

To: CAO for the Electoral Area Services Committee

Date: 2018-12-11

From: Dawn Smith, Planner II

File No: 6480-20-427

Subject: First Reading – Popkum-Bridal Falls Official Community Plan Bylaw No. 1501, 2018

RECOMMENDATION

THAT the Fraser Valley Regional District Board consider giving first reading to the bylaw cited as *Fraser Valley Regional District Official Community Plan for Popkum – Bridal Falls, Bylaw No. 1501, 2018*;

THAT the Fraser Valley Regional District Board authorize community engagement as outlined in the report dated December 11, 2018 to provide feedback on the draft Official Community Plan Bylaw No. 1501, 2018;

AND THAT draft *Fraser Valley Regional District Official Community Plan for Popkum – Bridal Falls, Bylaw No. 1501, 2018* be referred to various agencies for comment.

STRATEGIC AREA(S) OF FOCUS

Support Environmental Stewardship
Foster a Strong & Diverse Economy
Support Healthy & Sustainable Community
Provide Responsive & Effective Public Services

PRIORITIES

Priority #2 Air & Water Quality
Priority #4 Tourism
Priority #5 Outdoor Recreation

BACKGROUND

An official community plan is, “a statement of objectives and policies to guide decisions on planning and land use management, within the area covered by the plan, respecting the purposes of local government” (Local Government Act, s. 471(1)).

An official community plan does not commit or authorize the regional district to proceed with any project that is specified in the plan. Its primary effect is that all bylaws enacted or works undertaken by the Regional District Board, after the adoption of the OCP must be consistent with the plan (Local Government Act, s. 478).

The current Popkum-Bridal Falls OCP has served the community for over 20 years. The OCP was first adopted in 1998, with several amendments to facilitate suburban residential and commercial

developments. Overall, the OCP has been an effective tool and development has occurred generally as set out in the Plan policies. Plan policies have guided an average annual population growth of 2.2% from 1,065 persons in 1996 to 1,529 persons in 2016 (Statistics Canada).

The OCP outlines the long-term vision for the future of Popkum-Bridal Falls and a course of action to achieve it. In order to respond to a growing community and changing values, the Popkum-Bridal Falls OCP update was initiated in 2014 with consultation and outreach to the community, First Nations, industry/business, Popkum Ratepayers Association, and Provincial ministries.

The OCP contains new and revised policies that reflect consultation with:

- Community events – three public events and online survey
- Industry and developer focussed workshops
- Popkum Ratepayers – seven meetings
- Individual landowners – multiple meetings
- Stakeholders of interest – twenty five groups
- Community wide online survey
- Two community events - open house format
- School District #33
- City of Chilliwack
- Ministry of Transportation and Infrastructure
- Agricultural Land Commission
- First Nations, including Stó:lō, Peters Band, Popkum and Cheam First Nation
- BC Parks

As part of the OCP update, an overview geohazard assessment was completed by Braun – Cordilleran Geoscience which unexpectedly identified a complex slope of concern that needed further technical investigation. The subsequent technical investigation and report was completed in Spring 2018. The Bridal Falls Landslide Hazard Assessment – Timber Camp Linears report was prepared by BGC Engineering Ltd. Policies that reflect the new Bridal Falls geohazard information have been incorporated into the draft Plan.

New OCP policies continue to focus residential growth and development in the West Popkum area and support the Bridal Falls tourism recreation corridor. The update contains new policy to address: infrastructure and services; suburban residential infill and design policies; parks and trails' agri-tourism; the Agricultural Land Reserve; and, geohazard policies. Details of the new policies are summarized in the Discussion section below.

In addition to policy updates, ensuring the OCP document is accessible to all users is an important overall objective. The number of Development Permit Areas has been reduced to five from the previous six. The OCP update includes revisions to the format/layout, photos and utilizes straightforward language and illustrations where possible.

DISCUSSION

Significant policies in the Popkum-Bridal Falls OCP draft include:

