



HEMLOCK VALLEY OFFICIAL COMMUNITY PLAN
SCHEDULE III

HEMLOCK WEST NEIGHBOURHOOD PLAN

FRASER VALLEY REGIONAL DISTRICT - ELECTORAL AREA C
November 2019

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INTRODUCTION



INTRODUCTION

Purpose of the Neighbourhood Plan

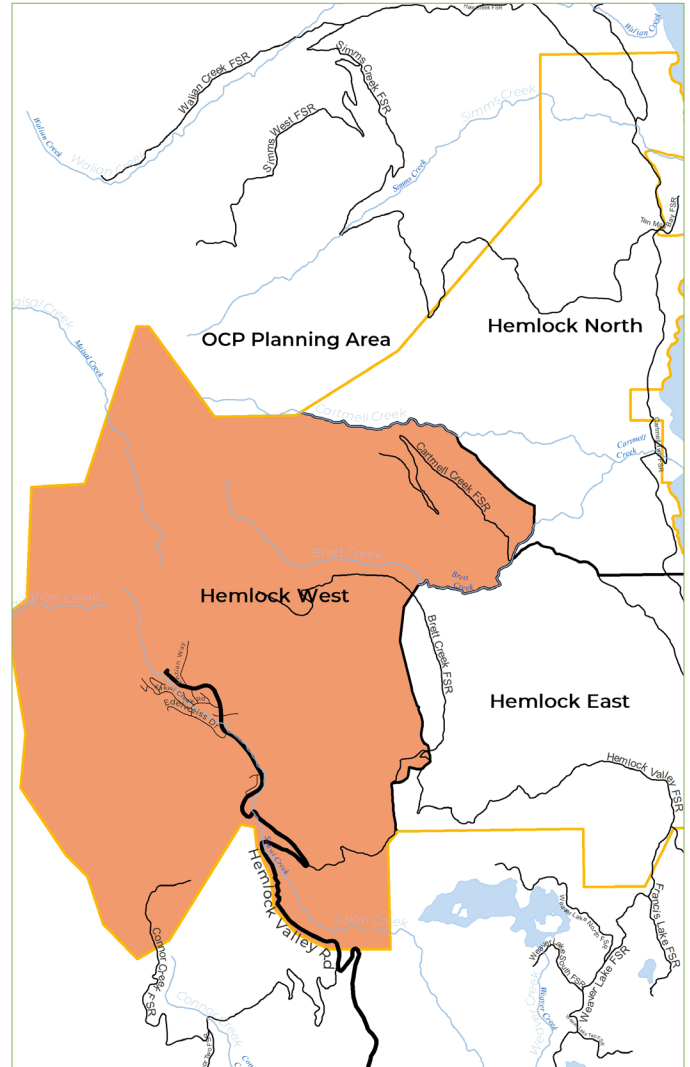
The Hemlock West Neighbourhood Plan provides detailed policies and land use designations for the Hemlock West Neighbourhood in Hemlock Valley which is located within Electoral Area C of the Fraser Valley Regional District.

The Hemlock Valley Official Community Plan (OCP) is the primary guiding document for this Neighbourhood Plan (NP). Both the OCP and this NP were informed by and are aligned with the Hemlock Valley All Seasons Resort Master Plan for what is now Sasquatch Mountain Resort (the **Resort Master Plan**) which was created by Berezan Resort (Hemlock) Ltd. (the **Resort Developer**) and approved by the Province of British Columbia in 2016.

The OCP focuses on ensuring the development of the four-seasons resort envisioned in the Resort Master Plan is sustainable and that the associated community services are delivered responsibly and efficiently. This Neighbourhood Plan provides additional guidance on land use, transportation and service provision for the historical centre of the Hemlock Valley: Hemlock West.

Plan Area Location and Boundaries

Hemlock West is the historical centre of the Hemlock Valley, located in the southwest portion of the OCP Plan Area, as illustrated in Map 1 below.



Map 1 Hemlock West Neighbourhood Planning Area

How the Plan Was Developed

The Hemlock West Neighbourhood Plan was developed concurrently with the Hemlock Valley Official Community Plan. Both plans were created following the extensive consultation and engagement process between fall 2010 and spring 2013 that led to the development and approval of the Resort Master Plan in 2016. Further details regarding the development of both the OCP and NP are provided in the introductory sections of the OCP.

It is anticipated that this Neighbourhood Plan will undergo an update following the completion of several related studies and plans per the *Neighbourhood Planning Terms of Reference* (Hemlock Valley OCP Schedule II) to clarify the role Hemlock West will play in the resort's larger development concept.

How the Plan Works

This Neighbourhood Plan is included as a schedule to the Hemlock Valley Official Community Plan in order to set out specific land use designations and policies for Hemlock West. This Neighbourhood Plan is temporary in nature as a number of studies are anticipated to be completed by the Resort Developer which will help to clarify the role of the Hemlock West Neighbourhood in Hemlock Valley's broader growth concept. Details regarding the OCP's relationship to other plans and policies, as well as its implementation, administration and effect, are available in the introductory sections of the OCP.

