: New Westminster

Dec. 4, 2018

LEGEND



Boundaries of the Fraser Valley Regional District Hatzie Prairie Water System Capital Construction Service Area as amended.

This is map 1 of 1 constituting Schedule 1513-B attached to and forming part of *Fraser Valley Regional District Hatzie Prairie Water System Capital Construction Service Area Amendment Bylaw No. 1513, 2019*.

To: CAO for the Electoral Area Services Committee

Date: 2018-12-11

From: Andrea Antifaeff, Planner I

File No: 3090-20-2018-32

Subject: Application for Development Variance Permit 2018-32 to reduce the flanking street setback to permit the addition to a mobile home at 10435 Rutley Road, Electoral Area D

RECOMMENDATION

THAT the Fraser Valley Regional District Board issue Development Variance Permit 2018-32 to reduce the flanking street setback from 25 feet (7.6 metres) to 7.9 feet (2.4 metres), to the foundation and 6.9 feet (2.1 metres) to the eave, to facilitate an addition to a mobile home at 10435 Rutley Road, Area "D", subject to consideration of any comments or concerns raised by the public.

AND THAT Development Variance Permit 2018-32 replace and supersede Development Variance Permit 2018-20 and Development Variance Permit 2017-12 and that both Development Variance Permits be cancelled and removed from title.

STRATEGIC AREA(S) OF FOCUS

Provide Responsive & Effective Public Services

BACKGROUND

The owners of the property have made an application for a Development Variance Permit (DVP) in order to reduce the required setback to a flanking street lot line as outlined in *Zoning By-law for Electoral Area "D", 1976 of the Regional District of Fraser-Cheam*.

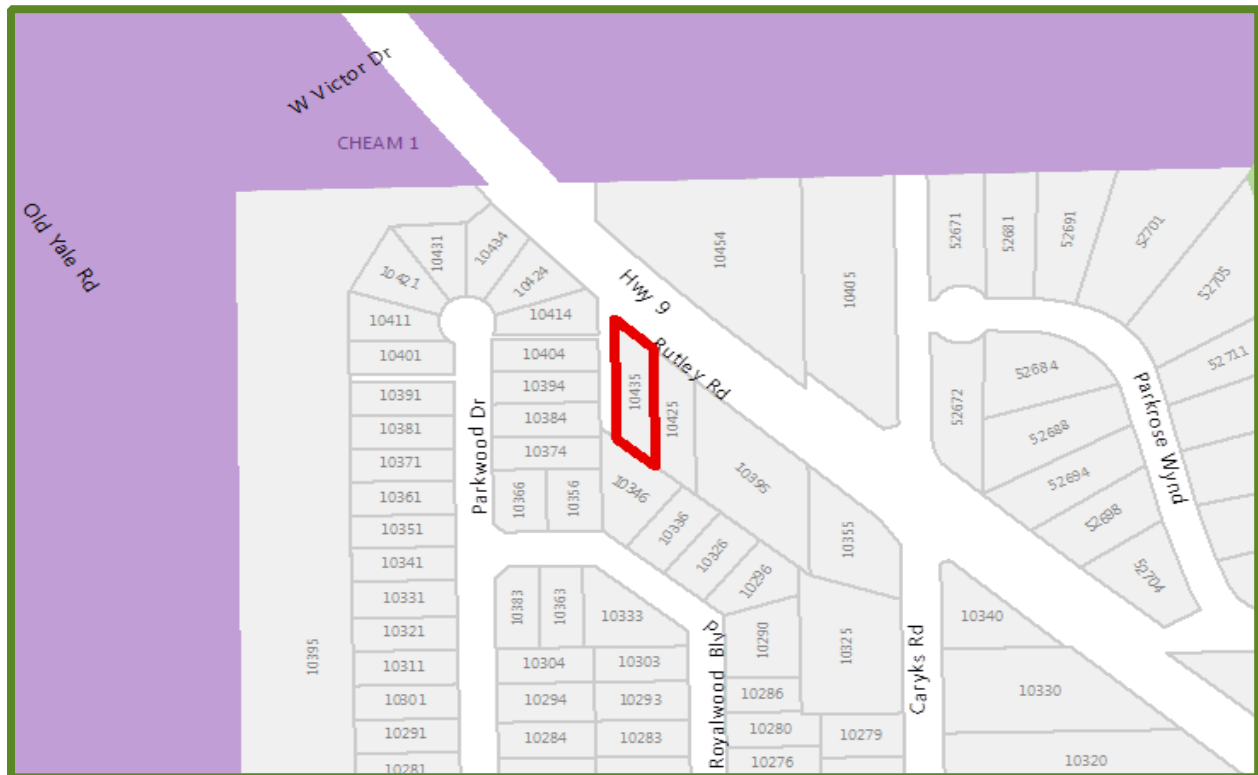
PROPERTY DETAILS			
Electoral Area	D		
Address	10435 Rutley Road		
PID	009-088-229		
Folio	733.06643.050		
Lot Size	0.34 acres		
Owner	Willem-Jan Kersten & Berendina Quik	Agent	n/a
Current Zoning	Country Residential (CR)	Proposed Zoning	No change
Current OCP	Suburban Residential	Proposed OCP	No change

Current Use	Residential	Proposed Use	No change
Development Permit Areas	None		
Agricultural Land Reserve	No		

ADJACENT ZONING & LAND USES

North	^	Hwy 9
East	>	Country Residential (CR), Single Family Dwelling
West	<	Suburban Residential 2 (SBR-2), Single Family Dwelling
South	v	Suburban Residential 2 (SBR-2), Single Family Dwelling

NEIGHBOURHOOD MAP



PROPERTY MAP



DISCUSSION

The owners of the subject property are undertaking a significant addition to their existing mobile home. As part of the building permit process the owners were required to obtain a forms survey. Upon receipt of the forms survey the owners realized that there was a discrepancy between the site plan submitted for DVP 2018-20 and the forms survey. The owners have therefore applied for another variance to bring the proposed addition into compliance. Appendix A shows the forms survey received.

History of Issued Variances

DVP 2017-12

At the FVRD Board meeting on June 27, 2017 the board issued Development Variance Permit 2017-12 reducing the flanking street setback along the west side of the property line from 25 feet (7.62 metres) to 14.25 feet (4.34 metres), clear to sky, to enclose a patio and for the construction of an addition to the mobile home.

DVP 2018-20

At the FVRD Board meeting on June 26, 2018 the board issued Development Variance Permit 2018-20 reducing the flanking street setback along the west side of the property line from 25 feet (7.62 metres) to 8.5 feet (2.6 metres), clear to sky, for the construction of an addition to the mobile home. Development Variance Permit 2018-20 replaced Development Variance Permit 2017-12.

Development Variance Permit	Required	Proposed	Variance
DVP 2017-12 (June 2017)	25 feet (7.62 metres)	14.25 feet (4.34 metres) to eave	10.75 feet (3.28 metres)
DVP 2018-20 (June 2018)	25 feet (7.62 metres)	8.5 feet (2.6 metres) to eave	16.5 feet (5.02 metres)
DVP 2018-32 (December 2018)	25 feet (7.62 metres)	7.9 feet (2.4 metres) to foundation 6.9 feet (2.1 metres) to eave	17.1 feet (5.22 metres) 18.1 feet (5.52 metres)

Bylaw Enforcement

The construction of an enclosed patio and mobile home addition commenced without a building permit. Consequently, the property is in bylaw contravention for construction without a permit. In order to bring the property back into conformity, the property owners are cooperating with the FVRD and MOTI, and have applied for a building permit for the works (BP013903). The owners have also applied for and have been issued a permit from MOTI to construct within the 3.0 metre MOTI setback (unconstructed road).

Building Permit – BP013903

The property owners were issued a building permit on August 10, 2018 and construction commenced. The property owners informed the FVRD building department of the discrepancy between the forms survey obtained and the site plan previously submitted. After notification a FVRD building inspector posted the mobile home addition with a Stop Work Notice on October 26, 2018. The reduced setback will not have effect on fire separation requirements.

Property History

The subject property was issued a building permit for a carport in 1984. To issue the building permit for the carport, the property owners required a setback relaxation to the west property line (flanking street). The owners appealed to the Board of Variance for setback relief to allow the construction of a carport and the request was granted June 8, 1984. The Board of Variance relaxed the setback 15 feet.

Variance Requested – DVP 2018-32

Application Rationale

The applicant advises that the reason in support of their variance is: After the forms survey was completed, it was discovered that there was a discrepancy between the survey and the site plan previously submitted. Construction has already commenced and now the foundation is not in compliance.

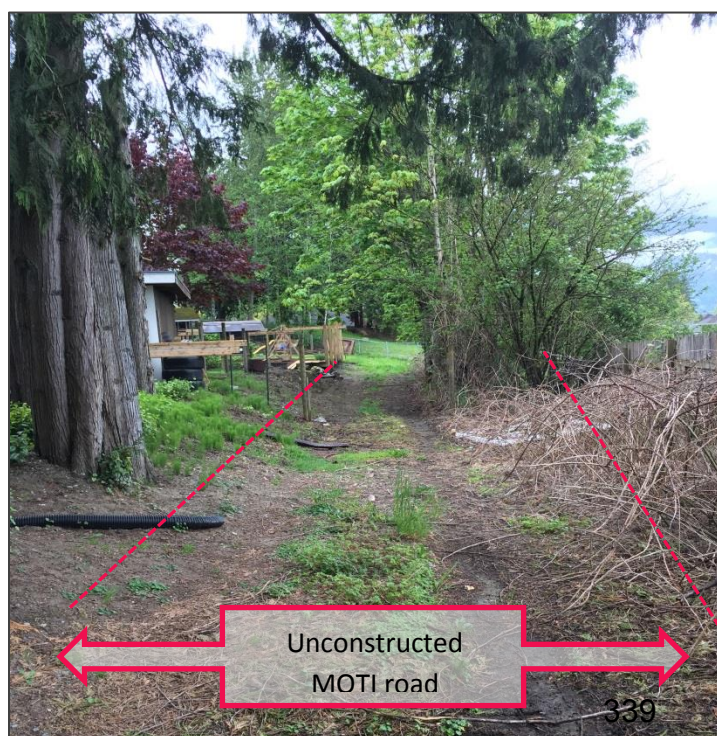
Flanking Street Variance

The owners are seeking an 18 foot (5.5 metre) relaxation to the required flanking street setback, reducing the setback requirement from 25 feet (7.6 metres) to 7.9 feet (2.4 metres), to the foundation and 6.9 feet (2.1 metres) to the eave.

The flanking street of 10435 Rutley Road is an un-developed Ministry of Transportation and Infrastructure (MOTI) road right-of-way that lies adjacent to the west property line. Figure 1 demonstrates the un-developed road. The mobile home addition encroaches into the 3.0 metre MOTI setback (unconstructed road) by 0.9 metres (3 feet). MOTI has issued a permit to reduce the building setback to less than 3.0 metres from the property line fronting an unconstructed road (Appendix B). MOTI has indicated there are no plans to construct the road; however, if plans change the property owners would have to remove the portions of any building within 3.0 metres of the road right-of-way. The Ministry cannot guarantee that the road will not be constructed at some point in the future. The MOTI permit may be terminated any time at the discretion of the Minister.

Development Variance Permit 2018-32 would replace Development Variance Permit 2018-20.

Figure 1 – West property line adjacent to MOTI unconstructed road



Neighbourhood Notification and Input

All property owners within 30 metres of the property will be notified by the FVRD of the development variance permit application and be given the opportunity to provide written comments or attend the Board meeting to state their comments. FVRD staff encourage the applicant to advise neighbouring property owners and residents of the requested variance in advance of the mail-out notification. To date no letters of support or objection have been submitted.

COST

The application fee of \$350.00 has been paid by the applicant.

CONCLUSION

The property owners have applied for a DVP to reduce the required flanking street setback. If MOTI rescinds their encroachment permit, the property owners would have to remove the portions of any building within 3.0 metres of the road right-of-way. We would normally want to avoid this situation, but given that 1. The owners were attempting to comply and the siting is the result of a construction error; and, 2. MOTI is unlikely to develop the unconstructed road; staff recommend that the FVRD Board issue the permit. The variance is not anticipated to negatively affect surrounding properties, given the reduced setback is to an unconstructed MOTI road and the previous DVP was approved in 2018 and did not receive any objections from the neighbourhood. The property also has an irregular configuration with the siting of the existing mobile home.

OPTIONS

Option 1 – Issue (Staff Recommendation)

Staff recommend that the FVRD Board issue Development Variance Permit 2018-32 for the property located at 10435 Rutley Road, Electoral Area D to reduce the required flanking street setback from 25 feet (7.62 metres) to 7.9 feet (2.4 metres), to the foundation and 6.9 feet (2.1 metres) to the eave, subject to consideration of any comments or concerns raised by the public.

Option 2 – Refuse

If the Board wishes to refuse the application, the following motion would be appropriate:

MOTION: THAT the Fraser Valley Regional District Board refuse Development Variance Permit 2018-32 for the property located at 10435 Rutley Road, Electoral Area D.

Option 3 – Refer to Staff

If the Board wishes to refer the application back to staff to address outstanding issues, the following motion would be appropriate:

MOTION: THAT the Fraser Valley Regional District Board refer the application for Development Variance Permit 2018-32 for the property located at 10435 Rutley Road, Electoral Area D to FVRD Staff.

COMMENTS BY:

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

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

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

Paul Gipps, Chief Administrative Officer: Reviewed and supported

Appendix A Forms Survey

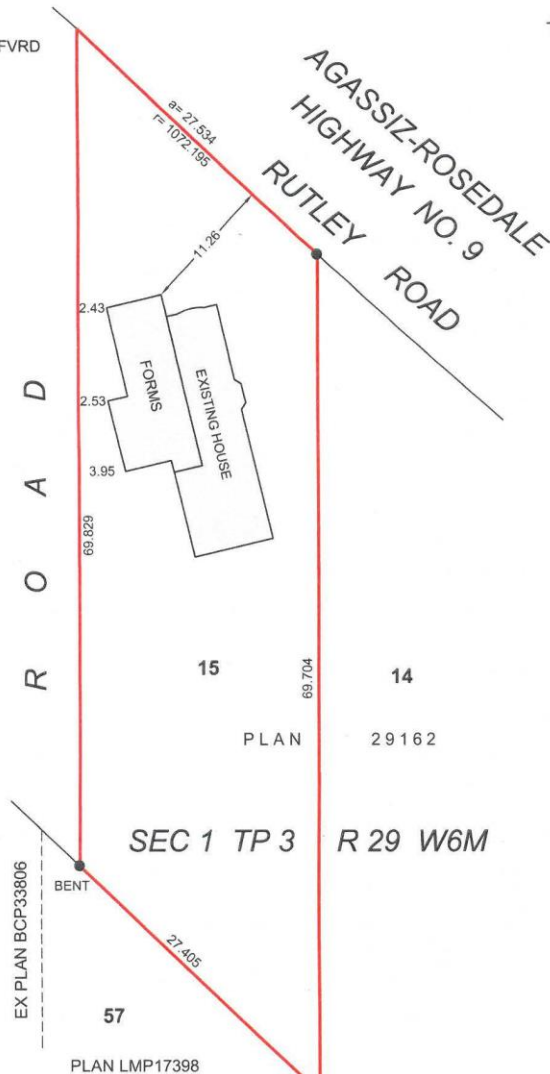
BC LAND SURVEYOR'S CERTIFICATE OF FORM LOCATION ON LOT 15 SECTION 1 TOWNSHIP 3 RANGE 29 W6M NEW WESTMINSTER DISTRICT PLAN 29162

CLIENT: Willem Kersten
PID: 009-088-229
CIVIC ADDRESS: 10435 Rutley Road, FVRD
BUILDING PERMIT: 013903
SCALE: 1:400
FB: C375/1111-112

REGISTERED DOCUMENTS:

MORTGAGE: CA1440571

SCALE 1:400



● DENOTES STANDARD IRON POST FOUND

NOTES:

- THIS PLAN HAS BEEN PREPARED BASED ON LAND TITLE & SURVEY AUTHORITY RECORDS (AND A FIELD SURVEY) [PLAN 29162].
- OFFSET DISTANCES ARE MEASURED TO THE EXTERIOR OF FOUNDATION FORMS AND ARE PERPENDICULAR TO PROPERTY LINES.
- THIS PLAN WAS PREPARED FOR FVRD FORMS BYLAW COMPLIANCE AND IS FOR THE EXCLUSIVE USE OF KERSTEN WILLEM.
- THIS DOCUMENT SHALL NOT BE USED TO DEFINE PROPERTY LINES OR PROPERTY CORNERS.
- VECTOR GEOMATICS AND SIGNATORY ACCEPT NO RESPONSIBILITY FOR, AND HEREBY DISCLAIM, ALL OBLIGATIONS AND LIABILITIES FOR DAMAGES INCLUDING, BUT NOT LIMITED TO, DIRECT, INDIRECT, SPECIAL, AND CONSEQUENTIAL DAMAGES ARISING OUT OF OR IN CONNECTION WITH ANY DIRECT OR INDIRECT USE OR RELIANCE UPON THE PLAN BEYOND ITS INTENDED USE.

CERTIFIED CORRECT THIS
NOVEMBER 1, 2018
WILLIAM
TUNBRIDGE
ALLAN TUNBRIDGE, B.C.L.S. 703
This Document is Not Valid Unless Originally Signed and Sealed

VECTOR
GEOMATICS LAND SURVEYING LTD.
Chilliwack Office
6-7965 Venture Place
Chilliwack, B.C. V2R 0K2
Ph.: (604)792-4264
www.vectorgeomatics.com

File: CW1800121P15 Date: 2018-11-01

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Appendix B MOTI Permit



BRITISH
COLUMBIA

Ministry of Transportation
and Infrastructure

Permit/File Number: 2017-03450 rev. 2

Office: Chilliwack Area Office

PERMIT TO REDUCE BUILDING SETBACK LESS THAN 4.5 METRES FROM THE PROPERTY LINE FRONTING A PROVINCIAL PUBLIC HIGHWAY

PURSUANT TO TRANSPORTATION ACT AND/OR THE INDUSTRIAL ROADS ACT AND/OR THE
MOTOR VEHICLE ACT AND/OR AS DEFINED IN THE NISGA'A FINAL AGREEMENT AND THE
NISGA'A FINAL AGREEMENT ACT.

BETWEEN:

The Minister of Transportation and Infrastructure

Chilliwack Area Office
45890 Victoria Avenue
Chilliwack, BC V2P 2T1
Canada

("The Minister")

AND:

Willem J Kersten
10435 Rutley Road
Chilliwack, British Columbia V0X 1X1
Canada

("The Permittee")

WHEREAS:

- A. The Minister has the authority to grant permits for the auxiliary use of highway right of way, which authority is pursuant to both the Transportation Act and the Industrial Roads Act, the Motor Vehicle Act, as defined in the Nisga'a Final Agreement and the Nisga'a Final Agreement Act;
- B. The Permittee has requested the Minister to issue a permit pursuant to this authority for the following purpose:

The construction of a building, the location of which does not conform with British Columbia Regulation 513/04 made pursuant to section 90 of the Transportation Act, S.B.C. 2004, namely; to allow structures within the 3.0m setback from Ministry right of way (unconstructed), as shown on submitted BCLS survey (dated November 1st, 2018).
- C. The Minister is prepared to issue a permit on certain terms and conditions;

ACCORDINGLY, the Minister hereby grants to the Permittee a permit for the Use (as hereinafter defined) of highway right of way on the following terms and conditions:

- 1. This permit may be terminated at any time at the discretion of the Minister of Transportation and Infrastructure, and that the termination of this permit shall not give rise to any cause of action or claim of any nature whatsoever.
- 2. This permit in no way relieves the owner or occupier of the responsibility of adhering to all other legislation, including zoning, and other land use bylaws of a municipality or regional district.
- 3. If the structures are to be removed or destroyed for any reason, they must be replaced at 3.0 meters from the legal boundary of all road allowances.
- 4. Please be advised that in the event of road construction / future road widening, the Ministry of Transportation may ask the applicant to re-locate or remove the permitted structures at the applicant's expense.
- 5. The Ministry of Transportation and Infrastructure will not be held responsible for any damage to the structures.



BRITISH
COLUMBIA

Ministry of Transportation
and Infrastructure

Permit/File Number: 2017-03450 rev. 2

Office: Chilliwack Area Office

The rights granted to the Permittee in this permit are to be exercised only for the purpose as defined in Recital B on page 1.

Dated at Chilliwack, British Columbia, this 15th day of November, 2018

On Behalf of the Minister

SCHEDULE A-4

Permit Application

I / We hereby apply under Part 14 of the *Local Government Act* for a;

☒ Development Variance Permit

☐ Temporary Use Permit

☐ Development Permit

An Application Fee in the amount of \$ _____ as stipulated in FVRD Application Fees Bylaw No. 1231, 2013 must be paid upon submission of this application.

Civic

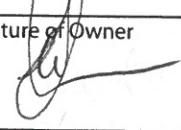
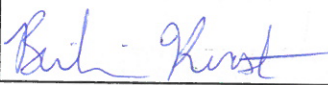
Address 10435 Rutley Rd. PID _____

Legal
Description

Lot _____ Block _____ Section _____ Township _____ Range _____ Plan _____

The property described above is the subject of this application and is referred to herein as the 'subject property.' This application is made with my full knowledge and consent. I declare that the information submitted in support of the application is true and correct in all respects.

