

To: CAO for the Electoral Area Services Committee

Date: 2019-02-12

From: Margaret-Ann Thornton, Director of Planning & Development

File No: 3360-01

Subject: Comprehensive Zoning Bylaw Consolidation for the Electoral Areas

INTENT

This report is intended to advise the Electoral Area Services Committee of information pertaining to the project to consolidate the nine (9) existing Electoral Area Zoning Bylaws into one (1) comprehensive and streamlined Zoning Bylaw. Staff is not looking for a recommendation and has forwarded this information should members want more clarification to discuss the item further.

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SUMMARY

To provide an update on the status of the Comprehensive Zoning Bylaw consolidation for the Electoral Areas, and outline the next steps and work plan for 2019.

DISCUSSION

FVRD staff and Urban Systems consultants are working on the consolidation of the nine (9) existing Zoning Bylaws for the Electoral Areas into one comprehensive and streamlined Zoning Bylaw with a total budget of \$76,000. The consultant, Urban Systems was retained in 2016, and to date the following has been undertaken:

- meeting with Home Designers and Fraser Valley Canadian Home Builders Association;
- preparation of 3 drafts for FVRD staff review;
- meetings with Urban Systems and FVRD staff to review drafts; and
- preparation of sketches to illustrate Zoning Bylaw details (setbacks, height, etc).

Due to current workloads, and FVRD staff vacancies this project is delayed. The complexity of the nine (9) existing Zoning Bylaws has made the consolidation difficult requiring a detailed review and comparison of all Zone requirements and definitions. The primary focus of the Zoning Bylaw consolidation is to provide consistency, clarity and ease of use by the general public, and supports the EASC's objective of providing excellent customer service and to eliminate red tape. The consolidated Zoning Bylaw is to permit all existing uses and Zoning Bylaw requirements, and ensuring that no additional restrictions will be imposed on properties.

The Zoning Bylaw consolidation will provide the following benefits to the Electoral Areas and the general public:

- provide one comprehensive document for ease of reference and consistent interpretation;
- update and modernize the existing Zoning Bylaws;
- create a user-friendly document with illustrations and graphics;
- address minor historical interpretation issues;
- align the Zoning Bylaw with the Official Community Plans for the Electoral Areas;
- utilizes current regulatory language and is consistent Provincial legislation; and
- provide updated mapping and ease of web-access for the public.

The nine (9) Zoning Bylaws in effect for the Electoral Areas are summarized below:

Zoning Bylaw Citation	Date of Adoption	Electoral Areas
Zoning Bylaw No. 0823	March 29, 1990	Rural Portions of EA "A"
Zoning Bylaw No. 0085	November 15, 1977	South Portion of EA "B" (Laidlaw)
Zoning Bylaw No. 0090	April 18, 1978	Community Plan Areas of EA "B"
Zoning Bylaw No. 0801	December 19, 1989	Rural Portions of EA "B"
Zoning Bylaw No. 0100	August 15, 1979	EA "C"
Zoning Bylaw No. 0559	July 28, 1993	EAs "C", "F", and "G"
Zoning Bylaw No. 75	September 28, 1976	EA "D"
Zoning Bylaw No. 66	June 22, 1976	EAs "E" and "H"
Rural Land Use Bylaw No. 500	June 26, 1986	EA "G" (former EA "H" – Sumas Mountain)

The intended process for the Zoning Bylaw Consolidation project is summarized below:

Timeline	Work Item
2016	Urban Systems Limited (USL) retained
2016-2018	Work to date: <ul style="list-style-type: none"> - Review of Drafts of the Zoning Bylaw - Meeting with Construction Industry representatives
Spring 2019	Finalize First Draft of Zoning Bylaw and accompanying documents (Zone comparison table)
Spring 2019	FVRD staff review of Draft Zoning Bylaw (Planning; Building and Bylaw Enforcement staff review)
Spring 2019	Preparation of Zoning Bylaw maps and comparison table of Zones
Summer 2019	Presentation and workshop with EASC of Draft Zoning Bylaw and public consultation strategy

Summer 2019	Meeting with Construction Industry Representatives
Fall 2019	Public Consultation
Fall 2019	Presentation of Final Draft of Zoning Bylaw to EASC for consideration of First Reading
Fall 2019	Referrals to agencies for comment
Fall 2019	Legal review of Draft Zoning Bylaw
Fall/Winter 2019	Public Hearing
Winter 2019	Consideration of 2 nd & 3 rd reading of Zoning Bylaw
Winter 2019	Ministry of Transportation (MOTI) for approval
Winter 2019/January 2020	Consideration of Adoption

COST

The total cost is estimated at \$76,000 which is included in the base level Electoral Area Planning Service budget under consultant services and existing FVRD staffing resources.

COMMENTS BY:

Mike Veenbaas, Director of Financial Services: Reviewed and supported.

Paul Gipps, Chief Administrative Officer: Reviewed and supported