

**FRASER VALLEY REGIONAL DISTRICT
BYLAW NO. 1626, 2021**

To adopt the Official Community Plan for Hemlock Valley in a portion of Electoral Area C

WHEREAS (optional) the Board of Directors of the Fraser Valley Regional District (“the Board”) wishes to adopt an Official Community Plan for Hemlock Valley, a portion of Electoral Area C.

THEREFORE the Board enacts as follows:

1) CITATION

This bylaw may be cited as *Fraser Valley Regional District Hemlock Valley Official Community Plan Bylaw No. 1626, 2021*.

2) AREA OF APPLICATION

This bylaw shall apply to the areas shown on the map attached hereto as **Map 1 – Plan Area Boundary** and forming an integral part of this bylaw.

3) SCHEDULES

The Fraser Valley Regional District Official Community Plan for Hemlock Valley is comprised of the text, schedules, maps, tables and figures contained in Schedule 1626-A attached hereto and forming an integral part of this bylaw.

4) SEVERABILITY

If a portion of this bylaw is found invalid by a court, it will be severed and the remainder of the bylaw will remain in effect.

5) REPEAL

Fraser Valley Regional District Official Community Plan for a Portion of Electoral Area C, Hemlock Valley, Bylaw No. 0030, 2000 is hereby repealed.

6) READINGS AND ADOPTION

READ A FIRST TIME THIS	27 th	day of	May, 2021
READ A SECOND TIME this	25 th	day of	November, 2021
A PUBLIC HEARING WAS HELD this	3 rd	day of	February, 2022
READ A THIRD TIME this	17 th	day of	March, 2022
ADOPTED THIS	17 th	day of	March, 2022

Chair/Vice-Chair

Corporate Officer/Deputy

7) CERTIFICATION

I hereby certify that this is a true and correct copy of *Fraser Valley Regional District Hemlock Valley Official Community Plan Bylaw No. 1626, 2021* as adopted by the Board of Directors of the Fraser Valley Regional District on March 17, 2022.

Dated at Chilliwack, B.C. on March 18, 2022

Corporate Officer/Deputy

Schedule 1626-A – Official Community Plan for Hemlock Valley



OFFICIAL COMMUNITY PLAN

HEMLOCK VALLEY - CONSOLIDATED

FRASER VALLEY REGIONAL DISTRICT - ELECTORAL AREA C

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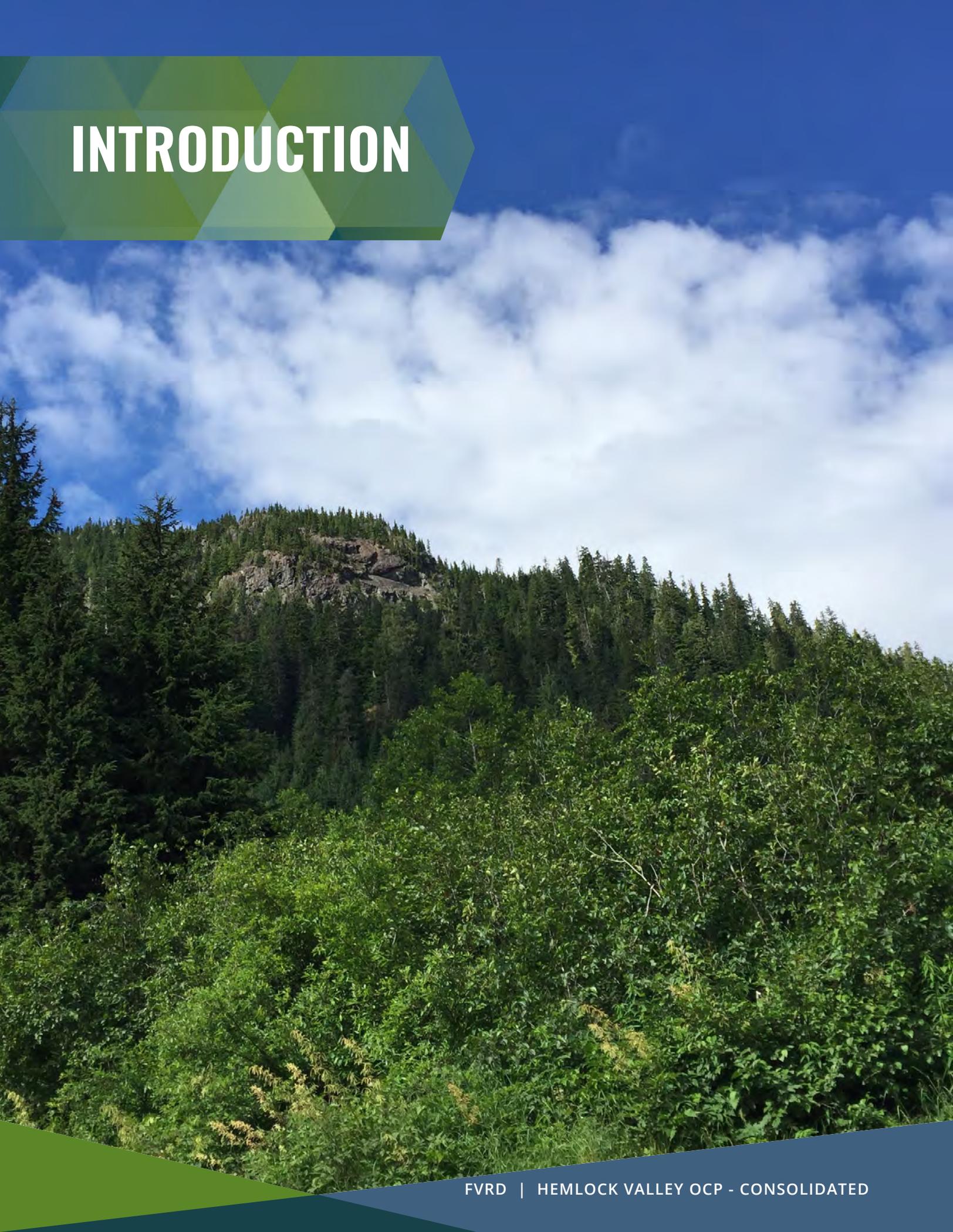
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INTRODUCTION



INTRODUCTION

Purpose of the Official Community Plan

The Hemlock Valley **Official Community Plan** provides direction to realize a 15 to 20-year community vision for Hemlock Valley in Electoral Area C in the Fraser Valley Regional District (*Image 1*). The Plan Area is based on the **Controlled Recreation area (CRA)** established by the Province of British Columbia in 2016 as part of **approval** of the Hemlock Valley All Seasons **Resort Master Plan** (for what is now Sasquatch Mountain Resort). The **CRA** provides boundaries for the associated license of occupation which gives the **Resort Developer** the right to use Crown land for the purposes set out in the **Resort Master Plan**.

With the anticipated expansion and development of Sasquatch Mountain Resort, this Plan identifies opportunities for the area to grow into a sustainable and vibrant resort community, manage public assets, and address potential issues associated with growth.

The Hemlock Valley community vision will be realized through detailed objectives and policies as well as tools such as land use **designations**, development permit guidelines and the government and community actions detailed in this Plan. The Fraser Valley Regional District is responsible for the administration of this Plan, however, its implementation is realized in many ways and requires collaboration and cooperation between various levels of government, Indigenous governments, private developers, and citizen groups.

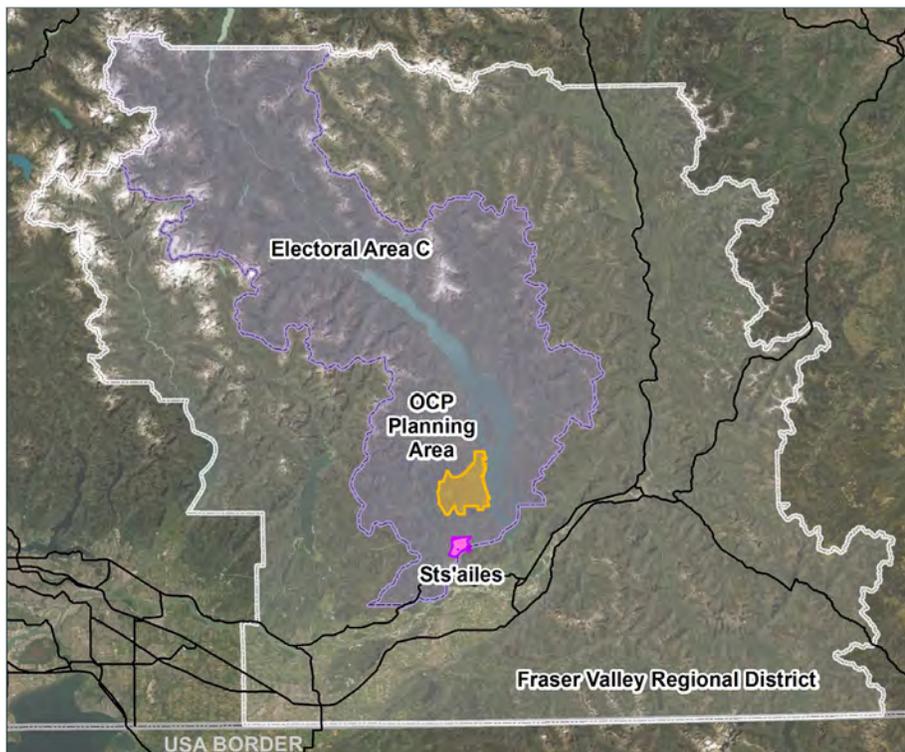


Image 1: Hemlock Valley Official Community Plan Area

Planning Area Boundaries

This Plan covers the entirety of the **Controlled Recreation Area (CRA)*** as illustrated on Image 2 (the **Official Community Plan Area**). Neighbourhood Planning Areas have been established within the **OCP Area** to provide more detailed policies and land use **designations** as the resort community continues to grow and expand. The Neighbourhood Planning Area boundaries are also illustrated on Image 2.

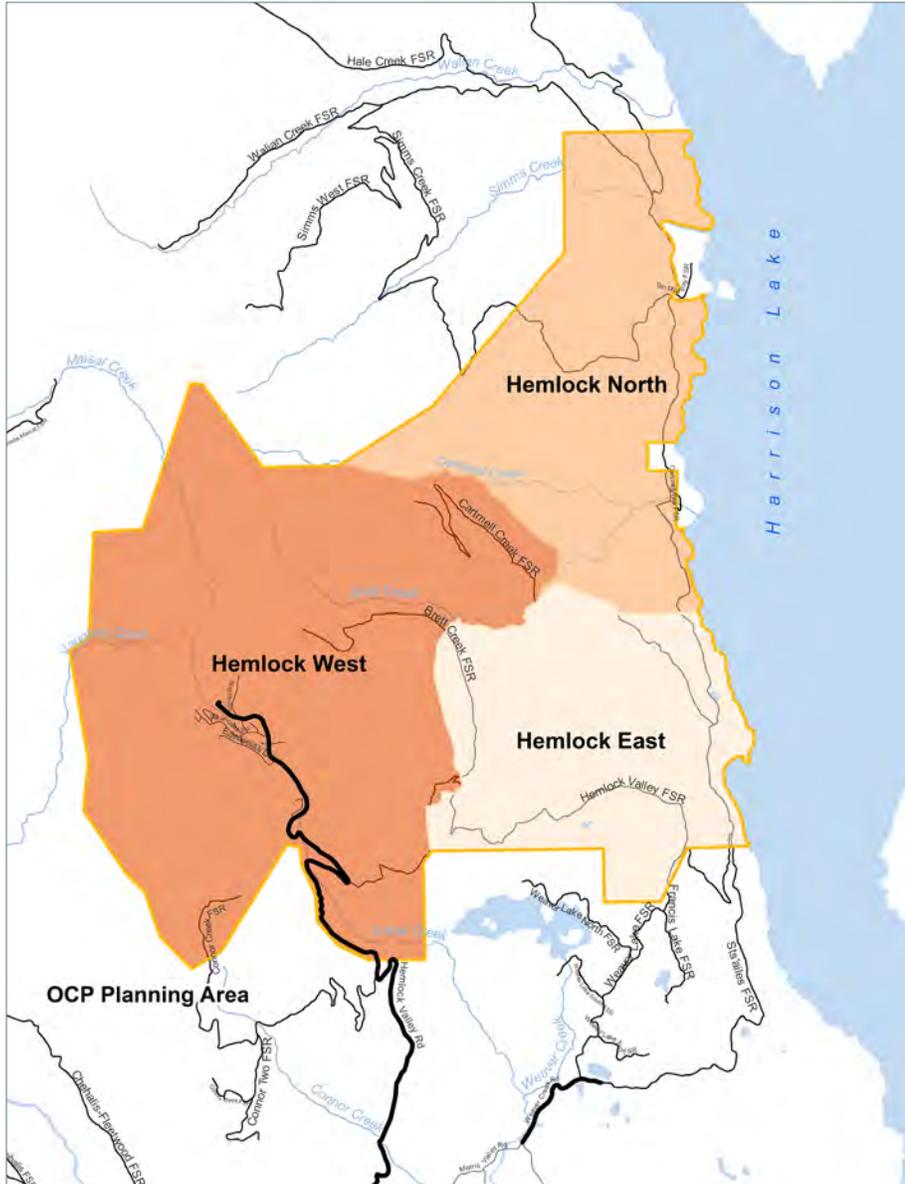


Image 2: Hemlock Valley Official Community Plan Area and Neighbourhood Planning Area boundaries

* **Controlled Recreation Area (CRA)** refers to the boundaries for the associated license of occupation issued by the Province of British Columbia which gives the **Resort Developer** the right to use Crown land for the purposes set out in the Resort Master Plan.

How the Plan Was Developed

The development of this Plan was triggered by the **approval** of the Hemlock **Resort Master Plan** (for what is now known as Sasquatch Mountain Resort). The **Resort Master Plan** outlines significant development and expansion proposals for an expanded **Controlled Recreation Area**. The details of the **Resort Master Plan** are provided in subsequent sections. Before development can proceed, Hemlock Valley's **Official Community Plan** required updating to respond to the **Resort Master Plan's** proposals.

Substantial consultation took place over the course of developing the **Resort Master Plan**. Between Fall 2010 and Spring 2013, the **Resort Developer** undertook significant consultation with the various affected parties as part of the **Resort Master Plan approval** process. This process included referrals, public information meetings and information sharing between various levels of government, and the developer.

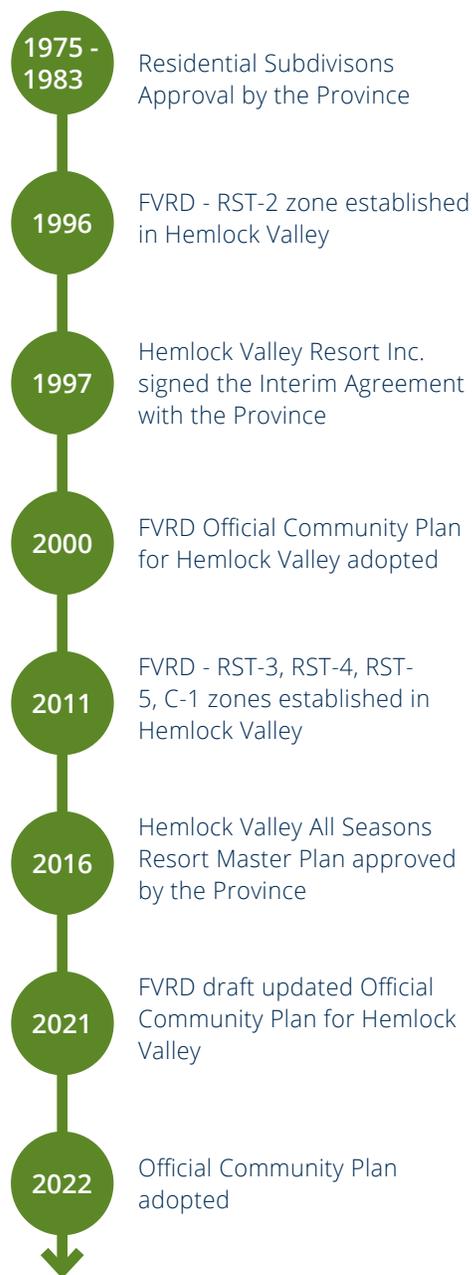
This Plan was developed once the **Resort Master Plan** was approved by the Province and the associated Master Development Agreement was signed. Additional consultation for this Plan began in 2017 initially including early referrals and informational meetings to Indigenous Communities, neighbouring communities and community stakeholders. Additional consultation has included community events, presentations to affected parties and collaborative plan development with Sts'ailes.

How the Plan Works

Plan Structure and Interpretation

This Plan includes an introductory section providing background and context, a vision and values section, and 11 core Policy Chapters, as follows:

1. Spirit of Reconciliation
2. Land Use and Housing
3. Transportation and Mobility
4. Infrastructure and Services
5. Hazard and Risk Management
6. Environment and Natural Resources
7. Energy and Climate Change
8. Community Well-being
9. Economic Strength and Resiliency
10. Recreation, Parks and Trails
11. Urban Design and the Built Form



Each core policy area includes an overarching goal statement and relevant context, followed by subcategory objectives and relevant context, and finally specific policies to achieve the objectives and overarching goal. Goals and objectives provide broad level directions while the numbered policy statements stand on their own as expressions of the Fraser Valley Regional District Board of Directors (Regional Board). All other discussions, or non-policy statements, within this Plan are provided for context or convenience and should not be interpreted as complete statements of the intention of the Regional Board.

Neighbourhood Plans (NPs) are included as schedules to this Plan, where available, and will continue to be developed as the Sasquatch Mountain Resort expands. **NPs** are intended to provide additional goals, objectives and policies specific to each neighbourhood planning area. **NPs** are aligned with, informed by, and help to achieve the overarching vision of the **OCP**. The requirements for and development of new **NPs** is guided by the **Neighbourhood Plan** Terms of Reference (Schedule I). **NPs** will be adopted through an **OCP** amendment process and must meet the legislative requirements of the *Local Government Act*. Each **NP** is subject to a public consultation process.

Development Permit Area guidelines are also provided as schedules to this Plan. The guidelines shape the form and character of new development, protect development from hazardous conditions, and encourage best practices for promoting environmental integrity. The guidelines ensure that all new development helps to achieve the policies in this Plan. Development Permit Area boundaries and guidelines may be amended through neighbourhood planning processes.

Relationship to Other Plans and Policies

This Plan is aligned with, informed by, and works in conjunction with several other policy and planning documents, some of which are administered by the Fraser Valley Regional District (FVRD), and some by other agencies and organizations. Figure 1 illustrates the geographic relationship of the primary documents that will guide growth in Hemlock Valley).

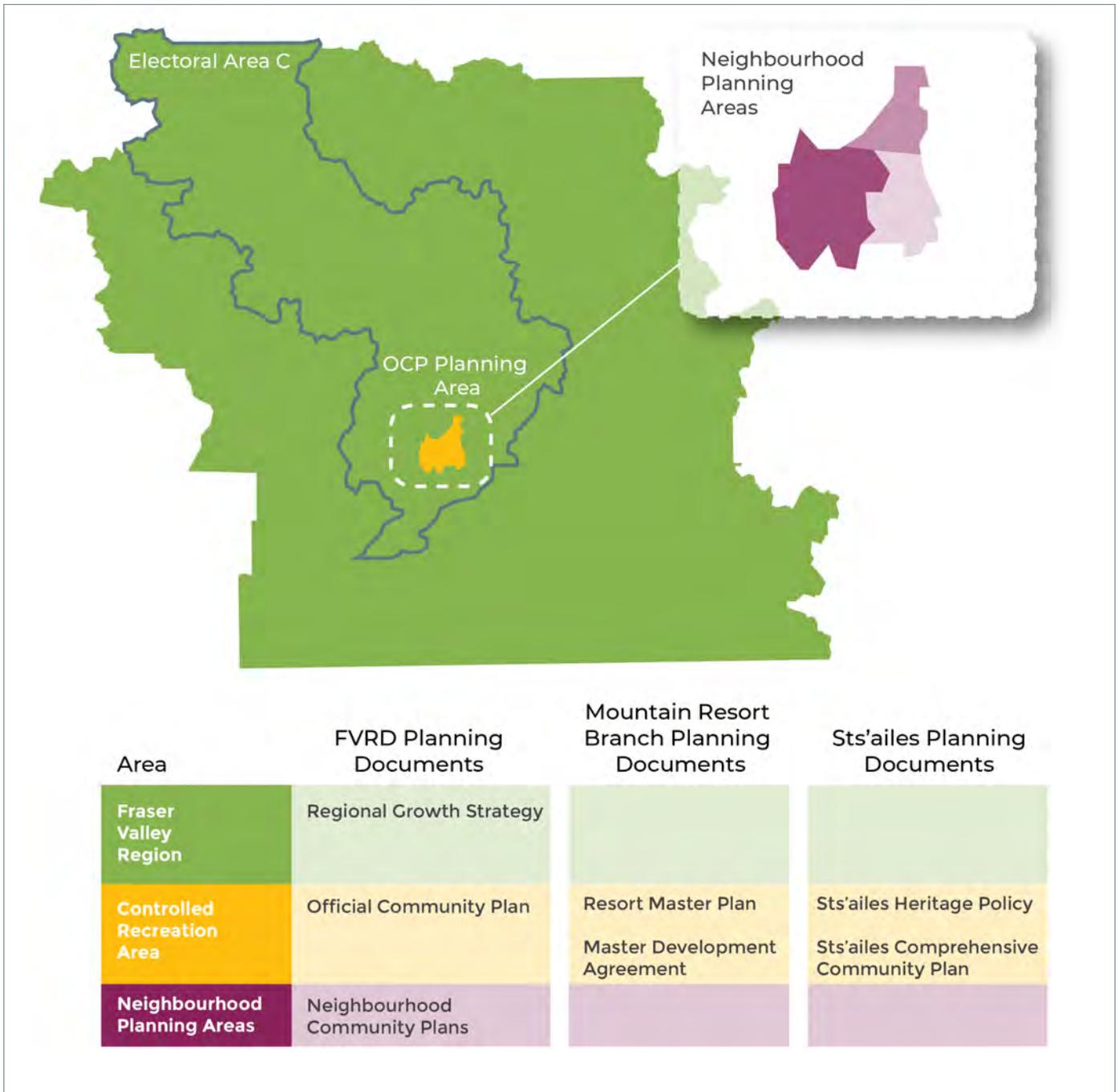


Figure 1: Illustration of the primary documents that will guide growth in Hemlock Valley

The Fraser Valley Regional Growth Strategy

The Fraser Valley Regional Growth Strategy (RGS) is a strategic plan that is also prepared under the authority of the *Local Government Act* in the geographic scope of the regional district. The RGS provides an overarching framework for planning and coordinating the activities of local governments and the provincial government. It considers transit, housing, parks, economic development and environmental issues from a regional perspective with the goal of creating healthy, sustainable communities. As a long-range vision with a 20 to 30-year scope, it aims to ensure the region as a whole is working toward a common future.

The FVRD RGS is currently being updated. Following the completion of the updated RGS, this Regional Context Statement will be amended to reflect the alignment with the new RGS.

Electoral area planning and zoning must be consistent with RGS policies. The full procedure for aligning municipal and electoral area **OCP's** with the RGS is outlined in the *Local Government Act*.

The Hemlock Resort Master Plan (Sasquatch Mountain Resort)

The Hemlock **Resort Master Plan** is an All-Seasons **Resort Master Plan** for what is now known as Sasquatch Mountain Resort. The **Resort Master Plan**, which outlines significant development and expansion plans, was created by Berezan Resort (Sasquatch) Ltd. and approved by the Province of British Columbia in 2016. For the purpose of this **Official Community Plan**, the Hemlock **Resort Master Plan** will be referred to as the **Resort Master Plan**, and Berezan Resort (Sasquatch) Ltd. will be referred to as the **Resort Developer**.

Though the **Resort Master Plan** was approved by the Province, development cannot proceed unless it is consistent with the policies of this Plan, including its schedules (i.e. **Neighbourhood Plans** and development permit guidelines) and other relevant Fraser Valley Regional District bylaws.

The vision and proposed development in the **Resort Master Plan** is largely supported by the community. Significant consultation occurred with Sts'ailes during the development of the Master Plan. However, it is a long range plan that is dependent on a variety of global factors that cannot be controlled, including variables related to the local and regional economy and global climate change impacts. This Plan, focused on the near to medium term, endeavours to provide flexibility for realizing the vision of the **Resort Master Plan** in light of this uncertainty, while continuing to protect the broader public interest.

More information about the **Resort Master Plan** and the associated Master Development Agreement is provided in the *Background and Context* section of this Plan.

Other Plans and Policies

Additionally, this **OCP** works in conjunction or coordination with:

- › FVRD Subdivision and Control Bylaw
- › FVRD Solid Waste Management Plan
- › FVRD infrastructure and servicing plans, bylaws, and guidelines
- › FVRD Hazard Acceptability Thresholds and geohazard policies
- › FVRD Water & Sewer Policies
- › Sts'ailes Comprehensive Community Plan
- › Harrison Hot Springs **Official Community Plan**

Implementation and Effect of this Plan

Implementation of this Plan's policies will be realized through collaboration and cooperation between various levels of government, private developers, and citizen groups. Policy actions that are within the jurisdiction of the Fraser Valley Regional District (FVRD) may be implemented through the provision of services; servicing practices and standards; and, the subdivision and development control process, including zoning bylaws, subdivision standards, and the issuance of permits, including development permits.

This plan also contains advocacy policies which relate to matters that are the jurisdiction of provincial agencies or other authorities. These policies may be advanced through liaison with the responsible authority, including referral responses.

The Regional Board is required by the *Local Government Act* to comply with the policies of this Plan as follows:

- › Zoning bylaw amendments must be consistent with this Plan's policies. A zoning bylaw enacted prior to the effective date of this Plan is not altered by this Plan. Where such a bylaw is amended, the amending bylaw must be consistent with the provisions of this Plan.
- › **OCP** Policy is a guide, not an obligation. The adoption of this Plan does not commit the Regional Board or any other governmental body to undertake any project outlined herein, nor does it authorize the Regional Board or any other governmental body to proceed with a project except in accordance with the procedures and restrictions laid down by any Act.
- › All bylaws must be consistent with the **OCP**. All bylaws enacted and works undertaken by the Regional Board shall be consistent with the **Official Community Plan**.

Consolidated Zoning Bylaw

The Board intends on consolidating and updating all nine zoning bylaws within the Regional District for the limited purposes of creating one new, more user friendly, region-wide consolidated Zoning Bylaw applicable to all electoral areas. It is a policy of the Regional District that this Plan facilitates that zoning bylaw consolidation including by not requiring that all regulations applicable to each property and each zone implement fully the policies and land use designation of this Plan. While an objective of the consolidation is to avoid significantly altering the regulations applicable to any particular parcel of land or zone, there will inevitably be different regulations in certain instances as the current zoning bylaws were adopted between 1976 and 1992, and many similar zones can and should be consolidated. Where similar zones have different regulations, it is generally intended the most permissive would apply, and permitted land uses would not be taken away with the consolidation, which may result in land uses becoming available after the consolidation. Therefore, OCP Policies in this Plan, including land use designations and zone categories, permitted uses, densities, and subdivision regulations for the creation of new parcels, are, where necessary to achieve consistency, expanded to include the existing regulations under the various zoning bylaws and the new consolidated zoning bylaw. For certainty, these accommodations are limited to the Consolidated Zoning Bylaw Project and the situation where the existing zoning of a property or new consolidated zoning bylaw permits a use, density, or other development regulation different than otherwise identified in this Plan; by virtue of this provision, this Plan incorporates and permits those zoning regulations for that property such that there is no inconsistency with this Plan. Also, lands that have no zoning, may continue as such in the new zoning bylaw. However, all subsequent amendments to the new zoning bylaw must be consistent with this Plan without recourse to this policy. [Bylaw1668, 2022]

Amendment and Review Process

Official Community Plans may be reviewed and amended as community values and priorities evolve, new legislation or contextual information arises, or significant or unanticipated development proposals come forward.

Neighbourhood Plans (NPs) are included as schedules to this Plan, where available, and will continue to be developed as the Sasquatch Mountain Resort expands. **NPs** are intended to provide additional goals, objectives and policies specific to each neighbourhood planning area. The Master Plan for the resort outlines several **development nodes** that are separated by recreational lands. In order to provide for efficient servicing of these nodes that are separated but are reasonably close the FVRD has developed **NP's** to achieve coordination and connection between servicing, transportation and other services. The boundaries of the NPAs were drawn with two key objectives: 1) to provide a framework for a comprehensive infrastructure and servicing approach; and, 2) to ensure efficient and thoughtful land use planning as development proceeds.

Key Interpretation Terms:

Policy intent of the Regional Board is expressed through Plan policy. Particular attention should be given to the wording of policies contained in the Plan:

- › “shall” — imperative course of action which is within the scope of the Regional Board’s powers to provide, enact, regulate or enforce;
- › “should” — desirable course of action to be taken by the Regional Board or other body or person;
- › “may” — permitted course of action which is available to the Regional Board or other bodies or persons; and,
- › “will” — result to be expected on the basis of present information.

Monitoring and Evaluation

The Fraser Valley Regional District will review this Plan’s implementation and progress periodically to track the performance of its policies and actions. Performance indicators may be used to evaluate current realities against past trends and future directions in order to support decision-making.

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BACKGROUND & CONTEXT

BACKGROUND & CONTEXT

Geographic Context

Hemlock Valley is part of Electoral Area C in the Fraser Valley Regional District (Image 3). The area is located in the Coast Range Mountains, approximately an hour by automobile from the municipality of Chilliwack. Hemlock Valley is an area of striking natural beauty, sheltered by the coastal mountains, with a magnificent southern view of the National Border Mountain chain.

The historic heart of the area is a narrow valley at the headwaters of Sakwi Creek. It is bordered to the east and south by the slopes of Mt. Klautd and Mt. Keenan respectively. The valley has a narrow entrance, surrounded by two major bluffs rising 300 metres (1,000) feet above the valley floor. The valley has a generally north-south axis with the large skiing bowl at its terminus.

To the west of the valley floor, Cohen Creek watershed sits within the steep mountain terrain. To the east, a series of steep mountain benches forming a long ridge contain several tributaries of Sakwi Creek. Sakwi Creek is the collecting stream for the valley's surface water. Second growth trees cover most of the slopes. The approved **CRA** expansion and the agreement with the Province will see the resort expand out of the existing footprint in all directions into surrounding valleys and to the east down to Harrison Lake foreshore.

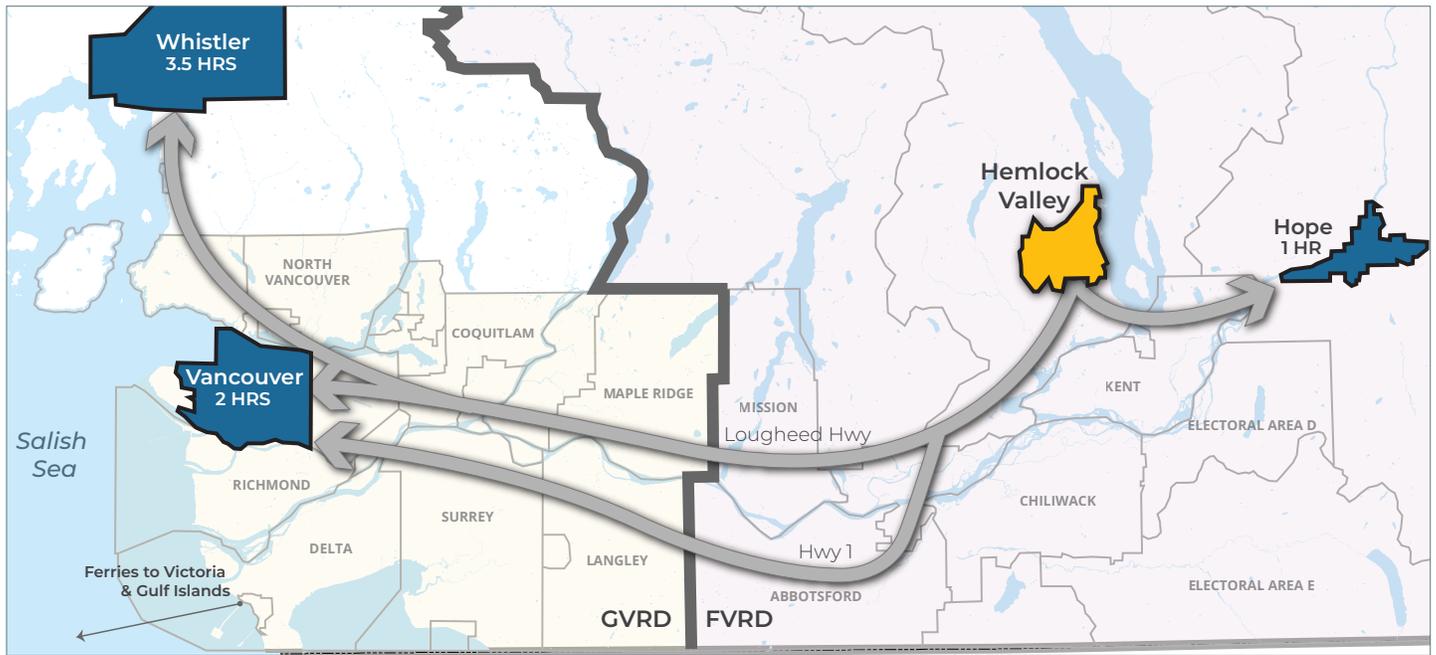


Image 3: Plan area within the regional context

Historical Context

Indigenous History

For many thousands of years, the ancestors of the Sts'ailes people have been living in dozens of settlements along the shorelines of the lakes and rivers of their Xaxa Temexw (Sacred Earth). In the largest settlements, Sts'ailes people built and lived in monumental cedar plank houses that extended for hundreds of meters along the shore, and underground pithouses that kept them warm through the coldest parts of the winter. The households in each of the settlements were interconnected through marriage and kinship ties, ceremonies, cooperation in harvesting resources like salmon, building houses, and in defense of their lands and interests. From these bases on the Harrison River, Chehalis Lake, and Harrison Lake, the Sts'ailes accessed materials for life from across their territory by both land and water. Archaeological traces such as pictographs, quarries, culturally modified trees, rock shelters, trails, and villages—including at the highest points of land—are a record of occupation, diverse activities, and extensive landscape use. The Sts'ailes were also integrated within an expansive social, economic, and ceremonial sphere, linking them with distant places across the Salish Sea and adjacent Interior Plateau. With people from these more distant communities, the Sts'ailes could trade those materials and foods they had in abundance for other non-local desirable foods and goods. Both the deep-rooted connections to territory and regional interactions are documented in Sts'ailes histories and narratives, which are so central to their social identity. Sts'ailes histories tell how the first ancestors came from the sky, made lives for themselves in the Harrison Watershed, forged powerful kinship bonds with other living plants and animals, and developed the skills, practices, and respect to live and thrive since time-immemorial. For these reasons, the Sts'ailes are inextricably linked with their Xaxa Temexw, maintaining, “we are the land”.



“THE SASQUATCH”

The Sasquatch (anglicized version of Sa:sq'ets) is a spiritual being (Slo'licum) with the ability to move between the physical and spiritual realms. The Sasquatch can also take the form of any living thing it chooses; a tree, a rock, a bird. Sts'ailes people recognize Sasquatch as a primary caretaker watching over the land and resources, or Xa'Xa Temexw (sacred earth). Many ancient stories, teachings, and pictographs are a testament to the close and ongoing relationship between the Sts'ailes people, the land, and the Sasquatch.

Sts'ailes people's special regard for Sasq'ets is embedded in their stories, history, worldview, and landscape. There are many places on the landscape where the Sasq'ets is known to visit and Sts'ailes have taken measures to provide protection for them—even avoiding hunting in certain areas out of respect for Sasq'ets. To this day the Sts'ailes community continues to respect and care for Sasq'ets by feeding them. To see, smell, sense, or experience the Sasq'ets is to receive a gift, and this gift is reserved for a select few who are deserving of that privilege.

Forestry History

Lumber companies have logged the valley and the surrounding area for decades. The period following the Second World War brought a strong market for timber in the Lower Mainland and logging in the Harrison Lake area began to boom. Loggers from Sts'ailes and the Mission area were brought in daily and eventually large swaths of the Valley were clear cut for hemlock and fir.

The logging activity created a network of logging roads which exist today and form the basis of some of the trails for alpine and cross-country skiing. Though much of the area has been replanted and appears today as second growth forest, evidence of historic forestry operations remains on the mountain slopes.

Mountain Resort History

In the 1950s, the early realization of a ski hill began when loggers working in the area created the first rudimentary ski tours. In 1969, public skiing was established when Hemlock Valley Recreation (HVR) was founded by Ivan Pretty, Max Nargil, Bruce Leddingham and Ken and Bert Lawrence. The family oriented skiing resort was officially opened on December 21, 1969 with a single rope-tow lift and an old school bus equipped with a wood burning stove that served as the ski-lodge. Approximately 30-40 loyal families visited the ski hills in Hemlock Valley in the first season.

