To: Jennifer Kinneman, Acting CAO – Fraser Valley Regional District

From: Kurt Houlden (KDHMC) & Sandy Webster (CIC)– "The Consultants"

Subject: Fraser Valley Regional District Electoral Area E Official Community Plan (OCP) Amendment ***(FVRD Bylaw No. 1115, 2011)***

RECOMMENDATION

That the Fraser Valley Regional District (FVRD) make amendments to the Electoral Area E Official Community Plan (OCP) Amendment (FVRD Bylaw No. 1115, 2011) as outlined in the Conclusions section of this report and as per the FVRD procedures to amend such bylaws.

BACKGROUND

The referenced bylaw received final adoption on August 13, 2013 and 3 minor amendments since then. Subsequent to the adoption of the bylaw, the Aquadel rezoning application was being considered. During that rezoning process, a few concerns were expressed by the public about land use allowed under the OCP. The primary focus of this OCP review process was to address outstanding land use concerns within Area H boundaries previously raised by the South Cultus Lake Community Group (SCLCG). This was last considered formally by the FVRD in 2014 as per a staff memo to the Electoral Area Services Committee (EASC), however, the OCP amendment process was not set into motion at that time ***(see Attachment 1***).

The focus and scope of this limited OCP review was as follows:

- Consideration, review and potential inclusion of issues as identified and summarized in the memorandum Amendment to the Cultus Lake South Neighbourhood Plan Policies in the Official Community Plan for Electoral Area E Bylaw No. 1115, 2011 dated August 29, 2014, that went to EASC and Board in September 2014;
- Consideration, review and potential inclusion of changes to the Cultus Lake South Neighbourhood Plan policies and related content; and/or
- Consideration, review and potential inclusion of other OCP issues identified in the consultation process that are in the public interest.

At the time of adoption, this OCP covered a singular Electoral Area. Since that time, the region has been split into Electoral Areas E & H. Area H land use is still governed within the current Area E OCP (although Area H is not referenced). To be clear, the scope of this work does not include creation of a new and separate OCP for Area H as contemplated in the staff memo of May 12, 2015 to the EASC. While that work is much more extensive and outside the scope of this OCP review, the Consultants suggest interim text amendments that would help to inform the public of this temporary anomaly.

The FVRD engaged Kurt Houlden, Principal of KDH Management Consultants and Sandy Webster, President of Capital Infrastructure Communications to supplement staff resources and lead this narrowly focused OCP review and public engagement process and to make recommendations regarding OCP amendments. The Consultants have worked collaboratively with the Area H Director and staff to develop a public engagement plan and limited OCP review process ***(see Attachment 2).*** The plan has remained somewhat fluid in order to adapt to FVRD resource limitations and process and to ensure appropriate and timely public engagement.

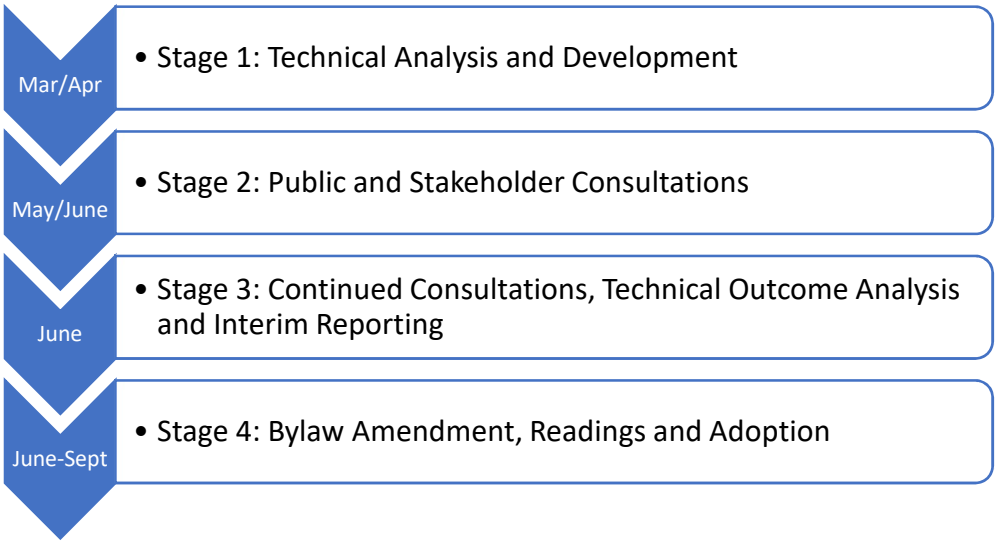
DISCUSSION

The workplan summary for the Consultants is captured below. Stage 1 was completed in consultation with the Area H Director and staff in March and April. The schedule was accelerated in order to improve the timing of stakeholder consultations and facilitate a public information meeting before summer.

Stage 2 was delivered in May & June and included a robust consultation process, despite the limited scope of amendments being considered. We met with 8 stakeholder groups via 5 face to face meetings and consulted with 5 other stakeholder groups through correspondence and telephone. That stage culminated with a Public Information Meeting (Open House) in Columbia Valley on June 8, 2019. The Consultants facilitated the Open House and they were joined by the Area H Director and 1 member of staff. A total of 24 members of the public attended the Open House. The basic information shared in all cases was consistent with the display boards presented at the Open House ***(See Attachment 3).***

In general, no concerns have been expressed by stakeholders or the general public during this consultation process. A couple of minor text and map suggestions have been included in the recommendations within the Conclusions section below. A few other issues were raised during this public engagement process. These matters were relevant to FVRD jurisdiction, but not to this OCP review. Those issues have been referred to FVRD staff – as will any other similar matters that come to the Consultants before or during the Public Hearing process.

Workplan Summary (2019)



This report to staff summarizes our technical outcome and analysis and represents the transition into the final stage and FVRD's formal Bylaw Amendment process.

CONCLUSION

Based upon all the information provided to the Consultants by the FVRD and upon feedback through public and stakeholder engagement, the Consultants make the following recommendations regarding amendments to the Electoral Area E Official Community Plan (FVRD Bylaw No. 1115, 2011). After each recommendation is a brief rationale for the recommended amendment.