Neighbourhood Vision

[Draft vision statement]

NEIGHBOURHOOD VISION

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1. LAND USE AND HOUSING



1. LAND USE AND HOUSING

Neighbourhood Overview

Hemlock West is the original winter resort community in Hemlock Valley and the majority of development in the area has historically been residential. While some higher density forms of residential have been proposed and designated in the past, most residential development has been in the form of single family homes with a smaller share of multi-family buildings. As Hemlock Valley grows into a four-seasons resort destination, however, Hemlock West is envisioned to take on more compact forms of residential development and a significant expansion in built space.

Due to Hemlock Valley's geographical location in mountainous terrain, the area suited for residential development is limited and the safety of residents and visitors is a top priority. Further, it is crucial that all new development has access to reliable infrastructure and services. Since the existing understanding of hazards in the area is dated, and the ability to provide reliable services to new development is unclear, the majority of Hemlock West is under a SPECIAL PLAN AREA OVERLAY designation which signifies the intent to permit future development once further planning and technical studies have been provided that will help to ensure safe and sustainable growth.

Resort Master Plan Considerations

Per the Master Development Agreement, the Resort Developer is required to update the Base Area Plan provided in the Resort Master Plan to ensure feasibility of the existing and proposed lots in relation to the existing hazard studies and information available for the area. The updated Base Area Plan will include potential relocation of properties that may be in a high risk snow avalanche hazard area. The updated Base Area Plan will be reviewed by the Mountain Resorts Branch (MFLNRO) of the Province and the Fraser Valley Regional District.

The Hemlock West Neighbourhood Plan policies and land use designations will need to be updated following the approval of the new Base Area Plan and other commitments in the Master Development Agreement (as outlined in the Hemlock Valley OCP).

Neighbourhood Policy Areas

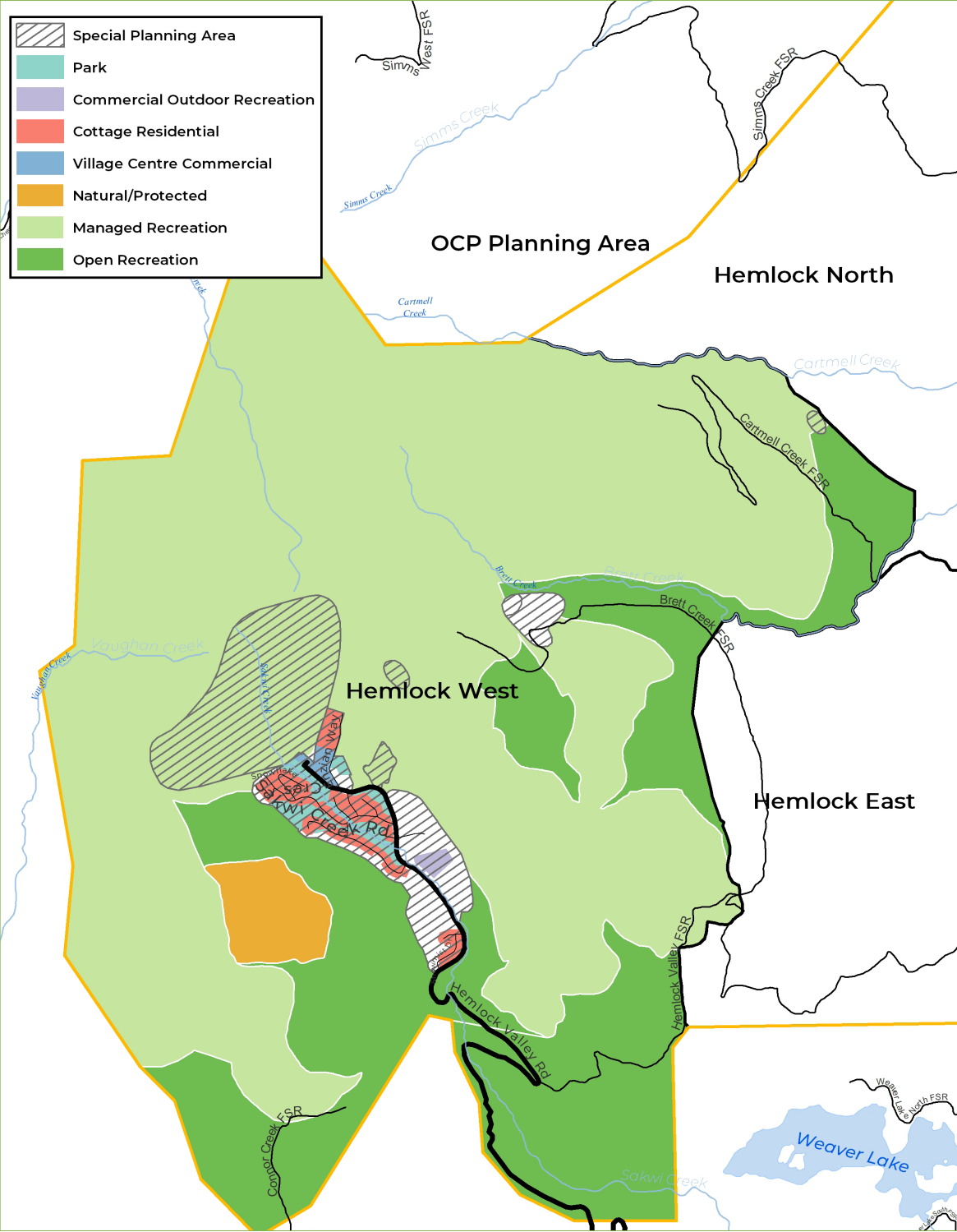
The policies below for the Hemlock West Neighbourhood supplement the overarching policies in Hemlock Valley OCP Policy Chapter 2 *Land Use and Housing*.

