



# APLIN MARTIN

ENGINEERING ARCHITECTURE PLANNING SURVEYING

February 21, 2023

Our File: 14-158

Fraser Valley Regional District  
45950 Cheam Ave #1  
Chilliwack, BC V2P 1N6

**Attention:**      **Graham Daneluz**  
                         **Director of Planning & Development**

Dear Sir;

**Re:**                **Development Application at 43837 and 43873 Lougheed Highway,  
PID 012-051-853, PID 013-445-871 and PID 012-051-888 (with no civic  
address), Electoral Area C. (Harrison Rise)**

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Thank you for meeting with Aplin Martin on February 13, 2023. During the meeting, we learnt from FVRD staff that the proposed development is not supported by FVRD and will not be going to the Board for First Reading in March 2023. We have reviewed the procedure bylaws and previous correspondence with FVRD staff following the meeting. The intent of this letter to FVRD is to express that we believe our project should be advanced to First Reading in March 2023, as per our understanding of the bylaws and guidelines provided to us.

Below is the summary of our project:

November 5, 2021 - Aplin Martin submitted an Advanced Pre-Application Review package to FVRD on behalf of the applicant for an Official Community Plan ("OCP") Amendment, Subdivision and Zoning Amendment to facilitate the redevelopment of the subject site.

December 2021 to January 2022 - During this time, FVRD and Aplin Martin discussed different process options for advancing the application during meetings and through exchange of letters.

- FVRD and Aplin Martin had a meeting on December 16, 2021
- Aplin Martin received a formal letter from FVRD proposing three options on January 12, 2022
- A meeting was held on January 17, 2022
- After careful consideration, AM responded to this formal letter and proposed a modified option for staff's consideration on January 20, 2022

February 9, 2022 - FVRD staff presented Aplin Martin with 2 options in a 'Neighbourhood Plan - Letter of Understanding' letter:

*Option 1* - Neighbourhood Plan

*Option 2* - Site-specific rezoning and a major OCP amendment application

February 15, 2022 - Aplin Martin submitted a letter and chose to follow a modified approach to Option 2 by incorporating a Land-Use Plan consultation process. The intent

behind this process was to receive public input from the community. In addition to this, the project team had completed many technical reports and developed preliminary servicing concepts for water, sanitary, and stormwater for the development area.

March 11, 2022 - FVRD staff responded to the above-mentioned option and provided a detailed letter outlining the requirements for this 'application led process'. The letter instructed the applicant to submit a Rezoning application and OCP Amendment application along with a list of technical reports that were needed as part of the application package. Please refer to attached letter dated March 11, 2022 in Appendix 1 for details.

July 22, 2022 - A formal application was submitted in July 2022. The submission package included the following technical reports:

- Environmental Assessment
- Geo-Hazard Assessment
- Geotechnical Assessment
- Archeological Assessment
- Wildfire Assessment
- Tree Retention Potential Assessment
- Traffic Impact Assessment
- Market Study

Apart from these technical reports, the following items were also submitted for FVRD staff review:

- Public Information Meeting Summary
- First Nations Consultation
- Subdivision Concept
- Core Principles
- Proposed Land use and Policies
- Proposed Zoning Bylaw
- Transportation Corridor Map
- Parks and Trails Layout
- Topographic Survey

Engineering Servicing Report was submitted on December 23, 2023.

September 8, 2022 - FVRD staff presented a Corporate Report to the Board for this proposed development (Appendix 2). FVRD staff recommended a FVRD hosted and facilitated Public Information Meeting prior to First Reading for this project. In addition, a recommendation for a detailed assessment of the proposal along with the FVRD-led PIM summary would be brought forward at the time of the First Reading consideration. This PIM meeting took place on November 23, 2022. FVRD also launched a webpage for this project to invite comments from the public.

Since 2021, Aplin Martin has hosted four Public Information Meetings: one virtual Public Information Meeting in 2021, two in-person Design Charettes and one in-person Public Information Meeting in 2022 to fulfill the public consultation requirements for this project, as outlined in the letter from FVRD.

We have gained the support of Sq'ewlets, Leq'a:mel and Sts'allies First Nation. We have consulted extensively with Sq'ewlets First Nation and have an agreement with them for indigenous reconciliation as part of this project.

## FVRD OCP Amendment and Rezoning Process

As per the application requirements mentioned on the FVRD website and instructions provided by FVRD, we have submitted a comprehensive package including the required technical reports and summaries of each consultation session in the application processing stage and have also followed and completed the process of conducting a public information session hosted by FVRD before First Reading, as recommended in the Corporate Report.

Application Process Chart as per FVRD guidelines and information -

### Step 1: Application Submission

A formal Application was submitted on July 22, 2022 to FVRD.

### Step 2: Application Review and Staff Report

Corporate report was prepared and presented by FVRD on September 8, 2022. A PIM held by FVRD was complete on November 23, 2022.

### Step 3: Committee and Board Review

We believe our application should be in the process of the step 3.

### Step 4: Notification Sign

### Step 5: Agency Referral

### Step 6: Technical Reports

A formal Application was submitted on July 22, 2022 to FVRD. The submission package included technical reports requested by FVRD. The Engineering Servicing Report was submitted to FVRD on December 23, 2022.

### Step 7: Public Hearing

### Step 8: Second and Third Readings

### Step 9: Referrals after Third Reading

### Step 10: Adoption

In accordance with the OCP application process guidelines, we have fulfilled the requirements to be able to advance this application to the First Reading. We also believe that advancing our application to the Board for the First Reading in March 2023 is complying with the FVRD OCP Amendment guidelines (Appendix 3).

On behalf of the applicant, we request that FVRD reconsider their proposed approval process and allow the project to advance to the EASC and the Board meetings in March for First Reading. We understand that there are regulatory and technical issues that need to be resolved. We commit to working with FVRD to work through all these issues. We have submitted a significant application package with answers to all the servicing

We are  
here

and other technical issues. We will address any concerns that FVRD and the Board has after the review by EASC/Board and securing First Reading.