Owner's
Declaration

Name of Owner (print) <u>Willem Jan Kersten</u>	Signature of Owner 	Date <u>05/11/2018</u>
Name of Owner (print) <u>Berendina Kersten</u>	Signature of Owner 	Date <u>06/11/2018</u>

Owner's
Contact
Information

Address <u>10435 Rutley Rd.</u>	City <u>Rosedale</u>
Email _____	_____

Office Use Only	Date <u>Nov. 5, 2018</u>	File No.
	Received By <u>KW</u>	Folio No.
	Receipt No.	Fees Paid: \$ <u>350.00</u>

Agent

I hereby give permission to _____ to act as my/our agent in all matters relating to this application.

Only complete this section if the applicant is NOT the owner.

Signature of Owner	Date
Signature of Owner	Date

Agent's contact information and declaration

Name of Agent		Company
Address		City
Email		Postal Code
Phone	Cell	Fax

I declare that the information submitted in support of this application is true and correct in all respects.

Signature of Agent	Date
--------------------	------

Development Details

Property Size _____ Present Zoning _____

Existing Use _____

Proposed Development _____

Proposed Variation / Supplement To Vary the Flanking street setback along the westside of the property line to 2.1m Clear to Sky.

(use separate sheet if necessary)

Reasons in Support of Application I Applied For a previous permit and build accordingly but now There's a discrepancy on the surveyors and Designer approved plans and my Foundation walls are already in place and it doesn't work out to all measurements

Page 2 of 4

**Riparian
Areas
Regulation**

Please indicate whether the development proposal involves residential, commercial, or including vegetation removal or alteration; soil disturbance; construction of buildings and structures; creation of impervious or semi-pervious surfaces; trails, roads, docks, wharves, bridges and, infrastructure and works of any kind – within:

yes no
☐ ☐

30 metres of the high water mark of any water body

yes no
☐ ☐

a ravine or within 30 metres of the top of a ravine bank

"Water body" includes; 1) a watercourse, whether it usually contains water or not; 2) a pond, lake, river, creek, or brook; 3) a ditch, spring, or wetland that is connected by surface flow to 1 or 2 above.

Under the *Riparian Areas Regulation* and the *Fish Protection Act*, a riparian area assessment report may be required before this application can be approved.

**Contaminated
Sites Profile**

Pursuant to the *Environmental Management Act*, an applicant is required to submit a completed "Site Profile" for properties that are or were used for purposes indicated in Schedule 2 of the *Contaminated Sites Regulations*. Please indicate if:

yes no
☐ ☐

the property has been used for commercial or industrial purposes.

If you responded 'yes,' you may be required to submit a Site Profile. Please contact FVRD Planning or the Ministry of Environment for further information.

**Archaeological
Resources**

Are there archaeological sites or resources on the subject property?

yes no I don't know
☐ ☐ ☐

If you responded 'yes' or 'I don't know' you may be advised to contact the Archaeology Branch of the Ministry of Tourism, Sport and the Arts for further information.

Required Information

When providing Application Forms to the applicant, Regional District staff shall indicate which of the following attachments are required for this application. **Additional information may also be required at a later date.**

	Required	Received	Details
Location Map			Showing the parcel (s) to which this application pertains and uses on adjacent parcels
Site Plan At a scale of: 1: _____			Reduced sets of metric plans
			North arrow and scale
			Dimensions of property lines, rights-of-ways, easements
			Location and dimensions of existing buildings & setbacks to lot lines, rights-of-ways, easements
			Location and dimensions of proposed buildings & setbacks to lot lines, rights-of-ways, easements
			Location of all water features, including streams, wetlands, ponds, ditches, lakes on or adjacent to the property
			Location of all existing & proposed water lines, wells, septic fields, sanitary sewer & storm drain, including sizes
			Location, numbering & dimensions of all vehicle and bicycle parking, disabled persons' parking, vehicle stops & loading
			Natural & finished grades of site, at buildings & retaining walls
			Location of existing & proposed access, pathways
			Above ground services, equipment and exterior lighting details
			Location & dimensions of free-standing signs
			Storm water management infrastructure and impermeable surfaces
			Other:
Floor Plans			Uses of spaces & building dimensions
			Other:
Landscape Plan Same scale as site plan			Location, quantity, size & species of existing & proposed plants, trees & turf
			Contour information (_____ metre contour intervals)
			Major topographical features (water course, rocks, etc.)
			All screening, paving, retaining walls & other details
			Traffic circulation (pedestrian, automobile, etc.)
			Other:
Reports			Geotechnical Report
			Environmental Assessment
			Archaeological Assessment
			Other:

The personal information on this form is being collected in accordance with Section 26 of the *Freedom of Information and Protection of Privacy Act, RSBC 1996 Ch. 165* and the *Local Government Act, RSBC 2015 Ch. 1*. It will only be collected, used and disclosed for the purpose of administering matters with respect to planning, land use management and related services delivered, or proposed to be delivered, by the FVRD. Questions about the use of personal information and the protection of privacy may be directed to the FVRD Privacy Officer at 45950 Cheam Avenue, Chilliwack, BC V2P 1N6, Tel: 1-800-528-0061 FOI@fvr.ca.



FRASER VALLEY REGIONAL DISTRICT DEVELOPMENT VARIANCE PERMIT

Permit No. 2018-32**Folio No.** 733.06643.050

Issued to: Willem Kersten & Berendina Quik

Address: 10435 Rutley Road, Rosedale, B.C. V0X 1X1

Applicant: Willem Kersten & Berendina Quik

Site Address: 10435 Rutley Road, Rosedale, B.C. V0X 1X1

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 15, SECTION 1, TOWNSHIP 3, RANGE 29, WEST OF THE 6TH MERIDIAN, NEW WESTMINSTER
DISTRICT, PLAN NWP29162
009-088-229

LIST OF ATTACHMENTS

Schedule "A": Location Map

Schedule "B": Site 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

Zoning By-law for Electoral Area "D", 1976 of the Regional District of Fraser-Cheam is **varied** as follows:

Section 604(a) Highways: is reduced from 25 feet (7.6 metres) for the flanking street setback along the west side of the property line to 7.9 feet (2.4 metres), to the foundation and 6.9 feet (2.1 metres) to the eave, for the construction of an addition to a mobile home.

SPECIAL TERMS AND CONDITIONS

1. No variances other than those specifically set out in this permit are implied or to be construed.
2. If the holder of this permit does not commence the construction with respect to which the Permit was issued within two (2) years after the date of the permit, this permit shall lapse.
3. Development of the site shall be undertaken in accordance with the Site Plan attached hereto as Schedule "B".

4. All new construction shall be generally in compliance with Building Permit No. 013903.

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 developers 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.

SECURITY DEPOSIT

As a condition of the issuance of this Permit, and pursuant to Section 502 of the *Local Government Act*, the Regional Board is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit

Should the holder of this permit:

- a. fail to complete the works required to satisfy the landscaping conditions contained herein,
- b. contravene a condition of the permit in such a way as to create an unsafe condition,

The Regional Board may undertake and complete the works required to satisfy the landscaping conditions, or carry out any construction required to correct an unsafe condition at the cost of the holder of the permit and may apply the security in payment of the costs of the works, with any excess to be returned to the holder of the permit.

Security Posted: (a) an irrevocable letter of credit in the amount of: \$ <N/A>.
 (b) the deposit of the following specified security: \$ <N/A>.

Note: The Regional District shall file a notice of this permit in the Land Title Office stating that the land described in the notice is subject to Development Variance Permit Number 2018-32. The notice shall take the form of Appendix I attached hereto.

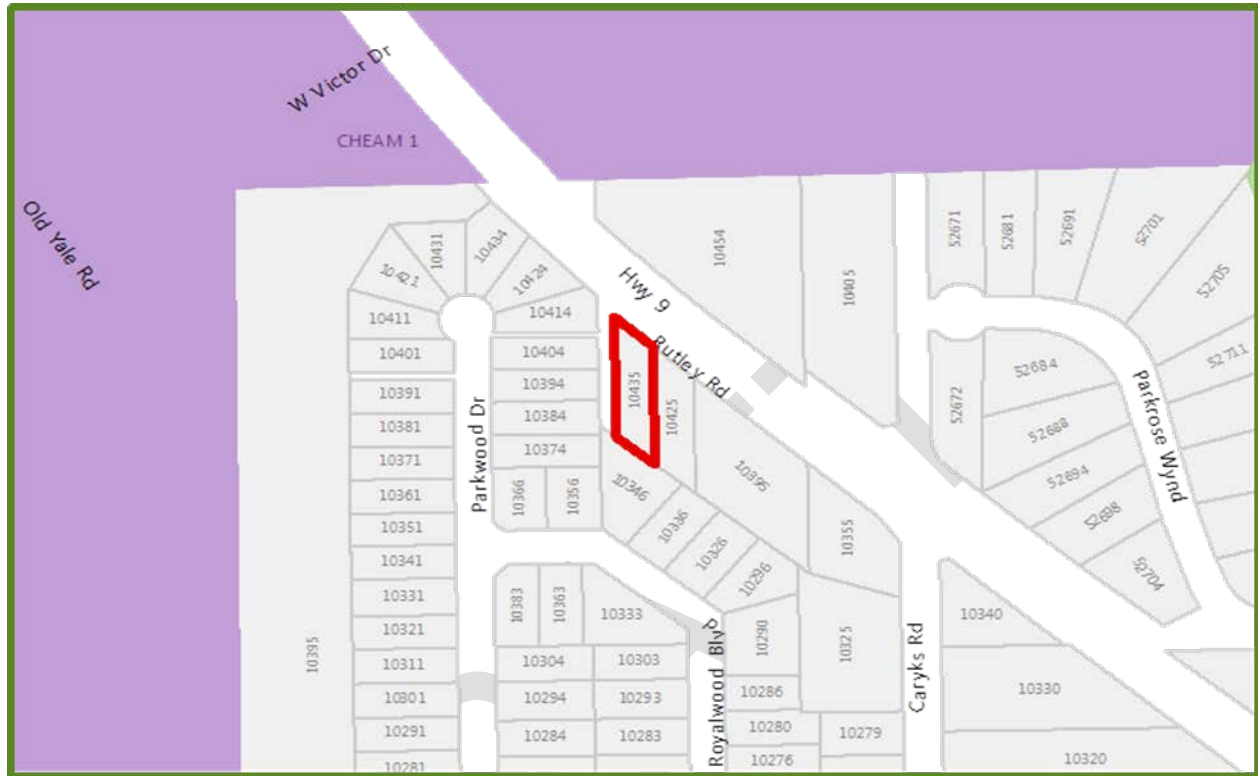
AUTHORIZING RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF THE FRASER VALLEY REGIONAL DISTRICT ON THE <DAY> DAY OF <MONTH>, <YEAR>.

Chief Administrative Officer / Deputy

THIS IS NOT A BUILDING PERMIT

DRAFT

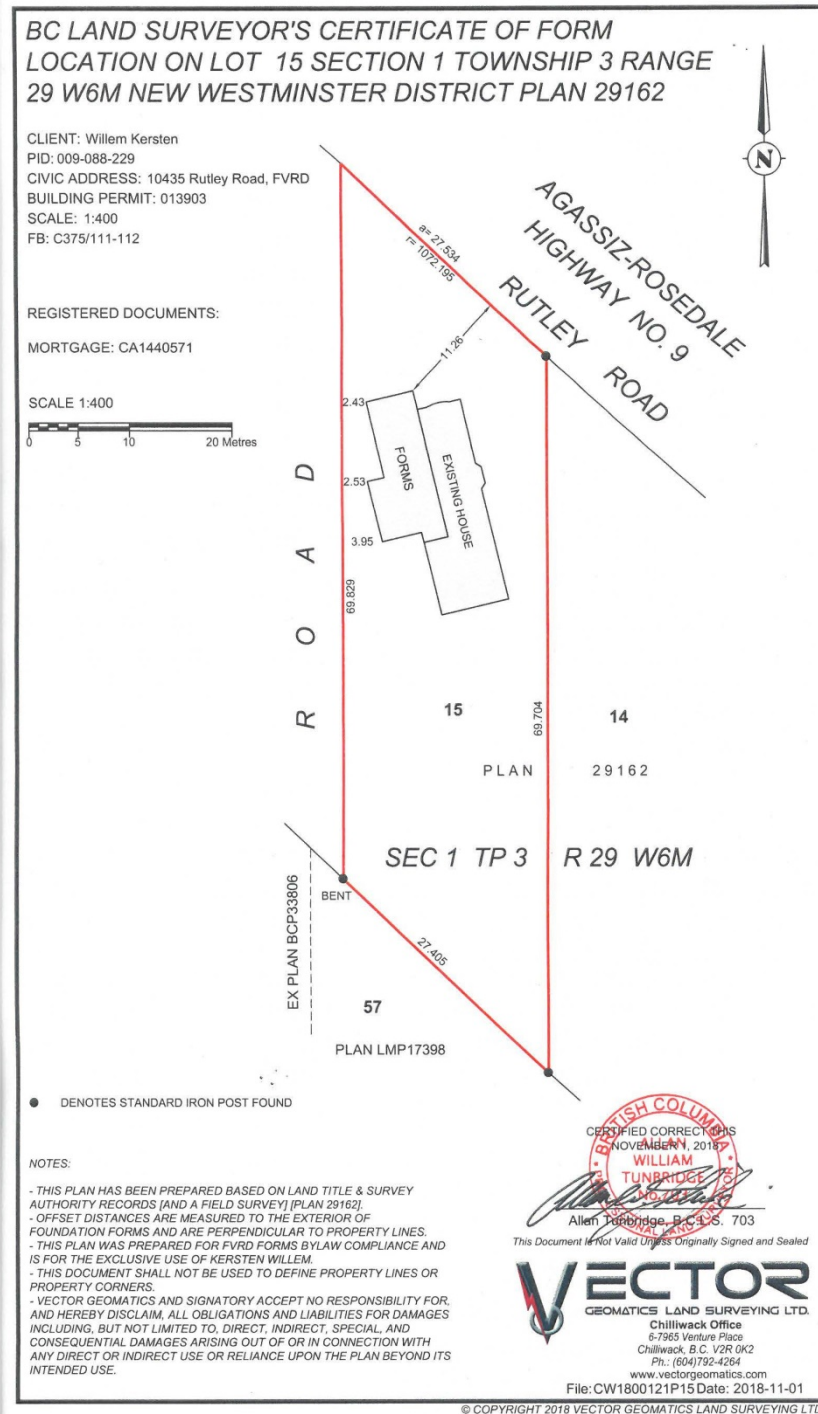
DEVELOPMENT VARIANCE PERMIT 2018-32
SCHEDULE "A"
Location Map



DEVELOPMENT VARIANCE PERMIT 2018-32

SCHEDULE "B"

Site Plan



To: CAO for the Electoral Area Services Committee

Date: 2018-12-11

From: Julie Mundy, Planning Technician

File No: 3090-20-2018-33

Subject: Application for Development Variance Permit 2018-33 to reduce the interior side lot line setback to permit the construction of a dairy barn at Catherwood Road, Electoral Area G

RECOMMENDATION

THAT the Fraser Valley Regional District Board issue Development Variance Permit 2018-33 for the property at 9518 Catherwood Road, Electoral Area G, to reduce the interior side lot line setback from 30.0 metres (98.4 feet) to 9.0 metres (29.5 feet), measured clear to sky, to facilitate the construction of a cattle barn, subject to consideration of any comments or concerns raised by the public.

AND THAT Development Variance Permit 2018-33 replace and supersede Development Variance Permit 2018-25 and that Development Variance Permit 2018-25 be removed from title.

STRATEGIC AREA(S) OF FOCUS

Provide Responsive & Effective Public Services

Foster a Strong & Diverse Economy

BACKGROUND

The property owners have made an application for a Development Variance Permit (DVP) to reduce the interior side lot line setback for a cattle barn as outlined in *Dewdney-Alouette Regional District Land Use and Subdivision Regulation Bylaw No. 559-1992*.

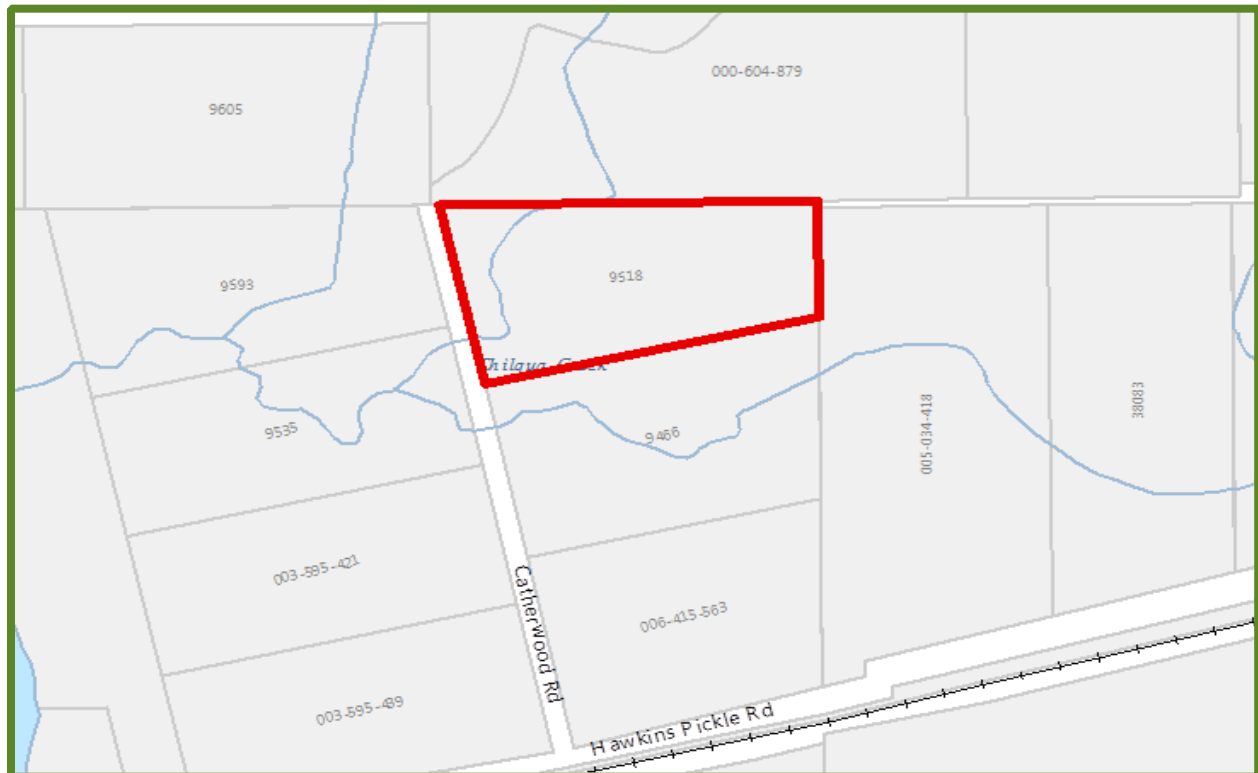
PROPERTY DETAILS			
Electoral Area	G		
Address	9518 Catherwood Road		
PID	006-415-571		
Folio	775.01165.000		
Lot Size	14.5 acres		
Owner	Vandeburg Farms Ltd.	Agent	Jordan Kloot
Current Zoning	Floodplain Agriculture (A-2)	Proposed Zoning	No change
Current OCP	Agricultural (AG)	Proposed OCP	No change
Current Use	Farm	Proposed Use	No change

Development Permit Areas	DPA 2-G (RAR)
Agricultural Land Reserve	Yes

ADJACENT ZONING & LAND USES

North	^	Floodplain Agriculture (A-2), Residential / Farm
East	>	Floodplain Agriculture (A-2), Residential / Farm (owned by applicants)
West	<	Floodplain Agriculture (A-2), Residential / Farm
South	v	Floodplain Agriculture (A-2), Residential / Farm (owned by applicants)

NEIGHBOURHOOD MAP



PROPERTY MAP



DISCUSSION

The owners of the property are proposing to construct a cattle barn at 9518 Catherwood Road. The property is within the Agricultural Land Reserve and is currently being used as a dairy farm. The property owner has applied for a Building Permit and a Development Variance Permit to locate a new barn in a manner that efficiently ties into their existing dairy farm operation. The requested variance is to reduce the interior side lot line setback from 30 metres to 9 metres. A Development Variance Permit was issued to the applicant to construct a barn in July 2018. However, the placement of the barn now requires a revised variance because the building foundation was built closer to the lot line than the issued variance permit allows. Appendix A shows the proposed site plan.

History of Issued Variances – DVP 2018-25

At the FVRD Board meeting on July 10, 2018, the Board issued Development Variance Permit 2018-25 reducing the interior side setback from 30.0 metres (98.4 feet) to 15.0 metres, clear to sky, to facilitate the construction of a cattle barn.

Variance Request – DVP 2018-33

Since the issuance of DVP 2018-25, the applicant poured the barn foundation and had the building footprint surveyed by a professional surveyor. The survey identified the foundation to be only 10.1

metres from the interior property line (instead of the approved 15 metres). As the foundation is build closer to the property line than DVP 2018-25 permits, another variance is requested.

Application Rationale

The applicant advises the reasons in support of the variance are 1) to provide additional room for livestock, and 2) to enable the proposed barn to be sited closely to the existing barns which will contribute to a successful farm business.

