

To: Electoral Area Services Committee

Date: 2020-02-13

From: Katelyn Hipwell, Planner II

File No: 6480-20-427

Subject: Second Reading – Popkum-Bridal Falls Official Community Plan Bylaw No. 1501, 2018

RECOMMENDATION

THAT the Fraser Valley Regional District Board consider giving second reading to the bylaw cited as *Fraser Valley Regional District Official Community Plan for Popkum – Bridal Falls, Bylaw No. 1501, 2018*;

THAT the *Fraser Valley Regional District Official Community Plan for Popkum – Bridal Falls, Bylaw No. 1501, 2018* be forwarded to Public Hearing;

THAT the Fraser Valley Regional District Board delegate the holding of the Public Hearing with respect to the proposed *Fraser Valley Regional District Official Community Plan for Popkum – Bridal Falls, Bylaw No. 1501, 2018* to Director Dickey or his alternate in his absence;

THAT Director Dickey or his alternate in his absence, preside over and Chair the Public Hearing with respect to proposed *Fraser Valley Regional District Official Community Plan for Popkum – Bridal Falls, Bylaw No. 1501, 2018*;

THAT the Chair of the Public Hearing be authorized to establish procedural rules for the conduct of the Public Hearing with respect to proposed *Fraser Valley Regional District Official Community Plan for Popkum – Bridal Falls, Bylaw No. 1501, 2018* in accordance with the Local Government Act;

AND THAT in the absence of Director Dickey, or his alternate in his absence at the time of the Public Hearing with respect to proposed *Fraser Valley Regional District Official Community Plan for Popkum – Bridal Falls, Bylaw No. 1501, 2018*, the Fraser Valley Regional District Board Chair is delegated the authority to designate who shall preside over and Chair the Public Hearing regarding this matter;

AND FURTHER THAT the Fraser Valley Regional District Board consider that *Fraser Valley Regional District Official Community Plan for Popkum – Bridal Falls, Bylaw No. 1501, 2018* is consistent with the FVRD financial plan and FVRD waste management plan;

AND FINALLY THAT the Fraser Valley Regional District Board authorize its signatories to execute all documents relating to *Fraser Valley Regional District Official Community Plan for Popkum – Bridal Falls, Bylaw No. 1501, 2018*.

STRATEGIC AREA(S) OF FOCUS

Support Environmental Stewardship
Foster a Strong & Diverse Economy
Support Healthy & Sustainable Community
Provide Responsive & Effective Public Services

PRIORITIES

Priority #2 Air & Water Quality
Priority #4 Tourism
Priority #5 Outdoor Recreation

BACKGROUND

The *Official Community Plan for Popkum – Bridal Falls, Bylaw No. 1501, 2018* is proceeding through the bylaw reading process in accordance with the *Local Government Act* and is now ready for public review and commentary at Public Hearing. The OCP has received a number of amendments since its first reading in late 2018. This memo will summarize the key policy themes of the OCP, highlight the revisions resulting from public consultation undertaken over the last year, and outline the next steps of the process.

The first phase of the OCP update included developing new OCP policies which continued to focus residential growth and development in the West Popkum area and support the Bridal Falls tourism recreation corridor. The original updates contained new policy to address: infrastructure and services; suburban residential infill and design policies; parks and trails; agri-tourism; the Agricultural Land Reserve; and, geohazards. In addition to policy updates, ensuring the OCP document is accessible to all users has been an important overall objective. The number of Development Permit Areas has been reduced to five from the previous six. The OCP update includes changes to the format/layout, photos and utilizes straightforward language and illustrations where possible.

Key policy themes of the draft OCP that were developed in response to early consultation from 2014-2018 include the following:

Policy Theme	Description
Parks and Trails	<ul style="list-style-type: none">• Policies to address the lack of trail connections and pedestrian crossings between established park assets such as Cheam Lake Wetlands Regional Park, Bridal Veil Falls Provincial Park, the Fraser River and local community parks.
Suburban Residential Growth and Design	<ul style="list-style-type: none">• Policy that maintains the 800-1,100 metre square lot sizes that are of key value in the community.• Design policies to support gentle infill that address concerns regarding privacy, tree retention, building design, and lot layout.
Infrastructure and Services	<ul style="list-style-type: none">• Policy to introduce development nodes for sewer servicing in West Popkum which support a new Class A+ sewer

	system for the community.
Geohazard and Risk Management	<ul style="list-style-type: none"> • Policies to introduce the new geohazard overview study by Cordilleran-Braun Geoscience, which identifies potential hazard and significant hazard areas. Includes new Development Permit Area to address Timber Camp Linears rock avalanche. Exemptions will allow development to proceed unless subdivision or density increase is proposed.
Bridal Falls Uplands	<ul style="list-style-type: none"> • Policy to support a future neighbourhood plan process for the hillside area west of Bridal Falls to accommodate future growth.
Tourism Commercial	<ul style="list-style-type: none"> • Policy to maintain high quality tourism commercial through a Development Permit Area for form and character.
Agriculture	<ul style="list-style-type: none"> • Policies to support agri-tourism uses and clarify the framework for ALR boundary adjustments.