This project has many significant benefits for this community and the applicant is prepared to move ahead with this project. The commitment by the applicant was to expedite the gravel mining and then to advance a development application. The applicant has honored this commitment and is prepared to advance a great project that addresses housing needs and indigenous reconciliation. Along with many other benefits to the community at large and the closure of a gravel pit.

We hope that we can gain FVRD Planning support for a significant project that addresses housing needs and indigenous reconciliation.

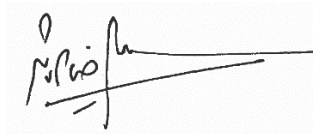
Look forward to hearing back from you with an update on this.

Sincerely,

**APLIN & MARTIN CONSULTANTS LTD.**



Andrew M. Baker, P.Eng.  
Senior Project Manager



Samira Khayambashi, MCIP, RPP  
Planner / Project Manager

Enclosures

14-158amblt-FVRD-2023-02-21

# APPENDIX 1:

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FVRD Lake Errock Letter

March 11, 2022

3220-20-775-03749.000  
3220-20-775-03748.000  
3220-20-775-03731.000  
3220-20-775-03746.002  
3220-20-775-03747.000

Andrew Baker, P.Eng.  
APLIN MARTIN CONSULTANTS LTD.  
1680-13450 102 Ave  
Surrey BC V3T-5X3  
BY EMAIL – [ABaker@aplinmartin.com](mailto:ABaker@aplinmartin.com)

Dear Mr. Baker:

**RE: LAKE ERROCK OFFICIAL COMMUNITY PLAN AMENDMENT AND  
ZONING AMENDMENT TO FACILITATE THE REDEVELOPMENT 43837  
LOUGHEED HIGHWAY, 43873 LOUGHEED HIGHWAY, PID 013-445-871,  
PID 012-051-853, PID 012-051-888, ELECTORAL AREA C**

Thank you for sharing your redevelopment concepts and a comprehensive pre-application package for 43837 Lougheed Highway 43873 Lougheed Highway, PID 012-051-853, PID 013-445-871 and PID 012-051-888.

Our letter dated February 9, 2022 reviewed this development concept and provided your client with two process options for their consideration.

1. The staff recommended option was a neighbourhood planning process. FVRD Planning staff have recommended that developments of the scale and scope proposed should be preceded by comprehensive neighbourhood planning.
2. The second option was to proceed with an application led process.

You have indicated that your client wishes to proceed with an application-based process. This letter outlines preliminary comments, processes and next steps to assist you in preparing an application for rezoning and Official Community Plan amendments. This letter is intended as preliminary comments to assist you in preparing your applications. It is not an exhaustive list of anticipated application requirements. As the process proceeds we can expect unforeseen issues, concerns, or new directions that add time, cost, and scope to the application process and technical reports.

This letter is based on our understanding of the proposed development as provided by Stella Xie on November 5, 2021. The FVRD reserves the right to modify this letter.

**Our understanding of your redevelopment concept is as follows:**

- Development of a new single family rural residential subdivision of more than 150 lots;
- Employment land uses (light industry, retail, commercial etc...);
- Multifamily apartment residential land uses;
- Connection to FVRD community water and sanitary systems.

Your redevelopment concept is defined as a Major OCP Amendment under the Fraser Valley Regional District Development Application Fees Establishment Bylaw No. 1560, 2019 as it constitutes the following:

- The creation of 100 or more dwelling units;
- Results in an increase in population of 250 or more persons, based on an average household size of 2.5 persons per household;
- Requires extensive public consultation;
- Involves two or more new zones or land use designations;
- Requires a new local servicing plan.

The following information must be submitted with your Zoning Bylaw Amendment Application and OCP Amendment Application.

- ☐ **Zoning Amendment Application Form:** Complete and submit the [Zoning Amendment Application Form](#) including the signatures of ALL registered property owners.
  - ☐ **Application Fee:** Submit the Zoning Amendment Application Fee of \$14,300.00.  
Residential Zoning – \$8300, Industrial/Commercial Zoning \$6000
- ☐ **Official Community Plan Amendment Application Form:** Complete and submit the [Official Community Plan Amendment Application Form](#) including the signatures of ALL registered property owners.
  - ☐ **Application Fee:** Submit the Official Community Plan Amendment Application Fee of \$20,000.00.

The following technical reports should be submitted in support of applications:

- ☐ Conceptual land use plan for the entire lands
- ☐ Geo-Hazard Assessment
- ☐ Environmental Impact Assessment
- ☐ Archeological impact assessment
- ☐ Traffic Impact Assessment with specific review of pedestrian safety for any crossings of Lougheed Highway
- ☐ Parks and Trails conceptual layouts
- ☐ Park dedication plan
- ☐ Community Engagement Plan
- ☐ First Nations Consultation plan
- ☐ Highway Noise Report – To evaluate potential impacts to the site from highway noise
- ☐ Water and Sanitary Sewer Servicing Report
- ☐ Feasibility of Local Servicing Plan

## **LAND-USE PLAN CONSULTATION PROCESS**

The February 15, 2022, letter outlines that three public information meetings have been held on the 'future potential of the site' since 2014. In addition, you have engaged with several stakeholders regarding the potential redevelopment of the site. A summary of the public consultation and stakeholder consultation completed to date shall be submitted with the application.

### **Land Use Consultation Process**

#### **Stage 1)**

#### **Community Engagement**

- Online engagement opportunity via an online platform. Since you have indicated your wish to host it on the "Have Your Say" website, staff understand that you have access to your own Have Your Say or a similar public engagement website
- Design charette– Interactive session to provide the opportunity for the Public to share their interest and ideas regarding the future potential land-uses and type of units
- Public Information Meeting– Presetting the Draft land-use Concept and potential subdivision and request for public input

A summary of the public engagement and stakeholder engagement is required as part of the application submission. Staff recommend that your clients undertake a comprehensive public engagement process that provides residents with opportunities to provide their input in the development planning process. A robust public engagement process should consider the following:

- Multiple avenues to provide inputs (virtual, in-person) to reach a broad audience, solicit feedback, and raise awareness about the proposal;
- Early engagement regarding the development concepts;
- Ongoing and iterative engagement events to identify issues and opportunities within the conceptual plan;
- Engagement that reflects the technical analyses completed for the proposal and how they are incorporated into the development concept;
- Multiple opportunities for the resident comments to be reflected into the development concepts.

