



STAFF REPORT

To: Fraser Valley Regional District Board

Date: 2025-05-22

From: Amy Hsieh, Planner I

File no: 3360-21 2021-01

Subject: Third Reading of Zoning Amendment Bylaw 1648, 2022 to correct a historical zoning error for private properties adjacent to Coquihalla River Provincial Park, Electoral Area B

Reviewed by: Katelyn Hipwell, Manager of Planning
Graham Daneluz, Director of Planning & Development
Jennifer Kinneman, Chief Administrative Officer

RECOMMENDATION

THAT the Fraser Valley Regional District Board give third reading to *Fraser Valley Regional District Zoning Amendment Bylaw No. 1648, 2022*.

BACKGROUND

The purpose of *Fraser Valley Regional District Zoning Amendment Bylaw No. 1648, 2022* (Bylaw No. 1648) is to rezone private properties beside Coquihalla River Provincial Park from Park 2 (P-2) to Rural 5 (R-5) to correct a historical zoning error. These properties were incorrectly zoned to Park when zoning was first assigned in 1989, as the Regional District was unaware that privately owned parcels were included. The FVRD Board held a public hearing on February 1, 2023, and gave second and third readings to the bylaw on February 23, 2023. Since then, one parcel has withdrawn from the proposed rezoning. This alteration is significant enough that a new public hearing must be held.

The Board rescinded the third reading of Bylaw No. 1648 and directed that it be forwarded to a new public hearing on March 27, 2025. A public hearing was held on April 8, 2025.

PROPERTY DETAILS

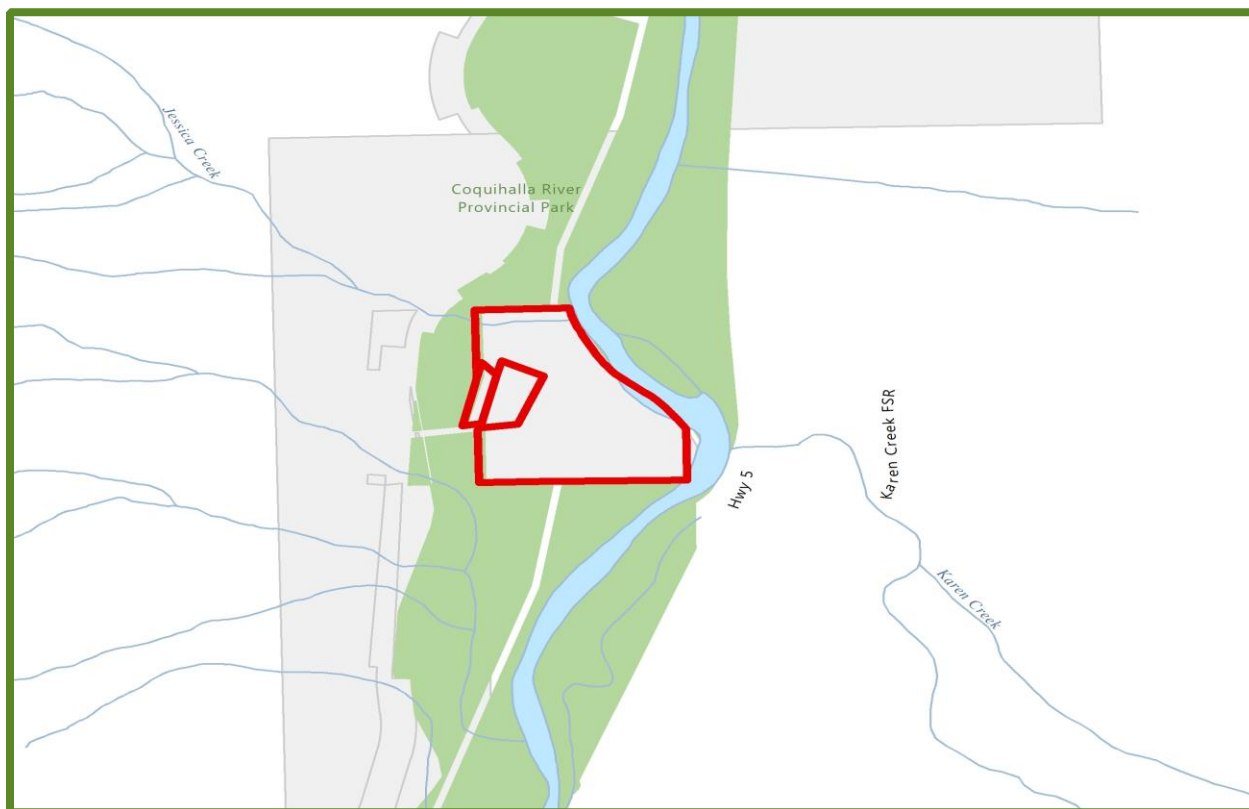
Electoral Area	B		
Address	n/a		
Current Zoning	Park (P-2)	Proposed Zoning	Rural 5 (R-5)
Current OCP	n/a – no OCP	Proposed OCP	n/a
Current Use	Residential	Proposed Use	No change
Development Permit Areas	n/a		
Agricultural Land Reserve	No		