DISCUSSION

Public Consultation and Feedback

Since the OCP received first reading in December 2018 staff have continued public consultation in accordance with the previously approved consultation strategy. The consultation undertaken between December 2018 and September 2019 is summarized in the staff report *Consultation Summary – Popkum-Bridal Falls Official Community Plan Update* dated September 10, 2019 (Appendix “A”). Since this summary report was presented to EASC and Board, staff have continued to engage with various stakeholders. This has included:

- Further discussions with School District #33
- In person-meeting with Cheam First Nation
- Presentation at Popkum Ratepayers Annual General Meeting

In response to feedback received throughout this period, a number of significant amendments have been added to the OCP and are summarized in the table below.

Feedback Theme	Description
Parks and Trails	<ul style="list-style-type: none"> • Existing policies have been improved to strengthen language surrounding tree retention, establishing trail connections,

	<p>and prioritizing accessibility in parks and on trails.</p> <ul style="list-style-type: none"> • Park assets have been updated to accurately reflect new parks and trails as well as additional potential recreational opportunities.
Agriculture	<ul style="list-style-type: none"> • Policy language has been updated to reflect and better align with recent changes to provincial legislation. • Existing policies have been improved to strengthen language in support of farming activities and ALC supported non-farm uses.
Community Well Being	<ul style="list-style-type: none"> • A new section has been added to the plan to address community well-being and reflect the increased desire for Popkum to develop a distinct community identity • Additional policies include support for an increased level of service provision including community facility space and a broader commercial service offering. • Policies to support and foster community groups have been included.
Cannabis	<ul style="list-style-type: none"> • A new section has been added to address recent changes to Federal and Provincial legislation regarding cannabis production, processing and retail sales. • Policies reflect the FVRD Policy on Cannabis in the Electoral Areas which was framed around the direction and intent of the community.
First Nations Neighbours	<ul style="list-style-type: none"> • Additional policies to better incorporate the principles of the S’ólh Téméxw Use Plan; use of indigenous language and history in place naming; and increased coordination with First Nations in development approvals. • Policies to encourage and support servicing partnerships between the FVRD and First Nations where feasible options exist and in areas of mutual interest.

A comprehensive and exhaustive list of stakeholder and public feedback is summarized in Appendix “B”.

Consideration of Relevant Policies and Plans

In accordance with the *Local Government Act* (Part 14 s. 477), the local government must consider the proposed plan in conjunction with its financial plan and solid waste management plan. The draft *Official Community Plan for Popkum – Bridal Falls, Bylaw No. 1501, 2018* was drafted to specifically consider these relevant plans and is consistent with the policies contained therein.

Financial Plan

The draft OCP does not contain any commitments to provide new services, infrastructure or facilities (though it contains policies respecting these matters). Pursuant to s. 478 of the *Local Government Act*, official community plans do not commit or authorize the Regional Board to proceed with any project specified in the OCP. Any capital expenditure or establishment of a new service would require separate approval by the Regional Board and inclusion in the Financial Plan.

Solid Waste Management Plan

The policies of the draft OCP intended to address the management of solid waste in Popkum-Bridal Falls are consistent with the goals of the FVRD's Solid Waste Management Plan. They reflect waste reduction and management targets approved by the Ministry of Environment.

Next Steps and Timelines

Milestone	Target Date
Revisions from Feedback <ul style="list-style-type: none">Feedback garnered throughout 2019	Fall 2019 (Complete)
Consider the draft OCP in conjunction with Financial Plan & Solid Waste Management Plan	Winter 2019 (Complete)
2 nd Reading of draft OCP <ul style="list-style-type: none">Considered by EASC and Board	February 2020
Open House and Public Hearing	March/April 2020
3 rd Reading and Adoption <ul style="list-style-type: none">Considered by EASC and Board <small>*Subject to consideration of public hearing feedback</small>	May 2020

COST

Draft *Official Community Plan for Popkum – Bridal Falls, Bylaw No. 1501, 2018* contains policies identifying the need for a neighbourhood plan for Bridal Falls Uplands, future expansion of a centralized sanitary servicing node, park management planning and other activities that, if acted on, would have significant costs. However, these actions are anticipated to be development driven or would require

separate consideration, budgeting and approval by the Regional Board before being undertaken. Plan policies alone do not authorize or commit the Regional District to undertake these actions.

Costs associated with the development of this OCP and for the holding of the public hearing are provided for in the EA Planning budget.

CONCLUSION

The draft *Official Community Plan for Popkum – Bridal Falls, Bylaw No. 1501, 2018*, made available for public review since early 2019, has received considerable feedback from the public as well as affected agencies. Amendments to the draft plan in response to the feedback received have been completed and the draft OCP is ready for further consideration by the Regional Board and to subsequently proceed to public hearing.

COMMENTS BY:

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

Tareq Islam, Director of Engineering & Community Services Reviewed and supported.

Stacey Barker, Director of Regional Services Reviewed and supported.

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

Jennifer Kinneman, Acting Chief Administrative Officer Reviewed and supported.