#### **Stage 2)**

#### **Land use Plan Preparation**

- Land-Use Plan
- Land-Use Plan Policies and Core Principles
- Transportation Corridors Map
- Park and Recreation Map

FVRD is in receipt of a conceptual site plan showing 158 residential units and a portion of land proposed for commercial uses. Staff understand that a conceptual plan of the proposed redevelopment has not been presented to the residents. You have outlined the following community engagement process to understand the community feedback prior to finalizing the proposed site plan. It is recommended that public engagement as laid out in your proposal is completed prior to Board consideration of the first reading. We understand that you intend to undertake a public consultation process over the course of 5 months. While we welcome your development application, an application submitted in advance of this Land-Use Plan consultation process would be considered pre-mature for the following reasons:



- The developer has not detailed neighbourhood support for the densities proposed. Previous public information meetings hosted by the developer were high-level and did not indicate total lot numbers, densities, land use areas, multi-family or commercial use specifics.
- The detailed land use plan should be developed based on stakeholder input.
- Neighbourhood consultation will serve to determine the level of community support for the densities and proposed land uses.

## **SERVICING REVIEW**

Site servicing is central to the technical feasibility of this proposal. For the submission of an application, a Feasibility of Local Servicing Plan is required. This is a report prepared by a qualified professional that confirms that the site can be serviced with both community sanitary and community water as proposed and how lands beyond may also be serviced. This feasibility level plan will then be developed into a Local Servicing Plan after the public engagement and preparation of the land use plan. Prior to consideration of adoption, a servicing agreement will be required to detail both on-site and off-site servicing requirements. As you have mentioned, the proposal has the potential to bring community servicing to lands beyond. This potential community benefit should be outlined in an application. Commitments would be entered into the servicing agreements.

### Local Servicing Plan – Required Prior to a Public Hearing

The FVRD Board's policy for sanitary sewer servicing in Lake Errock is detailed in the Electoral Area Sewer Management Plan; the following is an overview of the Board's current policy:

- A community sanitary system would be needed to accommodate the proposed development.
- A Local Sanitary Servicing Plan (LSSP) is required to evaluate the servicing needs of the Lake Errock area.
- The LSSP shall be prepared by a Qualified Professional consultant. Some key considerations that the LSSP shall include are:
  - Preliminary design of sanitary sewer system for all phases of the development;
  - Feasibility of the community sewer system to be maintained and operated by FVRD; and
  - Consideration of servicing and system capacity for the lands beyond. Please indicate if you are wishing to connect the existing community to the system.

The FVRD's Engineering and Community Services Department will take the lead on working with you on the required Local Servicing Plan. At this time we recommend scheduling a Local Servicing Plan scoping meeting. The purpose of this scoping meeting will be to review a Terms of Reference for the Local Servicing Plan process. Prior to this meeting please provide the following information:

- A written description of the scope and scale of the development concept;
- An estimate of potential amount of sewage flows generated by the proposed development as well as any potential future development in the area in addition to the current sewage flows generated by the existing uses on the lands, prepared by a qualified professional;
- Preliminary Layout Map showing the locations of existing and proposed buildings and servicing.

Similarly, the FVRD's Engineering and Community Services Department will take the lead on working with you on the required community water servicing.

### **Conclusion and Next Steps:**

As mentioned above, it is the opinion of staff that development of the scale and scope proposed should be preceded by a Land Use Plan developed through a public planning process. An application submitted without all of the required information or submitted prior to completion of a Land-Use Plan consultation process would be considered incomplete or premature. Therefore, FVRD staff recommend you consider the following process steps:

- Undertake the community engagement process as outlined in your February 15 2022 letter;
- Provide a summary of the community engagement;
- Prepare a land use plan based on the outcomes of the community engagement processes;
- To support early and ongoing community engagement, we recommend hosting an online project website to share technical reports and information. We recommend that all technical reports are made available for online review as part of the community consultation process;
- Submit applications after the community consultation process is completed.

Decisions on development applications are made by the Board. The Board considers background reports, public and stakeholder input, public engagement process, and guiding policies, and staff recommendation prior to making their decision. The role of the Planning & Development staff is to provide analysis and advice to the FVRD Board.

This letter does not constitute approval of or support for any proposed land use or development. It is intended as preliminary advice to assist you in submitting your complete application. This letter is based on our review of the preliminary information you provided. We have not inspected the site nor have we assessed the feasibility of the proposal.

The information and requirements outlined in this letter are specific to this proposal and are valid only on the date issued. Many factors could affect the use and development of land beyond those addressed here. Additional information may be required upon review of a complete application, in response to public input, as a result, or changes to your application or proposal, or if bylaws and legislation change.

Thank you for your proposal and we are committed to working with you in good faith. Please contact me for clarification on the above items.

Yours truly,

David Bennett, MCIP RPP  
Planner

cc: Graham Daneluz, Director of Planning and Development  
Hasib Nadvi, Manager of Planning  
Tareq Islam, Director of Engineering  
Sterling Chan, Manager of Engineering and Infrastructure

# APPENDIX 2:

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Corporate Report

To: Electoral Area Services Committee  
From: David Bennett, Planner II  
Robin Beukens, Planner II

Date: 2022-09-08  
File No: 3306-23-2022-02

**Subject:** Major Official Community Plan Amendment and Zoning Amendment to facilitate the redevelopment of the existing gravel pit located at 43837 & 43873 Lougheed Highway Electoral Area C, into a residential subdivision with commercial and multifamily land uses

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### RECOMMENDATION

**THAT** in accordance with Section 4.6 of the *Fraser Valley Regional District Development Procedures Bylaw No. 1377, 2016*, the Fraser Valley Regional District host a public information meeting prior to consideration of any readings of *Fraser Valley Regional District Official Community Plan Amendment Bylaw No. 1676, 2022* and *Fraser Valley Regional District Zoning Bylaw No. 1675, 2022*.

