

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for Popkum-Bridal Falls part of Electoral Area "D" Bylaw No. 200, 1997, and any and all amendments thereto, are hereby repealed.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 19th day of December, 2018.

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

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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 with residents, business owners, stakeholders of Popkum- Bridal Falls, as well as a group of resident volunteers who formed the Plan Review Team. 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.

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**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.

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- **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.
- **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, 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.

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

1.2 Effect of the Plan

What does an OCP do?

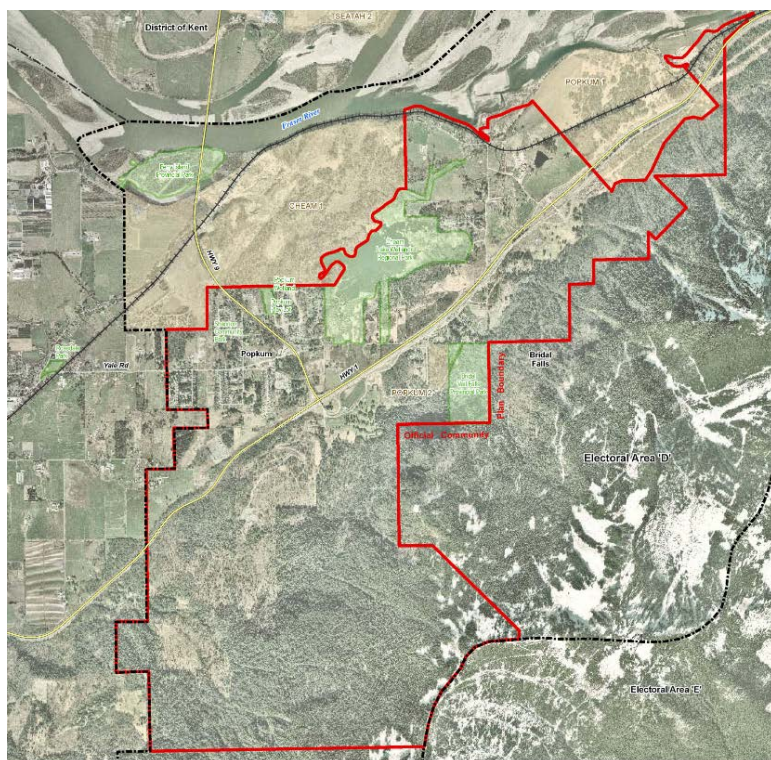
The Regional Board is required by the *Local Government Act* to comply with the policies of this Official Community Plan as follows:

- **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.

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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:

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- 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 Residents Association, comprised of local residents and property owners;
- many meetings with stakeholders, government agencies, Cheam First Nation and others;
- thorough Plan review by the Plan Review Team, consisting of volunteer residents and FVRD staff; 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, 2020> 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.

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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.
- 1.6.4 **Housing Needs Report.** An update to the Plan should occur once the Regional Board receives a Housing Needs Report as prescribed by the *Local Government Act*. The amendment to the Plan should consider the report and what implications exist for policies related to demand for and supply of housing.

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
- Ministry of Transportation and Infrastructure
- City of Chilliwack
- School District No.33
- Agricultural Land Commission
- Province of British Columbia
- Chilliwack RCMP

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.

- 1.7.6 **Agricultural Land Commission.** All applications for zoning amendments, plan amendments, and temporary use permits in the Agricultural Land Reserve, and directly adjacent to Agricultural Land Reserve lands shall be circulated to the Agricultural Land Commission for review.

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:

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- **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, Parkrose Community Park, Cedar Community Park, Popkum Community Trail and a planned community park at the former Minter Gardens site. In addition to larger parks; Cheam Wetlands Regional Park, Ferry Island Provincial 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 Traditional Community School**, grades K-8 (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.

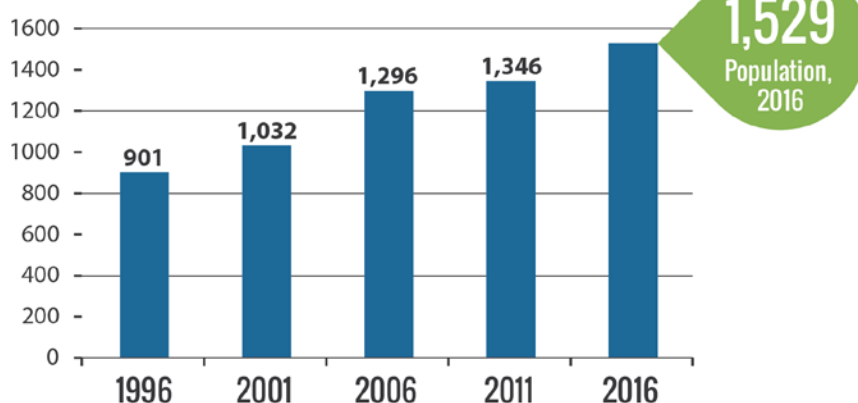
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Popkum-Bridal Falls is a unique community in the Fraser Valley, with a niche of valuable, large suburban residential lots and high quality housing, along with tourism commercial businesses in a natural setting and outdoor recreation opportunities. Not surprisingly, the community demographics reveal a population increase of 14% (2011-2016) to 1529 residents, of predominantly families with above average incomes and education than other FVRD communities.

Overall Population

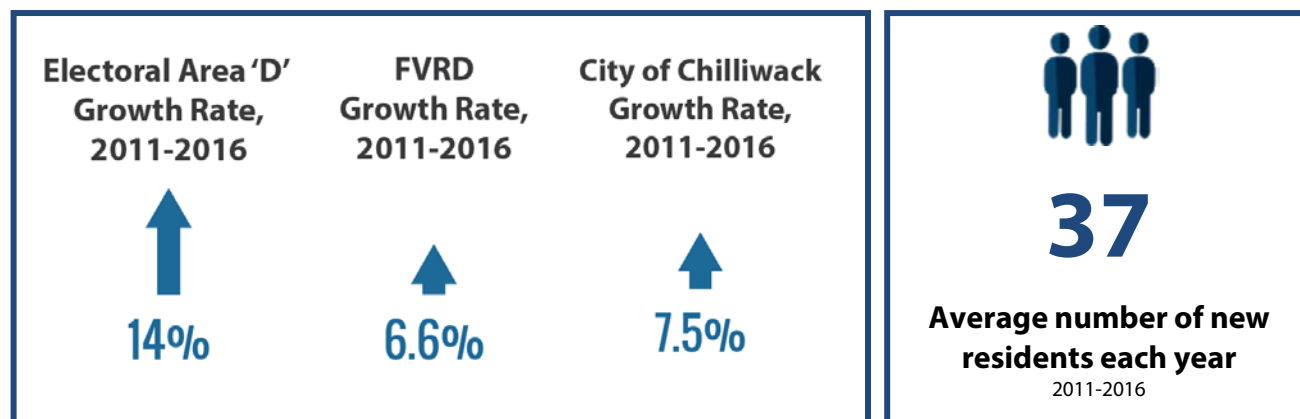
Residents are increasingly drawn to the neighbourhoods of East and West Popkum as new developments proceed over the years. Since 1996, the community has increased by 628 residents. This represents 70% population growth over 20 years.

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.



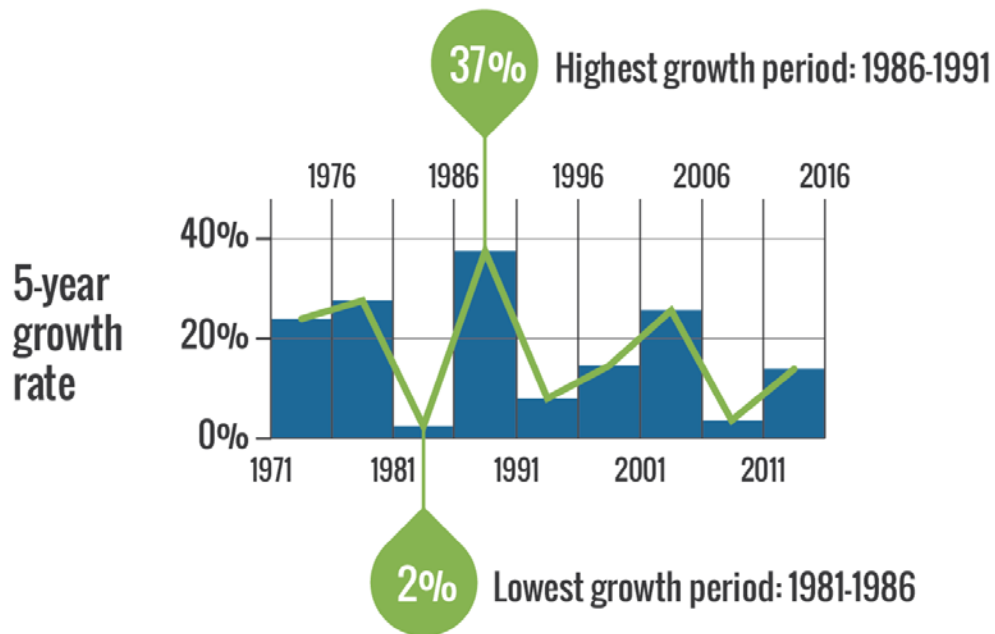
Growth Trends

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.

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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.

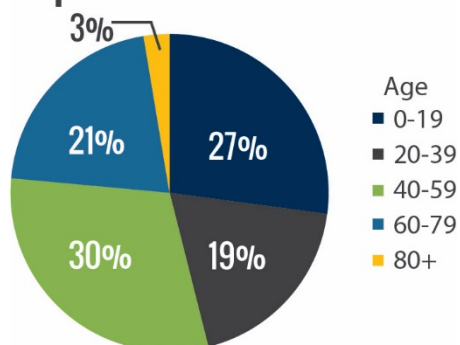
5-year growth rate average (1971-2016): **17%**

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

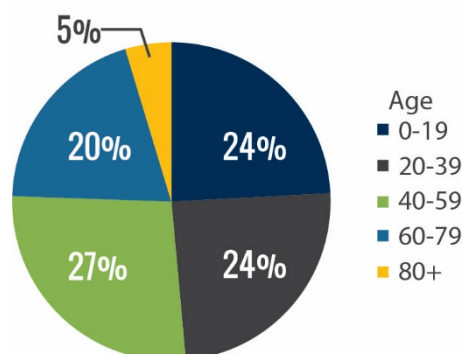


Average age
in Area 'D': **40**

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 than FVRD residents on average.

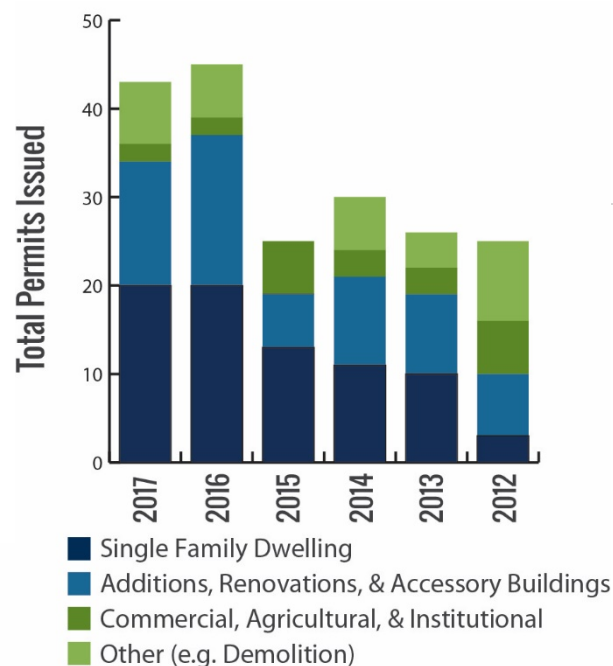
Percentage of Area D
residents aged 15+
married or common law: **72%**

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

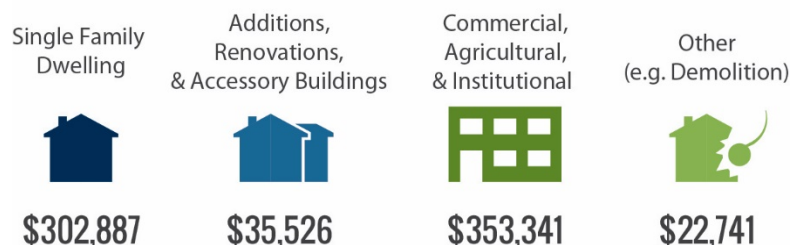
Development Data and Trends

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.

