

To: Electoral Area Services Committee

Date: 2024-11-14

From: Katelyn Hipwell, Manager of Planning

File No: 6480-20-710

Subject: Area C Official Community Plan Update – Revised Engagement Strategy

Reviewed by: Graham Daneluz, Director of Planning and Development

Jennifer Kinneman, Chief Administrative Officer

RECOMMENDATION

THAT the Fraser Valley Regional District Board endorse the revised engagement strategy as outlined in the staff report dated November 14, 2024, to receive feedback on the draft Official Community Plan Bylaw No. 1747, 2024.

BACKGROUND

In September 2022, the FVRD Board endorsed an early engagement strategy to support the Area C Official Community Plan (OCP) update and implementation. The strategy was designed to meet the legislative requirements of the Local Government Act and to meet the needs of the public, affected Indigenous communities, and stakeholders. **At the time of the Board's endorsement of the engagement strategy**, the scope of engagement was aligned with the scope of the OCP update which was being conducted independent from the Harrison Mills Neighbourhood Plan process and the Harrison Rise development application.

In May 2024, the FVRD Board directed staff to combine the three (3) simultaneous Official Community Plan amendment processes in Electoral Area C into a single OCP bylaw. As such, the draft Area C OCP and the neighbourhood plans for Harrison Mills and Lake Errock (Harrison Rise) were given first reading by the FVRD Board in July 2024 as a single bylaw. The increased scope and scale of the draft **OCP necessitates a revised engagement strategy for the Board's consideration to adequately capture** the additional elements brought by the added neighbourhood plans.

The revised engagement strategy described in the report is intended to support the Area C OCP update moving forward.

DISCUSSION

The addition of the Harrison Mills and Lake Errock neighbourhood plans has resulted in the requirement for additional feasibility analysis to understand the long-term financial implications of the development for current and future residents and businesses.

Understanding the servicing feasibility involves a comprehensive study to assess the overall on-site and off-site servicing needs of the proposed development. It includes a financial analysis to understand lifecycle costs, tax implications, and long-term sustainability. The Servicing Feasibility Study is primarily analyzing the impact on water, sewer, solid waste, transit, community recreational facilities, parks and trails, and fire protection service for the Lake Errock neighbourhood. The outcomes of this study presents a new aspect of the OCP update that will require additional engagement and communication. This, coupled with the consolidation of the OCP with the neighbourhood plans, was not contemplated as part of the original engagement strategy.

Early Consultation

In September 2022, the FVRD Board resolved to undertake early and ongoing consultation for the Area C OCP with the following identified parties:

1. Electoral Area C residents and land owners within the Plan area;
2. Leq'á:mel First Nation, Sts'ailes, Sq'éwlets First Nation, Nooaitch Indian Band, Esh-knam Cultural Resources Management Services, Cheam First Nation, Union Bar First Nation, **Stó:lō** Nation, Peters First Nation, Popkum First Nation, Sumas First Nation, Skwah First Nation, Kwaw-Kwaw-Apilt First Nation, Skawahlook, and Kwantlen;
3. School District 78 Fraser-Cascade and School District 75 Mission;
4. Local, provincial, and federal government agencies and other stakeholders.

Early consultation has been undertaken consistent with the **FVRD Board's resolution**.

Since 2021, and prior to first reading, the three components of this OCP have each been managed separately and subject to varying timelines and consultation processes. Each project has followed a distinct timeline, going in front of the community at various times. Staff have continually highlighted the interconnected nature of the three projects while ensuring that consultation for each project has included distinct actions. This approach was taken from the beginning of each project given that the timelines have been incongruous. **Consultation for all three projects leading up to the FVRD Board's** first reading of the Area C OCP has been summarized in a previous staff report dated June 13, 2024 (Appendix A).

Area C OCP Consultation

Moving forward, consultation for the three Area C projects - now a single bylaw - must be conducted jointly. As such, a revised sequence of consultation and engagement is proposed in *Table 1*.

Sequence of Consultation and Engagement				
	Post 1 st Reading	➡ Servicing Feasibility Communication ➡	Post 2 nd Reading	➡ Public Hearing
Level of Participation	Inform Consult	Inform Consult Involve	Inform Consult	Inform Consult
Purpose	Receive feedback on 1 st Reading draft	Receive feedback on Feasibility Study outcomes	Receive feedback on revisions and 2 nd Reading draft	Receive public comment on draft OCP
Activity	<ul style="list-style-type: none"> • Referrals • Mail-out/ Postcard • Have Your Say Discussion and Email Blast 	<ul style="list-style-type: none"> • Presentation to EASC • In-Person Information Meeting • Interactive Survey 	<ul style="list-style-type: none"> • Open House Event 	<ul style="list-style-type: none"> • Virtual Hearing
Follow-up with FVRD Board	Staff Report - Updated Engagement Strategy, Next Steps	Staff Presentation to EASC Summary Report - Public Comments on 1 st Reading draft and Feasibility Study outcomes, Next Steps	Summary Report - Public Comments on 2 nd Reading Draft of OCP, Next Steps	Summary Report – Public Hearing Summary, Next Steps