### BACKGROUND

The purpose of *Fraser Valley Regional District Official Community Plan Amendment Bylaw No. 1676, 2022 (Bylaw 1676)* and *Fraser Valley Regional District Zoning Bylaw No. 1675, 2022 (Bylaw 1675)* is to facilitate the redevelopment of the existing gravel pit located at 43837 & 43873 Lougheed Highway (PIDs 013-445-871, 012-051-853, 012-051-888, 012-051-900, 013-445-901), into a residential subdivision with commercial and multi-family land uses.

Bylaw 1676 and Bylaw 1675 would facilitate the development of approximately 290 dwelling units:

155 single-family residential lots

68 Townhouse Units

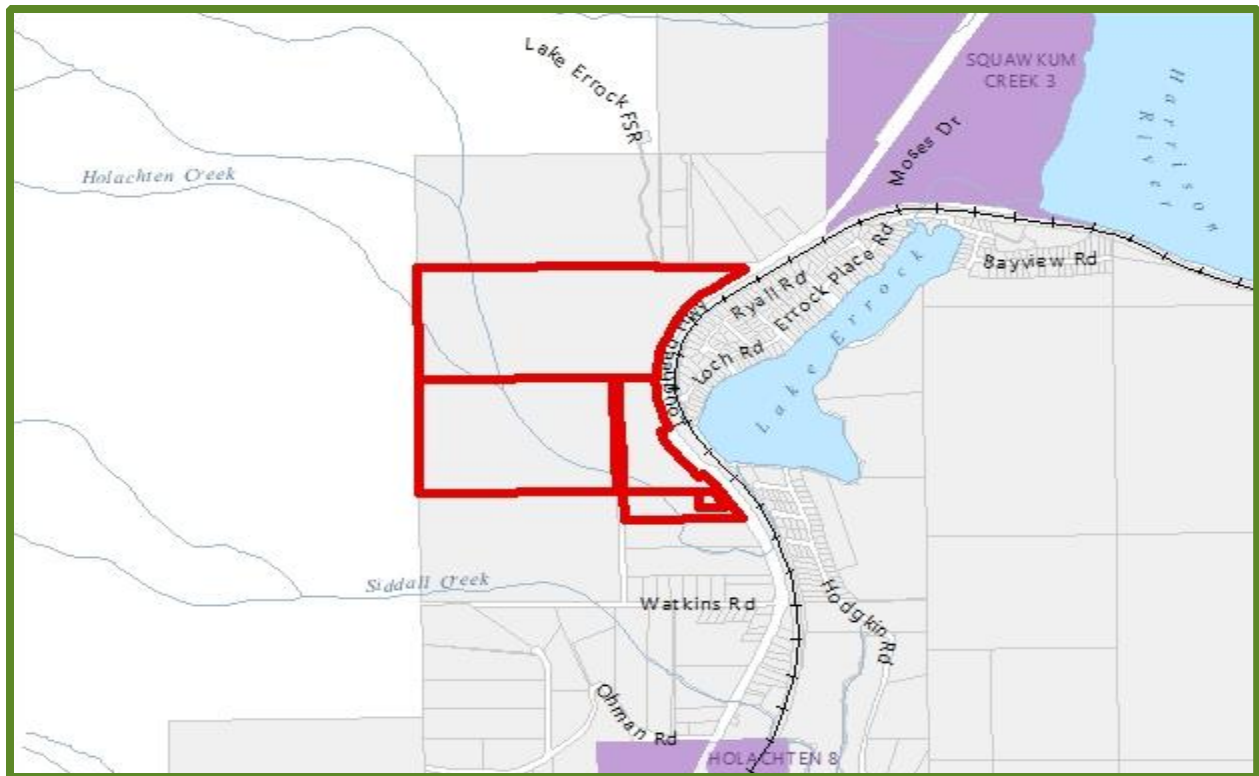
95,800 sq ft of Multi-Family Residential (67 units, based on 1,200 sq ft units)

To serve a development at this density, the developer is proposing the construction of a new community well and Community Sanitary Sewer System consisting of a wastewater treatment plant and wastewater disposal fields on the lands adjacent to Lougheed Highway. The proposed Community Sanitary Sewer System would be owned and operated by the FVRD and would have the capacity to provide sanitary sewer service to the development and the **Sq'ewlets** community. The developer points out that the sewage disposal system could be upgraded and extended in the future to serve the Lake Errock community as well.

PROPERTY DETAILS			
Electoral Area	C		
Address	43837 & 43873 Lougheed Highway		
PID	013-445-871, 012-051-853, 012-051-888, 012-051-900, 013-445-901		
Folio	775.03749.000, 775.03746.002, 775.03747.000, 775.03748.000, 775.03731.000		
Lot Size	70.8 hectares		
Owner	Gweb Holdings Ltd.	Agent	Aplin & Martin Consultants Ltd.
Current Zoning	Rural 2 (R-2)	Proposed Zoning	Comprehensive Development (CD)
Current OCP	Limited Use (LU), Rural (R)	Proposed OCP	Residential, Mixed Industrial, Commercial
Current Use	Gravel Pit	Proposed Use	Subdivision
Development Permit Areas	Geologic Hazard DPA 1-C; Riparian Areas DPA 3-C		
Agricultural Land Reserve	No		

ADJACENT ZONING & LAND USES		
North	^	Rural 2 (R-2), Rural Residential 2 (RS-2); Forest, Residential
East	>	Rural Residential 1 (RS-1), Rural 4 (R-4); Residential, Lake Errock
West	<	Rural 3 (R-3); Forest
South	v	Rural 2 (R-2); Forest, Residential

## NEIGHBOURHOOD MAP



PROPERTY MAP



DISCUSSION

The purpose of this report is to identify key considerations for the FVRD Board and to recommend that the FVRD host a public information meeting prior to consideration of any readings of the bylaws.