Please note that italics, quotation marks, highlights and/or text colour may be added for ease of reference within this report, but they are intended to be formatted appropriately in the amended OCP (e.g. each recommendation is in bold text). Likewise, maps and/or schedules used for reference in this report will need to be corrected in their original format (by staff) and incorporated into the amended OCP. Titles below are also used for ease of reference for the reader and are not intended to be incorporated into the amended OCP.

Recommendation 1:

That the Electoral Area E Official Community Plan be renamed ***Official Community Plan for Areas E & H.***

Rationale:

In principle, is a relatively minor text amendment that has no legislative or land use implications. It was clear from the onset of this project that an OCP title change provides better communication to the public. Since there is future consideration to develop separate OCP's, it would be prudent to consider less change throughout the document until that time.

Special Note: It is the Consultant's opinion that text changes to better inform the public in the interim, include: OCP title, OCP page headers, an appropriate paragraph in Section 1.0 (Plan Purpose & Structure) to clarify the recent creation of 2 separate Electoral Areas, and complementary language changes to Section 1.3 (Plan Area Location and Boundaries) to reflect the same.

Recommendation 2:

Revise the text in Section 7.8.5 to read "Resort developments ***shall*** provide community water systems, including fire hydrants, with sufficient water flow for fire suppression."

Rationale:

This is a relatively minor text amendment that has no legislative or land use implications. The word ***shall*** is replacing the word ***should*** in section 7.8.5 to be consistent with the text in Section 7.7.3.

Recommendation 3:

Amend Section 5.9.10 (f) in the Subdivision and Density Policies of the OCP with additional text highlighted below.

"For the purpose of computing the number of sites, strata lots or dwelling units permitted, the term useable land shall include 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 fish habitat as defined under the Provincial Riparian Area Regulation and other provincial regulation in effect at the time of application***, and lakes, ponds, and watercourses."

Rationale:

This is a relatively minor text amendment that has no legislative or land use implications. The staff have generally interpreted the policy in this manner, however this text change provides more assurance to the public and consistent interpretation of this section of the policy.

Recommendation 4:

Amend text in order to remove the potential for multi-family zoning from the Cultus Lake South Neighbourhood Plan (Section 7.1.1.3) as noted in the italics in sub-section (a) below:

"The following uses are supported in a Resort Residential area:
a. Resort residential use; ***excludes multi-family resort residential uses such as attached ground-oriented single-family dwellings, apartment buildings and vertically stacked townhomes***;
b. Conservation use;
c. Park and park reserve;
d. Golf course; and,
e. Recreation use."

Rationale:

This amendment process seeks to address community concerns previously raised in the south Cultus Lake area about multi-family zoning. Condominiums and stacked townhomes are currently excluded from this Neighbourhood Plan area. Aquadel Crossing (and neighbouring properties) have had rezoning approval for single family (resort residential) zoning only. This change to the OCP in the south Cultus Lake area is in keeping with stated community values and those relatively recent zoning approvals. This amendment in italics as proposed above would not affect other potential multi-family land use within Area H (or E) of the OCP – only within the Cultus Lake South Neighbourhood Plan.

Recommendation 5:

Remove 7.1.3.7 entirely from the policy section of the Cultus Lake South Neighbourhood Plan.

"*Existing Commercial Land*

7.1.3.7 Notwithstanding any other policy of this official community plan, the existing commercial site at 1725 Lindell Avenue may be rezoned to facilitate development of up to twelve (12) ground-oriented multi-family resort residential units provided they are serviced by community water and community sewer systems."

Rationale:

This single property in Lindell Beach is zoned Commercial. The OCP amendment does not remove the legal authority to develop/redevelop this one property under the current zoning. There is also "accessory retail commercial" use allowed and available within Campground-Holiday Park zones. The proposed changes are consistent with Recommendation 4 above and more consistent with current potential land use within the South Cultus Lake Neighbourhood Plan. Further, the proposed amendment does not discourage, require or inhibit potential for future commercial land use in this area as articulated in Policies 7.1.3.1 through 7.1.3.6.

Recommendation 6:

That Schedules 10B and 10C to the OCP be amended as follows:

- **Move the Local Commercial location on Schedule 10B (Cultus Lake South Neighbourhood Plan – Land Use Concept Map) from its current location to the location of the existing commercial land** (consistent with Recommendation 5 above)**;**
- **Remove the Community Park location from the Aquadel Crossings development on Schedule 10B and Schedule 10C (Cultus Lake South Neighbourhood Plan - Trail Concept Map); and**
- **Re-align or remove the Proposed Trail Location (route unknown) that appears to go through the Aquadel Crossing development on Schedule 10C.**

Rationale:

These minor changes to these 2 Schedules are consistent with other recommendations provided in this report and represent more accurately the current land use or future potential and reflect community feedback received during the public engagement phase. These changes do not affect current zoning and land use nor inhibit future potential.

Finally, the Consultants reviewed the Form & Character Development Permit policies within the OCP as a result of concerns expressed by stakeholders as identified in the August 2014 staff memo ***(Attachment 1).*** Alternative methods were suggested by stakeholders at that time which were based upon the implementation of Registered Building Schemes. It is the Consultants' opinion that the FVRD's current policies are, in fact, sound and the best method available to ensure that what is developed is consistent with Form & Character as presented to the public at time of rezoning. Those stakeholders who raised the issue have been informed and they have expressed no concerns with the status quo.

Respectfully submitted by:

Kurt Houlden
Principal
KDH Management Consultants

Sandy Webster
President
Canada Infrastructure Communication

Fraser Valley Regional District

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MEMORANDUM

To: Chair and Members of the Electoral Area Services Committee

From: Graham Daneluz, Manager of Electoral Area Planning / Deputy Planner

Date: August 29, 2014

Subject: Amendment to the Cultus Lake South Neighbourhood Plan Policies in the Official Community Plan for Electoral Area "E" Bylaw No. 1115, 2011

File No.: 6480-30-054

RECOMMENDATION

THAT the FVRD Board initiate an amendment to Official Community Plan for Electoral Area "E" Bylaw No. 1115, 2011 to consider issues raised by the South Cultus Lake Community Group;

AND THAT the FVRD Board include an amendment to the Official Community Plan for Electoral Area "E" in the 2015 Electoral Area Planning priority work plan and budget with the intention of undertaking the project in the first half of 2015.

SUMMARY OF ISSUES

The South Cultus Lake Community Group have asked that Official Community Plan for Electoral Area "E" be amended to address concerns with the Plan that became evident during the (ongoing) Aquadel Gardens development approval process.

