



## CORPORATE REPORT

To: Electoral Area Services Committee

Date: 2024-04-11

From: Hasib Nadvi, Deputy Director of Planning & Development

File No: 6970-20-30337

Subject: Electoral Area Planning 2024-25 Work Plan Priorities

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### INTENT

This report is intended to advise the Fraser Valley Regional District Board of information pertaining to the Electoral Area (EA) **Planning Department's shifting work plan priorities** to meet the requirements of the new housing legislation in British Columbia. Staff is not looking for a resolution and has forwarded this report to inform Board members and provide an opportunity for discussion and clarification of the item.

### BACKGROUND

In late 2023, the Province of BC passed a suite of new legislation and regulations aimed at increasing the housing supply. The legislation implements components of the Province's [Homes for People](#) plan released in April 2023 to address "the housing crisis, a foundations problem underpinning nearly every other challenge faced by people in B.C." The recently passed comprehensive laws set deadlines for local governments to undertake major amendments to the existing bylaws and complete new studies.

This report outlines a shifting priority within the EA Planning Department's 2024-25 work plan to accommodate the new provincial government mandates.

### DISCUSSION

A Corporate Report dated February 8, 2024, summarized the new legislation, identified its impact on electoral area communities, and outlined implications for departmental work plans. The implications of the Housing Statutes Amendment Act on the EA Planning Department's work plan are summarized below.

Legislative requirements	Work Plan Item	Comments
Mandated	Implementation of secondary suites and ADUs by June 2024	Must be completed unless there is a successful application for an extension
	Interim Housing Needs Report by January 1, 2025	Updating the FVRD 2021 Housing Needs Report
Implementation of development finance tools	Development Cost Charges (DCC) Bylaw	<p>Expanded DCC eligible matters such as fire protection, police, highway improvements, and solid waste.</p> <p>Requires adoption as the Board considers development applications such as the Lake Errock Gravel Pit redevelopment application and whether it should include secondary suite/ADU implementation.</p>
	Amenity Cost Charges (ACC) Bylaw	<p>New financial tools to assist in funding community amenities such as community centres, recreational facilities, daycare centres, public squares, and other facilities.</p> <p>Requires adoption as the Board considers new development applications such as the Lake Errock Gravel Pit redevelopment application.</p>
Recommended	Minor Development Variance Permit (DVP)	The legislation has allowed the delegation of minor DVPs for a few years, With the suite of changes, this would be an appropriate time to update the FVRD Development Procedures Bylaw.
	Development Procedures Bylaw Update to implement minor DVP delegation and public hearing requirements	Local Governments are now prohibited from holding public hearings on zoning amendment applications that are consistent with the OCP. This requires a review of the FVRD Development Approval Procedures Bylaw.

Based on the above, a considerable amount of staff resources will need to be allocated to implement the suite of changes due to the new housing legislation. To fully implement the changes, there is a

need to hire external consultants. Hiring external consultants still requires significant involvement from staff to provide strategic guidance and project management. Earlier this year, the FVRD received a one-time provincial grant funding of \$203,923 to implement the legislative changes to support the provincial housing initiatives. A separate report will be brought forward in the subsequent months to discuss the allocation of the Provincial grant funding.

The table below identifies EA Planning work plan items for 2024 and 2025. High-priority Items are assigned the most resources. They include provincial mandates from the recent Housing statutes. They are primarily intended to be completed in 2024.

The medium-priority Items are items that staff will initiate as time permits. They will become multi-year (2024-25) items. Based on the workload related to development applications and other ongoing commitments, the timelines may vary.

The lower-priority items are moved to 2025.

Item	Project	Electoral Area	Timeline	Priority
1.	Area C OCP Update	Area C	Q4 2024	High
2.	Harrison Mills Neighbourhood Plan	Area C	Q4 2024	
3.	Harrison Rise/Lake Errock Neighbourhood Plan	Area C	2024-25	
4.	Zoning Bylaw update for cannabis implementation	EA wide	Adoption in April 2024	
5.	Chilliwack River Valley Public Safety Study (Slope Hazards)	Area E	2024-25	
6.	Interim Housing Needs Report	EA wide	Q4 2024	
7.	Secondary Suites/ADU Update	EA wide	TBD	
8.	Development Procedures Bylaw Update I. Minor DVP delegation II. Public consultation process	All EAs	2024	
9.	Sunshine Valley Regulatory Framework	Area B	2024-25	Medium
10.	Climate Change Projections and Hazard Adaptation	EA wide	2024-25	
11.	Fraser Canyon OCP Scoping and Engagement Strategy	Areas A & B	2024-25	
12.	UBCM Grant Application - Fraser Canyon Complete Community Study	Areas A & B	2024-25	
13.	UBCM Grant Application – Local Government Development	EA wide	2024-25	

	Approvals			
14.	Cell Phone Tower Policy	EA wide	2025	Lower
15.	DCC and ACC Bylaw	All EAs Application dependent	2025	
16.	Fraser Canyon Geohazard Update	Areas A & B	2025	

Table 1: Updated 2024-25 work plan

In addition, Indigenous engagement for different projects and ongoing inter-departmental commitments require varying degrees of EA Planning staff time:

- Indigenous Engagement: high commitment
- Active Transportation Network Plan: moderate commitment
- Public Notice Bylaw & Policy: low commitment
- Emergency Operations Centre: high commitment; as needed during emergency activations

The work plan above does not show the significant amount of time that EA Planning staff expended on customer service; pre-application letters; development application processing; provincial initiatives such as the Lower Fraser floodplain update; provincial referrals such as ALC applications and Crown referrals; building permit processing; and, providing planning support to Bylaw Enforcement files.

Some active major referrals and development applications are:

- Bridal Falls Gondola and Bridal Falls Mountain Resort referrals, Area D
- South Anderson Mountain Resort referral, Area B
- Lake Errock Gravel Pit redevelopment OCP and zoning amendment, Area C
- Minters phased subdivision, Area D
- Popkum West Armstrong zoning amendment application, Area D

Even with the updated work plan priorities, the 2024 work plan is an ambitious one. It is due to the importance of some of the ongoing Area C projects, mandated provincial deadlines, and grant application deadlines should they be approved. The timeline of some of the projects may need to be adjusted to accommodate unforeseen tasks, such as incorporating referral comments from provincial agencies and the Indigenous Nations in the Area C OCP and neighborhood plans. The current EA Planning work plan and budget consider hiring external consultants to achieve the intended timelines.

**CONCLUSION**

The recent provincial housing legislation requires local governments to undertake bylaw amendments and various studies, such as the interim housing needs report update. This requires an update to the

current work plan and resource allocations. The report identifies high, moderate, and low priority projects with the knowledge that unforeseen tasks may require the priorities to be adjusted as the year proceeds. Completion of several projects will require us to hire external consultants.

## **COST**

Projects are either funded through the EA Planning 603 budget or external provincial funding sources.

## **COMMENTS BY:**

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

**Kelly Lownsborough, Chief Financial Officer/ Director of Corporate Services:** Reviewed and supported.

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