Covenant Tying Two Lots Together

The interior side lot line for 9518 Catherwood Road is shared with 9466 Catherwood Road, which is also owned by the applicant. The site plan for the proposed cattle barn shows that two barns and a shop were previously constructed across the interior side property line, resulting in the structures being located on both 9518 Catherwood and 9466 Catherwood Road. To address this issue, the property owners have registered a covenant in favour of the Regional District which states the properties will be treated as a single parcel for as long as the structures that cross the property boundary exist and that the property owner cannot sell, agree to sell, transfer or otherwise dispose of either of the parcels individually.

The proposed variance does not have any adverse Building Permit implications, as the two lots of 9518 and 9466 Catherwood Road are tied together as one parcel.

Development Variance Permit 2018-33 would replace Development Variance Permit 2018-25.

Summary of Interior Lot Line Setbacks		
Zoning bylaw -	Required -	30 metres (98.4 feet)
DVP 2018-25 -	Issued -	15 metres (49.2 feet)
DVP 2018-33 -	Proposed -	9 metres (29.5 feet)

Neighbourhood Notification and Input

All property owners within 30 metres of the property will be notified by the FVRD of the Development variance permit application and be given the opportunity to provide written comments or attend the Board meeting to state their comments. FVRD staff encourage the applicant to advise neighbouring property owners and residents of the requested variance in advance of the mail-out notification. To date no letters of support or objection have been submitted.

Bylaw Enforcement

A mobile home was placed on the property without a building permit in 1998. Consequently, the property is in bylaw contravention for construction without a permit. FVRD staff are following up on this bylaw contravention, and the applicant is taking steps to remedy to contravention.

COST

The application fee of \$350.00 has been paid by the applicant.

CONCLUSION

Staff recommend that the FVRD Board issue the Development Variance Permit to reduce the interior side setback for a cattle barn for 9518 Catherwood Road. The variance is not anticipated to negatively affect the surrounding properties as there is already a dairy farm operation occurring on the property, and the subject property and the impacted neighbouring property are tied together by a covenant. Furthermore, DVP 2018-25 was approved in July 2018 and did not receive any opposition from the neighbourhood.

OPTIONS

Option 1 – Issue (Staff Recommendation)

Staff recommend that the FVRD Board issue Development Variance Permit 2018-33 for the property at 9518 Catherwood Road, Electoral Area G to reduce the interior side setback from 30 metres (98.4 feet) to 10.1 metres (33.1 feet), subject to consideration of any comments or concerns raised by the public.

Option 2 – Refuse

If the Board wishes to refuse the application, the following motion would be appropriate:

MOTION: THAT the Fraser Valley Regional District Board refuse Development Variance Permit 2018-33 for the property at 9518 Catherwood Road, Electoral Area G.

Option 3 – Refer to Staff

If the Board wishes to refer the application back to staff to address outstanding issues, the following motion would be appropriate:

MOTION: THAT the Fraser Valley Regional District Board refer the application for Development Variance Permit 2018-33 for the property at 9518 Catherwood Road, Electoral Area G to FVRD Staff.

COMMENTS BY:

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

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

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

Paul Gipps, Chief Administrative Officer: Reviewed and supported

Site Plan II (with surveyed distances)



SCHEDULE A-4

Permit Application

I / We hereby apply under Part 14 of the *Local Government Act* for a;

☒ Development Variance Permit

☐ Temporary Use Permit

☐ Development Permit

An Application Fee in the amount of \$ _____ as stipulated in FVRD Application Fees Bylaw No. 1231, 2013 must be paid upon submission of this application.

Civic Address 9518 Catherwood Rd Dewdney PID _____

Legal Description Lot _____ Block _____ Section _____ Township _____ Range _____ Plan _____

The property described above is the subject of this application and is referred to herein as the 'subject property.' This application is made with my full knowledge and consent. I declare that the information submitted in support of the application is true and correct in all respects.

Owner's Declaration

Name of Owner (print)	Signature of Owner	Date
Ken Vanderburgh		
Name of Owner (print)	Signature of Owner	Date
Jordan Kloot		Nov 15/2018

Owner's Contact Information

Address	9518 Catherwood Rd	City	Dewdney
Email			

Office Use Only	Date	File No.
	Received By	Folio No.
	Receipt No.	Fees Paid: \$

Agent

I hereby give permission to _____ to act as my/our agent in all matters relating to this application.

Only complete this section if the applicant is NOT the owner.

Signature of Owner	Date
Signature of Owner	Date

Agent's contact information and declaration

Name of Agent		Company
Address		City
Email		Postal Code
Phone	Cell	Fax

I declare that the information submitted in support of this application is true and correct in all respects.

Signature of Agent	Date
--------------------	------

Development Details

Property Size _____ Present Zoning ALR

Existing Use Dairy farm

Proposed Development Dairy barn expansion

Proposed Variation / Supplement Additional length of Dairy facility to allow extra room for livestock

(use separate sheet if necessary)

Reasons in Support of Application This proposed dairy barn addition is to allow for more space for livestock and comfort. Proposed location is tight to other structures in area and other boundaries. Only location on property currently for expansion to take place.

Page 2 of 4

**Riparian
Areas
Regulation**

Please indicate whether the development proposal involves residential, commercial, or including vegetation removal or alteration; soil disturbance; construction of buildings and structures; creation of impervious or semi-pervious surfaces; trails, roads, docks, wharves, bridges and, infrastructure and works of any kind – within:

yes

☐

no

☐

30 metres of the high water mark of any water body

yes

☐

no

☐

a ravine or within 30 metres of the top of a ravine bank

"Water body" includes; 1) a watercourse, whether it usually contains water or not; 2) a pond, lake, river, creek, or brook; 3) a ditch, spring, or wetland that is connected by surface flow to 1 or 2 above.

Under the *Riparian Areas Regulation* and the *Fish Protection Act*, a riparian area assessment report may be required before this application can be approved.

**Contaminated
Sites Profile**

Pursuant to the *Environmental Management Act*, an applicant is required to submit a completed "Site Profile" for properties that are or were used for purposes indicated in Schedule 2 of the *Contaminated Sites Regulations*. Please indicate if:

yes

☐

no

☐

the property has been used for commercial or industrial purposes.

If you responded 'yes,' you may be required to submit a Site Profile. Please contact FVRD Planning or the Ministry of Environment for further information.

**Archaeological
Resources**

Are there archaeological sites or resources on the subject property?

yes

☐

no

☐

I don't know

☐

If you responded 'yes' or 'I don't know' you may be advised to contact the Archaeology Branch of the Ministry of Tourism, Sport and the Arts for further information.

Required Information

When providing Application Forms to the applicant, Regional District staff shall indicate which of the following attachments are required for this application. **Additional information may also be required at a later date.**

	Required	Received	Details
Location Map			Showing the parcel (s) to which this application pertains and uses on adjacent parcels
Site Plan			Reduced sets of metric plans
At a scale of:			North arrow and scale
1: _____			Dimensions of property lines, rights-of-ways, easements
			Location and dimensions of existing buildings & setbacks to lot lines, rights-of-ways, easements
			Location and dimensions of proposed buildings & setbacks to lot lines, rights-of-ways, easements
			Location of all water features, including streams, wetlands, ponds, ditches, lakes on or adjacent to the property
			Location of all existing & proposed water lines, wells, septic fields, sanitary sewer & storm drain, including sizes
			Location, numbering & dimensions of all vehicle and bicycle parking, disabled persons' parking, vehicle stops & loading
			Natural & finished grades of site, at buildings & retaining walls
			Location of existing & proposed access, pathways
			Above ground services, equipment and exterior lighting details
			Location & dimensions of free-standing signs
			Storm water management infrastructure and impermeable surfaces
			Other:
Floor Plans			Uses of spaces & building dimensions
			Other:
Landscape Plan			Location, quantity, size & species of existing & proposed plants, trees & turf
Same scale as site plan			Contour information (_____ metre contour intervals)
			Major topographical features (water course, rocks, etc.)
			All screening, paving, retaining walls & other details
			Traffic circulation (pedestrian, automobile, etc.)
			Other:
Reports			Geotechnical Report
			Environmental Assessment
			Archaeological Assessment
			Other:

The personal information on this form is being collected in accordance with Section 26 of the *Freedom of Information and Protection of Privacy Act, RSBC 1996 Ch. 165* and the *Local Government Act, RSBC 2015 Ch. 1*. It will only be collected, used and disclosed for the purpose of administering matters with respect to planning, land use management and related services delivered, or proposed to be delivered, by the FVRD. Questions about the use of personal information and the protection of privacy may be directed to the FVRD Privacy Officer at 45950 Cheam Avenue, Chilliwack, BC V2P 1N6, Tel: 1-800-528-0061 FOI@fvr.ca.



FRASER VALLEY REGIONAL DISTRICT DEVELOPMENT VARIANCE PERMIT

Permit No. Development Variance Permit 2018-33 **Folio No.** 775.01165.000

Issued to: Vandeburg Farms Ltd., INC NO. 310487

Address: 33832 South Fraser Wat, Abbotsford, BC, V2S 2C5

Applicant: Kloot Construction (Jordan Kloot)

Site Address: 9518 Catherwood Road, Electoral Area "G"

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 3, BLOCK 1, SECTION 33, TOWNSHIP 20, NEW WESTMINSTER DISTRICT, PLAN NWP3254
PID: 006-415-571

LIST OF ATTACHMENTS

Schedule "A": Location Map

Schedule "B": Site 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

Dewdney-Alouette Regional District Land Use and Subdivision and Regulation Bylaw No. 559-1992 is **varied** as follows:

Section 412 Siting for Buildings, Structures and Uses

Siting for Agricultural Uses

(8)(a) from 30.0 meters to 9.0 metres, clear to sky from the interior side lot line (south property lot line) for the construction of a cattle barn.

SPECIAL TERMS AND CONDITIONS

1. No variances other than those specifically set out in this permit are implied or to be construed.
2. If the holder of this permit does not commence the construction with respect to which the Permit was issued within two (2) years after the date of the permit, this permit shall lapse.

3. Development of the site shall be undertaken in accordance with the Site Plan attached hereto as Schedule "B".
4. All new construction shall be generally in compliance with Building Permit No. BP014326

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 developers 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.

SECURITY DEPOSIT

As a condition of the issuance of this Permit, and pursuant to Section 502 of the *Local Government Act*, the Regional Board is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit

Should the holder of this permit:

- a. fail to complete the works required to satisfy the landscaping conditions contained herein,
- b. contravene a condition of the permit in such a way as to create an unsafe condition,

The Regional Board may undertake and complete the works required to satisfy the landscaping conditions, or carry out any construction required to correct an unsafe condition at the cost of the holder of the permit and may apply the security in payment of the costs of the works, with any excess to be returned to the holder of the permit.

Security Posted: (a) an irrevocable letter of credit in the amount of: \$ <N/A> .
 (b) the deposit of the following specified security: \$ <N/A> .

Note: The Regional District shall file a notice of this permit in the Land Title Office stating that the land described in the notice is subject to Development Variance Permit Number 2018-33. The notice shall take the form of Appendix I attached hereto.

AUTHORIZING RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF THE FRASER VALLEY REGIONAL DISTRICT ON THE 19th DAY OF DECEMBER, 2018.

Chief Administrative Officer / Deputy

THIS IS NOT A BUILDING PERMIT

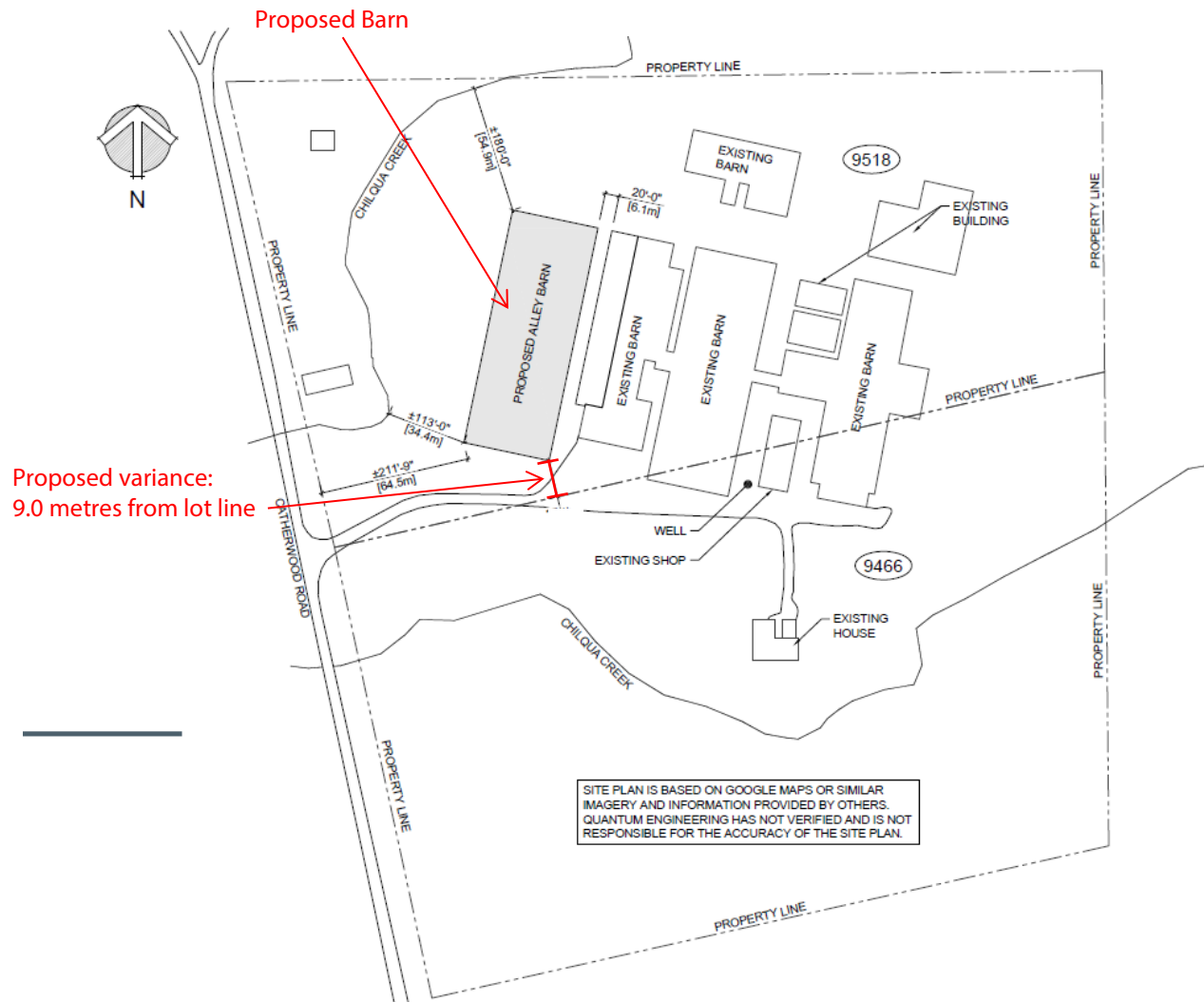
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DEVELOPMENT VARIANCE PERMIT 2018-33
SCHEDULE "A"
Location Map

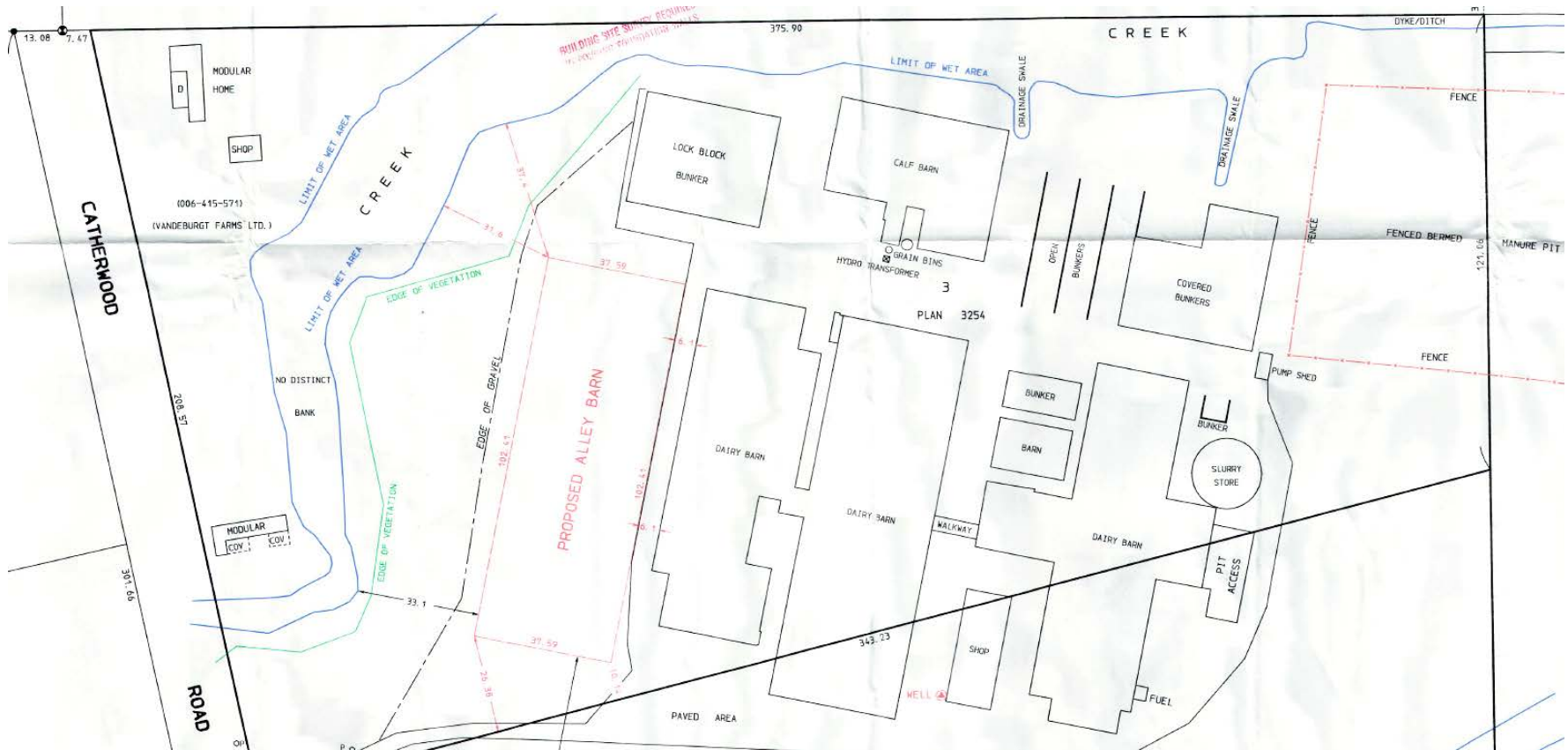


DEVELOPMENT VARIANCE PERMIT 2018-33
SCHEDULE "B"
Site Plan

Site Plan I



Site Plan II (with surveyed distances)





To: CAO for the Fraser Valley Regional District Board

Date: 2018-12-19

From: Paul Gipps, Chief Administrative Officer

Subject: Dan Sharrers Aquatic Centre Lease Agreement

RECOMMENDATION

THAT the Recreation, Culture and Airpark Services Commission consider a one year extension of the Dan Sharrers Aquatic Centre Lease Agreement with the District of Hope;

AND THAT staff be directed to draft a Modification of Lease Agreement for the consideration of Fraser Valley Regional District Board.

STRATEGIC AREA(S) OF FOCUS

Support Healthy & Sustainable Communities
Provide Responsive & Effective Public Services

SUMMARY

The Dan Sharrers Aquatic Centre Lease between the FVRD and the District of Hope dated January 1, 2009 is set to expire on December 31, 2018. The Recreation, Culture and Airpark Services Commission is currently investigating potential capital upgrades to the facility and potential use of additional lands not currently identified within the lease.

BACKGROUND

The Hope and Area Recreation Centre is composed of two separate buildings joined by a breezeway. The District of Hope is the owner of the Dan Sharrers Aquatic Centre (including the pool, weight rooms, and offices) as well as the adjoining library, and the Fraser Valley Regional District is the owner of the arena and the conference centre. The Fraser Valley Regional District operates the entire building with the exception of the library. The District of Hope owns the land where the recreation centre is located, and is currently responsible for all repairs and maintenance to that land. The lease agreement governing this arrangement between the Fraser Valley Regional District and the District of Hope was created in 2009, and modified in 2014 (see documents attached).

DISCUSSION

Section 6 and 7 of the DSAC lease agreement define the maintenance and repair responsibilities of both the landlord (District of Hope) and the tenant (FVRD).

To obtain estimates regarding upcoming capital projects and costs, the RCAS Commission partnered with the District of Hope to contract an engineering firm to perform a building assessment of both the DSAC and arena. RJC Engineers was hired to perform this work after a competitive RFP process in July 2018. The report is currently in draft format, with a final report expected before the end of 2018. Staff is requesting that the RCAS Commission consider a one year extension of the Dan Sharrers

Aquatic Centre Lease Agreement with the District of Hope to allow for a full review of upcoming capital projects and possible grant funding opportunities.

COMMENT BY:

Mike Veenbaas, Chief Financial Officer: Reviewed and Supported

TERMS OF INSTRUMENT - PART 2

THIS LEASE dated for reference the 1st day of January, 2009.