General Policies

- 1.1 New development in any historical or future designation must be adequately serviced by centralized community water and sewer systems.
- 1.2 Notwithstanding policies herein, support development of employee housing in any land use designation except the PARK designation.
- 1.3 Notwithstanding policies herein, permit the development of public utilities in any land use designation provided that the proposed development is consistent with the zoning bylaw.

Land Use Designations

The Hemlock West Land Use Designations are illustrated on Map 2 and described in the following pages.



Map 1 Hemlock West Neighbourhood Planning Area

1.4 SPECIAL PLAN AREA OVERLAY

Intent: To illustrate the boundaries of anticipated development areas identified in the Resort Master Plan that will require additional planning and technical research before development can proceed as outlined in the policies of the Hemlock Valley OCP and the *Neighbourhood Planning Terms of Reference* (Schedule II).

Function: When the requirements of the Hemlock Valley Official Community Plan and the *Neighbourhood Planning Terms of Reference* (Schedule II) have been fulfilled by the Resort Developer, this Neighbourhood Plan will be updated, the Special Plan Area Overlay will be removed, and land use designations that define the appropriate uses, location of uses, building forms and general expected densities to support the vision of the Resort Master Plan will be applied. Until such time those areas with a historical land use designation will remain.

Future land uses in line with the Resort Master Plan that may be applied within the SPECIAL PLAN AREA OVERLAY include, but are not limited to:

- › RESIDENTIAL
 - Single Family Residential
 - Multi Dwelling Residential
 - Mixed Use Residential / Commercial
 - Accessory Employee Residential
 - Rural Residential
- › COMMERCIAL
 - Village Centre Commercial
 - Tourism / Recreation Commercial
 - Commercial Outdoor Recreation
- › INSTITUTIONAL
 - Community Services
- › PARKS, TRAILS & OPEN SPACE
- › CONSERVATION / LIMITED USE

Special Plan Area Overlay Policies:

- 1.4.1 No new development outside of existing entitlements per the Zoning Bylaw in the SPECIAL PLAN AREA designation will be permitted.
- 1.4.2 Following a Neighbourhood Planning process, per the *Neighbourhood Planning Terms of Reference* (Schedule II to the Hemlock Valley OCP),

the SPECIAL PLAN AREA OVERLAY designation shall be removed and replaced with more refined land use designations to support the Resort Master Plan vision.

- 1.4.3 New designations created to replace the SPECIAL PLAN AREA OVERLAY should accommodate uses that are self sustaining and that do not create an adverse impact on the residential area, and that do not increase the tax burden for the general resident population.
- 1.4.4 Notwithstanding policies herein, development of interim public utilities or community services intended primarily for existing development shall be permitted.

Existing Land Use Designations

1.5 COTTAGE RESIDENTIAL

Intent: To encourage high quality residential development in established areas that is visually attractive and properly serviced. The lands within this designation include areas which are already developed at various densities. No new land is set aside for COTTAGE RESIDENTIAL land use; future land uses within the SPECIAL PLAN AREA OVERLAY will have more refined residential designations.

Function: To permit the development of existing lots to their full potential, to protect existing investment and to ensure orderly residential development of the resort. Residential uses, associated residential uses, utilities and local public and semi-public uses are generally permitted. Recognizing the need for residential services in a resort community, limited local commercial uses are also generally permitted.