Policy Themes	Description
Parks and Trails	<ul style="list-style-type: none"> Popkum-Bridal Falls is rich in parks but lacks trail connections between important assets such as Cheam Lake Wetlands Regional Park, Bridal Veil Falls Provincial Park, the Fraser River and the three local community parks. OCP policies identify: potential park sites along the Fraser River and Mount Cheam base; possible Cheam Lake Wetlands Regional Park expansion; significant trail corridors to connect existing parks; and, neighbourhood linear trail options including pedestrian crossings in West Popkum. Additional policies include support for partnerships with First Nations / Province of BC / NGO's, consideration of long-term financial viability of park assets; use of native plants in landscaping; and, advocacy for extending the open season of Bridal Veil Falls Provincial Park.
Suburban Residential growth and design	<ul style="list-style-type: none"> Plan policies maintain the 800-1,100 metre square lot sizes that were identified by ratepayers as a key value of the community. Design policies support gentle infill opportunities to address: privacy, tree retention, linear trails, building design, and lot layout.
Infrastructure and Services	<ul style="list-style-type: none"> Policy to introduce development nodes for sewer servicing in West Popkum which support a new Class A+ sewer system for the community.
Geohazard and Risk Management	<ul style="list-style-type: none"> Plan policies introduce the new geohazard overview study by Cordilleran-Braun Geoscience which identifies potential hazard and significant hazard areas, including specific hazard types (i.e. debris flow, debris flood, etc.). Includes new Development Permit Area to address Timber Camp Linears rock avalanche. Exemptions will allow development to proceed unless subdivision or density increase is proposed.
Bridal Falls Uplands	<ul style="list-style-type: none"> The hillside area west of Bridal Falls features a cluster of several hundred acres of privately owned lands free of geotechnical hazards and outside the ALR. These lands present an opportunity

	<p>for future growth once the West Popkum area is built out.</p> <ul style="list-style-type: none"> Plan policy supports neighbourhood plan process for this area to address water, sewer, and road/transportation services, parks and trails, and hillside development guidelines.
Tourism Commercial	<ul style="list-style-type: none"> Popkum and Bridal Falls each feature core commercial areas that are growing and evolving as consumer needs change. Business community feedback has identified a lack of tourism destination since the loss of the Dinotown and Minter Gardens attractions; the lack of profile/advertising to draw the travelling public off the Trans-Canada Highway #1 to utilize local businesses. Popkum residents have expressed a desire to maintain high quality tourism commercial. Plan policies include Development Permit Area for form and character to support quality architecture.
Agriculture	<ul style="list-style-type: none"> ALR lands encircle the residential neighbourhood of Popkum and contribute to the rural character of the community. Plan policies clarify the framework for ALR boundary adjustments and support agri-tourism and accommodation uses (when accessory to a farm use).

Next Steps

Milestone	Target Date
First Reading of OCP Electoral Area Services Committee and Regional Board	December 2018
Popkum Ratepayers Annual General Meeting (AGM) Presentation of Draft OCP and invitation for feedback	January 2019
Feedback to Draft OCP <ul style="list-style-type: none"> - Informal Review Committee - Referrals to Stakeholders - Newsletter - Open House(s) Event - Survey 	Spring 2019
Revisions Based on feedback	Spring 2019
Consider the OCP in conjunction with Financial Plan & other plans	Summer 2019

2nd Reading of OCP Electoral Area Services Committee and Regional Board	
Referral of the OCP to the Agricultural Land Commission	Summer 2019
Open House & Public Hearing	Summer 2019
3rd reading and adoption* Electoral Area Services Committee and Regional Board <i>*subject to consideration of public hearing feedback</i>	Summer 2019

COST

Draft Popkum-Bridal Falls Official Community Plan Bylaw No. 1501, 2018 contains policies identifying the need for neighbourhood plan for Bridal Falls Uplands, ALR boundary review, park management planning and other activities that, if acted on, would have significant costs. However, these actions are anticipated to be development driven or would require separate consideration, budgeting and approval by the Regional Board before being undertaken. Plan policies alone do not authorise or commit the Regional District to undertake these actions.

Further consideration of the impact of this draft plan on the FVRD Financial Plan will happen, as required by the Local Government Act, prior to second reading and public hearing. Comments from Director of Finance regarding the impact of the draft plan on the Financial Plan will be sought to assist the Board with its consideration in this respect.

Costs associated with the development of this plan are provided for in the EA Planning budget.

CONCLUSION

The draft Popkum-Bridal Falls Official Community Plan Bylaw No. 1501, 2018 is ready for public feedback and developed to an extent that it would now be productive for it to receive initial consideration by the Board, be made available for public review, and be referred to various agencies for comment. Amendments to the draft plan, such as those arising from community feedback, will be consolidated and presented to the Board at second reading. The public hearing will happen after second reading.

COMMENTS BY:

Graham Daneluz, Deputy Director of Planning & Development reviewed and supported

The current official community plan (OCP), adopted in 1998, has been successful in achieving the development concept outlined in the plan. The fundamental land use patterns and development

services are now established. The role of this next plan, *Bylaw 1501*, is to guide the remaining infill development in Popkum so that it integrates sensitively into the community and enhances the network of trails, parks and greenspaces. This will happen over the next 10-20 years. In Bridal Falls, the new plan continues to support recreation-oriented commercial development within the constraints associated with its location at the base of steep mountain slopes. This draft OCP was developed with extensive public input and technical review. It is a comprehensive document that provides an updated vision and framework to guide land use decisions in the Bridal-Falls community.

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