



STAFF REPORT

To: Fraser Valley Regional District Board
From: Ray Schipper, Planning Technician

Date: 2025-07-24
File No: 3360-21 2021-01

Subject: Consideration of Adoption of Zoning Amendment Bylaw No. 1648, 2022 to facilitate rezoning of three properties adjacent to Coquihalla River Provincial Park, 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 adopt *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 Since then, one parcel has withdrawn from the proposed rezoning.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 was significant enough that a new public hearing was held.

The Board rescinded the third reading of Bylaw No. 1648 and directed it forward to a new public hearing on March 27, 2025. A public hearing was held on April 8, 2025, and the Board gave third reading on May 22, 2025.

PROPERTY DETAILS

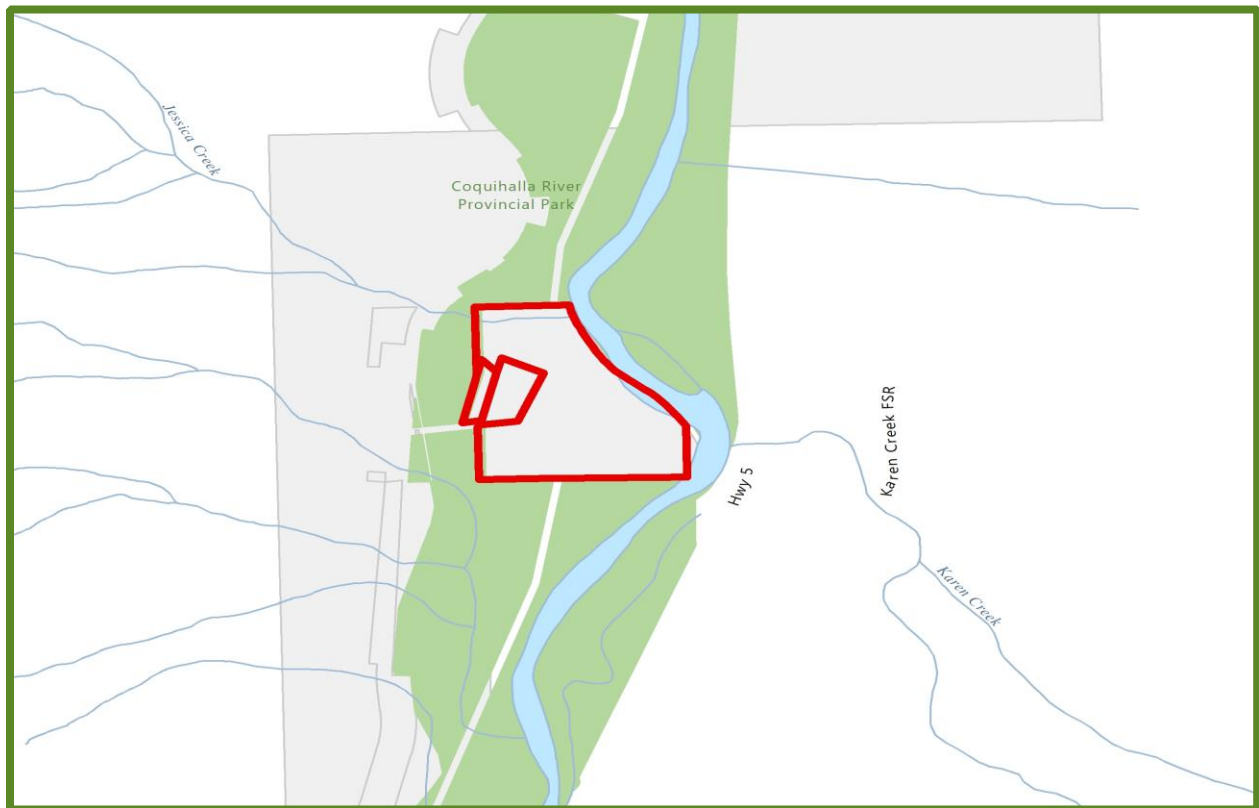
Electoral Area	B		
Address	n/a		
Current Zoning	Park (P-2)	Proposed Zoning	Rural 5 (R-5)
Current OCP	n/a – no OCP	Proposed OCP	n/a
Current Use	Residential	Proposed Use	No change
Development Permit Areas	n/a		
Agricultural Land Reserve	No		

