

To: Electoral Area Services Committee

Date: 2018-03-13

From: Johannes Bendle, Planner I

File No: 6520-26-02

Subject: Hatzic Island Discussion Paper – Stakeholder Discussions

RECOMMENDATION

THAT the Fraser Valley Regional District Board authorize staff to distribute the discussion paper to stakeholders to facilitate conversations about planning for Hatzic Island;

AND THAT a summary of the stakeholder discussions along with potential options for improving land use and servicing outcomes for Hatzic Island be brought back to the Fraser Valley Regional District Board.

STRATEGIC AREA(S) OF FOCUS

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

PRIORITIES

Priority #1 Waste Management
Priority #2 Air & Water Quality
Priority #3 Flood Protection & Management

SUMMARY

- Parts of Hatzic Island have urban density without urban water and sewer services. This concentration of aging on-site septic and water supplies may present health and environmental risks.
- Since the early 1970's, land use policies attempted to address these risks by zoning the Island for low density uses. This approach prevented further subdivision, but created a host of new problems associated with the "grandfathering" of pre-existing uses.
- New approaches are needed. This discussion paper summarizes key issues as a starting point for stakeholder dialogue about options to improving the land use situation on Hatzic Island.

BACKGROUND

Hatzic Island's popularity as a recreational area and its evolution in use to a residential area, in conjunction with environmental constraints and concerns regarding water and sewage, has created ongoing issues for Hatzic Island. Current development on Hatzic Island ranges from larger rural residential uses to dwelling units on small individual user lots, to mobile home parks, recreational vehicles campsites and a church summer camp. Development on Hatzic Island occurred over time

without a comprehensive planning framework. Much of the development happened in the 1960's prior to land use planning policies and zoning regulations. This has resulted in development at an urban density with simple on-site individual water and sewer systems.

The original zoning bylaw introduced by the Dewdney-Alouette Regional District in 1972 made the high density residential developments featuring houses and mobile homes on recreational holdings/unregistered subdivisions lawfully non-conforming by zoning the lands for single family residential uses. The intent was to decrease and limit the density. Since the adoption of official community plans and zoning bylaws, policies and regulations have constrained subdivision, but failed to address environmental and health hazards or provide for effective management of construction and land use.

Recreational holdings/unregistered subdivisions on Hatzic Island are at an urban density without urban sewer and water services. Residential developments rely on on-site disposal systems which are typically individual on-site septic fields. Many of these systems are nearing the end of their anticipated life and will require significant investment to replace them. Furthermore, the density of septic systems and the proximity of wells to septic systems are a cause for concern. Residents generally rely on wells and there are concerns that sewage disposal on Hatzic Island is contaminating ground water and drinking water supplies.

As a result of the situation summarized, Planning staff are presenting this Hatzic Island discussion paper as a framework to generate discussion regarding Hatzic Island.

DISCUSSION

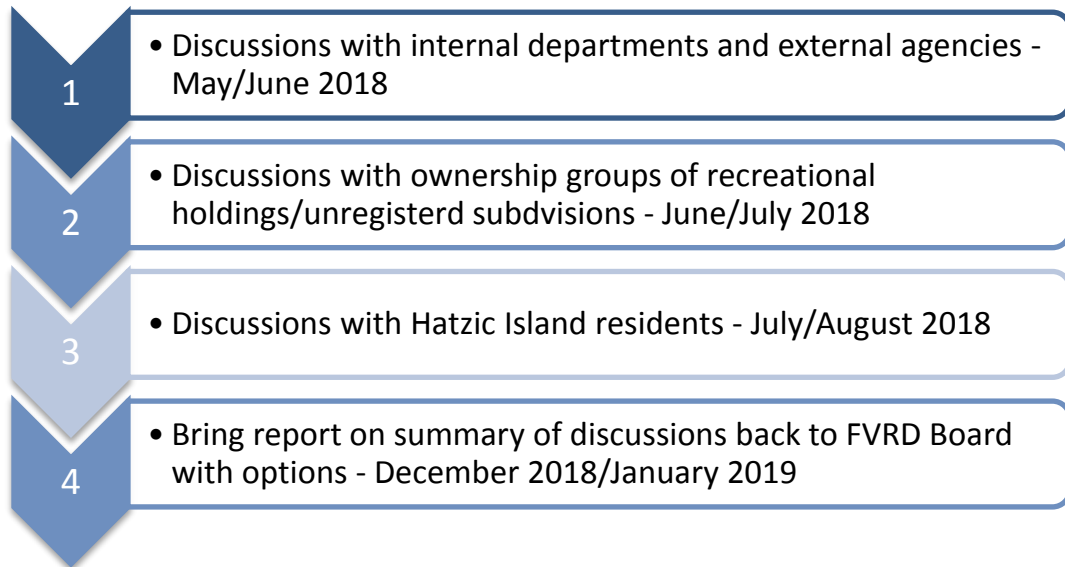
Planning staff have identified five development constraints for Hatzic Island: 1. water supply, 2. sewage disposal, 3. ownership structure, 4. floodplain and 5. road access. The fact that many developments on Hatzic Island are lawfully non-conforming further complicates the current situation, hinders future development and creates uncertainty. These factors are discussed in further detail in the discussion paper presented along with this corporate staff report.

Current policies and regulations have failed by not providing for the effective management of the construction, land use, and protection of the environment. What is needed is a discussion focusing on different approaches to managing land use and development on Hatzic Island. The discussion must involve relevant stakeholders as solutions will require the support of multiple government agencies and Hatzic Island residents.

Planning staff are proposing to engage in fact finding discussions to hear from stakeholders on Hatzic Island. Staff recommend a phased approach to discussions. In the first phase Planning staff propose to engage with FVRD staff from other departments as well as staff from external agencies such as Fraser Health, Ministry of Environment and Ministry of Transportation and Infrastructure. In the second phase of discussions staff are proposing to reach out to the ownership groups of the recreational

holdings/unregistered subdivisions. In the third phase of discussions the FVRD would undertake discussions with all the Hatzic Island residents. Throughout the discussion phases, staff will check in with Electoral Area Directors. Staff would bring a report summarizing the discussions that have taken place back to EASC. Staff propose starting phase one of the discussion in spring 2018 and concluding phase three of the discussions in the summer. In the fall staff will prepare an options paper with a summary of the discussions. The options paper would be brought forward to the Board in late 2018 or early 2019 for consideration.

Discussion Process



The purpose of Planning staff meeting with provincial government agencies, ownership groups and the public is to hear from stakeholders and to advance the collective understanding of Hatzic Island. These discussions would also allow staff to gauge the receptiveness to addressing the current situation on Hatzic Island. As well, discussions would serve as a framework to collect information and report back to EASC on the discussion with options for moving forward.

COST

Anticipated costs are limited to FVRD staff resources which will be covered under the existing Planning and Development budget resources.

CONCLUSION

Development on Hatzic Island is a complex issue. Development has contributed to environmental and health hazards, resulted in illegal construction and expansion of lawfully- nonconforming uses. Therefore, the FVRD should engage in discussions on Hatzic Island to determine options for moving forward and tackling the issues.

COMMENTS BY:

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

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