

To: Electoral Area Services Committee

Date: 2018-04-10

From: Dawn Smith, Planner II

File No: 0340-30-EA Planning

**Subject: Good Neighbour Practices - Update**

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## RECOMMENDATION

**THAT** the Fraser Valley Regional District Board endorse the updated '*Good Neighbour Practices – Managing Construction and Development Impacts in Residential Neighbourhood*' document as policy for the FVRD Electoral Areas

### STRATEGIC AREA(S) OF FOCUS

Support Environmental Stewardship  
Support Healthy & Sustainable Community

### PRIORITIES

Priority #1 Waste Management  
Priority #2 Air & Water Quality

## BACKGROUND

In 2017, the FVRD implemented a 'Good Neighbour Practices' policy to manage construction activities and impacts to the surrounding neighbourhood. These practices serve as a code of conduct for builders and developers to prevent conflict issues such as; communication, site management, road use, off site impacts and permits.

The 'Good Neighbourhood Practices' was developed to ensure development activities within or nearby to existing residential areas of the Fraser Valley Regional District (FVRD) minimize negative impacts, such as noise, drainage and air quality. While these impacts are often short-lived, they can cause conflict and affect the quality of life for residents. Proactive measures by builders and developers can mitigate these impacts and prevent problems before they arise.

The Good Neighbour Practices require the property owner and contractor sign the 'Good Neighbour Policy' contract (attached) agreeing to undertake:

- Communication with neighbours
- Site management best practices (ie. onsite toilets, keep clean site, etc.)
- Off-site impacts, including construction hours Mon-Saturday 7 am – 8 pm
- Roads and sidewalk use, including keeping clean, no parking area, etc.

- Permits and approvals, obtain FVRD approvals before you start.

## DISCUSSION

Since mid-2017 the 'Good Neighbour Practices' policy has been operational and distributed as follows:

- Building permit and development permit issuance – signed contract;
- Subdivision approval consideration - provide copy to Ministry of Transportation and Infrastructure, Approving Officer;
- Website access in Planning and Development section;
- 2<sup>nd</sup> floor public counter; and
- zoning approvals.

Overall the policy has been taken up with community members, builders and Regional District staff with success. In addition to the document, the FVRD has proactively installed signage in high profile and developing areas such as Popkum and Cultus Lake south for further reinforcement of the good neighbour message.

### Onsite Signage



### Construction Hours Amendment

Recent feedback from the Popkum Residents Association has identified an amendment to construction hours to 7 am to 8 pm, with no construction on Sundays. Residents felt the current 6 am to 10 pm over 7 days a week construction hours created too many impacts in their neighbourhood.

The proposed amendment would bring the construction hours into the similar timeframe as the City of Chilliwack noise bylaw which allows construction noise from 7-9 pm and no activity on Sundays.

The Chilliwack River Valley Noise and Disturbance Bylaw No. 799, 1988 permits noise within the hours of 6 am – 10pm, 7 days a week. However the Good Neighbour Practices encourage a more restricted noise timeline. The Good Neighbour Practices are not a bylaw, they are guidelines endorsed by the Regional Board and can be amended as needed. Should the Regional Board identify a need to amend the *Chilliwack River Valley Noise and Disturbance Bylaw* or formalize the Good Neighbour Practices as a regulation, a formal bylaw process would be necessary. Regional District staff has not received feedback from community members that indicates a formal bylaw is necessary.

Copies of the proposed update and signage (changes highlighted in yellow) are attached to the staff report for review and endorsement.

## **COST**

There is no additional cost to provide the 'Good Neighbour Practices' document to the Electoral Areas.

## **CONCLUSION**

The 'Good Neighbour Practices' offers builders and developers with practical steps they can take to manage and minimize development impacts to neighbours. The Good Neighbour Practices have been operational since mid-2017, and recent feedback has identified a change to the construction hours to 7 am to 8 pm, Monday thru Saturday with no activity on Sundays. As a policy document, the Regional Board can amend the practices as needed.

## **COMMENTS BY:**

<b>Graham Daneluz, Deputy Director of Planning &amp; Development</b>	Reviewed and supported
<b>Margaret Thornton, Director of Planning &amp; Development</b>	Reviewed and supported
<b>Mike Veenbaas, Director of Financial Services</b>	No further financial comment.
<b>Paul Gipps, Chief Administrative Officer</b>	Reviewed and supported