

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

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;
- 2nd 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:

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 comment.
Paul Gipps, Chief Administrative Officer	Reviewed and supported

GOOD NEIGHBOUR PRACTICES

MANAGE YOUR CONSTRUCTION IMPACTS



Inform
neighbours of
project &
timelines



Keep roads and
sidewalks clear.
Provide onsite
parking



Keep material
inbounds
and clean up
frequently



Obtain proper
approvals
before starting



Do not burn



Quiet time
between 8 p.m.
and 7 a.m. and
all day Sunday

www.fvrd.ca

1-800-528-0061

planning@fvrd.ca



Fraser Valley Regional District

GOOD NEIGHBOUR PRACTICES

MANAGING CONSTRUCTION AND DEVELOPMENT IMPACTS IN RESIDENTIAL NEIGHBOURHOODS

Development and renewal of neighbourhoods can improve the vitality, value and appearance of FVRD communities. However, development and construction can create negative short term impacts for neighbours, such as noise, dust, odours, and air quality impacts. Developers and builders can reduce their impacts by using good neighbour practices and by taking action before problems arise.

ISSUE

WHAT CAN YOU DO?

COMMUNICATION



Talk with your neighbours on an ongoing basis. Information and personal contact generally creates a more supportive and understanding perspective.

- Conduct door visits and provide flyers/notices.
- Introduce your project.
- Provide your contact information.
- Share your timelines.

SITE MANAGEMENT



Proactive site management can address the majority of neighbour impacts.

- Stay on your property - don't encroach your work site or cause destruction to neighbouring parcels.
- Manage your storm water onsite – don't cause drainage issues for your neighbours or damage the environment.
- Provide and maintain temporary toilets.
- Secure your site (eg. temporary fence) for safety and security reasons. Thefts and trespass can be a problem.
- Clean up frequently - both on and off site (ie. garbage, mud and debris)

OFF-SITE IMPACTS



- Avoid noise and disturbances in evening hours and weekends. Construction noise permitted Monday - Saturday 7 am - 8 pm. (No Sundays)
- Do not burn in residential areas. Use hauling and/or chipping.

ROAD & SIDEWALK USE



- Construction or alteration works may require approval.
Roads - contact BC Ministry of Transportation and Infrastructure:
ph. 604-795-8211
Sidewalks (Popkum) - contact FVRD Regional Parks:
ph. 604-702-5000
- Don't block sidewalks, roads and driveways.
- Manage onsite parking and make temporary arrangements if necessary.
- Keep sidewalks and roads free of construction sediment and dirt.
- Regularly wash off vehicles before leaving site.
- Keep construction waste bins, materials, etc. from public roadways.

PERMITS & APPROVALS



- Know the rules and FVRD requirements before you start your project, and check your property title for restrictions (eg. covenants, easements, geotechnical restrictions, etc.).
- Obtain your FVRD approvals BEFORE starting construction or development.
- Not sure which permits and approvals are needed? Contact the FVRD to find out.

SIGNATURE AND ACKNOWLEDGEMENT

I will ensure development and construction at _____ follows the FVRD's Good Neighbour Practices by: _____ address

- ☐ Providing the Good Neighbour Practices to employees and sub-trades working on the site
- ☐ Posting the Good Neighbour Practices in a visible location
- ☐ Discussing the Good Neighbour Practices at job site meetings
- ☐ Other: _____

Name (please print): _____

Signature: _____

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