**UNDER THE *LAND TRANSFER FORM ACT*, PART 2
AND THE *COMMUNITY CHARTER*.**

BETWEEN:

DISTRICT OF HOPE
325 Wallace Street
Hope, B.C.
VOX 1L0

**(the "Landlord")
OF THE FIRST PART**

AND:

FRASER VALLEY REGIONAL DISTRICT
1 – 45950 Cheam Avenue
Chilliwack, B.C.
V2P 1N6

**(the "Tenant")
OF THE SECOND PART**

- A. **WHEREAS** the Landlord is a district municipality incorporated under the laws of the Province of British Columbia and the owner of the lands and "DSAC" legally described as *Parcel A (DD KL40456) Section 10 Township 5 Range 26 West of the 6th Meridian Yale Division Yale District Plan 6938* (the "**Lands**"), upon which is situated a community recreational and cultural facility commonly referred to as the Dan Sharrers Aquatics Centre (the "**DSAC**"), and a public library (together, the "**Building**");

- B. **AND WHEREAS** the “DSAC” is comprised of a public aquatics, fitness and recreation facility and associated common and public areas as identified on the Schedule “A” attached hereto and forming part of this Agreement;
- C. **AND WHEREAS** the Tenant is a Regional District incorporated under the laws of the Province of British Columbia and is responsible for the delivery, operation, management and administration of recreation and cultural services in the District of Hope and Electoral Areas A and B of the Fraser Valley Regional District (the “**Service Area**”);
- D. **AND WHEREAS** on January 1, 1997 the parties entered into a lease of the Lands including both the DSAC and the public library, which lease was due to expire on on December 31, 2006;
- E. **AND WHEREAS** the lease has been held over since January 1, 2007 and has been administered on a month to month basis on the same terms and conditions pending the renewal of the lease;
- F. **AND WHEREAS** the parties have agreed that the library will not be leased, leased back to the Landlord, or in any way managed, operated or administered by the Tenant;
- G. **AND WHEREAS** the Landlord and the Tenant now wish to enter into a new lease of the DSAC for the purpose of delivering recreation and cultural services within the Service Area pursuant to *Fraser Valley Regional District Hope and Electoral Area “B” Arena and Swimming Pool Local Service Area Conversion Bylaw No. 0103, 1997* and Supplemental Letters Patent issued to the Fraser Valley Regional District for the provision of recreational programming services;
- H. **AND WHEREAS** the Landlord acknowledges that the “Building” is its tangible capital asset as defined by the *Public Sector Accounting Board* and that as such the Landlord agrees that it has a duty to maintain and repair the Building and all appurtenances thereto;
- I. **NOW THEREFORE THIS AGREEMENT WITNESSES** that in consideration of the payment of rents by the Tenant, the mutual promises exchanged below and other good and valuable consideration, the Tenant and Landlord covenant and agree as follows:

1. **“DSAC”**

- (a) The Landlord leases to the Tenant that portion of the Building which comprises the DSAC, including but not limited to the “server room” located in the ceiling area of the DSAC, and which is more particularly shown and described on the sketch plan contained in Schedule "A" attached to and forming part of this Lease;
- (b) During the currency of this Lease, the Landlord grants to the Tenant and to its officials, employees and permittees, including all persons attending the “DSAC” and using the DSAC, a non-exclusive licence to access and use the common areas of the Building, including the lobbies, corridors, concourses, ramps, stairways, elevators, public washrooms, loading, unloading and storage areas, vehicle parking areas, roadways and sidewalks situated on the Lands, in common with the Landlord and other tenants and users of the Building.
- (c) The Landlord further grants to the Tenant, during the currency of this Lease, permission to install, maintain and operate a telecommunications tower on the roof of the DSAC, provided that, the Tenant first obtains the Landlord’s approval of the design and specifications for the telecommunications tower.
- (d) The landlord agrees to pay the Tenant \$10,500 for the first five (5) years of the term as a recovery for utility and janitorial services for the Library area and common areas associated with the Library. These costs will be billed annually and will consist of the prorated costs of the Tenant to provide janitorial services, hydro electric and natural gas to the Library and associated common areas. This amount will be reviewed and renegotiated in Year 6 of the Term.

Term

The term of this Lease shall be for a period of TEN (10) YEARS commencing on the 1st day of January, 2009 and ending on the 31st day of December, 2019 (the "**Term**"), with an option to renew the Lease on the same terms and conditions for a further ten (10) year term exercisable at the Tenant and Landlords discretion of the Tenant (the "**Renewal Term**").

3. **Use**

The Tenant shall be entitled to use the “DSAC” for the purposes of a public aquatics, fitness and recreation facility and for all usual activities, uses and operations normally associated with or ancillary to the operation of such a facility, including the parking of vehicles by those persons using the “DSAC”.

4. **Rent**

- (a) The Tenant shall pay to the Landlord:

- i) annual rent of SIXTY-FIVE THOUSAND DOLLARS (\$65,000.00), payable annually on or before August 1, for the first 5 years of the term only, subject to renegotiation in year 6 of the term at the discretion of both parties;
 - ii) in accordance with Article 6 [c] and [d] herein, additional rent equal to sixty (60%) per cent of the annual, actual costs of the Landlord in maintaining and repairing the parking area, sidewalks and landscaping areas identified on the sketch plan contained in Schedule "A" of this Agreement, including snow and ice removal from the parking area and sidewalks (the "**Outdoor Maintenance Services**"), said payment to be supported by an invoice detailing the services delivered and associated detailed cost breakdown.
- (b) The Landlord will invoice the Tenant no later than January 31st of each year of the Term for Outdoor Maintenance Services delivered by the Landlord in the previous year.
- (c) The Landlord shall provide to the Tenant, along with the invoice referred to in paragraph 4(b), a full and detailed accounting of the actual costs incurred by the Landlord in providing the Outdoor Maintenance Services.

5. Tenant's Covenants

THE TENANT COVENANTS WITH THE LANDLORD:

Rent

- (a) to pay all rents reserved under this Lease;

Taxes

- (b) to pay all taxes, rates, duties and assessments whatsoever, whether municipal, provincial, federal or otherwise, including GST, charged upon the Tenant or the Landlord as a result of the Tenant's occupation of or use of the "DSAC" unless exempted by municipal bylaw or otherwise;

Utilities

- (c) to pay as they become due all charges for water, sewer, garbage, gas, oil, telephone and electric light and power used at the "DSAC", said utilities to be

separately invoiced to the Tenant by the utility service provider, subject to Article I(d) herein.

Construction

- (d) that it will not carry out any interior renovations of the “DSAC” unless, prior to carrying out the interior renovations, it has obtained:
 - (i) the consent of the Landlord;
 - (ii) a building permit, where required, authorizing the construction or renovations of the structures set out in the permit and the plans and specifications attached to it; and
 - (iii) the required inspections;

and, unless otherwise agreed to by the parties, all work shall be carried out at the cost of the Tenant.

Notice of Defects

- (e) to give immediate notice to the Landlord of any defect in water, gas or other pipes, fixtures, mechanical, electrical or other systems or assemblies or appurtenances, or with respect to any known or suspected structural defects on or to the “DSAC”;

Inspection

- (f) that the Landlord may enter and view the state of repair and the Tenant will repair within thirty (30) days of receiving written notice of any defect or deficiency in the condition of the “DSAC”, excepting reasonable wear and tear and damage by any peril the risk of which has been insured against under the terms of this Lease, and subject to the respective maintenance and repair obligations of the parties established in paragraphs 6 and 7 herein;
- (g) The Tenant shall provide an annual inspection of the equipment, air and pumping systems and building on or before September 1 of each year to the Landlord provided by a firm possessing the skills and certification to provide that report.

Good Repair

- (h) that upon the expiry or earlier termination of this Lease, it will leave the “DSAC” in good repair, reasonable wear and tear excepted;
- (i) “reasonable wear and tear” is defined as the natural and normal deterioration or

depreciation in value by ordinary and reasonable use under the circumstances and given the use intended of the DSAC;

- (j) in the event that the DSAC has excessive use over the reasonable wear and tear definition that the Tenant will either bring the facility to a reasonable wear and tear standard or allow the Landlord to upgrade the facility to that standard at the Tenant's cost.

Assign or Sublet

- (k) that it will not assign nor sublet without leave of the Landlord's Council, such consent not to be unreasonably withheld;
- (l) that the Landlord's consent to assignment or subletting shall not release or relieve the Tenant from its obligations to perform all the terms, covenants and conditions that this Lease requires the Tenant to perform, and the Tenant shall pay the Landlord's reasonable costs incurred in connection with the Tenant's request for consent;

Nuisance

- (m) that it will not carry on or do or allow to be carried on or done on the "DSAC" anything that:
 - (i) may be or become a nuisance to the Landlord or the public,
 - (ii) increases the hazard of fire or liability of any kind,
 - (iii) increases the premium rate of insurance against loss by fire or liability upon the "DSAC";
 - (iv) invalidates any policy of insurance for the "DSAC"; or
 - (v) directly or indirectly causes damage to the "DSAC";

Regulations

- (n) that it will:
 - (i) comply promptly at its own expense with the legal requirements of all authorities, including an association of fire insurance underwriters or agents, and all notices issued under them that are served upon the Landlord or the Tenant, and
 - (ii) indemnify the Landlord from all lawsuits, damages, losses,

costs or expenses that the Landlord may incur by reason of non-compliance by the Tenant with legal requirements or by reason of any defects in the "DSAC" caused by the Tenant or any injury to any person or to any personal property contained on the "DSAC" UNLESS THE DEFECTS, DAMAGES, LOSSES, COSTS, EXPENSES OR INJURIES ARE THE RESULT OF THE NEGLIGENCE OR WILLFUL ACTIONS OF THE LANDLORD OR THOSE FOR WHOM THE LANDLORD IS, IN LAW, RESPONSIBLE;

Insurance

- (o) that it will take out and maintain during the Term and the Renewal Term, a policy of general public liability insurance against claims for bodily injury, death or property damage arising out of the use and occupancy of the "DSAC" by the Tenant in the amount of not less than Seven Million (\$7,000,000.00) Dollars per single occurrence or such greater amount as the Landlord may from time to time designate, naming the Landlord as an insured party thereto and shall provide the Landlord with a certificate of insurance, a certified copy of such policy or policies or other evidence of insurance coverage acceptable to the Landlord;
- (p) that it will take out and maintain during the Term and the Renewal Term a policy of insurance insuring the furniture, fixtures and all other contents of the "DSAC" to the full insurable replacement value thereof against risk of loss or damage caused by or resulting from fire, lightning, tempest, or earthquake or any additional peril against which the Landlord normally insures, and provide the Landlord with a certificate of insurance, a certified copy of such policy or other evidence of insurance coverage acceptable to the Landlord;
- (n) that all policies of insurance shall contain a cross liability clause and a waiver of subrogation clause in favour of the Landlord and shall also contain a clause requiring the insurer not to cancel or change the insurance without first giving the Landlord 30 days prior written notice;
- (o) that if the Tenant does not provide or maintain in force the insurance required by this Lease, the Landlord may take out the necessary insurance and pay the premium for periods of one year at a time, and the Tenant shall pay to the Landlord as additional rent the amount of the premium immediately on demand;

Indemnification

- (p) THAT, EXCEPT TO THE PROPORTIONATE EXTENT OF ANY CONTRIBUTING NEGLIGENT OR WRONGFUL ACT OR OMISSION OF THE LANDLORD OR ANY PERSON FOR WHOM THE

LANDLORD IS, IN LAW, RESPONSIBLE, the Tenant will indemnify the Landlord from and against all lawsuits, damages, losses, costs or expenses which the Landlord may incur by reason of the use of the "DSAC" by the Tenant or the carrying on upon the "DSAC" of any activity in relation to the Tenant's use of the "DSAC" and in respect of any loss, damage or injury sustained by the Tenant, or by any person while on the "DSAC" for the purpose of doing business with the Tenant or otherwise dealing with the Tenant, including all costs and legal costs, taxed on a solicitor and client basis, and disbursements, and this indemnity shall survive the expiry or sooner determination of this Lease;

Builder's Liens

- (q) that it will indemnify the Landlord from and against all claims for liens for wages or materials or for damage to persons or property caused during the making of or in connection with any excavation, construction, repairs, alterations, installations and additions which the Tenant may make or cause to be made on, in or to the "DSAC", and will allow the Landlord to post and will keep posted on the "DSAC" any notice that the Landlord may desire to post under the provisions of the *Builders' Lien Act*;
- (s) that it will at the expiration or sooner determination of this Lease peaceably surrender and give up possession of the "DSAC" without notice from the Landlord, any right to notice to quit or vacate being hereby expressly waived by the Tenant, despite any law or custom to the contrary;

6. Landlord's Maintenance and Repair its tangible capital assets (Building and Lands)

THE LANDLORD COVENANTS AND AGREES WITH THE TENANT, AT ITS SOLE COST AND EXPENSE:

- (a) to routinely and regularly maintain and keep the Building and Lands in a good and reasonable state of repair consistent with the intended use of the Building and Lands;
 - (i) the Lands and the Building, including the systems provided for bringing utilities to the "DSAC", the foundation, roof, ceilings, exterior and interior walls (including glass portions), elevators, entrances, stairways, corridors, lobbies and washrooms from time to time provided for use in common by the Tenant and other tenants and users of the Building , and
 - (ii) the structural members, elements and components of the "DSAC"; and
- (b) to routinely and regularly maintain, remediate, repair or replace, as the case may be,

any and all mechanical systems, including without limitation, electrical, plumbing heating, ventilation and air conditioning (HVAC) systems, fixtures, machinery, facilities, equipment, and appurtenances comprising the DSAC and the "DSAC" except for Minor Maintenance and Repairs, as defined below, which are the obligation of the Tenant under paragraph 7;

- (c) to provide and maintain in a good and reasonable state of repair and maintenance the parking area, sidewalks and exterior landscaping on the Lands around the Building, as identified on the sketch plan attached to this Lease as Schedule "A";
- (d) to provide for snow and ice removal of the parking area, roadways and sidewalks on the Lands and around the "DSAC", PROVIDED ALWAYS THAT if, at any time, the Landlord is unable or unwilling to provide such snow removal services in a reasonable and timely manner, the Tenant shall have the right, upon reasonable notice to the Landlord, to engage a contractor and provide for snow removal services at the cost of the Landlord, and the Landlord shall reimburse the Tenant for the costs incurred upon receipt of the Tenant's invoice;
- (e) to provide the Tenant with an annual maintenance schedule with respect to the Landlord's duties as set forth in this Section, not later than February 1 of each year of the term of this agreement; and
- (f) to promptly remediate, repair and replace, as the case may be, the Building and Lands in accordance with this Section upon Notice from the Tenant as provided for in this agreement. It is agreed and understood that the Landlord has a duty to act within a reasonable time frame, and that the particular circumstances will dictate what is reasonable. Notwithstanding the above, the Landlord has a further duty to act promptly.

7. **Tenant's Maintenance and Repair of the "DSAC"**

THE TENANT COVENANTS AND AGREES WITH THE LANDLORD, AT ITS SOLE COST AND EXPENSE:

- (a) to promptly maintain the "DSAC" in a reasonable state of maintenance, minor repair and operating condition including carrying out Minor Maintenance and Repairs to the "DSAC" required as a result of the normal operation of the DSAC, including Minor Maintenance and Repairs to machinery, facilities, equipment, and appurtenances installed by the Tenant or by the Landlord as part of the Building and directly servicing the DSAC, or any part thereof, and not comprising part of the common areas of the Building, but excluding, without limitation, all maintenance, repairs and replacements which are the obligation of the Landlord under paragraph 6 herein; and
- (b) in this paragraph, "Minor Repairs and Maintenance" shall mean routine

painting of the pool and interior surfaces, including walls of the "DSAC", deck resurfacing, and general maintenance and minor repairs to light fixtures, pumps, filters and related aquatics equipment. Minor Repairs shall also mean any replacement of pumps, equipment, machinery, flooring, windows, facilities, and appurtenances having a cost of twenty thousand (\$20,000) or less that extends the life of such products.

- (c) to maintain, replace and repair all fitness and other recreational and aquatics programming equipment, as detailed on the attached Schedule "B" hereto and forming part of this Agreement.

8. **Quite Enjoyment**

- (1) The Landlord covenants with the Tenant for the Tenant's quiet enjoyment of the "DSAC".

9. **Miscellaneous Covenants**

IT IS HEREBY MUTUALLY AGREED BY THE LANDLORD AND TENANT:

Re-Entry

- (a) that if the Tenant shall default in the payment of rent, or the payment of any other sum payable hereunder, or fail to perform any covenant hereunder and if such default shall continue for thirty (30) days after the giving of written notice by the Landlord to the Tenant, then the Landlord may re-enter the "DSAC" and the rights of the Tenant with respect to the "DSAC" shall lapse and be absolutely forfeited;

Forfeiture

- (b) that the Landlord, by waiving or neglecting to enforce the right to forfeiture of this Lease or the right of re-entry upon breach of any covenant, condition or agreement in it, does not waive the Landlord's rights upon any subsequent breach of the same or any other covenant, condition or agreement in this Lease;

Distress

- (c) that if the Landlord is entitled to levy distress against the goods and chattels of the Tenant, the Landlord may use enough force necessary for that purpose and for gaining admittance to the "DSAC" and the Tenant releases the Landlord from liability for any loss or damage sustained by the Tenant as a result;

Destruction

- (d) subject to the Landlord's right of termination contained in paragraph 9(e) and subject to paragraph 9(g), in the event that the "DSAC" or any part thereof shall at any time during the Term be destroyed or damaged as a result of a casualty fully insured against by the Landlord, the Landlord shall rebuild, repair, and make the "DSAC" fit for the purpose of the Tenant. If as a result of such occurrence the "DSAC" are rendered unfit either in whole or in part for the business of the Tenant, then the rents hereby reserved, or a proportionate share thereof according to the nature and extent of the destruction or damage sustained, shall be suspended until the Landlord shall have rebuilt, repaired or made fit the "DSAC" for the purposes of the Tenant;
- (e) in the event of damage to 50% or more of the area of the Building of which the "DSAC" comprise a part, or of the substantial destruction of the "DSAC", the Landlord shall, at its option to be exercised within 60 days after the occurrence of such damages or destruction, by notice in writing to the Tenant, have the right to terminate this Lease, and upon the giving of such notice the Term shall forthwith cease and terminate. If in any of the aforesaid events, the "DSAC" are unfit either in whole or in part for the business of the Tenant, and provided such damage or destruction is as a result of a casualty fully insured against by the Landlord, the rents hereby reserved or a proportionate share thereof according to the extent to which the "DSAC" cannot be used for the business of the Tenant, shall be suspended until the Landlord shall have rebuilt, repaired, or made fit the "DSAC" for the purpose of the Tenant, provided that the Landlord has not exercised its aforesaid right of termination. If the Landlord shall have exercised its right of termination, the Tenant, after receipt of such notice of termination, shall forthwith deliver up possession of the "DSAC" to the Landlord and make payment of the rents in the manner required by paragraphs 9(d) and 9(e), depending on the circumstances of the damage and destruction as provided for therein. Any rents which shall have continued unabated or partially abated, shall be apportioned to the date of such termination;

Termination

- (f) if the Landlord fails to give notice of termination within the 60 days mentioned in paragraph 9(d) and 9(e) and fails to complete the repair or reconstruction within 18 months after the occurrence of such damage to or destruction of the "DSAC", the Tenant shall have the right to give to the Landlord notice of termination of this Lease and thereupon, subject to payment of any rents then due by the Tenant to the Landlord, this Lease shall

forthwith cease and determine, provided that if the Landlord's failure to complete the repair or reconstruction within the 18 months is due to some event, cause or circumstance beyond the reasonable control of the Landlord, then the 18 months shall be extended by the number of days as the Landlord shall be delayed by such event, cause or circumstance;

- (g) nothing contained herein shall obligate the Landlord to rebuild the "DSAC" or any part thereof and if the Landlord elects to rebuild or repair the "DSAC", it may make such changes, alterations, modifications, adaptations, or extensions in, to, or of the original Building or structures forming the "DSAC", including the location of the "DSAC", as it in its unfettered discretion shall see fit;

Fixtures

- (h) that, unless the Tenant, upon notice from the Landlord, removes them, all improvements constructed on the "DSAC" by the Tenant, save and except for moveable business fixtures of the Tenant, shall, at the determination of the Lease, become the sole property of the Landlord at no cost to the Landlord;

Holding Over

- (i) that if the Tenant holds over following the expiration of the Term or Renewal Term and the Landlord accepts rent, this Lease becomes a tenancy from year to year at:
 - (i) an annual rent of \$1.00 due and payable on January 1st of each year; and
 - (ii) additional rent equal to 60% of the Landlord's actual cost of maintaining the parking area, sidewalks and landscaping on the Lands, including snow removal;

and otherwise upon the same terms and conditions in this Lease as the same are applicable to a tenancy from year to year;

Landlord's Payments

- (j) that if the Landlord incurs any damage, loss or expense or makes any payment for which the Tenant is liable under this Lease, then the Landlord may add the cost or amount of the damage, loss, expense or payment to the rent and may recover it as if it were rent in arrears;

Landlord's Repairs

- (k) that
- (i) if the Tenant fails to repair or maintain the "DSAC" in accordance with this Lease, the Landlord, its agents, employees or contractors may, upon ninety-six (96) hours notice, enter the "DSAC" and make the required repairs or do the required maintenance and recover the cost from the Tenant, and
 - (ii) in making the repairs or doing the maintenance the Landlord may bring and leave upon the "DSAC" all necessary materials, tools and equipment, and
 - (iii) the Landlord will not be liable to the Tenant for any inconvenience, annoyance, loss of business or injury suffered by the Tenant by reason of the Landlord effecting the repairs or maintenance;