PID	Folio	Lot Size Acres (ha)	Owner last name
014-560-879	732.05077.002	22.241 (9 ha)	Unwin/Ouellette
007-850-425	732.05078.050	1.16 (0.47 ha)	Wiebe
014-560-453	732.05079.000	2.59 (1.05 ha)	Barden

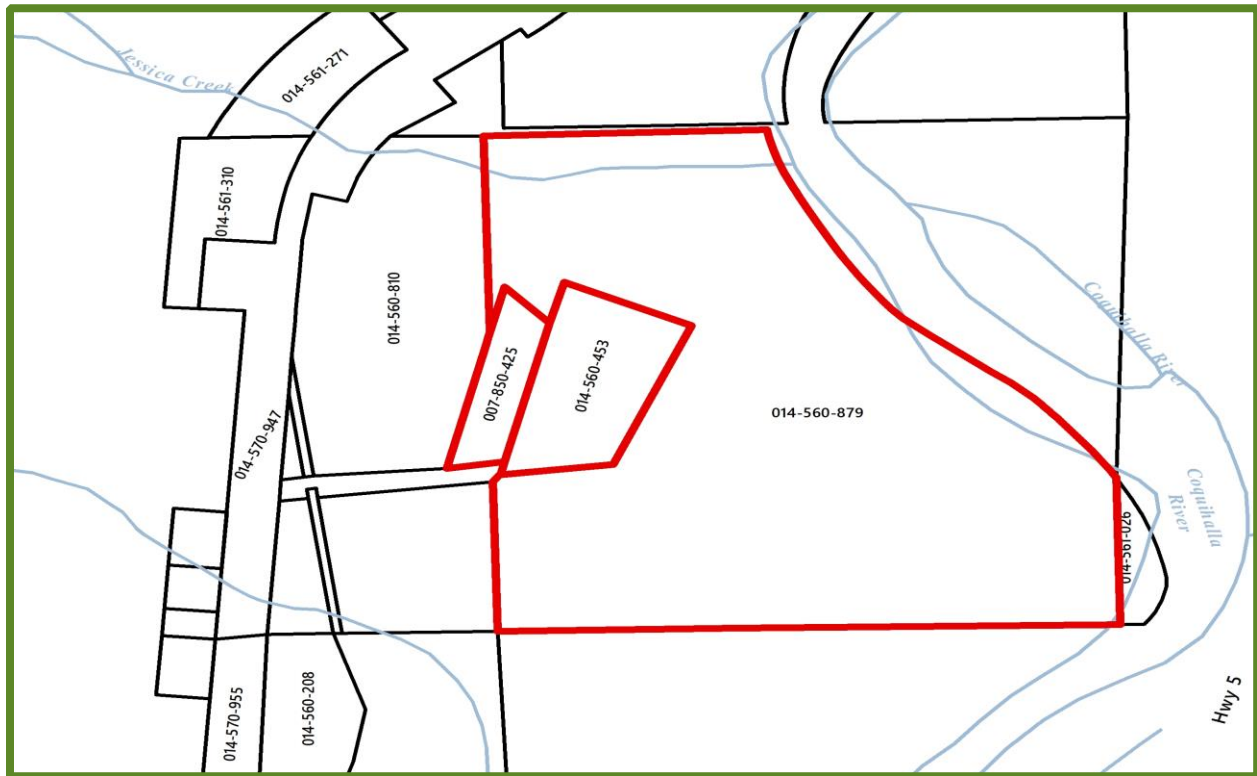
ADJACENT ZONING & LAND USES

North	^	Park 2 (P-2); Park
East	>	Park 2 (P-2); Park, Coquihalla River, Hwy 5
West	<	Rural 5 (R-5); Residential, Crown land
South	v	Park 2 (P-2); Park