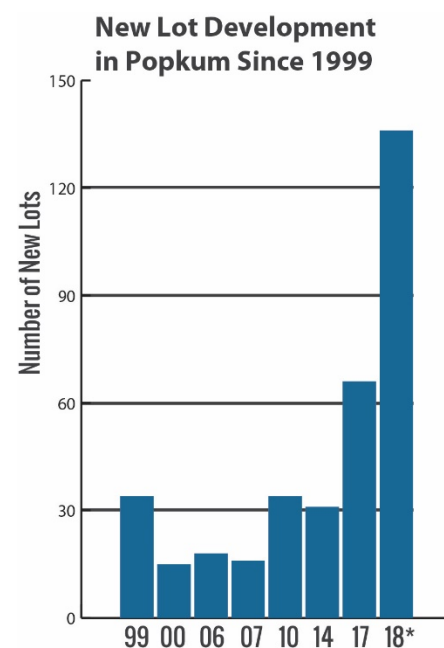
Popkum has been home to a number of subdivision developments since the 1970s that help explain the 'peaked' population growth spurts, followed by periods of relatively low population growth. As the area has filled out in the past two decades, fewer subdivisions have developed.

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**

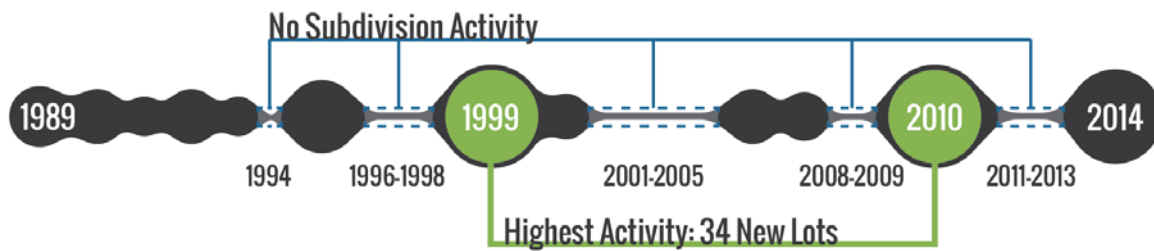
Equivalent to **980**

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



*Proposed

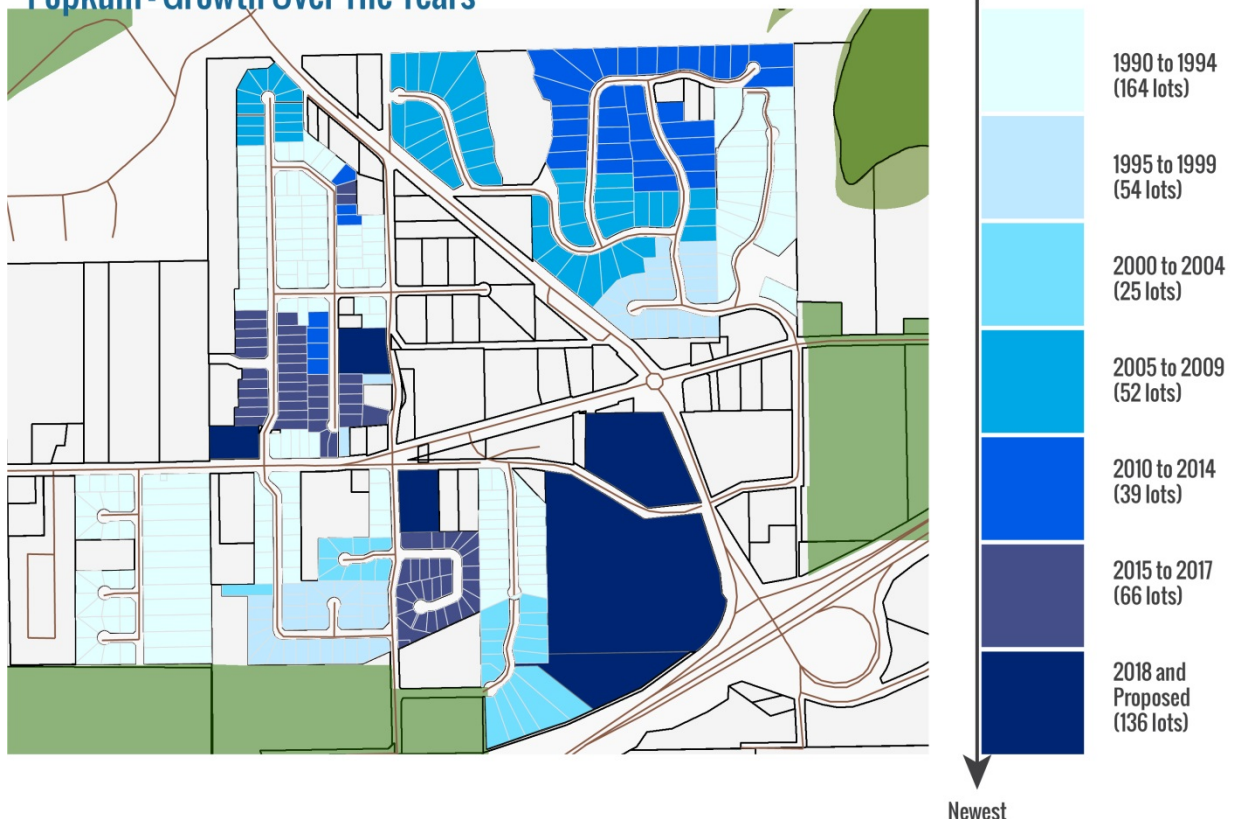
Popkum Subdivision Activity, 1989-2014



Subdivision activity resulting in new lots for single-family homes has occurred in surges, 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 reserved for agricultural and related uses in accordance with the *Agricultural Land Commission Act* and its regulations.

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 include 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.

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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 archeological sites and 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 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.



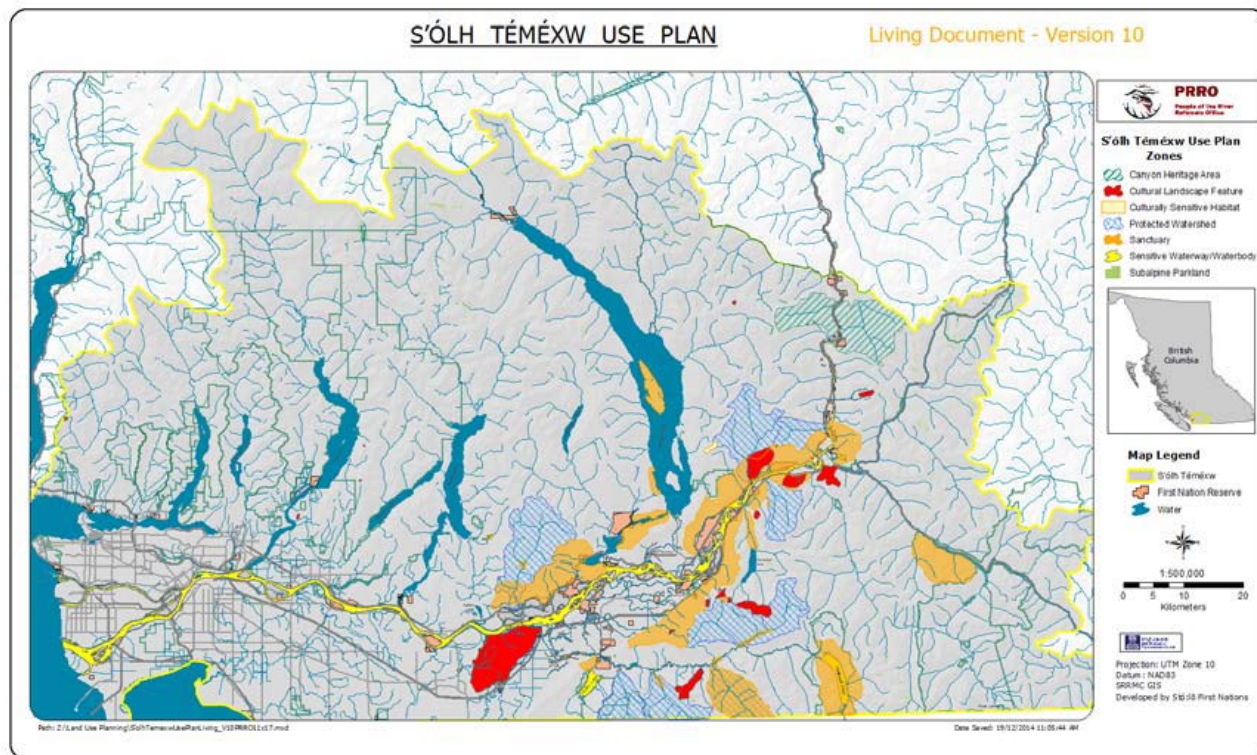
Lhílheqey (Mount Cheam)

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. reference the Stó:lō Heritage Policy manual;
 - iii. respect and avoid known and potential heritage and archaeological resources during land use planning processes where possible;
 - iv. obtain approvals pursuant to the *Heritage Conservation Act* where required.
 - v. 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 **Artifacts.** Discovery of archaeological artifacts 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.
- 2.3.9 **First Nations Planning Tools.** Land owners and developers should refer to First Nations land use codes or land use plan documents to inform development plans in the interest of balancing land use interests and needs with those of our First Nations neighbours. Page | 23
- 2.3.10 **First Nations lands buffer.** Where developments are proposed along First Nations land boundaries, applications should consider potential interface conflicts and trespass issues and minimize these conflicts through appropriate mitigative measures.

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 decision makers in the right direction.

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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, surrounded by scenic mountains and well managed agricultural lands, with a deep respect for First Nations people, culture, and history.



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. **Expand parks, trails, and open spaces.** Provide accessible 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. **Ensure 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 and the integrity of the community's air and water resources are maintained.
7. **Protect and enhance agriculture.** Encourage a productive and viable agricultural community by supporting farm diversity with value added 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 a 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 region, including:

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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. Since 2011 the FVRD has grown 6.6% with a 2016 population of 295,934¹. The majority (89%) of the Fraser Valley residents reside in the three municipalities of Abbotsford, Chilliwack and Mission. Growth is planned to continue in these urban municipalities.

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While most of the Fraser Valley grew significantly between 2011 and 2016, the City of Chilliwack experienced the fastest municipal growth in the region 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 1,529 people.

Growth in Electoral Area D reflects development pressures in Chilliwack and the limited availability of low density housing in the municipality. Popkum has relatively large lots along with high quality homes, access to outdoor recreation, and proximity to urban areas with schools, employment and highway access. These attributes make Popkum a desirable neighbourhood for those seeking a more suburban and rural lifestyle. New low density development is no longer commonplace in quickly growing municipal areas, with townhomes and small lot residential predominant as land scarcity and housing 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 Most Populated Regional Districts

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 is 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).

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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 by encouraging agri-tourism and protecting farmland for agriculture</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 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 a high quality wastewater treatment facility owned and operated by the Regional District to protect the 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 including flooding, slope stability and creeks.

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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.

3.4 Community Well-Being

What makes a healthy community?

Growth and change for Popkum-Bridal Falls has been primarily focused on residential development that is suburban in nature. As a community within close proximity to schools it has become a desirable location for families. With a continual increase in the number of residents, a higher level of service provision will be expected as well as an increase in demand for social connection and a distinct sense of place. As the community continues to grow and evolve, so should the social dynamic offered to residents.

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Policy

- 3.4.1 **Aging in Place.** Intergenerational housing options which incorporate age-friendly design principles are encouraged by the Regional Board for all new development.
- 3.4.2 **Healthy Food Systems.** The Regional Board supports establishing a local grocery store in order to maximize health, accessible, and affordable food options in the community and complement the existing commercial food options in the community and complement the existing commercial services available to Popkum-Bridal Falls residents.
- 3.4.3 **School Capacity.** The Regional Board will continue to support School District #33 and other key partners to identify appropriate options for an additional school site to accommodate the growing need for school spaces and to address the existing capacity issues of the Rosedale Traditional Community School.
- 3.4.4 **Community Facility Space.** The Regional Board encourages the development of publicly accessible community space and supports the Popkum Residents Association in their advocacy to explore options for integrating community facility space into existing or new public infrastructure such as a library or fire hall.
- 3.4.5 **Community Associations and Volunteers.** The Regional Board will work with neighbourhood associations, businesses and other stakeholders to support and strengthen the community through principles of inclusion, participation, diversity and equity, and will continue to provide support where appropriate through grant-in-aid and in-kind contributions in recognition of the important role associations and volunteers have in the well-being of a community.



4.0 GENERAL LAND USE POLICIES

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4.1 Permitted Uses & Parcel Sizes

OCP designations facilitate effective planning by providing a basis for avoiding land use conflicts and predicting density levels, servicing needs and environmental impacts. Permitted use considerations include:

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- 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

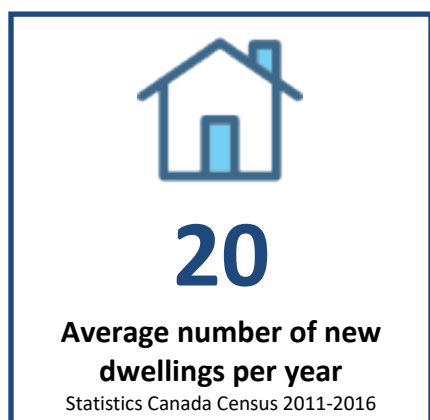
Popkum-Bridal Falls Housing Expectations

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.

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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, and 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 entirely 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.

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Statistics Canada 2016 census data indicates that on average 37 new residents per year moved to Electoral Area D, and that the average household size is 2.8 persons. These numbers and the historic dwelling increases of 20 homes per year indicate **13 to 20 new homes are required each year to accommodate growth.**

Urban Futures modeled population growth² 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. These lands, however, are constrained by a lack of services, poor access, environmentally sensitive areas, and geohazards. 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 consistent with the adopted FVRD Policy *Secondary Dwellings in the Electoral Areas* on the basis that they may provide opportunities to expand the availability of affordable, rental, and/or accessible housing in the community. However, in AGRICULTURAL areas farm use is a priority and residential uses are limited under the *Agricultural Land Commission Act* and its regulations. Evaluation may include:
- a. land use and zoning regulations;
 - b. servicing requirements and feasibility;
 - c. location of secondary housing; and,
 - d. siting considerations.
- 4.2.3 **Second dwellings in new development.** The Regional Board will support and encourage consideration of secondary dwellings for new neighbourhood developments where appropriate levels of service can be properly calculated and accommodated during the development of new water, sewer, and storm systems in addition to consideration for adequate parking, road width, and privacy measures.
- 4.2.4 **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.
- 4.2.5 **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

- 4.3.1 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, odour, and stormwater runoff.

³ Miscellaneous Statutes Act, Bill 17, 2014

- 4.3.2 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.

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.

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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 regulated 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

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

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 transportation, and movement of goods and energy products. 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 an area of 2.5 kilometres where 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 corridor policy, the Regional Board has adopted two additional policies of note:

- *Community Benefit Contribution policy*; and,
- *Crown-Community Interface policy* (applicable to Crown lands).

Respectively, these policies provide a framework for ensuring significant projects provide a community benefit and balance development impacts and 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 services not previously available to areas of the region and obtains broad 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 (i.e. highway upgrades, powerline replacement or expansion) should mitigate impacts to developed residential, commercial, and agricultural areas.
- 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 2,500 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.

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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 impact 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.



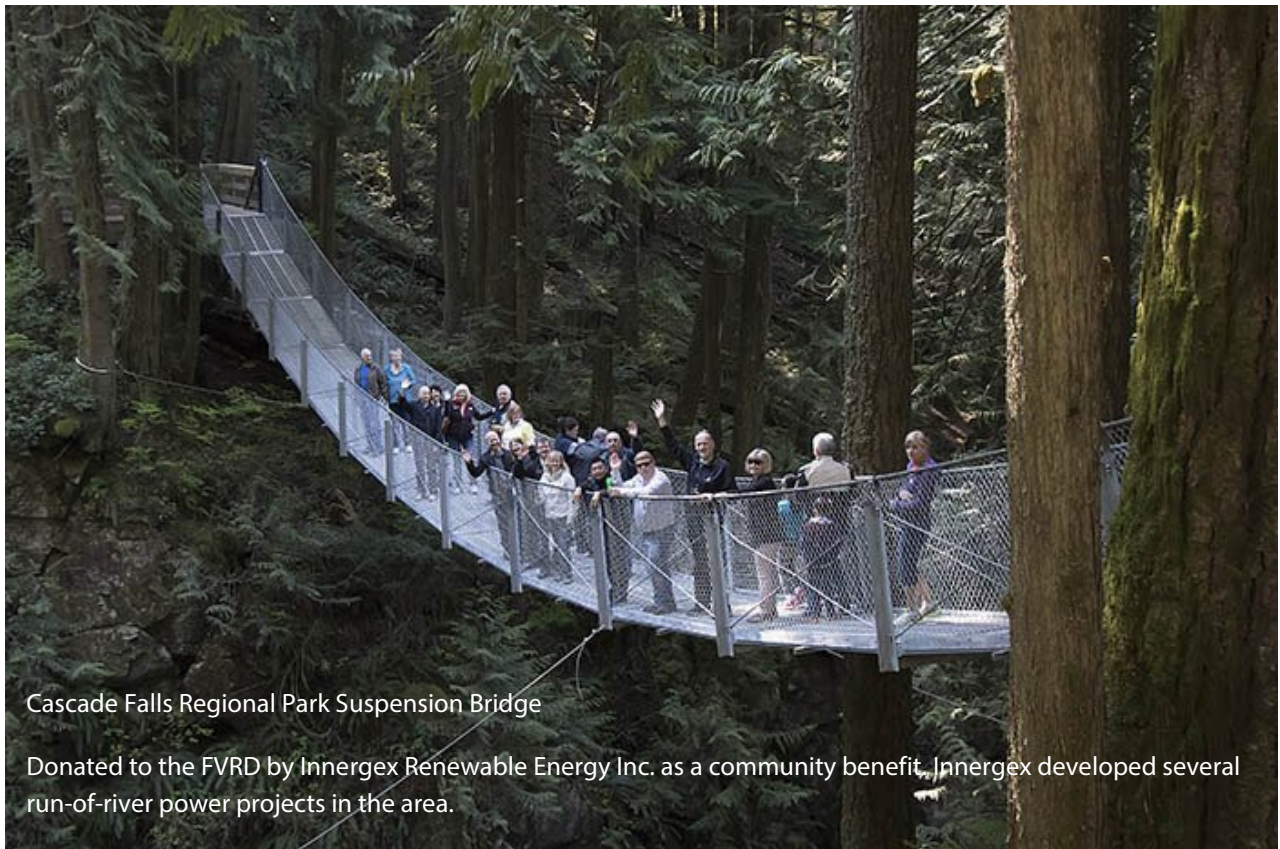
Bridal Falls Forest Service Road
Credit: Aceshigh, ClubTread

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 a 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 tourism 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 an application for a 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.

4.8 Cannabis

The Cannabis Act (Bill C-45) creates a legal and regulatory framework for controlling the production, distribution, sale, and possession of cannabis in Canada.

In addition to the land use policies provided in the Plan and zoning bylaw, the FVRD has adopted an additional policy that is relevant to Cannabis land uses:

1. *Land Use Policy for Cannabis Production, Processing and Retail Sales in the Electoral Areas.*

It is recognized that Federal and Provincial legislation may supersede the Regional Board's ability to restrict Cannabis production, processing and retail sales through policies and bylaws. Such is the case for lands within the Agricultural Land Reserve (ALR), where under certain provisions the production of Cannabis is a recognized agricultural use. These limitations are reflected in the above referenced policy. Any new revisions to Federal and Provincial legislation may provide new and supplemental authorizations for Cannabis land uses.

Generally, Cannabis land uses are not supported in Popkum-Bridal Falls.

Policy

- 4.8.1 For all development applications and land use enquiries, the FVRD's *Land Use Policy for Cannabis Production, Processing and Retail Sales in the Electoral Areas* will be referred to for direction.
- 4.8.2 Cannabis growing is not supported except where Federal and Provincial legislation supersedes FVRD authority and legislation.
- 4.8.3 Cannabis processing and/or retail sales as a standalone land use or accessory to Cannabis growing or other complimentary uses is not supported except where Federal and Provincial legislation supersedes the Regional Board's authority.

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.

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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 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

Nearly a quarter (24%), or 493 hectares, of the private lands within Popkum-Bridal Falls are within the Agricultural Land Reserve. These lands are primarily used for lower intensity agriculture including grazing, hay, and dry cow operations. This type of agriculture helps to support the more intensive agriculture that is prevalent in the other areas of FVRD.

Situated between the Fraser River and the north slope of Mount Cheam, agricultural lands in Electoral Area D face some unique challenges. They are predominantly outside the Fraser River Floodplain and are constrained by soil quality, drainage, and low 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.

Despite these challenges, active farming occurs on over 60% of the ALR lands². This rate of land utilization is just behind that of Abbotsford where 67% of the ALR area is used for farming. The Plan designates Agricultural Land Reserve (ALR) lands in Electoral Area D as AGRICULTURAL.

In recognition of the challenging soils, drainage, and sunlight conditions in Electoral Area D, the AGRICULTURAL designation policies support agri-tourism and value added activities that are supportive of farming and still protect farm land for agriculture.

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.

The *Agricultural Land Commission Act*, its regulations, and Orders of the Commission take precedence on matters of land use and subdivision in the ALR. The Act and its regulations generally prohibit or restrict non-farm use and subdivision of ALR lands, unless otherwise permitted or exempted. The Regional Board assists in the administration of the ALR land by reviewing applications for subdivision, non-farm use, inclusion and exclusion of land in the ALR, and by determining if an application should be forward the ALC. The policies established in this Plan will provide guidance for future Regional Board review on these applications

Policy

- 5.1.1 Agricultural lands in Popkum-Bridal Falls shall be preserved by preventing fragmentation of farms, supporting AGRICULTURAL land uses in accordance with the *Agricultural Land Commission Act* and its regulations, minimizing conflicts between agriculture and other land uses, and avoiding the development of rural residential subdivisions in the Agricultural Land Reserve.
- 5.1.2 Agricultural activities in the Plan area should be conducted in an environmentally sensitive and sustainable manner that is consistent with the *Environmental Management Act* and associated regulations.
- 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 The Regional Board supports the efficient and clustered siting and size of on-farm residential uses in order to provide more space for farming uses. The Regional Board may consider options for Farm Home Plate bylaw provisions to further protect farming activities.
- 5.1.5 The Regional Board will consider applications which support a broad range of agricultural opportunities and uses which:
 - a. are supplementary and ancillary to farm use;
 - b. support value-added activities that improve farm viability;
 - c. are consistent with the environmental policies of this Plan;
 - d. will not jeopardize the long-term productivity of farmland; and
 - e. adhere to the *Agricultural Land Commission Act* and its regulations.

Designation Policies

- 5.1.6 The Plan designates all land within the Agricultural Land Reserve (ALR) as AGRICULTURAL with the exception of certain areas in the Fraser River foreshore and surrounding Cheam Lake which are designated as conservation.

5.1.7 AGRICULTURAL areas may be extended or created through Plan amendment where additional areas suited to farm production are identified through an application process or pursuant to the *Agricultural Land Commission Act* and its regulations.

5.1.8 Where land presently within the Agricultural Land Reserve is 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.

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Use Policies

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

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

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

5.1.11 The Regional Board may support zoning amendment applications for non-farm uses as approved by the Agricultural Land Commission provided the property remains designated as AGRICULTURAL.

5.1.12 The removal of soil or placing of fill on land in AGRICULTURAL areas shall be undertaken in accordance with the *Agricultural Land Commission Act* and its regulations and the bylaws of the Fraser Valley Regional District.

5.1.13 Agri-tourism uses may be supported provided that parking and servicing needs can be met on-site, where required a Special Events License is obtained, and the use meets the requirements of the *Agricultural Land Commission Act* and its regulations.

5.1.14 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; and,
- e. adhere to the *Agricultural Land Commission Act* and its regulations.

5.1.15 Secondary dwellings may be considered by the Regional Board in the AGRICULTURAL designated lands, subject to the *Agricultural Land Commission Act* and its regulations.

5.1.16 Notwithstanding Section 5.1.9, where a land use is proposed but not permitted within the AGRICULTURAL designation, the applicable zoning bylaw, or the *Agricultural Land Commission Act* and its regulations, the Regional Board may issue a Temporary Use Permit provided the following are all met:

- a. the Agricultural Land Commission approves the use;
- b. the use is temporary and compatible with surrounding uses;
- c. the use will not interfere with long term agricultural capabilities on the parcel and surrounding area;
- d. no extension of services or public infrastructure is required;
- e. on-site services and infrastructure are provided to support the use;
- f. the use is small-scale in nature; and,
- g. a public meeting is held if required by the Regional Board.

5.1.17 The Regional Board may prefer to consider a Temporary Use Permit to permit a natural campground use prior to site-specific rezoning.

5.1.18 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*;
- c. the seasonal farm labour accommodation use is incidental to and necessary for a farm operation on the same farm unit; and,
- d. the use has been approved by an Order of the Agricultural Land Commission.

Subdivision Policies

5.1.19 Land in AGRICULTURAL areas within the Agricultural Land Reserve shall be subdivided only in accordance with the provisions of the *Agricultural Land Commission Act* and its regulations, and orders of the Commission.

- 5.1.20 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.
- 5.1.21 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.
- 5.1.22 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 as part of a comprehensive subdivision proposal to dedicate lands to the park.
- 5.1.23 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.
- 5.1.24 Notwithstanding that the Agricultural Land Commission may have indicated approval or no objection to this Plan, the Commission is obliged to consider individual applications on their own merit under the mandate of the *Agricultural Land Commission Act* and its regulations and is not obliged to approve applications that comply or, 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:
- a. identify designated and proposed local, regional or Provincial parks or protected areas;

- b. provide walking and cycling access to park and recreation areas, excluding ecological reserves, 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 and lands requiring conservation management;
- d. land with significant recreation potential which may be suitable for future park use; and,
- e. riparian and littoral areas under Crown ownership.

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

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- 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:**
- Forestry activities including silviculture, logging, reforestation, and stand tending approved by the Ministry of Forests, Lands & Natural Resources Operations;
 - Conservation use;
 - Park and park reserve;
 - Local institutional;
 - Major institutional;
 - Natural campground use; and,
 - 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 the Plan area. Should new commercial proposals arise which warrant new or expanded commercial designations, they will be considered by the Regional Board 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 high architectural value, and incorporate the design guidelines from Development Permit Area 4-D.

- Popkum is predominately residential development, and the commercial uses in this area are 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 and accessible 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.

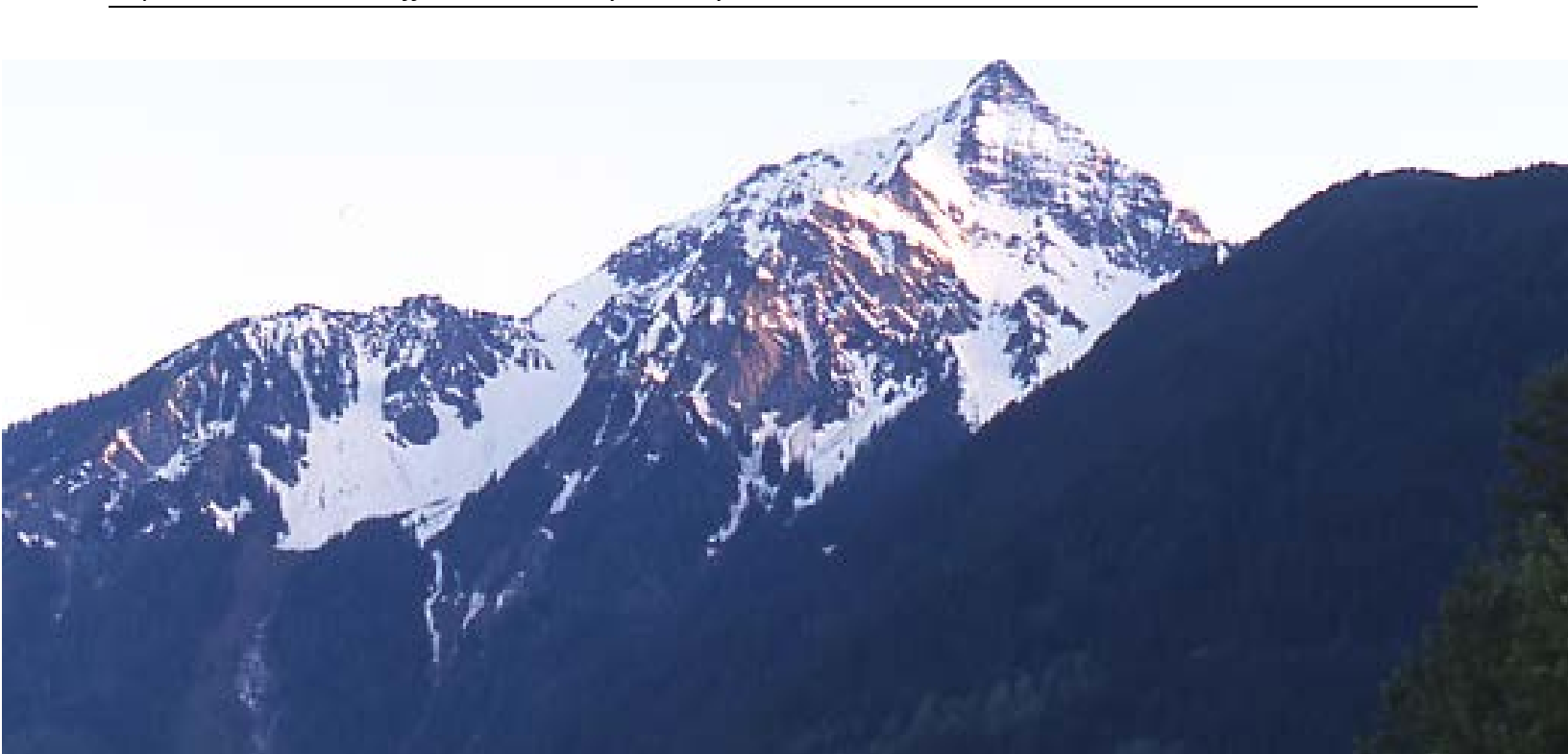
- 5.4.8 Notwithstanding the above, HIGHWAY TOURIST RECREATION COMMERCIAL areas in Bridal Falls may also be used for:
- major tourist recreation commercial;
 - commercial campgrounds; and,
 - holiday parks.
- 5.4.9 Notwithstanding Policy 5.4.7, HIGHWAY TOURIST RECREATION COMMERCIAL areas along the south side of Yale Road, west of Highway 9, may be considered for rezoning by the Regional Board for a broader range of uses compatible with local commercial such as mixed use or live-work spaces that encourage a diversified housing stock while still meeting the day to day commercial needs of the local community. This would be considered consistent with the policies of this Plan.
- 5.4.10 New or expanded HIGHWAY TOURIST RECREATION COMMERCIAL uses should be:
- accessible from a collector or arterial road to avoid increased traffic through residential areas;
 - designed to ensure high quality architectural standard which incorporates accessibility principles, respects the character and does not reduce the quality of life for the surrounding neighbourhood;
 - served by an approved community water system; and,
 - served by an adequate on-site sewage disposal system or, where available, connected to an approved community sanitary sewer system.

Subdivision Policies

- 5.4.11 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

- 5.4.12 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 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 shall be used only for:

- a. Farm use;
- b. Conservation use;
- c. Local institutional;
- d. Low density commercial recreation;
- e. Park and park reserve;
- f. Recreation use;
- g. Single family residential use; and,
- h. 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:

- a. will not adversely affect surrounding lands;
- b. will not adversely affect the geological stability of adjoining lands; and,
- c. are in keeping with the development objectives and policies of this Plan.

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 protected covenanted area of a clustered subdivision should:

- a. border Crown land, park, or a covenanted area on an adjacent property; and,
- b. include 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 the tourist commercial areas of Bridal Falls for efficient use of community services and nearby amenities. Rural lots are important to maintain the existing character of Popkum, and to 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, which helps to 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, and 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 and to 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 and Bridal Veil Falls Provincial Park.** Development proposals adjacent to Cheam Lake Wetlands Regional Park and Bridal Veil Falls Provincial Park 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, and design which incorporates hard edges distinguishing property boundaries and reduces opportunities for trespass.

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



Low density development with natural materials at park edge.

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

character of the park.

- 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 shall be used only 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 Notwithstanding Sections 5.6.11 and 5.6.12, lands designated RURAL and zoned Country Residential per FVRD Zoning Bylaw No. 75 at the time of adoption of this bylaw, may be subdivided in accordance with the standards of the responsible authorities, except that the minimum parcel size shall not be less than zero point four (0.4) hectares in size where a connection to a community water system can be achieved, consistent with the regulations of the Country Residential zone. This shall be considered consistent with the policies of this Plan.

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



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

5.6.15 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.

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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.



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

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

5.6.17 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 to 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.

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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 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. The Regional Board should consider broadening the *Good Neighbour Practices* to include existing and established neighbourhoods in addition to new developments.

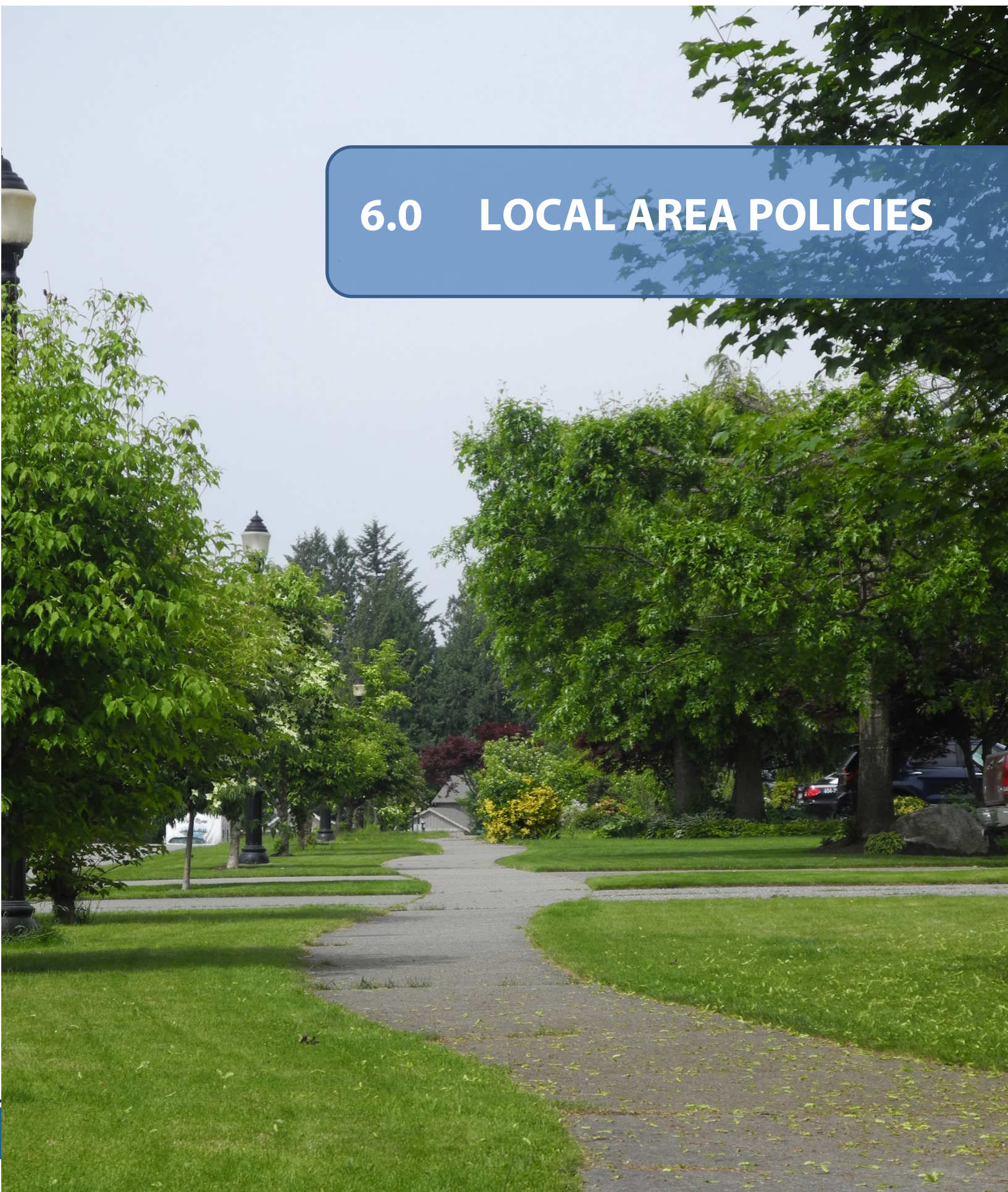
5.7.11 **Hazard avoidance.** Where land is proposed to be subdivided and a portion of the parcel is subject to hazards which make the lands unsafe for residential development, each parcel created by subdivision shall meet the minimum parcel size policies of this plan exclusive of the hazard lands.

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, including subdivision, road connection and linear trail improvements.

5.7.13 **Fire protection.** Water systems serving developments 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 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 future decisions.

6.1 Popkum

Residential

Popkum is a neighbourhood with two geographically distinct areas of West Popkum and East Popkum, which are separated by the Highway 9 corridor. Most residents of Electoral Area "D" reside in the suburban residential areas of West Popkum, and to a lesser extent the East Popkum larger lot residential developments alongside the 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 Electoral Area "D" Integrated Water System, BC Transit bus service, two provincial highways - #1 and #9, parks, and the new Rosedale Traditional Community School (K-8). 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;
- Incorporate Halq'eméylem language and First Nations history in place naming and interpretive signage throughout the community.


- 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

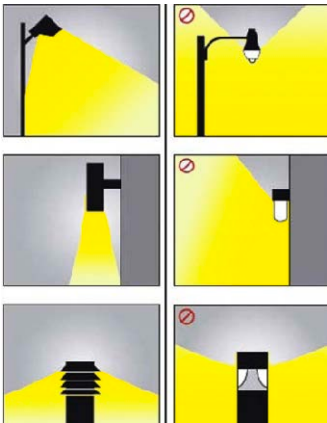

6.1.1 Rezoning applications to facilitate subdivision of new residential parcels should address the following items:

- 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 building scheme agreement between the developer and builder to sufficiently address 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.
Grade appropriate design		Encourage lot grading and building design that respects the natural grade, incorporates ground oriented design and prioritizes privacy protection.

<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 lots 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. The Regional Board should consider broadening the *Good Neighbour Practices* to include existing and established neighbourhoods in addition to new developments and to include consideration of interface conflicts and possible trespass issues in developments adjacent to First Nation lands.
- 6.1.4 **Cross-jurisdictional subdivision.** Subdivision applications to facilitate the creation of new parcels that straddle jurisdictional boundaries will not be supported by the Regional Board when they are deemed contrary to the public interest.
- 6.1.5 **Agricultural buffer.** Rezoning applications to facilitate residential development along the Agricultural Land Reserve (ALR) boundary should adhere to the following best practices:
- House design. Orient patios away from ALR lands;
 - Building placement a minimum of 25 meters (82 feet) from the edge of the agricultural land;
 - Landscape buffer and separation of uses in accordance with BC Ministry of Agriculture's Guide to Edge Planning
 - All rezoning applications adjacent to ALR lands shall be referred to the Agricultural Land Commission for review and comment



6.2 Bridal Falls

Tourism Commercial Recreation Corridor

Bridal Falls 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.

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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 area adjacent to Mount Cheam with views across the Fraser River and valley bottom, this upland bench extends from Electoral Area “D” over the City of Chilliwack boundary to the eastern hillsides neighbourhood. The uplands have been identified in previous studies as an area suitable for future residential development² as it features:

- minimal geohazards;
- land 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;

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- 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;
- culturally significant areas identified in the S'ólh Téméxw Use Plan Policy are acknowledged and integrated in the early stages of neighbourhood planning; 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;

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- **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 as 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 **Cross-jurisdictional subdivision.** Subdivision applications to facilitate the creation of new parcels that straddle jurisdictional boundaries will not be supported by the Regional Board when they are deemed contrary to the public interest.
- 6.2.4 **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.
- 6.2.5 **Neighbourhood Plan components.** The Bridal Falls Uplands Neighbourhood Plan should address the following elements:
- a. land use concept plan which provides opportunities for diverse 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 the 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 natural values, minimize land alteration, and results in creating a compact, walkable suburban form which prioritizes pedestrian orientations;
- g. land use concepts considered through a community health and well-being lens; and,
- h. financial impacts to the FVRD of servicing hillside areas.

- 6.2.6 **S'ólh Téméxw Sanctuary Lands.** Cheam First Nation has historic and ongoing cultural interests in the stewardship and use of areas identified in the Bridal Falls uplands. Certain areas are designated as Sanctuary and Protected Watershed under the *S'ólh Téméxw Use Plan*. Plans and proposals in these areas should be referred to Cheam First Nation for review and comment regarding the impact to practicing cultural activities.
- 6.2.7 **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.
- 6.2.8 **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.
- 6.2.9 **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.
- 6.2.10 **Bridal Veil Falls Provincial Park.** The Regional Board supports consideration of an extended operating season for Bridal Veil Falls Provincial Park to enhance the tourism opportunities in the area.

- 6.2.11 **Visitor Management Strategy.** The Regional Board encourages communication between any future business improvement association, BC Parks and the FVRD in order to effectively coordinate visitor management strategies and operations, ensuring use is appropriate to the park carrying capacity.

6.3 Agricultural Land Reserve (ALR) Lands

The Agricultural Land Reserve (ALR) is administered by the Agricultural Land Commission with the mission to preserve agricultural land and to encourage farming in British Columbia. ALR lands in Electoral Area D comprise nearly 24% of all privately owned lands. The ALR shapes the rural character and in many ways establishes a development boundary around the existing West and East Popkum neighbourhood core.

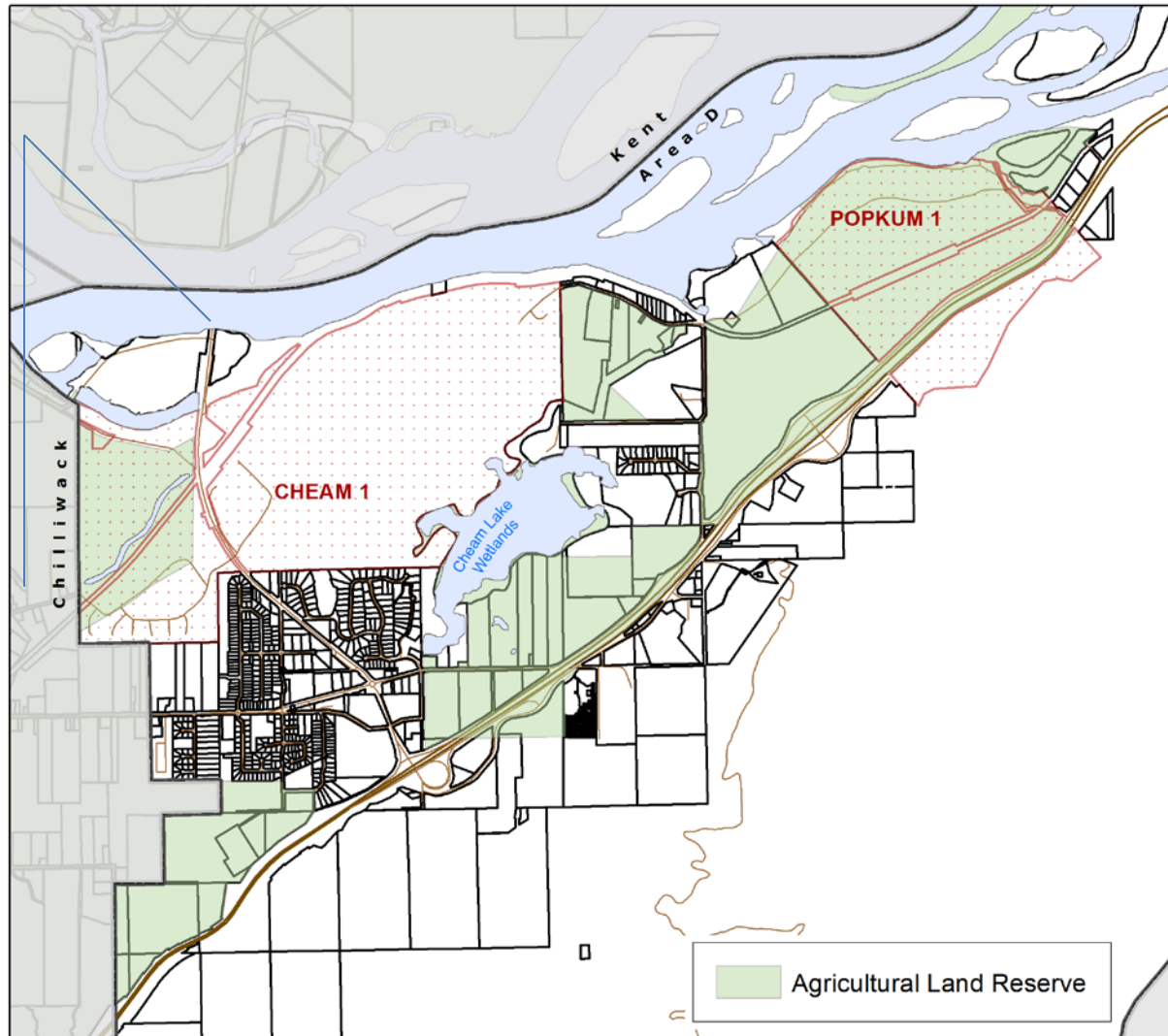
West Popkum in particular is a growing residential neighbourhood located adjacent to over 60 hectares (150 acres) of ALR designated lands. In the 1990's to early 2000's development interest resulted in a series of ALR exclusion and residential development proposals. The Fraser Valley Regional District completed the *West Popkum Agricultural Land Reserve Boundary Review* in 1997 to provide a comprehensive background for a boundary review process with the Agricultural Land Commission (ALC). The review resulted in the exclusion of 6 hectares of ALR land, and the following ALC conclusions:

- The remaining Popkum-Bridal Falls ALR lands have good agricultural capability; and,
- There is substantial land outside of the ALR to meet development needs.

The policies of the Regional Board are shaped by the conclusions of the Agricultural Land Commission and the Boundary Review process.



Popkum – Agricultural Land Reserve



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ALR Boundary Review

Some 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 efficient extension of roads, utilities, and development patterns. While these challenges may be present to some degree, viable farming opportunities in Popkum-Bridal Falls prevail. Over 60% of ALR lands in Popkum-Bridal Falls are farmed³, this is just behind the City of Abbotsford's utilization rate of 67%.

Agricultural lands contribute value to Popkum and to the Region by providing lands for food production, as well as opportunities for farm businesses and economic development. ALR

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

lands provide additional community benefits by buffering residential uses from highway corridors and contribute to the rural and agricultural 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 considered a sound rationale for exclusion. Furthermore, options for wastewater servicing in Popkum are accommodated on non-ALR lands located within existing utility corridors, as well as commercial and residential development nodes.

On this basis, the FVRD will not lead or advocate for a major boundary adjustment to the ALR. Nonetheless, the FVRD recognizes that landowners have the right to make an application. The Plan provides policy to guide potential applicants to demonstrate a robust rationale, supported by professional review. Future boundary review initiatives must be completed in a comprehensive and coordinated manner involving all 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.

Expansion of agri-tourism uses may provide interested farm operators an opportunity to complement and grow their farm 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.

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

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.

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. All uses must adhere to the *Agricultural Land Commission Act* and its regulations.

Policy

- 6.3.1 **Housing Needs and Residential Development.** The Plan demonstrates that residential development can be reasonably accommodated outside of ALR lands within the life of the plan. As such, the Regional Board does not consider the ALR as a barrier to efficient residential development and will not support ALR exclusion applications which present residential development as the rationale for the application.
- 6.3.2 **Boundary Review.** Proposals to exclude ALR lands or to undertake a boundary review must be comprehensive, community based, and demonstrate a sound rationale supported by thorough professional review.

A firefighter wearing a red safety vest with yellow reflective stripes and yellow pants with orange reflective stripes is operating a red fire hydrant. The firefighter is holding a silver nozzle that is spraying a large amount of water. The background shows green foliage and a blue sky.

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.

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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 array of services are 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 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 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

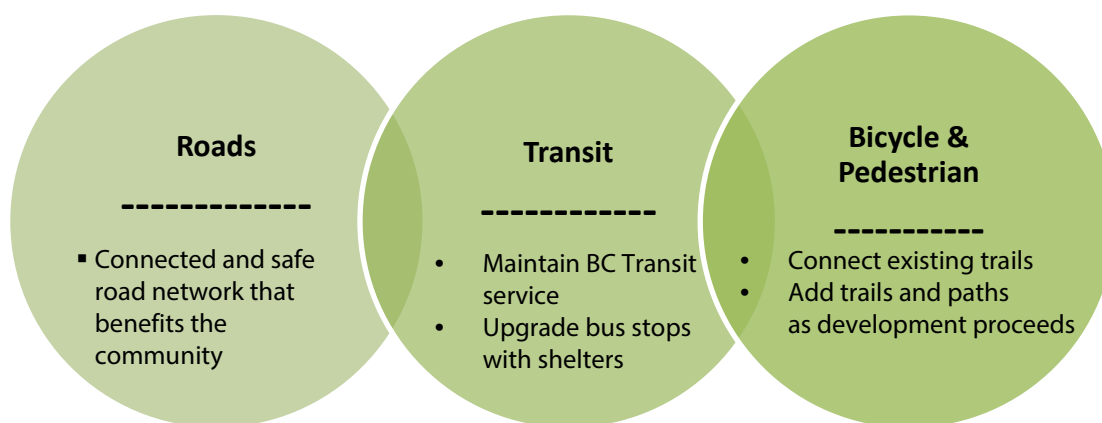
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- 7.1.1 All services should be designed, operated, maintained and administered to minimize impact to the natural environment and to perform reliably and efficiently over long term. Low-impact servicing approaches are strongly encouraged.
- 7.1.2 Services 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, sidewalks/linear parks, 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.
- 7.1.5 Services and infrastructure, such as road network capacity, will be planned and constructed at pace with development as it occurs and be responsive to future development servicing needs.
- 7.1.6 Opportunities for servicing partnerships between the FVRD and First Nations should be explored where feasible options exist and in areas of mutual interest.

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.

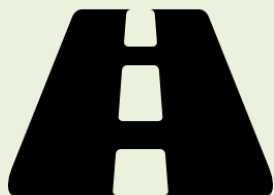
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Transportation Elements

- **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 used for public vehicle and transit use, however cycling and walking 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, in coordination with the Ministry of Transportation and Infrastructure, 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 Regional Board should work with the Province of BC to review the relevant provincial legislation regarding the control of roadside parking of commercial vehicles 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 a shared 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 provide sufficient area of at least 1.0 hectare.

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 of 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 (other 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.

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- 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.

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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 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 connection for 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 multi-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 200 units however, further evaluation of the system as operation proceeds may determine an increased capacity is available. Remaining developed properties are served by individual on-site septic with designated reserve field areas or sufficient land for 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 dev.)	200 units	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 and ensures 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 development 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.

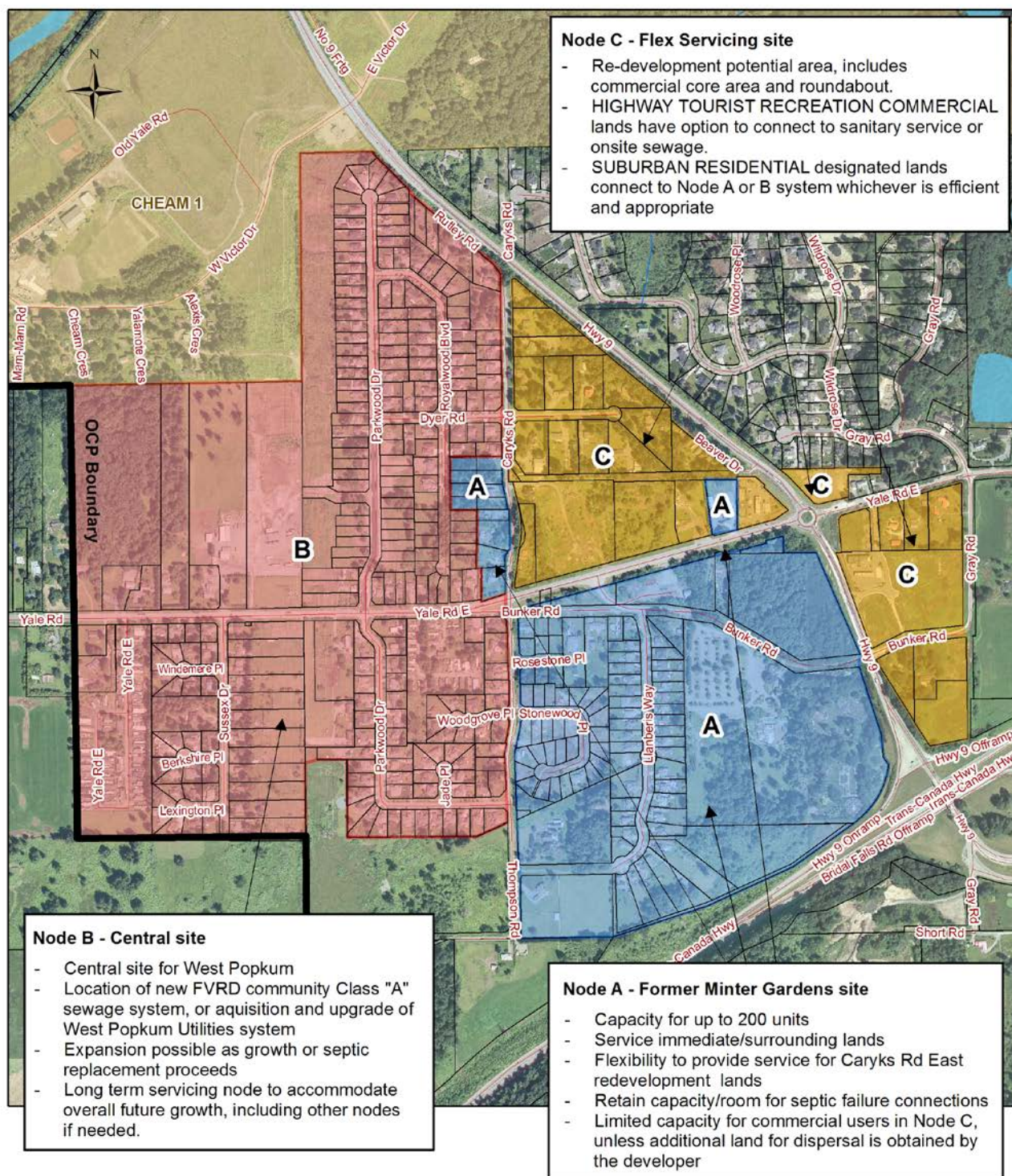
⁸ Class “A” is defined by the *Municipal Wastewater Regulation, Environmental Management Act*, Province of BC.

- 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 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 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.

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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 MOTI and FVRD standards that at a minimum meets the following objectives:
- a. ensures post-development storm water flow volumes will not exceed predevelopment flow volumes in receiving waters;
 - b. maintains, to the extent possible, predevelopment flow patterns and velocities;
 - c. provides conveyance routes for major storms;
 - d. demonstrates the use of best practices;
 - e. certifies 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. certifies, 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, recycling, and compostable waste 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 wood wastes and debris which results in reduced air quality and emissions of fine particulates which may pose a health hazard, and instead employ alternatives such as composting or mulching.
- 7.6.5 The Regional District will work with Provincial ministries and other appropriate organizations to combat the illegal burning of household garbage and other prohibited materials.
- 7.6.6 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.
- 7.6.7 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.
- 7.6.8 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.

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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 of high speed internet services for local residents.
- 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 telecommunications projects. The policy should be developed in an effort to not only attract new telecommunications projects, but to adequately mitigate impacts and address community concerns.

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

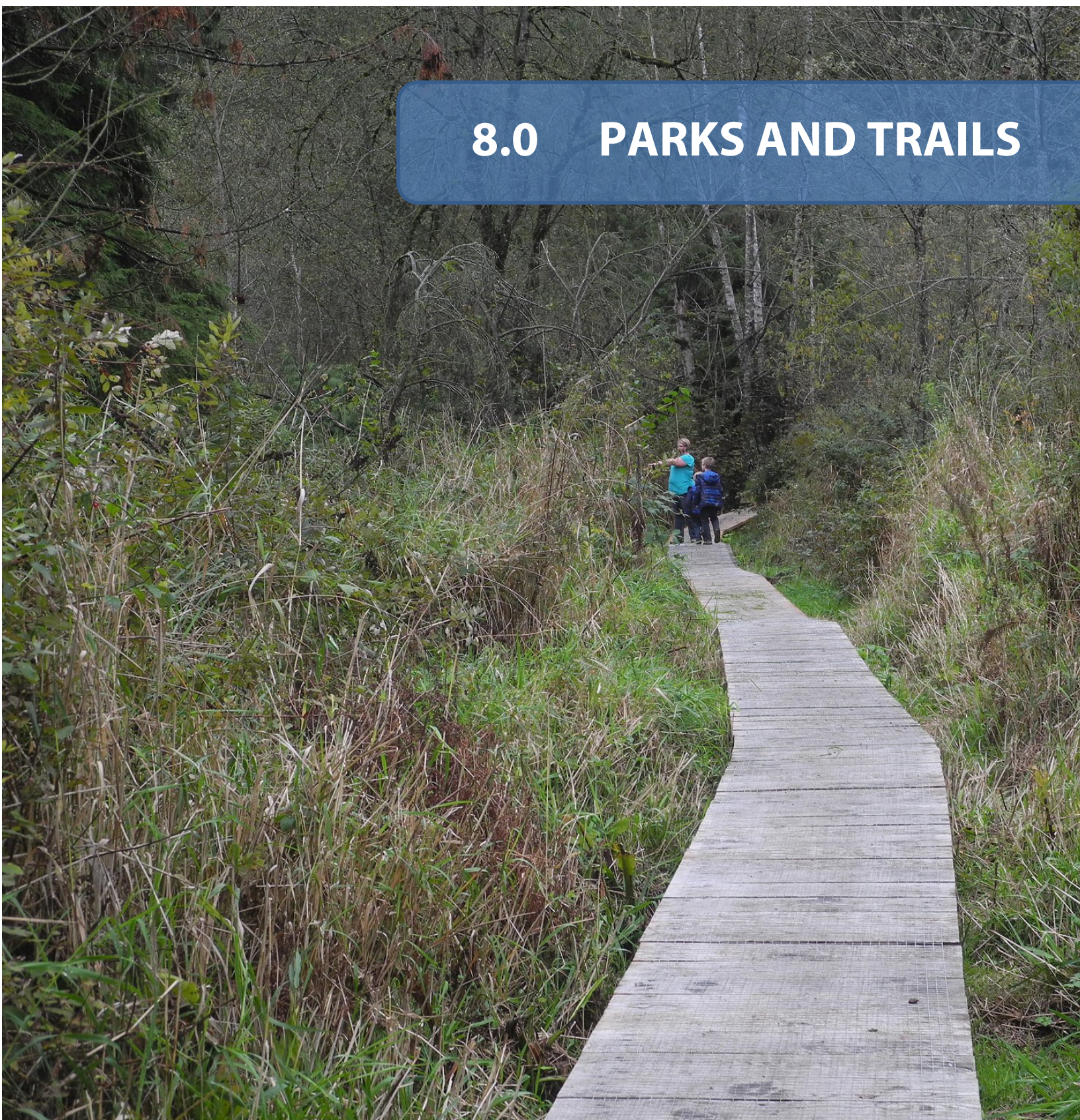
The following policies are intended to provide general information for residents and property owners concerning various emergency services and level of protection in Electoral Area “D” as well as providing guidance to the Regional Board when land use proposals are located in areas of potential wildfires. 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, especially in 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 **Fire hall expansion.** The Regional Board will explore options for fire hall expansion per the recommendation from the *FVRD EA Volunteer Fire Service Report (2010)* in conjunction with consideration of the need for community facility space per *Policy 3.4.4*. Proposals for an alternative fire hall location may be considered by the Regional Board subject to the following criteria:
- a. Location allows for sufficient and rapid highway access;
 - b. centralized location allows for most efficient response times and accessibility for volunteer membership; and
 - c. limited hindrances for ease of access and egress of large fire apparatus.

- 7.8.5 **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.
- 7.8.6 **Police service.** The Regional Board supports advocating for increased police services and resources to be allocated for the Popkum-Bridal Falls community.

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.

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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 variety of amenities including playgrounds, walking paths, and natural spaces. Additionally, there is strong evidence to support that being in nature and viewing nature has significant physical and mental benefits, including increased social well-being¹, making residents' proximity to parks an important aspect of creating a healthy community.

The National Parks and Recreation Association (NPRA) Level of Service Standards provides guidelines for the amount, size and location of parks. The Association recommends 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
Cedar Community Park	Active Park	0.16 ha	FVRD owned	Playground
Popkum Community Trail	Trail	950 m	FVRD Owned	Walking Trail
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 (collaboratively managed with Cheam First Nation)	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.

¹ HBE linkages a toolkit for designing, planning, health. (2014)

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> <p>Foreshore management for environmental protection in partnership with First Nations.</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:
- Park dedication or cash-in-lieu at the time of subdivision pursuant to the dedication of park land provisions of the *Local Government Act*;
 - Negotiate access to land for trails and parks through private, public and utility right of ways;
 - Road Use Permits from the Ministry of Transportation and Infrastructure (MOTI);
 - Application for use of Crown land; and,
 - 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 and are recognized as requiring significant investment for which partnerships between stakeholders should be explored. Specific crossings to address include:
- Yale Road north-south corridor, between the Highway 9 intersection and City of Chilliwack boundary;
 - 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 **Continuous Connections.** Trail networks connecting existing community, Regional, and Provincial parks should be prioritized. Additionally, opportunities for continuity between Area D and other communities (e.g. City of Chilliwack, Cheam First Nation) through shared spaces and trail connections should be explored.

- 8.4.7 **Community park diversity.** Opportunities to expand and broaden the types of community parks and trails should be explored and prioritized in order to adequately appeal to a broader range of recreationists, including but not limited to opportunities for dog friendly parks and trails, sport oriented parks and facilities, varied park infrastructure, including adult oriented adult exercise equipment, appealing to a wider range of users.
- 8.4.8 **Wayfinding and cultural signage.** Access to community, regional, and provincial parks should be clearly identified through signage that reflects the living First Nations culture and heritage within the region. 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.
- 8.4.9 **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.
- 8.4.10 **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.
- 8.4.11 **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.
- 8.4.12 **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.
- 8.4.13 **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 and opportunities for shared facilities.



8.4.14 **Native plants.** Landscaping of any community park or trail should use native plant species to the extent feasible.

8.4.15 **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.

- e. Alternative Contribution. Notwithstanding Section 8.4.15(a) and 8.4.15(d), the Regional Board, at its discretion, may elect to accept an equivalent value of funding as a community amenity contribution dedicated to park and trail development, infrastructure, and enhancements in the place of cash-in-lieu contributions solely for the purpose of the acquisition of park land.

Regional Parks and Trails Policies

- 8.4.16 **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.
- 8.4.17 **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;
- 8.4.18 **Cheam Lake Wetlands Regional Park.** The expansion of Cheam Lake Wetlands Regional Park should be addressed through land acquisition policies and a Park Management Plan developed in partnership with First Nations to identify strategic lands for the park and increase opportunities for culturally appropriate interpretation.
- 8.4.19 **Fraser River Foreshore Access and Management.** The acquisition and maintenance of park land to increase recreational access and opportunities for foreshore management of the Fraser River will be encouraged and supported by the Regional Board.
- 8.4.20 **Experience the Fraser Trail and Blueway.** The Regional Board supports continuation of the ETF Trail and Blueway from its current terminus within the City of Chilliwack jurisdiction to existing recreation opportunities within Electoral Area D, including connection to Ferry Island Provincial Park, in accordance with the ETF Concept Plan.

9.0 HAZARD AND RISK MANAGEMENT

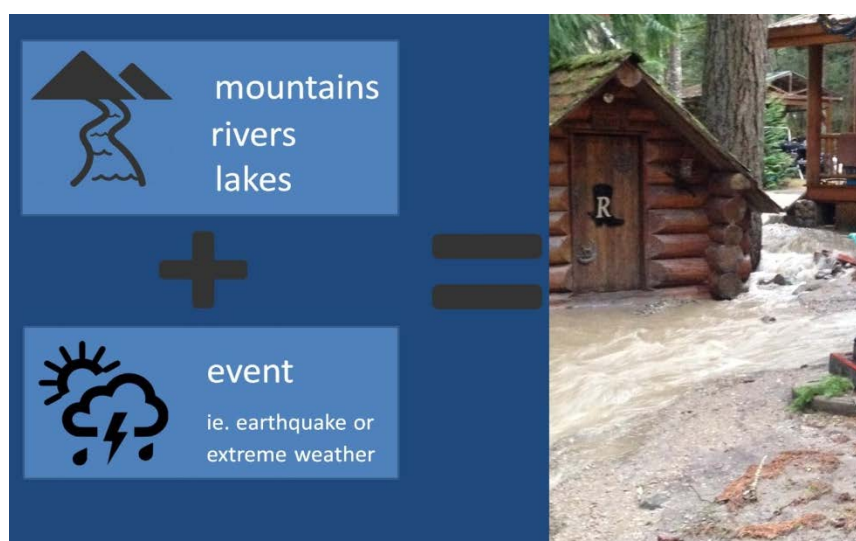
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9.1 Overview

Popkum - Bridal Falls is well known for the iconic slopes of Mount Cheam, the mighty Fraser River, and its numerous mountain creeks. The area geology, forest cover, topography and location expose 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 and 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 pose significant constraints to development within the Plan area.

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The Fraser Valley Regional District (FVRD) works proactively to plan safe development by avoiding and managing risk areas, and planning appropriate response measures in the case of an event. When creating new communities or growth areas, the FVRD identifies areas where people and their investments (i.e. 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. Section 56 of the *Community Charter* requires that if a building inspector considers proposed construction to be on land subject to, or 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 a report 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



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This map is for illustrative purposes only. Please refer to Map 2 for detailed geohazard property information.

9.2 Geologic and Stream Hazards

The slopes of Mount Cheam and the 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 (i.e. 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 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.

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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 (i.e. vegetation) released by a de-stabilization of the slope (i.e. seismic or earthquake event, high rainfall, etc.)
- destructive and life-threatening risk
- uncommon, unpredictable, and not suited to mitigation (i.e. deflection walls, berms or basins or traps)
- examples include the Hope Slide and Frank Slide (Alberta).

Policy

- 9.2.1 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.
- 9.2.2 Avoidance and reducing exposure to risk and minimizing the consequences of hazard events will be central concerns in land use planning decisions.
- 9.2.3 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.
- 9.2.4 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.
- 9.2.5 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 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 Avoid and minimize 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.

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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. 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, business owners, and visitors in Popkum-Bridal Falls should diligently observe Open Fire Bans initiated by the Province and practice “fire smart” behavior to reduce the risk of wildfire initiation. The Regional Board will make reasonable efforts to circulate “fire smart” information to residents.
- 9.5.7 The Regional Board will advocate to the BC Wildfire Service for the installation of a Fire Danger Rating Sign in the community to increase the level of public awareness surrounding wildfire risk.

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 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.

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Popkum-Bridal Falls is located in the Coastal Western Hemlock Zone biogeoclimatic zone, characterized by 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 its 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 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 to 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.

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, the crown land base above Bridal Falls remains 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 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.



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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 under development and public education in tree retention for areas subject to development;
- 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 encouraged through a public education program in partnership with the Popkum Residents Association to;

- retain as much of the natural vegetation cover as possible and prioritize tree retention when preparing 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:
- identify and address geotechnical hazards and any potential downstream impacts;
 - identify and demonstrate how potential impacts will be mitigated to sensitive habitat, species at risk and other environmental values;
 - address recreation impacts;
 - 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;
 - engage and consult with community members to provide information and address concerns;
 - limit new road construction on the Crown land base to prevent illegal dumping; and,
 - 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

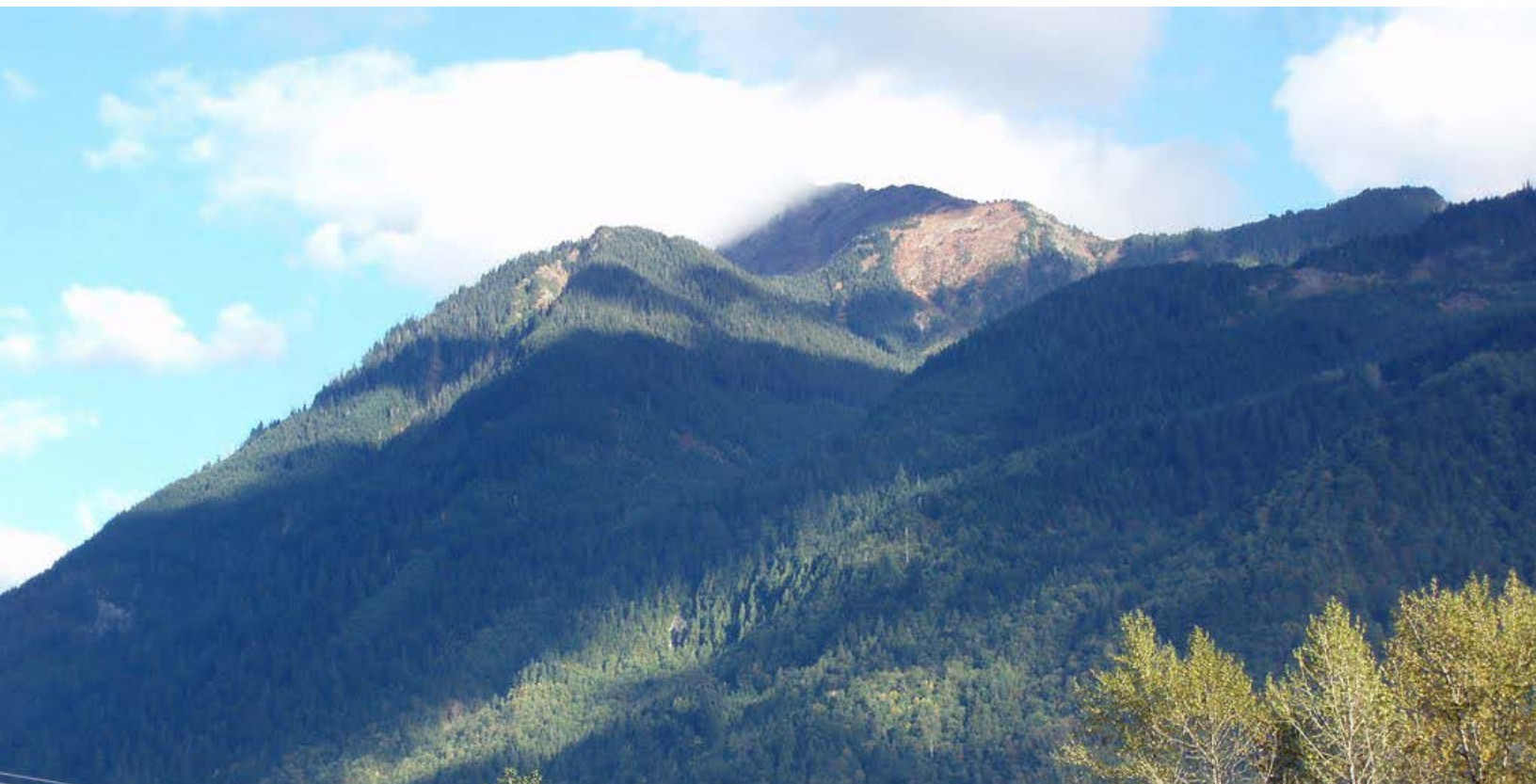
Policy

- 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 (i.e. vegetation) that is released by a de-stabilization of the slope (i.e. 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 (i.e. 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 9 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 increases 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.

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.

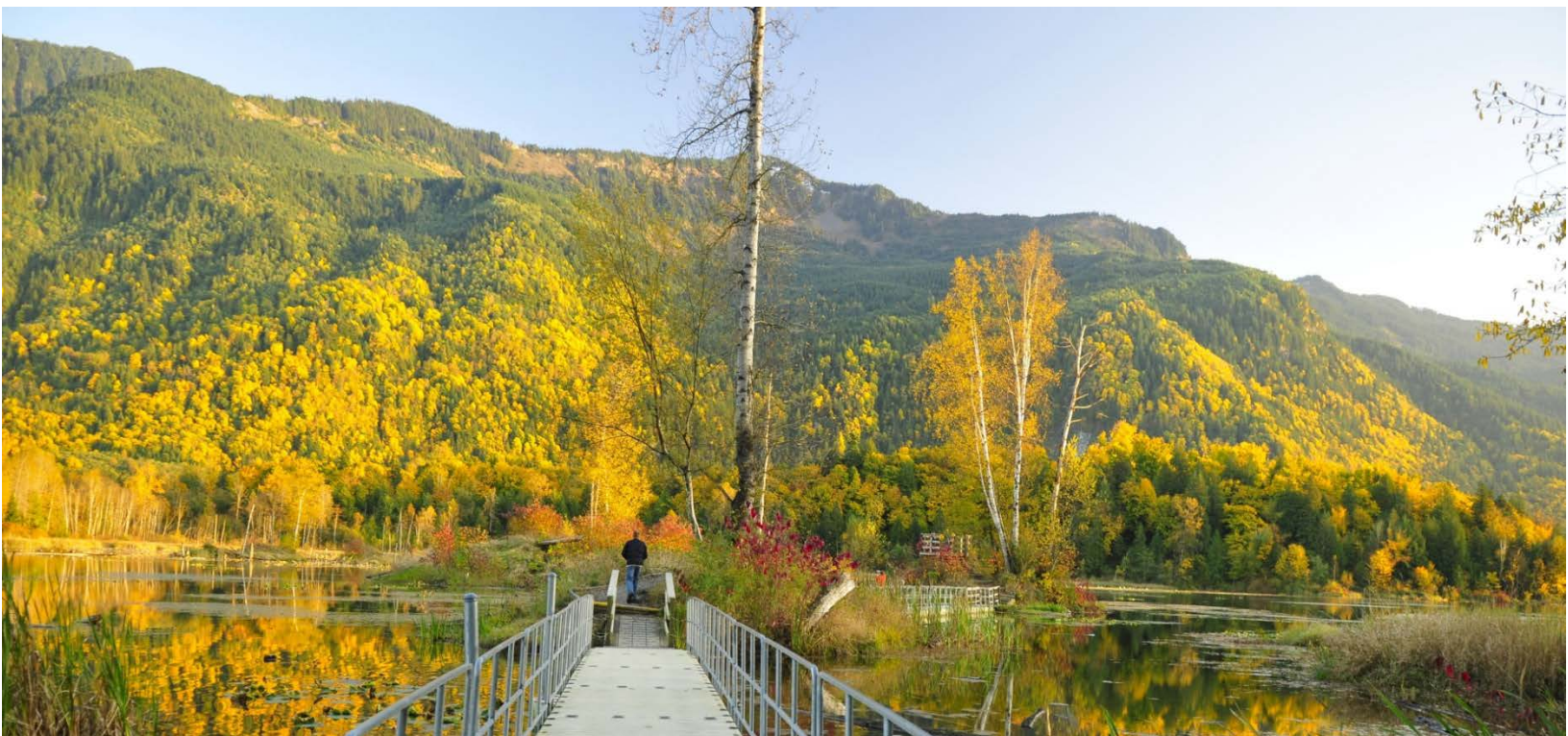
Offence

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

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- 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.
 - f. Soil based agricultural activities

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.

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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.

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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;
- minimize the potential that new developments and alterations of land will increase hazards to downslope lands;
- 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;
- 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

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- 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 or any 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;

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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:

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- 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 demonstrates a high level of design that incorporates accessibility standards and is 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 coordinating 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;
- d. buffered where feasible from roadways, vehicular traffic, and parking areas; and
- e. incorporate accessibility standards consistent with British Columbia Building Code requirements.

11.4.4 Borders, Landscaping, Screening, and Trash Receptacles

- a. provide for an attractive, safe, and distinct edge along the property frontages on Bunker, Gray, 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;
- f. all landscaping and screening shall meet or exceed the British Columbia Society of Landscape Architects and British Columbia Nursery Trades Association standards; and
- g. minimum one (1) exterior trash receptacle provided for the development.

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 relief 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; Page | 172
- 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

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- 11.5.4 Each development permit application should, as a minimum, be accompanied by:
- 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;
 - 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,
 - 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:
- the siting of buildings, structures or uses of land;
 - areas to remain free of development;
 - the preservation, protection, restoration or enhancement of any specified natural feature or area;
 - works to preserve, protect, or enhance a natural watercourse or other
 - specified environmental feature;
 - 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,
 - 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:
- 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;
 - identify streams that may be impacted by the proposed development; and
 - 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.

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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.

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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.

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“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



Fraser Valley Regional District

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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.

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Terms and Conditions

The Regional Board may impose special conditions under which the temporary use may be carried on. This may include regulating the construction of buildings or structures related to the temporary use and requiring a security to guarantee adherence to the terms of the Temporary Use Permit.

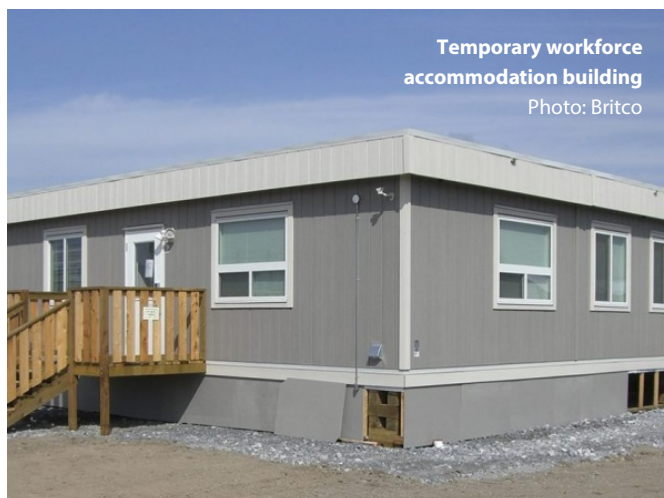
Security

The security may be in the form of cash or a letter of credit, the amount of which is to be determined by the Regional Board. A major purpose of collecting the security is to ensure that the land is returned to the condition prior to issuance of the permit when the permit has expired. The Regional Board may utilize the security 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 in addition to referrals for comments from key partners. 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:

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- 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.

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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.

ACCESSORY FARM EMPLOYEE DWELLING means a building on a farm under the BC Assessment Act, used as a home or residence by a full time employee of the farm and his or her family members provided the use meets the requirements of the *Agricultural Land Commission Act*, its regulations, and 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 on a parcel that is classified as a farm use under the BC Assessment Act; may include: tours, farm retail sales, food and beverage service provided the use is in accordance with the *Agricultural Land Commission Act* and its regulations.

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.

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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 Commission Act* and its regulations.

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.

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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 the *Agricultural Land Commission Act* and its regulations.

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.

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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 form and are managed as part of the same farm operation. For lands within the Agricultural Land Reserve and designated AGRICULTURAL in this Plan, farm use also includes activities designated as farm use pursuant to the *Agricultural Land Commission Act* and its regulations.

FLOODPLAIN means an area of land, whether flood-proofed or not, which is susceptible to flooding by a watercourse, lake, ocean or other body of water.

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;

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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 Commission Act* and its regulations under certain conditions as an agri-tourism use. The regulations of the Agricultural Land Commission should be consulted to determine limitations and conditions for locations within the Agricultural Land Reserve.

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.

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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.