Cottage Residential Use and Subdivision Policies:

- 1.5.1 Land may only be used for Single Family Residential, Multi-Family Residential, Accessory Residential Use, Temporary Tourist Accommodation, Local Commercial Use, Public and Semi-Public Uses.
- 1.5.2 Local Commercial uses are limited to a small amount of retail space and must comply with the following conditions:
 - a. that the use is located on land preferably near or adjacent to a collector designated road and a highway intersection;
 - b. that the land use has adequate space for off-street parking as provided in the applicable bylaws;
 - c. that the land has a minimum parcel size of 0.25 acres;
 - d. that the land receives the appropriate zoning;

- e. that the land use has received the necessary approval from applicable agencies; and,
 - f. that the use will not adversely affect adjoining lands.
- 1.5.3 Land shall only be subdivided in accordance with the standards of the Responsible Authorities except that the minimum parcel size shall not be less than 0.15 acres (0.06 hectare) where served by an approved community water system and sewer system.
- 1.5.4 Consolidation of small lots, which individually are unsuitable for development, will be encouraged and supported by the Regional Board where it reduces the overall density of land use development.
- 1.5.5 Consolidation of small lots in order to accommodate local commercial uses will be encouraged and supported by the Regional Board in the COTTAGE RESIDENTIAL designation areas.

1.6 VILLAGE CENTRE COMMERCIAL

Intent: To permit uses that support the economic base for the existing Hemlock West tourism industry and the provision of goods and services to residents. Uses that cater to visitors during the ski season, as well as residents and visitors in the area year round are encouraged. The use, and particularly the associated vehicle access and parking, must be accommodated in a manner that does not interfere with residential or emergency service use and access.

Function: Commercial uses, including for retail, restaurant/bar facilities, office and conference space, will generally be permitted. As appropriate, other commercial activities, including a ski school, nursery/daycare centre and public lockers would generally be permitted. Adequate parking within a comfortable walking distance to the commercial areas, or sufficient shuttle services, must be provided.

Village Centre Commercial Use and Subdivision Policies:

- 1.6.1 Land may be used only for Local Commercial use, Mixed Commercial/Multi-Dwelling Residential use, Commercial Accommodation Public and Semi-Public use.
- 1.6.2 Mixed commercial/multi-dwelling residential uses shall be permitted on the upper floor of the commercial uses. These types of residential uses shall generally be prohibited from having entrances fronting on a sidewalk, street or road or commercial parking area so as not to detract from the commercial nature of the primary use.
- 1.6.3 Land shall only be subdivided under circumstances where subdivision is required in order to enhance the economic environment in the

commercial area of the community. Furthermore, land serviced by an approved community water and sewer system, shall only be subdivided in accordance with the standards of the Responsible Authorities, except that the minimum parcel size and density will be determined based on the subdivision proposal, the subject property's geotechnical and topographical limitations and the amount of land available for parking.

1.7 COMMERCIAL OUTDOOR RECREATION

Intent: To provide alternative choices for overnight accommodation and encourage the development of well-planned, integrated campground facilities.

Function: Commercial campground facilities that provide for the temporary accommodation of recreational vehicles, travel trailers or tents are generally permitted. Road access, geotechnical and environmental constraints as well as the availability of community services must be adequately addressed for any use in this designation. Facilities that are integrated with the natural environment are encouraged.

Commercial Outdoor Recreation Use and Subdivision Policies:

- 1.7.1 Land may be used only for Campground, Low Density Commercial Recreation, Park and Park Reserve, Accessory Employee Residence, Public and Semi-public uses.
- 1.7.2 Land shall only be subdivided in accordance with the standards of the Responsible Authorities except that the minimum parcel size is 2.48 acres (1 hectare).
- 1.7.3 Public access to waterfront, park land or natural assets should not be decreased as a result of new development.
- 1.7.4 Use and development shall not impede the existing economic, environmental and social well-being of the surrounding area.
- 1.7.5 Levels of development should be compatible with the natural environment, adjacent land and water uses, and should not negatively impact natural resources.
- 1.7.6 Region-wide recreational development trends should be considered.
- 1.7.7 The density and layout of campsites within an approved campground is regulated pursuant to the Fraser Valley Regional District's Campground and Holiday Park Bylaw No. 1190.

1.8 PARK

Intent: To provide land for publicly owned parkland of provincial, regional or local significance.

Function: The designation supports the development of publicly accessible community parks and may capture provincial and regional parks, wildlife conservation reserves and areas identified for expansion of existing parks. Development within these parks will be limited to related recreational uses.

Park Use and Subdivision Policies:

- 1.8.1 Areas of significant recreation or conservation potential should be reserved for future park development.
- 1.8.2 The acquisition, maintenance and access of parkland will be encouraged and supported by the Regional Board.
- 1.8.3 An active land acquisition policy shall be established in order to provide secure land for wildlife habitat and recreational land where such lands become available for purchase or dedication.
- 1.8.4 Parkland designated by the Regional Board provides all-year-round recreational facility for the general public.
- 1.8.5 The Plan map designates as PARK those areas with significant public recreational potential which is suitable to reserve for future park use including land of local, regional and provincial significance.
- 1.8.6 PARK AREAS may be extended or created through plan amendment provided that additional lands that meet designation policy above are identified. PARK AREAS may be used only for recreation, conservation and ancillary uses, park and park reserve, public and semi use, except as otherwise provided by the Responsible Authority.
- 1.8.7 Land uses which could have an adverse effect on conservation or development in PARK AREAS will not be permitted, although temporary uses may be permitted where impacts are minimal.
- 1.8.8 Land in PARK AREAS shall only be subdivided under circumstances where subdivision is required in the interests of responsible park management.
- 1.8.9 Consider amending the land use designation for the property formerly used as Tennis Courts (DL 5206) to support other uses, if alternative lands that are satisfactory to the FVRD Board and the community are provided for the purposes of park or recreation uses.

TRANSPORTATION



2. TRANSPORTATION, MOBILITY AND PARKING

Neighbourhood Overview

Hemlock West is served by a simple road network consisting of one major right-of-way. As the neighbourhood grows, it will become increasingly important to develop an integrated transportation system within the neighbourhood that promotes walking and cycling and minimizes impacts to air quality and greenhouse gas emissions. The transportation network must also prepare for future expansion by anticipating connections to future neighbourhoods and development areas.

Developed areas need to be connected, with accommodation made for personal vehicles, goods and service vehicles and active transportation options. Active transportation options need to be accommodated for accessing major recreation assets (e.g., the ability to walk to the ski hill), and infrastructure needs to be designed to accommodate such options including through the designation of off-road paths that help to deter the use of highway shoulders as walking paths.

Resort Master Plan Considerations

Three main development areas are within the Hemlock West neighbourhood: West Face Village, Hemlock Village and The Residents. These three areas need to be served by a connected mobility network that enables efficient movement between development nodes and that accommodates and encourages multi-modal connectivity.

Neighbourhood Policy Areas

The policies below for the Hemlock West Neighbourhood supplement the overarching policies in Hemlock Valley OCP Policy Chapter 3 *Transportation and Mobility*.

General Policies

- 2.1 Before considering new development, require an update to this Neighbourhood Plan, per the *Neighbourhood Planning Terms of Reference* (Hemlock Valley OCP Schedule II), to incorporate information from the Traffic Impact Assessment for Hemlock West that is to be completed by the Resort Developer.

- 2.2 Through updates to this Neighbourhood Plan, per the *Neighbourhood Planning Terms of Reference* (Hemlock Valley OCP Schedule II), identify on a map the neighbourhood's mobility network and how major areas of development are connected in line with the policies of this Plan.

Transportation Network

- 2.3 New roads in Hemlock West must be designed to provide:
- a. Extension and connection to existing or proposed adjacent roadways;
 - b. Alternate route choices where possible;
 - c. Adequate and safe access for all land uses consistent with the level of traffic generated and need for emergency access; and,
 - d. Minimal or no impact to environmentally sensitive areas and stream crossings.

Active and Low Emission Mobility

- 2.4 Support the development of new pedestrian and bicycle connections within and through Hemlock West, and encourage design and routing options for pedestrian and cycling routes that create a comfortable and safe user experience by avoiding unsafe areas, avoiding side by side highway traffic and providing opportunities to integrate into natural areas.
- 2.5 Accommodate electric vehicle parking in public locations as well as in private parking stalls in accordance with the rates outlined in the Hemlock Valley Climate Action Plan required to be developed by the Resort Developer.

Parking Management

- 2.6 Manage parking in designated parking areas throughout the community to ensure adequate availability of parking that supports the community's transportation goals.
- 2.7 Monitor and work with businesses to ensure parking demand can be accommodated by the existing parking infrastructure.

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INFRASTRUCTURE & SERVICES



3. INFRASTRUCTURE AND SERVICES

Neighbourhood Overview

As the historical centre of Hemlock Valley, much of the infrastructure in Hemlock West dates back to the early growth of the resort. Existing water, sewer and utility services are privately owned and operated and generally small scale. As the neighbourhood grows to become the epicenter of the expanded resort, a transition to more centralized, publicly operated infrastructure and service systems will be important.

Resort Master Plan Considerations

Three main development areas are within the Hemlock West neighbourhood: West Face Village, Hemlock Village and The Residents. These three areas need to be serviced by reliable, centralized systems and a number of studies and plans must be developed to meet that end.

Per the Master Development Agreement, the Resort Developer must complete an analysis of the existing community sewer and water systems (including supply quality and quantity, and infrastructure capacity) prior to any development. These assessments for the existing area and systems are required in advance of the broader comprehensive servicing strategies needed for the neighbourhood and will inform how residential and commercial development can be phased with infrastructure improvements.

The Resort Master Plan proposes a new Fire Hall to be built at the south end of the West Face Village. The exact location, positioning and access points will be determined collaboratively between the Resort Developer and the Fraser Valley Regional District in consultation with Hemlock Volunteer Fire Department through the required Fire Impact Assessment Study (see OCP Policies 4.8.1 and 4.8.2).

Neighbourhood Policy Areas

The policies below for the Hemlock West Neighbourhood supplement the overarching policies in Hemlock Valley OCP Policy Chapter 4 *Infrastructure and Services*.

General Policies

- 3.1 Before considering new development, require an update to this Neighbourhood Plan, per the *Neighbourhood Planning Terms of Reference* (Hemlock Valley OCP Schedule II), to incorporate information from the following studies and assessments for Hemlock West that are to be completed by the Resort Developer in line with broader OCP Policies:
- a. Community Water Supply Comprehensive Servicing Study
 - b. Community Sewer System Comprehensive Servicing Study
 - c. Solid Waste Management Plan
 - d. Energy Supply, Demand, and Distribution Plan
 - e. Snow Clearing and Storage Plan
 - f. Fire Impact Assessment Study

Water Supply

- 3.2 Per the Master Development Agreement, require the Resort Developer to complete an analysis of the existing community water supply to assess the current water source supply (quality and quantity) as well as infrastructure capacity.
- 3.3 Per the Master Development Agreement, require the Resort Developer to upgrade the existing community water treatment system to be in compliance with their operating permit conditions and Fraser Health's Surface Water Treatment Outcome Expectations prior to development.
- 3.4 Support water recovery, reclamation, reuse and recycling programs and initiatives in both new and existing development in Hemlock West.
- 3.5 Support and encourage rainwater harvesting in new and existing development in Hemlock West.

Sewer System

- 3.6 Per the Master Development Agreement, require the Resort Developer to complete a comprehensive study of the existing community sewer system and make necessary upgrades to the satisfaction of the FVRD Board prior to development.

Utilities and Services

- 3.7 Through updates to this Neighbourhood Plan, per the *Neighbourhood Planning Terms of Reference* (Hemlock Valley OCP Schedule II), identify the future utility and communication service needs of Hemlock West and identify the location of any required structures in line with OCP Policy 4.4.4.

Stormwater Management

- 3.8 Through updates to this Neighbourhood Plan, per the *Neighbourhood Planning Terms of Reference* (Hemlock Valley OCP Schedule II), identify opportunities for innovative stormwater features or designs in new development or open space features.

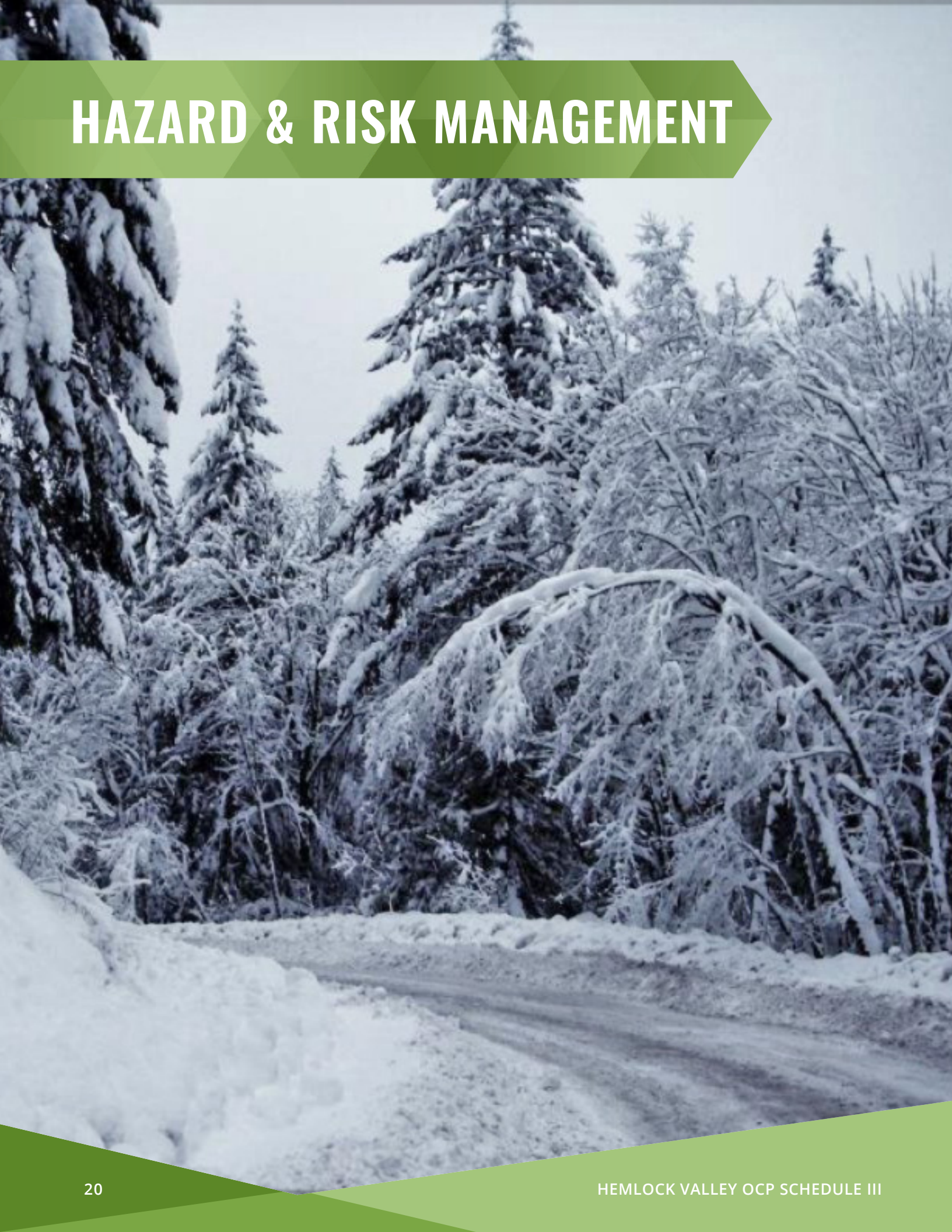
Snow Clearing and Storage

- 3.9 Through updates to this Neighbourhood Plan, per the *Neighbourhood Planning Terms of Reference* (Hemlock Valley OCP Schedule II), address additional locational- and site-specific snow clearing and storage issues for Hemlock West.

Emergency and Protective Services

- 3.10 Through updates to this Neighbourhood Plan, per the *Neighbourhood Planning Terms of Reference* (Hemlock Valley OCP Schedule II), provide a strategy and additional details regarding the relocation of the existing fire hall in Hemlock West.

HAZARD & RISK MANAGEMENT



4. HAZARD AND RISK MANAGEMENT

Neighbourhood Overview

As Hemlock West grows to become the epicenter of the expanded resort, it is vital to ensure that future development in Hemlock West minimizes risks associated with natural hazards to ensure the safety of residents, visitors, and assets.

The Regional District supports the residents of Hemlock Valley in their concerns for the protection of private property from snow avalanche and other geotechnical hazards, and future development will be reviewed in the context of the existing geotechnical hazards and surrounding environment.

Resort Master Plan Considerations

Three main development areas are within the Hemlock West neighbourhood: West Face Village, Hemlock Village and The Residents. It is expected that any development in the neighbourhood will strive to achieve a high quality of design standards, while being cognizant of the natural limitations imposed by the alpine and mountainous environment.

Neighbourhood Policy Areas

The policies below for the Hemlock West Neighbourhood supplement the overarching policies in Hemlock Valley OCP Policy Chapter 5 Hazard and Risk Management.

General Policies

- 4.1 Before considering new development, require an update to this Neighbourhood Plan, per the Neighbourhood Plan Terms of Reference (Hemlock Valley OCP Schedule II), to incorporate information from the following studies and assessments for Hemlock West that are to be completed by the Resort Developer:
 - a. Hazard Feasibility Study;
 - b. Emergency Management Plan; and,
 - c. Fire Protection Impact Assessment Study

Avalanche Management and Snow Safety

- 4.2 Restrict development within identified avalanche risk areas.
- 4.3 All new structures shall be designed and sealed by a Qualified Professional to ensure that the construction meets snow load requirements of Ss 24.2 kPa. (505.4 pounds per square foot) and Sr 0.9kPa (18.8 pounds per square foot).

Geohazard Management

- 4.4 Restrict development within floodplain areas of Sakwi Creek.
- 4.5 New development should be protected from hazards associated with slopes and streams through prescriptive mitigation, such as minimum setbacks, determined by a Qualified Professional.
- 4.6 Following the covenant established through the previous OCP process, the flood construction elevations are to be not less than 3 metres above the natural boundary of any watercourse.

Wildfire Interface Hazard

- 4.7 All buildings and structures within areas of high wildfire interface hazard as noted on **DPA Map X.X.X** will be required to develop a report prepared by a professional forester licensed in British Columbia and specializing in forest wildfire assessment, that:
 - a. Ensures design and construction occurs in a manner that minimizes risk of interface fire hazards to people and property;
 - b. Provides an overall assessment of the site for susceptibility to wildfire interface hazard (from conditions both on and off-site);
 - c. Demonstrates the application FireSmart techniques, as appropriate; and,
 - d. Details efforts to otherwise mitigate wildfire interface hazard.

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ENVIRONMENT



5. ENVIRONMENT AND NATURAL RESOURCES

Neighbourhood Overview

As Hemlock West grows and changes, it is vital that residents and visitors continue to have clean water, good air quality, thriving wildlife and healthy, resilient forests and landscapes that support water filtration, stormwater management and flood protection.