Major improvements began in the early 1970s when negotiations to establish a lease area took place between HVR and the provincial government. HVR secured a lease for 206 acres of land in what is now Hemlock West with an option to purchase and subdivide 103 acres for chalet lots. In 1973, HVR improved **access** from Harrison Mills to the ski resort by rerouting and upgrading a 12-mile private logging road (now Hemlock Valley Road). The improvements enabled the Ministry of Transportation and Infrastructure (MOTI) to gazette

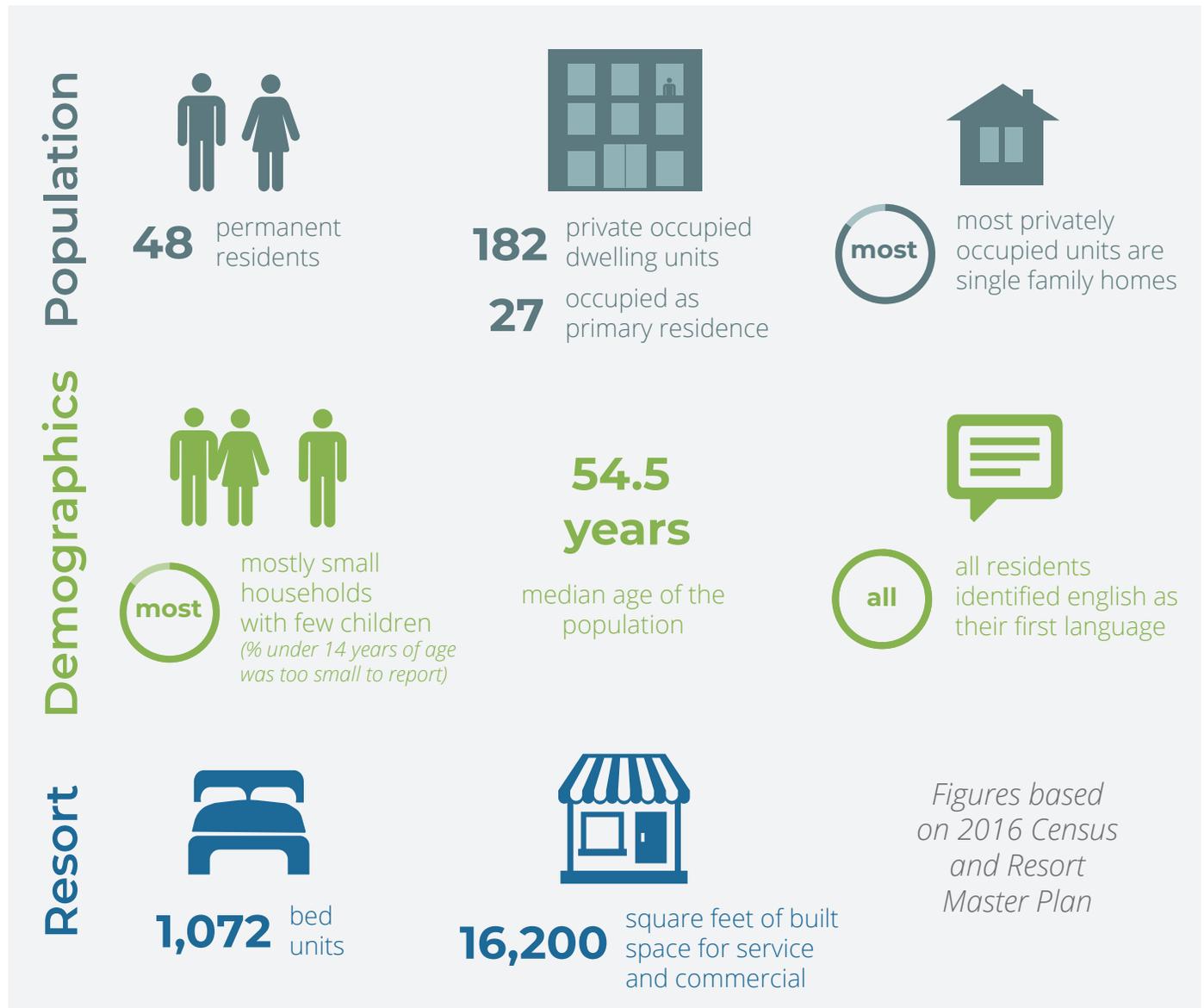
the road as a public highway. Since then, MOTI has been responsible for maintaining and improving the road up to Hemlock Valley. In 1976, with security of tenure and established road infrastructure, HVR proceeded to develop the area. The first subdivision of 55 lots was completed and sold; improvements were completed on the lodge; and the construction of the maintenance building and water storage dam were completed. In 1978 a third chair lift was added. An addition to the lodge was built and services were constructed underground.

In 1978-1979, additional areas were subdivided, adding approximately 170 lots to the resort community. Two precast concrete multi-story condominiums were constructed in the base area containing a total of 60 suites. In 1979, HVR constructed a sewage treatment plant. Other development and expansion plans were considered but ultimately abandoned with just a few minor improvements taking place over the next two decades. The majority of infrastructure and residential development, as it exists today, dates to 1976 - 1981. Through the 1990's, resort ownership changed a few times and the area was largely marked by periods of relatively intense activity followed by periods of stagnation.

The resort was purchased by the Berezan Group in the fall of 2006. In 2008, the Berezan Group began planning for significant growth and development, including an expansion of the **Controlled Recreation Area** from 346 hectares surrounding the historic ski resort to 6,372 hectares stretching north and east from the existing base to Harrison Lake. An All-Seasons **Resort Master Plan** outlining proposed development and expansion was prepared by the Berezan Group and approved by the Province in 2016. A summary of this **Resort Master Plan** is provided in the section Resort Community.

The Resort Community Today

The Resort Community by the Numbers



Projected Growth

- › The Hemlock **Resort Master Plan** outlines development plans that would result in 19,969 **bed units** and 279,542 square feet of built space for service and commercial.
- › It is difficult to project the correlated increase in the permanent population as these units would generally not be occupied as primary residences.
- › As development proceeds, it will be important to ensure there are adequate rental units for resort employees as well as multi-unit developments to provide lower cost housing options.

Community Relationships and Neighbours

Indigenous Communities

The Hemlock Valley Plan area is within the Sts’ailes territory, where the Sts’ailes retains unceded rights and title to the land and resources. Other indigenous groups with interests in all or portions of the plan area include Kwantlen Nation and the member Nations of Stó:lō Nation and Stó:lō Tribal Council. The interests of Sts’ailes in particular are reflected in the **Resort Master Plan**, which was developed with input from the community.

Indigenous communities with consultative or territorial interests in the Hemlock Valley Plan area include:

- › Sts’ailes
- › Kwantlen
- › Sq’ewlets
- › Seabird Island
- › Shxw’ow’hamel
- › Skawahlook
- › Nooaitch
- › Union Bar
- › Peters
- › Popkum

Neighbouring Communities

The largest town nearby is Agassiz in the District of Kent, which is approximately 38 km from Hemlock Valley. Mission is approximately 55 km west. The Village of Harrison Hot Springs is located at the southern end of Harrison Lake, south of the Hemlock Valley Plan Area. Harrison Hot Springs is also a resort community focused on the waterfront and made popular by its hot springs. Growth and expansion in Hemlock Valley must consider potential economic, environmental, and transportation impacts to the Village of Harrison Hot Springs.

Hemlock Valley Homeowners Association

The Hemlock Valley Homeowners Association (HVHA), established in 1980, is a non-profit organization that works on behalf of the homeowners of Hemlock Valley on issues related to the community. The HVHA is membership based and operated by a board of directors.



Harrison Hot Springs

Resort Community

Existing Resort Features

Now known as Sasquatch Mountain Resort, the alpine ski hill in Hemlock Valley consists of 4 ski lifts servicing 146.8 hectares of developed ski terrain on 35 named trails. Skiing and snowboarding are offered on the south and southwest slopes of Hemlock, utilizing a 100% natural snowpack.

The ski facilities today have a Comfortable Carrying Capacity (CCC) of approximately 1,150 skiers/boarders per day. The **Balanced Resort Capacity (BRC)** is the cumulative capacity of the resort's facilities in terms of visitors per day. Hemlock's existing BRC equals 1,640 guests per day. The resort is serviced by a single base lodge with limited facilities.

The existing residential and commercial accommodation facilities include 226 resort residential units at Hemlock which equates to 1,072 **bed units**. About 60% of the existing overnight accommodation units can be classified as ski in/ski out or are within a comfortable walking distance to the base area. This equates to 598 **bed units** that have direct access to the skiing, a desirable attribute that differentiates Hemlock from most other mountain resorts in North America.

Resort Master Plan

The Hemlock **Resort Master Plan** for Sasquatch Mountain Resort (the **Resort Master Plan**) outlines significant development and expansion plans for the Hemlock Valley **Controlled Recreation Area** through five phases of development on Crown Lands. The **Resort Master Plan** envisions the area "to be a unique cutting edge, four season mountain resort, catering to local, regional and destination guests, in a dynamic fashion, offering an easily accessible refuge and escape from the city."

The **Resort Master Plan** includes various elements of proposed development, including:

Mountain and Facilities Features

In the winter, includes the expanded ski lift and trail offering, complemented by ski touring, cross-country skiing, tubing, snowshoeing, snowplay, and snowmobiling. In the summer, this includes downhill and cross-country

mountain biking, hiking, sightseeing, ziplining, boating, fishing, swimming, ATViing, golfing and horseback riding.

Balanced Resort Capacity Increase

Balanced Resort Capacity (BRC), as defined in the British Columbia All Seasons Resorts Guidelines, is the optimum number of visitors that can utilize a resort's facilities per day in such a way that their recreational expectations are being met while the integrity of the site's physical and sociological environment is maintained on a year-round basis. The BRC for Hemlock Valley, per the **Resort Master Plan**, was calculated to total of 16,641 visitors per day at complete build out. A cumulative increase in BRC from 1,640 to 16,641 guests per day is estimated.

Base Area Growth

Improvements and expansion of the base area village are proposed to complement the mountain's attributes, amenities and planned facilities, including residential and employee housing.

As defined in the Master Plan, phased implementation of the expansion plan includes the infill of the existing base area and six new base area developments, designed to be in balance with the recreational capacities recognizing environmental and other limits to growth. Each phase is designed as a finished, well balanced project to stand on its own and not dependent upon subsequent phases.

Built Space Development

Proposed built space features to meet the needs and expectations of the resort's visitors include restaurants, bars, commercial and retail outlets, rental and repair shops, guest services, ski school, patrol and first aid, day care, lockers, resort administration and employee facilities, and future additional visitor-oriented built space broadened to provide for guests staying for extended visits include a greater variety of restaurants, retail outlets, convention, seminar and retreat facilities, theatre, spas, and recreation facilities.

Other built space requirements were identified to meet the local community's needs as it grows, such as a grocery store, liquor store, day care, drug store, hardware, post office, church, or community centre.

By buildout, the amount of facility related space increases from the existing 16,200 square feet to 279,542 square feet. Internal to this, destination and resident oriented space grows from the current zero square feet to 79,900 square feet.

Bed Unit Increase

In relation to the resort's BRC, the number of **bed units** required at build out is 19,969; an increase from the 1,072 existing **bed units**. The distribution of these is proposed to be 40% public (available for nightly rental), 45% private (privately held and used) and 15% resident / employee deed restricted housing (for the working community necessary to key all aspects of the resort functioning).

Table 1: Summary of Proposed Resort Expansion

	The Resort Today	The Envisioned Resort (60-year Build Out)
Balanced Resort Capacity	1,640	16,641
Tourism Seasons	Winter	Winter, Summer, Spring, Fall
Neighbourhoods	1 with a total of 1,072 bed units	3 with a total of 19,969 bed units
Facility Space (e.g. restaurant, lodge, retail space)	16,200 sqft	270,542 sqft

Realization of the Resort Master Plan

This **Official Community Plan**, and the **Resort Master Plan** upon which it is based, present a compelling vision for a major expansion to Hemlock Valley and Sasquatch Mountain Resort that will, over time, transform Hemlock Valley into a dynamic four season resort community. This development would bolster the regional economy, support the needs of tourists and address demand for outdoor recreation in the Fraser Valley. There are many potential benefits.

There are also many challenges. Mountain resort communities are, by their very nature, located in sensitive alpine environments. Hemlock Valley has limited infrastructure and relatively basic community services. It is distant from urban service centres. The development vision put forth in the **Resort Master Plan**, and consequently this **OCP**, involves discrete and separate **development nodes** that will require new roads, utilities, and services.

As a result, the costs and complexity of development will be high. Development costs, including the cost of comprehensive planning prior to development, must be borne by the **Resort Developer** and others building in Hemlock Valley. The FVRD recognizes the significant investment on part of the developer and other property developers to maintain and upgrade servicing and amenities on the mountain which contributes to the success of the resort for the community and the region as a whole.

Neighbourhood Planning Areas and Resort Development Areas

The Hemlock Valley Plan Area is divided into three Neighbourhood Planning (NP) Areas as outlined below. The intent of these areas is to ensure a detailed **Neighbourhood Plan (NP)** will be prepared in consultation with the community and relevant stakeholders in advance of any development.

The boundaries of the **NP** Areas were drawn with two key objectives: 1) To provide a framework for a comprehensive infrastructure and servicing approach; and, 2) To ensure efficient and thoughtful land use planning happens as development proceeds. The three **NP** areas were informed by the Development Areas outlined in the **Resort Master Plan**. The relationship of the **NP** Areas and the **Resort Master Plan** Development Areas is described below.

- › Hemlock West includes the historic resort community and is composed of four **Resort Master Plan** development areas: Hemlock Village, The West Face Village, The Residents, and The Pinnacle.
- › Hemlock East includes the area to the east of the historic community is composed of two **Resort Master Plan** development areas: The Chateau Hemlock and The Enclave.
- › Hemlock North includes the northern part of the Plan Area adjacent to Harrison Lake and is a notable part of the traditional Sts'ailes territory. The **Resort Master Plan** proposes a joint development venture between Sts'ailes and the **Resort Developer** for the development area called Quqwathem Village. The **Resort Master Plan** development areas for Hemlock North include: Cottonwood Estates, Quqwathem Village, and Northwood.

Resort Master Plan Implementation

The pace of implementation of the **Resort Master Plan** will be driven by the resort marketplace and economic conditions and is generally considered a long range plan (longer than the anticipated life of this Plan).

The proposed development is divided into five sequential phases centered around the Development Areas identified in the **Resort Master Plan**. The table below summarizes the five phases and relates them to **Neighbourhood Plan** Areas provided in this Plan.

Table 2: Resort Master Plan Implementation Phases

Phase	Bed Units	Built Space (sqft)	Resort Master Plan Development Area	OCP Neighbourhood Planning Area
One	Increase: 1,072 to 4,513	Increase: 16,200 to 76, 877	West Face Village (north end) The Residents (infill)	Hemlock West
Two	Increase: 4,513 to 8,449	Increase: 76,877 to 116, 914	West Face Village (south end) The Residents (infill)	Hemlock West
			The Enclave (part one)	Hemlock East
			Quqwathem Village (part one) Northwood and Golf Course	Hemlock North
Three	Increase: 8,449 to 12,709	Increase: 116,914 to 177,218	Hemlock Village (redevelopment) The Residents (infill)	Hemlock West
			Cottonwood Estates Quqwathem Village (part two)	Hemlock North
Four	Increase: 12,709 to 16,720	Increase: 177,218 to 233.924	The East Base	Hemlock North
			The Pinnacle Chateau Hemlock	Hemlock West
Five	Increase: 16,720 to 19,969	Increase: 233,924 to 279,542	The Enclave (part two)	Hemlock East

Master Development Agreement

As part of the **approval** of the **Resort Master Plan**, the Province and the developer entered into a Master Development Agreement (MDA) which outlines commitments for which the **Resort Developer** is responsible. The commitments were developed in consultation with the Fraser Valley Regional District, Indigenous governments, and community stakeholders.

MDA commitments that are relevant to the vision, principles, and goals of this Plan are summarized in

the table below and are reinforced through related statements and policies throughout this Plan. Many of the commitments, once completed, will inform future **Neighbourhood Plans** and will therefore lead to a plan development or update process as specified in the **Neighbourhood Plan** Terms of Reference (Schedule I). All MDA commitments are necessary foundational components of the envisioned sustainable resort community.

Table 3: Master Development Agreement Commitments

Commitment	Approving Authority	Timeframe as Described in MDA	Connection to this plan
Balanced Resort Capacity and Maximum Bed Unit Entitlement	Mountain Resorts Branch (FLNRORD)	Projections for buildout; progress to be monitored	Will inform land use in future NPs and NP updates
Phasing Schedule	Mountain Resorts Branch (FLNRORD)	Based on market demand	Development phases proposed in Resort Master Plan will trigger NP development / update processes
Employee Housing Quota (10%)	Mountain Resorts Branch (FLNRORD)	Prior to each development phase (after Phase 1)	Will inform land use in future NPs / NP updates
Archaeological Overview Assessment and Archaeological Impacts Assessment (if required)	Mountain Resorts Branch (FLNRORD), Archaeology Branch (FLNRORD)	Prior to any alteration of land	Key to realizing the goals of the MDA and meeting Provincial requirements in Archaeological assessment
Public Recreation Management Plan	Mountain Resorts Branch (FLNRORD)	Prior to March 31, 2018 (completed)	Will inform foundational elements of Policy Chapter 10 Recreation, Parks and Trails and future NPs / NP updates; may result in an OCP amendment
Environmental Management Plans	Mountain Resorts Branch (FLNRORD)	Prior to March 31, 2017 or prior to the development of Phase 1	Will inform foundational elements of several Policy Chapters, notably Policy Chapter 6, Environment and Natural Resources, as well as future NPs / NP updates; may result in an OCP amendment
Cumulative Effects Assessment	Mountain Resorts Branch (FLNRORD), Ministry of Environment, FVRD, and Sts'ailes	Prior to the development of Phase 1	Will inform foundational elements of several Policy Chapters, notably Policy Chapter 6, Environment and Natural Resources, as well as future NPs / NP updates; may result in an OCP amendment
Environmental Assessment	Appropriate branches of BC Government	Prior to each phase of development	Will inform policies and land use in future NPs / NP updates as well as future Development Permit Areas

Table 3: Master Development Agreement Commitments (continued)

Commitment	Approving Authority	Timeframe as Described in MDA	Connection to this plan
Traffic Impact Assessment	Ministry of Transportation and Infrastructure (MOTI)	Prior to each development phase (after Phase 1)	Will inform policies in future NPs / NP updates
Analysis of Existing Community Water Supply	Fraser Health Authority	Prior to the development of Phase 1	Will inform policies in, and may result in an update to, the Hemlock West NP (Schedule II)
Upgrade of Existing Water Treatment System	Fraser Health Authority	Prior to the development of Phase 1	Will inform foundational elements of Policy Chapter 6, Environment and Natural Resources and Chapter 4 Infrastructure and Services as well as future NPs / NP updates; may result in an OCP amendment
Updated Base Area Plan	Mountain Resorts Branch (FLNRORD) and FVRD	Prior to the development of Phase 1	Will trigger an NP Planning Process and result in an update to the Hemlock West NP (Schedule I)
Hazard Feasibility Study	FVRD	Prior to the development of Phase 2	Will inform policies and land use in future NPs / NP updates as well as future Development Permit Areas
Snow Clearing and Storage Plan	FVRD	Prior to the development of Phase 2	Will inform policies in future NPs and NP updates
Comprehensive Study of Existing Community Sewer System and necessary upgrades	FVRD	Prior to the development of Phase 1	Will inform policies in, and may result in an update to, the Hemlock West NP (Schedule I)
Feasibility Study (Comprehensive Servicing Studies) for Water and Sewer Systems	FVRD	Prior to each phase of development	Will inform foundational elements of Policy Chapter 6, Environment and Natural Resources and Policy Chapter 4 Infrastructure and Services as well as future NPs / NP updates; may result in an OCP amendment
Energy Demand Supply and Distribution Plan	FVRD	Prior to the development of Phase 1	Will inform foundational elements of Policy Chapter 4 Infrastructure and Services and Policy Chapter 7 Energy and Climate Change as well as future NPs / NP updates; may result in an OCP amendment
Solid Waste Management Plan	FVRD	Prior to the development of Phase 1	Will inform foundational elements of Policy Chapter 4 Infrastructure and Services as well as future NPs / NP updates; may result in an OCP amendment
Emergency Management Plan	FVRD	Prior to the development of Phase 1	Will inform foundational elements of Policy Chapter 5 Hazard and Risk Management as well as future NPs / NP updates; may result in an OCP amendment
Detailed Fire Protection Impact Assessment Study	FVRD	Prior to the development of Phase 1	Will inform foundational elements of Policy Chapter 4 Infrastructure and Services and Policy Chapter 5 Hazard and Risk Management as well as future NPs / NP updates; may result in an OCP amendment
First Nation Woodland License Integration	FLNRORD and Sts'ailes	TBD	Will inform foundational elements of Policy Chapter 6, Environment and Natural Resources as well as future NPs / NP updates; may result in an OCP amendment

Table 3: Master Development Agreement Commitments (continued)

Commitment	Approving Authority	Timeframe as Described in MDA	Connection to this plan
Forest Management Plan	FLNRORD	TBD	Will inform foundational elements of Policy Chapter 6, Environment and Natural Resources as well as future NPs / NP updates; may result in an OCF amendment

Table Notes: Forest Lands and Natural Resource Operations and Rural Development (FLNRORD) is the Provincial Ministry responsible for the stewardship of provincial Crown land and natural resources, and for the protection of B.C.'s archaeological and heritage resources.

Servicing a Resort Community

A resort community, as is envisioned in the **Resort Master Plan**, and that exists to a much lesser extent today, is fundamentally different than a typical rural or urban community. Resort communities require and can only justify certain types and levels of services. For example, due to the transient nature of the population, it is unlikely that a school or hospital would be located in the area in the near term. For this reason, it is also crucial that the Master Development Agreement commitments are met, as many of them help to guarantee economically and environmentally responsible infrastructure and servicing development.

Future Governance

Hemlock Valley is within Electoral Area C in the Fraser Valley Regional District (FVRD). Electoral areas typically have smaller populations and are unincorporated which, in part, means there is no municipal council that governs the local area. Instead electoral areas are governed and administered by the regional district and its board of directors. As such, each electoral area is represented by one locally elected electoral area director and is afforded one seat at the regional district board. The number of representatives appointed to the board for incorporated municipalities is dependent upon each local area's population.

In addition, Hemlock Valley is also located within the traditional territory of Sts'ailes. Indigenous governance and land title is an important consideration in future conversations regarding governance.

Infrastructure and services for electoral areas, such as utilities, may be partially administered by public entities including the regional district, but may also be privately owned and operated. Electoral area residents pay directly for services provided by the regional district

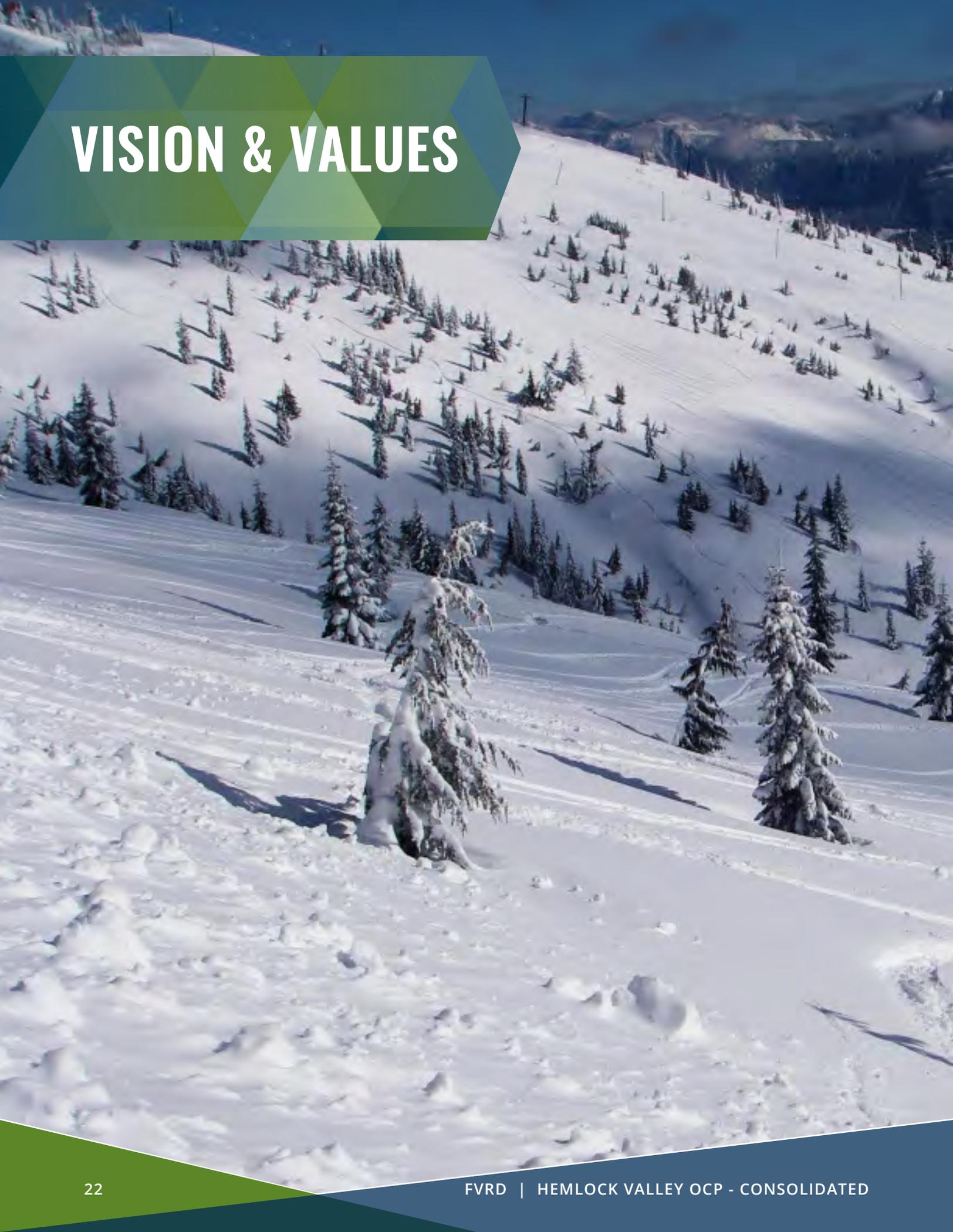
to which can limit the scale of service provision. The regional district generally does not have jurisdiction or the capacity to build, operate or maintain transportation infrastructure (existing roads in the community are largely the responsibility of the province).

As Hemlock Valley continues to grow and expand, the appropriate forms and levels of governance, public administration and public services will be an ongoing question. In the future, incorporating Hemlock Valley as a resort municipality may be desirable for more direct local governance, more balanced political representation, and further benefits to the community, including, better access to funding and servicing opportunities (e.g. for local **parks** and public space improvements or local road maintenance issues) and a local administrative presence (e.g. a municipal hall).

Future Governance Study

The British Columbia *Local Government Act* sets the regulatory framework and procedures for a municipality to incorporate and provides specific requirements for incorporating as a mountain resort municipality. However, there are no existing thresholds to guide the most appropriate time for an unincorporated area to apply to the province for incorporation. Therefore, this Plan requires that the option to incorporate be thoughtfully considered as the resort expands and development proceeds. The **Neighbourhood Plan** Terms of Reference (Schedule I) requires that a governance study be conducted before a new neighbourhood planning process commences. The intent of the study is not to take immediate steps toward becoming an incorporated resort municipality, but rather to identify the potential for incorporation and the impacts on the Fraser Valley Regional District, the community, the developer and Indigenous governance. General considerations for the study are outlined in the **Neighbourhood Plan** Terms of Reference (Schedule I).

VISION & VALUES



VISION & VALUES

Community Vision

The Community Vision statement for Hemlock Valley helps to define what future success looks like through anticipated growth and development. The Vision, and the accompanying guiding principles described below, will be used to support decision-making and steer development initiatives. The Vision is progressive in that each decision or change in the community should make steps toward the continued realization of the future Vision. The progressive vision for the Hemlock Valley is:

An environmentally, socially, and economically sustainable resort community that honours the natural and human history of the Hemlock Valley.

Guiding Principles

The Community Vision can be further explored through more specific themes.

Each one of the visions was developed with UNDRIP principles in mind. The guiding principles are intricately intertwined with Sts'ailes and Indigenous interests.

These themes, illustrated in the graphics below serve as guiding principles for this Plan and are integrated into its policies.



Preserve environmental integrity and enhance the function of natural resources



Provide necessary community services in a manner that is safe, reliable, and cost effective



Promote a high-quality resort environment for residents and visitors



Develop a four-season recreation and tourism-based economy with diverse and equitable opportunities for economic advancement



Create a unique sense of place and identity for Hemlock Valley that honours Sts'ailes and respects indigenous heritage and respects the natural environment



Ensure that development and land use is designed to minimize negative impacts on the natural environment



Consider the impacts growth has on global climate change, and in turn, the impacts climate change will have on a mountain resort community

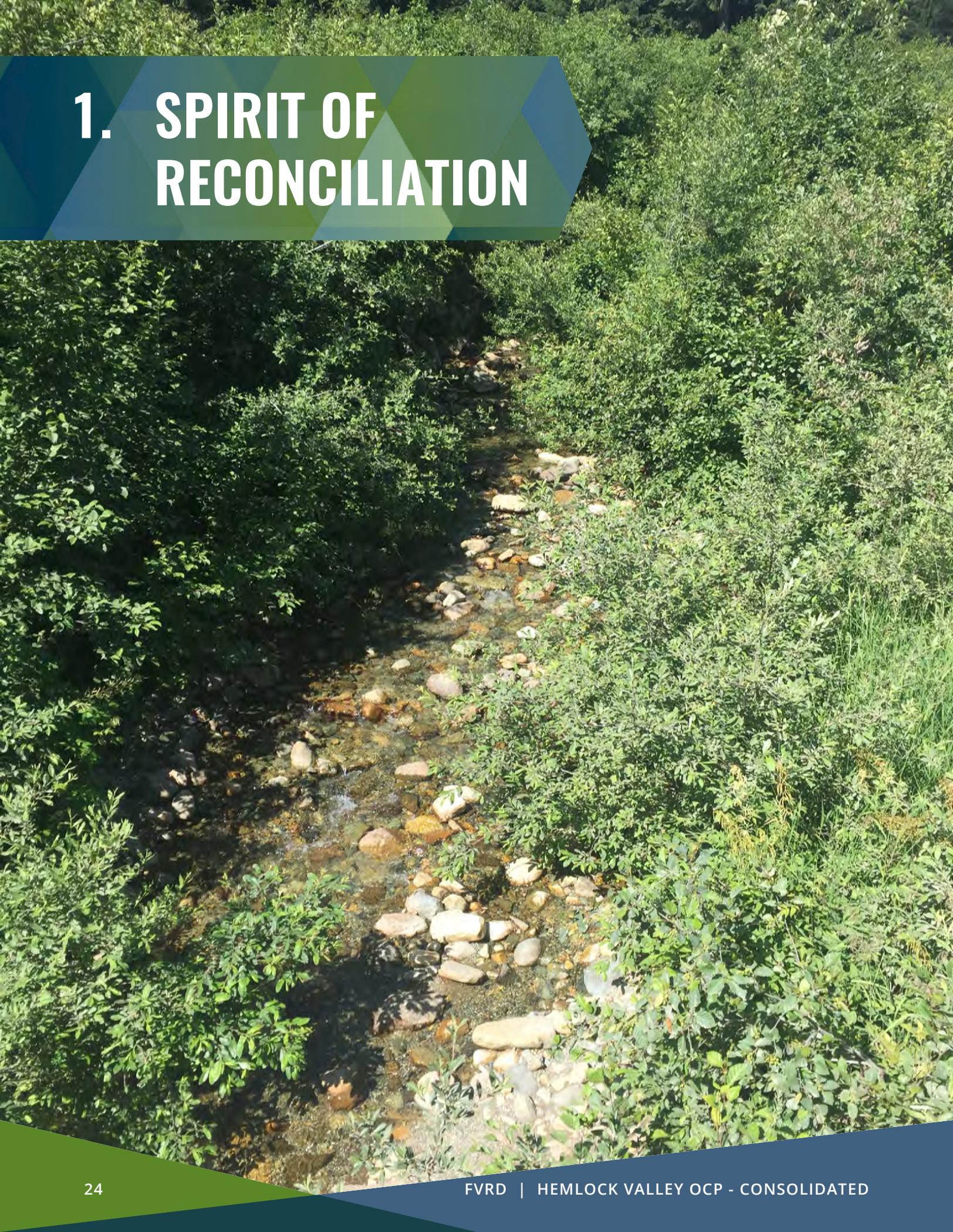


Ensure a safe work environment and access to adequate housing for all resort employees.



Provide a framework to ensure that any infrastructure and services required for new development are funded by the developer.

1. SPIRIT OF RECONCILIATION



1. SPIRIT OF RECONCILIATION

GOAL

To reflect the cultural, economic, and historic significance of First Nations in the Hemlock Valley and to ensure future growth and development respects First Nation's values and supports, through recognition, policy, and action, their visions and goals for the future.

Overview

This Plan outlines a future vision for the Hemlock Valley Plan Area as identified on Image 1 (page 1). The land and water in this area are part of the unceded traditional territory of Sts'ailes. There are also shared Indigenous interests between other Communities. Sts'ailes traditional use and cultural heritage sites exist throughout the Plan Area, many of which are actively used today and hold important value.

The Fraser Valley Regional District (FVRD) is committed to continued dialogue, coordination and collaboration with First Nations in the recognition that reconciliation is an ongoing process and must be centered around the development of strong relationships. This Plan recognizes that land use planning and development provides particularly important opportunities to build relationships and work together to realize shared goals.

First Nations interests and goals for the Hemlock Valley were identified through the **Resort Master Plan** consultation process as well as over the course of developing this Plan. The policies in this section recognize a shared desire for reconciliation and emphasize opportunities for promoting and valuing Indigenous culture and history, protecting culturally and economically significant lands, waterways and resources, and advancing socio-economic opportunities. Given the ongoing and evolving nature of reconciliation, there may be other opportunities and issues to address as the area grows.

Sts'ailes' Comprehensive Community Plan provides a 'roadmap' for growth, development, collaboration, and negotiation in the territory and in the community. In addition to collaboration with Sts'ailes, the objectives and policies of that plan are reflected, where applicable, in this section. Sts'ailes has established an economic development corporation which will provide additional opportunities for collaboration. Sts'ailes traditional territory and reserve lands are illustrated on Image 4 on the next page.

Resort Master Plan Considerations

The **Resort Developer** has committed to an ongoing working relationship with Sts'ailes to realize a vision of Sustained Prosperity, which the **Resort Master Plan** defines as: "the steady state condition where the Resort [is] able to maintain, ongoing economic well-being without requiring the continued land development and physical growth that will ultimately compromise the unique attributes which make up the social, cultural and natural environments that are the cornerstone to its character and success". The **Resort Developer** and Sts'ailes are working toward a joint venture agreement for development in the Hemlock North neighbourhood planning area.

Per the Master Development Agreement, prior to any alterations to the land for any particular phase of development identified in the **Resort Master Plan**, the Developer is required to hire a Professional Archaeologist (one who is eligible to hold a HCA Section 14 Permit) to conduct an Archaeological Overview Assessment (AOA). An AOA report will be submitted to the Archaeology Branch for review. The **Resort Developer** must follow the final AOA recommendations prior to land alterations. Recommendations may include conducting Archaeological Impacts Assessments (AIA) and any subsequent Heritage Conservation Act requirements, which may require approval from the Mountain Resorts Branch (FLNRORD) and the Archaeology Branch (FLNRORD).