## KEY CONSIDERATIONS

1. Official Community Plan
2. Electoral Area C OCP Update
3. Neighbourhood Planning
4. First Nations
5. Community Consultation
6. Civil Servicing (Sanitary Sewer, Water)
7. Electoral Area C Housing Needs
8. Environmental Impacts
9. Active Transportation
10. Regional Growth Strategy

### 1. OFFICIAL COMMUNITY PLAN

The Official Community Plan (OCP) does not support this proposal. The OCP designation for the majority of the lands is Limited Use which supports low density development on 8 hectare parcels. **However, OCP Policy 4.5.7 states:** "LIMITED USE areas may also 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".

The applicant wishes to demonstrate that the lands are suitable for re-designation based on the following submissions:

- Public Information Meeting Summary
- First Nations Consultation
- Land use Concept
- Subdivision Concept
- Core Principles
- Proposed Land Use and Policies
- Proposed Zoning Bylaw
- Transportation Corridor Map
- Parks and Trails Conceptual Layout
- Geo-Hazard Assessment
- Environmental Assessment
- Geotechnical Report
- Archeological Assessment
- Wildfire Assessment
- Tree Retention Potential Assessment
- Traffic Impact Assessment
- Topographical Survey



- Key Plan (forthcoming)
- Grading Plan (forthcoming)
- Highway Noise Report (forthcoming)
- Water and Sanitary Report (forthcoming)
- Feasibility of Local Servicing Plan (forthcoming)

All the submissions to date are available on the [FVRD Current Development](#) webpage. A detailed review of the above reports will occur after an initial public information meeting and before recommending any readings of the bylaws.

## 2. ELECTORAL AREA C OCP UPDATE

The FVRD is concurrently undertaking a review and update of the Electoral Area C Official Community Plan. The FVRD Board has not considered any resolutions regarding development applications while the OCP review is underway. The application is not consistent with the current OCP designation for the property and is not consistent with the policies of the current plan that designate the majority of the lands as Limited Use.

Recent community consultation has identified that the community has a strong desire to maintain the existing community character, including density, lot sizes, trees and high quality homes. At the same time, the community has responded favourably to redevelopment of the gravel mine and expanded local commercial amenities. This development proposal must **address the community's** concerns about neighbourhood connectivity, lot layouts, density, quality, civil servicing and the environment.

## 3. NEIGHBOURHOOD PLANNING

In February 2022, FVRD staff reviewed a preliminary proposal for the following redevelopment concept:

- Development of a new single family rural residential subdivision of more than 150 lots;
- Employment land uses (light industry, retail, commercial, etc.)
- Multifamily apartment residential land uses;
- Connection to FVRD community water and sanitary systems.

In the opinion of FVRD Planning & Development staff, development of this scope and scale should be preceded by a neighbourhood plan that engages the community and other stakeholders in the creation of a comprehensive land use and servicing plan that balances social, environmental and economic factors.

The FVRD letter dated February 9, 2022 (attached) reviewed this development concept and provided the developer with two process options for their consideration.

1. The staff recommended option was a neighbourhood planning process. FVRD Planning staff recommended that developments of the scale and scope proposed should be preceded by comprehensive neighbourhood planning.



2. The second option was to proceed with an application-based process.

The developer chose to proceed with an application-based process as outlined in their letter dated February 15, 2022 (attached). The developer chose to undertake a consultation process consisting of three public open houses (April 19, 2022, April 22, 2022, and June 7, 2022) in advance of submitting their application. On July 22, 2022, the developer submitted their rezoning and OCP amendment applications.

The developer stated that the purpose of their developer-led consultation process was to shape their subdivision plan and proposed zoning based on input received from the community. They believe this is a balanced approach that builds on the foundation of previous work conducted on this project by Aplin Martin. The developer requests that the FVRD consider their approach where their developer-led Land-Use consultation is sufficient to shape the future Subdivision Plan and Zoning of the subject site.

Aplin Martin created and launched a webpage ([www.harrisonrise.com](http://www.harrisonrise.com)) that included project information, background, timeline, presentation boards, a summary of previous consultation sessions and a FAQ section. The website also provided a comment box where the public could send in comments or questions. Copies of the supporting technical reports were not available on this website, but summaries of the reports were.

The developer stated that the three in-person consultation sessions provided a platform for the public to share their vision for the site. It provided a useful opportunity for the project team to consider the ideas of the public in advance of designing a layout for submission to FVRD.

#### 4. FIRST NATIONS

The Fraser Valley Regional District recognizes and respects the autonomy and self-governance of local Indigenous organizations as they work to strengthen their communities and toward realizing their visions for the future. The FVRD is committed to a collaborative, government-to-government relationship with Indigenous communities which is built around the principles of UNDRIP.

The developer has undertaken First Nations consultation prior to making their applications. The project team presented the proposal to **Sq'ewlets First Nation Elders on April 13th, 2022, and May 31st, 2022.**

The developer intends to acknowledge and maintain the Indigenous culture and enrich its sense of place and belonging. The developer is proposing to dedicate a 16.6-acre potential park and **environmental area to Sq'ewlets First Nation and will also propose First Nation's arts and features in amenity space to represent First Nation's culture.**

The developer is proposing to extend sanitary sewer service connections to the Sq'ewlets First Nation when the proposed Community Sanitary Sewer System is operational.

## 5. COMMUNITY CONSULTATION

The applicants were strongly encouraged to discuss their proposal with neighbours prior to submitting any applications. Early neighbourhood consultation where developers host a public open house is a consistent approach taken for rezoning applications in the FVRD.