Table 1: Sequence of Consultation and Engagement

Post 1st Reading Consultation

Referrals - Complete

Formal referrals following the FVRD Board's first reading of the Area C OCP have been sent to Indigenous communities, government agencies, private businesses, and community groups. The referrals invite comment and feedback on the draft OCP and identify opportunities to meet with FVRD

staff for additional discussion. Follow-up to referrals sent in October 2024 is ongoing and includes phone calls, offers for in-person reviews, and in some cases, meetings. Referral comments will be summarized in a future report to the FVRD Board.

Public Mail-out and Have Your Say Discussion – Following Engagement Strategy Endorsement

Following the FVRD Board's endorsement of the revised engagement strategy, a public mail-out will be delivered to residents within the Plan area. The mail-out will include the following key information:

- Illustrate the anticipated consultation sequence
- Direct residents to the project Have Your Say page to review the draft OCP
- Solicit feedback and comment on the draft Area C OCP through Have Your Say discussion forums
- Indicate pending feasibility study and future presentation of study outcomes

The mail-out will be supplemented by a Have Your Say email blast to residents registered to receive communications on the Area C OCP project.

Feedback and comments will be directed to a discussion forum on the Have Your Say project page. Comments received through this forum will be summarized in a future report to the FVRD Board.

Servicing Feasibility Communication

In-Person Information Meeting

Following completion of the Servicing Feasibility Study, an in-person information meeting will be held to present the study outcomes to the community. This event will be conducted to facilitate clear presentation of the lifecycle costs, tax implications, and long-term sustainability of the proposed water, sewer, solid waste, transit, parks and trails, and fire protection services for the Lake Errock neighbourhood. The meeting will involve presentations from staff on the Servicing Feasibility Study outcomes and provide opportunities for residents to pose questions.

Interactive Survey

Following the presentation of the Servicing Feasibility Study and opportunity for public review, an interactive public survey will be conducted to receive directed feedback on the Study outcomes and impacts.

Presentation and Summary of Public Feedback to EASC

The outcomes of the Servicing Feasibility Study will be presented to the Electoral Area Services Committee and summary report of public feedback and survey results will be provided to the FVRD Board. This report will identify next steps and present options to proceed to 2nd reading for the FVRD **Board's consideration.**

Post 2nd Reading Consultation

Open House Event

This open house event will be an opportunity to present the 2nd reading draft OCP that reflects the changes to address the feedback and comments received on the 1st reading draft and Servicing Feasibility Study.

Public Hearing

Virtual Public Hearing

At the direction of the FVRD Board, a public hearing will be conducted following 2nd reading of the draft Area C OCP. The public hearing may be conducted in-person or virtually, which can be determined at the time the FVRD Board directs staff to conduct the hearing. The FVRD Board, in consultation with regional district staff, will make the decision on the format of a public hearing per the *FVRD Public Hearings in the Electoral Areas Policy*. Considerations related to the safety, accessibility and convenience of public hearing participants, and the safety of FVRD staff, will be primary considerations.

The Plan area encompasses a far reaching geographic area. There are no public meeting spaces located within Area C that are large enough to accommodate the anticipated number of attendees. To date, public meetings that have been conducted for the Plan update have been located in Area G **(Deroche), the District of Kent (Kilby), or on Sq'ewlets reserve lands.**

The Fraser Valley Regional District aims to ensure public hearings are held in a manner that provides a safe, accessible, and convenient environment for all persons who believe that their interest in property is affected to be afforded a reasonable opportunity to be heard or to present written submissions. Hosting a virtual public hearing may improve accessibility and convenience for residents within the Plan area.

Additional Submission Requirements from Harrison Rise Proponent

The Fraser Valley Regional District Board directed staff to continue to work with the developer on the Harrison Rise proposal. The Board also required the proponent, at their own expense, to provide the necessary supplementary information to address the information gaps outlined in the FVRD staff report dated March 9, 2023 (Appendix B). The requirements specified in the March 9, 2023 report that remain outstanding from the proponent are summarized in *Table 2*. These deliverables are required prior to proceeding to 2nd Reading and a Public Hearing.

Deliverable	Responsible	Comment
1. Comprehensive Servicing Feasibility Study: Assess overall servicing needs, including water, sewer, solid waste, transit, recreational facilities, parks, trails, and fire protection. This includes financial analysis for lifecycle costs, tax implications, and long-term sustainability.	Urban Systems (consultant for FVRD)	In progress - Awaiting Information from Harrison Rise proponent
2. Water Quality Reporting: Develop a water quality monitoring plan, and provide results and a final report.	Harrison Rise Proponent	Outstanding
3. Community Connections: Identify pedestrian highway crossing and support options for transit. Consult with FVRD and BC Transit.	Harrison Rise Proponent	Outstanding
4. Local Sanitary Servicing Plan (LSSP): Identify servicing needs and options for community water and sewer. Develop plan in consultation with FVRD Engineering Department.	Harrison Rise Proponent & FVRD	In progress - Awaiting Information from Harrison Rise proponent
5. Sq'ewlets First Nation (SFN) Community Sewer: Connect SFN to proposed community sanitary sewer, provide immediate benefit and future growth capacity, review anticipated sewage flows, forecast future development, and costs, draft a service agreement between SFN and FVRD, develop an MOU or similar agreement, include tasks within the overall financial feasibility study	Harrison Rise Proponent, FVRD & SFN	Outstanding The current SFN community sewer system is failing; new system is a critical need for SFN. Connection to the proposed wastewater treatment plant for Harrison Rise will provide an immediate benefit as well as capacity for future growth. FVRD must work with SFN to draft a service agreement and review future servicing parameters. This agreement will be essential for future coordination and efficiency. Ensuring the financial feasibility study covers all necessary aspects for successful implementation.

Table 2: Outstanding Submission Requirements from Harrison Rise Proponent

Next Steps

The steps outlined in *Table 3* illustrate the consultation and engagement path forward for the Area C OCP. Staff are currently undertaking consultation under **Step 1**. At this time, proceeding to **Step 2** is contingent on the FVRD receiving the necessary information from the Harrison Rise proponent. This information is required to facilitate the completion of the Comprehensive Servicing Feasibility Study and allow FVRD to conduct a review of the additional technical submission requirements to support further consideration of the Lake Errock Neighbourhood Plan.

Step	Responsible	Timeframe
1. Consultation on 1 st Reading draft		
a. Referrals	FVRD	Ongoing (Oct – Dec 2024)
b. Mail-out, Have Your Say Discussions	FVRD	Following FVRD Board endorsement of engagement strategy (Nov – Dec 2024)
2. Consultation on outcomes of Comprehensive Servicing Feasibility Study for Lake Errock Neighbourhood Plan	FVRD	Study in progress by Urban Systems - Awaiting information from Harrison Rise proponent
3. Consideration of 2 nd Reading	FVRD Board	Awaiting deliverables from Harrison Rise proponent
4. Consultation on 2 nd Reading draft	FVRD	2025
5. Public Hearing	FVRD	2025

Table 3: Next Steps on Consultation Path

These steps ensure a comprehensive process that provide adequate opportunity for residents, Indigenous communities, agencies, stakeholders, and the FVRD Board to consider and provide comment on the various aspects of the Area C OCP update. This process will help to ensure that the final OCP and Neighbourhood Plans reflect the needs and aspirations of Area C residents while also considering the sustainability of the proposed development.

COST

The Area C Official Community Plan update has been identified as a multi-year priority project for the 2024/2025 Electoral Area Planning work plan. Costs associated with this update are covered through the Electoral Area Planning Services budget.

Costs for consulting services associated with the development of the Harrison Mills Neighbourhood Plan are covered through capacity funding secured through the Developer Contribution Agreement between the FVRD and Keltic Canada Development.

Costs associated with consulting services for the review of the proposed Harrison Rise development are covered through capacity funding secured through the Developer Contribution Agreement between the FVRD and GWEB Holdings Inc.

CONCLUSION

The FVRD has initiated a review and update of the Area C OCP which now includes integrated neighbourhood plans for Harrison Mills and Lake Errock and combined consideration for the proposed Harrison Rise development.

Early consultation and engagement for the OCP has been undertaken independently from the neighbourhood plan processes under the guidance of the Area C OCP Engagement Strategy endorsed by the Regional Board in September 2022. This included early referrals to partner agencies, consultation with Indigenous communities, and feedback solicited from residents and the public through various engagement initiatives.

The revised engagement strategy outlined in this report addresses the increased scope and scale of the draft OCP and adequately captures engagement activities for the additional elements brought by the integrated neighbourhood plans and development application.

The proposed consultation strategy, in conjunction with the extensive consultation and engagement actions taken to date, represent a thorough consultative program that satisfies legislative requirements and best practices.