Insolvency

- (l) that if
- (i) the Term or any of the goods or chattels on the "DSAC" are at any time seized or taken in execution or attachment by any creditor of the Tenant or under bill of sale or chattel mortgage, or
 - (ii) if a writ of execution issues against the goods or chattels of the Tenant, or
 - (iii) if the Tenant makes any assignment for the benefit of creditors, or
 - (iv) if the Tenant becomes insolvent or bankrupt, or
 - (v) if the "DSAC" or any part of them becomes vacant and unoccupied for a period of thirty (30) days or is used by any other person or persons for any purpose other than permitted in this Lease without the written consent of the Landlord,

the Term shall, at the option of the Landlord, immediately become forfeited and the then current year's rent if not yet paid shall immediately become due and payable as liquidated damages to the Landlord, and the Landlord may re-enter and repossess the "DSAC" despite any other provision of this Lease;

Removal of Goods

- (m) if the Tenant removes its goods and chattels from the “DSAC”, the Landlord may follow them for 30 days;

Renewal

- (n) that upon the expiration of the Term and the Renewal Term the parties may mutually agree to enter into a new lease of the “DSAC” containing agreed terms and conditions;

Arbitration

- (o) the Tenant and the Landlord acknowledge and agree that all disputes between the parties based partly or entirely on allegations of what was done or not done by either party (or by persons for whose acts or omissions one of the parties is alleged to be responsible) in connection with the negotiation, formation, performance, or termination of this Lease shall be resolved:
 - (i) firstly, by the Landlord, as represented by its Chief Administrative Officer and the Mayor, and the Tenant, as represented by its Chairperson and Chief Administrative Officer, meeting within 2 weeks of the dispute arising, to discuss and attempt to resolve the dispute; and
 - (ii) if the parties cannot resolve the dispute in the manner specified in (i), then it shall be resolved by commercial arbitration under the *Commercial Arbitration Act* before a single arbitrator;

Time

- (p) that time shall be of the essence of this Lease;

Termination

- (q) that either party may terminate this Lease by giving one year (1 year) written notice of termination and the termination shall be effective at the expiration of the one year (1 year) period;

Notices

- (r) that any notice required to be given under this Lease shall be deemed to be sufficiently given;

- (i) if delivered, at the time of delivery, and
- (ii) if mailed from any government post office in the Province of British Columbia by prepaid, registered mail addressed as follows:

If to the Landlord:

Chief Administrative Officer
District of Hope
325 Wallace
Street Hope, B.C.
VOX 1L0

If to the Tenant:

Chief Administrative Officer
Fraser Valley Regional District
1-45950 Cheam Avenue
Chilliwack, B.C.
V2P 1N6

or at the address a party may from time to time designate, then the notice shall be deemed to have been received forty-eight (48) hours after the time and date of mailing. If, at the time of the mailing the notice, the delivery of mail in the Province of British Columbia has been interrupted in whole or in part by reason of a strike, slow-down, lock-out or other labour dispute then the notice may only be given by actual delivery of it;

Fitness of "DSAC"

- (s) with the exception of the "DSAC" roof and building envelope and the utility metering with respect to the Library portion of the Building, the Landlord has made no representation or warranties as to the condition, fitness or nature of the "DSAC" and by executing this Lease, the Tenant releases the Landlord from any and all claims which the Tenant now has or may in the future have in that respect;
- (t) that the Tenant admits that it has inspected the "DSAC" in their present state and that they are suitable for the Tenant's purposes;

- (u) that as to the “DSAC” roof and building envelope, the Tenant has put the Landlord on formal notice of defect and repair and that the Tenant does not release the Landlord from any and all claims which the Tenant now has or may in the future have in this respect;

Net Lease

- (v) that this Lease shall be a complete carefree net lease to the Landlord as applicable to the “DSAC” and the Landlord shall not be responsible during the Term for any cost, charges, expenses or outlays of any nature whatsoever in respect of the “DSAC” or its contents except those mentioned in this Lease;

Binding Effect

- (w) that this Lease shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, successors, administrators and permitted assignees;

Amendment

- (x) that the parties hereto may by agreement amend the terms of this Lease, such amendment to be evidenced in writing and executed by both parties;

Law Applicable

- (y) that this Lease shall be construed in accordance with and governed by the laws applicable in the Province of British Columbia;

Interpretation

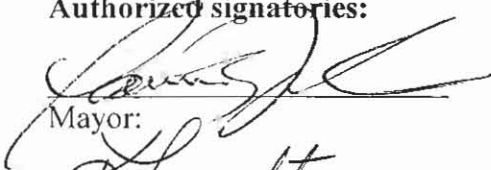
- (y) that when the singular or neuter are used in this Lease they include the plural or the feminine or the masculine or the body politic or corporate where the context or the parties require;
- (z) all provisions of this Lease are to be construed as covenants and agreements as though the words importing covenants and agreements were used in each separate paragraph;
- (a) all obligations of the parties which by their nature require all or part of their performance or fulfillment after the expiry or termination of the Lease shall (whether specifically provided for in this Lease or not) survive the expiry or termination of the Lease;

- (b) that the headings to the clauses in this Lease have been inserted as a matter of convenience and for reference only and in no way define, limit or enlarge the scope or meaning of this Lease or provision of it;

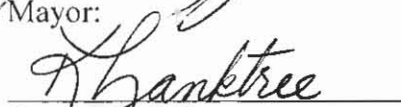
IN WITNESS the parties have signed and sealed this Lease on the 1 day of January, 2009.

**District of Hope by its
Authorized signatories:**

C/S




Mayor:



Corporate Officer:

**Fraser Valley Regional District
By its authorized signatories:**

C/S



Chair/Vice Chair

PATRICIA ROSS, CHAIR

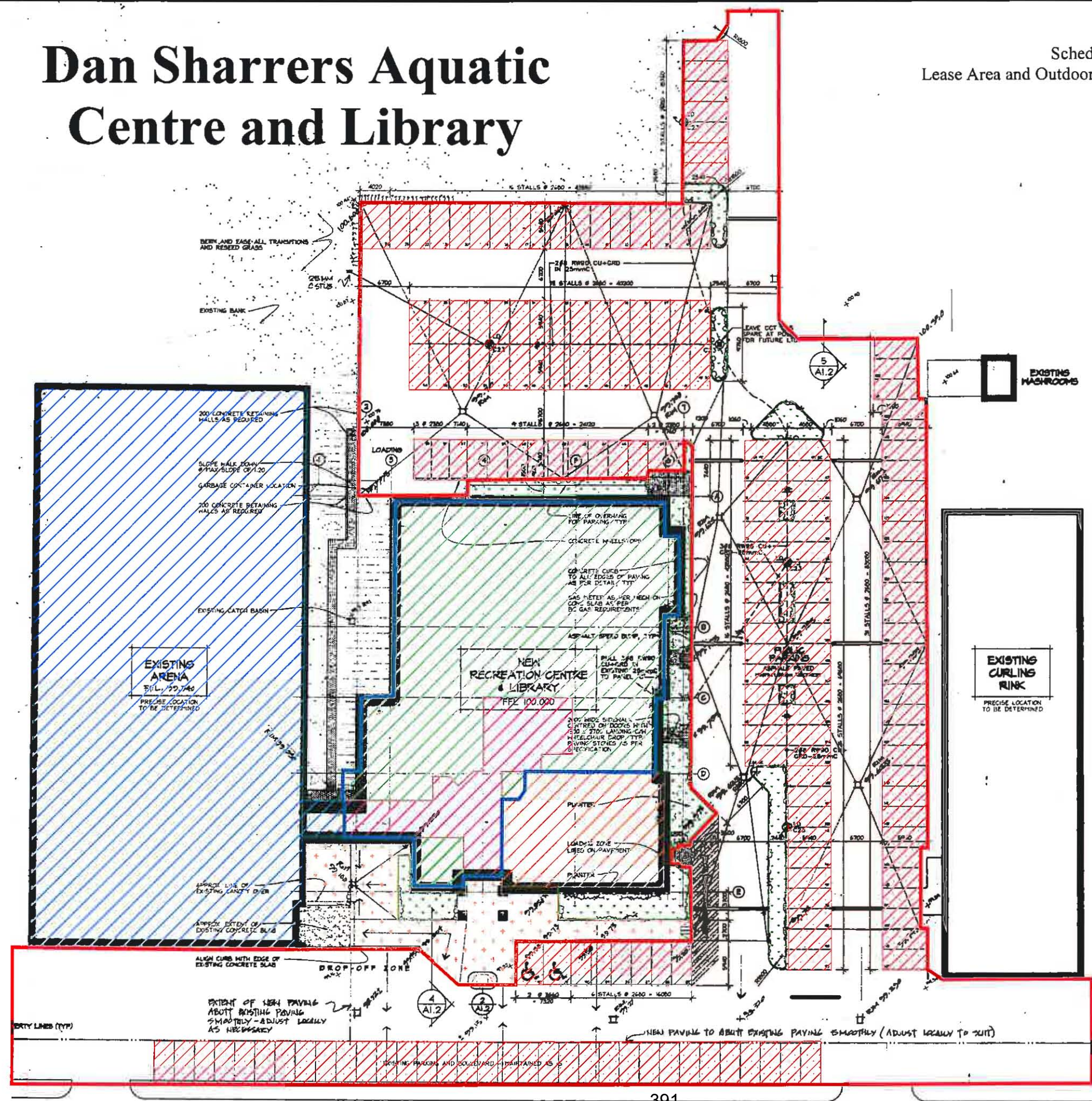


Corporate Officer

Zanne M. Gresham
Deputy Officer
Responsible For
Corporate Administration

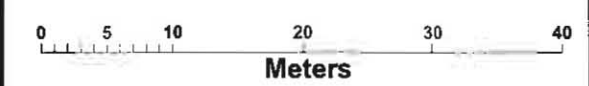
Dan Sharrers Aquatic Centre and Library

Schedule "A"
Lease Area and Outdoor Maintenance Sketch Plan



LEGEND

Lease Area	
Common Area	
Library	
Aquatic/Fitness Center	
Arena	
Parking Lot (approx)	
Parking Stalls	
Landscaping / Planter	
Sidewalk	



Note:
This document has been compiled from several different archived plans for the Hope Recreation Centre. As such, boundaries, measurements and scale are approximate and intended for illustrative purposes only.

SCHEDULE "B"**Fitness and Recreation/Aquatic Programming Equipment Owned by the Tenant****May 2009****No. Cardio Equipment:**

2	Elliptical Machine
2	Treadmill
2	Recumbent
2	Upright
1	Rowing Machine
1	Upper Body Bike
1	TV
2	Video Monitors

No. Gym Equipment:

1	Inner/Outer Thigh Machine
1	Multi-hip Machine
1	Assisted Chin-up Machine
1	Shoulder Press Machine
1	Vertical Butterfly Machine
2	Lateral Pull/ Lateral Row Machine
4	Body Balls
1	Total Leg Machine
2	Leg Press Machine
1	Leg Extension Machine
1	Leg Curl Machine
1	Abs Curl Machine
1	Smith Machine
1	Cable Cross Over Machine
1	Back Extension Bench
1	Preacler Curl Bench
1	Calf Raise Bench
1	Decline Bench
1	Bench Press
2	Incline Bench
1	Flat Bench
1	TV
2	Monitor
5-100lbs	Weights
2	Bosu
1	Chest Press
?	Free Weights

No. First Aid Supplies

3	Spine Boards
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3	Oxygen Bags
	Blankets
	Misc. supplies
4	Kits

No. Pool Supplies:

20	Life Jackets
26	Pool Noodles (Blue/Green)
20	Pool Noodles (White)
3	Logs (Multi-colour)
1	Tot Ring (Yellow/Green) (Basketball) 110.00
20	Waist belts – long blue
5	Waist belts – thick blue
16	Waist Belts – Red
10	Flippers
2	Aquatic Mats 162.50
22	Flutter Boards
1	Tarzan Swing
30 sets	Pull Boys 4x6 8.35 each
40	misc. balls/toys etc.
10 sets	Hand Paddles
6	Dive Brick 62.50 each
	Hand Bar Exercisers Yellow 4/5/3
	Hand Bar Exercisers Blue 2/2/6
2	Wheelchairs
	Skim Net
	Hoses
	Scissor Gates
	Basketball Nets
	Float Boats (Red)
	Float Boats (Green/Yellow)
6	Float Mats
6	Dive Platforms (Pepsi diving blocks)
2	Deck Clocks
3	Wall Clocks
	Portable Stereo
	All Furniture
	Stereo Equipment
	Lane Ropes
	Lane Rope Carriage
	Easy Ladder
	Washer Dryer
	Dolphin Pool Vacuum

No. Viewing Area

	Chairs
	Tables
	Toys

MODIFICATION OF LEASE AGREEMENT
Dan Sharrers Aquatic Centre

THIS MODIFICATION is effective the 1st day of January, 2014.

BETWEEN: **THE DISTRICT OF HOPE**
(hereinafter called the "Landlord")

And **FRASER VALLEY REGIONAL DISTRICT**
(hereinafter called the "Tenant")

WHEREAS there is a Lease Agreement dated January 1, 2009 between the Landlord and the Tenant for the lease of the Dan Sharrers Aquatic Centre ("**DSAC**");

AND WHEREAS the parties hereto wish to modify the Lease Agreement for the purpose of renegotiating the annual rental amount for years 6 to 10 of the term as specified in Section 4 (a)(i) of the agreement and to amend other terms and conditions of the agreement;

NOW THEREFORE in consideration of the mutual covenants contained herein, the agreement is modified as follows:

1. Section 1 (d) shall be deleted and replaced with the following:

"The Landlord agrees to pay the Tenant an annual amount of \$10,500 as a recovery for utility and janitorial services for the Library area and common areas associated with the Library. This amount will be invoiced and recovered annually for the balance of the term of this agreement."
2. The portion of Section 1 with the heading "Term" shall be corrected by deleting and replacing the current language with the following:

"The term of this lease agreement shall be for a period of TEN (10) YEARS commencing on the 1st day of January, 2009 and ending on the 31st day of December, 2018 (the "Term") with an option to renew the Lease Agreement for a further ten (10) year renewal term, exercisable upon the mutual agreement of the Tenant and the Landlord."
3. Section 4 (a) (i) shall be deleted and replaced with the following:

"The Tenant is relieved from paying rent for the balance of the Term of this agreement".

4. All other references in the agreement to the term of the agreement, whether explicit or implied, are hereby amended *mutatis mutandis* to reflect this modification.
5. All other terms and conditions shall remain in full force and effect.
6. This modification shall form and constitute an integral part of the agreement.

IN WITNESS WHEREOF the parties hereto have duly executed these presents as of the day and year above first written.

FRASER VALLEY REGIONAL DISTRICT

By its authorized signatories



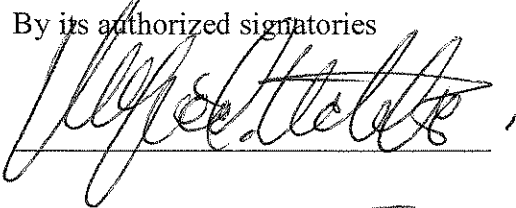
Chair/Vice Chair

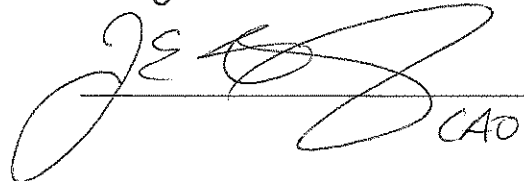


Corporate Officer/Deputy

DISTRICT OF HOPE

By its authorized signatories





CAO

To: CAO for the Fraser Valley Regional District Board

Date: 2018-12-19

From: Carolynn Lane, Engineering and Community Services Technologist
Sterling Chan, Manager of Engineering and Infrastructure

File No: 5380-22-008

Subject: Sunshine Valley Transfer Station Operation and Waste Collection 2018 RFP Results

RECOMMENDATION

THAT the Fraser Valley Regional District Board authorize its signatories to execute a Services Agreement with Two Crows Refuse for two years for the provision of residential garbage, recycling and yard waste collection at the Sunshine Valley Transfer Station as well as the operations and maintenance of the site at an annual cost of \$110,000 plus GST.

STRATEGIC AREA(S) OF FOCUS

Support Environmental Stewardship
Provide Responsive & Effective Public Services

PRIORITIES

Priority #1 Waste Mangement

BACKGROUND

A Request for Proposals (RFP) was issued by the Fraser Valley Regional District (FVRD) to select a qualified contractor to perform the services required to collect garbage, recycling, yard waste and organics as well as operate and maintain the Sunshine Valley Transfer Station. The RFP was posted on BC Bid as well as the FVRD website, and closed on November 30, 2018.

The Sunshine Valley Transfer Station is a service provided to the residents of the Sunshine Valley Community in Electoral Area B within the Fraser Valley Regional District. The facility is situated between the Hope Slide Viewpoint and the Community of Sunshine Valley on the south side of Highway 3, adjacent to the Ministry of Transportation and Infrastructure works yard. The site accepts household waste and blue bag recyclables in designated "Haul-All Hyd-A-Way" bins. There is also a Free Store on site, where residents can deposit garage sale-type items that are in good condition, for reuse by other residents. The site also accepts wood waste (tree limbs, branches, brush, prunings, etc.), scrap metal, and reusable furniture, lumber and appliances.

Although organics collection facilities do not currently exist on site, staff intend to introduce this service in 2019. Staff will continue to research appropriate organics collection and processing options for implementation in 2019.

DISCUSSION

It is believed that the successful Proponent, Two Crows Refuse, possesses the right skills to undertake the work required in a professional, technically competent and cost-efficient manner. Two Crows Refuse has established an excellent reputation with the FVRD as they have had the operations and waste hauling contracts for Sunshine Valley Transfer Station since 2006. With the assent of the Board, discussions will be initiated with Two Crows Refuse to execute a Services Agreement. It is anticipated that the contract will commence January 2019.

COST

The cost is \$110,000 plus GST per year for residential garbage, recycling and yard waste collection as well as operation and maintenance of the site. Additional costs will be incurred when organics collection is introduced in 2019.

COMMENTS BY:

Tareq Islam, Director of Engineering & Community Services

Reviewed and supported.

Mike Veenbaas, Director of Financial Services

Reviewed and supported. The proposed 2019 budget includes sufficient funding for this contract.

Paul Gipps, Chief Administrative Officer

Reviewed and supported.

To: CAO for the Fraser Valley Regional District Board

Date: 2018-12-19

From: Reg Dyck, Manager of Electoral Area Emergency Services

File No: 1855-01

Subject: Grant application for a Community Wildfire Protection Plan

RECOMMENDATION

THAT the Fraser Valley Regional District Board endorse a grant application of \$90,000.00 under UBCM's Community Resiliency Investment program to create a Community Wildfire Protection Plan for the FVRD Electoral Areas

STRATEGIC AREA(S) OF FOCUS

Provide Responsive & Effective Public Services

BACKGROUND

UBCM annually offers grant opportunities for a variety of programs. The Community Resiliency Investment program (CRI) is a suite of funding programs intended to reduce the risk and impact of wildfire to communities in BC through funding, supports and priority fuel management activities on provincial Crown Land. Funding is provided by the Province of BC and is administered by Union of BC Municipalities (UBCM). The CRI funding stream can contribute a maximum of 100% of the cost of eligible activities to a maximum of \$100,000.00

DISCUSSION

Staff is recommending that FVRD apply for a CRI grant in order to complete a Community Wildfire Protection Plan (CWPP). This plan will allow the FVRD to focus on wildfire interface high risk areas and work towards mitigating some of these risks. Having a CWPP also enables the FVRD to apply for future grants including FireSmart Community Funding. Staff is recommending an application for the amount of \$90,000.00 which includes consulting costs and staff time directly related to the CWPP.

This recommendation is being brought directly to the Board in the interest of time as the deadline for a grant funding submission is December 7TH, 2018. Staff has received and followed up with advice through BC Wildfire to request an extension for the approval from the board to be submitted.

COST

As this grant funding stream can contribute a maximum of 100% of the cost of eligible activities, it is anticipated to have little budgetary impact should FVRD be successful.

CONCLUSION

Staff is recommending that FVRD apply for funding of up to \$90,000.00 from UBCM's Community Resiliency Investment in order to develop a Community Wildfire Protection Plan for the electoral areas of the Fraser Valley Regional District.

COMMENTS BY:

Tareq Islam, Director of Engineering & Community Services

Reviewed and supported.

Mike Veenbaas, Director of Financial Services

Reviewed and supported.

Paul Gipps, Chief Administrative Officer

Reviewed and supported.

FVRD Letterhead

December xx, 2018

AdvantageHOPE
919 Water Avenue
Box 37
Hope, BC
V0X 1L0

To Whom It May Concern:

Re: Letter of Support – Municipal Regional District Tax Program (MRDT)

The Fraser Valley Regional District (FVRD) is pleased to provide a letter of support to AdvantageHOPE and endorse the implementation of the MRDT within the Electoral Areas A, B, D and E boundaries.

It is acknowledged that AdvantageHOPE is to be named the eligible entity, hence, the recipient of the 2% MRDT collection in the District of Hope and Areas A, B, D, and E of the FVRD and Area H of the Okanagan Similkameen Regional District for a five-year term. We wish you the best in your application process and look forward to working with you on other initiatives in the future.

Sincerely,

FVRD Board Chair

To: CAO for the Electoral Area Services Committee

Date: 2018-12-11

From: Barry Penner, Electoral Area Special Projects

Subject: Grant Application to Northern Development Initiative Trust

RECOMMENDATION

THAT the Fraser Valley Regional District Board authorize an application to Northern Development Initiative Trust for a grant of up to \$15,000 (75%) and up to \$5,000 (25%) from the Electoral Area Services toward the cost of completing a Connectivity Infrastructure Strategy for improving internet and cell phone service in the Electoral Areas of the FVRD;

AND THAT the Fraser Valley Regional District Board authorize staff to engage Research ICT Solutions to assist in seeking the grant.

STRATEGIC AREA(S) OF FOCUS

Provide Responsive & Effective Public Services

Foster a Strong & Diverse Economy

BACKGROUND

Not all areas within the Fraser Valley Regional District are well served by high-speed internet and reliable cell phone coverage. The FVRD has repeatedly brought this to the attention of major service providers. Modest improvements have been made in the past 18 months, with Telus adding micro cell phone sites with very limited range in parts of Sunshine Valley, Lindell Beach & Columbia Valley.

There is still much room for improvement.

Major providers like Telus, Rogers and Freedom Mobile do not require external funding to justify an expansion of service where anticipated market demand indicates a likely rate of return on invested capital that meets internal corporate objectives. However, less populated and more remote areas often cannot meet this requirement.

For this reason, the BC Government (with financial support from the Federal Government) has established the \$16 million *Connecting British Columbia Program*. The funding is administered by Northern Development Initiative Trust (NDIT) on behalf of the BC Government. Its purpose is to help underserved communities identify service gaps and practical solutions, and then provide financial contributions toward the capital cost of infrastructure improvements to improve the projected rate of return on infrastructure additions.

NDIT requires that applications for capital contributions be supported by a "Connectivity Infrastructure Study". Like other local governments, the FVRD does not possess the technological capacity to prepare such a study on our own. NDIT understands this and has funding available to pay up to 75% (maximum contribution of \$15,000) of the cost of hiring a telecommunications consulting agency (pre-screened and pre-approved by NDIT) for this work. It is expected that the FVRD will provide the balance of the amount required by the consulting agency (eg. up to \$5,000 from the FVRD, if the total cost of preparing the Connectivity Infrastructure Study is \$20,000).

I have been in contact with Research ICT Solutions (who was referred to us by NDIT) and have received the attached proposal. They are willing to assist us in preparing both the application for the grant to pay for the Connectivity Infrastructure Study, as well as the application for the capital contribution for the desired infrastructure improvements.

DISCUSSION

At this time, the focus of the *Connecting British Columbia Program* is to expend high-speed internet service. I have made it clear to both NDIT and Research ICT Solutions that the FVRD is also keenly interested in improved cell phone service. It is possible both high speed internet and cell phone service will be addressed by an eventual grant for a capital contribution, but that remains to be seen.

Applications for the capital contribution must indicate that the requested projects will be completed by March 31, 2020.

COST

The FVRD's portion of the Connectivity Infrastructure Study is estimated to be not more than \$5,000.

CONCLUSION

This is a two-step process. The FVRD needs to complete a Connectivity Infrastructure Study before we can apply for the more significant funding to help pay for infrastructure upgrades and expansion.

COMMENTS BY:

Mike Veenbaas, Director of Financial Services

Reviewed and supported. There is sufficient funding with Budget 102 Electoral Area Administration to fund FVRD's 25% of the proposed study.

Paul Gipps, Chief Administrative Officer

Reviewed and supported

Research ICT Solutions

REGIONAL

/CONNECTIVITY

INFRASTRUCTURE

STRATEGY

DRAFT PROPOSAL FOR THE
FRASER VALLEY REGIONAL DISTRICT

ABOUT RESEARCH ICT SOLUTIONS

- For the last three years, we've been focused on articulating a new business model to profitably connect everyone within mobile coverage to the Internet. We've published multiple papers in peer reviewed journals on Universal Basic Internet and next generation business models.
- We were one of the finalists in the Mozilla Equal Rating Innovation Challenge, a competition to find the best way to provide access to all. Research ICT Solutions has experience in both analysing and rolling out last mile initiatives:
 - Currently working on a broadband rollout for the universal service arm of the Ugandan Communications Commission;
 - We've advised the World Bank on how to target an investment of \$150 million into the ICT sector in Zambia.
- For this project we have teamed up with Steve Song, who is an experienced consultant with twenty years of experience and who has developed Open Source, Open Hardware technology that enables anyone to set up their own telephone and Internet company called Village Telco ([http:// villagetelco.org](http://villagetelco.org)).

PROCESS

1. Apply for funding from Northern Development Trust for consulting services to develop a connectivity strategy
2. Once funding approved, complete the application for funding to develop Connectivity Infrastructure Strategy

OBJECTIVE

- Draft proposal for the Fraser Valley Regional District
- Develop a Connectivity Infrastructure Strategy that meets the requirements of the Connecting British Columbia Program - Phase 2
- The Strategy would have three components:
 1. Connectivity & technology assessment
 2. Governance structure and potential vendors
 3. Funding application

ASSUMPTIONS

	Median income after tax	Population	Average age	# of households
Census 2016	\$69,289	295,934	41	108,393

- Large but spread-out population means that a range of options needs to be investigated
- Collaboration with technology providers, other municipalities and provincial government is crucial

/BROADBAND EXPANSION PROBLEM

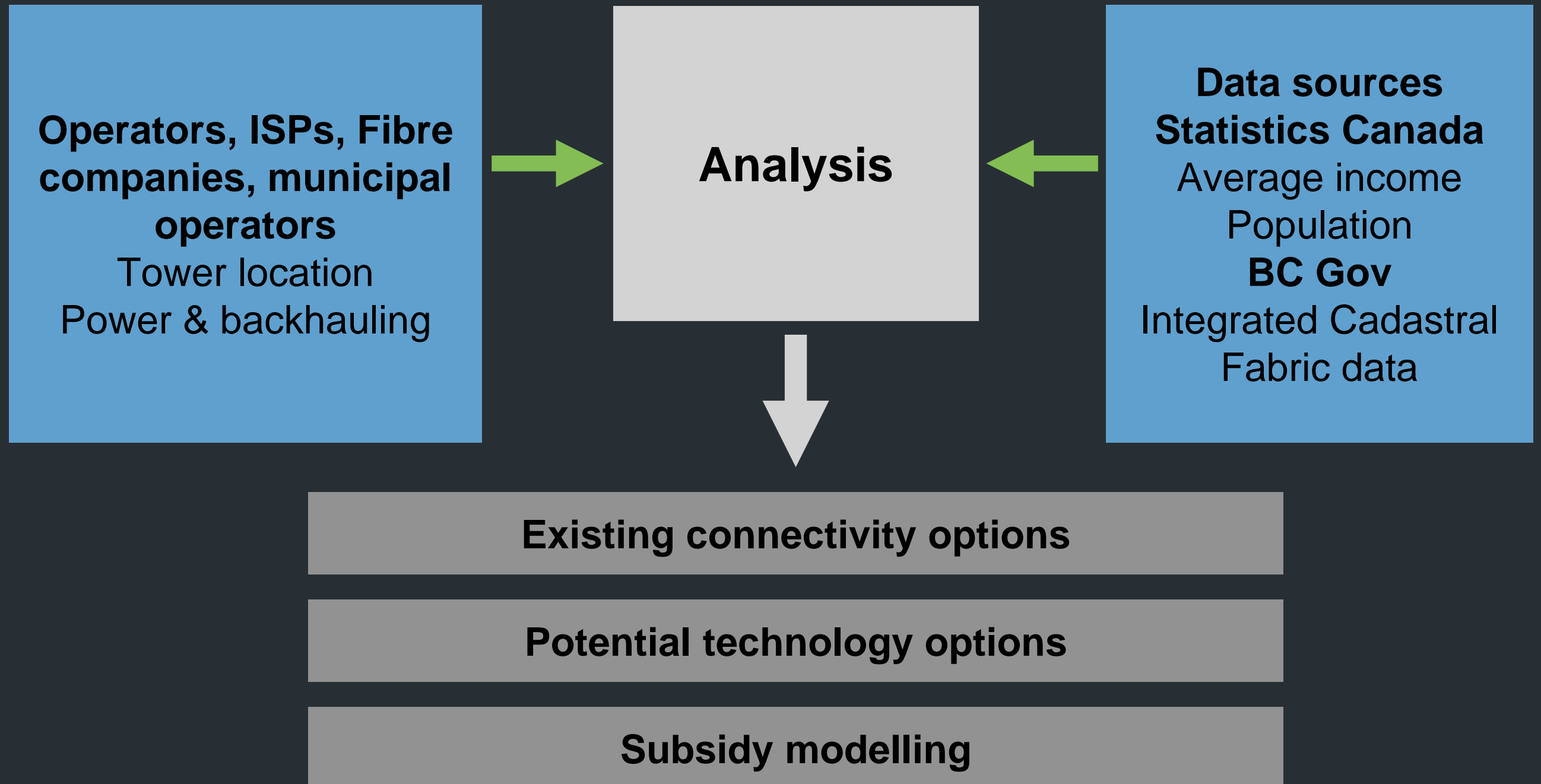


- The cost of supply is currently greater than demand
- The challenge is to change the equation so that income is greater than supply, either by reducing the cost of supply or increasing income

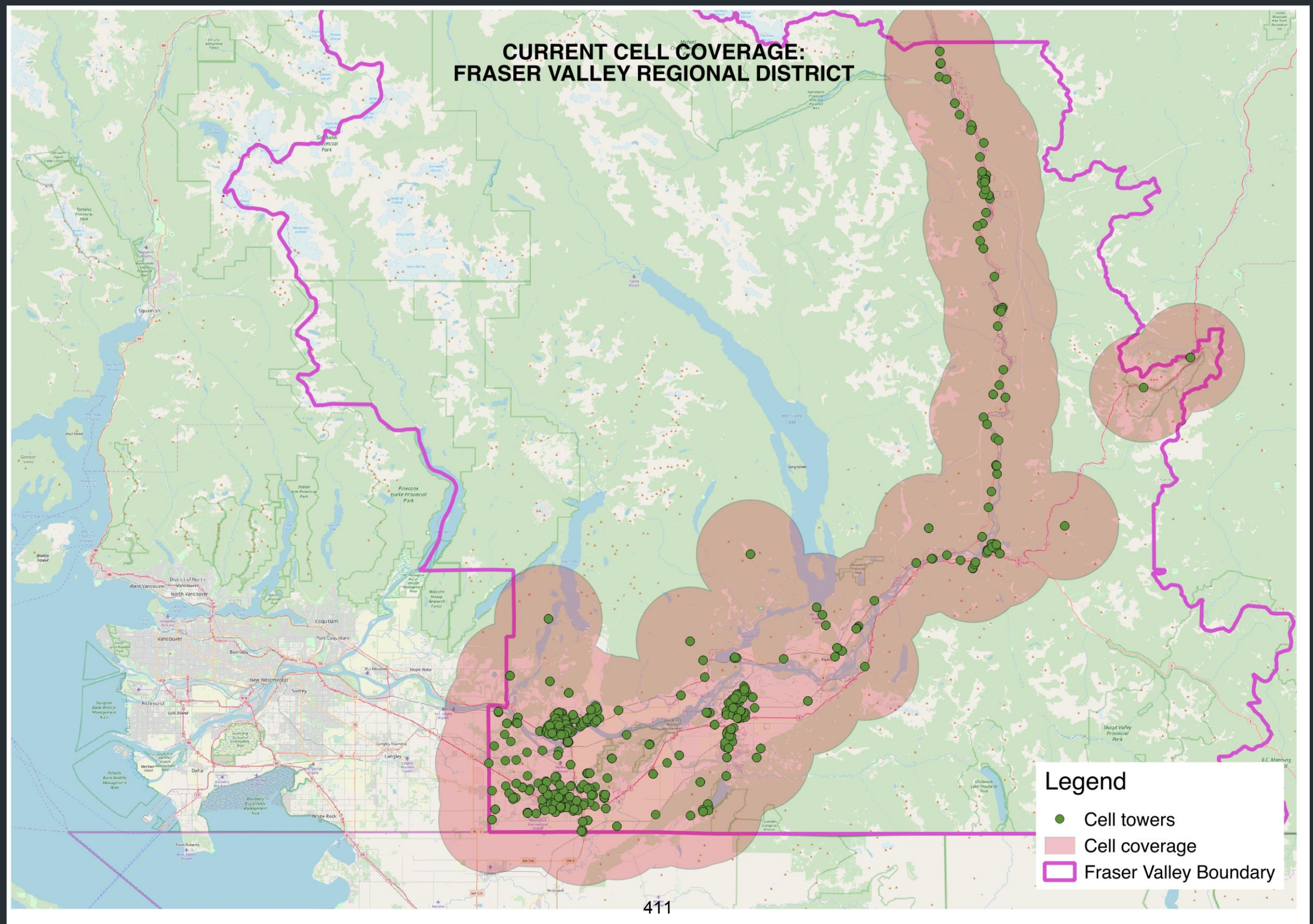
STEP 1

CONNECTIVITY &
TECHNOLOGY ASSESSMENT

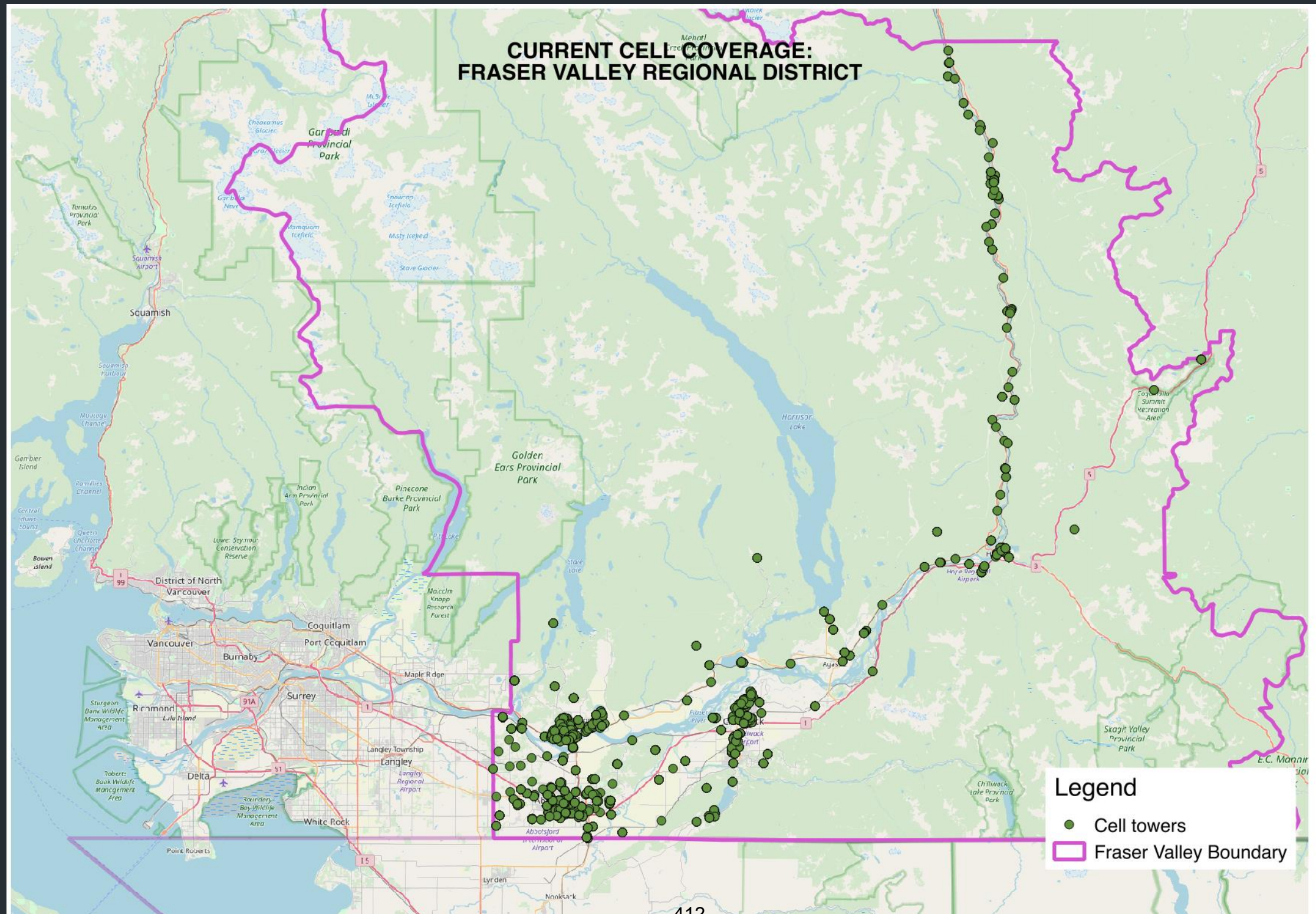
PROCESS




EXISTING CELL COVERAGE



EXISTING TOWER LOCATIONS






CADASTRE LOCATIONS



Home Data Sources Export Sketch Find Help

Home Pan Zoom In Zoom Out Full Extent Back Forward Identify Print Albers Lat / Long UTM District Lot Plot Coordinates Bookmarks

Home Navigation Find Data Export Zoom To Coordinates Bookmarks

Parcel Name: 015359964    I want to...

Details

Parcel Name
015359964

Plan Number
NEP2352

Parcel Identification Number (PIN)
N/A

Parcel Identifier (PID - Text)
015359964

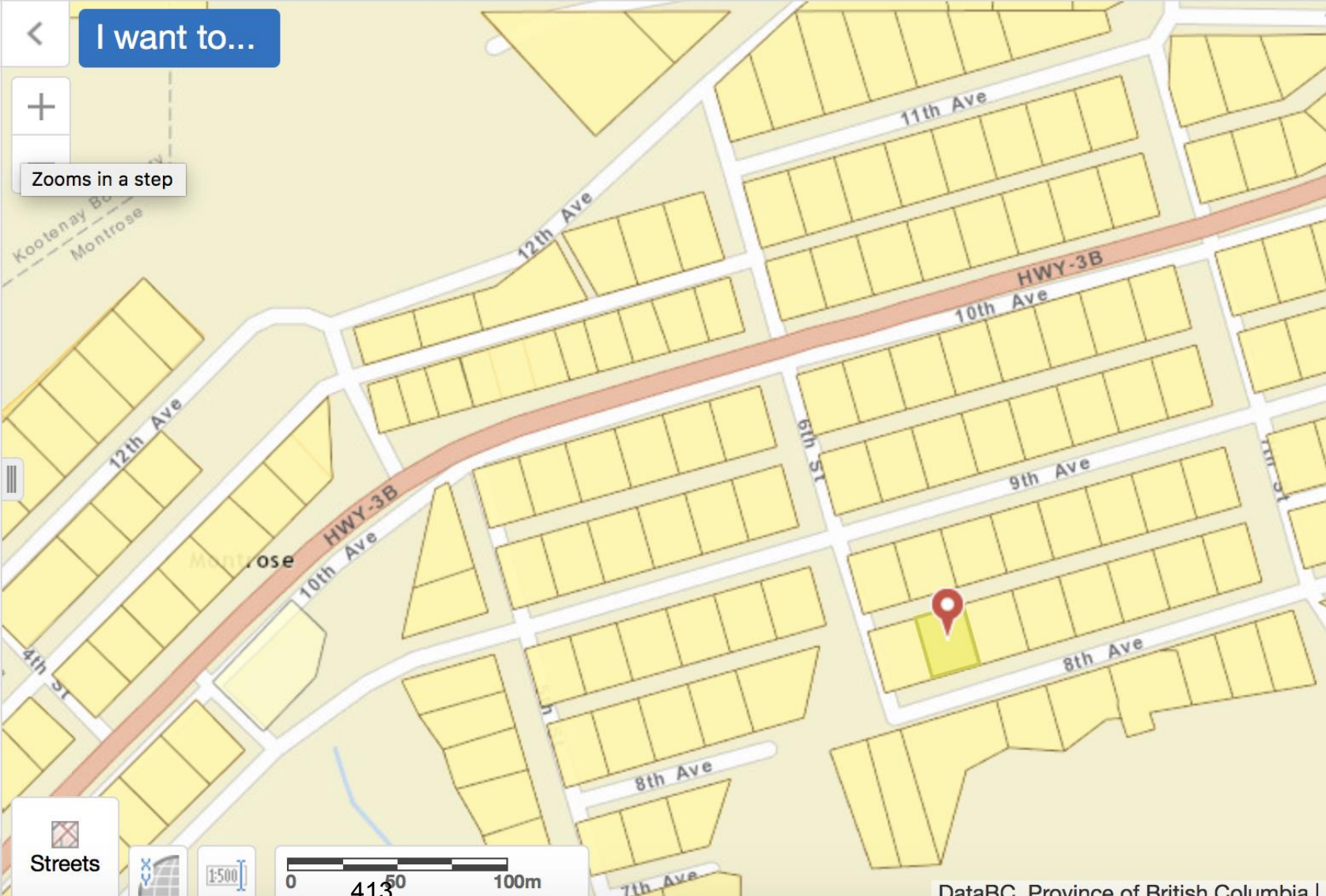
Parcel Identifier (PID - Number)
15359964


Parcel Status
Active

Parcel Class
Subdivision

Owner Type
Private

Municipality
Montrose The Corporation of the Village of



Streets  413

DataBC, Province of British Columbia |

CADASTRE LOCATIONS

- BC has made available all cadastre locations via iMap BC
- Using this tool, we are able to plan at a granular level what the technology options could be for broadband access around the FVRD
- All data would be combined into a single map to enable better planning and decision-making for broadband access.

EXISTING CONNECTIVITY OPTIONS

- Who are the current ISPs, mobile operators, cable providers operating around the Fraser Valley Regional District?
- Of these, mapping the existing fibre connectivity is the most critical
- Data is relatively scarce, but maps can be built using a combination of:
 - Interviews with existing cable providers
 - Web scraping to find out where major cable companies (Shaw, Telus etc.) offer fibre connectivity
- Output is a map showing fibre connectivity, suppliers, planned fibre rollout
- Once this information is in one place, we can analyse which communities are the most viable and what funding arrangements best suit them.

OPTIONS

- There are several technology options and combinations of options and these would need to be assessed based on cost, willingness to pay as well as appropriate governance structures (see Step 2). Fibre access:
 - Fibre to the town boundaries (we'll need confirmation of where fibre currently sits)
 - Fibre to the curb (FTTc)
 - Fibre to the Neighbourhood (FTTn)
 - Fibre to the Home (FTTh)
- Last mile access:
 - Fixed Wireless Access at 3.5 GHz
 - Wifi 802.11 ac (2.4 GHz and 5 GHz)
 - Urban mmWave 802.11ad (60 Ghz)

STEP 2

GOVERNANCE STRUCTURE AND
POTENTIAL VENDORS

GOVERNANCE

Some kind of partnership model is necessary because the FVRD doesn't have the resources to roll out fibre infrastructure by itself. There are essentially two key variables:

1. Who owns the network? There are 3 possible models:
 - a. Local government-owned through some sort of municipal corporation (Valley Community Fibre Network <http://vcfn.ca/> as an example in Nova Scotia)
 - b. Citizen's cooperative operating with the tacit support of local government (e.g. B4RN model in UK)
 - c. Private network operator that enters into an agreement with the municipality

The appropriate option is dependent upon the mix of technology and funding that is available.

/GOVERNANCE (2)

2. Who operates the network?

- a. Outsourced to the private sector (Valley Community Fibre Network)
- b. Operated by a community organisation (B4RN)

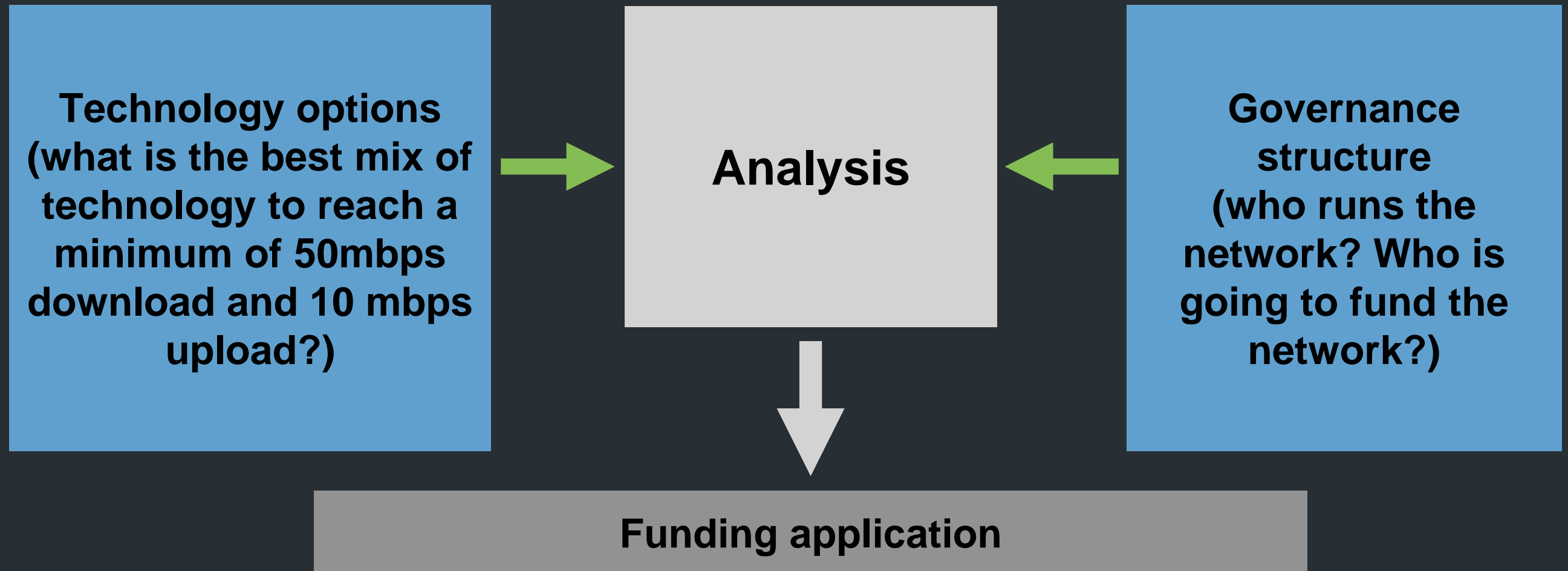
The type of technology chosen will determine who operates the network (as an example, fibre last-mile networks are generally easier to operate than wireless networks).

Each of these options (ownership & operation) will be considered as part of the study taking into consideration the circumstances of the FVRD.

STEP 3

FUNDING APPLICATION

FUNDING APPLICATION



- RIS provides inputs into the FVRD's funding application to the Northern Development Trust Initiative and the Economic Diversification Infrastructure Fund.
- Funds are used to rollout the broadband network.

FUNDING (2)

This cost can be reduced by:

- Getting funding from Northern Development Trust for a percentage of costs
- Reducing cost of provision by having FTTx and running wifi or urban mmWave wifi for other last mile connectivity
- Funded by the FVRD and amortized over a number of years

/IMPLEMENTATION

15 JANUARY

31 JAN

22 FEB

DESK
RESEARCH

CONNECTIVITY
ASSESSMENT

GOVERNANCE

VENDOR
ASSESSMENT

APPLICATION
DEVELOPMENT

FINAL REPORT

15 JAN - 31 JAN

10 FEB

28 FEB

BUDGET

	Rate CAD	Units	Total CAD
Desk research	600	5	3,000
Meeting stakeholders	600	5	3,000
Technology options	600	5	3,000
Vendor discussions	600	3	1,800
Funding application	600	4	2,400
Transport, accommodation and per diems			300
			13,500

Research ICT Solutions



**DR. CHRISTOPH
STORK**
PARTNER, RIS
PHD,
ECONOMICS



STEVE SONG
ASSOCIATE, RIS
FOUNDER OF
VILLAGE TELCO



ANDY DYMOND
SENIOR
CONSULTANT,
RIS
MSC
(DEVELOPMENT
ECONOMICS)
AND P.ENG. (BC)
TELECOMS



**STEVE
ESSELAAR**
PARTNER, RIS
MBA

CONTACT DETAILS

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To: CAO for the Electoral Area Services Committee

Date: 2018-12-11

From: Paul Gipps, Chief Administrative Officer

File No: 1855-30

Subject: Canadian Infrastructure Program BC and Northern and Rural Committees Infrastructure

RECOMMENDATION

THAT the Electoral Area Services Committee recommend that the FVRD Board authorize grant application in the amount of up to \$1.6 million to the Investing in Canadian Infrastructure Program BC and Northern and Rural Committees Infrastructure to develop the Station House Project in Electoral Area A ;

AND THAT staff be authorized to enter into an ownership and partnering agreement with the Boston Bar North Bend Enhancement Society to manage and operate the Station House.

STRATEGIC AREA(S) OF FOCUS

Provide Responsive & Effective Public Services
Foster a Strong & Diverse Economy

PRIORITIES

Priority #4 Tourism

BACKGROUND

Boston Bar and North Bend Enhancement Society and the FVRD have been working on a joint initiative to create a unique historical preservation and economic opportunity in the community of Boston Bar.

Over the past several years, the Society has spearheaded the preservation and restoration of a CN Station House, originally built in 1914, with strong support from all community stakeholders. This Station House was previously owned by CN Rail and is currently owned by the Society. In 1994, the Station House was relocated to the Boston Bar community park on CN Rail land and is nestled with the community hall, family place and Raymond Memorial Pavilion area that the Society currently manages.

DISCUSSION

This unique opportunity will create a multi-use gathering and educational facility – a destination for locals and to create tourism and economic development in the area. The facility would also provide much needed public washrooms with potable water, not readily available to the community in the existing public facilities.

The FVRD and Society would like to apply for a 100% grant to enable this project to proceed. In order to do this the FVRD Board needs to consider and move to support the grant and take the lead on this project. The project will be fully supported by the service areas in Electoral Area A and is looking for the board to authorize the application for the grant and to enter into an ownership and partnering agreement

COMMENTS BY:

Mike Veenbaas, Director of Financial Services

Reviewed and supported.

To: CAO for the Fraser Valley Regional District Board
From: David Urban, Manager of Outdoor Recreation Planning

Date: 2018-12-19

and Christina Vugteveen, Manager of Parks Operations

File No: 6120-31-018

Subject: 2018 Job Creation Partnership Program Summary for Experience the Fraser and Regional Parks

INTENT

This report is intended to advise the Fraser Valley Regional Board of information pertaining to the successfully completed Job Creation Partnership Program. Staff is not looking for a recommendation and has forwarded this information should members want more clarification to discuss the item further.

STRATEGIC AREA(S) OF FOCUS

Support Environmental Stewardship

Foster a Strong & Diverse Economy

Support Healthy & Sustainable Community

PRIORITIES

Priority #4 Tourism

Priority #5 Outdoor Recreation

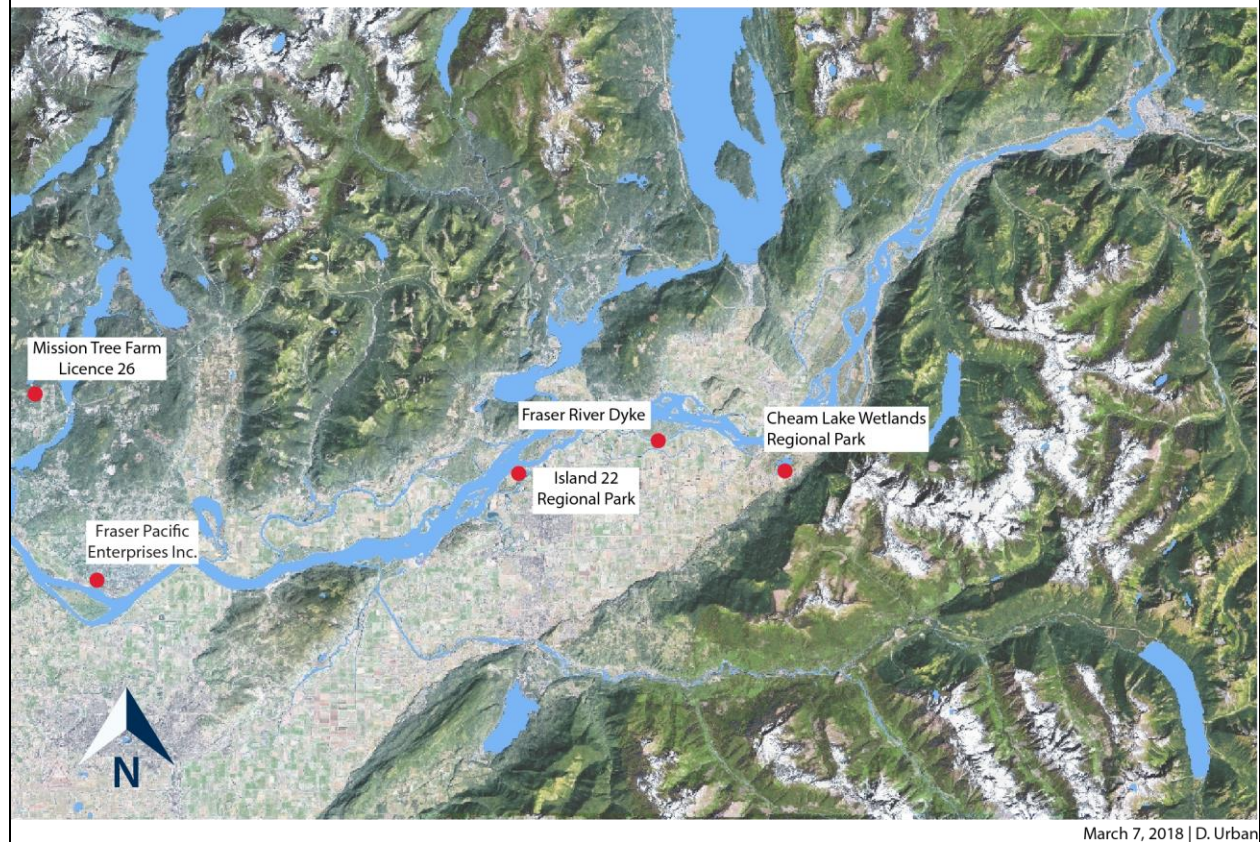
BACKGROUND

In 2015 and 2016, Ecoworks Landscape Services Inc. (Ecoworks) in partnership with the Fraser Valley Regional District (FVRD) was successful in receiving grants for \$321,000 and \$335,000 through the Job Creation Partnership (JCP) program to build out Experience the Fraser (ETF) and Regional Park amenities. This year \$482,942.82 was received to continue this work. A key aspect of this program was to provide employment and job skills training for unemployed workers.

DISCUSSION

News of another successfully JCP grant came in March. Ecoworks provided the work experience for five eligible participants to start in early April and end in October. Participants received work experience in trail construction, carpentry and landscaping as well as exposure to and safe handling of heavy equipment operation. This skill building was acquired through the expansion of the ETF Canyon to Coast Trail and amenities related to ETF in Fraser Valley, see map below.

Job Creation Partnership: Experience the Fraser, Fraser Valley



Map: Project Locations

This year's program was quite collaborative in nature. The Regional Parks Department, Island 22 Equestrian Park Society, and Freshwater Fisheries Society of BC all contributed funds to this program for capital improvements.

Earlier this month an overview presentation was given to the Regional & Corporate Services Committee which lead to the request that this information be shared with the FVRD Board, see attached presentation.

COST

No costs.

CONCLUSION

The FVRD in partnership with Ecoworks has now secured over \$1,100,000 in funding through the JCP program. From both a human, and infrastructure perspective, this program has been positive for both partners and again this year program was successful. As a result, the sentiment amongst the project

partners is there is interest in applying next year to continue to build out Experience the Fraser and associated amenities in our Regional Parks.

COMMENTS BY:

Barclay Pitkethly, Director of Regional Programs

Reviewed and supported.

Mike Veenbaas, Director of Financial Services

Reviewed and supported. As funding is provided via grant, the only direct cost to FVRD is in kind support of the program which are costs already included in the financial plan.

Paul Gipps, Chief Administrative Officer

Reviewed and supported

JOB CREATION PARTNERSHIP PROJECT SUMMARY

David Urban

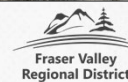
Manager of Outdoor Recreation Planning

December 11, 2018

JOB CREATION PARTNERSHIP

Grant funding opportunity:

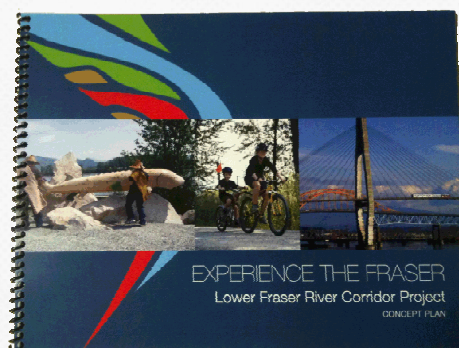
- 5 EI eligible individuals
- 7 months work experience
- Partnership with Ecoworks Landscape Services
- \$482,000 in provincial funding



JCP PARTICIPANTS



JOB CREATION PARTNERSHIP



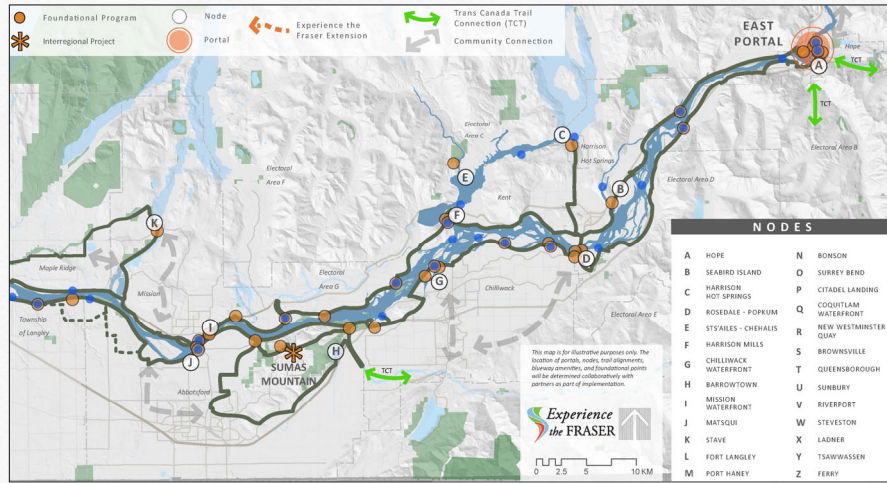
Concept Plan



Implementation Plan

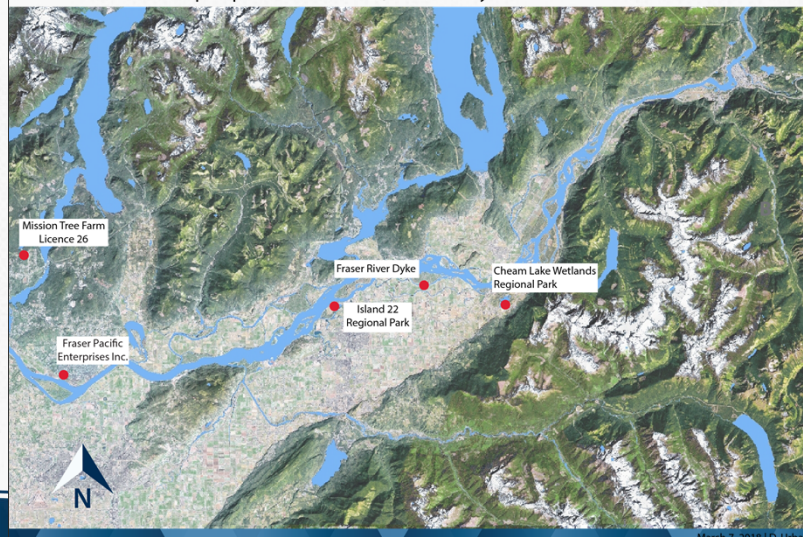


JOB CREATION PARTNERSHIP

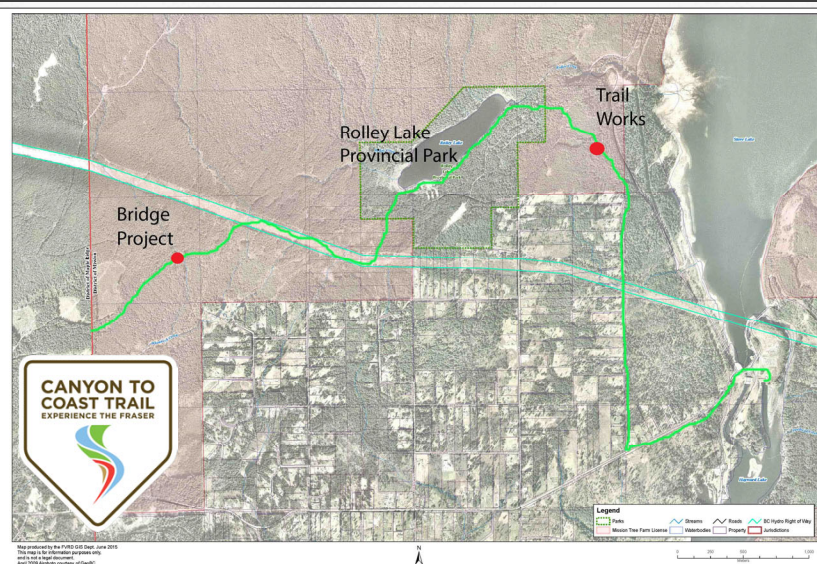


JOB CREATION PARTNERSHIP

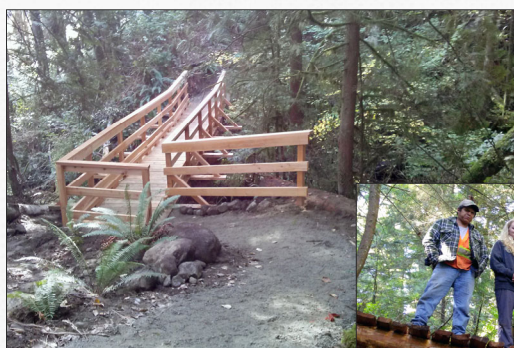
Job Creation Partnership: Experience the Fraser, Fraser Valley



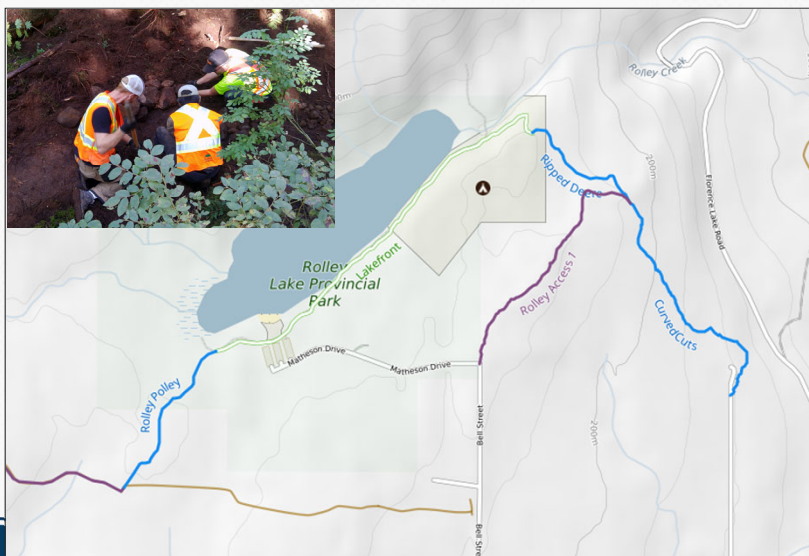
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MISSION TREE FARM LICENCE 26, MISSION



ROLLEY LAKE PROVINCIAL PARK, MISSION



CHEAM LAKE WETLANDS REGIONAL PARK, EA D



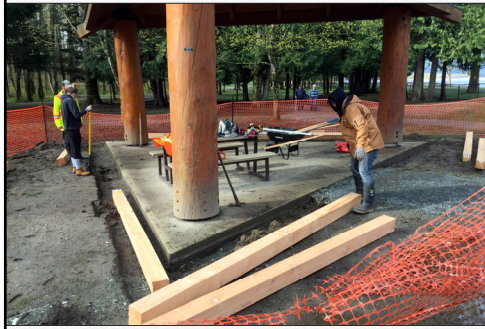
ISLAND 22 REGIONAL PARK, CHILLIWACK



ISLAND 22 REGIONAL PARK, CHILLIWACK



ISLAND 22 REGIONAL PARK, CHILLIWACK



ISLAND 22 REGIONAL PARK, CHILLIWACK



ISLAND 22 REGIONAL PARK, CHILLIWACK



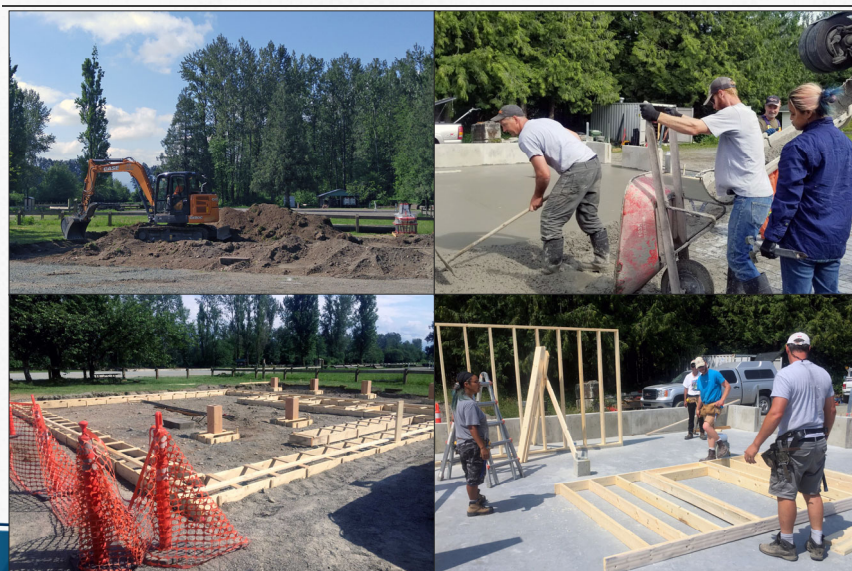
ISLAND 22 REGIONAL PARK, CHILLIWACK



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ISLAND 22 REGIONAL PARK, CHILLIWACK



ISLAND 22 REGIONAL PARK, CHILLIWACK



QUESTIONS





Toll Free: 1-866-valueBC (825-8322)

Fax: 1-855-995-6209

Click "[Contact us](#)" at bcassessment.ca

December Media Campaign - Preview of the 2019 Assessment Roll

On Thursday, December 6, BC Assessment will be issuing a news release to provide a preview of what property owners in various communities can expect to happen with their 2019 property assessments.

The news release provides 2019 preliminary highlights of changing property assessment values for various areas.

Please share this information in advance with members of your Municipal Council or Regional District Board, and note, the information **can not be shared with the media until after December 6.**

Details include:

- In contrast to previous years, some areas of the province are experiencing a softer real estate market.
- The market can best be summed up as showing signs of stability across most areas of the province, with changes in property assessments depending on location and property type.
- Assessed values for detached single family homes in many areas of Metro Vancouver may see a decline, while other markets and areas of the province will see increases over last year's values.
- Overall sale volumes are down with higher end markets seeing a general softening in value in many communities.
- In contrast, commercial and industrial properties are generally continuing to rise.
- Some Metro Vancouver detached single family homes are showing decreases in value of -5% to -10% over last year, including in areas of Vancouver, the North Shore, South Surrey, White Rock, South Delta and Richmond. Other areas are relatively stable or even showing modest increases.
- The balance of the province can expect increases of +5 to +15% for single family home assessed values. This includes the Fraser Valley, Vancouver Island, Okanagan and the North. In many parts of central and northern Vancouver Island, values are increasing closer to +20%. In Kitimat, the increases are even greater in response to activity within the resource sector.
- The residential strata market (i.e. condominiums) remains strong this year with typical increases of +10 to +20% across most areas of the province. Vancouver, the

North Shore and Burnaby increases are slightly less than this range while the eastern Fraser Valley increases may be higher.

- Commercial and industrial properties will typically experience continued increases across most of the province in the +10 to +20% range, with some markets around Metro Vancouver up +30%.

The soon to be released 2019 property assessments are based on what was happening in the real estate market as of July 1, 2018.

Again, please note that the above information is not to be shared publicly until December 6.

Early Notification Letters

During December, BC Assessment is providing notification letters to property owners whose assessments are increasing significantly more than the average change within your jurisdiction where applicable.

- We follow this process each December.
- Concerned property owners are advised to contact BC Assessment with any questions or clarifications.

Official Release of the 2019 Property Assessments

A reminder that all property owners will receive their annual property assessment notices in early January 2019.

- A more extensive media campaign will occur on January 2, 2019 with more specific details for each community.
- On January 2, BC Assessment's website will be updated with a variety of 2019 property assessment information including the ability to access, search and compare 2019 property assessments.
- It is important to remember that 2019 property assessments will be based on market activity and property values as of the uniform date of July 1, 2018. To make sure property assessments are fair, they are all calculated based on the same date of July 1st every year.

Contacts for any Assistance with 2019 Property Assessments

For more information or any assistance with any media or public queries that you receive regarding 2019 property assessments, please feel welcome to [contact your local Assessor](#) for your region:

- Ed Shum, Greater Vancouver Acting Assessor
- Laura Schwagele, Fraser Valley Assessor
- Tina Ireland, Vancouver Island Assessor
- Katrina LeNoury, Thompson Okanagan Assessor

- Scott Sitter, Northern BC Assessor
- Rod Ravenstein, Kootenay Columbia Assessor

Sincerely,

Michael Spatharakis BA, AACI, P.App
Manager, Local Government Customers

michael.spatharakis@bcassessment.ca
T 1-866-valueBC (825-8322) x 00498 | C 250-208-3508
400 – 3450 Uptown Blvd. | Victoria, BC V8Z 0B9 | bcassessment.ca

BC ASSESSMENT     

Check out the latest posts & share your feedback with us on *Community Corner* @ <https://forum.bcasessment.ca>





OFFICE OF THE
SENIORS ADVOCATE
BRITISH COLUMBIA

Ref: 317203

November 30, 2018

Dear Mayors, Chairs, Councillors and Directors,

As the Seniors Advocate for British Columbia, I am very pleased to extend my sincere congratulations to each of you on your recent election to local government.

Whether you are newly elected or returning to serve as a municipal leader, the impact of your contributions to the quality of life in communities across British Columbia will be immense and will directly affect your constituents on a daily basis. This is particularly the case regarding the most vulnerable of our citizens, which often includes seniors.

My office, the first of its kind in Canada, was established in 2014 to monitor and analyze seniors' services and issues in BC, and recommend solutions to systemic challenges to government and service providers. Our monitoring spans five key areas: health care, housing, income supports, personal supports and transportation. All of these areas are of direct concern and consequence to local government. Whether allocating municipal funds for walkability corridors, sidewalk repairs and curb cuts, and transportation to regional health care, or developing policy around accessibility, age-friendliness and social inclusivity, municipal governments play a significant role in improving the lives of seniors in British Columbia.

Seniors are a rapidly growing demographic in Canada. Here in British Columbia, seniors currently comprise 19% of our total population (920,000 of 4.8M) and we expect to see a continued rise in the population over 65 in the years ahead. Seniors are forecast to constitute 25% of British Columbians by 2031 (1.4M of 5.63M). Research consistently shows that being a partner in helping seniors age well and in place is a solid investment economically and socially.

Please feel free to contact my office at any time as we work together to improve the lives of British Columbian seniors. [Please also check out our website for additional information.](#)

Thank you again for your commitment to municipal leadership. I wish you my very best for the duration of your term.

Sincerely,

Isobel Mackenzie
Seniors Advocate
Province of British Columbia

Squamish-Lillooet Regional District Update

October 2018

Updates from the Squamish-Lillooet Regional District Board and Committee meetings of October 2018

Note from Chair Crompton: I was wrong... my previous note was not my last note. In that note, I asked you to send me feedback on these RD Updates... I received none! Either that means you didn't read it or you are perfectly happy with what you did read. I will assume the latter. The Board will elect a Chair and Vice-Chair on Wednesday, November 28th... so there will be an announcement coming shortly!

Thanks for the privilege of serving as Chair of this tremendous organization.
May your winter be full of joy.

BYLAWS

The following bylaws were adopted:

- Squamish-Lillooet Regional District Tax Exemption Bylaw No. 1605-2018 to provide a property tax exemption for Pemberton Wildlife Association's Shooting Range in Pemberton for 2019.
- Squamish-Lillooet Regional District Directors Remuneration Bylaw No. 1501-2016, Amendment Bylaw No. 1606-2018 to increase the Directors' remuneration to offset the elimination by the Government of Canada of the tax exemption on 1/3 of the remuneration paid to local government elected officials, effective January 1, 2019.

The following bylaws were introduced and read a first, second and third time, and forwarded to the Inspector of Municipalities for approval; upon receipt of such approval, the SLRD will undertake an Alternative Approval Process (AAP):

- Squamish-Lillooet Regional District Britannia Creek Debris Flood Works, Town Center, Operations and Maintenance Service Establishing Bylaw No. 1600-2018, to establish a service for the purpose of operating and maintaining debris flood works (Geobrug Debris Flood Net) on Britannia Creek for the Town Centre area within the community of Britannia Beach (via Petition versus AAP). The Britannia Beach Oceanfront Development Corporation will be required to contribute its \$25,680 (80%) share of the 2019 annual operations and maintenance costs associated with this bylaw as the bylaw will not be

in place until 2020, in addition to its \$285,000 reserve contribution.

- Squamish-Lillooet Regional District Britannia Creek Debris Flood Works Operations and Maintenance Service Establishing Bylaw No. 1601-2018 to establish a service for the purpose of operating and maintaining debris flood works (as above) for Britannia Beach outside of the town centre.
- Gun Lake Fire Protection Contribution Local Service Establishment Bylaw No. 559, 1994, Amendment Bylaw No. 1604-2018 to increase the maximum annual requisition limit in order to meet the Society's request to develop a long-term, sustainable model for the provision of and improvement to, wildfire suppression and prevention services to the Gun Lake community.

Squamish-Lillooet Regional Growth Strategy Amendment Bylaw No. 1062, 2008, Amendment Bylaw No. 1562-2018 (RGS Review) was given second reading and referred to each member municipality for comments.

Garibaldi At Squamish - Environmental Assessment

The SLRD did not support the request by Garibaldi at Squamish to the BC Environmental Assessment Office for a three-year extension of several conditions that are part of their Environmental Assessment Certificate.

Community Amenity Contributions Policy

Policy No. 12-2018 - Board Policy for Community Amenity Contributions to provide guidance for the

provision of Community Amenity Contributions (CACs) in the SLRD through a fair and equitable approach. was approved. This policy as well as other policies of the SLRD can be view on the SLRD website at: <https://www.slrld.bc.ca/about-us/regional-district-board/board-policies>

Current Pemberton Transfer Station Relocation

The SLRD has received feedback from area resident and businesses, and continues to explore options for the relocation of the current Pemberton Transfer Station.

Britannia Beach Dock

An application to the Ministry of Forest, Lands, Natural Resource Operation and Rural Development for a lease/tenure for the Britannia Beach Dock will be undertaken.

Garibaldi Volunteer Fire Department - BC Emergency Health Services First Responder Program

The Garibaldi Volunteer Fire Department (GVFD) has enrolled in the BC Emergency Health Services (BCEHS) Emergency Medical Assistance First Responder program.

Public Safety Grant Funding Opportunities - 2018/19

The following funding applications were supported by the SLRD Board:

- Community Resiliency Investment Program for FireSmart activities of up to \$100,000 towards completing FireSmart treatments at SLRD-managed spaces.
- Applications to the Forest Enhancement Society of British Columbia Wildfire Fuel Management Program in 2018 and 2019 for wildfire fuel management activities.
- Applications to the Community Emergency Preparedness Fund in 2018 and 2019, for evacuation route planning (Pemberton Valley and Upper Squamish Valley), emergency operations centre training and equipment (staff training and field communications equipment), flood risk assessment, flood mapping & flood mitigation planning (Pemberton Valley Integrated Flood Response Plan – GIS work), and structural flood mitigation (small scale improvements to Pemberton Valley Dyking District infrastructure within the SLRD).
- Application regarding Lillooet Lake Estates' Investing in Canada Infrastructure Program - Rural

and Northern Communities Stream for geohazard and flood mitigation funding for a debris flow mitigation structure at Catiline Creek.

Farm Adaptation Innovation Program

An Expression of Interest application will be submitted to the BC Agriculture & Food Climate Action Initiative *Farm Adaptation Innovator Program (2018-2023) for the Pemberton Valley and Flooding: Farm Mitigation and Adaptation Strategies* project with objectives that may include the assessment of overall economic value of agricultural production in the Pemberton Valley, evaluate potential costs associated with flood events, and identify flood mitigation and farm adaptation strategies.

Radon Gas Initiatives in the SLRD

The SLRD has requested 2 sets of 100 Radon Testing Kits to take part in the *Take Action on Radon* challenge to be distributed to citizens in communities within the SLRD Electoral Areas to test their home for potential elevated radon levels.

Soccer Field - Pemberton Recreation Lands

The SLRD requested that the Village of Pemberton review the feasibility of a Community, Culture and Recreation grant regarding amenities and for a second soccer field on the Pemberton Recreation Lands, and that the Village undertake community consultation regarding turf versus natural grass for the second soccer field.

Grouse Creek Fire - Thank You

Thank you letters to be sent to persons who assisted in the fighting of the Grouse Creek wildfire

2019 Slow Food Cycle Sunday - Tourism Events Program Grant

A letter of support was provided to Pemberton Tourism for their grant application to Destination British Columbia's Tourism Events Program for the 2019 Slow Food Cycle Sunday event.

GRANTS IN AID

The following were granted from the Pemberton and District Community Fund (SLRD Area C / Village of Pemberton):

- \$8,000 to the Pemberton Farmers' Market Association for operating costs of running the Pemberton Farmers' Market for 2019.

- \$1,313 to the Pemberton Children's Centre to cover the cost of renting the venue, insurance and table rentals for the Pemberton Children's Centre Christmas Bazaar fundraiser to be held on December 1, 2018 at the Pemberton and District Community Centre.

The following were granted from Area A Select Funds:

- \$9,000 to the Bridge River Valley Community Association to support additional activities / expenses regarding the 2018 Northern Development Initiative Trust Economic Capacity Building Grant activities.
- \$500 to the Bridge River Valley Community Association (BRVCA) to help with BRVCA's 2018 Remembrance Day event to be held in Gold Bridge.
- \$260 to the Bridge River Valley Community Association to help with costs of hosting the 2018 District Election All Candidates meeting held at the Gold Bridge Community Club on October 8, 2018.

The following were granted from Area B Select Funds:

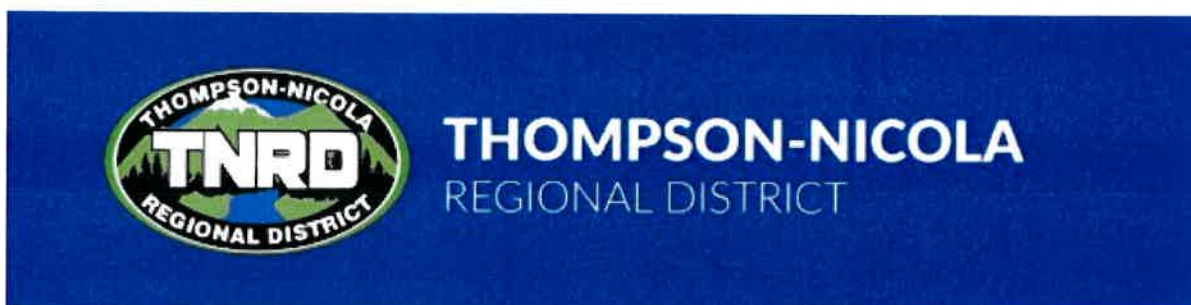
- \$1,500 to the Lillooet Pound Dogs to cover costs of their 25th Annual Arts and Craft Fair on Sunday, November 18, 2018 to raise funds for the medical needs of dogs and cats.
- \$1,000 to the Lillooet Public Library towards the cost of organizing the Literacy Outreach Coordination's "At the Table Lillooet" event to be held on Sunday, November 4, 2018. This event will be an opportunity to assess the health of the non-profit sector in Lillooet, to share visions and to network.
- \$476 to the Royal Canadian Legion (Lillooet) for the fabrication of a cabinet to house War Veteran's medals, pictures and uniform to be placed in the Legion in honor of Mr. Arthur Philbrooke.
- \$4,000 to the Lillooet Regional Invasive Species Society for an inflatable (Zodiac style) boat, engine and equipment for the purpose of water sampling and water travel to invasive sites to follow-up after treatment.

The following were granted from Area C Select Funds:

- \$5,000 to McGillivray Falls Recreation Retreat Ltd., upon the confirmation of their appropriate corporate status, to purchase proper fire equipment and to carry out thinning and surface

fuel removal in a perimeter around the residential area.

- \$2,000 to the Village of Pemberton, contingent on the Village of Pemberton provide matching funds, for the purchase of fireworks for the 2018 Halloween night fireworks festivities in the Village of Pemberton.
- \$500 for 2018 and \$2,500 for 2019 to the Pemberton and District Chamber of Commerce to pay for Secretariat services to support the Pemberton and Area Economic Development Collaborative (EDC) for the remainder of 2018 and the 2019 calendar year, with the understanding that other parties to the EDC will take their turn in providing funding for Secretariat services after 2019.

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Highlights from the Thompson-Nicola Regional District Board of Directors' Meeting of November 22, 2018

The Current

November 22, 2018

Election Results Received

The Board received a report from the Chief Election Officer confirming that Electoral Area "N" Director Herb Graham (Beautiful Nicola Valley - South) and Electoral Area "P" Director Mel Rothenburger (Rivers and The Peaks) were elected by acclamation.

The following candidates were elected by voting:

- Electoral Area "A" (Wells Gray Country): Carol Schaffer
- Electoral Area "B" (Thompson Headwaters): Stephen Quinn
- Electoral Area "E" (Bonaparte Plateau): Sally Watson
- Electoral Area "I" (Blue Sky Country): Steven Rice
- Electoral Area "J" (Copper Desert Country): Ronaye Elliott
- Electoral Area "L" (Grasslands): Ken Gillis
- Electoral Area "M" (Beautiful Nicola Valley - North): David Laird
- Electoral Area "O" (Lower North Thompson): Bill Kershaw

Thursday, November 22 was the first full Board meeting with the Thompson-Nicola Regional District Board of Directors elected for the 2019-2022 term.

Funds Approved for Fire Truck Purchase

Bylaw No. 2666, 2018, was adopted by the Board. This will allow the expenditure of \$187,250 from the Blackpool Fire Protection Reserve Fund to purchase a truck for the fire department.

Search and Rescue Grants Approved

The following Search and Rescue Operating Grants were approved:

- Kamloops Search and Rescue \$3,735
- Wells Gray Search and Rescue \$8,333.88

Board Hears About New Sculpture for Building

This work is being acquired by the Kamloops Art Gallery for its permanent collection and is representative of the Gallery's rigorous exhibition program and community engagement.

Installed on top of the TNRD Civic Building, the light sculpture will act as a beacon for our public building, marking it as a significant civic and cultural space in the city. It holds visual interest in the daytime and at night.

It is expected that the artwork will be display on the roof at the entrance of the building for approximately 2 years starting mid-December.

Dangerous Dogs Contractor Renewed for 3 Years

A 3-year contract with a 2 year renewal clause was awarded to K-9 Systems Control for the period of January 1, 2019-December 31, 2021, for dangerous dog control services within Electoral Areas "A", "I", "J", "M", "N", "O" and "P".

K-9 Systems Control has successfully provided dangerous dog control services in the TNRD since the inception of the bylaw, which began in January of 2014. Ms. Ellis (principal K-9 Systems Control) has been excellent in dealing with TNRD residents who are involved in dog attacks (both attacked and attacker). Her years of experience bring a neutral common sense to the service, which can often become quite emotional.

Please note that The Current is not a substitute for the TNRD's Board meeting minutes, found on our website: www.tnrd.ca.



The Region of BC's Best