Three public open houses were hosted by the applicant on the following dates:

- April 19, 2022
- April 22, 2022
- June 7, 2022

The applicant provided a summary of their open houses. FVRD staff attended the June 7, 2022 open house and observed general comments regarding the environment, traffic, groundwater, stormwater, housing and community impacts.

It is recommended that prior to consideration of the first reading, the proposal be forwarded to an FVRD hosted and facilitated public information meeting. The purpose of the FVRD information meeting will be to present the proposal and information submitted with the application. The specific details of the application and bylaws can be discussed with the neighbourhood. FVRD staff will outline the application review process and timelines. This meeting will also be an opportunity for FVRD Board **members to attend and hear residents' feedback directly**. For major OCP and zoning amendment applications, public engagement is often iterative and responsive to community concerns and comments.

The developer will be invited to attend this meeting and answer questions that are directed to them. The developer should also summarize what they heard from the community in their previous meetings and show how the applicant submission was based on what they heard.

Proposed Bylaw 1676 is an Official Community Plan amendment. In accordance with Section 475 of the *Local Government Act*, the FVRD must:

- (a) consider whether the opportunities for consultation with one or more of the persons, organizations and authorities should be early and ongoing, and
- (b) specifically consider whether consultation is required with the following:
  - (i) the board of the regional district in which the area covered by the plan is located, in the case of a municipal official community plan;
  - (ii) the board of any regional district that is adjacent to the area covered by the plan;
  - (iii) the council of any municipality that is adjacent to the area covered by the plan;
  - (iv) first nations;
  - (v) boards of education, greater boards and improvement district boards;
  - (vi) the Provincial and federal governments and their agencies.

Consultation under this section is in addition to the public hearing required under section 477 (3) (c).

Should the applications proceed to First Reading, FVRD staff will undertake early and ongoing consultation in accordance with the Act.

## 6. CIVIL SERVICING

A community sanitary sewer system is required to serve the densities proposed. The developer is proposing to construct a new community sewer system within the lands near Lougheed Highway. **The developer's application states that they are:**

"... in the process of preparing the Engineering Servicing Plan report that will present the proposed water, sanitary and stormwater servicing concepts in the development area. These servicing concepts were derived based on the existing site conditions and the proposed subdivision concept, and in collaboration with the existing servicing conditions and requirements for the nearby Errock Lake **Community and Sq'ewlets First Nation (SFN) to ensure reliable servicing to be provided not only for the proposed development area but also for the nearby neighbouring communities."**

**The developer's sanitary sewer servicing proposal is to design and construct a sanitary treatment facility and disposal field that has the capacity to immediately serve the proposed development and the Sq'ewlets First Nation.** In the future, capacity could be added to serve the existing Lake Errock community as well. Homes in the Lake Errock neighbourhood are currently served by onsite septic systems, systems that do not offer sanitary sewer treatment prior to discharge to the ground. Connecting existing homes to a community sanitary sewer system would benefit the receiving environment.

Additional civil servicing considerations are:

- Sewage disposal system capacity to serve the Lake Errock community
- Connection to and expansion of the Lake Errock community water system
- New stormwater management infrastructure on the development site

## 7. ELECTORAL AREA C HOUSING NEEDS REPORT\*

The emergence of Lake Errock as a residential community began in the 1960s when the first subdivision was constructed close to the lake. With a small year-round population, there are limited commercial services or retail opportunities in the community.

Electoral Area C continues to experience population growth which is likely to increase given the expansion plans underway at Sasquatch Mountain Resort. Feedback from engagement during the housing needs assessment highlighted the need to consider housing in conjunction with employment and transportation. Currently, there are limited local employment opportunities, and if the population does continue to increase, it will be important to prioritize community amenities, retail, social services, and possible commercial uses to support population growth.

Given the proportion of seniors in Electoral Area C and the limited diversity of the existing housing stock, there is a need for more accessible housing to enable independent living for seniors.

With increasing home prices across Electoral Area C, a greater diversity of building types is needed to provide additional lower-cost housing options for entry-level homebuyers (e.g., young families, singles). Feedback from stakeholders who participated in the housing needs assessment expressed a desire to see additional housing options that may also accommodate downsizing seniors.

\* [Appendix 4: Electoral Area C Housing Needs Report | Fraser Valley Regional District | March 2021](#)

## 8. ENVIRONMENTAL IMPACTS

Protecting natural areas is a goal of the developer. As stated in their Goals and Core Principles cover letter, the project is intended to:

- Reconcile economic growth, environmental balance, social needs, and community health.
- Bring improved servicing in the area through water, sanitary and stormwater updates. This will also contribute to reducing the pollution of the Lake Errock water.
- Acknowledge and maintain the indigenous culture and enrich its sense of place and belonging. This project will dedicate 16.6 acre potential park and environmental area to Sq'ewlets First Nation.
- Retain significant environmental features and be carefully designed to ensure preserving views of the surroundings.
- Have an abundance of park area and green space to allow the residents to enjoy the outdoors.
- Be a highly walkable community with well-connected trails, sidewalks, pathways, and green systems.

The technical reports submitted in the support of the application and these goals and core principles are under review.

## 9. ACTIVE TRANSPORTATION

In Electoral Area C there is a lack of public transportation. This inhibits access to amenities and health services, creates a reliance on driving, and can contribute to isolation and other hardships, mostly for seniors, students and those with lower incomes. Creating complete communities with opportunities for active transportation (for example walking and cycling) can reduce the need to commute or travel long distances to access employment, amenities, or services.

The proposed development includes approximately 290 dwelling units. The target market, according to the **developer's Market Study**, is **early retirees/retirees**. **In addition to the residential component of the development**, a portion of the lands is proposed for commercial uses.

**The developer's traffic study concluded that a pedestrian crossing of Lougheed Highway is required.** This crossing would be used by residents of the existing community to access the public parks and trails that are proposed within the development, and conversely, the crossing will be used by the residents of the proposed development to access the Lake.

