

To: CAO for the Electoral Area Services Committee

Date: 2019-07-09

From: Graham Daneluz, Deputy Director of Planning & Development

File No: 6480-20-589

Subject: Official Community Plan Amendment Bylaw No. 1533, 2019 for Electoral Areas E & H

RECOMMENDATION

THAT the Fraser Valley Regional District Board consider giving first reading to *Fraser Valley Regional District Official Community Plan Amendment Bylaw No. 1533, 2019*;

THAT *Fraser Valley Regional District Official Community Plan Amendment Bylaw No. 1533, 2019* be forwarded to Public Hearing;

THAT the Fraser Valley Regional District Board delegate the holding of the Public Hearing with respect to proposed *Bylaw No. 1533, 2019* to Director Taryn Dixon, or her Alternate in her absence;

THAT Director Dixon, or her Alternate in her absence, preside over and Chair the Public Hearing with respect to proposed *Bylaw 1533, 2019*;

AND THAT the Chair of the Public Hearing be authorized to establish procedural rules for the conduct of the Public Hearing with respect to proposed *Bylaw 1533, 2019* in accordance with the Local Government Act;

AND FURTHER THAT in accordance with Section 475 of the Local Government Act, the Fraser Valley Regional District Board adopt the consultation strategy for proposed *Bylaw 1533, 2019* as outlined in the Consultant Report included in the Corporate Report dated July 9, 2019;

AND FINALLY THAT the Fraser Valley Regional District Board consider that *Official Community Plan Amendment Bylaw No. 1533, 2019* is consistent with the FVRD financial plan and FVRD waste management plan.

STRATEGIC AREA(S) OF FOCUS

Support Healthy & Sustainable Community

Provide Responsive & Effective Public Services

Support Environmental Stewardship

BACKGROUND

Official Community Plan Amendment Bylaw No. 1533, 2019 addresses two outstanding issues related to the Official Community Plan (OCP) for Electoral Area "E":

1. Shortly after the adoption of the OCP for Area E, the electoral area was divided into two separate areas – Areas E and H. This split was not reflected in the OCP and, as a result, there has been some confusion for Area H residents about which OCP covers their community.
2. Experience with the 'Aquadel' development in Cultus Lake South revealed that some of the land use policies for Cultus Lake South were not well supported in the community. Neighbourhood leaders from the Lindell Beach, Cottages and Spring Creek developments asked that these policies be amended to better reflect the interests of the community.

Proposed *Bylaw No. 1533, 2019* would address these issues by:

- Changing the name of the plan to the Official Community Plan for Electoral Areas E and H;
- Adding text to various sections of the plan to explain the division of Electoral Area E into Areas E and H;
- Amending the description of OCP area and boundaries in Section 1.3 to describe both Areas E and H;
- Altering the manner in which "useable land" is determined for resort developments in Cultus Lake South such that sensitive habitats (including riparian areas) are excluded;
- Removing Multi-family Resort Residential use as a supported land use in Cultus Lake South;
- Revising Policy 7.8.5 to require resort developments to provide community water systems, including fire hydrants, with sufficient water flow for fire suppression (rather than recommend that they should provide such systems);
- Deleting Policy 7.1.3.7 which supported the redevelopment of the commercial site on Lindell Avenue to a Multi-family Resort Residential use and reflecting the ongoing commercial use of this site on Map Schedule 10B – Cultus Lake South – Land Use Concept Map; and,
- Updating the maps in Schedule 10B – Cultus Lake South – Land Use Concept Map and Schedule 10C Cultus Lake South – Trail Concept Map to remove the 'Potential Community Park' symbol from the 'Aquadel' development site as no community park was developed there.

DISCUSSION

Details of the proposed OCP amendment are provided in the report from consultants Kurt Houlden and Sandy Webster attached hereto.

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 must consider whether consultation is required with first nations, senior government agencies and other organizations.

A consultation strategy, and the results of consultation efforts to date, are outlined in the attached consultant report by Sandy Webster and Kurt Houlden.

Impact on Financial & Waste Management Plans

The Local Government Act requires that after first reading the Board must consider the proposed official community plan amendment in conjunction with Regional District's current financial and waste management plans.

The amendment to the OCP is minor in nature. Some changes are 'housekeeping' to reflect the creation of Area H. The effect of the land use policy changes may be to slightly reduce overall development numbers in Cultus Lake South by:

- removing Policy 7.1.3.7 which supported redevelopment of the commercial property on Lindell Avenue for resort residential use; and,
- amending the definition of "usable area" to exclude habitat areas and thereby potentially reducing the number of dwellings or campsites permitted within a future development.

With respect to FVRD's Five Year Financial Plan and Solid Waste Management Plan, the impact of any reduction in development resulting from the OCP amendment would be negligible. The OCP amendment will have no discernable impact on these plans and will not conflict with them.

COST

Costs for consulting services in the amount of \$16,000 (approximately) are covered by Electoral Area "H" Community Works Fund grant monies. Costs for the public hearing will be borne by the EA Planning budget.

CONCLUSION

Proposed Official Community Plan Amendment Bylaw No. 1533, 2019 address outstanding issues with the OCP for Electoral Areas E and H. If the bylaw is given first reading, a public hearing will be held during the summer and the bylaw will return to the FVRD Board for consideration of 2nd/3rd reading, and potentially adoption, in September, 2019.

Alternatively, if the Board has outstanding concerns respecting *Official Community Plan Amendment Bylaw No. 1533, 2019*, the Board may wish to refer the bylaw back to staff. In this case, the following resolution would be appropriate:

Alternative 1 – Refer to Staff

THAT *Official Community Plan Amendment Bylaw No. 1533, 2019* be referred back to staff for further consideration

COMMENTS BY:

Margaret Thornton, Director of Planning & Development: Not available for comment.

Mike Veenbaas, Director of Financial Services: No further financial comment.

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