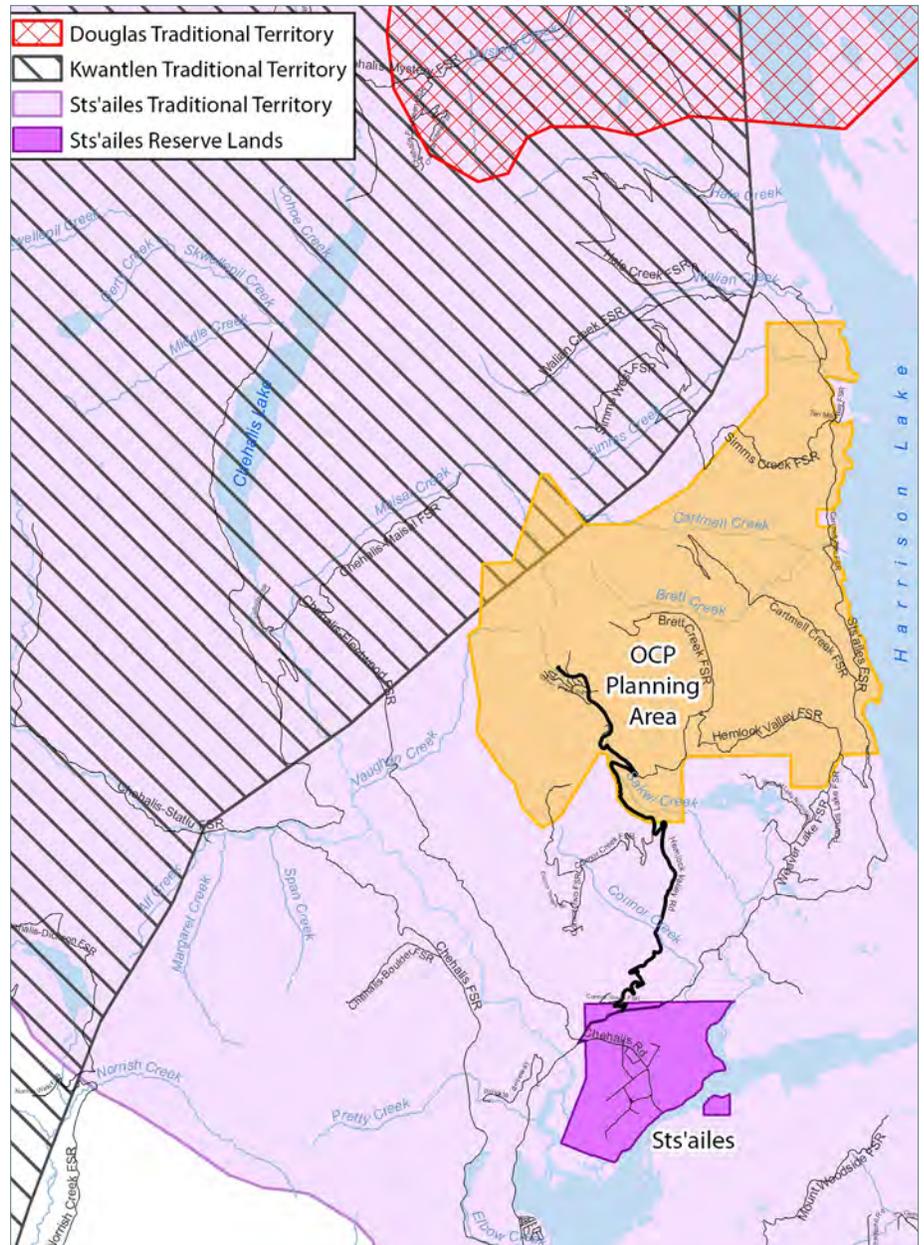


Image 4: First Nations' Reserves in Proximity to the Plan Area

Building Strong Government to Government Relationships

OBJECTIVE

Strengthen the relationships between Indigenous Communities and Governments, the Fraser Valley Regional District, and the Hemlock Valley community as it grows through information and knowledge sharing, collaborative planning, and coordinated action.

Policies

- 1.1.1. Collaborate with Indigenous communities when considering amendments to this Plan that may affect their interests in accordance with the requirements of the *Local Government Act* and the policies of the Regional Board.
- 1.1.2. Encourage Indigenous communities to collaborate with the FVRD on matters that may affect the land and residents of Hemlock Valley.
- 1.1.3. When a neighbouring planning process is initiated, per the **Neighbourhood Plan** Terms of Reference (Schedule I), engage and work collaboratively with the Sts'ailes and other affected Indigenous communities on the plan's development and implementation.
- 1.1.4. Explore, on an ongoing basis, opportunities for shared services and coordinated land use planning and development initiatives with Indigenous communities.
- 1.1.5. Encourage opportunities for dialogue related to governance between Indigenous communities, the FVRD, and Hemlock Valley businesses and residents.

Recognizing, Protecting and Reflecting Indigenous Heritage

OBJECTIVE

Promote a meaningful presence and understanding of Indigenous culture and values and protect historical sites and artifacts in the Hemlock Valley as it grows.

Policies

- 1.2.1. Engage with Indigenous communities, including through **Neighbourhood Plans** and updates, to identify opportunities to promote culturally sensitive interpretation of Indigenous history and culture, including through urban design, street naming, and **parks** and trail development.
- 1.2.2. Protect Indigenous communities archaeological assets by requiring or encouraging developers in areas of known or potential archaeological value to:
 - a. Contact Indigenous communities and the Archaeology Branch regarding archaeological values during development review processes;
 - b. Respect and avoid known and potential heritage and archaeological resources during land use planning processes where possible;
 - c. Obtain **approvals** pursuant to the *Heritage Conservation Act* as appropriate; and,
 - d. Complete an archaeological impact assessment for zoning and community plan amendment applications where applicable.
- 1.2.3. As opportunities arise, liaise with Indigenous communities regarding external funding to improve archaeological sites mapping.
- 1.2.4. Immediately report or require developers to immediately report the discovery of archaeological artifacts to the Province of British Columbia Archaeology Branch and relevant Indigenous communities or others as appropriate.
- 1.2.5. Encourage property owners proposing development in an area of known or potential archaeological resources to contact the Province of British Columbia Archaeology Branch for advice and guidance.

Supporting Sts'ailes Initiatives

OBJECTIVE

Recognize and support Sts'ailes initiatives related to socio-economic growth and development and land and resources protection.

Policies

- 1.3.1. Through **Neighbourhood Plans** and updates and/or development **approvals**, identify opportunities to recognize and protect lands and waterways that are culturally or historically significant to Sts'ailes and other communities, with shared Indigenous interests, in keeping with their plans and policies.
- 1.3.2. Recognize and support opportunities for Sts'ailes to achieve economic growth and advancement through resort expansion, including through residential and commercial development, recreational activities and other land uses and development activities in the Hemlock Valley in keeping with the objectives and policies of this Plan.
- 1.3.3. Encourage ongoing collaboration between developers and the Sts'ailes Economic Development Corporation and Indigenous communities with an expressed interest in the area.
- 1.3.4. Support development that is in line with Indigenous communities land use and community plans and the policies and objectives of this Plan.
- 1.3.5. Work collaboratively with Sts'ailes, communities with shared Indigenous interests, and other agencies where applicable to advocate for the sustainable management of natural resource development activities in Hemlock Valley.

2. LAND USE & HOUSING



2. LAND USE & HOUSING

GOAL

To enable a compact and sustainable development pattern that provides safe, diverse and affordable housing, sufficient business and employment opportunities, and accessible community spaces while protecting surrounding natural features.

Overview

The Fraser Valley Regional District (FVRD) Regional Growth Strategy (RGS) provides guidance on the development and growth management of resort communities with the overarching objective of promoting a sustainable regionally scaled resort development. In line with the RGS, this Plan aims to protect public investments in infrastructure and servicing by encouraging a compact development pattern. The land use concept provided in this Policy Chapter provides policies and generalized future land uses for Hemlock Valley. The information in this section and the policies of this Plan provide a balanced reflection of the desired development patterns for Hemlock Valley.

Resort Master Plan Considerations

Balanced Resort Capacity (BRC), as estimated in the **Resort Master Plan** and approved by the Province, will inform land use and development decisions for the area, including for future **Neighbourhood Plans** and updates. However, it is important to remember that BRC figures only reflect the potential for development under the **Resort Master Plan**.

The **Resort Developer** proposes a series of five development phases and general development concepts in the **Resort Master Plan** to reach the envisioned build out. Each development phase will be contingent upon a variety of conditions and **approvals** from several government agencies. The BRC figure informs visitor accommodation requirements for the community in terms of **bed units**, however, the figure may evolve as development proceeds.

The Master Development Agreement (MDA) includes several commitments that the **Resort Developer** is required to fulfill in advance of certain development phases. All MDA commitments are necessary foundational components of the envisioned sustainable resort community. In relation to housing, the MDA requires the **Resort Developer** to provide employee housing appropriately phased and balanced with employment. Ten percent of all housing development identified in Phases 2 through 5 of the **Resort Master Plan** must be dedicated employee housing.

General Policies

- 2.1.1. Only consider development proposals once the relevant Master Development Agreement Commitments have been fulfilled to the satisfaction of the Fraser Valley Regional District.
- 2.1.2. Require the **Resort Developer** to seek **approval** from the Province of British Columbia for any development proposal that is substantially inconsistent with the phasing or concepts outlined in the **Resort Master Plan** prior to proceeding with a Fraser Valley Regional District consideration and **approval** process for such development.
- 2.1.3. Work with the Province to develop a strategy for registering, on crown land areas and parcels, development permits, development variance permits, **temporary use** permits, covenants, right of ways, and other legal instruments central to the development **approval** process.

Land Use

OBJECTIVE

Encourage a compact development form that provides for the needs of both residents and visitors consistent with expectations for a resort community, minimizes negative impacts on natural features, and protects the scale and character of surrounding areas.

Policies

- 2.2.1. Per the **Neighbourhood Plan** Terms of Reference (Schedule I), do not consider proposed development or expansion of infrastructure or services in a Neighbourhood Planning Area, as identified on Image 2, unless a **Neighbourhood Plan** has been approved for that area by the Regional Board.
- 2.2.2. Through **Neighbourhood Plans** and updates:
 - a. Designate land uses that provide transition between higher density villages and the surrounding rural and natural areas through lower density development forms;
 - b. Encourage a diverse mix of uses and residential development forms in villages and areas with access to sustainable modes of transportation;

- c. Designate land uses that accommodate a variety of commercial activities that encourage local economic development, independent businesses, and diverse employment opportunities; and,
 - d. Designate land uses that accommodate publicly accessible community spaces and promote their use by both local residents and visitors.
- 2.2.3. Support development patterns, building forms, and other elements that will advance sustainable and energy efficient infrastructure and servicing.
- 2.2.4. Restrict development in areas with geotechnical and environmental hazards.
- 2.2.5. Limit development that has a negative impact on natural features or the environment, and where negative impacts cannot be avoided, require efforts to mitigate the impact.
- 2.2.6. Those undertaking the subdivision or development of land should limit impacts and disruption on existing and nearby homes by following the FVRD's Good Neighbour Practices, including containing waste and litter onsite; parking on-site; avoiding degradation of linear parks/sidewalks; and communication with neighbours by providing contact and project information. The Regional Board should consider broadening the Good Neighbour Practices to include existing and established neighbourhoods in addition to new developments.

Land Use Designations

The land use **designations** provided in this Policy Chapter are “broad stroke”. The **designations** provide a general scope for the intended development patterns throughout the Plan area. More specific land use **designations**, including permitted forms, uses and densities are prescribed in the **Neighbourhood Plans** included as schedules to this Plan.

Neighbourhood Plans (NPs) will continue to be created for Villages (Village Planning Areas) as the **Resort Master Plan** development phases proceed. As **NPs** are included as schedules to this Plan, each **NP** will be adopted through an **OCP** amendment process, must meet the legislative requirements of the *Local Government Act*, and will be subject to a public consultation process. Each **NP** will provide more specific land use **designations** for the associated Village Planning Area and, as such, must be adopted into this plan before any proposed development for that area proceeds.

Land use **designations** are provided on Image 5 on the following page; definitions for each **designation** follow.

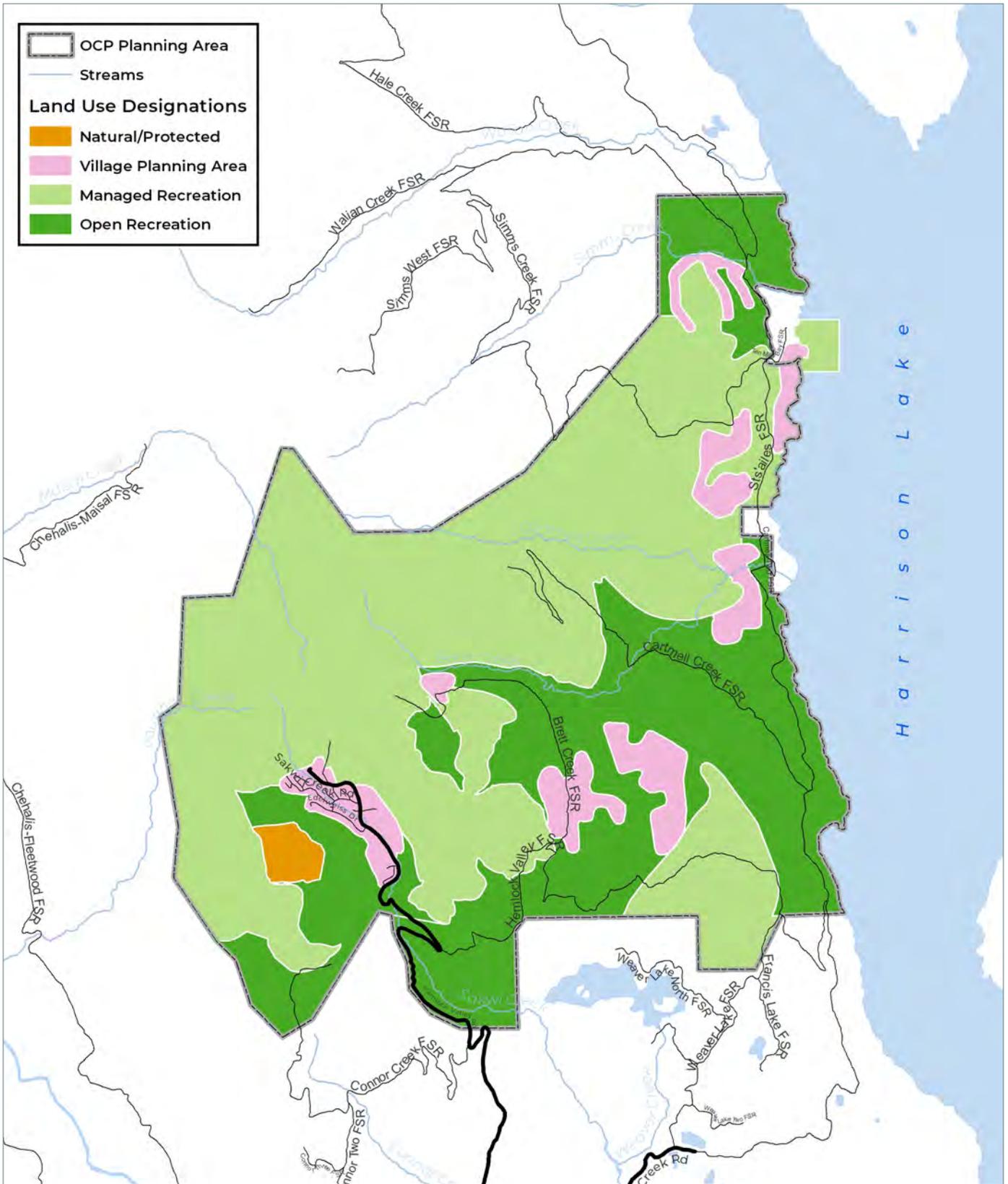


Image 5: Hemlock Valley Official Community Plan Land Use Designations

VILLAGE PLANNING AREA

INTENT: To designate the boundaries of anticipated future village areas identified in the **Resort Master Plan** that will require additional planning through a neighbourhood planning process before development proceeds, as defined in the **Neighbourhood Plan** Terms of Reference (Schedule I).

FUNCTION: Guided by the thresholds defined in the **Neighbourhood Plan** Terms of Reference (Schedule I), detailed **Neighbourhood Plans (NPs)**, including guidelines, will be prepared for each Village Planning Area to guide the development of the village into a sustainable resort neighbourhood. Studies and assessments required as part of a **NP** will confirm the feasibility of the conceptual Village Planning Area identified in the Master Plan and will inform the appropriate uses, location of uses, building forms and general expected densities for each Village Planning Area. Additional area specific policies may also be included in line with the objectives of this Plan.

MANAGED RECREATION

INTENT: To designate the boundaries of privately managed major recreational areas.

FUNCTION: These areas will provide places for highly managed recreational features such as ski hills and marinas. Residential and industrial development activities in these areas will generally be prohibited. Additional policies and more specific **designations**, including complementary uses, may be provided through **Neighbourhood Plans** based on the context of the area. Natural resource harvesting, forestry (under the existing FNWL tenure), and extraction licensed by the Province of BC may also occur in this **designation**.

OPEN RECREATION

INTENT: To designate the boundaries of flexible recreation and natural **resource extraction** areas, managed by either public or private agencies.

FUNCTION: These areas will provide places for public recreation and natural resource extraction. **Parks**, open space, natural areas, outdoor activities and outdoor cultural uses in these areas will generally be permitted. Natural resource harvesting, forestry (under the existing FNWL tenure), and extraction licensed by the Province of BC may also occur in this **designation**. Residential, commercial, and industrial development activities in these areas will generally be prohibited. Additional policies and more specific **designations**, including complementary uses, may be provided through **Neighbourhood Plans** based on the context of the area.

NATURAL / PROTECTED

INTENT: To preserve natural areas, protect fish and wildlife habitat, and enhance watershed and ecosystem functions.

FUNCTION: These areas will be protected from future development and ensure that growth does not negatively impact the community watershed, designated natural areas and important fish and wildlife habitat. Additional policies and more specific **designations**, including complementary uses, may be provided through **Neighbourhood Plans** based on the context of the area.

Housing

In alignment with regional goals, this Plan encourages diverse and adaptable resort housing forms and overnight accommodation that meet the needs of a range of ages and abilities. Additionally, this Plan recognizes that a healthy and sustainable resort community will require adequate and affordable housing for the local workforce in close proximity to employment centres as it grows.

General Policies

- 2.3.1. Work collaboratively with the province, the **Resort Developer** and stakeholders on an ongoing basis to determine housing needs in relation to the resort's evolving **BRC**, including needs for local residents, visitors, and the workforce.
- 2.3.2. Support the development of flexible, adaptable, and universally accessible residential and visitor accommodation development.
- 2.3.3. Support environmentally friendly and energy-efficient residential and visitor accommodation development, including through strategic location of residential neighbourhoods and building design.

OBJECTIVE

Meet the community's evolving housing needs with a supply that is diverse in terms of type and tenure.

Policies

- 2.3.4. Through **Neighbourhood Plans** and updates:
 - a. Designate land uses that accommodate a variety of housing types and tenures to meet the community's housing and accommodation needs as they continue to grow and diversify;
 - b. Per the Master Plan Development Agreement, ensure adequate levels of affordable workforce (employee) housing are developed to meet demand, including a dedicated ratio of at least 10% in each development phase outlined in the **Resort Master Plan** after Phase 1; and,
 - c. Ensure that adequate levels of affordable and appropriate workforce (employee) housing are developed in Village Planning Areas or in areas with sustainable transportation options.

OBJECTIVE

Ensure an appropriate supply of diverse visitor accommodation to support a sustainable and year-round all seasons resort.

Policies

- 2.3.5. Balance visitor accommodation supply with the resort's evolving **BRC** and this Plan's objectives and policies.
- 2.3.6. Ensure high quality design and sufficient amenities and services are provided in all visitor accommodation developments.
- 2.3.7. Ensure the provision of adequate space within visitor accommodation developments for waste management, snow storage, public spaces, public gathering spaces and other community needs.

3. TRANSPORTATION & MOBILITY



3. TRANSPORTATION & MOBILITY

GOAL

To ensure the development of a safe and efficient transportation system that serves both local residents and visitors; promotes transit, walking and cycling; and, minimizes negative impacts to air quality and greenhouse gas emissions.

Overview

A strong mobility network links our communities, recreation spaces, and workplaces and facilitates the flow of goods and services that keep the economy going. As the region strives for higher levels of choice and efficiency in transportation, the integration of transportation and land uses will be essential. Promoting compact, mixed use development within village areas can reduce car dependency and encourage walking, cycling, and other forms of active transportation.

Transportation is also directly linked to energy consumption and GHG emissions and is the largest source of GHG emissions the Fraser Valley Regional District (FVRD) (54% in 2010). As the FVRD works to reduce GHG emissions, it will be necessary to look at ways to decrease dependency on single occupancy vehicles. Expanding transportation options to include public transit and promoting active transportation such as walking and cycling have the potential to greatly reduce our emissions and traffic congestion, improve our air quality, and keep us healthier.

The Ministry of Transportation and Infrastructure (MOTI) is the primary agency responsible for roads and rights-of-way improvements, connections, and maintenance in Hemlock Valley. The FVRD does not own or maintain roads within the Plan area. There are also Forest Service roads that have been identified for future development; forestry roads should be upgraded to public roads maintained by MOTI. Road maintenance is undertaken by private contractors hired by MOTI. The FVRD works together with the Province to plan for an efficient and safe road network. Existing roads in Hemlock Valley are illustrated on Image 6.

Resort Master Plan Considerations

As **Resort Master Plan** development proceeds new roads will be developed and maintained, in some cases by MOTI, and in other cases by the **Resort Developer**, Indigenous communities, or collaboratively by one or more agencies. Any new roads need to ensure that regional connections and traffic demand are accounted for. Per the Master Development Agreement, the **Resort Developer** is required to complete a Traffic Impact Assessment in cooperation with MOTI officials prior to construction of development identified in Phases 2 through 5 of the **Resort Master Plan**.

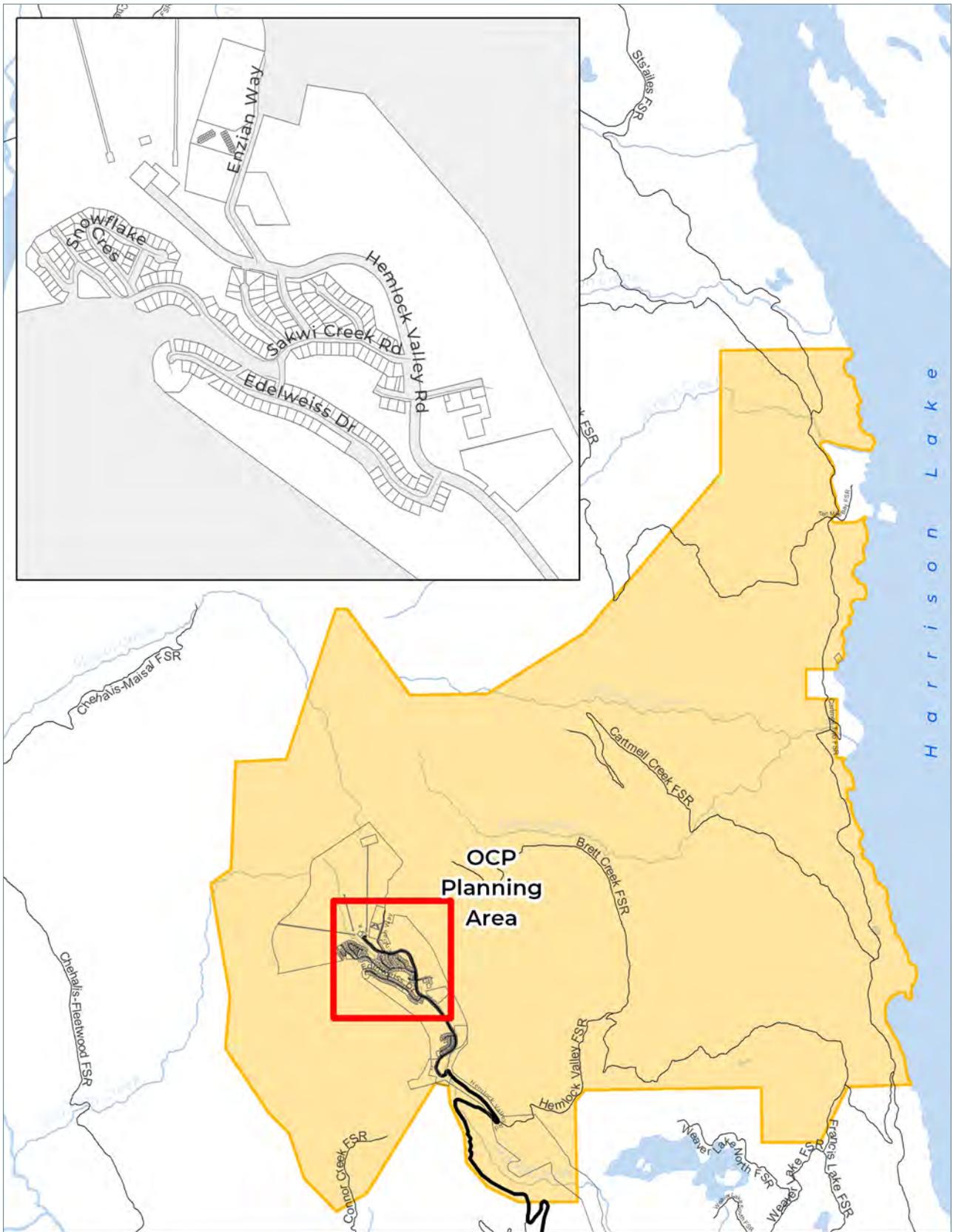


Image 6: Hemlock Valley Official Community Plan Boundary

General Policies

- 3.1.1. Per the Master Development Agreement, through **Neighbourhood Plans** and updates, require the **Resort Developer** to complete Traffic Impact Assessments, to the satisfaction of the FVRD.
- 3.1.2. Ensure that the required Traffic Impact Assessments address:
 - a. Connectivity between neighbourhoods and development areas for all modes of transportation including through an integrated multi-modal trail system;
 - b. **Access** and egress of neighbourhoods and development areas;
 - c. Opportunities for safe and reliable active transportation, including to and from major recreational assets; and,
 - d. Accommodation for goods and service vehicle movements.
- 3.1.3. Integrate transportation and land use planning to minimize infrastructure costs, encourage multimodal transportation, and reduce GHG emissions.
- 3.1.4. Promote development patterns that reflect the responsible expenditure of public and private capital on infrastructure and services by ensuring development is not premature or scattered.
- 3.1.5. Ensure reliable, accessible, and affordable public transit is considered as the community grows and is integrated with the regional public transit system as appropriate.
- 3.1.6. Ensure all transportation systems and networks are in line with the FVRD's Transportation Priorities as outlined in the Regional Growth Strategy.
- 3.1.7. As appropriate, update this Plan, including its schedules, upon approved Traffic Impact Assessments to be completed by the **Resort Developer** per the Master Development Agreement.
- 3.1.8. Through **Neighbourhood Plans** and updates, address parking supply, demand and community impacts.
- 3.1.9. Roads required for **public access** to development in Village Planning Areas (excluding internal strata roads) should be public highways maintained by MOTI. Forestry Roads and Forest Service Roads should not be used for **public access** to Village Planning Areas.

Transportation Network

This Plan supports the ongoing development of the Hemlock Valley mobility network to meet the needs of existing and future residents, businesses and visitors. A connected network of roads between **development nodes** will be required to ensure the efficient movement of cars, buses, bikes and pedestrians. Achieving these improvements over time will require the continued collaboration between the Fraser Valley Regional District, the Province, Sts'ailes, developers and the community.

OBJECTIVE

Ensure multi-modal connectivity between **development nodes** in the Hemlock Valley.

Policies

- 3.2.1 Ensure that Neighbourhood Plan areas are well connected to one another through an accessible and efficient network of public highways and trails.
- 3.2.2 Through **Neighbourhood Plans** and updates, ensure the development of a well-connected mobility network within and through the **Neighbourhood Plan** areas.
- 3.2.3 Ensure that new housing developments consider proximity to existing commercial services.
- 3.2.4 Encourage the inclusion of commercial services when planning residential developments to increase walkability and reduce the need to travel by automobile.
- 3.2.5 Encourage new road alignments to be designed to provide:
 - a. Extension and connection to existing or proposed adjacent roadways;
 - b. Alternate route choices where possible;
 - c. Adequate and safe **access** for all land uses consistent with the level of traffic generated and need for emergency access; and,
 - d. Minimal or no impact to environmentally sensitive areas and stream crossings.
- 3.2.6 Support the development of new pedestrian and bicycle connections within and through neighbourhoods, where possible.

- 3.2.7 Support the inclusion of multi-modal transportation (i.e. bike lanes, walking paths) as part of the standard for all road upgrades.
- 3.2.8 Encourage design and routing options for pedestrian and cycling routes that create a comfortable and safe user experience by avoiding unsafe areas, avoiding side by side highway traffic and providing opportunities to integrate into natural areas.

Active and Low Emission Mobility

OBJECTIVE

Promote active and low emission mobility options in the Hemlock Valley.

Policies

- 3.3.1 Support development practices and land uses that minimizes the use of single occupancy vehicles and encourage walking, bicycling, car share and public transit.
- 3.3.2 Encourage investment in the necessary infrastructure (i.e. sidewalks, bike paths, trails, benches, and bus shelters) that will make walking, cycling, and transit more convenient, safe and pleasant in order to promote alternative transportation modes.
- 3.3.3 Through **Neighbourhood Plans** and updates, identify key locations for public electric vehicle charging stations and develop electric vehicle charging infrastructure requirements for new construction.
- 3.3.4 Support the inclusion of car share parking spaces and memberships in new development projects as part of transportation demand management strategies.

As Hemlock Valley grows and a more fine-grained transportation network begins to evolve, the graphic to the right illustrates the priority of transportation modes that will support a healthy, environmentally friendly, safe, and accessible community.

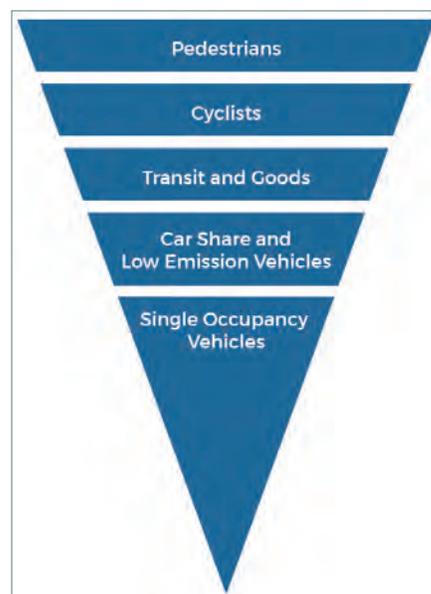


Figure 2: Illustration of the Transportation Mode Priorities for Hemlock Valley

4. INFRASTRUCTURE & SERVICES



4. INFRASTRUCTURE & SERVICES

GOAL

To ensure that residents and visitors are served by safe and reliable infrastructure and utility services and that development of infrastructure and services is cost-effective, efficient and environmentally sustainable.

Overview

The geographical context of Hemlock Valley - an alpine environment at the peak of a watershed - presents servicing complexities. It may be challenging to identify water supplies and wastewater disposal areas sufficient to safely and efficiently serve the populations envisioned in the **Resort Master Plan**. Servicing efficiency is further impacted by the dispersed development pattern set out in the **Resort Master Plan**. Accordingly, comprehensive planning for water and wastewater in advance of any proposed development is required to ensure that systems will provide safe, efficient, affordable, reliable and environmentally sustainable services.

The Fraser Valley Regional District (FVRD) Regional Growth Strategy (RGS) provides guidance on growth management and servicing provisions for resort communities with the overarching objective of promoting sustainable regionally scaled resort development. In line with the RGS, this Plan aims to protect public investments by supporting development within Hemlock Valley that demonstrates sound community-wide infrastructure and servicing.

The existing water, sanitary and hydro service facilities for Hemlock Valley are owned and operated by Hemlock Valley Utilities (HVU), with separate divisions for each service. This is private infrastructure that is required to be maintained and operated to provincial standards. The **Resort Developer** has indicated a strong interest in retaining ownership of the existing systems.

Going forward, this Plan aims to ensure the Regional Board considers public ownership for new water and sanitary systems. This plan aims to establish single centralized neighbourhood systems for improved operations and maintenance as the community and associated service demands grow.

Resort Master Plan Considerations

Balanced Resort Capacity (BRC), as estimated in the **Resort Master Plan** and approved by the Province, will inform land use and development decisions for the area, including for future **Neighbourhood Plans** and updates. However, it is important to remember that **BRC** figures only reflect the potential for development under the **Resort Master Plan**.

The **Resort Developer** proposes a series of development phases in the **Resort Master Plan** to reach complete build out, each of which will be contingent upon a variety of conditions and **approvals** from several government agencies. The BRC figure informs infrastructure (sewer, water and power) requirements for the community, however, the figure may evolve as development proceeds and in-depth studies will be needed to define specific requirements for each phase of development.

Per the Master Development Agreement, the **Resort Developer** has agreed to the following commitments:

- › Prior to the first phase of development, as outlined in the **Resort Master Plan**:
 - Complete an analysis of the existing community water supply that will look at the current water source supply (quality and quantity) as well as infrastructure capacity and be provided to Fraser Health for review.
 - Demonstrate the existing community water treatment system is in compliance with operating permit conditions and Fraser Health's Surface Water Treatment Outcome Expectations.
 - Complete a comprehensive study of the existing community sewer system and complete necessary upgrades; the study is to be submitted to the Fraser Valley Regional District for review.
 - Complete a Snow Clearing and Storage Plan, to the satisfaction of the Fraser Valley Regional District.
- › Prior to each phase of development, as outlined in the **Resort Master Plan**:
 - Complete feasibility studies for the water and sewer systems, to the satisfaction of the Fraser Valley Regional District.
 - Complete an Energy Demand, Supply and Distribution Plan, to the satisfaction of the Fraser Valley Regional District.
 - Complete a Solid Waste Management Plan, to the satisfaction of the Fraser Valley Regional District; the developer is to work with the Fraser Valley Regional District to identify locations for potential solid waste management sites.
 - Complete a detailed Fire Protection Impact Assessment Study, to the satisfaction of the Fraser Valley Regional District.

General Policies

- 4.1.1 Continue to work collaboratively with the **Resort Developer** to maintain an updated estimate of **Balanced Resort Capacity** and other factors that will inform infrastructure needs as development proceeds.
- 4.1.2 Assess proposed water and sewer services to determine the long-term financial and operational efficiency of the systems, particularly their impact on public infrastructure investments.
- 4.1.3 Work collaboratively with the **Resort Developer** to ensure the Fraser Valley Regional District provides necessary input into the development and **approval** of the terms of reference for

any technical study, assessment, analysis or review related to infrastructure and services.

- 4.1.4 Promote development patterns that reflect the responsible expenditure of public and private capital on infrastructure and services by ensuring development is not premature or scattered.
- 4.1.5 Through neighborhood plans, require the development of a comprehensive strategy for sewer and water services that provides a single, publicly owned system for water and a single publicly owned system for sewer, each of which will have sufficient capacity to service all planned development within the neighbourhood.
- 4.1.6 Notwithstanding policy 4.1.5, where the Regional Board deems public ownership and operation of a water or sewer system is not feasible the Regional Board may consider alternative opportunities for ownership or maintenance at the Regional Board's discretion.

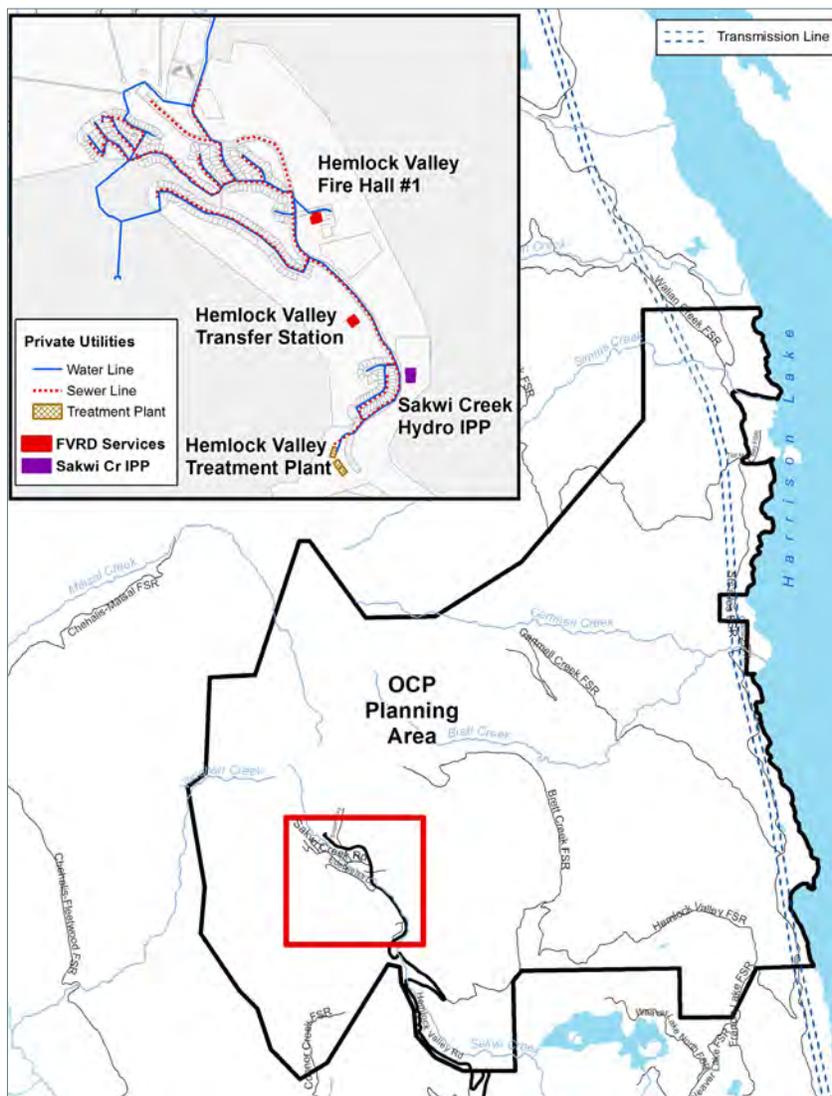


Image 7: Hemlock Valley Infrastructure and Services

Water Supply

Reliable and safe drinking water is a fundamental need for community health and well-being. As communities grow, the number of water sources, the quantity of supply, and the capacity of the distribution systems will also grow. The safe, effective, and efficient management of water services is a priority of the Fraser Valley Regional District (FVRD).

Cohen Creek, fed by Cohen Lake, is the community's current water source. Water is provided through a community water system privately owned and operated by Hemlock Valley Utilities. Licenses to divert and store water are issued by the Ministry of Environment. The community water system has had water quantity and quality issues in the past and was subject to a boil water advisory between 2005 and 2016 until Fraser Health determined the current treatment in place meets BC surface water treatment outcome expectations.

Additional systems will need to be developed to serve the growth envisioned in the Master Plan. It is important that the community is served by a high quality and reliable water supply that will be sustainable over the long term. Where appropriate, this Plan supports the public ownership and operation of any future water supply systems that serve Hemlock Valley as it grows.

Resort Master Plan Considerations

Future development in Hemlock Valley is contingent on water supply and the ability of the **Resort Developer** to appropriately upgrade infrastructure and obtain additional water licenses as needed. The **Resort Developer** is further required to complete 'feasibility studies' for the water system to the satisfaction of the FVRD prior to each phase of development outlined in the **Resort Master Plan**; the FVRD will review these as 'comprehensive servicing studies' for each **Neighbourhood Plan** area.

OBJECTIVE

Ensure the community water supply system is reliable and sustainable through cost effective infrastructure, water conservation practices and high-quality management, maintenance and planning.

Policies

- 4.2.1 Per the Master Development Agreement, through neighbourhood planning and update processes, require the **Resort Developer** to complete comprehensive servicing studies for the community water systems, to the satisfaction of the FVRD.

- 4.2.2 Ensure that comprehensive water servicing studies:
- a. Consider both domestic and non-domestic water supply needs within the community, including but not limited to, water needs for firefighting in accordance with Fire Underwriters Survey guidelines, and planned recreational uses such as waterparks and snowmaking;
 - b. Consider the cumulative impacts the proposed water supply may have on the source and determine whether the proposed supply will adversely affect existing water supplies drawing from the same source;
 - c. Assess the resiliency of the system in regard to potential disasters and climate change impacts;
 - d. Include an operations and maintenance plan that outlines how the system will continue to provide a reliable supply of water to the community;
 - e. Assess the long-term operating and capital costs, and,
 - f. Provide other relevant details or considerations as appropriate.
- 4.2.3 Require the developer to pay for the establishment and extension of new water systems and off-site works which are required to support new development.
- 4.2.4 Require all new systems to be in accordance with the *Sustainable Service Delivery for Community Water Systems: Policies to Guide Service Delivery in FVRD's Electoral Areas* and under the following conditions:
- a. Costs of establishing or extending the service boundary are financed exclusively by the new area to be serviced and the cost is sustainable;
 - b. Servicing to unconnected parcels within the original service area is not negatively affected;
 - c. The expansion is unlikely to result in subsequent demands or expectations for service in locations where development at serviced densities is not desirable;
 - d. Capacity of the water system to supply the added demand, along with any improvement necessary, is determined by a **qualified professional** engineer;
 - e. No negative water supply source impacts will result; and,
 - f. The expansion is consistent with the land use objectives and policies of this Plan.

- 4.2.5 For any newly developed FVRD water supply systems, adhere to the water system service delivery, governance, cost recovery, priorities, and acquisition policies set out in *Sustainable Service Delivery for Community Water Systems: Policies to Guide Service Delivery in FVRD's Electoral Areas* or as amended by the Regional Board.
- 4.2.6 Through **Neighbourhood Plans** and updates and/or planning and development **approvals**, encourage water conservation measures, including technologies and programs, in line with provincial water conservation guidelines.
- 4.2.7 Support the development of infrastructure that allows recycled water to be used for non-potable uses in line with provincial legislation.
- 4.2.8 Continue to work collaboratively with the Water Stewardship Branch to ensure the safe, reliable, and consistent provision of water to the community.
- 4.2.9 Notwithstanding Policy 4.2.4, consider development of individual on-site water supplies on a case-by-case basis under the following circumstances:
 - a. The location to be serviced is not within a Village Planning Area **designation**;
 - b. Connection to the community system is not feasible due to geographic or other physical constraints; and,
 - c. A report is provided by a professional engineer which identifies the type of aquifer from which the well will draw water and any implications for drinking water quality and quantity as well as the sustainability of the supply and any other information as deemed appropriate by the FVRD.

OBJECTIVE

Ensure the community water supply system is safe and meets all legislative requirements, and that water storage and conveyance systems are up-to-date and protected from contaminants.

Policies

- 4.2.10 Ensure that each of the **Resort Developer's** required feasibility and comprehensive servicing studies for the community's water systems:
 - a. Assesses of the compatibility of the proposed water supply with other services (such as a sewage disposal) or nearby services on adjacent lands;

- b. Ensures the community water supply system provides clean and safe water for domestic purposes that meets or exceeds the Canadian Drinking Water Guidelines, adheres to the Drinking Water Protection Act, and that fulfills the requirements of the Fraser Health Authority; and,
- c. Ensures that all current and future water storage and distribution systems are of high quality and sufficiently protect the community's water sources from contaminants.

Sanitary Sewer Systems

Sanitary sewers collect and convey wastewater from individual properties and the appropriate management of this waste is fundamental to community health and environmental protection. As communities grow, more complex systems are required to collect, convey, and treat sewage. Like water services, the safe, effective, and efficient management of sewer services is a priority of the Fraser Valley Regional District (FVRD).

Historically, effluent from the resort has been discharged to a creek tributary and then to Maisal Creek as authorized by the Ministry of Environment through a waste management permit issued to Hemlock Valley Utilities. Except for the waste management permit and the applicable conditions in the permit, there is no governing body that currently regulates the operation of a private sewage facility.

It is important that the community has access to reliable sanitary services and that the surrounding environment remains protected in the long term. Where appropriate, this Plan supports public ownership and operation of any future sanitary sewer systems that serve Hemlock Valley.

Resort Master Plan Considerations

The **Resort Master Plan** notes that an appropriate amount of infrastructure can be put in place to meet the estimated **BRC** of 16,641 visitors per day. However, given the complicated geographical context and the scale of proposed development, it is important for the FVRD to assess the capacity, quality and operational requirements for new or upgraded systems before development proceeds.

OBJECTIVE

Ensure the community's sewer system is reliable, cost effective, and does not negatively impact the surrounding environment.

Policies

- 4.3.1 Per the Master Development Agreement, through neighbourhood planning and update processes, require the **Resort Developer** to complete comprehensive servicing studies for the community sewer systems, to the satisfaction of the FVRD.

- 4.3.2 Ensure that comprehensive sewer servicing studies:
- a. Align with the FVRD *Sustainable Sanitary Sewer Service Provision – Policies to Guide Service Delivery in Electoral Areas of the FVRD*, as updated from time to time;
 - b. Outline a financially sustainable approach to the planning, development, and maintenance of proposed sewer system;
 - c. Locate proposed sewer systems so as to avoid the disturbance of environmentally sensitive areas and pose no significant negative impact to the environment; and,
 - d. Assess existing and proposed sewer systems for resiliency in regard to potential disasters and climate change impacts.
- 4.3.3 Require all new development within the Village Planning Area **designation** to be serviced by a Class “A” sanitary sewer system with the exception of smaller onsite systems as deemed appropriate by the FVRD per policy 4.3.6 of this Plan.
- 4.3.4 Require the developer to pay for the establishment and extension of new sanitary sewer systems and off site-works which are required to support new development.
- 4.3.5 Require all new systems to be in accordance with the *Sustainable Sanitary Sewer Service Provision – Policies to Guide Service Delivery in Electoral Areas of the FVRD*, as updated from time to time, and under the following conditions:
- a. Costs of extending the service boundary are financed exclusively by the new area to be serviced and the cost is sustainable;
 - b. Servicing to unconnected parcels within the original service area is not negatively affected;
 - c. The expansion is unlikely to result in subsequent demands or expectations for service in locations where development at serviced densities is not desirable;
 - d. Capacity of the sewer system in relation to added demand, along with any improvement necessary, is determined by a **qualified professional** engineer;
 - e. No negative environmental impacts will result; and,
 - f. The expansion is consistent with the land use objectives and policies of this Plan.

- 4.3.6 Each Neighbourhood Planning Area should be served by a single community sanitary sewer system. Where it is not feasible to connect to a community sanitary sewer system, the Regional District may consider development of a smaller onsite system that serves a single property or parcel where a report by a **qualified professional** engineer provides:
- a. A reasonable rationale and assurances respecting the feasibility and long term suitability of the proposed sewage treatment;
 - b. An assessment of the compatibility of the proposed onsite sewage supply with other onsite services (such as a stormwater management system) or nearby services on adjacent lands;
 - c. A statement of the cumulative impacts the proposed sewage treatment may have on the nearby water sources determining whether the proposed supply will adversely affect existing water supplies; and,
 - d. A plan to meet operation and maintenance requirements that will ensure long term sustainability of the system.

Utilities and Communication Services

Consistent and reliable power and communication services are important in any community, but particularly important in remote mountain communities. Reliable services ensure safety and convenience for those living, visiting, or working in the area.

Residential, commercial and recreational buildings and systems in Hemlock Valley are currently serviced by hydroelectric power. Hemlock Valley Utilities purchases power from BC Hydro and distributes it to the community via underground wiring.

Power outages have been a concern in the community. Hemlock Valley Utilities is working to upgrade the power distribution systems to ensure reliable and adequate power is available at market conditions. It is anticipated upgrades will continue as the community grows. Over time, there may be efficiencies and economies of scale in transferring the electrical system to BC Hydro.

Resort Master Plan Considerations

Future development is contingent on adequate power supply and the ability of the **Resort Developer** to appropriately upgrade and maintain infrastructure. Per the Master Development Agreement, the **Resort Developer** is required to complete an Energy Demand, Supply and Distribution Plan, to the satisfaction of the Fraser Valley Regional District, prior to new development of each phase.

OBJECTIVE

Ensure the community has reliable and cost-effective utilities and communication services.

Policies

- 4.4.1 Per the Master Development Agreement, through **Neighbourhood Plans** and updates, require the **Resort Developer** to complete an Energy Demand, Supply and Distribution Plan to the satisfaction of the FVRD.
- 4.4.2 Ensure that each of the **Resort Developer's** required Energy Demand, Supply and Distribution Plans:
 - a. Provides clear projected power demand figures based on anticipated increases in **bed units** and commercial and recreational space and systems;
 - b. Details the form, capability, and capacity of existing and planned supply and distribution systems;
 - c. Considers the high degree of seasonal variability in power demand and ensures reliable year-round supply;
 - d. Demonstrates that all planned investments, alterations to or expansions to the power supply and distribution systems meet the requirements of the *British Columbia Utilities Act*;
 - e. Assesses the resiliency of the system in regard to potential natural disasters and climate change impacts; and,
 - f. Adheres to the policies and directions of this Plan, specifically the policies in Policy Chapter 7 Energy and Climate Change.
- 4.4.3 Support building and infrastructure development only after associated planned investments, alterations to or expansions to the power supply and distribution systems have been approved by the Utilities Commission.

- 4.4.4 Through **Neighbourhood Plans** and updates and planning and development **approvals**, ensure all utilities and communications infrastructure are planned, situated and designed in a manner that:
- a. Minimizes visual impacts on neighbouring businesses and residents;
 - b. Considers future co-location and expansion of infrastructure so as to minimize the overall number of utility structures such as cell towers; and,
 - c. Mitigates negative impacts on the community as identified through required community consultation.
- 4.4.5 Support the exploration and potential development of district heating and cooling systems that are designed to reduce emissions, promote energy efficiency, increase renewable energy production, and stabilize energy costs.
- 4.4.6 Encourage increased energy self-sufficiency and lower carbon operations through on-site renewable energy generation opportunities for existing and new buildings.
- 4.4.7 Require all development to include provisions for and be coordinated with essential community services, including phone and internet, at service levels appropriate to the proposed development.
- 4.4.8 Support the development of a region-wide telecommunications policy to guide the assessment, consultation, design, and siting of new telecommunications projects.

Stormwater Management

Stormwater, including snowmelt, and surface water and groundwater flows are all related to one another and are greatly impacted by the built environment. As Hemlock Valley continues to develop and buildings and roads cover more area, less water will naturally infiltrate into the ground. Reducing stormwater runoff and volume and improving runoff quality have a positive effect on the natural environment and help to reduce infrastructure servicing costs.

Storm drainage and drainage lines in Hemlock Valley are associated with road rights-of-way and have historically been under public ownership, overseen by the Ministry of Transportation and Infrastructure (MOTI).

This Plan aims to manage stormwater sustainably through site planning and the implementation of integrated stormwater management practices. The volume of stormwater runoff can be reduced by decreasing impervious surfaces while maximizing the use of green space, landscaping, green roofs, rain gardens, rain barrels and permeable paving. These better stormwater management practices can improve water quality and the health of the environment and reduce stress on drainage infrastructure.

Resort Master Plan Considerations

As **Resort Master Plan** development proceeds new **access** roads will be developed and maintained, in some cases by the Ministry of Transportation, and in other cases by the **Resort Developer**, First Nations, or collaboratively by one or more agencies. Per the Master Development Agreement, the **Resort Developer** is required to complete an Environmental Management Plan that addresses stormwater before development proceeds.

OBJECTIVE

Support integrated stormwater management practices that protect ecosystems and enhance their services, contribute to climate change adaptation capacity and protect infrastructure and the built environment.

Policies

- 4.5.1 Per the Master Development Agreement, through **Neighbourhood Plans** and updates, require the **Resort Developer** to complete an Environmental Management Plan that addresses stormwater before development proceeds.
- 4.5.2 Ensure that the **Resort Developer's** required Environmental Management Plan for stormwater includes:
 - a. An assessment of the comprehensive set of issues related to integrated stormwater management, which may include but are not limited to seasonal flooding, peak snowmelt and run-off, surface erosion prevention and sediment control, and variances from normal conditions related to changes in the climate;
 - b. Watershed-specific performance targets for rainfall capture, runoff control, and flood risk management during development that can be refined over time through an adaptive management program;
 - c. Strategies to meet the performance targets by application of best management practices;

- d. Strategies to ensure that post-development stormwater flows maintain natural flow patterns and water quality of receiving waters and contribute to the overall health of the watershed; and
 - e. Strategies and best practices to design development for: rainfall capture for minor storms (a 10-year return period rainstorm); runoff control for major storms (a 100 year return period rainstorm); and, where appropriate, flood risk management for extreme events and peak flow conveyance.
- 4.5.3 Through planning and development **approvals**, require stormwater management strategies to be integrated into the planning and design of buildings, infrastructure, and recreational and open spaces through site specific stormwater management plans prepared by a **qualified professional** engineer.
- 4.5.4 Require site specific stormwater management plans to:
- a. Ensure post-development stormwater flow volumes will not exceed pre-development flow volumes in receiving waters;
 - b. Maintain, to the extent possible, predevelopment flow patterns and velocities;
 - c. Provide conveyance routes for major storms;
 - d. Certify that water quality of receiving surface and ground waters will not be negatively affected by stormwater surface run-off during and post development;
 - e. Certify, where applicable, that there will be no negative effect on neighbouring properties; and,
 - f. Incorporate best practices including but not limited to recommendations provided by the provincial government and its agencies.
- 4.5.5 Through **Neighbourhood Plans** and updates, encourage stormwater features or designs to form part of a broader open space network.
- 4.5.6 Support innovation that leads to affordable, practical, and sustainable stormwater management solutions and increased awareness and application of these solutions.
- 4.5.7 Encourage developers and property owners to limit impervious surfaces, which include buildings, pavement and any surface through which water cannot by limiting built space where possible and the use of aggregate, permeable pavement, pavers, and similar materials for driveways, patios and other surfaces that are often constructed of impervious materials.

Snow Clearing and Storage

Historically, snow clearing and storage has presented issues in Hemlock Valley, specifically related to conflicts with private property owners and **access** to Ministry of Transportation and Infrastructure roads and rights-of-way. Residential growth has resulted in fewer spaces being available for winter snow storage. The Ministry of Transportation and Infrastructure has advised that loading and hauling snow to a separate location is not a viable solution. As development and expansion proceed, having a strategy to ensure public safety and accessibility in the winter months will be crucial.

In addition to accumulation on roads and in public spaces, snow accumulates on roofs and affects the safety and structural integrity of buildings. Snow in Hemlock Valley tends to be wet, which means that it is heavy, and can be dangerous if it falls from rooftops by wind forces. Wet, heavy snow can cause personal injury, property damage, and disrupt community activities. It is important that new buildings are designed to minimize these risks and that existing property owners actively manage snow shed throughout the winter months.

Resort Master Plan Considerations

The Master Development Agreement requires the **Resort Developer** to prepare a Snow Clearing and Storage Plan to the satisfaction of the Fraser Valley Regional District prior to development of Phase 1 of the **Resort Master Plan**.

OBJECTIVE

Ensure ongoing public safety and appropriate levels of public accessibility to roads, rights-of-way, and public spaces throughout the winter months and ensure private property is developed and maintained in a manner that limits risk of personal injury or property damage related to snowshed.

Policies

- 4.6.1 Per the Master Development Agreement, through **Neighbourhood Plans** and updates, require the **Resort Developer** to provide a Snow Clearing and Storage Plan prior to **approval** of Phase 1 of the **Resort Master Plan**.
- 4.6.2 Ensure that the **Resort Developer's** required Snow Clearing and Storage Plan:
 - a. Defines clear roles and responsibilities for the **Resort Developer**, agencies who manage roads and rights-of-way, and private property owners;
 - b. Provides strategies and actions for adequate snow removal adjacent to fire hydrants to enable proper fire protection for the community; and,

- c. Provides general strategies and actions to ensure accessibility on pedestrian routes.
 - d. Demonstrate strategies and actions ensuring that snow removal and storage are done in an environmentally sensitive way.
 - e. Incorporates snow storage guidelines set out in the Ministry of Transportation and Infrastructure BC Supplement to TAC Geometric Design Guide Section 1500 Alpine Ski Village Roads.
- 4.6.3 Continue to communicate with the Ministry of Transportation and Infrastructure to help ensure adequate snow removal throughout the season.
- 4.6.4 Through planning and development approvals, require developers to address both:
- a. the onsite-storage of snow, and
 - b. the potential for snow shedding.

Where appropriate, require increased setbacks if the snow shed risk is deemed too high.

- 4.6.5 Encourage existing and future property owners to reduce the risk of potential injury, property damage and community disruptions related to snow shedding by following the FVRD's Good Neighbour Practices, including through preparing properties for winter snowfall, monitoring and addressing heavy snowfalls, and communicating with neighbours.
- 4.6.6 Though **Neighbourhood Plans** and updates and/or planning and development **approvals**, address additional locational- and site-specific snow clearing and storage issues, in line with the objectives and policies in this Plan.

Solid Waste Management

Waste reduction targets and management in the Fraser Valley Regional District (FVRD) are governed by and implemented through the FVRD Solid Waste Management Plan, which was approved by the Ministry of Environment in late 2015. It contains several milestones to further waste diversion in the region and help reduce the amount of waste going to the landfill:

- › 65% reduction in solid waste by the year 2018; and,
- › 90% waste diversion rate by the year 2025.

This Plan aims to advance the objectives and targets of the FVRD Solid Waste Management Plan primarily through community and land use policies. The Solid Waste Management Plan should be the primary point of reference for detailed guidance respecting waste management, composting, recycling and waste reduction.

The FVRD operates a rural transfer station in Hemlock Valley within the Hemlock-Harrison Mills Local Service Area. The facility only accepts household waste and recycling, dropped off by residents. Historically, there have been issues with intake capacity during the resort's peak season. There is currently no residential composting program in place in Hemlock Valley, but the FVRD provides information to property owners to encourage wildlife appropriate onsite composting. In the near future, however, recycling and compostable waste collection will be mandatory, and this may require changes to the solid waste services provided in the community.

In addition to initiatives to reduce waste as the community grows, there are several issues related to waste in the context of a developing mountain resort community that must be considered, including: the need for more or larger transfer stations, best practices for on-site waste management, illegal dumping, and impacts on local wildlife.

In December 2020, the Hemlock Valley Transfer Station was relocated to a 0.19 ha parcel of crown land between Edelweiss Drive and Snowmist Place. See Image 7 on page 45. The new transfer station consists of a site office, split 40 yard roll-off bin for garbage and recycling, several totes for organics collection, and a storage container. Future additions may include a small "free store" building and a water line connection. While the new facility and location should improve issues related to intake capacity, it is important to note that it will remain a rural scale facility for the foreseeable future. Opportunities for the development of a larger scale facility are limited by existing road capacity in the near term but should be considered as the area continues to grow.

OBJECTIVE

To advance the waste reduction targets set in the FVRD Solid Waste Management Plan and to ensure waste that is produced by the growing community is properly managed.

Policies

- 4.7.1 Per the Master Development Agreement, through **Neighbourhood Plans** and updates, require the **Resort Developer** to complete a Solid Waste Management Plan, to the satisfaction of the FVRD.
- 4.7.2 Ensure that each of the **Resort Developer's** required Solid Waste Management Plans:
 - a. Are in line with the FVRD Solid Waste Management Plan objectives and policies;

- b. Identify solid waste management requirements for proposed development and expansion;
 - c. Identify the location, area and capacity of any future or expanded transfer stations in conjunction with the FVRD;
 - d. Identify transfer station **access** points and routes that can be used by the required trucks and haulers (needs based on capacity and requirements) in conjunction with the FVRD;
 - e. Provide evidence the proposed strategies advance the targets identified in the FVRD Solid Waste Management Plan; and,
 - f. Provide other relevant details or considerations as appropriate.
- 4.7.3 Continue to advance the objectives and targets of the FVRD Solid Waste Management Plan throughout the Hemlock Valley including by identifying opportunities for improved waste management.
- 4.7.4 Continue to disseminate information to residents and businesses regarding the FVRD Solid Waste Management Plan and its waste diversion targets and encourage participation in the achievement of these targets.
- 4.7.5 Ensure adequate access to recycling, composting and disposal facilities on public and private developments, by:
- a. Requiring all new developments to incorporate adequate space for the provision/placement of garbage bins, recycling bins and compostable waste bins; and,
 - b. Encouraging all publicly operated recreational sites to provide adequate waste and recycling bins.
- 4.7.6 Continue to provide residents and businesses with information regarding waste management and wildlife and encourage secure and proper handling of waste containers.
- 4.7.7 Encourage residents to avoid the burning of garbage and waste which results in reduced air quality and hazardous fine particulate matter emissions.
- 4.7.8 Continue to monitor and report all illegal dumping activities.

Emergency and Protective Services

Fire Protection Services

Hemlock Valley is served by a group of committed and highly trained volunteer fire department members. The members are trained First Responders as well as in structural and interface fire suppression, and lift evacuation techniques to service the ski resort. Fire response is coordinated and dispatched through the E-911 system. Fire service areas and the location of the fire hall is shown on Image 7: Hemlock Valley Infrastructure and Services (page 45).

Fire protection requirements for new development are determined under the BC Building Code and the BC Fire Code. The fire response time is an important consideration in the BC Building Code (BCBC). The BCBC establishes a 10-minute response time threshold. Buildings that are proposed to be constructed in areas that are located outside of a 10-minute fire response will be subject to increased building setback requirements. The Fraser Valley Regional District (FVRD) uses the Fire Underwriters Survey guidelines regarding the design of water systems that provide flows for fire protection.

E911 Services – Police and Ambulance

In British Columbia, local governments are responsible for providing the initial response to most emergencies that occur within their boundaries. The FVRD Emergency Response & Recovery Plan complies with the British Columbia Emergency Management System (BCEMS) to ensure coordinated and organized response to emergencies in the form of a standardized response structure. During emergency response and recovery operations, FVRD is responsible for: Notifying those who may suffer loss or may be harmed by an emergency or impending disaster; Coordinating the provision of food, clothing, shelter, and transportation services; Establishing the priority for restoring essential services provided by the Regional District; and, Recommending to service providers the priorities for restoring essential services not provided by the Regional District.

The policies in this section provide guidance to ensure emergency and protective service levels increase appropriately as the community grows and that emergency response requirements are accounted for when land use and development changes are being considered. The FVRD Emergency Response & Recovery Plan should be the primary point of reference for detailed information and guidance respecting emergency services.

Hemlock Valley is a mountainous location distant from police, ambulance and provincial support services. It relies on volunteer fire and emergency responders. As a result, response times may be extended and capacities may be limited. For that reason, new developments must be supported by plans that support the effective provision of emergency services.

Resort Master Plan Considerations

Emergency service needs and requirements must be addressed before development and resort expansion can proceed to ensure ongoing public safety. The Master Development Agreement requires the **Resort Developer** to prepare a detailed Fire Protection Impact Assessment Study, to the satisfaction of the Fraser Valley Regional District. It further requires the **Resort Developer** to work with the Fraser Valley Regional District and identify potential sites for Fire Station locations.

THE OBJECTIVES (IN ORDER OF PRIORITY) OF ANY RESPONSE ARE TO:

1. Provide for the safety and health of all responders
2. Save lives
3. Reduce suffering
4. Protect public health
5. Protect essential infrastructure
6. Protect property
7. Protect the environment
8. Reduce economic and social losses

OBJECTIVE

Ensure the Hemlock Valley grows in a manner that enables and provides efficient and effective emergency response services and reduces potential for personal injury and property damage.

Policies

- 4.8.1 Per the Master Development Agreement, through **Neighbourhood Plans** and updates, require the **Resort Developer** to complete a detailed Fire Protection Impact Assessment Study.
- 4.8.2 Ensure that each of the **Resort Developer's** required Fire Protection Impact Assessment Studies:
- a. Is prepared in consultation with the Hemlock Valley Volunteer Fire Department and the FVRD;
 - b. Identifies fire department building, infrastructure, and equipment requirements in the context of planned development and resort expansion;
 - c. Demonstrates clearly how projected water and energy supply demands for fire protection services will be met in the context of planned development and resort expansion;
 - d. Demonstrates an efficient existing or planned highway and local road network that can adequately accommodate emergency service vehicles;
 - e. Incorporates review of fire department capacity; and,
 - f. Identifies funding mechanisms for upgrades to fire equipment and other fire department needs to keep pace with anticipated growth.
- 4.8.3 Per the Master Development Agreement, through **Neighbourhood Plans** and updates, coordinate with the **Resort Developer** to appropriately locate new fire halls.
- 4.8.4 Through planning and development **approvals**, where applicable, require a fire protection engineering report and require the report to be reviewed by the Hemlock Valley Volunteer Fire Department and/or the manager of fire protection to ensure the department's ability to provide adequate fire protection.

- 4.8.5 Limit development in unserved areas, including lands outside of fire protection service areas.
- 4.8.6 Through **Neighbourhood Plans** and updates, require the development of an Emergency Response Plan that:
- a. Incorporates a Hazard, Risk, and Vulnerability Analysis for the neighbourhood area based on provincial guidelines;
 - b. Identifies potential locations for and encourages the development of publicly accessible community spaces that can serve as muster points in the event of an emergency;
 - c. Identifies potential locations for emergency shelters; and
 - d. Identifies potential locations for an emergency evacuation route or alternative evacuation plans and strategies.
- 4.8.7 Continue to monitor public concerns regarding emergency services in the area and assist, where possible, in achieving the best service available for the community.
- 4.8.8 Encourage Neighbourhood Watch, Block Watch, Citizens on Patrol and similar programs within the community.

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5. HAZARD & RISK MANAGEMENT

5. HAZARD & RISK MANAGEMENT

GOAL

To ensure that future development in Hemlock Valley avoids growth within potentially hazardous areas and minimizes risks associated with natural hazards for the ongoing safety of residents and visitors and protection of community assets.

Overview

The plan area's geology, forest cover, diverse topography, and location in proximity to nature means that the Hemlock Valley is home to a wide range of natural hazards. Severe weather, fire, or seismic events can exacerbate wildfire and geohazard risks such as snow avalanche, flooding, landslide, and river erosion. The Fraser Valley Regional District (FVRD) works proactively to plan safe development by avoiding and managing risk areas and ensuring appropriate response measures are in place if an event occurs. When creating new communities or growth areas, the FVRD identifies safe areas where people and their investments (e.g. homes, businesses, roads) can safely grow and prosper for generations to come.

This Plan guides future development in the Hemlock Valley to areas away from hazards, and proposed developments will be required to demonstrate that risks have been identified and mitigated, aligned with the Geo-Hazard Acceptability Thresholds for Development **Approvals**. These acceptability thresholds inform policy on geo-hazards throughout the FVRD by guiding development **approval** decisions and land use planning in hazardous areas. The policy allows the Fraser Valley Regional District to ensure consistency in the development **approvals** process in geo-hazard lands. There are different thresholds at which point developments may be subject to additional regulatory responses, ranging from outright refusal of development to unconditional acceptance. Generally, developments which involve greater increases in land use density and those exposed to greater risks are less likely to be approvable.

The *Local Government Act* requires that **Official Community Plans** contain statements and map **designations** respecting restrictions on the use of land that is subject to hazardous conditions. As well, Section 56 of the *Community Charter* requires that if a building inspector considers that construction would be on land that is subject to, or is likely to be subject to, flooding, mud flows, debris flows, debris torrents, erosion, land slip, rock falls, subsidence or avalanche, the building inspector may require the owner of land to provide the building inspector with a report certified by a **qualified professional** that the land may be used safely for the use intended.

Development within floodplain areas is managed by the Fraser Valley Regional District (FVRD) *Floodplain Management Bylaw*. The bylaw includes requirements for building elevation, setbacks and avoidance of erosion areas. The Province of British Columbia sets out the overall framework and guidance for the development of flood management bylaws through the Flood Hazard Land Use Management Guidelines (2004).

Resort Master Plan Considerations

As per the Master Development Agreement, the **Resort Developer** must complete the following measures to ensure hazards are identified and risks are minimized:

- › Prior to **approval** of Phase 1, the **Resort Developer** must update the Base Area plan for the Phase 1 Development to ensure feasibility of the existing and proposed lots in relation to the existing hazard studies and information available for the area. The updated Base Area plan must include potential relocation options for any lots in a high-risk snow avalanche hazard area. The updated Base Area plan will be reviewed by the Mountain Resorts Branch (FLNRORD) and the Fraser Valley Regional District.
- › Prior to Development of Phase 2, the **Resort Developer** must complete a Hazard Feasibility Study, to the satisfaction of the Fraser Valley Regional District, and Development will be directed away from hazards.
- › Prior to the Development of each phase, the **Resort Developer** must complete an Emergency Management Plan, to the satisfaction of the Fraser Valley Regional District, prior to development of each phase. The plan must address interface fire hazard (risk, prevention and strategies to combat hazard) and how the public will be accommodated and evacuated in the event of landslide, avalanche or fire.

Hazard Management

General Policies:

- 5.1.1 Work collaboratively with the **Resort Developer** to ensure the Fraser Valley Regional District provides necessary input into the development and **approval** of the terms of reference for any technical study, assessment, analysis or review related to hazards or risk management.
- 5.1.2 As appropriate, update this Plan, including its schedules, upon completion of any studies or plans related to hazards or emergency management that are to be completed by the **Resort Developer** per the Master Development Agreement.

- 5.1.3 Through **Neighbourhood Plans** and updates, require the **Resort Developer** to provide a detailed geo-hazard study completed by a **qualified professional** for each neighbourhood that identifies:
- a. Potential hazards and hazardous locations;
 - b. Areas safe for development;
 - c. Any mitigation measures required; and,
 - d. Other relevant information related to safe development in the context of hazards.

OBJECTIVE

Identify risks and develop preventative measures and strategies to mitigate risks of avalanche hazards.

Policies

- 5.1.4 Continue ongoing dialogue with the Province to ensure all existing and future properties in Hemlock Valley are protected from hazards as **Resort Master Plan** developments proceed.
- 5.1.5 Restrict new development in snow avalanche hazard areas.

OBJECTIVE

Development within **floodplain** areas is managed to mitigate risks associated with flooding.

Policies

- 5.1.6 Avoid and minimize exposure to flood risk from Sakwi and Cohen Creek flooding events through land use planning decisions.
- 5.1.7 Utilize **floodplain** management and zoning bylaws, **Official Community Plan** policies, and covenants to limit development within the **floodplain** and minimize exposure to risk.

Wildfire Interface Hazard

The Wildland-Urban Interface may be defined as the area where structures and other human developments meet or intermingle with undeveloped wildland. In more general terms, it is where houses or commercial development and fairly dense forest vegetation are both present. Wildland-Urban Interface zones are at particular risk of wildfire. Fire is a natural part of forest ecology, but in Interface zones the risk of occurrence is greater, and the consequences are more severe due to the proximity to human activities. Interface fires can lead to tragic loss of homes, business and even lives. Projected changes in climate, including warmer, drier summers will likely elevate wildfire risk over time.

As the majority of Hemlock Valley is Crown land, wildfire suppression is the responsibility of the Forests, Lands, Natural Resource Operations and Rural Development - Wildfire Management Branch. This Plan supports the mitigation of fire hazard risk through a variety of measures, including appropriate development practices.

Resort Master Plan Considerations

Per the Master Development Agreement, the **Resort Developer** must complete a detailed Fire Protection Impact Assessment Study, to the satisfaction of the Fraser Valley Regional District (FVRD), prior to each phase development outlined in the **Resort Master Plan**. The **Resort Developer** is required to work with the FVRD to identify potential sites for Fire Station locations, and the FVRD will provide input into the development and **approval** of the terms of reference for any technical study.

OBJECTIVE

Reduce the risk of wildfire interface hazard through land use planning, appropriately located development, and best practices in building design.

Policies

- 5.2.1 Per the Master Development Agreement, through **Neighbourhood Plans** and updates, require the **Resort Developer** to complete a detailed Fire Protection Impact Assessment Study.
- 5.2.2 Ensure that each of the **Resort Developer's** required Fire Protection Impact Assessment Studies addresses the wildfire interface hazard.
- 5.2.3 Through **Neighbourhood Plans** and updates, consider establishing a development permit area to minimize the risk of interface fire hazards to people and property.
- 5.2.4 Encourage new subdivision and development to be located in areas that are not subject to high risk from wildfire hazards.

- 5.2.5 Create a Development Permit Area and Guidelines for areas of high wildfire interface hazard, in consultation with a professional forester licensed in British Columbia and specializing in forest wildfire assessment, that:
- a. Ensures design and construction occurs in a manner that minimizes risk of interface fire hazards to people and property;
 - b. Provides an overall assessment of the site for susceptibility to wildfire interface hazard (from conditions both on and off-site);
 - c. Demonstrates the application FireSmart techniques, as appropriate; and,
 - d. Details efforts to otherwise mitigate wildfire interface hazard.
- 5.2.6 Liaise with the Province and Sts'ailes regarding wildfire protection services.
- 5.2.7 Encourage owners of land subject to wildfire hazard to consider strategies to reduce the risk of damage from wildfire and to increase the ability to fight wildfire on the property, including:
- a. Building in accordance with the BC FireSmart Homeowners Manual which recommends the use of non-combustible materials and other building and fuel management techniques;
 - b. Utilizing fire resistant native plants in landscaping; and, applying “fire smart”, “fire scaping”, and fuel management strategies;
 - c. Utilizing rain storage tanks or other means for producing or storing water for firefighting on-site;
- 5.2.8 Promote and educate “fire smart” behavior to reduce the risk of wildfire initiation and to encourage diligent observation of Open Fire Bans initiated by the Province.

6. ENVIRONMENT & NATURAL RESOURCES



6. ENVIRONMENT & NATURAL RESOURCES

GOAL

To ensure the Hemlock Valley continues to have clean water, good air quality, thriving wildlife and healthy, resilient forests and landscapes that support water filtration, stormwater management and flood protection.

Overview

The Hemlock Valley is a tremendous natural asset, and the Fraser Valley Regional District, its residents and its visitors understand the need to protect the area's environmental integrity and value alongside increased recreational use. A healthy natural environment in the Hemlock Valley not only provides a significant benefit for tourism, recreation and quality of life, but also supports local wildlife and ecosystems.

A land stewardship ethic drives land use policies and decisions in this Plan in order to proactively maintain connected, functioning ecosystems that provide high quality habitat for local wildlife species. Ongoing and effective stewardship of the environment calls for an enhanced commitment to habitat creation and protection, preservation of biodiversity, water and energy conservation, and measures to improve efficient land use and air quality. This Plan strives to protect sensitive ecosystems with high biodiversity values through legal and policy tools. The overall goal is for the valley to continue to have clean water, good air quality, thriving wildlife and healthy, and resilient forests in an interconnected and functioning landscape that supports water filtration, stormwater management, and flood protection.

Resort Master Plan Considerations

The success of the envisioned resort community is dependent on the preservation of Hemlock Valley's natural features and biodiversity. Per the Master Development Agreement, the **Resort Developer** has agreed to the following commitments:

- › Prior to the first phase of development, as outlined in the **Resort Master Plan**, work with a **qualified professional** to complete an Environmental Management Plan that addresses the issues listed below:
 - air quality protection and dust control;
 - contaminated sites and soils;
 - environmental awareness and education;
 - fuel, chemicals and materials storage and handling;
 - spill prevention and emergency response;
 - surface erosion prevention and sediment control;

- solid and liquid waste;
 - storm water; and
 - water and sediment quality.
- › Prior to the first phase of development, as outlined in the **Resort Master Plan** complete a Cumulative Effects Assessment (CEA), the format and terms of reference for which will be established for acceptance by the appropriate provincial Government Agencies (FLNRORD & Ministry of Environment), Fraser Valley Regional District, Sts'ailes and the **Resort Developer** before initiation of the study.
- › Have a **qualified professional** complete an Environmental Assessment prior to each phase of development as outlined in the **Resort Master Plan** and submit it to the appropriate branches of the provincial government for review.

General Policies

- 6.1.1 Per the Master Development Agreement, work collaboratively with the Province, Sts'ailes, and the **Resort Developer** to develop a format and terms of reference for a Cumulative Effects Assessment (CEA), and require that the CEA be completed in advance of approving any development.
- 6.1.2 Per the Master Development Agreement, through **Neighbourhood Plans** and updates, require the **Resort Developer** to provide an Environmental Assessment completed by a **qualified professional** for each phase of development outlined in the **Resort Master Plan**.
- 6.1.3 Work collaboratively with the **Resort Developer** to ensure the Fraser Valley Regional District provides necessary input into the development and **approval** of the terms of reference for any technical study, assessment, analysis or review related to environmental management and protection.
- 6.1.4 As appropriate, update this Plan, including its schedules, upon **approval** of Environmental Management Plans to be completed by the **Resort Developer** per the Master Development Agreement.

Watershed Management

Protection of streams and lakes is a significant priority for the community. The location of the community in the headwaters of Sakwi Creek watershed, and in proximity to Cohen Lake and Harrison Lake, stresses the need for high quality stream and watershed management policies. The downstream reaches of Sakwi Creek provide a critical spawning and rearing stream for sockeye, chum and coho salmon, as well as resident rainbow and cutthroat trout. The maintenance of the Sakwi Creek headwater area is essential for the protection of critical adjacent and downstream fish habitats. Harrison River, flowing out of Harrison Lake downstream of Hemlock Valley, is part of the North American Salmon Stronghold, an international network of the

most significant rivers in North America and is one of the most productive and ecologically significant salmon rivers internationally. Image 8 below illustrates the waterbodies and watershed boundaries in the Plan area.

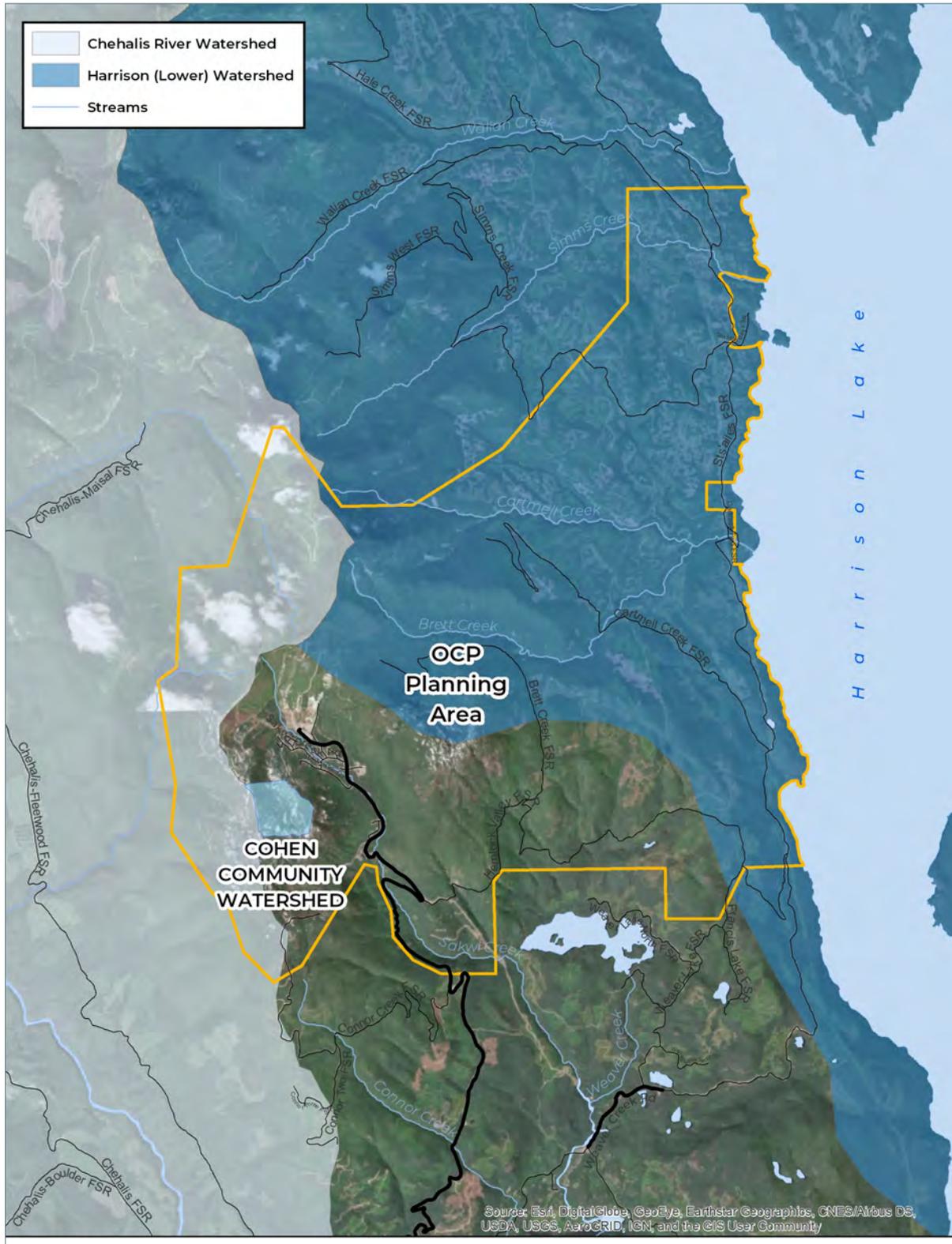


Image 8: Waterbodies and Watersheds in Hemlock Valley

OBJECTIVE

Ensure water quality is maintained to provincial standards or better in the Hemlock Valley's water bodies, downstream fish and wildlife health are preserved, and negative impacts to slope stability and streambank erosion are minimized.

Policies

- 6.2.1 Support the ongoing monitoring of Hemlock Valley streams and lakes as development proceeds and require or support actions to improve quality when necessary.
- 6.2.2 Through planning and development **approvals**, encourage best management practices to protect the Hemlock Valley's surface and groundwater supply zones.
- 6.2.3 Through **Neighbourhood Plans** and updates and/or planning and development **approvals**, reduce and restrict access to watersheds used for municipal water supply (e.g., Cohen Creek fed by Cohen Lake), and seek cooperation from relevant stakeholders to comply with access restrictions.
- 6.2.4 Maintain natural stream channel alignments and riparian areas, including setback requirements for development near Sakwi Creek.
- 6.2.5 Restrict development that allows effluents, whether domestic, commercial or industrial, to enter any **watercourse** in the Plan area if they pose a risk to water quality.
- 6.2.6 Restrict development that places waste material adjacent to a natural **watercourse** in such a way as to result in leachate or silt introduction to the **watercourse** via surface drainage or groundwater contamination.
- 6.2.7 Restrict development that presents potential risk for negative downstream environmental and/or hazard impact.

Natural Resource Management

The sustainable and responsible management of natural resources in Hemlock Valley is an important factor in the **OCP**. Active mineral tenures, harvest authorizations and woodlot licenses exist in the area and logging has historically occurred alongside resort operations. Resource uses are generally the jurisdiction of the province and they occur under licenses and tenures issued by the province.

Resort Master Plan Considerations

Through the Master Development Agreement, the **Resort Developer** has committed to integrating timber harvesting and forestry activities - in collaboration with Sts'ailes under a First Nation Woodland License (FNWL) - within the **Controlled Recreation Area (CRA)**.

Per the Master Development Agreement Commitments the **Resort Developer** will prepare a forest management plan in conjunction with the FNWL holder (Sts'ailes), to guide resort development activities and the integrated forestry operations, recognizing resort development as the higher objective.

OBJECTIVE

Manage natural resources in a sustainable and responsible manner to reduce impacts on residents, visitors and business owners.

Policies

- 6.3.1 As appropriate, update this Plan, including its schedules, upon **approval** of the Forest Management Plan to be completed by the **Resort Developer** and Sts'ailes per the Master Development Agreement.
- 6.3.2 Notwithstanding policy 6.3.1, through **Neighbourhood Plans** and updates, ensure that natural resources are managed carefully and consider the following:
 - a. Scenic and aesthetic value to Hemlock Valley residents, visitors, and business owners;
 - b. Recreational value to adventure tourism and outdoor recreation users;
 - c. Low quality sand and gravel deposits;
 - d. Difficult to access forest harvest areas due to steep slopes, creek drainages;

- e. Interface concerns between neighbouring residential and tourism commercial, and **resource extraction** activities such as truck traffic, slope stability impacts, and view;
- f. Sensitive creek and slope areas which may be impacted by **resource extraction** uses; and,
- g. Existing forest cover in localized areas is integral to avalanche hazard mitigation.

OBJECTIVE

Maintain the Hemlock Valley's air quality so that it meets or exceeds provincial objectives.

Policies

- 6.3.3 Take actions to reduce particulates and other emissions from transportation, industry, building heating and other sources in the Hemlock Valley.
- 6.3.4 Continue to study and monitor air quality throughout the Hemlock Valley and expand the monitoring network as needed.
- 6.3.5 Support land use development, initiatives, and programs across all sectors that reduce Greenhouse Gas Emissions, protect air quality, and promote energy efficiency and conservation.
- 6.3.6 Educate Hemlock Valley residents on the causes and impacts of degraded air quality, and what they can do to improve air quality.

Biodiversity

An overarching objective of this Plan is for Hemlock Valley's sensitive ecosystems, wildlife, habitat and biodiversity to be protected, managed, and restored as the area is developed.

OBJECTIVE

Implement land development approaches that minimize negative impacts on biodiversity and the natural environment.

Policies

- 6.4.1 Concentrate new development and/or human activities on the least environmentally sensitive lands.
- 6.4.2 Minimize habitat fragmentation that may occur through development and strive to maintain connections between sensitive ecosystems such as bald eagle habitat, to preserve and enhance the functions of natural systems.
- 6.4.3 Restrict development and in proximity to important sensitive ecosystems.
- 6.4.4 Permit activities such as hiking trails to be located in or in proximity to sensitive ecosystems only if the proposed use can be shown to be compatible with this Plan's policies and development permit guidelines, Riparian Area Protection Regulations, Qualified Environmental Professional (QEP) recommendations, and other relevant legislation and best management practices as appropriate.
- 6.4.5 Through **Neighbourhood Plans** and updates, encourage monitoring and evaluation of relevant environmental indicators against established targets to maintain the integrity of the natural environment and to reverse negative environmental trends.
- 6.4.6 Encourage reduced use of night-time lighting and contain glare to preserve the quality of the night sky, while meeting safety needs.

OBJECTIVE

Partner with other organizations and communities to protect the environment and wildlife and minimize human-wildlife conflict.

Policies

- 6.4.7 Work with local Indigenous communities, regional and senior governments, agencies and community organizations in the protection and management of sensitive ecosystems and habitat.
- 6.4.8 Recognize local Indigenous cultural, spiritual, recreational and economic values associated with the natural environment.
- 6.4.9 Promote a stewardship ethic and awareness of environmental issues through ongoing public education.
- 6.4.10 Support development approaches and activities that reduce the potential for negatively affecting wildlife and wildlife habitat.
- 6.4.11 Collaborate with community partners to continue minimizing human bear conflicts.

OBJECTIVE

Manage, protect and restore native species, habitat and biodiversity in response to climate change forecasts and impacts.

Policies

- 6.4.12 Through **Neighbourhood Plans** and updates and/or planning and development **approvals**:
- a. Enhance natural resilience to climate change by reducing threats such as habitat fragmentation, degradation and destruction, eutrophication, pollution and the introduction of invasive species;
 - b. Encourage the use of native plant species that minimize the necessity for significant watering as a means of protecting local biodiversity and adapting to climate change; and,
 - c. Discourage the use of invasive plant species and support eradication of existing invasive plants.
- 6.4.13 Encourage reforestation on Crown lands disturbed by historic logging practices.
- 6.4.14 Provide information to the public to deter the use of invasive species and encourage the removal of such species on private property.

7. ENERGY & CLIMATE CHANGE



7. ENERGY & CLIMATE CHANGE

GOAL

To foster development activity that increases energy efficiency, lowers energy costs, and reduces greenhouse gas emissions, in order to minimize the impacts of climate change and that Hemlock Valley's infrastructure, natural and socioeconomic assets are resilient to the potential impacts of a changing climate.

Overview

As signatories to the *British Columbia Climate Action Charter*, the Fraser Valley Regional District (FVRD), along with its member municipalities, has committed to creating compact, more energy efficient communities. The Province has committed to reduce greenhouse gas (GHG) emissions by 33% by 2020 and 80% by 2050, compared to 2007 levels. The FVRD has adopted a combination of short and long-range targets set by its member municipalities in their **Official Community Plans**, which include a GHG reduction target of 20% by 2020 and 50% by 2050, compared to 2007 levels.

Through a combination of efforts to reduce the consumption of energy, increase energy efficiency, prioritize clean energy and reduce GHG emissions, the FVRD will work toward achieving its GHG targets. These actions will also help to reduce energy costs and contribute to a healthier future for both residents living within the region and neighbouring communities.

General Policies

- 7.1.1 Promote energy efficiency and the reduction of greenhouse gas emissions.
- 7.1.2 Promote development and sustainable management of local, clean, and renewable energy supplies that reduce GHG emissions and protect air quality.
- 7.1.3 Promote energy efficient incentive programs.
- 7.1.4 Encourage the use of high energy efficiency standards to reduce energy costs and GHG emissions in all new developments such as the BC Energy Step Code.
- 7.1.5 Encourage individual, regional and Provincial efforts to improve energy conservation and efficiency through education and other initiatives.
- 7.1.6 Reduce the community's impact on climate change and develop capacity to adapt to and mitigate climate change.
- 7.1.7 Consider the impacts to climate change in land use, transportation, and other planning decisions at the local and regional levels.
- 7.1.8 Research and promote best practices for climate change mitigation and adaptation.

Energy Planning and Climate Mitigation

OBJECTIVE

Support energy efficient, low carbon development patterns, buildings and systems to advance regional GHG reduction targets and motivate climate action in other communities.

Policies

- 7.2.1 Consider the FVRD's GHG reduction targets when evaluating changes to development and land use patterns.
- 7.2.2 Encourage commercial recreation and leisure operators to minimize GHG emissions associated with their activities.
- 7.2.3 Support energy efficient development patterns and building forms.
- 7.2.4 Consider the development of a Green Building Policy to reflect leading practices in energy efficiency and local government jurisdiction, including progressive integration of the BC Energy Step Code.
- 7.2.5 Work with partners in the private and public sector to increase uptake of provincial, federal and utility-based building energy retrofit programs.
- 7.2.6 Encourage roof designs that incorporate evolving technology and best practices for stormwater management and energy systems within the context of other building design guidelines.
- 7.2.7 Advance regulatory approaches that reduce or prohibit the negative climate impacts associated with the direct heating and cooling of outdoor areas, such as gas fire pits, patio heaters, heated residential driveways and open shop doors, during the heating or cooling seasons.

OBJECTIVE

Improve access and increase uptake of zero-emission vehicles in the community.

Policies

- 7.2.8 Through **Neighbourhood Plans** and updates, ensure parking areas and garages in new developments are electric vehicle ready as appropriate.

OBJECTIVE

Evaluate opportunities for low-carbon, renewable energy systems.

Policies

- 7.2.9 Support the exploration and potential development of district heating and cooling systems that are designed to reduce emissions, promote energy efficiency, increase renewable energy production, and stabilize energy costs.
- 7.2.10 Encourage increased energy self-sufficiency and lower carbon operations through on-site renewable energy generation opportunities for existing and new buildings.

Climate Adaptation

Adapting to climate change is a new reality for all communities today. Despite large-scale efforts to mitigate climate change, leading scientists state that a changing climate is inevitable and that we can expect increasing temperatures, and stronger and more frequent storms. Uncertainty in the state of the future climate poses a particular risk to the more isolated community of Hemlock Valley, and to the planned expansion of the mountain resort. While continuing to advance meaningful climate mitigation initiatives, it is important that Hemlock Valley also advances strategic climate adaptation initiatives in order to limit the economic and environmental vulnerability of the community.

OBJECTIVE

Ensure that climate change adaptation planning is integrated in community planning and development decisions.

Policies

- 7.3.1 Ensure that strategic directions related to climate change risk management and climate change adaptation are routinely considered in planning and development **approvals**.
- 7.3.2 Work collaboratively with the **Resort Developer** to ensure changes in climate and associated risks to people and property are considered in all technical studies, reviews, assessments, and management plans required through the Master Development Agreement.
- 7.3.3 Work with local and provincial agencies to prepare for and respond to emergencies caused by extreme weather events and ensure that the best available climate forecasts are integrated into hazard assessment, planning, mitigation, response and recovery activities.
- 7.3.4 Encourage all development and expansion plans related to the mountain resort consider future viability of the tourism-based economy in the context of a changing climate to ensure responsible public and private capital investments.

8. COMMUNITY WELL-BEING



8. COMMUNITY WELL-BEING

GOAL

To promote a high quality of life for local residents and visitors and to foster a unique identity and sense of place for Hemlock Valley.

Overview

Well-being and quality of life is an important consideration in planning for the growth of any community, but particularly so for resort communities with high seasonal fluctuations in population. As Hemlock Valley grows, it will be important to consider continued improvements to the community's sense of well-being and social connectedness, including through principles of inclusion, participation, diversity, and equity.

Given the geographic and development context of the Hemlock Valley as a resort community, well-being looks different than that of an urban or suburban community. For example, the location and relatively small permanent population will limit the viability of locating schools and medical services within the **Controlled Recreation Area**, so a safe and efficient road network will be a high priority as the community grows to ensure permanent residents can safely access outside services.

Building Community and a Sense of Place

As the resort expands and the community grows, development should help to facilitate social connectedness among permanent residents by creating public and community-oriented spaces. Development should also foster a sense of place that can be shared by local residents and visitors alike, one that reflects the local environment, and the community's arts, culture, history, and values, including those of Indigenous communities.

OBJECTIVE

Encourage and support developments, projects, and initiatives that reflect the community's vision, strengthen the Hemlock Valley's sense of place, and provide improved opportunities for social connection.

Policies

- 8.1.1 Per the **Neighbourhood Plan** Terms of Reference (Schedule I), ensure planned resort development and expansion, and associated updates and additions to this Plan, reflect community input.
- 8.1.2 Collaborate with Indigenous communities to recognize, protect, and reflect their culture and heritage in the growing community, per the policies of this Plan, specifically Policy Chapter 1 Spirit of Reconciliation.
- 8.1.3 Through **Neighbourhood Plans** and updates, encourage the development of multifunctional publicly accessible community spaces, such as equipped meeting spaces and facilities or remote learning spaces for students.
- 8.1.4 Encourage the Ministry of Transportation and Infrastructure to collaborate with Sts'ailes and the community to develop a community welcome sign for Hemlock Valley that would be maintained by a community partner.

Creating a Diverse, Healthy and Accessible Community

All new development should consider the diverse needs of people who will live in and visit the community as it continues to grow. New buildings, public spaces, and transportation infrastructure should be safe and inviting for all ages and abilities. Emphasis should be placed on promoting healthy community and creating a built environment that promotes active transportation and provides active and engaging public spaces.

OBJECTIVE

Ensure all new developments consider best practices in regard to public health and safety.

Policies

- 8.2.1 Encourage all new developments to meet or exceed best practices related to universal design, accessibility, and Crime Prevention Through Environmental Design (CPTED) principles.
- 8.2.2 Through **Neighbourhood Plans** and updates, promote the development of an active transportation network in accordance with the policies of this Plan, specifically Policy Chapter 3 Transportation and Mobility.
- 8.2.3 Encourage private developments to consider the service and amenity needs of both local residents and visitors.
- 8.2.4 Continue to communicate and coordinate with Fraser Health on community health issues as appropriate, including the provision of safe and clean drinking water.
- 8.2.5 Support establishing a local grocery store in order to maximize healthy, accessible, and affordable food options in the community.

9. ECONOMIC STRENGTH & RESILIENCY



9. ECONOMIC STRENGTH & RESILIENCY

GOAL

To enable the Hemlock Valley to thrive economically through responsible growth management and land use planning, and the promotion of local economic development for diverse stakeholders, including Indigenous communities.

Overview

The ongoing development of the resort can provide substantial economic benefit to the local community as well as residents and businesses in the Fraser Valley Regional District (FVRD) and throughout the province. The **Controlled Recreation Area** will be developed in accordance with the **Resort Master Plan** on a performance and reward system, wherein Crown lands will be made increasingly available to the **Resort Developer** as capital improvements that provide economic benefit and growth are developed. This Plan aims to ensure that economic development occurs in a manner that is responsible and equitable.

Sts'ailes has an expressed interest in the economic opportunities that resort development and expansion present and has worked collaboratively with the **Resort Developer**. Further opportunities to advance Sts'ailes and other local Indigenous communities' economic development goals, including land development, employment growth, and business establishment should continue to be considered and incorporated as development plans proceed.

Local residents have expressed interest in increased opportunities for local business ownership with the vision of a more diverse and equitable local economy.

Natural resources have been an important part of the local and subregional economy in the past. Active mineral tenures, harvest authorizations and woodlot licenses exist in the area and logging has historically occurred alongside resort operations.

Resort Master Plan Considerations

According to the **Resort Master Plan**, Sts'ailes and the **Resort Developer** are working to establish a Joint Venture Agreement designed to advance the development of Hemlock Resort while promoting specific development in the Hemlock North neighbourhood.

The **Resort Master Plan** does not envision continued **resource extraction** to be a significant part of the local economy. However, per the Master Development Agreement, the **Resort Developer** has committed to integrating timber harvesting and forestry activities in collaboration with Sts'ailes under a First Nation Woodland License (FNWL) within the **Controlled Recreation Area (CRA)**.

Local Economic Development

Thoughtful local economic development can help to ensure that local residents have access to necessary goods and services on an ongoing basis and improves equity throughout the community.

OBJECTIVE

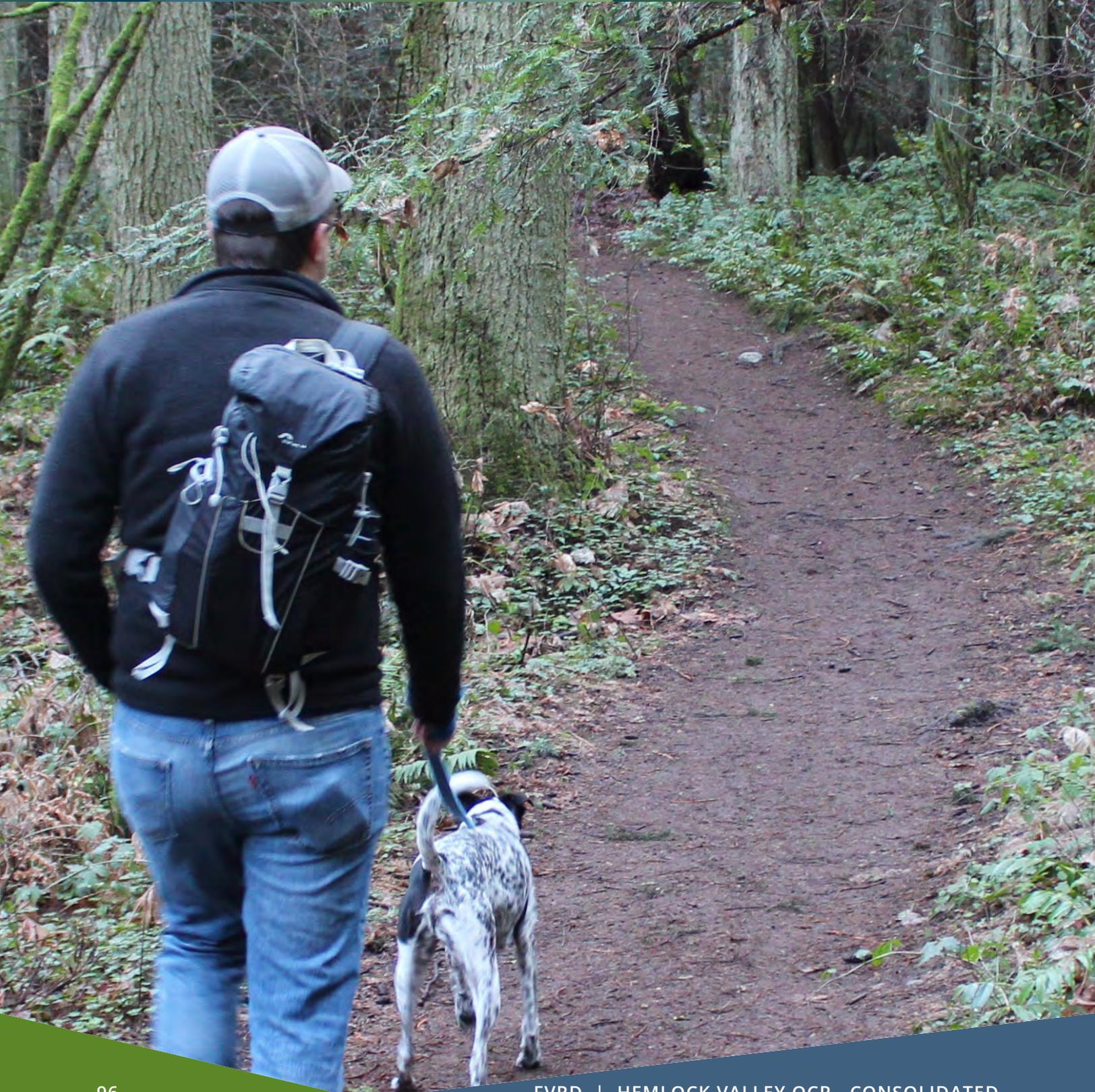
Promote diversified private business ownership within the community and encourage land development, and business and employment growth that is in line with First Nation' economic development objectives.

Policies

- 9.1.1 Promote a sustainable tourism-based economy by supporting the ongoing growth of the resort and proposed development and expansion plans that:
- a. Reflect the responsible expenditure of public and private capital;
 - b. Preserve the function and integrity of the surrounding environment and natural features;
 - c. Provide employment opportunities that enable a high quality of life; and,
 - d. Promote a strong and resilient economy in the face of global uncertainty and climate change.

- 9.1.2 Through **Neighbourhood Plans** and updates:
- a. Continue to work with the **Resort Developer** to assess the balanced resort and community capacity to ensure physical, social and environmental well-being continues to be considered; and,
 - b. Designate an adequate amount of land for commercial space, promote diverse types and forms of commercial development, and encourage sales, lease and rental opportunities that advance opportunities for local business development.
- 9.1.3 Support rezoning applications that advance local and diverse business development, in line with FVRD policies and bylaws, and, where appropriate, identify opportunities to reduce the barriers to the establishment of local businesses and services.
- 9.1.4 Support opportunities for Indigenous economic development per the policies of this Plan, specifically Policy Chapter 1 Spirit of Reconciliation including through collaboration with the Sts'ailes Economic Development Corporation.
- 9.1.5 Encourage opportunities to collaborate with local groups including the Hemlock Valley Homeowners Association to support diverse local economic development.

10. RECREATION, PARKS & TRAILS



10. RECREATION, PARKS & TRAILS

GOAL

To ensure that Hemlock Valley's park, trail and recreational assets are in line with the future vision of the community, serve both local residents and visitors, and are appropriately and cost effectively managed.

Overview

Hemlock Valley's recent history as a local ski resort and the future vision of an all seasons resort community are centered around high quality outdoor recreation that is in step with the area's profound natural beauty. Recreational assets and opportunities to engage with the areas vast natural features are important parts of the community's identity. Major recreational assets, such as the ski hills and the envisioned waterfront features will be largely privately managed and operated. However, the growing community also needs publicly accessible, year-round **parks**, trails, and recreational facilities to meet the needs of local residents.

Resort Master Plan Considerations

Per the Master Development Agreement, the Resort Developer has developed a Public Recreation Management Plan which includes maps of proposed motorized and non-motorized trails. Amendments to the plan are anticipated to discuss how existing Summer/Winter & Motorized/Non-Motorized public recreation interests will be addressed as development of the resort proceeds.

General Polices

- 10.1.1 As appropriate, update this Plan, including its schedules, upon **approval** of Public Recreation Management Plan to be completed by the **Resort Developer** per the Master Development Agreement.

Major Recreational Assets

OBJECTIVE

Ensure all privately held major recreation assets are in keeping with the future vision of the community.

Policies

- 10.2.1 Through **Neighbourhood Plans** and updates and/or planning and development **approvals** ensure the development and management of all major recreational assets:
- a. Considers and mitigate potential negative impacts to the natural environment;
 - b. Respects and reflects Indigenous peoples connection to the land and water; and,
 - c. Reflects the responsible expenditure of public and private capital by ensuring development is not premature or scattered.
- 10.2.2 Encourage the **Resort Developer** to use the Public Recreation Management Plan as a tool to consider the management of user levels including for backcountry and alpine areas, to prevent overuse and environmental damage.

Network of Community Parks, Trails, and Facilities

The National Parks and Recreation Association (NPRA) Level of Service Standards guidelines for the amount, size and location of near to home parkland is 4 ha of parkland per 1,000 people, plus an additional 4 ha of natural area per 1,000 people. This Plan aims to ensure these standards will be met as the community continues to grow and that the network of parks and trails will develop in an efficient and progressively connected manner in accordance with the Fraser Valley Regional District (FVRD) Parks planning and service provision. Current trail proposals in Hemlock Valley include the community trail shown on Image 9 on the following page. This trail will play a role in providing safe pedestrian connections within the existing residential village. Detailed plans for trails and open space are anticipated to be developed as part of the neighbourhood plans.

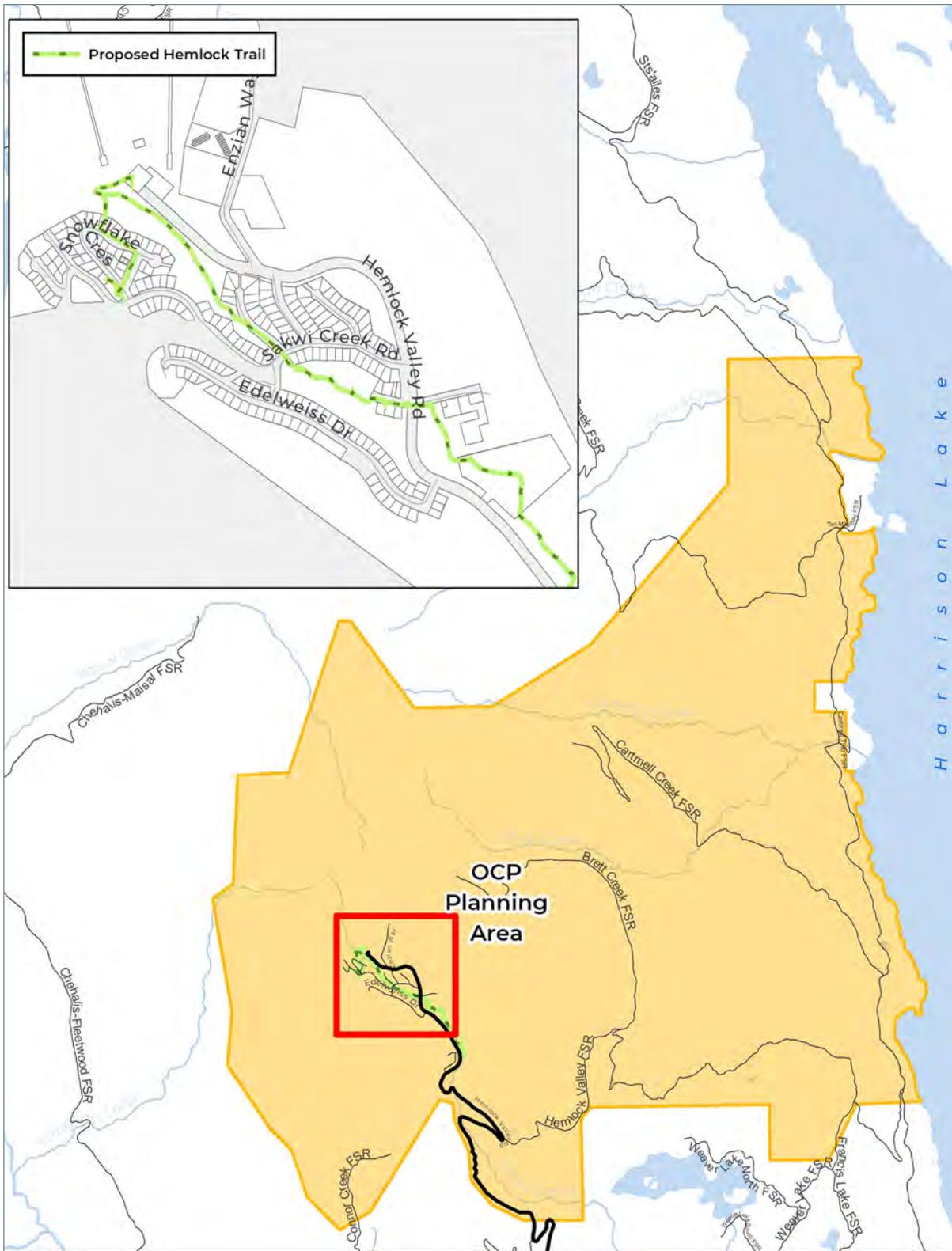


Image 9: Hemlock Valley Community Trails

OBJECTIVE

Promote the development of a connected and well-maintained network of parks and trails that provide opportunities to experience nature, promote active living, and facilitate social interactions.

Policies

- 10.3.1 Through **Neighbourhood Plans** and updates:
- Develop policies and actions to meet or exceed the NPRA level of service standards for Hemlock Valley and its neighbourhoods;
 - Ensure areas of significant recreation or conservation potential are reserved for future **park** and trail development;
 - Establish, design, and program new **parks** and trails in consultation with the community; and,
 - Consider appropriate approaches to ongoing maintenance and management of new **parks** and trails, including through the establishment of Community **Parks** Service Areas if appropriate.
- 10.3.2 Ensure newly established or expanded FVRD **Parks** services funded by a Community **Parks** Service Area are designed to ensure financially viable operations and maintenance programs.
- 10.3.3 Support the establishment of the community trail identified on Image 9, and identify an approach for ongoing maintenance, including through the establishment of a Community **Parks** Service Area if financially feasible.
- 10.3.4 Support the acquisition, maintenance and access of public **parks** and trails in Hemlock Valley by other public agencies and community groups in accordance with the policies of this Plan and explore partnership opportunities as they arise.
- 10.3.5 Secure land for trails and proposed community **parks** as opportunities arise, including through development proposals and partnership/grant funding.
- 10.3.6 Encourage and support FVRD acquisition, maintenance and access of regionally significant public **parks** and trails in Hemlock Valley where financially feasible and in accordance with the FVRD Regional **Parks** Strategic Plan.
- 10.3.7 Encourage any community **park** or trail to incorporate native plant species to the extent feasible.

- 10.3.8 Encourage any community **park** or trail to incorporate lighting to facilitate nighttime and winter season use.
- 10.3.9 Through planning and development **approvals**, apply the following **parkland** dedication requirements:
- a. New subdivisions requiring the dedication of **parkland** under Section 510 of the *Local Government Act* shall provide **parkland** in an amount of not less than five (5) percent of the land being subdivided or an equivalent value;
 - b. Notwithstanding Section 10.3.9 (a) (above), the Regional Board may consider accepting an area of land less than five (5) percent of the land being subdivided where improvements acceptable to the Regional Board have been made to provide **park** infrastructure on dedicated **park** lands;
 - c. Where a developer wishes to dedicate an amount of **park** land in excess of five (5) percent of the land proposed for subdivision, the Regional Board may consider a minor reduction in the minimum parcel size for subdivision, subject to the **approval** of the **Responsible Authority**, provided that the excess does not include lands that would otherwise be conserved through other means;
 - d. Notwithstanding Section 10.3.9 (a), the Regional Board, at its discretion, may elect to require cash-in-lieu of **parkland** dedication pursuant to Section 510 of the *Local Government Act*, or a combination of land and cash-in-lieu; and,
 - e. Notwithstanding Section 10.3.9 (a) and 10.3.9 (d), the Regional Board, at its discretion, may elect to require an equivalent value of funding as a monetary contribution dedicated to **park** and trail development, infrastructure, and enhancements in the place of cash-in-lieu contributions solely for the purpose of the acquisition of **park** land.
- 10.3.10 Encourage, where appropriate publicly accessible **parks**, trails, and community facilities to have year-round publicly accessible facilities, including washrooms and end-of-trip facilities
- 10.3.11 Through **Neighbourhood Plans** and updates and/or planning and development approvals, identify potential locations for and encourage the development of publicly accessible community spaces that can serve as muster points in the event of an emergency.

11. URBAN DESIGN & THE BUILT FORM



11. URBAN DESIGN & THE BUILT FORM

GOAL

To encourage attractive and high-quality contextual development in the Hemlock Valley that respects the site context and surrounding environment, contributes to a strong and vibrant public realm, and supports the creation of pedestrian-friendly places.

Overview

Strong urban design helps to create a high quality, visually appealing built environment with a safe, comfortable pedestrian realm. The policies below are meant to provide high level direction and generalized urban design principles for new development in the Hemlock Valley.

General Policies

- 11.1.1 Develop and maintain a high quality of urban design, architecture and landscape architecture that are complementary to the mountain environment and reflect the natural and human history of Hemlock Valley.
- 11.1.2 Develop a pedestrian friendly and vibrant public realm through responsive human-scale architecture, animated streetscapes and social gathering spaces.
- 11.1.3 Encourage and promote Universal Design principles in development, prioritizing accessibility for all ages and abilities in Village areas.
- 11.1.4 Promote community safety through urban design by utilizing Crime Prevention Through Environmental Design (CPTED) principles.
- 11.1.5 Encourage the installation of art and other enhancements such as interpretive panels in the built environment, including on private properties, public spaces, **parks**, trails and streets, where appropriate, specifically those that reflect the natural and human history of Hemlock Valley.

Site Design

OBJECTIVE

Building sites contribute to visually appealing, safe, comfortable, and walkable public spaces and streets.

Policies

- 11.2.1 Building siting and design should reflect the importance of separating vehicular and pedestrian circulation.
- 11.2.2 Service bays and solid waste storage should be integrated with site and building design, contained within the building or suitably screened from public view, and adequately sized to meet the needs of uses on site.
- 11.2.3 All development should maximize sun penetration to pedestrian and outdoor activity areas.
- 11.2.4 Visible outdoor activity areas should be provided to reinforce social activity and interaction.
- 11.2.5 Surface parking areas should be screened by a combination of landscaping and/or berms, and should provide adequate areas for snow storage and drainage.
- 11.2.6 Accessible parking spaces should be located as close as possible to building entrances.
- 11.2.7 Landscaping is an important part of a project design and should be coordinated to create a pleasing composition and cohesive look, define and enliven public spaces, moderate building massing, maximize views into stores, emphasize and frame important building features and natural focal points, and provide shade for comfort.
- 11.2.8 Through **Neighbourhood Plans** and updates encourage signage that is accessible, legible and promotes easy wayfinding for individuals of all ages and abilities.
- 11.2.9 Through **Neighbourhood Plans** and updates encourage the development of end-of-trip facilities in building design within the commercial land use **designations**.

Building Design

OBJECTIVE

Buildings reflect the mountain village character, and contribute to the creation of vibrant, pedestrian friendly streets and villages.

Policies

- 11.3.1 Through **Neighbourhood Plans** and updates, designate land uses and densities that provide transition between higher density villages and the surrounding rural and natural areas through lower density development forms.
- 11.3.2 Minimize the overall mass appearance of any one building. Building height, massing and setbacks should ensure view corridors, view opportunities and solar access.
- 11.3.3 Building façades that front streets should be developed with active and transparent ground floors to ensure businesses are easily identifiable, and to promote 'eyes on the street'.
- 11.3.4 Use variety, texture, scale and modulation in building façade design to create pedestrian interest. Blank walls on street-fronting building façades are strongly discouraged.
- 11.3.5 Building entrances should front the street and pedestrian routes, and should be visible and identifiable from both.
- 11.3.6 All stairs and ramps accessing buildings are encouraged to be covered.
- 11.3.7 Roof form should be of a sloping mountain character to create more visual interest and to accommodate large accumulations of snow.

Public Realm

OBJECTIVE

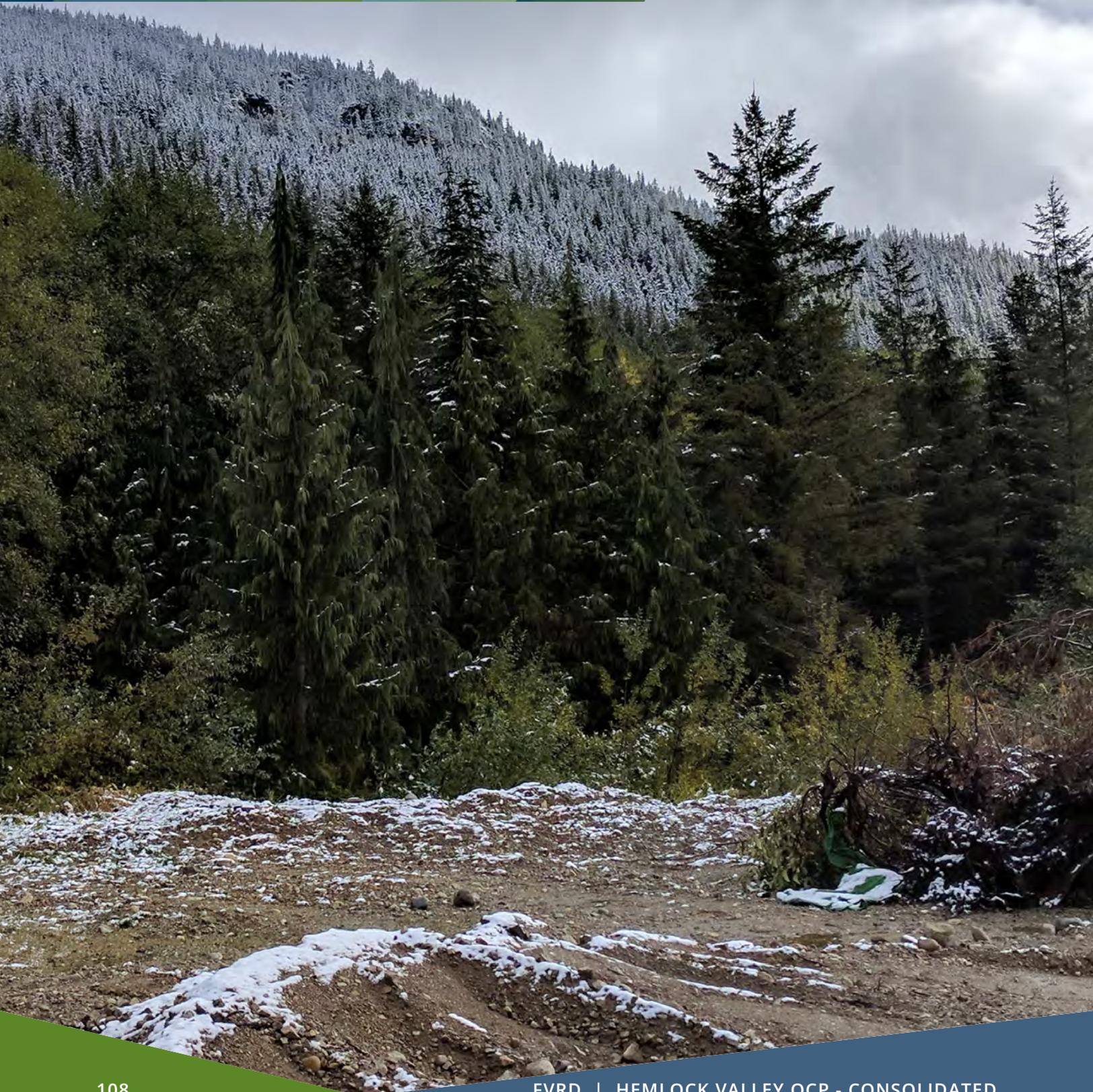
Public spaces contribute to community character and a sense of belonging, social interaction and positive overall experience for both residents and visitors.

Policies

- 11.4.1 Provide high quality, durable, and pedestrian-friendly public places, including streets, **parks**, and plazas that promote social interaction throughout the community.
- 11.4.2 Ensure public spaces are safe and accessible to everyone, aesthetically pleasing and comfortable social spaces.
- 11.4.3 Support year-round programming efforts for public spaces, to add vitality and a sense of community
- 11.4.4 Accommodate and enhance year-round sunlight access on pedestrian and outdoor activity areas and neighbouring indoor spaces. To encourage winter use, encourage the creation of sheltered sunny pockets in public spaces.

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12. TEMPORARY USE PERMITS



12. TEMPORARY USE PERMITS

Overview

Division 8 of the *Local Government Act* allows for the issuance of **Temporary Use Permits** in areas designated within an **Official Community Plan**. A **Temporary Use Permit** may:

- › allow a use not permitted by a zoning bylaw.
- › be issued for a period of up to three (3) years and renewed, at the discretion of the Regional Board, only once.

Terms and Conditions

The Regional Board may impose special conditions under which the **temporary use** may be carried on. This may include regulating the construction of buildings or structures related to the **temporary use** and requiring a security to guarantee adherence to the terms of the **Temporary Use Permit**.

Security

The security may be in the form of cash or a letter of credit, the amount of which is to be determined by the Regional Board. A major purpose of collecting the security is to ensure that the land is returned to the condition prior to issuance of the permit when the permit has expired. The Regional Board may utilize the security in the event that the conditions of the permit are not met.

Procedure and Public Notification

The FVRD Development Procedures Bylaw and Sections 494 through 497 of the *Local Government Act* specify the process by which a **Temporary Use Permit** may be issued. Public notification and input are a central part of the process. Notification of the Regional Board's consideration of a permit application must be mailed out to owners and occupiers of property within a specified distance of the subject land and placed in a local newspaper. As well, the Board will normally require the holding of a public information meeting to present the application to the community and hear the concerns of residents.

Temporary Use Permit Policies

- 7.1 A **Temporary Use** Permit may be issued for the following commercial or **industrial uses**:
- a. **Special events** which are of limited duration and which will not preclude or compromise future permitted uses on the proposed site of the **temporary use**;
 - b. Short-term industrial activity such as portable sawmills, heavy equipment storage, log home building operations and construction yards related to specific industrial projects of limited duration;
 - c. A temporary sand and gravel extraction where a permit has been issued pursuant to FVRD Commercial Gravel Operations Bylaw, if required;
 - d. Uses which comply with the **designation** policies but where appropriate zoning does not presently allow for such uses; and,
 - e. Transitional uses or uses where uncertainty exists respecting appropriateness or viability of the use, and where it is premature to decide upon rezoning and long-term land use rights.
- 7.2 The issuance of **Temporary Use** Permits shall be subject to the issuance of a temporary **access** permit for the proposed use by the Ministry of Transportation and Infrastructure.

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APPENDICES



APPENDICES

Appendix 1. Document Glossary

Unless otherwise stated in this Plan, the following terms have the meaning defined below. Terms not defined in this section carry the same meaning as in Provincial statutes and the bylaws of the Fraser Valley Regional District.

ACCESS means the way, or means of connection, between lands adjacent to a public roadway and the public roadway; which connection provides **access** to and from the private lands. **Access** may also mean the **access** permitted and specified in a Highways **Access** Permit issued by the Ministry of Transportation & Infrastructure; see also PUBLIC ACCESS.

ACCESSORY BOARDING USE means a use accessory to a **residential use** and contained within the principal residence where no more than two (2) sleeping rooms, which do not contain cooking facilities, are rented for the accommodation of no more than four (4) persons.

ACCESSORY RESIDENTIAL USE means a use accessory to a **commercial use, mobile home park, a tourist accommodation use, or an industrial use**, where the building or buildings include one dwelling unit for the accommodation of the owner, operator or manager.

ALLUVIAL FAN means the alluvial deposit of a stream where it issues from a steep mountain valley or gorge upon a plain or at the junction of a tributary stream with the main stream.

ANCILLARY OR ACCESSORY USE means a use auxiliary or subordinate to the principal use permitted in the land use **designation**.

APPROVAL means **approval** in writing.

APPROVED COMMUNITY SANITARY SEWER SYSTEM means a system for the collection, treatment, and disposal of domestic sewage, which has a design capacity of at least 22,700 litres per day and which is approved as a Class "A" system under the *Municipal Sewage Regulation* of the *Environmental Management Act*, and which is owned, operated and maintained by the Fraser Valley Regional District.

APPROVED COMMUNITY WATER SYSTEM means a system of waterworks which is approved under the *Drinking Water Protection Act* and its associated regulations, and which is owned, operated and maintained by either:

- › an improvement district pursuant to the *Local Government Act*;
- › a water utility pursuant to the *Water Utility Act*;
- › the Fraser Valley Regional District; or
- › a strata corporation pursuant to the *Strata Property Act* with a minimum of five strata lots served by the water system.

ASSEMBLY USE means a use of land that provides open space, buildings, or structures for private gatherings and assembly of people; which may be centered around education, religious gathering and worship or fraternal organization; and may include retreats, camps, private educational centre, meeting hall, and associated temporary lodging, boarding and accommodation use; in addition to associated residential use.

BALANCED RESORT CAPACITY (BRC) means the optimum number of visitors that can utilize a resort's facilities per day in such a way that their recreational expectations are being met while the integrity of the site's physical and sociological environment is maintained on a year-round basis.

BED UNIT means public private overnight accommodation for one person in the Base Area. The following number of **Bed Units** apply:

- › Single Family Unit = 6 **Bed Units**
- › Condominium = 4 **Bed Units**
- › Hotel Room = 2 **Bed Units**
- › RV Pad (serviced) = 2 **Bed Units**

BUFFER means any device arranged and maintained to screen or separate adjoining land uses or properties, and includes any combination of setbacks, existing vegetation, ditches, roads, landscaping, berming and fencing.

BUILDING BYLAW means any **building bylaw** applicable to Electoral Area “C” of the Fraser Valley Regional District enacted pursuant to the *Local Government Act*.

COMMERCIAL CAMPGROUND USE means a **commercial use** of land for the purpose of providing two or more recreational camping spaces for recreational trailers, or motor homes, together with all supporting, common leisure and service facilities for the exclusive use of, and temporary occupancy for part of the year only, holiday-makers; may include: a recreational camping club incorporated under the *Society Act*; but does not include a social club, interest developments, strata developments, natural campgrounds, holiday park, **mobile home park**, motel, campground or camp licensed under the *Community Care Facility Act*.

COMMERCIAL USE means a use providing for the retail sale, repair and servicing of household, non-household, personal and non-personal goods, or for providing services to people.

CONSERVATION USE means the preservation or protection of natural resources and assets in their natural state, including the habitat of birds, fish and other wildlife.

CONTIGUOUS, when applied to two areas of development, means that they abut or touch each other.

CONTROLLED RECREATION AREA (CRA) refers to the boundaries for the associated license of occupation issued by the Province of British Columbia which gives the **Resort Developer** the right to use Crown land for the purposes set out in the **Resort Master Plan**.

DESIGNATION means the land use **designations** set out in Policy Chapter 2 of this Plan.

DEVELOPMENT APPLICATION means an application pursuant to an enacted provision of a **Responsible authority** which affects the development of any land within the area covered by this plan.

DEVELOPMENT NODE means a distinct area for proposed development under the Master Plan. Multiple **development nodes** can be contained within a single Neighbourhood Planning area.

ENVIRONMENTAL IMPACT ASSESSMENT means a field-based technical assessment conducted, prepared and supported by a **qualified professional** including but not limited to a professional biologist, in accordance with the Ministry of Environment recommended methodologies and best practices, which assessment provides:

- › an inventory of fish and wildlife species and their habitats; threatened, rare and endangered species and their habitats and, other sensitive ecosystems in the proposed development area, and in adjacent habitats or ecosystems which may be impacted by the proposed development area; and,
- › recommendations for the avoidance then mitigation of impacts associated with a proposed development area.

FLOODPLAIN means an area of land, whether flood-proofed or not, which is susceptible to flooding by a **watercourse**, lake, ocean or other body of water.

FLOODPROOFING means the alteration of land or structures and contents to minimize flood damage by raising the elevation of the land above the maximum elevation of the local flood level as determined by Fraser Valley Regional District Floodplain Management Bylaw 0681, 2005, or by the construction of buildings and structures to withstand the effects of flooding and flood waters, with all habitable floors located at elevations above the flood construction level as determined by Fraser Valley Regional District Floodplain Management Bylaw 0681, 2005.

FORESTRY USE means the cutting and preliminary grading of forest products for shipment; includes temporary or portable sawmills or shake mills processing materials cut in the local area.

GEOHAZARD STUDY means a study prepared by a **qualified professional** engineer with training and experience in geotechnical engineering and licensed in the Province of British Columbia which interprets the physical conditions of surface or subsurface features in a study area with respect to stability, potential seismic disturbance, interrelated chemical activity, and size and volume analysis; specifically addresses the possible effects of physical alterations or deformations of the

land related to proposed building or other projects; and may establish standards for siting and construction of proposed buildings or the nature and location of proposed uses. Geohazard studies must meet the requirements outlined in FVRD – EGBC GeoHazard Assurance Statement.

HOME OCCUPATION USE means a use accessory to a **single family residential use** where the householder carries on an occupation, craft or profession within the residential dwelling unit.

IMPERVIOUS AREA means the total area of impervious surface expressed as a percentage of the total area of the parcel of land. Impervious surfaces are those which water cannot penetrate such as buildings, paved roads, and driveways.

INDUSTRIAL USE means the use of land, buildings and structures for the manufacturing, processing, fabricating, repair, packaging or assembly of goods; warehousing or bulk storage of goods; and related **accessory uses**.

LOCAL COMMERCIAL USE means a **commercial use** intended to serve the day-to-day needs of the local population residing in the vicinity of the local **commercial use**; includes general stores, convenience stores, small personal service establishments and artisan-craft workshop uses.

LOCAL INSTITUTIONAL means an institutional use, which provides services for primarily local residents including civic, educational, fire halls, community and cultural centres, and other similar uses, and is established by local government, provincial or federal government, parks board or library board.

MOBILE HOME PARK means a **residential use** of a lot on which two or more mobile homes are located.

NEIGHBOURHOOD PLAN (NP) means a plan prepared and adopted by a Regional Board as a Schedule to the **Official Community Plan** by bylaw pursuant to the *Local Government Act* which applies to parts of the **Official Community Plan** Area. It supplements the policies and land uses in the **Official Community Plan** for added guidance pertaining to development.

OFFICIAL COMMUNITY PLAN (OCP) means a plan prepared and adopted by a Regional Board by bylaw pursuant to the *Local Government Act* which applies to all or parts of an electoral area of a Regional District. It forms the basis for preparing development bylaws in an electoral area.

ON-SITE SERVICES means the provision of an individual water supply and on-site sewage disposal in accordance with the standards of the Responsible Authorities pursuant to the requirements of the *Public Health Act*, the *Environmental Management Act*, and bylaws of the Fraser Valley Regional District.

PARK AND PARK RESERVE means open space dedicated to the preservation of the natural environment and **recreation use**, including camping and a range of facilities associated with **park** activities.

PLAN AMENDMENT means a bylaw amending a schedule of this Plan prepared and adopted pursuant to the *Local Government Act*.

PUBLIC ACCESS means the unrestricted right of the general public to cross lands without the need for any **approvals** or specified permits.

PUBLIC USE means the use of land by a government or administrative body intended primarily to serve the day-to-day needs of the population residing in the local vicinity, and includes civic, utility, institutional, recreation and **conservation uses** but excludes commercial **recreation use**.

QUALIFIED PROFESSIONAL means an applied scientist or technologist specializing in a relevant applied science or technology including, but not limited to, agrology, forestry, biology, engineering, geomorphology, geology, hydrology, hydrogeology or landscape architecture, and, who is registered in British Columbia with their appropriate professional organization and acting under that association's Code of Ethics is subject to disciplinary action by that association; and, who, through demonstrated suitable education, experience, accreditation and knowledge relevant to the particular matter, may be reasonably relied on to provide advice within their area of expertise.

RECREATION USE means public park, conservation area, recreation area and **ancillary uses** as permitted by the Responsible Authorities; excludes commercial **recreation uses**.

RESIDENTIAL USE means the use of land for residences, providing for the accommodation and home life of a person or persons at a maximum density of one unit or more in accordance with provisions set out in this plan.

RESIDENTIAL OCCUPANCY means a “residential occupancy” as set out and defined in the British Columbia Building Code.

RESORT MASTER PLAN refers to The Hemlock **Resort Master Plan** which is an All-Seasons **Resort Master Plan** for what is now known as Sasquatch Mountain Resort. The **Resort Master Plan**, which outlines significant development and expansion plans for the **OCF** Area, was created by Berezan Resort (Sasquatch) Ltd. and approved by the Province of British Columbia in 2016.

RESORT DEVELOPER refers to the owners / administrators of the **Resort Master Plan** who hold the license of occupation for the **Controlled Recreation Area** (at the time this Plan was developed, the **Resort Developer** is Berezan Resort (Hemlock) Ltd.).

RESOURCE EXTRACTION means the pulling out or drawing out of primary forest, mineral and other natural resources and includes mining, the extraction of aggregate materials, forestry, fishing and associated local transportation uses.

RESOURCE INDUSTRIAL USE means a use related to the extraction, primary processing, and transport of products from primary natural resource materials; includes log booming, sawmills, and gravel sorting and screening plants and similar related industries

RESPONSIBLE AUTHORITY means a governmental and/or administrative body, operating in part or in total within the region, which is charged with or capable of enacting government provisions affecting the development of land or the construction of public works within the region; includes a member municipality, a Regional District, the Province of British Columbia, the Government of Canada, and their agencies.

SINGLE FAMILY DWELLING means a structure providing for a **single family residential use** for person or persons, includes accessory residential uses as well as mobile and modular homes where permitted in the zoning bylaw.

SINGLE FAMILY RESIDENTIAL USE means the use of a building or part thereof as a **single family dwelling** with a maximum density of one **single family dwelling** unit per parcel.

SMALL SCALE ENTERPRISE means an artisan craft workshop, hobby greenhouse, or cottage industry which is **accessory use** in a rural or limited use **designation**, unless prohibited by a zoning bylaw.

SPECIAL EVENT means the use of land for temporary commercial or **industrial use** including fairs or concerts, live performances, campsites, **assembly use, recreation use**, emergency operations and other event-related land uses.

TEMPORARY USE means a commercial or **industrial use** for which a **Temporary use** Permit pursuant to Section 921 of the *Local Government Act* is issued.

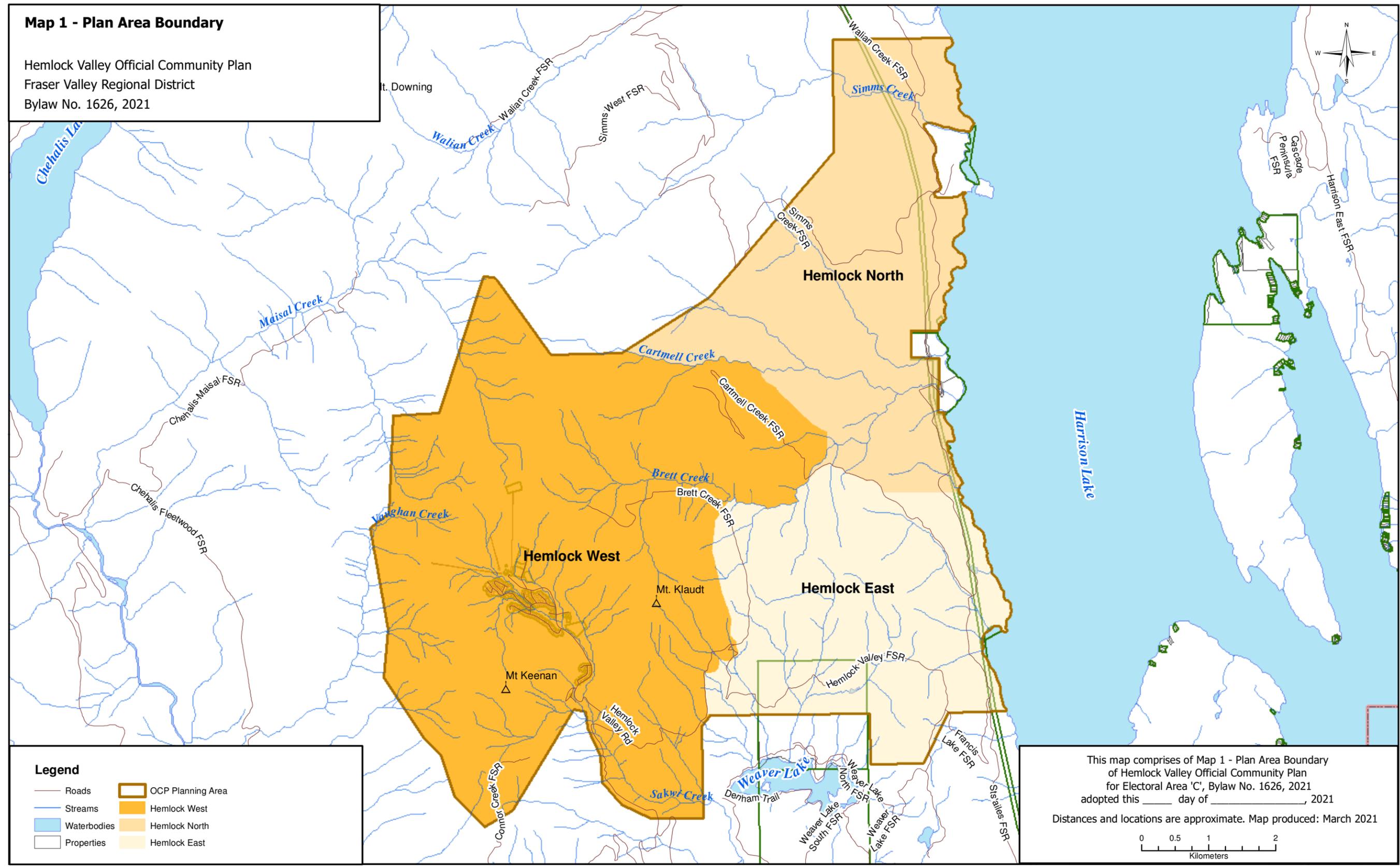
USEABLE LAND means, for the purpose of computing the number of sites, strata lots or dwelling units permitted in a resort development, all of the lot area which can be used for camping, holiday homes, resort residential uses and associated activities; it shall exclude the site for a residence of the owner, manager or employee, land with a slope greater than 25%, land lacking adequate natural drainage of surface water, sensitive habitat and lakes, ponds, and **watercourses**.

WATERCOURSE means any natural depression with well-defined banks and a bed zero point six (0.6) metres or more below the surrounding land serving to give direction to a current of water at least six (6) months of the year or having a drainage area of two (2) square kilometres or more upstream of the point of consideration.

WETLAND means land that is inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal conditions that supports, vegetation typically adapted for life in saturated soil conditions, including, swamps, marshes, bogs, fens, estuaries and similar areas that are not part of the active **floodplain** of a stream, that may not contain surface water, and that may not be connected to a stream.

Map 1 - Plan Area Boundary

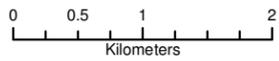
Hemlock Valley Official Community Plan
Fraser Valley Regional District
Bylaw No. 1626, 2021



Legend

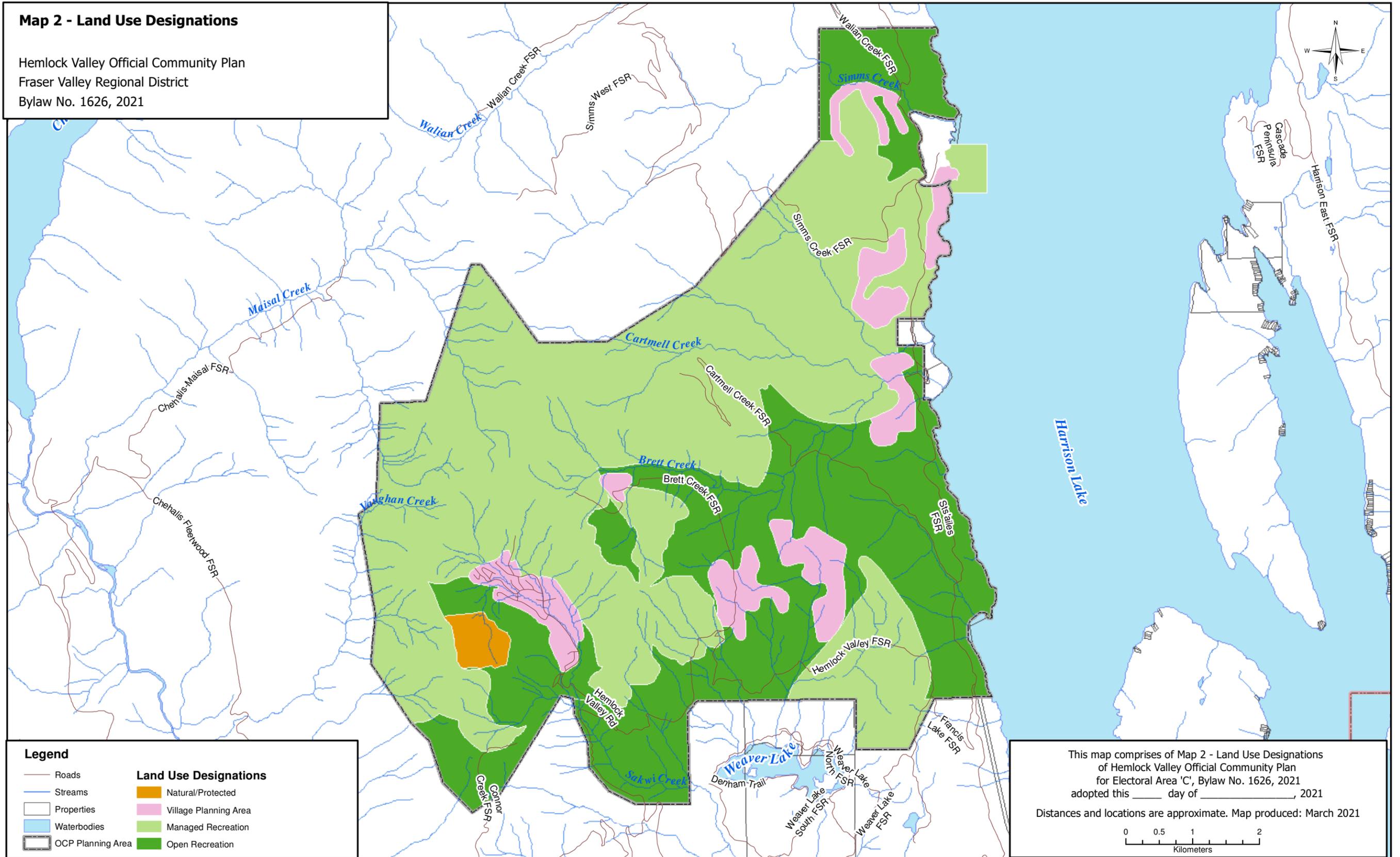
- Roads
- Streams
- Waterbodies
- Properties
- OCP Planning Area
- Hemlock West
- Hemlock North
- Hemlock East

This map comprises of Map 1 - Plan Area Boundary of Hemlock Valley Official Community Plan for Electoral Area 'C', Bylaw No. 1626, 2021 adopted this ____ day of _____, 2021
Distances and locations are approximate. Map produced: March 2021



Map 2 - Land Use Designations

Hemlock Valley Official Community Plan
Fraser Valley Regional District
Bylaw No. 1626, 2021



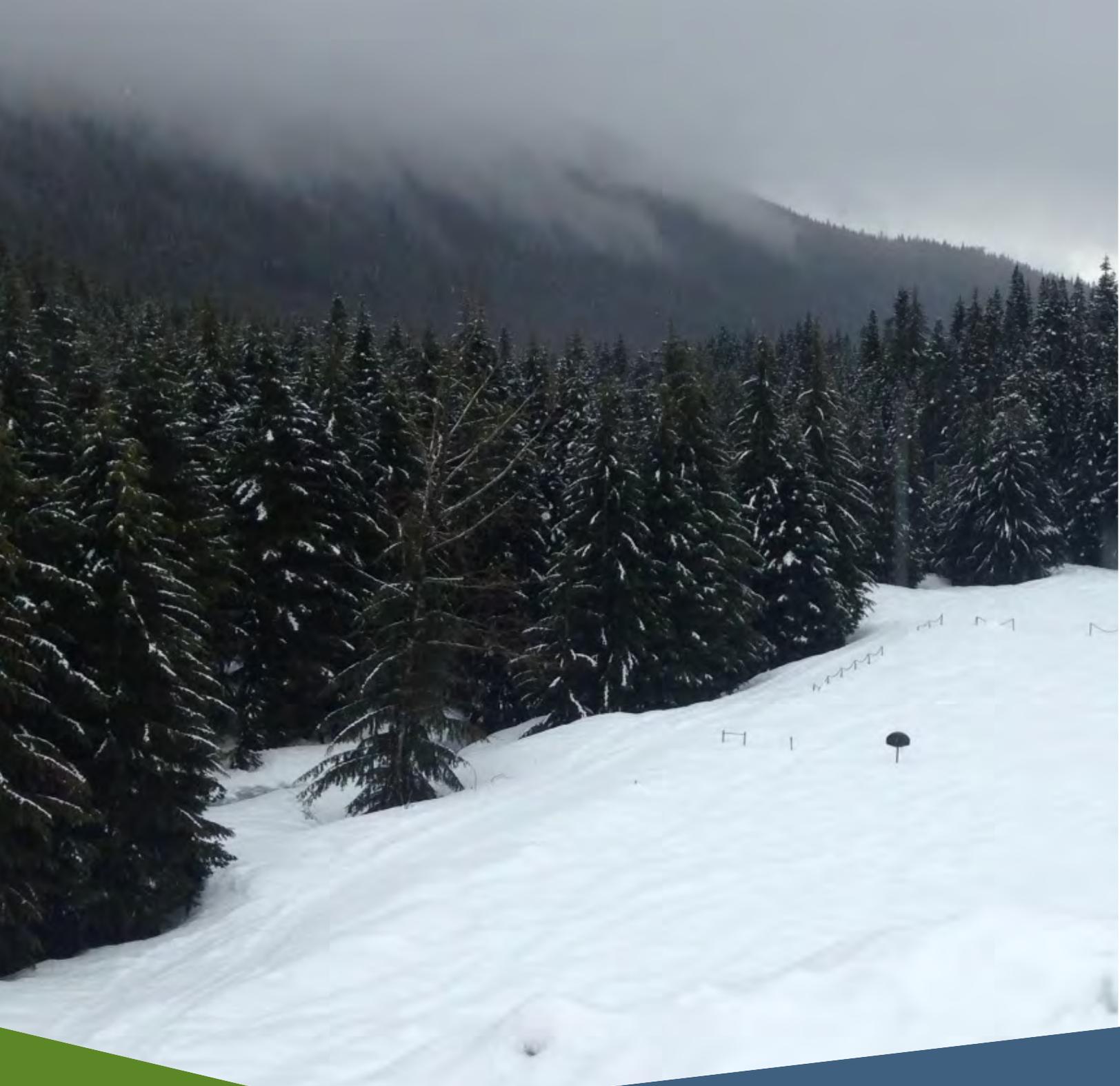
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Roads	Land Use Designations
Streams	Natural/Protected
Properties	Village Planning Area
Waterbodies	Managed Recreation
OCP Planning Area	Open Recreation

This map comprises of Map 2 - Land Use Designations of Hemlock Valley Official Community Plan for Electoral Area 'C', Bylaw No. 1626, 2021 adopted this ____ day of _____, 2021

Distances and locations are approximate. Map produced: March 2021

SCHEDULE I: NEIGHBOURHOOD PLAN



SCHEDULE I: NEIGHBOURHOOD PLANNING TERMS OF REFERENCE

See related document.



HEMLOCK VALLEY OFFICIAL COMMUNITY PLAN
SCHEDULE I

NEIGHBOURHOOD PLANNING TERMS OF REFERENCE

FRASER VALLEY REGIONAL DISTRICT - ELECTORAL AREA C

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SECTION 1

PURPOSE AND SUMMARY

Background

The Hemlock Valley **Official Community Plan**, and the **Resort Master Plan**, present a compelling vision for a major expansion to Hemlock Valley and Sasquatch Mountain Resort that, over time, could transform Hemlock Valley into a dynamic four-season resort community. This development would bolster the regional economy, support the needs of tourists and address demand for outdoor recreation in the Fraser Valley.

There are many potential benefits along with many challenges. Mountain resort communities are, by their very nature, located in sensitive alpine environments. Hemlock Valley has limited infrastructure and relatively basic community services. The Resort is distant from urban service centres. The development vision set out in the **Resort Master Plan**, and consequently this **OCP**, calls for discrete and separate development nodes that will require new roads, utilities, and services.

As a result, the costs and complexity of development will be high. It will be critical for new development areas to be preceded by comprehensive neighbourhood planning to address servicing, land use, and sustainability. Property taxes collected in the Fraser Valley Region as a whole cannot subsidize development within individual Electoral Areas. As a result, all development costs for Hemlock Valley, including the cost of comprehensive planning prior to development, must be borne by the **Resort Developer** and other taxpayers in Hemlock Valley. The FVRD recognizes the significant investment on the part of the developer and other property developers to realize the Master Plan vision.

Purpose

The purpose of this terms of reference is to define the key components of future **Neighbourhood Plans (NPs)** that may be developed under the umbrella of the Hemlock Valley **Official Community Plan (OCP)**, including: when an **NP** must be developed; how an **NP** must be developed; and what content must be included in an **NP**.

This terms of reference may be relevant for any planned development within the **OCP** area, however, it is primarily intended for development outlined in the Hemlock Valley All Seasons **Resort Master Plan** for what is now Sasquatch Resort (referred to in the **OCP** as the **Resort Master Plan**). The **Resort Master Plan**, which outlines significant development and expansion plans for the **CRA**, was created by Berezan Resort (Sasquatch) Ltd. (referred to in the **OCP** as the **Resort Developer**). As part of the required provincial **approval** of the **Resort Master Plan**, the Province and the **Resort Developer** entered into a **Master Development Agreement** which outlines commitments for which the **Resort Developer** is responsible. Many of these commitments were reached in consultation with the FVRD and are fundamental to the development of any **NP** for the area.

Summary of Neighbourhood Planning Process

A neighbourhood planning process will typically be triggered by the **Resort Developer** to advance a development concept outlined in the **Resort Master Plan**. The **Resort Developer** will therefore typically be the champion for the **Neighbourhood Plan** and will lead and fund the planning process.

Once a draft plan is prepared, the Regional Board will consider it for adoption via an amendment bylaw. To help ensure the successful adoption and implementation of the plan, the FVRD will enter into a Scope of Work Agreement with the **Resort Developer** that defines the roles, responsibilities, and commitments of both parties.

The process is detailed in the following sections and summarized in the following graphic.

NEIGHBOURHOOD PLANNING PROCESS

BEFORE A NEIGHBOURHOOD PLANNING PROCESS

Certain Master Development Agreement (MDA) commitments must be completed by the **Resort Developer** and approved by the FVRD before a neighbourhood planning process can commence.

NEIGHBOURHOOD PLANNING SCOPE OF WORK AGREEMENT

- › FVRD and **Resort Developer** enter into a Scope of Work Agreement to ensure a successful planning process.
- › Additional MDA Commitments and other requirements will be incorporated into the Scope of Work.
- › Roles and responsibilities will be made clear through the Scope of Work.

NEIGHBOURHOOD PLANNING PROCESS

- › **Resort Developer** retains services of a Registered Professional Planner (RPP) to prepare a draft plan under the guidance of this Schedule and the Scope of Work Agreement.
- › **Resort Developer** and hired RPP consult and inform the community, engage stakeholders, and collect feedback.
- › Hired RPP prepares plan in consultation with **Resort Developer** and FVRD as required.

PLAN REVIEW AND APPROVAL

- › Draft Plan is presented to FVRD Regional Board and the community for review.
- › Final revisions are made in collaboration with the FVRD.

PLAN ADOPTION

- › **Resort Developer** makes a formal **OCP** Amendment Application to adopt the **Neighbourhood plan** as part of the **OCP**.
- › FVRD carries out the standard requirements of the bylaw amendment process.

SECTION 2

TRIGGERS FOR A NEIGHBOURHOOD PLANNING PROCESS

A **Neighbourhood Plan (NP)** is required for any development to be considered within a **Neighbourhood Plan Area (NPA)** as identified on Image 2 of the Hemlock Valley **OCP** (provided below for convenience). Development applications, including for any residential, commercial, institutional, and utility service developments, will not be considered unless a neighbourhood planning process has been completed and an **NP** has been adopted by the Regional Board for the NPA in which the development is proposed and appropriately addresses the area of planned development.

New Neighbourhood Plans

Several actions could trigger the development of a new **Neighbourhood Plan**, including:

- › a request by a developer to advance proposed development;
- › a proposal to establish or expand infrastructure and services;
- › a request by FVRD staff; or,
- › as otherwise directed by the Regional Board.

Given the context of the **Resort Master Plan**, a new neighbourhood planning process will most likely be triggered by the **Resort Developer** to advance a development concept; this Terms of Reference is primarily geared toward that likelihood.



Hemlock Valley Neighbourhood Planning Areas (provided for convenience only)

Updating Neighbourhood Plans

A neighbourhood planning process may also be triggered at the request of the parties listed above to facilitate a substantive update to an existing **NP**. For example, if development or expansion of infrastructure and services is proposed in an area that has an adopted **NP**, but that plan does not adequately address the land use and community issues that may result from the proposed development, it may be appropriate to undertake a neighbourhood planning process to significantly update the area's **NP**. It may also be appropriate to significantly update an existing **NP** if new studies or assessments have been conducted or related plans have been adopted that will impact the intent or utility of the **NP**.

A neighbourhood planning process, as described in this terms of reference, is comprehensive and extensive and should typically only be initiated to update an **NP** when proposed growth or change in the area is considerable, is notably different than previously expected, or requires new policies that will change the intent of the existing **NP**. Depending on the proposed change, a neighbourhood planning process may **not** be necessary. For example, if a proposed development requires a land use **designation** change for a single parcel or small area of land, a comprehensive planning process for the whole area may be excessive. In this case, a standard OCP amendment process would be sufficient. The standard OCP amendment process still requires community consultation, and the change must be adopted by the Regional Board, however, it is faster and simpler than the comprehensive neighbourhood planning process described in this document.

Anticipated Neighbourhood Planning Processes

New Neighbourhood Plans

The **Resort Master Plan** identifies five sequential phases of development. OCP Table 2 (**Resort Master Plan Implementation Phases**) illustrates the relationship of these development phases to the Neighbourhood Planning Areas and provides insight as to when a neighbourhood planning process may be triggered. However, the start and completion of each phase is largely dependent on market conditions and therefore the exact timing of future neighbourhood planning processes is uncertain.

It is important to note that the sequential development phases are geographically scattered and not perfectly aligned with the Hemlock Valley Neighbourhood Planning Areas. This misalignment means that in some cases an **NP** may be largely developed for one development phase and a subsequent development phase will trigger a substantive update to that **NP**. However, an important tenet of the Hemlock Valley OCP is to grow in a manner that is sustainable; more scattered forms of development are counter to this objective. The Regional Board, therefore, may not deem it appropriate to update a **Neighbourhood Plan** to accommodate a new phase of development until existing areas are adequately developed, or unless it is clear that the new area can realistically and cost-effectively reach its development potential.

Neighbourhood Plan Updates

The Hemlock West **Neighbourhood Plan** was developed and adopted together with the Hemlock Valley **OCP**. However, at that time, few of the commitments outlined in the Master Development Agreement (MDA) had been fulfilled and land uses to support the concepts of the **Resort Master Plan** could not be assigned. To address this, some lands in the neighbourhood were assigned the Special Plan Area land use **designation** to signify the need for additional planning and information. As described in the Hemlock West **Neighbourhood Plan**, the Special Plan Area designates land on which new development will not be supported by the FVRD until additional planning work is completed. Once the required MDA commitments, including an updated Base Area Plan, have been fulfilled, the Hemlock West **NP** will require a substantial update to incorporate land uses that will support the **Resort Master Plan** development concepts in the neighbourhood, and to add or revise policies related to the findings of the MDA Commitments.

SECTION 3

NEIGHBOURHOOD PLANNING SCOPE OF WORK AGREEMENT

Since the **Resort Master Plan** provides the general development concept and outlines the long term vision for Hemlock Valley, under most circumstances it is anticipated that the **Resort Developer** will champion the neighbourhood planning or update process. However, the FVRD has an obligation to ensure that all **Neighbourhood Plans** and updates are aligned with the OCP as well as other related regional policies and bylaws. Further, all **Neighbourhood Plans** and updates must be adopted by the Regional Board. As such, the FVRD will work with the **Resort Developer** to support a proper planning process and increase the likelihood of the successful adoption and implementation of any **Neighbourhood Plans** or updates.

Scope of Work Agreement

To commence a neighbourhood planning process, the **Resort Developer** will work with the FVRD to prepare a draft Scope of Work Agreement. This scope of work will help to provide clarity to the **Resort Developer** regarding requirements, roles and responsibilities as the neighbourhood planning process proceeds, including:

- › Plan development requirements (including the hiring of a Registered Professional Planner by the **Resort Developer** to complete the process);
- › Information collection or background research requirements (including certain MDA Commitments);
- › Community consultation requirements;
- › Stakeholder engagement requirements;
- › Review and approvals process; and,
- › Other elements as deemed appropriate by the FVRD.

The Scope of Work agreement will be presented to the Regional Board for consideration. Should the Board endorse the Agreement, both parties will sign to ensure mutual commitment to the agreed upon process.

Master Development Agreement Commitments

Neighbourhood Plan content will be largely dependent upon the commitments in the Master Development Agreement (MDA), specifically those that relate to FVRD service provision and local community planning issues. A detailed summary of the commitments and their relationship to the Hemlock Valley **Official Community Plan** and its schedules (including **Neighbourhood Plans**) is provided in OCP Table 3 (*Master Development Agreement Commitments*).

Some MDA commitments inform growth, land use and service provision throughout the **Official Community Plan Area**, or are foundational to the well-being of the existing community, and must be completed before any neighbourhood planning process can take place (i.e. before the FVRD will enter into a Neighbourhood Planning Scope of Work Agreement with the **Resort Developer**). Other MDA Commitments will inform **Neighbourhood Plans** and can be built into a neighbourhood planning process (i.e. be incorporated into a Scope of Work Agreement).

Required Before Neighbourhood Planning can Commence:

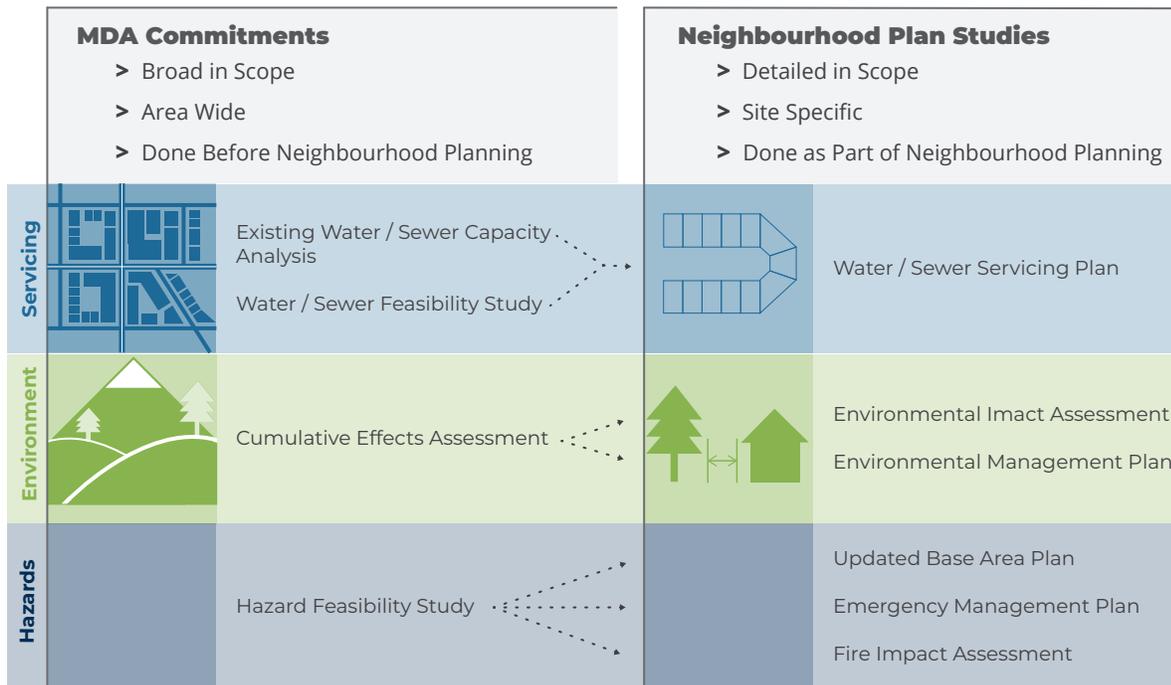
The FVRD will not enter into a Scope of Work Agreement to commence a neighbourhood planning process until the MDA commitments outlined below have been completed to the satisfaction of the FVRD, or sufficient evidence of completion and **approval** by the appropriate agency or agencies has been provided to the FVRD. All technical studies, assessments, analyses, and plans must be completed by a qualified professional.

- › Public Recreation Management Plan (or draft plan sufficient to adequately address public recreation within the NPA)
- › Environmental Management Plans
- › Cumulative Effects Assessment
- › Existing Community Water Supply Analysis
- › Existing Community Water Treatment System Update
- › Base Area Plan Update (required specifically to update the Hemlock West **NP** in advance of development)
- › Hazard Feasibility Study
- › Snow Clearing and Storage Plan
- › Existing Community Sewer System Study and Upgrades

Required as Part of Each Neighbourhood Planning Process:

The MDA commitments outlined below will be required to be incorporated into the neighbourhood planning process (some commitments, if already completed for the area, may not be required again). Each commitment must be completed to the satisfaction of the FVRD, or sufficient evidence of completion and **approval** by the appropriate agency or agencies must be provided to the FVRD, and the findings must be adequately incorporated into the **Neighbourhood Plan**. All technical studies, assessments, analyses, and plans must be completed by a qualified professional.

- › Environmental Assessment
- › Traffic Impact Assessment (required for **Resort Master Plan** development phases 2-5)
- › Water System Comprehensive Servicing Study
- › Sewer System Comprehensive Servicing Study
- › Energy Demand, Supply and Distribution Plan
- › Solid Waste Management Plan
- › Emergency Management Plan
- › Detailed Fire Protection Impact Assessment Study



Summary of MDA Commitments and NP Requirements (provided for convenience only)

Governance Study

The FVRD will ensure that Hemlock Valley can grow in a manner that is sustainable and that necessary services can be provided safely, reliably, and cost effectively. A governance study to examine the potential for Hemlock Valley to incorporate as a resort municipality will be required to better understand these issues in the context of planned growth. The intent of the required governance study is not to take immediate steps toward becoming an incorporated resort municipality, but instead to consider what the appropriate structure and type of governance is for Hemlock Valley as the resort expands and the area grows. A governance study to consider these issues may be required as part of the Neighbourhood Planning Scope of Work Agreement.

If a governance study is required, the **Resort Developer** will work closely with the FVRD to design and prepare a study that thoughtfully considers the potential for incorporation and the associated impacts on the community, the FVRD, and the **Resort Developer**. The terms and outputs of the study will be determined collaboratively and will be dependent upon the context of projected growth and planned development in Hemlock Valley at the time. In broad strokes, however, the governance study should address:

- › Projected population growth;
- › Planned commercial and residential development;
- › Infrastructure and service requirements for planned development;
- › Comparative potential tax base associated with projected growth;
- › Comparative mechanisms for funding development and maintaining and operating infrastructure (including roads, sanitary sewer, water supply, and emergency services); and,
- › Business case for incorporation based on the elements above, and potential thresholds at which it would be logical to take steps toward incorporation.

If a governance study has been completed in advance of a previous neighbourhood planning process, the FVRD may or may not require another one be completed depending on the circumstances or context at the time. The Regional Board may also deem it appropriate to update an existing study, or may request other steps be taken to advance progress toward an appropriate form of governance before providing a resolution to commence a neighbourhood planning process.

Additional Requirements

In addition to the MDA Commitments and the Governance Study, the FVRD will also require the following items to be prepared in advance of entering into a Neighbourhood Planning Scope of Work Agreement.

- › **Assessment of Neighbourhood Planning Area Buildout Thresholds** in relation to the cost of servicing to support justification for advancing to the next phase of development.

SECTION 4

NEIGHBOURHOOD PLAN DEVELOPMENT AND ADOPTION

Once the **Resort Developer** and the FVRD enter into a Scope of Work Agreement, a neighbourhood planning process can commence. Each neighbourhood planning process, including for developing new or updating existing neighbourhood community plans, must be undertaken by a Registered Professional Planner (RPP).

If the neighbourhood planning process is triggered by the **Resort Developer** to advance a **Resort Master Plan** development phase (as typically will be the case), the funding for process and its deliverables will be provided by the **Resort Developer**. The FVRD will work with the **Resort Developer** to ensure the work plan and deliverables for the hired RPP meet the requirements set out in the Neighbourhood Planning Scope of Work Agreement. FVRD staff will be available on an ongoing basis to help ensure the process is set up for success.

Consultation and Plan Development

To be undertaken by the **Resort Developer** together with a Registered Professional Planner.

Consultation and plan development should meet the typical requirements of a community planning process, including public information meetings, stakeholder engagement, and community consultation.

Each **Neighbourhood Plan** should be aligned with the policies and intent of the **Official Community Plan** as well as related regional policies and bylaws and must

adhere to the provisions of Part 14 Division 4 of the *Local Government Act*. Additional required content is outlined in Section 5 of this schedule (**Neighbourhood Plan** Content). FVRD staff should have early and ongoing opportunities to review the policies and content of the draft plan as it relates to their work and have adequate time to provide feedback.

Plan Review and Approval

To be undertaken by the **Resort Developer** in collaboration with the FVRD.

Following consultation and plan development, a draft **Neighbourhood Plan** will be prepared. The draft must be presented to the Regional Board, members of the community, and circulated to affected parties for review. At this time, the Regional Board must consider whether the scope of the proposed development in the draft **Neighbourhood Plan** warrants the requirement for a governance study. Any feedback received should be reviewed with the FVRD and incorporated as appropriate.

Plan Adoption

Formal application to be made by **Resort Developer**; standard amendment process to be undertaken by the FVRD.

Once the final draft is completed, the **Resort Developer** will make a formal **Official Community Plan amendment** Application to have the **Neighbourhood**

Plan adopted into the OCP. FVRD staff will prepare a bylaw amendment for the new **Neighbourhood Plan** to be adopted into the Hemlock Valley OCP and present it to the Regional Board for consideration. Per section 477 of the *Local Government Act*, the plan must be adopted by bylaw. Each reading of the bylaw must receive an affirmative vote of a majority of all directors entitled to vote on the bylaw. Bylaw readings and voting procedures must adhere to the provisions of the Community Charter and *Local Government Act*.

After first reading of a bylaw the FVRD must:

- a. first, consider the proposed plan in conjunction with: the FVRD financial plan; the FVRD waste management plan; the FVRD regional growth strategy; the Hemlock Valley OCP; and other relevant regional plans and policies; and,
- b. next, hold a public hearing on the proposed plan in accordance with Part 14 Division 3 of the *Local Government Act*.

SECTION 5

NEIGHBOURHOOD PLAN CONTENT

This section provides additional direction and guidance related to the required content of each **Neighbourhood Plan (NP)**. The Fraser Valley Regional District (FVRD) may, at its discretion, add to or modify these guidelines based on the context of the Neighbourhood Planning Area or anticipated development. Broadly, each **NP** must include:

1. An Introductory Section
2. Core Policy Chapters addressing local level issues through detailed policies
3. An Action Plan with clear timelines, roles, and responsibilities
4. New or updated Development Permit Guidelines.

Guidance for each of the above is provided below. As noted previously, and detailed below, much of the content for the Core Policy Chapters is dependent on the **Resort Developer** fulfilling commitments required through the Master Development Agreement.

Introductory Sections

Introduction and Context

Must describe the purpose and intent of the **NP** and its relationship to other plans and policies. Must also provide contextual information for the Neighbourhood Planning Area (NPA), including contextual maps, data, and growth projections as relevant.

Vision and Values

Must include a clear vision statement for the neighbourhood planning area, created together with

the broader community, stakeholders, and the FVRD and must reflect the Vision and Guiding Principles of the OCP.

Core Policy Chapters

Each **NP** must reflect the Core Policy Chapters of the OCP, illustrate alignment with broader OCP policies, and provide further detailed local level policies for the Neighborhood Planning Area as contextually appropriate. High level guidance and notable requirements for each Policy Chapter are provided below.

Spirit of Reconciliation

This Policy Chapter must provide detailed local level policies to reflect the cultural, economic, and historic significance of Indigenous communities in the Hemlock Valley and to ensure future growth and development respects Indigenous values and supports, through recognition, policy, and action, their visions and goals for the future.

This Policy Chapter should be developed in collaboration with Sts'ailes and pursuant to section 475 of the *Local Government Act*. The content and focus of this Policy Chapter for each **NP** may vary depending on the extent of Sts'ailes' interests, but must be aligned with broader OCP policies and objectives.

It is anticipated that Sts'ailes will be a key partner in the development of the Hemlock North **NP**.

Land Use and Housing

This Policy Chapter must provide detailed local level policies and land uses in line with the OCP Goal to enable a compact and sustainable development pattern that provides safe, diverse and affordable housing, sufficient business and employment opportunities, and accessible community spaces while protecting surrounding natural features. This Policy Chapter must be developed in accordance with the requirements of Section 473 of the *Local Government Act*.

This Policy Chapter must include the following subsections and address the listed issues and opportunities in addition to others as deemed appropriate for the local area by the FVRD:

Land Use

- › Must designate land uses that provide transition between higher density villages and the surrounding rural and natural areas through lower density development forms.
- › Must include detailed local level policies that encourage a diverse mix of uses and residential development forms in villages and areas with access to sustainable modes of transportation.
- › Must designate land uses that accommodate a variety of commercial activities that encourage local economic development and diverse employment opportunities.
- › Must designate land uses that accommodate publicly accessible community spaces and promote their use by both local residents and visitors.

Land Use Designations

- › Must provide detailed land uses (including uses, location of uses, building forms and general expected densities) for parcels and anticipated areas of subdivision in the NPA using the framework provided below:

VILLAGE PLANNING AREAS

Village Planning Areas should incorporate land uses to reflect and further detail the development intentions outlined in the **Resort Master Plan**. Detailed land use

designations for Village Planning Areas may include, but are not limited to:

- › Residential
 - Single Family Residential
 - Multi Dwelling Residential
 - Mixed Use Residential / Commercial
 - Accessory Employee Residential
 - Rural Residential
- › Commercial
 - Local Commercial
 - Tourism / Recreation Commercial
 - Campground
- › Institutional
- › Special Plan Areas (to specify a future development area that will require an **NP Update**)

MANAGED RECREATION

As appropriate, Managed Recreation areas may incorporate land uses to reflect and further detail major recreational features as outlined in the **Resort Master Plan**. Detailed land use designations for Managed Recreation areas may include, but are not limited to:

- › Commercial Ski Areas
- › Commercial Marinas
- › Commercial Golf Courses
- › Privately Operated Campgrounds

OPEN RECREATION

As appropriate, Open Recreation areas may incorporate land uses to reflect and further detail non-major recreational features as outlined in the **Resort Master Plan**, or as otherwise identified through the neighbourhood planning process. These designations may also identify areas of **resource extraction** if required. Detailed land use designations for Open Recreation areas may include, but are not limited to:

- › Non-motorized Mountain Recreation (e.g. **public access** trails and areas for non-motorized activities such as hiking)

- › Motorized Mountain Recreation (e.g. **public access** areas for motorized activities such as ATVing)
- › Non-motorized Water Recreation (e.g. **public access** areas for non-motorized water activities such as swimming)
- › Community Parks and Open Space (public access)
- › **Resource extraction** (e.g. restricted areas for forestry)
- › Limited Use

NATURAL / PROTECTED

As appropriate, Natural / Protected areas may incorporate land uses to reflect and further detail areas that require protection or restricted **access** as identified through the neighbourhood planning process. Detailed land use designations for Natural / Protected areas may include, but are not limited to:

- › Watershed
- › Other Protected Area

Housing

- › Must designate land uses that accommodate a variety of housing types and tenures to meet the community's housing needs as they continue to grow and diversify.
- › Must ensure adequate levels of workforce (employee) housing are developed to meet demand, including a dedicated ratio of at least 10% in each development phase outlined in the **Resort Master Plan** after Phase 1.
- › Must ensure that adequate levels of affordable and appropriate workforce (employee) housing are developed in Village Planning Areas or in areas with sustainable transportation options.

Transportation and Mobility and Parking

This Policy Chapter must provide detailed local level policies in line with the OCP Goal to ensure local residents and visitors have access to a safe and efficient transportation system that promotes transit, walking and cycling and minimizes impacts to air quality and greenhouse gas emissions.

This Policy Chapter must include the following subsections and address the listed issues and opportunities in addition to others as deemed appropriate for the local area by the FVRD:

Transportation Network

- › Must clearly identify how each portion of the transportation network will be managed and maintained (including ownership status and roles and responsibilities) with strategies to reach a longer term vision of a single publicly owned and operated network.
- › Must integrate the findings of the Traffic Impact Assessment(s) required to be completed in cooperation with Ministry of Transportation officials prior to each phase of development outlined in the **Resort Master Plan**, per OCP Policy 3.1.1-3.1.2.
- › Must identify the planned mobility network on a map and clearly define the key connections within and between areas of development for all modes of transportation.
- › Must ensure new road alignments are designed to encourage multi-modal connectivity, per OCP Policy 3.2.2.
- › Must support the development of new pedestrian and bicycle connections within and through neighbourhoods, where possible, per OCP Policy 3.2.6

Active and Low Emission Mobility

- › Must promote and support active and low emission mobility options, per OCP Policies 3.3.1-3.3.2.
- › Must identify key locations for public electric vehicle charging stations and electric vehicle charging infrastructure requirements for new construction, per OCP Policy 3.3.3.

Infrastructure and Services

This Policy Chapter must provide detailed local level policies in line with the OCP Goal to ensure local residents and visitors have safe and reliable **access** to infrastructure and utility services and that development of infrastructure and services is cost-effective for the

Fraser Valley Regional District and increasingly self-sufficient for Hemlock Valley.

In general, this policy chapter:

- › Must integrate the findings of the comprehensive strategy for sewer and water services, per OCP Policy 4.1.5.

This Policy Chapter must also include the following subsections and address the listed issues and opportunities in addition to others as deemed appropriate for the local area by the FVRD:

Water Supply

- › Must integrate the findings of the community water systems comprehensive servicing strategy(s) required to be completed by the **Resort Developer** prior to each phase of development outlined in the **Resort Master Plan** per OCP Policy 4.2.1, and address each item listed in OCP Policy 4.2.2 (a-f) and 4.2.10 (a-c).
- › Must identify the location of any new community water systems on a map and clearly define the development and operation plans for the system in collaboration with the Fraser Valley Regional District, per the policies in OCP Policy Chapter 4.2.
- › Must include detailed policies to encourage water conservation measures, including technologies and programs, in line with provincial water conservation guidelines.

Sanitary Sewer Systems

- › Must integrate the findings of the sewer systems comprehensive servicing strategy(s) required to be completed by the **Resort Developer** prior to each phase of development outlined in the **Resort Master Plan**, per OCP Policy 4.3.1, and address each item listed in OCP Policy 4.3.2 (a-d).
- › Must identify the location of any new sewer systems on a map and clearly define the development and operation plans for the system in collaboration with the Fraser Valley Regional District, per the policies in OCP Policy Chapter 4.3.
- › Where known onsite sewer systems will be established in accordance with OCP Policy 4.3.8,

must identify the location of these on a map and include a rationale for their development per OCP Policy 4.3.7 (a-d).

Utilities and Communications Services

- › Must integrate the Energy, Supply and Distribution Plan(s) required to be completed by the **Resort Developer** prior to each phase of development outlined in the **Resort Master Plan**, per OCP Policy 4.4.1, and address each item listed in OCP Policy 4.4.2 (a-g).
- › Must identify the location of any new utility or communication infrastructure features on a map and demonstrate how the infrastructure will be planned, situated and designed in accordance with OCP Policy 4.4.4 (a-c).

Stormwater Management

- › Must integrate the Environmental Management Plan for stormwater required to be completed by the **Resort Developer**, per OCP Policy 4.5.1, and address each item listed in OCP Policy 4.5.2 (a-e).
- › Must provide policies, maps, or figures that detail how stormwater management features will be integrated into the neighbourhood's public and open space network.

Snow Clearing and Storage

- › Must integrate the Snow Clearing and Storage Plan required to be completed by the **Resort Developer**, per OCP Policy 4.6.1, and address each item listed in OCP Policy 4.6.2 (a-e).
- › Must address locational- and site-specific snow clearing and storage issues, in line with the policies in OCP Policy Chapter 4.6.

Solid Waste Management

- › Must integrate the Solid Waste Management Plan(s) required to be completed by the **Resort Developer** prior to each phase of development outlined in the **Resort Master Plan**, per OCP Policy 4.7.1, and address each item listed in OCP Policy 4.7.2 (a-f).
- › Must identify the location of any transfer stations on a map collaboratively with the Fraser Valley Regional District, and clearly illustrate **access** points and routes in accordance with OCP Policy 4.7.2 (d).

Emergency and Protective Services

- › Must integrate the Detailed Fire Impact Assessment(s) required to be completed by the **Resort Developer** prior to each phase of development outlined in the **Resort Master Plan**, per OCP Policy 4.8.1, and address each item listed in OCP Policy 4.8.2 (a-g).
- › Must identify the location of any new fire halls on a map and clearly illustrate **access** points and emergency routes in accordance with OCP Policy 4.8.3.
- › Must identify potential locations and mechanisms for establishing or developing publicly accessible community spaces that can serve as muster points in the event of an emergency, per OCP Policy 4.8.6 (a-c).

Hazard and Risk Management

This Policy Chapter must provide detailed local level policies in line with the overarching OCP Goal to ensure that future development in Hemlock Valley minimizes risks associated with natural hazards to ensure the safety of residents, visitors, and assets.

In general this Policy Chapter:

- › Must integrate the Hazard Feasibility Study required to be completed by the **Resort Developer** prior to Phase 2 of development outlined in the **Resort Master Plan**, per OCP Policy 5.1.3 (a-d).

In addition to the general requirements above, this Policy Chapter must include the following subsections and address the listed issues and opportunities in addition to others as deemed appropriate for the local area by the FVRD:

Hazard Management

- › Must integrate the Emergency Management Plan(s) required to be completed by the **Resort Developer** prior to each phase of development outlined in the **Resort Master Plan** per OCP Policy 4.8.6 (a-d).
- › Must limit development within the **floodplain** and minimize exposure to risk, per OCP Policy 5.1.7-5.1.8.

Wildfire Interface Hazard

- › Must integrate the Fire Protection Impact Assessment Study required to be completed by the **Resort Developer** prior to each phase of development outlined in the **Resort Master Plan**, per OCP Policy 5.2.1.

Environment and Natural Resources

This Policy Chapter must provide detailed local level policies in line with the OCP Goal to ensure the Hemlock Valley continues to have clean water, good air quality, thriving wildlife and healthy, resilient forests and landscapes that support water filtration, stormwater management and flood protection.

In general, this Policy Chapter:

- › Must integrate the Cumulative Effects Assessment required to be completed by the **Resort Developer** prior to development outlined in the **Resort Master Plan** per OCP Policy 6.1.1.
- › Must integrate the Environmental Assessment(s) required to be completed by the **Resort Developer** prior to each phase of development outlined in the **Resort Master Plan** per OCP Policy 6.1.2.
- › Must integrate the Environmental Management Plan required to be completed by the **Resort Developer** prior to development outlined in the **Resort Master Plan** per OCP Policy 6.1.4.

In addition to the general requirements above, this Policy Chapter must include the following subsections and address the listed issues and opportunities in addition to others as deemed appropriate for the local area by the FVRD:

Watershed Management

- › Must ensure that **access** to watersheds used for municipal water supply (e.g., Cohen Creek fed by Cohen Lake) is restricted, per OCP Policy 6.2.3.

Natural Resource Management

- › Must integrate Forest Management Plan required to be completed by the **Resort Developer** and Sts'ailes, per OCP Policy 6.3.1, if applicable.

- › Must integrate and honour the First Nation Woodland License (FNWL) agreement made between the **Resort Developer** and Sts'ailes First Nation, if applicable.

Biodiversity

- › Must concentrate new development and/or human activities on the least environmentally sensitive lands, per OCP Policy 6.4.1.
- › Must encourage monitoring and evaluation of relevant environmental indicators against established targets to maintain the integrity of the natural environment and to reverse negative environmental trends, per OCP Policy 6.4.5.
- › Must encourage natural ecosystem resilience, per OCP Policy 6.4.12.

Energy and Climate Change

This Policy Chapter must provide detailed local level policies in line with the OCP Goal to foster development activity that increases energy efficiency, lowers energy costs, and reduces greenhouse gas emissions, in order to minimize the impacts of climate change and to ensure that Hemlock Valley's infrastructure, natural environment and socioeconomic assets are resilient to the potential impacts of a changing climate.

In general, this Policy Chapter should address and integrate the findings and recommendations from relevant pieces of work:

- ›
- › Any climate change risks identified in technical studies, reviews, assessments and management plans required through the Master Development agreement per OCP Policy 7.3.2.

Community Well-being

This Policy Chapter must provide detailed local level policies to promote a high quality of life for local residents and visitors and to foster a unique identity and sense of place for Hemlock Valley. Policy areas will be largely dependent on the demographics of the broader community at the time the **NP** is developed.

In general, this Policy Chapter should be developed in close collaboration with the community and identify strategies and actions to meet the community's evolving needs. However, some specific aspects that should be considered for this Policy Chapter may include:

- › Opportunities to develop publicly accessible community spaces, including equipped meeting spaces and facilities;
- › Service and amenity needs of local residents (in addition to those of visitors);
- › Strategies to create a local sense of place and connection to the broader Hemlock Valley Area; and,
- › Local level planning projects to promote health and well-being.

Economic Strength and Resiliency

This Policy Chapter must provide detailed local level policies to enable the Hemlock Valley to thrive economically through responsible growth management and land use planning, and the promotion of local economic development for diverse stakeholders, including local First Nations communities.

The Policy Chapter should address all economic activity in the NPA and ensure new or planned resort activities are sustainable and in keeping with the Vision, Objectives, and Policies of the OCP. Focus should be given to strategies to diversify the local economy and provide both employment and business development opportunities for local residents and Indigenous communities.

Recreation, Parks and Trails

This Policy Chapter must provide detailed local level policies to ensure that Hemlock Valley's park, trail and recreational assets are in line with the future vision of the community, serve both local residents and visitors, and are appropriately and cost effectively managed.

This Policy Chapter must include the following subsections and address the listed issues and opportunities in addition to others as deemed appropriate for the local area by the FVRD:

Major Recreational Assets

- › Must integrate, as appropriate, the Public Recreation Management Plan to be completed by the **Resort Developer** per the Master Development Agreement.
- › Per OCP Policy 10.2.1, must ensure the development and management of all major recreational assets:
 - a. Considers and mitigate potential negative impacts to the natural environment;
 - b. Respects and reflect Indigenous connection to the land and water; and
 - c. Reflects the responsible expenditure of public and private capital by ensuring development is not premature or scattered.

Network of Community Parks Trails and Facilities

- › Must integrate, as appropriate, the Public Recreation Management Plan to be completed by the **Resort Developer** per the Master Development Agreement; and
- › Per OCP Policy 10.3.1, this subchapter must:
 - a. Provide policies and actions to meet or exceed the NPRA level of service standards for Hemlock Valley and its neighbourhoods;
 - b. Ensure areas of significant recreation or conservation potential are reserved for future park and trail development;
 - c. Establish, design, and program new parks and trails in consultation with the community; and,
 - d. Consider appropriate approaches to ongoing maintenance and management of new parks and trails, including through the establishment of Community Parks Service Areas if appropriate.
- › Per OCP Policy 10.3.10 identify potential locations for and encourage the development of publicly accessible community spaces that can serve as muster points in the event of an emergency.

Action Plan

A detailed Action Plan must be provided in each **NP** that outlines short term (0-2 year), medium term (2-10 year), and long term (10+ year) actions to realize the objectives and policies of the **NP**. Actions should:

- › Be clearly organized by **NP** Policy Chapters (or subsections as appropriate);
- › Be specific (for example, by identifying individual property or infrastructure development projects);
- › Identify the responsible party / lead for the action and any collaboration or coordination required; and,
- › Specify whether and how the action is funded, including for project planning, development, and ongoing maintenance and operation as required.

Development Permit Areas

The *Local Government Act* authorizes local governments to designate, with appropriate justification, Development Permit Areas (DPAs) in the **Official Community Plan** for several purposes. DPAs may be designated to establish objectives for the form and character of intensive residential development, or commercial, industrial or multi-family residential development, as well as for development in a resort region. DPAs may also be designated to protect the natural environment, its ecosystems and biological diversity; to protect development from hazardous conditions; or to establish objectives to promote energy conservation.

The Hemlock Valley OCP identifies development permit areas and provides guidelines for areas exposed to hazardous conditions and areas requiring environmental protection. New development in hazardous or environmentally sensitive areas will be restricted. If required, and in line with the intent of the OCP, Development Permit Areas and the associated Guidelines may be amended to incorporate new areas through the neighbourhood planning process.

It is also anticipated that one or more Development Permit Areas and Guidelines will be established for

each Neighbourhood Planning Area for the form and character of planned development in order to reflect a unique identity and sense of place. In keeping with the Hemlock Valley OCP Policy Chapter 11 Urban Design and the Built Form, form and character guidelines should encourage attractive and high-quality contextual development that respects the site context and surrounding environment, contributes to a strong and vibrant public realm, and supports the creation of pedestrian-friendly places.

SCHEDULE II: HEMLOCK WEST NEIGHBOURHOOD PLAN



SCHEDULE II: HEMLOCK WEST NEIGHBOURHOOD PLAN

See related document.



HEMLOCK VALLEY OFFICIAL COMMUNITY PLAN
SCHEDULE II

HEMLOCK WEST NEIGHBOURHOOD PLAN

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INTRODUCTION



INTRODUCTION

Purpose of the Neighbourhood Plan

The Hemlock West **Neighbourhood Plan** provides detailed policies and land use designations for the Hemlock West Neighbourhood in Hemlock Valley which is located within Electoral Area C of the Fraser Valley Regional District.

The Hemlock Valley **Official Community Plan (OCP)** is the primary guiding document for this **Neighbourhood Plan (NP)**. Both the OCP and this **NP** were informed by and are aligned with the Hemlock Valley All Seasons **Resort Master Plan** for what is now Sasquatch Mountain Resort (the **Resort Master Plan**) which was created by Berezan Resort (Sasquatch) Ltd. (the **Resort Developer**) and approved by the Province of British Columbia in 2016.

The OCP focuses on ensuring the development of the four-seasons resort envisioned in the **Resort Master Plan** is sustainable and that the associated community services are delivered responsibly and efficiently. This **Neighbourhood Plan** provides additional guidance on land use, transportation and service provision for the historical centre of the Hemlock Valley: Hemlock West.

Plan Area Location and Boundaries

Hemlock West is the historical centre of the Hemlock Valley, located in the southwest portion of the OCP Plan Area, as illustrated in Image 1.

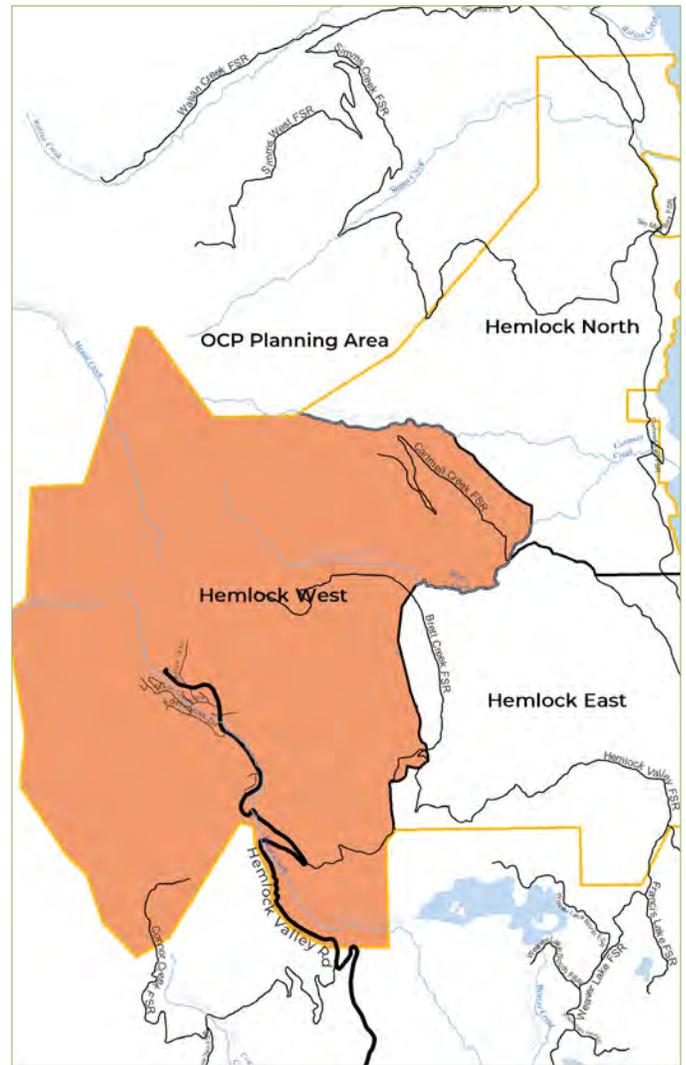


Image 1 Hemlock West Neighbourhood Planning Area

How the Plan Was Developed

The Hemlock West **Neighbourhood Plan** was developed concurrently with the Hemlock Valley **Official Community Plan**. Both plans were created following the extensive consultation and engagement process between fall 2010 and spring 2013 that led to the development and approval of the **Resort Master Plan** in 2016. Further details regarding the development of both the OCP and **NP** are provided in the introductory sections of the OCP.

It is anticipated that this **Neighbourhood Plan** will undergo an update following the completion of several related studies and plans per the *Neighbourhood Planning Terms of Reference* (Hemlock Valley OCP Schedule I) to clarify the role Hemlock West will play in the resort's larger development concept.

How the Plan Works

This **Neighbourhood Plan** is included as a schedule to the Hemlock Valley **Official Community Plan** in order to set out specific land use designations and policies for Hemlock West. This **Neighbourhood Plan** is temporary in nature as a number of studies are anticipated to be completed by the **Resort Developer** which will help to clarify the role of the Hemlock West Neighbourhood in Hemlock Valley's broader growth concept. Details regarding the OCP's relationship to other plans and policies, as well as its implementation, administration and effect, are available in the introductory sections of the OCP.

Neighbourhood Vision

[Draft vision statement]

NEIGHBOURHOOD VISION

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1. LAND USE AND HOUSING



1. LAND USE AND HOUSING

Neighbourhood Overview

Hemlock West is the original winter resort community in Hemlock Valley and the majority of development in the area has historically been residential. While some higher density forms of residential have been proposed and designated in the past, most residential development has been in the form of single family homes with a smaller share of multi-family buildings. As Hemlock Valley grows into a four-seasons resort destination, however, Hemlock West is envisioned to take on more compact forms of residential development and a significant expansion in built space.

Due to Hemlock Valley's geographical location in mountainous terrain, the area suited for residential development is limited and the safety of residents and visitors is a top priority. Further, it is crucial that all new development has access to reliable infrastructure and services. Since the existing understanding of hazards in the area is limited in terms of study area and the ability to provide reliable services to new development is unclear, the majority of Hemlock West is under a SPECIAL PLAN AREA OVERLAY **designation** which signifies the intent to permit future development once further planning and technical studies have been provided that will help to ensure safe and sustainable growth.

Resort Master Plan Considerations

Per the Master Development Agreement, the **Resort Developer** is required to update the Base Area Plan provided in the **Resort Master Plan** to ensure feasibility of the existing and proposed lots in relation to the existing hazard studies and information available for the area. The updated Base Area Plan will be reviewed by the Mountain Resorts Branch (FLNRORD) of the Province and the Fraser Valley Regional District.

The Hemlock West **Neighbourhood Plan** policies and land use designations will need to be updated following the approval of the new Base Area Plan and other commitments in the Master Development Agreement (as outlined in the Hemlock Valley OCP).

Neighbourhood Policy Areas

The policies below for the Hemlock West Neighbourhood supplement the overarching policies in Hemlock Valley OCP Policy Chapter 2 *Land Use and Housing*.

General Policies

- 1.1 New development in any historical or future **designation** must be adequately serviced by centralized community water and sewer systems.
- 1.2 Notwithstanding policies herein, support development of employee housing in any land use **designation** except the PARK designation.
- 1.3 Notwithstanding policies herein, permit the development of public utilities in any land use **designation** provided that the proposed development is consistent with the zoning bylaw.

Land Use Designations

The Hemlock West Land Use Designations are illustrated on Image 2 and described in the following pages.

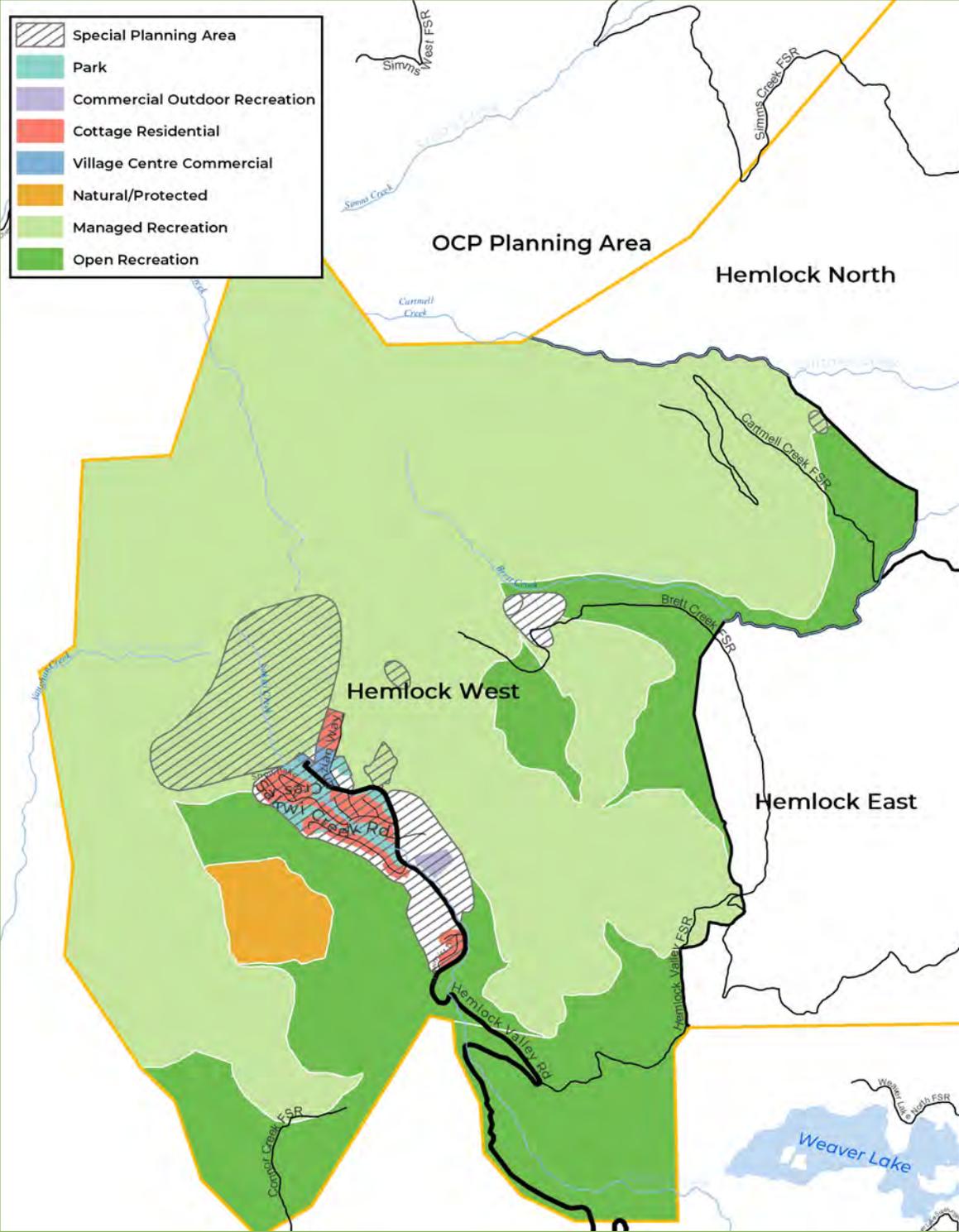


Image 2 Hemlock West Land Use Designations

1.4 SPECIAL PLAN AREA OVERLAY

Intent: To illustrate the boundaries of anticipated development areas identified in the **Resort Master Plan** that will require additional planning and technical research before development can proceed as outlined in the policies of the Hemlock Valley OCP and the *Neighbourhood Planning Terms of Reference* (Schedule I).

Function: When the requirements of the Hemlock Valley **Official Community Plan** and the *Neighbourhood Planning Terms of Reference* (Schedule I) have been fulfilled by the **Resort Developer**, this **Neighbourhood Plan** will be updated, the Special Plan Area Overlay will be removed, and land use designations that define the appropriate uses, location of uses, building forms and general expected densities to support the vision of the **Resort Master Plan** will be applied. Until such time those areas with a historical land use **designation** will remain.

Future land uses in line with the **Resort Master Plan** that may be applied within the SPECIAL PLAN AREA OVERLAY include, but are not limited to:

- » RESIDENTIAL
 - › Single Family Residential
 - › Multi Dwelling Residential
 - › Mixed Use Residential / Commercial
 - › Accessory Employee Residential
 - › Rural Residential
- » COMMERCIAL
 - › Village Centre Commercial
 - › Tourism / Recreation Commercial
 - › Commercial Outdoor Recreation
- » INSTITUTIONAL
 - › Community Services
- » PARKS, TRAILS & OPEN SPACE
- » CONSERVATION / LIMITED USE

Special Plan Area Overlay Policies:

- 1.4.1 No new development outside of existing entitlements per the Zoning Bylaw in the SPECIAL PLAN AREA **designation** will be permitted.
- 1.4.2 Following a Neighbourhood Planning process, per the *Neighbourhood Planning Terms of Reference* (Schedule I to the Hemlock Valley OCP),

the SPECIAL PLAN AREA OVERLAY **designation** shall be removed and replaced with more refined land use designations to support the **Resort Master Plan** vision.

- 1.4.3 New designations created to replace the SPECIAL PLAN AREA OVERLAY should accommodate uses that avoid adverse impacts on the residential area and do not require an increase to the property taxes of the general resident population.
- 1.4.4 Notwithstanding policies herein, development of interim public utilities or community services intended primarily for existing development shall be permitted.

Existing Land Use Designations

1.5 COTTAGE RESIDENTIAL

Intent: To encourage high quality residential development in established areas that is visually attractive and properly serviced. The lands within this **designation** include areas which are already developed at various densities. No new land is set aside for COTTAGE RESIDENTIAL land use; future land uses within the SPECIAL PLAN AREA OVERLAY will have more refined residential designations.

Function: To permit the development of existing lots to their full potential, to protect existing investment and to ensure orderly residential development of the resort. Residential uses, associated residential uses, utilities and local public and semi-public uses are generally permitted. Recognizing the need for residential services in a resort community, limited local commercial uses are also generally permitted.

Cottage Residential Use and Subdivision Policies:

- 1.5.1 Land may only be used for Single Family Residential, Multi-Family Residential, Accessory Residential Use, Temporary Tourist Accommodation, Local Commercial Use, Public and Semi-Public Uses.
- 1.5.2 Local Commercial uses are limited to a small amount of retail space and must comply with the following conditions:
 - a. that the use is located on land preferably near or adjacent to a collector designated road and a highway intersection;
 - b. that the land use has adequate space for off-street parking as provided in the applicable bylaws;
 - c. that the land has a minimum parcel size of 0.25 acres;
 - d. that the land receives the appropriate zoning;

- e. that the land use has received the necessary approval from applicable agencies; and,
 - f. that the use will not adversely affect adjoining lands.
- 1.5.3 Land shall only be subdivided in accordance with the standards of the Responsible Authorities except that the minimum parcel size shall not be less than 0.15 acres (0.06 hectare) where served by an **approved community water system** and sewer system.
- 1.5.4 Consolidation of small lots, which individually are unsuitable for development, will be encouraged and supported by the Regional Board where it reduces the overall density of land use development.
- 1.5.5 Consolidation of small lots in order to accommodate local commercial uses will be encouraged and supported by the Regional Board in the COTTAGE RESIDENTIAL **designation** areas.

1.6 VILLAGE CENTRE COMMERCIAL

Intent: To permit uses that support the economic base for the existing Hemlock West tourism industry and the provision of goods and services to residents. Uses that cater to visitors during the ski season, as well as residents and visitors in the area year round are encouraged. The use, and particularly the associated vehicle access and parking, must be accommodated in a manner that does not interfere with residential or emergency service use and access.

Function: Commercial uses, including for retail, restaurant/bar facilities, office and conference space, will generally be permitted. As appropriate, other commercial activities, including a ski school, nursery/daycare centre and public lockers would generally be permitted. Adequate parking within a comfortable walking distance to the commercial areas, or sufficient shuttle services, must be provided.

Village Centre Commercial Use and Subdivision Policies:

- 1.6.1 Land may be used only for Local Commercial use, Mixed Commercial/Multi-Dwelling Residential use, Commercial Accommodation Public and Semi-Public use.
- 1.6.2 Mixed commercial/multi-dwelling residential uses shall be permitted on the upper floor of the commercial uses. These types of residential uses shall generally be prohibited from having entrances fronting on a sidewalk, street or road or commercial parking area so as not to detract from the commercial nature of the primary use.
- 1.6.3 Land shall only be subdivided under circumstances where subdivision is required in order to enhance the economic environment in the

commercial area of the community. Furthermore, land serviced by an approved community water and sewer system, shall only be subdivided in accordance with the standards of the Responsible Authorities, except that the minimum parcel size and density will be determined based on the subdivision proposal, the subject property's geotechnical and topographical limitations and the amount of land available for parking.

1.7 COMMERCIAL OUTDOOR RECREATION

Intent: To provide alternative choices for overnight accommodation and encourage the development of well-planned, integrated campground facilities.

Function: Commercial campground facilities that provide for the temporary accommodation of recreational vehicles, travel trailers or tents are generally permitted. Road access, geotechnical and environmental constraints as well as the availability of community services must be adequately addressed for any use in this designation. Facilities that are integrated with the natural environment are encouraged.

Commercial Outdoor Recreation Use and Subdivision Policies:

- 1.7.1 Land may be used only for Campground, Low Density Commercial Recreation, Park and Park Reserve, Accessory Employee Residence, Public and Semi-public uses.
- 1.7.2 Land shall only be subdivided in accordance with the standards of the Responsible Authorities except that the minimum parcel size is 2.48 acres (1 hectare).
- 1.7.3 Public **access** to waterfront, park land or natural assets should not be decreased as a result of new development.
- 1.7.4 Use and development shall not impede the existing economic, environmental and social well-being of the surrounding area.
- 1.7.5 Levels of development should be compatible with the natural environment, adjacent land and water uses, and should not negatively impact natural resources.
- 1.7.6 Region-wide recreational development trends should be considered.
- 1.7.7 The density and layout of campsites within an approved campground is regulated pursuant to the *Fraser Valley Regional District's Campground and Holiday Park Bylaw No. 1190*.

1.8 PARK

Intent: To provide land for publicly owned parkland of provincial, regional or local significance.

Function: The designation supports the development of publicly accessible community parks and may capture provincial and regional parks, wildlife conservation reserves and areas identified for expansion of existing parks. Development within these parks will be limited to related recreational uses.

Park Use and Subdivision Policies:

- 1.8.1 Areas of significant recreation or conservation potential should be reserved for future park development.
- 1.8.2 The acquisition, maintenance and **access** of parkland will be encouraged and supported by the Regional Board.
- 1.8.3 An active land acquisition policy shall be established in order to provide secure land for wildlife habitat and recreational land where such lands become available for purchase or dedication.
- 1.8.4 Parkland designated by the Regional Board provides all-year-round recreational facility for the general public.
- 1.8.5 The Plan map designates as PARK those areas with significant public recreational potential which is suitable to reserve for future park use including land of local, regional and provincial significance.
- 1.8.6 PARK AREAS may be extended or created through **plan amendment** provided that additional lands that meet designation policy above are identified. PARK AREAS may be used only for recreation, conservation and ancillary uses, park and park reserve, public and semi use, except as otherwise provided by the Responsible Authority.
- 1.8.7 Land uses which could have an adverse effect on conservation or development in PARK AREAS will not be permitted, although temporary uses may be permitted where impacts are minimal.
- 1.8.8 Land in PARK AREAS shall only be subdivided under circumstances where subdivision is required in the interests of responsible park management.
- 1.8.9 The Regional Board may consider amending the land use **designation** for the property formerly used as Tennis Courts (DL 5206) from Park to support alternative uses if alternative lands that are satisfactory to the Regional Board are provided for the purposes of park or recreation uses.

TRANSPORTATION



2. TRANSPORTATION, MOBILITY AND PARKING

Neighbourhood Overview

Hemlock West is served by a simple road network consisting of one major right-of-way. As the neighbourhood grows, it will become increasingly important to develop an integrated transportation system within the neighbourhood that promotes walking and cycling and minimizes impacts to air quality and greenhouse gas emissions. The transportation network must also prepare for future expansion by anticipating connections to future neighbourhoods and development areas.

Developed areas need to be connected, with accommodation made for personal vehicles, goods and service vehicles and active transportation options. Active transportation options need to be accommodated for accessing major recreation assets (e.g., the ability to walk to the ski hill), and infrastructure needs to be designed to accommodate such options including through the designation of off-road paths that help to deter the use of highway shoulders as walking paths.

Resort Master Plan Considerations

Three main development areas are within the Hemlock West neighbourhood: West Face Village, Hemlock Village and The Residents. These three areas need to be served by a connected mobility network that enables efficient movement between development nodes and that accommodates and encourages multi-modal connectivity.

Neighbourhood Policy Areas

The policies below for the Hemlock West Neighbourhood supplement the overarching policies in Hemlock Valley OCP Policy Chapter 3 *Transportation and Mobility*.

General Policies

- 2.1 Before considering new development, require an update to this **Neighbourhood Plan**, per the *Neighbourhood Planning Terms of Reference* (Hemlock Valley OCP Schedule I), to incorporate information from the Traffic Impact Assessment for Hemlock West that is to be completed by the **Resort Developer**.

- 2.2 Through updates to this **Neighbourhood Plan**, per the *Neighbourhood Planning Terms of Reference* (Hemlock Valley OCP Schedule I), identify on a map the neighbourhood's mobility network and how major areas of development are connected in line with the policies of this Plan.

Transportation Network

- 2.3 New roads in Hemlock West must be designed to provide:
- Extension and connection to existing or proposed adjacent roadways;
 - Alternate route choices where possible;
 - Adequate and safe **access** for all land uses consistent with the level of traffic generated and need for emergency access; and,
 - Minimal or no impact to environmentally sensitive areas and stream crossings.

Active and Low Emission Mobility

- 2.4 Support the development of new pedestrian and bicycle connections within and through Hemlock West, and encourage design and routing options for pedestrian and cycling routes that create a comfortable and safe user experience by avoiding unsafe areas, avoiding side by side highway traffic and providing opportunities to integrate into natural areas.
- 2.5 Accommodate electric vehicle parking in public locations as well as in private parking stalls.

Parking Management

- 2.6 Manage parking in designated parking areas throughout the community to ensure adequate availability of parking that supports the community's transportation goals.
- 2.7 Monitor and work with businesses to ensure parking demand can be accommodated by the existing parking infrastructure.

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INFRASTRUCTURE & SERVICES



3. INFRASTRUCTURE AND SERVICES

Neighbourhood Overview

As the historical centre of Hemlock Valley, much of the infrastructure in Hemlock West dates back to the early growth of the resort. Existing water, sewer and utility services are privately owned and operated and generally small scale. As the neighbourhood grows to become the epicenter of the expanded resort, a transition to more centralized, publicly operated infrastructure and service systems will be important.

Resort Master Plan Considerations

Three main development areas are within the Hemlock West neighbourhood: West Face Village, Hemlock Village and The Residents. These three areas need to be serviced by reliable, centralized systems and a number of studies and plans must be developed to meet that end.

Per the Master Development Agreement, the **Resort Developer** must complete an analysis of the existing community sewer and water systems (including supply quality and quantity, and infrastructure capacity) prior to any development. These assessments for the existing area and systems are required in advance of the broader comprehensive servicing strategies needed for the neighbourhood and will inform how residential and commercial development can be phased with infrastructure improvements.

The **Resort Master Plan** proposes a new Fire Hall to be built at the south end of the West Face Village. The exact location, positioning and **access** points will be determined collaboratively between the **Resort Developer** and the Fraser Valley Regional District in consultation with Hemlock Volunteer Fire Department through the required Fire Impact Assessment Study (see OCP Policies 4.8.1 and 4.8.2).

Neighbourhood Policy Areas

The policies below for the Hemlock West Neighbourhood supplement the overarching policies in Hemlock Valley OCP Policy Chapter 4 *Infrastructure and Services*.

General Policies

- 3.1 Before considering new development, require an update to this **Neighbourhood Plan**, per the *Neighbourhood Planning Terms of Reference* (Hemlock Valley OCP Schedule I), to incorporate information from the following studies and assessments for Hemlock West that are to be completed by the **Resort Developer** in line with broader OCP Policies:
 - a. Community Water Supply Comprehensive Servicing Study
 - b. Community Sewer System Comprehensive Servicing Study
 - c. Solid Waste Management Plan
 - d. Energy Supply, Demand, and Distribution Plan

- e. Snow Clearing and Storage Plan
- f. Fire Impact Assessment Study

Water Supply

- 3.2 Per the Master Development Agreement, require the **Resort Developer** to complete an analysis of the existing community water supply to assess the current water source supply (quality and quantity) as well as infrastructure capacity.
- 3.3 Per the Master Development Agreement, require the **Resort Developer** to upgrade the existing community water treatment system to be in compliance with their operating permit conditions and Fraser Health's Surface Water Treatment Outcome Expectations prior to development.
- 3.4 Support water recovery, reclamation, reuse and recycling programs and initiatives in both new and existing development in Hemlock West.
- 3.5 Support and encourage rainwater harvesting in new and existing development in Hemlock West.

Sewer System

- 3.6 Per the Master Development Agreement, require the **Resort Developer** to complete a comprehensive study of the existing community sewer system and make necessary upgrades to the satisfaction of the Regional Board prior to development.

Utilities and Services

- 3.7 Through updates to this **Neighbourhood Plan**, per the *Neighbourhood Planning Terms of Reference* (Hemlock Valley OCP Schedule I), identify the future utility and communication service needs of Hemlock West and identify the location of any required structures in line with OCP Policy 4.4.4.

Stormwater Management

- 3.8 Through updates to this **Neighbourhood Plan**, per the *Neighbourhood Planning Terms of Reference* (Hemlock Valley OCP Schedule I), identify opportunities for innovative stormwater features or designs in new development or open space features.

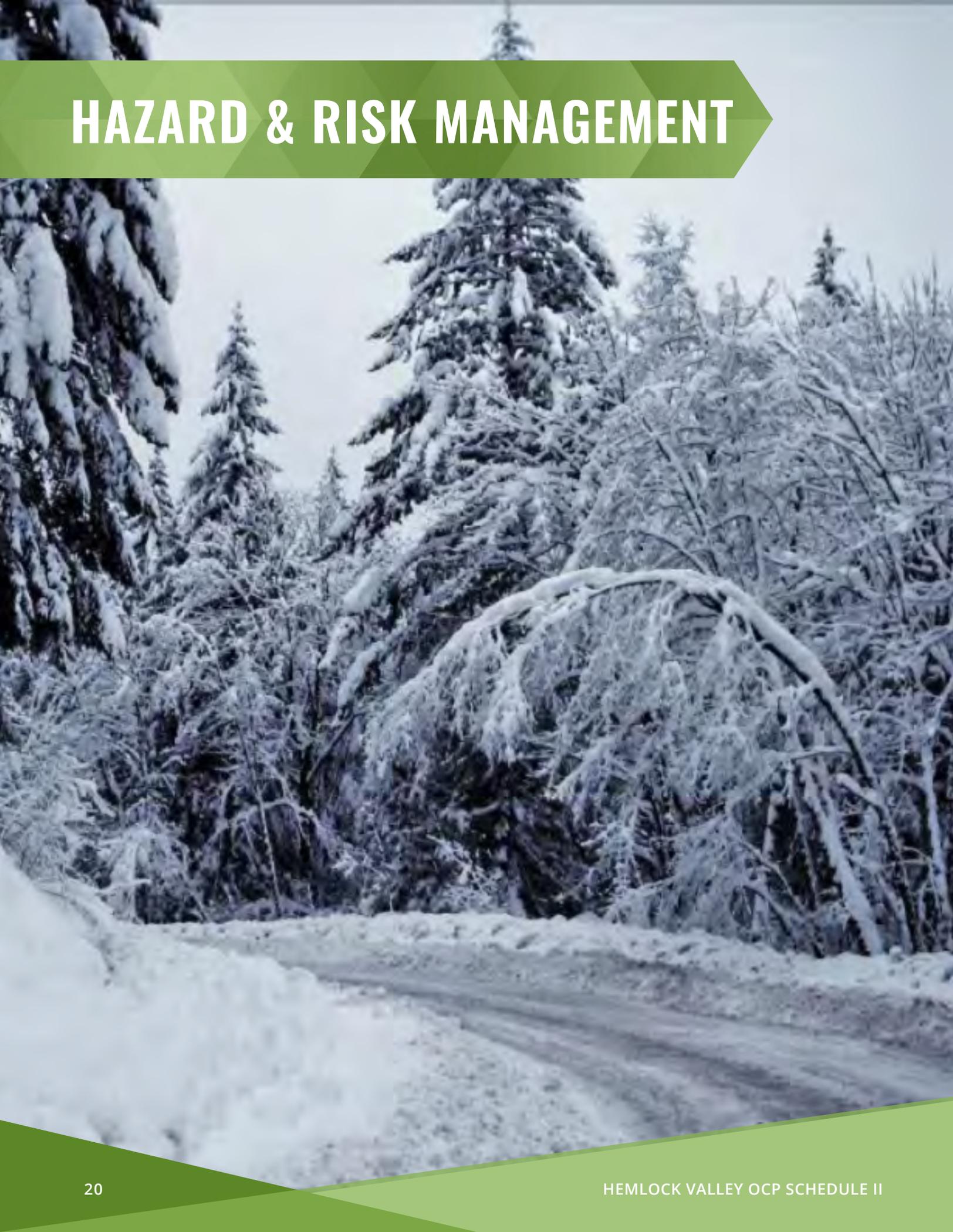
Snow Clearing and Storage

- 3.9 Through updates to this **Neighbourhood Plan**, per the *Neighbourhood Planning Terms of Reference* (Hemlock Valley OCP Schedule I), address additional locational- and site-specific snow clearing and storage issues for Hemlock West.

Emergency and Protective Services

- 3.10 Through updates to this **Neighbourhood Plan**, per the *Neighbourhood Planning Terms of Reference* (Hemlock Valley OCP Schedule I), provide a strategy and additional details regarding the relocation of the existing fire hall in Hemlock West.

HAZARD & RISK MANAGEMENT



4. HAZARD AND RISK MANAGEMENT

Neighbourhood Overview

As Hemlock West grows to become the epicenter of the expanded resort, it is vital to ensure that future development in Hemlock West minimizes risks associated with natural hazards to ensure the safety of residents, visitors, and assets.

The Regional District supports the residents of Hemlock Valley in their concerns for the protection of private property from snow avalanche and other geotechnical hazards, and future development will be reviewed in the context of the existing geotechnical hazards and surrounding environment.

Resort Master Plan Considerations

Three main development areas are within the Hemlock West neighbourhood: West Face Village, Hemlock Village and The Residents. It is expected that any development in the neighbourhood will strive to achieve a high quality of design standards, while being cognizant of the natural limitations imposed by the alpine and mountainous environment.

Neighbourhood Policy Areas

The policies below for the Hemlock West Neighbourhood supplement the overarching policies in Hemlock Valley OCP Policy Chapter 5 Hazard and Risk Management.

General Policies

- 4.1 Before considering new development, require an update to this **Neighbourhood Plan**, per the **Neighbourhood Plan** Terms of Reference (Hemlock Valley OCP Schedule I), to incorporate information from the following studies and assessments for Hemlock West that are to be completed by the **Resort Developer**:
 - a. Hazard Feasibility Study;
 - b. Emergency Management Plan; and,
 - c. Fire Protection Impact Assessment Study

Avalanche Management and Snow Safety

- 4.2 Restrict development within identified avalanche risk areas.
- 4.3 All new structures shall be designed and sealed by a **Qualified Professional** to ensure that the construction meets snow load requirements of Ss 24.2 kPa. (505.4 pounds per square foot) and Sr 0.9kPa (18.8 pounds per square foot).

Geohazard Management

- 4.4 Restrict development within **floodplain** areas of Sakwi Creek.
- 4.5 New development should be protected from hazards associated with slopes and streams through prescriptive mitigation, such as minimum setbacks, determined by a **Qualified Professional**.
- 4.6 Following the covenant established through the previous OCP process, the flood construction elevations are to be not less than 3 metres above the natural boundary of any watercourse.

Wildfire Interface Hazard

- 4.7 All buildings and structures within areas of high wildfire interface hazard will be required to develop a report prepared by a professional forester licensed in British Columbia and specializing in forest wildfire assessment, that:
 - a. Ensures design and construction occurs in a manner that minimizes risk of interface fire hazards to people and property;
 - b. Provides an overall assessment of the site for susceptibility to wildfire interface hazard (from conditions both on and off-site);
 - c. Demonstrates the application FireSmart techniques, as appropriate; and,
 - d. Details efforts to otherwise mitigate wildfire interface hazard.

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ENVIRONMENT



5. ENVIRONMENT AND NATURAL RESOURCES

Neighbourhood Overview

As Hemlock West grows and changes, it is vital that residents and visitors continue to have clean water, good air quality, thriving wildlife and healthy, resilient forests and landscapes that support water filtration, stormwater management and flood protection.

Cohen Creek Community Watershed is classified as a community watershed under the Forest Practices Code (FPC) of British Columbia Act. The community watershed exists over Crown land in the south-west portion of the valley, covering approximately 60 hectares (though it is outside of the Provincial Forest). The FPC applies to any forest management activities that may take place on Crown land that lies within the Plan area. Therefore activities within the Cohen Creek community watershed would be subject to regulations in the FPC which govern activities in community watersheds.

Neighbourhood Policy Areas

The policies below for the Hemlock West Neighbourhood supplement the overarching policies in Hemlock Valley OCP Policy Chapter 6 *Environment and Natural Resources*.

General Policies

- 5.1 Before considering new development, require an update to this **Neighbourhood Plan**, per the *Neighbourhood Planning Terms of Reference* (Hemlock Valley OCP Schedule I), to incorporate information from the following studies and assessments for Hemlock West that are to be completed by the **Resort Developer**:
- a. Cumulative Effects Assessment;
 - b. Environmental Assessment; and,
 - c. Environmental Management Plan.

Watershed Management

- 5.2 Restrict public **access** to Cohen Creek watershed as identified on OCP Image 8 Waterbodies and Watersheds in Hemlock Valley.

Natural Resource Management

- 5.3 Through updates to this **Neighbourhood Plan**, per the *Neighbourhood Planning Terms of Reference* (Hemlock Valley OCP Schedule I), integrate the Forest Management Plan required to be completed by the **Resort Developer** and Sts'ailes, if applicable.
- 5.4 Through updates to this **Neighbourhood Plan**, per the *Neighbourhood Planning Terms of Reference* (Hemlock Valley OCP Schedule I), integrate and honour the First Nation Woodland License (FNWL) agreement made between the **Resort Developer** and Sts'ailes, if applicable.

Biodiversity

- 5.5 Through updates to this **Neighbourhood Plan**, per the *Neighbourhood Planning Terms of Reference* (Hemlock Valley OCP Schedule I), based on required environmental studies and plans:
- a. Focus new development and/or human activities in Hemlock West in the least environmentally sensitive lands;
 - b. Establish, monitor and evaluate relevant environmental indicators to maintain the integrity of the natural environment and to reverse negative environmental trends;
 - c. