

To: Electoral Area Services Committee

Date: 2020-02-11

From: Andrea Antifaeff, Planner I

File No: 3920-20 1572 & 1573

Subject: Cultus Lake Advisory Planning Commission Repeal Bylaw No. 1572, 2020 and Fraser Valley Regional District Development Procedures Amendment Bylaw No. 1573, 2020

RECOMMENDATION

THAT the Fraser Valley Regional District Board consider giving three readings and adoption to the bylaw cited as *Fraser Valley Regional District Cultus Lake Park Advisory Planning Commission Repeal Bylaw No. 1572, 2020*;

AND THAT the Fraser Valley Regional District Board consider giving three readings and adoption to the bylaw cited as *Fraser Valley Regional District Development Procedures Amendment Bylaw No. 1573, 2020*.

STRATEGIC AREA(S) OF FOCUS

Provide Responsive & Effective Public Services

BACKGROUND

The Cultus Lake Advisory Planning Commission (APC) was established in 2018 to assist with the implementation of the Cultus Lake Park Zoning Bylaw No. 1375, 2016 and to generally advise the FVRD Board on matters related to land use, community planning and the preparation of bylaws. The Cultus Lake APC has met six times since its establishment. Recently, Fraser Valley Regional District staff and Cultus Lake Park Commissioners and staff have been meeting to explore opportunities to improve the process for receiving Cultus Lake Park Board input on planning matters within the Park.

DISCUSSION

Advisory Planning Commission Bylaw 1378, 2016

The *Cultus Lake Advisory Planning Commission Bylaw No. 1378, 2016* established an Advisory Planning Commission (APC) for Cultus Lake Park. The idea of the APC was to provide recommendations to the Electoral Area Director, the Electoral Area Services Committee and the FVRD Board regarding

planning, development and land use within Cultus Lake Park. The APC is comprised of the Commissioners elected to the Cultus Lake Park Board.

Through conversations between the Cultus Lake Park staff, Commissioners and FVRD staff it has been determined that the APC is not meeting the needs of the Cultus Lake Commissioners. The FVRD has been asked to re-evaluate the APC process. FVRD staff feel that a referral process would be a more effective opportunity for the Cultus Lake Park Commissioners and staff to provide their comments on development applications.

All development applications (Development Variance Permit applications, Temporary Use Permit applications and zoning amendment applications) within the Park, would be referred to the Cultus Lake Park Board for review and comment. Upon receiving recommendations from the Cultus Lake Park Board, the development applications would be considered by the Electoral Area Services Committee (EASC) and Fraser Valley Regional District Board.

Staff feel this referral process will:

- be equally as effective;
- give benefit for planning matters that overlap with Cultus Lake Park Board authority (e.g. roads);
- allow the Cultus Lake Park Board commissioners to obtain input from Cultus Lake Park staff;
- give clearer lines of authority between the Cultus Lake Park Board and the FVRD; and,
- streamline the process.

Development Procedures Bylaw No. 1377, 2016

An amendment to the Development Procedures Bylaw is also required as a result of the Cultus Lake APC bylaw being repealed and moving to a referral process for development applications to the Cultus Lake Park Board. The FVRD Development Procedures Bylaw would need to be amended to delete the following text:

- 3.1 *"Cultus Lake Park" means the lands identified in the Cultus Lake Park Act as forming Cultus Lake Park.*
- 4.2 *Development Variance Permit applications, Temporary Use Permit application and amendment applications concerning land within Cultus Lake Park shall be referred to the Advisory Planning Commission for Cultus Lake Park and the recommendations of the Advisory Planning Commission shall be considered by the Electoral Area Services Committee and Board.*

COST

There will be a modest cost savings with the repeal of the Cultus Lake APC Bylaw.

CONCLUSION

Staff recommend that proposed Fraser Valley Regional District Cultus Lake Advisory Planning Commission Repeal Bylaw No. 1572, 2020 and Fraser Valley Regional District Development Procedures Amendment Bylaw No. 1573, 2020 be given three readings and adoption as these changes are requested and supported by the Cultus Lake Park Board.

COMMENTS BY:

Graham Daneluz, Director of Planning & Development: Reviewed and supported.

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

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