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

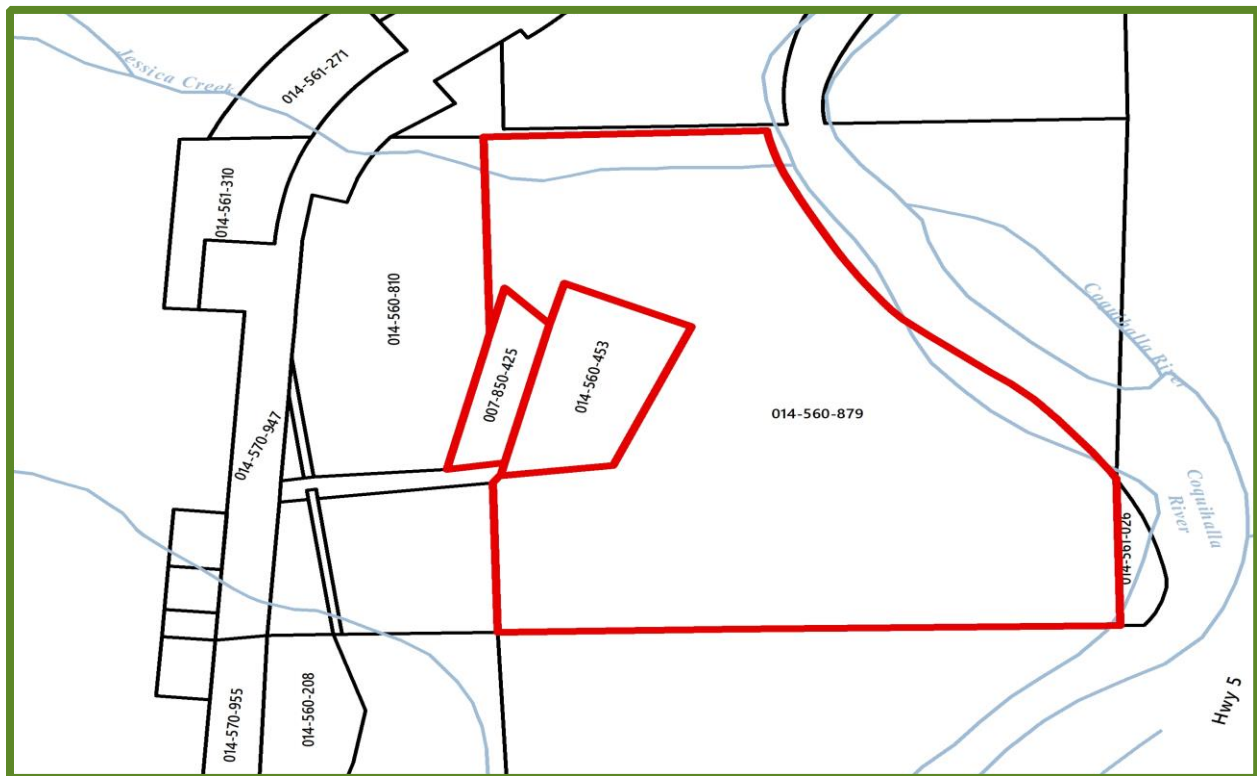
ADJACENT ZONING & LAND USES

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 was 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.

Removing the property from the proposed rezoning constituted an alteration of the use, and a new public hearing was to be held. As public hearings must be held after the first reading of the bylaw and before the third reading, the Board rescinded the third reading of the bylaw 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*. No written submissions were received before the public hearing, and no members of the public attended online.

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 the first reading, staff requested that the Statlu report and its recommendations be registered on title as a geotechnical covenant as a condition of rezoning. The covenant includes a requirement for site-specific geotechnical studies prior to development. This ensures that future construction will consider hazard mitigation measures.

All three affected properties have registered this geotechnical covenant on title.

Ministry of Transportation and Transit Approval

Per Section 52 of the *Transportation Act*, zoning bylaw amendments near controlled areas require Ministry of Transportation and Transit (MoTT) approval. *Bylaw No. 1648, 2022* received ministerial approval on July 3, 2025.

COST

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

CONCLUSION

As the subject properties are not located within areas currently designated under the Official Community Plan (OCP) Bylaw No. 800, OCP policies do not apply to this rezoning application. The property owners have fulfilled the covenant requirements established at the first reading, and the bylaw amendment received MoTT approval. Staff recommend that the Fraser Valley Regional District Board adopt *Zoning Amendment Bylaw No. 1648, 2022*.