## 10. REGIONAL GROWTH STRATEGY

Under the *Local Government Act*, any Official Community Plan and its amendments need to be consistent with the *Regional Growth Strategy*. With the Region expected to add approximately 160,000 more people by 2050, there will be growth pressures in the rural electoral areas and it will be important to consider what growth is appropriate in these areas. Some of these growth pressures are already occurring, with interest from developers in building large projects not often seen in the electoral areas, including the Lake Errock Gravel Pit redevelopment.

These are general comments from the FVRD Strategic Planning and Initiatives department made in the **context of the FVRD “Choices for our Future” *Regional Growth Strategy By-law No. 0569, 2003*** (referred to as the 2004 RGS) and the draft FVRD Regional Growth Strategy (referred to as the Draft RGS) planned for completion in 2023.

As outlined in Part 13 of the *Local Government Act*, a major aim of regional growth strategies is to avoid urban sprawl and promote settlement patterns that minimize the use of automobiles and encourage alternative forms of transportation. Both the 2004 RGS and the Draft RGS have policies to support this by promoting the development of complete and sustainable communities. Complete communities look different depending on the context, but the overall goal is compact communities, provide a range of transportation options, and are in close proximity to amenities and services to **provide for people’s day-to-day needs** (e.g. places of work, parks, grocery stores, healthcare, etc.).

- Collaboration with Indigenous Communities
  - The development’s proponent has indicated that they have reached out to Sq’ewlets First Nation and Leq’a:mel First Nation and that the proposal is supported by Sq’ewlets First Nation. The Draft RGS strongly supports collaboration with First Nations and the project would provide several **ways to work with Sq’ewlets First Nation on priorities for their community**.
- Regional Growth
  - Both the 2004 RGS and Draft RGS expect that the majority of future growth will occur within the regional growth boundaries of the FVRDs municipalities, with minimal **growth occurring in the Region’s rural electoral areas**. The Draft RGS expects 90% of future growth to occur within the designated regional growth boundaries, primarily within the municipal urban centres.
  - For the scale of the electoral areas, the proposed development is a sizable increase in population. The existing community of Lake Errock has 166 private dwellings and a population of 343 persons per the 2021 census. The proposed development with 155 single family lots, plus a townhouse site and two low-rise apartment sites, would more than double, if not triple, the **community’s** existing population.

- Growth in the electoral areas is encouraged to occur within existing communities. The proposed development is directly across the highway from the Lake Errock community, but the highway and railway are barriers separating the proposed development from Lake Errock. While adjacent to the existing Lake Errock community, the development site can be considered outside of the existing community.
- Housing
  - The proposed development contains a range of housing types, and both the 2004 RGS and Draft RGS support having diverse housing types to help with affordability and allow for a range of lifestyles. Denser developments should generally be located within the regional growth boundaries of the municipalities and near services and amenities to better support alternative forms of transportation.
  - The proposal includes several multi-family sites including townhouses and low rise apartments which may have implications for emergency service requirements (i.e. fire response to apartment structures). A more detailed assessment of fire service requirements and impacts should be considered as current fire services may not have the authorization or specialized equipment necessary to respond to multi-family structure fires.
- Rural Character
  - The 2004 RGS and Draft RGS both speak to the importance of preserving and **maintaining the rural character of the Region's electoral areas. The rural character and way of life is why many people live in the electoral areas, and maintaining this is important for existing residents' lifestyles; for protecting agricultural lands, natural resources, and natural areas; and for supporting the rural economy.**
  - As part of the RGS public engagement process, there was clear concern expressed by rural electoral area residents about the importance of maintaining the rural way of life.
  - Both the 2004 RGS and Draft RGS support accessible parks and trails, including in rural areas, and parks and trails are included in the proposed development. If the expectation is that proposed parks and trails will be managed by the FVRD, the **proposal should be reviewed by the FVRD's Regional Parks department.**
- Ecosystem Health
  - The 2004 RGS and Draft RGS speak to the importance of protecting the natural environment. The existing community of Lake Errock is on septic fields with known historic private septic system failures. The proposal includes adding enough sewer capacity for the existing Lake Errock to potentially connect to sewer in the future, should the community elect to do so. This has the potential to improve water quality in Lake Errock in the future.

- Transportation Options

- There are very few amenities or places of work near the proposed development. Outside of close access to natural areas, the development will be car dependent. The closest commercial centers in the area are Agassiz (20 min drive) and Mission (25 min drive).
- The Draft RGS contains plans for a potential rural bus route along the Lougheed Highway which would pass by the development. The bus service, while planned, will be a rural standard of service in that service may be relatively infrequent providing peak time services in the morning and afternoons. The proposal is unclear about its connectivity to support day-to-day needs of the prospective residents.

- Climate Change

- The Draft RGS contains policies to ensure that land use planning decisions take into account GHG emissions and the impacts of developments on climate change. Compact developments with a range of transportation options and nearby amenities generate fewer emissions than more sprawling and isolated developments that are car dependent.
- The proposal is unclear as to how active transportation options will be supported in connecting the development to the existing community.
- The 2021 heat dome and atmospheric river events highlighted the potential for issues to arise in emergencies such as wildfire and other risks. Having more people in isolated locations can make it more challenging to respond to meet the needs of individuals during an emergency.

These are preliminary comments to take into consideration as the application moves forward. As the application moves farther along in the review process, **FVRD's** Strategic Planning and Initiatives department can provide a more detailed review exploring how the development proposal aligns with specific RGS goals and policies.

## OPTIONS

The staff recommendation is not to proceed to First Reading at this time, as outlined below. In addition to the staff recommendation, four alternative options (and resolutions) are presented for the **Board's consideration**. A detailed assessment of the proposal along with the FVRD-led public information meeting summary will be brought forward at the time of the first reading consideration.

### STAFF RECOMMENDATION:

**THAT** in accordance with section 4.6 of the *Fraser Valley Regional District Development Procedures Bylaw No. 1377, 2016* the Fraser Valley Regional District host a public information meeting prior to consideration of any readings of *Fraser Valley Regional District Official Community Plan Amendment Bylaw No. 1676, 2022* and *Fraser Valley Regional District Zoning Bylaw No. 1675, 2022*.

