

To: Fraser Valley Regional District Board

Date: 2018-02-27

From: Graham Daneluz, Deputy Director of Planning & Dev't

File No: 3920-20-1377/1378

Subject: FVRD Development Procedures Bylaw No. 1377, 2016 and Cultus Lake Advisory Planning Commission Bylaw No. 1378, 2016

RECOMMENDATION

THAT proposed FVRD Development Procedures Bylaw No. 1377, 2016 be given second and third readings;

AND THAT proposed FVRD Development Procedures Bylaw No. 1377, 2016 be adopted.

THAT proposed Cultus Lake Park Advisory Planning Commission Bylaw No. 1378, 2016 be given second and third readings;

AND THAT proposed Cultus Lake Park Advisory Planning Commission Bylaw No. 1378, 2016 be adopted.

STRATEGIC AREA(S) OF FOCUS

Foster a Strong & Diverse Economy

Support Healthy & Sustainable Community

Provide Responsive & Effective Public Services

PRIORITIES

Priority #4 Tourism

Priority #5 Outdoor Recreation

BACKGROUND

Land use and development in Cultus Lake Park is currently regulated by two land use bylaws:

- Cultus Lake Park Specified Area By-Law 1994 - this bylaw applies only to the residential lease lands only. It established the R-1 (Suburban Residential), R-2 (Urban Residential), R-3 (Waterfront) and R-4 (Hillside Residential) zones.
- FVRD Zoning Bylaw No. 66, 1976 - this bylaw applies to all lands within Cultus Lake Park and zones all lands Park (P-1). The P-1 Zone permits only park, civic, campground, golf course and outdoor recreation uses.

The Cultus Lake Park Act does not provide clear legal authority for the Cultus Lake Park Board to enact land use regulations, as detailed in the *Specified Area Bylaw 1994*. Further to the direction of the

Ministry of Community, Sport and Cultural Development, FVRD is considering a Zoning Bylaw under the authority of Section 479 of the Local Government Act to bring the general regulations of the Cultus Lake Specified Area Bylaw into legislative compliance.

Proposed Development Procedures Bylaw No. 1377, 2016 and *Cultus Lake Park Advisory Planning Commission Bylaw No. 1378, 2016* would support the FVRD zoning bylaw by setting out application procedures for rezoning and permit applications and by establishing an Advisory Planning Commission.

Development Procedures Bylaw No. 1377, 2016

This bylaw would replace FVRD's existing *Development Procedures Bylaw No. 0831, 1997*. The existing bylaw is updated to include the lands located within Cultus Lake Park which are currently excluded from the bylaw. The Development Procedures Bylaw details the development application process, including public consultation, public hearings, application forms and fees. Adoption of Bylaw 1377 would bring development approval procedures for Cultus Lake Park in line with all Electoral Areas within the FVRD. Bylaw 1377 received first reading from the FVRD Board in February, 2017.

Advisory Planning Commission Bylaw

Cultus Lake Park Advisory Planning Commission Bylaw No. 1378, 2016 would establish an Advisory Planning Commission (APC) for Cultus Lake Park. The APC would provide recommendations to the Area Director, the Electoral Area Services Committee and the FVRD Board regarding planning, development and land use within Cultus Lake Park. The APC would be comprised of the Commissioners elected to the Cultus Lake Park Board.

If the bylaw is adopted, all development applications would be referred to the Cultus Lake Advisory Planning Commission for review and comment before being considered by the FVRD Electoral Area Services Committee (EASC) and FVRD Board. This includes the public input for Development Variance Permit applications.

Bylaw 1378 received first reading from the FVRD Board in February, 2017.

DISCUSSION

Bylaws 1377 and 1378 are components of the transfer of zoning regulations for Cultus Lake Park from the Cultus Lake Park Board to FVRD. *Cultus Lake Park Zoning Bylaw No. 1375, 2016* and *Electoral Zoning Amendment Bylaw No. 1395, 2016* are addressed in a separate report also on the February Board agenda.

In conjunction with the adoption of the above-referenced zoning bylaws, the FVRD Board may now wish to consider giving second and third readings, and also adopting, *Development Procedures Bylaw No. 1377, 2016* and *Cultus Lake Park Advisory Planning Commission Bylaw No. 1378, 2016*.

COMMENTS BY:

Margaret Thornton, Director of Planning & Development

Reviewed and supported.

Mike Veenbaas, Director of Financial Services

No further financial comments.

Paul Gipps, Chief Administrative Officer

Reviewed and supported.