Cohen Creek Community Watershed is classified as a community watershed under the Forest Practices Code (FPC) of British Columbia Act. The community watershed exists over Crown land in the south-west portion of the valley, covering approximately 60 hectares (though it is outside of the Provincial Forest). The FPC applies to any forest management activities that may take place on Crown land that lies within the Plan area. Therefore activities within the Cohen Creek community watershed would be subject to regulations in the FPC which govern activities in community watersheds.

Neighbourhood Policy Areas

The policies below for the Hemlock West Neighbourhood supplement the overarching policies in Hemlock Valley OCP Policy Chapter 6 *Environment and Natural Resources*.

General Policies

- 5.1 Before considering new development, require an update to this Neighbourhood Plan, per the *Neighbourhood Planning Terms of Reference* (Hemlock Valley OCP Schedule II), to incorporate information from the following studies and assessments for Hemlock West that are to be completed by the Resort Developer:
 - a. Cumulative Effects Assessment;
 - b. Environmental Assessment; and,
 - c. Environmental Management Plan.

Watershed Management

- 5.2 Restrict public access to Cohen Creek watershed as identified on OCP Map 10 Waterbodies and Watersheds in Hemlock Valley.

Natural Resource Management

- 5.3 Through updates to this Neighbourhood Plan, per the *Neighbourhood Planning Terms of Reference* (Hemlock Valley OCP Schedule II), integrate the Forest Management Plan required to be completed by the Resort Developer and Sts'ailes First Nation, if applicable.
- 5.4 Through updates to this Neighbourhood Plan, per the *Neighbourhood Planning Terms of Reference* (Hemlock Valley OCP Schedule II), integrate and honour the First Nation Woodland License (FNWL) agreement made between the Resort Developer and Sts'ailes First Nation, if applicable.

Biodiversity

- 5.5 Through updates to this Neighbourhood Plan, per the *Neighbourhood Planning Terms of Reference* (Hemlock Valley OCP Schedule II), based on required environmental studies and plans:
 - a. Focus new development and/or human activities in Hemlock West in the least environmentally sensitive lands;
 - b. Establish, monitor and evaluate relevant environmental indicators to maintain the integrity of the natural environment and to reverse negative environmental trends;
 - c. Identify on a map significant trees and other natural features and encourage their preservation wherever possible; and
 - d. Identify on a map sensitive and other important ecosystem features and encourage their preservation wherever possible.

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COMMUNITY DEVELOPMENT



6. COMMUNITY DEVELOPMENT

Neighbourhood Overview

While much of the future development in Hemlock Valley will be focused on creating a new and vibrant all seasons resort community, community development in Hemlock West must take into consideration the needs of the existing residents and workers who currently have limited access to services and amenities.

Neighbourhood Policy Areas

The policies below for the Hemlock West Neighbourhood supplement the overarching policies in Hemlock Valley OCP Policy Chapters: 8 *Community Well-Being*; 9 *Economic Strength and Resiliency*; and, 10 *Recreation, Parks and Trails*.

General Policies

- 6.1 Before considering new development, require an update to this Neighbourhood Community Plan, per the *Neighbourhood Planning Terms of Reference* (Hemlock Valley OCP Schedule II), to incorporate information from the Public Recreation Management Plan that is to be completed by the Resort Developer.

Community Well-Being

- 6.2 Through updates to this Neighbourhood Plan, per the *Neighbourhood Planning Terms of Reference* (Hemlock Valley OCP Schedule II), identify community space needs, and potential location and forms of publicly accessible community spaces, including equipped meeting spaces and facilities for Hemlock West.

Local Economic Development

- 6.3 Through updates to this Neighbourhood Plan, per the *Neighbourhood Planning Terms of Reference* (Hemlock Valley OCP Schedule II), identify potential commercial lands or developments to sale, lease or rent for local business development.

Recreation, Parks and Trails

- 6.4 Through updates to this Neighbourhood Plan, per the *Neighbourhood Planning Terms of Reference* (Hemlock Valley OCP Schedule II), incorporate strategies and policies for existing and proposed major recreational assets in Hemlock West including, ski area and lift development and expansion, recreational trails, spas and waterparks, and equestrian centre and associated facilities that:
- a. Considers and mitigates potential negative impacts to the natural environment;
 - b. Respects and reflects First Nations' connection to the land and water; and
 - c. Reflects the responsible expenditure of public and private capital by ensuring development is not premature or scattered.
- 6.5 Through updates to this Neighbourhood Plan, per the *Neighbourhood Planning Terms of Reference* (Hemlock Valley OCP Schedule II), incorporate strategies and policies to develop community parks, trails, and facilities to:
- a. Meet or exceed the National Parks and Recreation Association level of service standards for Hemlock West;
 - b. Conserve significant areas for future park and trail development;
 - c. Include necessary facilities and features (such as washrooms); and,
 - d. Establish appropriate approaches to ongoing maintenance and management of new parks and trails, including through the establishment of Community Parks Service Areas if appropriate.