### OPTION 1                      PROCEED TO THE FIRST READING

**THAT** the Fraser Valley Regional District Board direct staff to prepare *Fraser Valley Regional District Official Community Plan Amendment Bylaw No. 1676, 2022* and *Fraser Valley Regional District Zoning Bylaw No. 1675, 2022* for consideration of First Reading;

### OPTION 2                      REFER TO EASC

**THAT** proposed *Fraser Valley Regional District Official Community Plan Amendment Bylaw No. 1676, 2022* and *Fraser Valley Regional District Zoning Bylaw No. 1675, 2022* be referred to the Electoral Area Services Committee for further consideration;

### OPTION 3                      DEFER

**THAT** a decision with respect to proposed *Fraser Valley Regional District Official Community Plan Amendment Bylaw No. 1676, 2022* and *Fraser Valley Regional District Zoning Bylaw No. 1675, 2022* be deferred to the next regular meeting of the Fraser Valley Regional District Board [or other date];

### OPTION 4                      REFUSE

**THAT** proposed *Fraser Valley Regional District Official Community Plan Amendment Bylaw No. 1676, 2022* and *Fraser Valley Regional District Zoning Bylaw No. 1675, 2022* not be given any readings and that the rezoning application be refused.

## COST

Development application fee: Major OCP Amendment \$34,300.00 PAID by the applicant.



The proposed development would add new FVRD owned and operated infrastructure, including water lines, sewer, sidewalk, linear park, storm sewer, street lights, and street trees.

## CONCLUSION

FVRD staff are not recommending the First Reading of the proposed Bylaw *Fraser Valley Regional District Official Community Plan Amendment Bylaw No. 1676, 2022 and Fraser Valley Regional District Zoning Bylaw No. 1675, 2022* at this time. Instead, it is recommended that prior to consideration of the first reading, the proposal be forwarded to an FVRD hosted public information meeting. The purpose of the FVRD information meeting will be to present the proposal and information submitted with the application. The FVRD will host and facilitate the meeting. This meeting will also be an opportunity for all EA directors to attend and hear from residents and the applicant. Following the information meeting, the applicant will then have an opportunity to amend their application, if necessary, to respond to community concerns and comments.

## COMMENTS BY:

Hasib Nadvi, Manager of Planning: reviewed and supported

Graham Daneluz, Director of Planning & Development: reviewed and supported

Kelly Lownsbrough, Director of Corporate Services/CFO: Reviewed and supported.

Jennifer Kinneman, Chief Administrative Officer: Reviewed and supported.

# APPENDIX 3:

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## OCP Amendment Brochure

# OFFICIAL COMMUNITY PLAN

## What is an Official Community Plan (OCP)?

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

## When do I need to apply to amend an OCP?

If you are proposing a zoning amendment which does not comply with the policies and designation of the OCP, then an amendment may be considered.

## Who can apply for an OCP Amendment?

The property owner(s) or an authorized agent. Where a property is owned by a company or society, the application must be signed by a person with signing authority.

## How long does it take to amend an Official Community Plan?

OCP amendment applications take approximately 6 - 8 months to process.

## What is the application fee to amend an Official Community Plan?

The fee for a map amendment and/or new text amendment not involving a change of zoning is \$3,500. Where an OCP amendment is undertaken in conjunction with a zoning amendment, the fee is \$2,000.

## APPLICATION PROCESS

### Step 1: Submission of Application

Submit a completed application form, with all required attachments and fees, to the Regional District Planning Department.

### Step 2: Application Review and Staff Report

Staff will then analyze the application in accordance with applicable FVRD bylaws and regulations, and prepare a report and draft bylaw.

### Step 3: Committee and Board Review

The application will then be forwarded to the Electoral Area Services Committee and Regional Board.

#### Electoral Area Services Committee

**(EASC):** is composed of the Directors of the 7 Electoral Areas of the FVRD. EASC will review the application and make recommendations to the Regional Board.

**Regional Board:** is made up of Councilors from the FVRD municipalities and the Electoral Area Directors. If the Board gives the draft bylaw first reading and referral to public hearing, the application process moves on to the next step.

### Step 4: Notification Sign

Generally after 1st reading, a notification sign must be installed on the subject land. FVRD staff will provide details.

### Step 5: Agency Referral

The draft bylaw is then referred to relevant provincial and federal agencies, and other interested agencies for their comments and recommendations. A response is requested within 30 days.

### Step 6: Technical Reports

If requested, the applicant may be required to provide technical reports prepared by appropriate professionals. These may include geotechnical, environmental impact, traffic, or other assessments.

### Step 7: Public Hearing

A public hearing gives the public an opportunity to comment on the amending bylaw. Both verbal and written comments may be received from interested persons.

### Step 8: Second and Third Readings

If there are no unresolved issues, the draft may receive 2nd and 3rd readings at Board.

### Step 9: Referrals after 3rd Reading

OCP amendment bylaws sometimes require approval by the Ministry of Community, Sport and Cultural Development after 3rd reading. Responses can take up to 8 weeks.

### Step 10: Adoption

After all required approvals are received, staff will place the draft bylaw on the next Regional Board agenda for consideration of adoption.

# OFFICIAL COMMUNITY PLAN AMENDMENT

This is a summary of the Official Community Plan amendment process intended to assist you in your application. While every care has been taken in the preparation of this brochure, the Fraser Valley Regional District assumes no liability for its contents. This brochure is intended as a guide only and is not a legal document. You are advised to review the applicable legislation and bylaws and conduct your own inquiries with staff and other agencies. Specific procedures, requirements, and costs for your proposal will be determined at the time of application.



Questions? Planning staff are here to help! Email, call, or drop by our office before beginning your project.



## OFFICIAL COMMUNITY PLAN AMENDMENT