NEIGHBOURHOOD MAP



PROPERTY MAP



DISCUSSION

The zoning amendment process for Bylaw No. 1648 began in October 2022 with four properties and has been given three readings and a public hearing. The bylaw was pending registration of covenants prior to consideration of adoption. In 2024, FVRD staff were informed of the sale of one parcel to BC Parks. BC Parks staff confirmed that they did not wish to continue with the rezoning. Staff also verified that the private owners of the remaining three (3) parcels still wanted to complete the process.

Per section 470 of the *Local Government Act*, the FVRD Board may alter a bylaw after a public hearing if the alteration does not alter the use; increase the density; or without the owner's consent, decrease the density of any area from that originally specified in the bylaw. The removal of a property from the proposed rezoning constitutes an alteration of the use, and a new public hearing must be held.

As public hearings must be held after first reading of the bylaw and before third reading, the third reading of the bylaw was rescinded by the Board at the regular meeting on March 27, 2025, so that a second public hearing could be held.

Public Hearing.

The second public hearing was held virtually via Zoom on April 8, 2025, at 3:00 pm, in accordance with Section 466 of the *Local Government Act*. Notification of the public hearing was posted in accordance with *Fraser Valley Regional District Public Notice Bylaw No. 1741, 2024*, and property owners within 150 metres of the subject properties were notified via mailout.

No members of the public attended the public hearing, and no written submissions were received. The public hearing report is attached.

The public hearing is now closed. To avoid the need to hold another public hearing, the Regional Board may not receive any new information with respect to this bylaw. The attached report is a summary of the public hearing and does not constitute new information.

Geotechnical Covenant

As part of the rezoning process, the FVRD commissioned an overview geohazard assessment report, dated September 10, 2021, prepared by Statlu Environmental Consulting Ltd. At first reading, staff requested registering the Statlu report and its recommendations as a geotechnical covenant as a condition of rezoning. The covenant will include a requirement for site-specific geotechnical studies prior to development. This ensures that future construction will consider hazard mitigation measures.

As of April 30, 2025, two of the three affected properties have registered this geotechnical covenant on title. All property owners must register a geotechnical covenant on each of the property titles prior to consideration of adoption of Bylaw No. 1648.

Previous delays in the covenant registration have resulted in additional public hearings and staff time. As this rezoning was FVRD-initiated, direct costs have come from the Electoral Area Planning budget. Given the length of time this file has been active, if this is not completed before August 2025, staff will bring the bylaw back to the Board with a recommendation to refuse it. In that event, individual property owners can apply to rezone their properties if they so choose at their own cost.

Referral Responses

After the Board's decision to rescind third reading and proceed to a second public hearing, staff sent updated referrals to the following external agencies:

- First Nations (through **Stó:lō Connect**)
- Ministry of Transportation and Transit (MOTT)
- Ministry of Environment and Parks (BC Parks)
- Trans Mountain
- BC Hydro
- Westcoast Energy (Enbridge)

All referrals were sent prior to March 21st, 2025, with a deadline to receive referral comments of April 30th, 2025. As of May 1st, 2025, responses were received from MOTT, Trans Mountain, and BC Hydro. Comments received were immaterial to the proposed zoning amendment and mainly for the private owners should they wish to construct on their lands in the future.

COST

As the rezoning is initiated by the FVRD, the direct cost of public hearings, advertisements, and technical assessments came from the Electoral Area Planning budget. The cost of covenant registration is to be borne by the property owners.

CONCLUSION

The removal of a property from a zoning amendment is considered an alteration to the bylaw that would necessitate a new public hearing. Third reading of Bylaw 1648 was rescinded so that the bylaw could proceed to a second public hearing. A public hearing for Bylaw 1648, 2022 has been held, and no public comments were received. Staff recommend that Bylaw 1648, 2022 be given third reading.