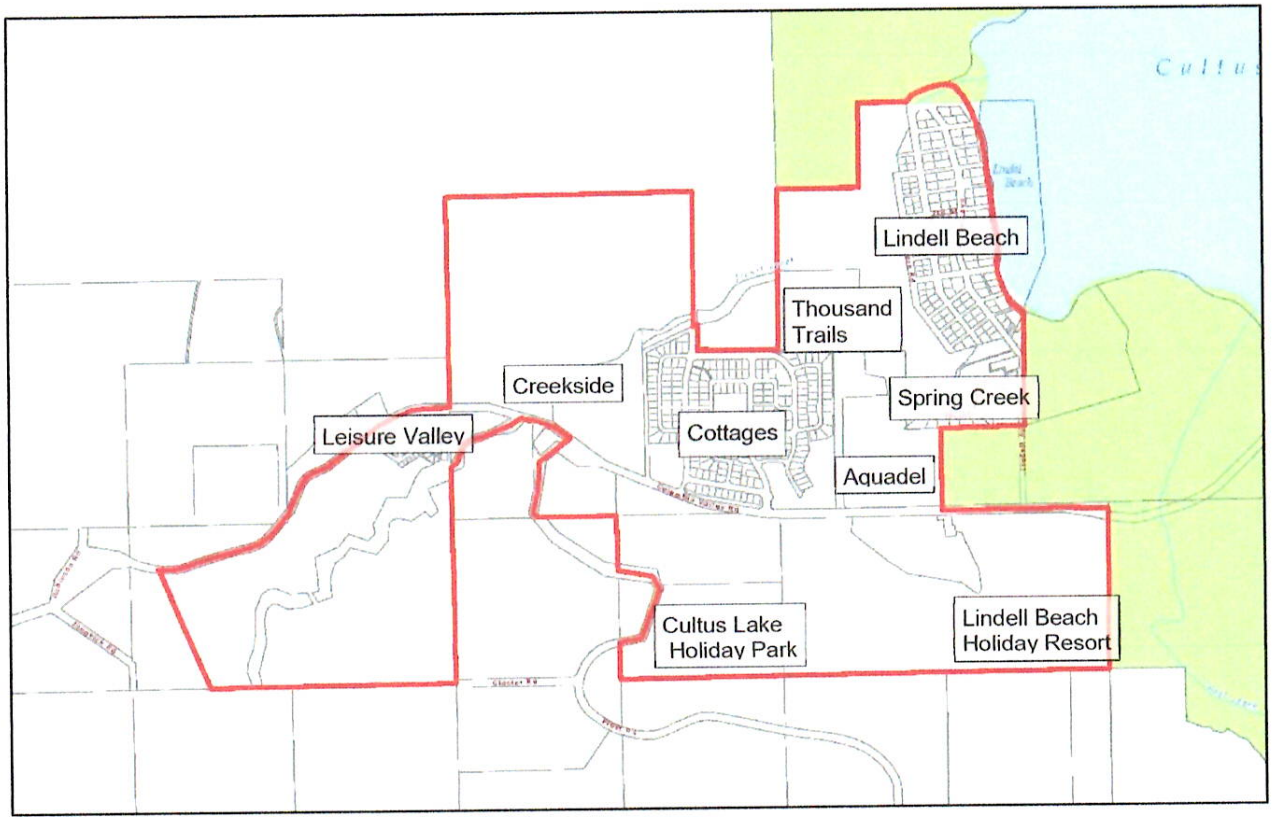
BACKGROUND

Official Community Plan for Electoral Area "E" Bylaw No. 1115, 2011 was adopted in August, 2013 after an extensive public process. The Plan includes detailed "neighbourhood plan" policies to guide resort development in Cultus Lake South.

Cultus Lake South is a diverse cluster of resort developments at the south end of Cultus Lake along Columbia Valley Highway. It includes the established communities of Lindell Beach and Spring Creek; recreational vehicle developments at Leisure Valley, Cultus Lake Holiday Park and Lindell Beach Holiday Resort; the Thousand Trails campground; a recent resort residential neighbourhood in "The Cottages; and, two proposed resort residential developments at Creekside and Aquadel Gardens. A map showing the Cultus Lake South Neighbourhood Plan area is provided below.

These two proposed developments – Creekside and Aquadel – together make up about half of the new resort residential units anticipated in Cultus Lake South. Plan policies provide flexibility in development and, as a result, various development scenarios are possible. Still, it is reasonable to estimate that the total number of resort units (resort residences, RV spaces, camping sites) in Cultus Lake South will increase over the life of this Plan from 970 to about 1460. This amounts to a 50%

increase in the total number of units and a corresponding increase in peak seasonal population from about 2,620 to almost 4,000.



The Neighbourhood Plan policies in the Official Community Plan (OCP) are intended to guide development to achieve a coordinated, high-quality resort village community and to protect the environmental and aesthetic qualities of the area.

The South Cultus Lake Community Group is comprised of representatives from The Cottages, Spring Creek Strata and Lindell Beach Residents Association. These developments represent a significant share of the property interests – over 400 homes - in Cultus Lake South.

According to the South Cultus Lake Community Group (SCLCG), "the rezoning application for the Aquadel property identified several issues with the OCP." While the Aquadel development proposal has been revised to address community concerns and is now has broad support, earlier development concepts for the site involving attached multi-family dwelling units and a building strata ownership model generated widespread opposition and controversy. The SCLCG is asking that the OCP be amended to ensure that future development proposals will be in line with community expectations.

SCLCG has requested amendments to the Cultus Lake South Neighbourhood Plan policies in the OCP to:

- delete the policy supporting redevelopment of the existing commercial property in Lindell Beach to Multi-family Resort Residential;

- generally remove policies which support Multi-family Resort Residential use in Cultus Lake South;
- amend form and character provisions to utilize registered building schemes as the primary implementation tool rather than development permits and to require a building scheme at the time of rezoning;
- change the definition of "useable land" used in density calculations to exclude Streamside Protection and Enhancement Areas (SPEA); and,
- alter a provision regarding community water systems to make it consistent with a similar policy elsewhere in the Plan.

SCLCG believe there is strong community support for these amendments and have submitted the results of a survey they did in May 2014 as evidence. Staff accept that there is broad community support for the proposed amendments.

DISCUSSION

The table below presents the specific OCP amendments requested by SCLCG and provides some initial staff comments. Staff agree with the intention of the SCLCG proposals. In some cases, though, there are technical questions that need to be investigated.

	SCLCG Proposal	Initial Staff Comments
1	Section 7.1.3.7 *Existing Commercial Land*- to be deleted in its entirety	Staff agree that redevelopment of the existing commercial site on Lindell Avenue for Multi-family Resort Residential use is not supported by the community and should not be supported in the OCP. However, this existing commercial location does not serve the community particularly well. A small local commercial presence on Columbia Valley Highway may better serve Cultus Lake South and Columbia Valley residents and provide a more economically viable location. It would be worthwhile to have a discussion with the community to see if: 1) a more desirable location for a local commercial use can be found; and, if so, 2) explore opportunities for incentives to redevelop the existing commercial site that do not involve Multi-family Resort Residential use.

2	Multi-family Resort Residential- All references to "multi-family resort residential" within the various text and definitions sections of the Official Community Plan be deleted	Staff generally agree that Multi-family Resort Residential uses should not be supported in Cultus Lake South due to community opposition. However, a property outside of Cultus Lake South (the former marina site at 3175 Columbia Valley Highway) is zoned for Multi-family Resort Residential use. As a result, some policies are required in the plan to address the use of this site. The existing OCP policies support attached, ground-oriented multi-family resort homes at the same overall density as detached single family dwellings (SFDs). Apartment-style condominiums are not permitted. Maximum height and lot coverage standards are the same for multi-family as they are for detached SFD. Under these circumstances, allowing attached multi-family units does not mean that more units would be permitted or that the units would be taller or cover more of the site. Rather, these policies support flexibility in the layout of the overall development; allow attached clusters of units to increase green space; and, provide opportunities to differentiate and diversify developments. The desire to avoid multi-family building forms may be motivated by a desire for high-end, exclusive resort homes rather than attached units that would sell at a lower price point. In any case, the community is strongly opposed to Multi-family Resort Residential developments and such proposals are unlikely to gain acceptance. For this reason, staff agree that the OCP should be amended so that Multi-family Resort Residential use is not supported in Cultus Lake South.
3	Section 5.9.10 (f) to be amended as follows: For the purposes of computing the number of sites, strata lots, or dwelling units permitted, the term "useable land" shall include all of the lot area which can 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 fish habitat as defined under the Provincial Riparian Area Regulation, and Jakes, ponds and watercourses.	Agree
4	Section 7.3 Form and Character- amend as follows: Delete in the fourth sentence the words "development permit" and replace with "registered building scheme". Amend the fifth sentence to read "To achieve form and character, building scheme guidelines and general policies will be established for this area."	The thrust of these proposed amendments is to change the tool used to implement form and character requirements. Existing Plan policies set out a Development Permit Area (DPA) to guide form and character of resort development and rely on the issuance of a Development Permit to achieve the objectives of the DPA. The SCLCG believes that building schemes registered on the property title would be a better implementation tool for form and character guidelines. Staff agree with the objective to have a tool that the community can trust to protect form and character

a.	Section 7.3.1 Amend first sentence to read "Land proposed for resort development shall be included in the Form and Character Development Area identified as Area 4-E. A site-specific registered building scheme, which reflects the elements of the Form and Character development area, shall be required for developments with more than five (5) dwelling units. Developments with more than five (5) dwelling units shall be required to have a site-specific building scheme registered on title at the time of rezoning or where zoning is already in place at the time of subdivision."	interests and to ensure that developments are built as they are presented in the rezoning process. In addition, staff agree that form and character should be addressed at the time of rezoning, or if no rezoning is required, at the time of subdivision. Plan policies can certainly be clarified in this respect. Staff have a number of technical questions about the recommendation to use building schemes as the primary tool for achieving form and character objectives. Building schemes are typically voluntary private agreements between the developer and purchasers. They do not involve any public process or FVRD Board approval and are enforced at the discretion of the developer (the person in whose favour the covenant interest is created). Often restrictive covenants (under S. 219 of the Land Title Act) are used during the rezoning process to resolve a concern that might otherwise prevent the Board from approving a rezoning application. Under these circumstances, applicants voluntarily enter into reasonable covenants. However, except in a few circumstances where statutory authority exists to require a covenant (which is the case with geotechnical covenants relating to the safe use of the land), some delicacy is needed to ensure that covenants are not improperly required. The Local Government Act explicitly gives local governments a tool to address form and character interests – development permits (DPs). Covenants and building schemes are more costly, complex and time consuming for both applicants and staff. At this time, the technical advantages of using building schemes over development permits are unclear. These matters require further exploration before staff can recommend the use of building schemes to implement form and character guidelines.
5	Section 14.4 Form and Character Development Permit Area 4-E Delete the word "Permit" throughout this Section. Delete category of Designation in its entirety.	
a.	Sec. 14.4.1 Delete the "permit" in the title and replace with "registered building scheme". Amend body to read: *A* building scheme must be registered prior to development of resort, resort residential, and commercial development, including campgrounds and holiday parks.	
b.	Section 14.4.2 Amend as follows: Development Area 4-E (DA 4-E) guides the initial form and character of comprehensive resort development and commercial land uses. The intent is that a registered building scheme will be required for new resort development or commercial uses at the time the overall development (including redevelopment or expansion of existing developments) is approved; being at the time of rezoning, or where zoning is already in place, at the time of subdivision, or upon issuance of a campground permit. A registered building scheme is not intended to apply to individual instances of construction respecting existing resort developments that pre-date the establishment of this Development Area, or which have previously received a Development Permit in this Area. Accordingly, notwithstanding Section 14.4.1, a building scheme is not required for the following:	
c.	Sec. 14.4.34 Amend to read: In order to assist with the review and approval of development applications and required building schemes, the Regional District Board shall require:	
6	(housekeeping item) Section 7.8.5 Amend to read: Resort Developments shall provide community water systems, including fire hydrants, with sufficient water flow for fire suppression. (To be consistent with Sec. 7.7.3)	Agree

Options

The FVRD Board may wish to consider the following options:

1. Prioritize the amendment and direct staff to bring forward a bylaw to amend the Official Community Plan for Electoral Area "E" at the next possible opportunity; or,

2. Include this project in the 2015 EA Planning work plan/ budget and direct staff to undertake the project in the first half of the year; or,

3. Decline to initiate amendments to the Official Community Plan for Electoral Area "E" at this time, in which case it is anticipated that SCLCG may submit a formal application for the requested amendments and pay an application fee to offset costs. In this case, the application would be processed expediently.

Considerations

The considerations identified below may assist the FVRD Board in determining which option to support.

- The South Cultus Lake Community Group has asked for "prompt attention so that amendments can go to a public hearing as soon as possible."

- There are two ongoing applications for major new developments in Cultus Lake South: Creekside and Aquadel Gardens. Both of these developments will proceed under existing OCP policies. Staff are not aware of any immanent development proposals for this area.

- This work was not anticipated in the 2014 EA Planning work plan or budget but could be undertaken with existing resources if prioritize by the FVRD Board. Initiating the work in 2014 would divert resources from priority projects identified in the Board's annual work plan for the EA Planning service.

- If FVRD initiates the OCP amendment, no fees will be received to offset costs.

- The BC Government is considering a change to FVRD's Letters Patent to split Electoral Area "E" into two electoral areas. The Chilliwack River Valley would remain as Electoral Area "E" and Cultus Lake/Columbia Valley would become a new Electoral Area "H". Cultus Lake South would be an important part of the new EA "H". The Board may wish to consider broader updates to the Electoral Area E OCP to reflect this potentially forthcoming change. If so, it may be efficient to defer the amendment to 2015 so that any other desired changes can be made at the same time.

Recommendation

Amendments to Cultus Lake South Neighbourhood Plan policies in the Official Community Plan for Electoral Area "E" are needed to address issues that arose during the Aquadel Gardens development approval process. In particular, it is evident that: 1) Multi-family Resort Residential uses in Cultus Lake South are not supported by the community; and 2) further clarification of other plan policies is necessary. It is appropriate for FVRD to initiate these amendments to the OCP.

As no new proposals for new developments in Cultus Lake South are anticipated over the next few months, **staff recommend Option 2** and suggest that the FVRD Board direct staff to include this

project in the 2015 EA Planning work plan and budget. The project could be carried out in the first half of 2015. This would provide an opportunity to make any additional amendments to the OCP that will be necessary or desirable should the new Electoral Area "H" come to be.

COST

If FVRD initiates this OCP amendment to respond to community concerns, no application fee revenue will be received.

Costs for a streamlined OCP amendment process would be in the order of $4000 (direct expenditures) plus staff resources. Costs will be borne by the EA Planning budget (603).

COMMENTS BY

DIRECTOR OF EA PLANNING AND DEVELOPMENT:
Not available for comment.

CHIEF FINANCIAL OFFICER:
Not available for comment.

CHIEF ADMINISTRATIVE OFFICER:

Reviewed and supported

Attachment 2

To: Jennifer Kinneman, Acting CAO – Fraser Valley Regional District

From: Sandy Webster (CIC) & Kurt Houlden (KDHMC) – "The Consultants"

Subject: Fraser Valley Regional District Electoral Area E Official Community Plan (OCP) Amendment
(FVRD Bylaw No. 1115, 2011)

RECOMMENDATION

Placeholder here for staff recommendation to adopt OCP amendment that will be noted in the Board Report following the OCP amendment process (Apr – Sept 2019).

BACKGROUND

The focus of this OCP amendment process is to address outstanding land use concerns within Area H boundaries previously raised by the South Cultus Lake Community Group (SCLCG). Area H land use is still governed within the current Area E OCP. Changes to the Cultus Lake South Neighbourhood Plan policies and related content may also be made during the community engagement process.

As per the legislative requirement of the Local Government Act, a communication and engagement strategy has also been outlined in this document that will meet the needs of the public and stakeholders and satisfy the legislative requirements.

The objectives of this OCP amendment for Area E are:

- To provide a regulatory and non-regulatory framework to inform, consult, involve, collaborate and empower stakeholders and the public to address issues and opportunities as we amend the existing Area E OCP still governing Area H.
- To issue an amended OCP for FVRD Board consideration that is consistent with the consultation process in addition to the public and FVRD interests.

DISCUSSION

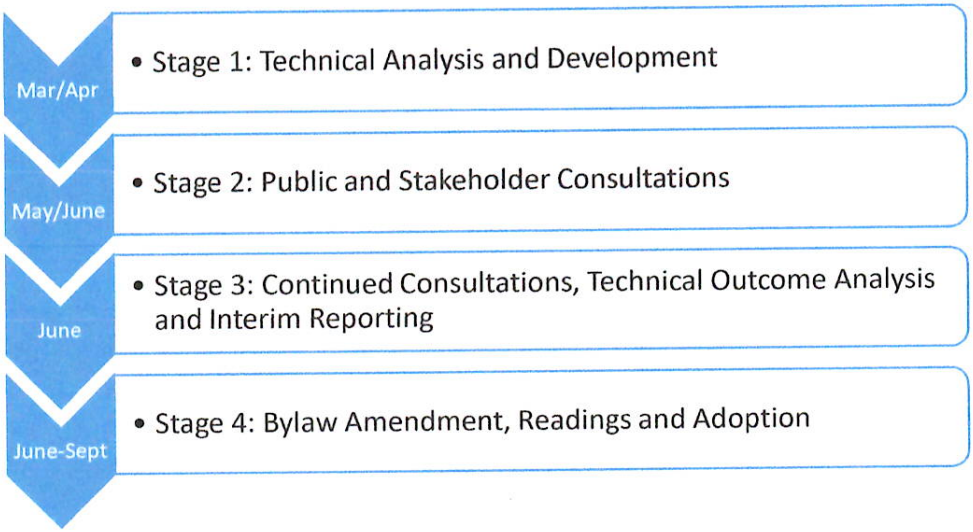
Scope

To be clear, the scope of this work does not include creation of a new and separate OCP for Area H as contemplated in the staff memo of May 12, 2015 to the Electoral Area Advisory Committee (EASC). However, it is anticipated that both the process and outcome will benefit future efforts to create such an OCP.

The focus and scope of this limited OCP review is as follows:

- Consideration, review and potential inclusion of issues as identified and summarized in the memorandum Amendment to the Cultus Lake South Neighbourhood Plan Policies in the Official Community Plan for Electoral Area E Bylaw No. 1115, 2011 dated August 29, 2014, that went to EASC and Board in September 2014.
- Consideration, review and potential inclusion of changes to the Cultus Lake South Neighbourhood Plan policies and related content; and/or
- Consideration, review and potential inclusion of other OCP issues identified in the consultation process that are in the public interest.

Workplan Summary (2019)



Key Components of OCP Amendment

The key components of the OCP amendment are anticipated to be in response to the issues raised by the South Cultus Lake Community Group during previous applications under the current OCP as were summarized by staff previously.

Communication and Engagement Strategy

The communication and engagement strategy and outcomes must meet the legislative requirements of the Local Government Act and the needs of the public and stakeholders. Legally, local governments are compelled by Section 879 of the Local Government Act (LGA) to provide one or more opportunities it considers appropriate for consultation with persons, organizations and authorities it considers will be affected.

The Area H Director and the FVRD Chief Administrative Officer (CAO) have reviewed and approved the program scope outline presented by its consultants in collaboration with FVRD staff. This program includes broader community awareness, including to those in Area E, and encourages participation from the community and stakeholders directly relevant to Area H. At a minimum, the Regional Board must provide one opportunity for public input. This is in addition to the statutory Public Hearing under Section 882(3) (d) of the LGA. The Regional Board is not limited to those groups identified in the LGA, and may also wish to extend consultation opportunities to others who may have an interest.

The Board, key stakeholders and the broader community as outlined in the initial OCP creation (May 2015) relative to Area H will be encouraged to participate in accordance with the International Association of Public Participation (IAP2). The continuum seeks to inform, consult, involve, collaborate and empower each of the interested parties as it relates to the overarching goal of amending the OCP incorporating feedback for the benefit of the local community.

Meetings with the Soowahlie First Nation and the Ts'elxweyeqw Tribe will also be conducted in advance of the more public open house. Various levels of participation would not be considered in isolation of

the others, as not all projects and initiatives require the same level of engagement. The team will implement a framework that guides the appropriate level of public participation to reach our objectives within the targeted timeframe of this amendment process.

Communication and engagement will be undertaken by a variety of means, including notification via traditional and online media outlets, stakeholder meetings, public information meeting (open house) followed by a public hearing. A timeline framework leading up to completion of the OCP amendment process by September 30, 2019 is outlined below.

2019	April	May	June	July	August	September
FVRD Staff, Consultant Team	Plan approval and technical analysis begin	Internal/external communications begin Plan revisions based on public and stakeholder feedback PIM - Public Information Meeting (early June) 1st Reading (June)		Public Hearing (mid July)	2nd and 3rd Readings	Finalize Corporate Report and Bylaws/OCP after adoption Final reporting out (print, online, stakeholder and community relations)
Community	Prep internal/external communications	Notification and broader community consultations (May/June) PIM - Open House 1st Reading (June)		Public Hearing	2nd and 3rd Readings	
Stakeholders (incl FN)	Prep internal/external communications	Notification and stakeholder-specific consultations (May through July) 1st Reading (June) PIM – Open House (early June) and Public Hearing (mid-July)			2nd and 3rd Readings	
FVRD Area Director and CAO	Copy of public information material provided by staff/consultants for comment (late Apr/early May)		Update from staff/consultants PIM - Open House followed by 1st Reading	Public Hearing	2nd and 3rd Readings	'Adoption Successful' email from Area Director to key constituents (as appropriate)
FVRD Board	Update by Area Director/CAO as appropriate		Report from staff/consultants followed by 1st Reading	Public Hearing	2nd and 3rd Readings	**Adoption** **(By Sept 30 preferred)**

Key Stakeholders: Area H

Organization	Contact person	Inform, Consult, Involve, Collaborate, Empower (IAP2)
South Cultus Lake Community Group	Gord Spencer and Scott McKay	Inform, Consult, Involve
Developer- Creekside	Jon Van Geel	Inform, Consult
Developer- Aquadel	Larry Les	Inform, Consult
The Cottages Strata	Mike Palmer	Inform, Consult
Soowahlie First Nation	Chief Brenda Wallace	Inform, Consult, Involve, Collaborate
Ts'elxweyéqw Tribe	Chief David Jimmie	Inform, Consult, Involve, Collaborate
Cultus Lake Park	Cultus Lake Park Board and Staff	Inform, Consult
School District 33	Gerry Slykhuis	Inform, Consult
City of Chilliwack	David Blain	Inform, Consult
BC Parks	Vicki Haberl	Inform, Consult
FVRD Area Director, CAO and Board	Taryn Dickson, Jennifer Kinneman A/CAO	Inform, Consult, Involve, Collaborate, Empower

Tools and Methods Summary

Communications and Invitations

Print Materials

Stakeholder Meetings

Comment Sheet

Open House

Social Media posts

Board Report

Bylaw Amendment and Adoption

Fraser Valley Regional District

WELCOME!

FRASER VALLEY REGIONAL DISTRICT

Official Community Plan Amendment for Area H

Saturday, June 8, 2019 Public Open House

Thank you for participating in the process to amend the Official Community Plan for Area H

An Official Community Plan (OCP) is a statement of objectives and policies to guide local government decisions on planning and land use management within the area covered by the Plan.

In this case, the Fraser Valley Regional District (FVRD) is amending the existing OCP for the Cultus Lake south area to address outstanding zoning, form and character land use within Area H previously identified by the community.

We're Amending Area H Only

The current Official Community Plan for Area E currently covers both Areas E and H. This amendment only applies to Area H only.

Please Review Our Information and Share Your Thoughts!

The purpose of this Open House is to inform stakeholders and the public about minor amendments to the OCP as it relates to Cultus Lake south in Area H, and to seek input into the amendments as we move forward together.

Attachment 3

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BACKGROUND AND TIMELINE

Fraser Valley Regional District

Background

The Local Government Act is the regulatory framework that outlines the purpose and content of an Official Community Plan (OCP). From time to time, an OCP may require amendments to address the changing needs of the local government and/or the community. The focus of this OCP amendment is to address outstanding land use concerns within Area H previously raised by the community in the south Cultus area.

Area H land use is still governed within the current Area E OCP, so we are amending the title to read Official Community Plan for Areas E and H, Bylaw No. 1115, 2011. Changes to the Cultus Lake South Neighbourhood Plan content may also be made so that Area H amendments meet the needs of stakeholders and the public while satisfying the legislative requirements. These amendments are intended to identify community and collective values, provide developers and residents with a degree of certainty regarding future land use and growth patterns and set development conditions in Area H.

Timeline

Mar/Apr — Stage 1: Technical Analysis and Development

May/Jun — Stage 2: Public and Stakeholder Consultations

WE ARE HERE!

Jul/Aug — Stage 3: Continued Consultations, Technical Outcome Analysis and Interim Reporting

Aug/Sep — Stage 4: Bylaw Amendment, Readings and Adoption.

Stage 2: Key Consultation Dates and Next Steps

Stakeholder Meetings
May through June

Public Open House:
June 8, 9 am to 11 am
Columbia Valley Community Centre
1202 Kosikar Road, Lindell Beach, BC

First Reading:
Anticipated in late June

Public Hearing:
Anticipated in mid-July

Second and Third Reading
Anticipated in late-July

OCP Amendment Adoption
Anticipated in September

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WHAT'S CHANGING

Fraser Valley Regional District

WHAT'S CHANGING WITH THE AREA H OCP

The minor amendments only apply to Area H and are to address previous community interests and land use applied to the Cultus Lake South Neighbourhood Plan:

- ☑ **Area E and H title update to accurately reflect both areas within the current OCP (housekeeping amendment)**
- ☑ **Community water provision (Section 7.8.5 housekeeping amendment)**
- ☑ **Area H limitations to multi-family zoning (Cultus Lake South Neighbourhood Plan)**
- ☑ **Commercial zoning - existing or contemplated designation (Cultus Lake South Neighbourhood Plan)**
- ☑ **Review and revise available area to be used for density calculations**
- ☑ **Review Form and Character controls and tools**

And, we'll address any other relevant Area H OCP questions or concerns important to stakeholders and the public.

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UPDATING THE OCP TITLE AND TEXT

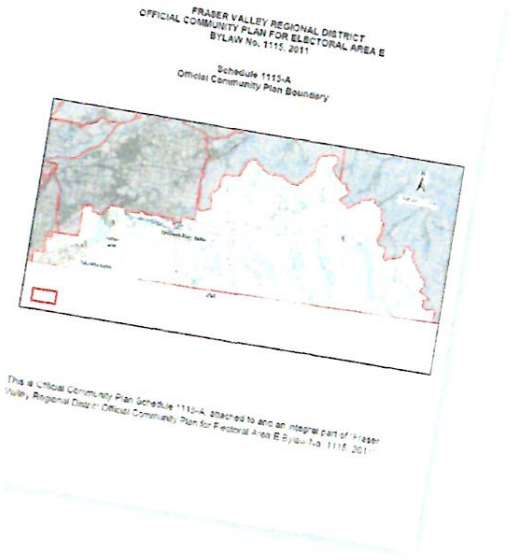
Fraser Valley Regional District

OCP TITLE UPDATE

As part of amending the OCP for Area H, we're updating the title of the OCP to include Areas E & H. This update is to accurately reflect both areas within the one governing OCP.

The new title will read:

> Official Community Plan for Areas E & H
>
> Bylaw No. 1115, 2011


FRASER VALLEY REGIONAL DISTRICT
OFFICIAL COMMUNITY PLAN FOR ELECTORAL AREA E
BYLAW No. 1115, 2011

Schedule 1115-A
Official Community Plan Boundary

OCP TEXT UPDATE

While we're amending the OCP, we're also updating one of the terms so they are consistent in two sections of the OCP document. The proposed community water system text is being updated to read:

> "Resort developments *shall* provide community water systems, including fire hydrants, with sufficient water flow for fire suppression."
>
> The word *shall* is replacing the word should, and will be inserted section 7.8.5 to be consistent with the text in Section 7.7.3.
>
> These proposed amendments do not affect land use within Areas E & H.

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UPDATING THE OCP

Fraser Valley Regional District

MULTI-FAMILY ZONING

Multi-family zoning (e.g. townhomes, condominiums) is currently allowed in the OCP.

This amendment process seeks to address community concerns previously raised in the south Cultus Lake area about multi-family zoning.

Proposed Amendment

To remove the potential for multi-family zoning from the Cultus Lake South Neighbourhood Plan (Section 7.1.1.3) as noted in the italics in sub-section (a) below:

"The following uses are supported in a Resort Residential area:

a. Resort residential use; *excludes multi-family resort residential uses such as attached ground-oriented single family dwellings, apartment buildings and vertically stacked townhomes;*

b. Conservation use;

c. Park and park reserve;

d. Golf course; and,

e. Recreation use."

This amendment in italics above would not affect other aspects within Area H (or E) of the OCP.

Why Remove Multi-Family Zoning?

After the adoption of the OCP and during the rezoning process for Aquadel Crossing, stakeholders in the south Cultus Lake area expressed concerns regarding multi-family zoning in this area. Aquadel Crossing (and neighbouring properties) have had rezoning approval for single family (resort residential) zoning only.

This change to the OCP in the south Cultus Lake area is in keeping with stated community values and those relatively recent zoning approvals.

UPDATING THE OCP

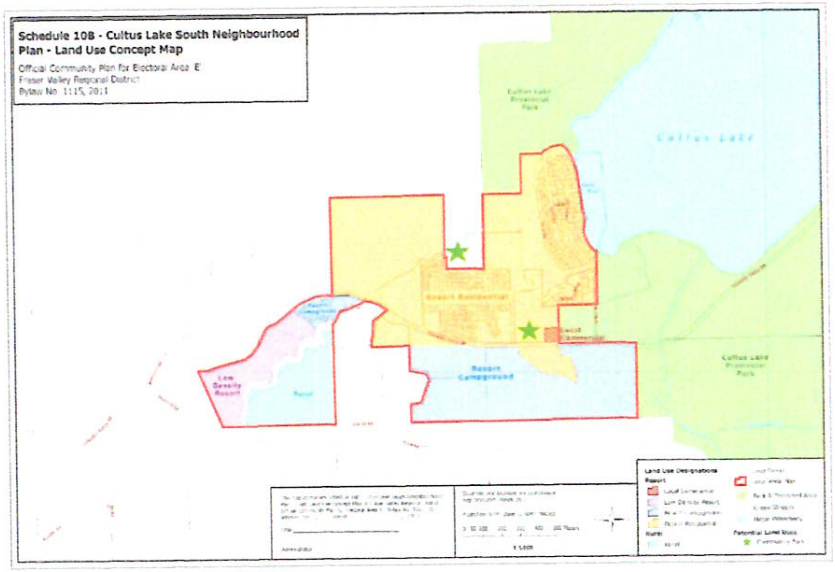
Fraser Valley Regional District

COMMERCIAL ZONING

There is an existing property currently zoned for commercial use in Lindell Beach area (within the Cultus Lake South Neighbourhood Plan).

There is also a designation for an alternative commercial location nearby if the existing commercial property were to be rezoned.

To address local community concern regarding commercial zoning in this area, an amendment to the existing OCP is proposed.



Proposed Amendment

To review existing commercially zoned land and land designated as commercial within the Cultus Lake South Neighbourhood Plan area.

Why Review Existing Commercial Zoning In This Area?

Multi-family zoning designation is proposed to be removed from the Cultus Lake South Neighbourhood Plan. There is limited opportunity and benefit to niche commercial services to serve this neighbourhood and surrounding areas.

We're using this OCP amendment process to look at the best land use designation based on current-day priorities and public feedback since the adoption of the current OCP. A single property in Lindell Beach is zoned Commercial. The OCP amendment does not remove the legal authority to develop/redevelop this one property under the current zoning.

PROPOSED TEXT AMENDMENT TO INCLUDE FISH HABITAT AND REGULATION

Fraser Valley Regional District

OCP DENSITY CALCULATION

Based on previous community feedback, we're including new text in italics below that links to the provincial regulation affecting density calculations relative to fish habitat.

Proposed Amendment

To amend Section 5.9.10 (f) of the OCP with additional text highlighted below.

Subdivision and Density Policies

Sub-section (f)

"For the purpose of computing the number of sites, strata lots or dwelling units permitted, the term useable land shall include 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 *fish habitat as defined under the Provincial Riparian Area Regulation and other provincial regulation in effect at the time of application*, and lakes, ponds, and watercourses."

Why Clarify This Text?

During recent rezoning applications, the community requested greater definition regarding fish habitat and linkages to the provincial regulations.

FORM AND CHARACTER

Fraser Valley Regional District

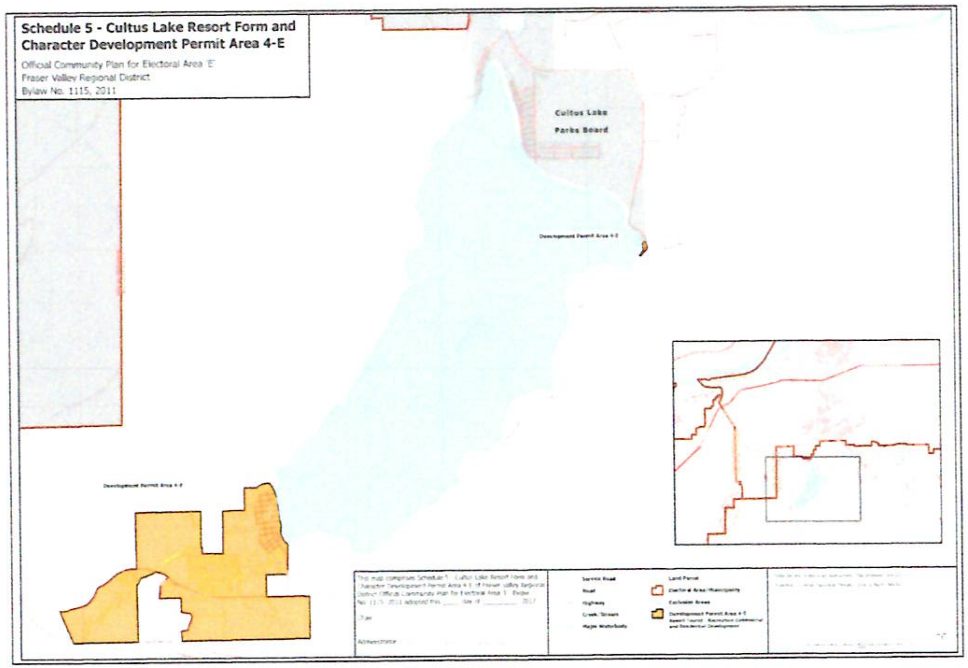
DEVELOPMENT PERMIT PROCESS REVIEW

Form and Character are currently controlled by the FVRD through an extensive Development Permit process. This is common practice with local governments to ensure that new developments are built in keeping with community standards and accurately presented to the community during rezoning process.

As part of this OCP review, we're also reviewing our Development Permit process as it relates Form and Character. This review is to ensure our Development Permit process provides continuity of information that is consistent with what is presented during the rezoning process.

The community had expressed concern that the Form and Character of a development would not be consistent with what's presented during a rezoning process.

This reviews seeks to address those concerns for future rezoning applications and development permits.



DEVELOPMENT PERMIT BOUNDARY REVIEW

Additionally, the boundaries of the Form and Character Development Permit Area (DPA) as well as other DPA's in the Cultus Lake South Neighbourhood Plan are being reviewed to ensure that all developable lands are within the DPA boundaries.

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Fraser Valley Regional District

YOUR OPINION MATTERS!

Your Participation Is Important

Stakeholder and public feedback will be considered and/or used along with our technical analysis as we amend the OCP for Area H.

Feedback into amendments is important so that the goals and policies reflect current community interests, vibrancy and sustainability.

What's Next

We're working toward finalizing the OCP amendment by the end of September 2019. Here's how:

First Reading: Estimated in Late June

Public Hearing: Estimated in Mid-July

Second and Third Reading: Estimated in Late July

OCP Amendment Adoption: Estimated in September

Keeping Our Community Connected

Stakeholder and public feedback are a priority for us so please join us in the conversation, learn more and share your thoughts:

Visit us online at www.fvrd.ca

Attend our Public Open House
June 8, 9 am to 11 am at the
Columbia Valley Community Centre

Email us at planning@fvrd.ca

Call us at (604)702-5000

Follow us on social media:
www.facebook.com/MyFVRD

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Thank you for providing your feedback prior to July 15th!

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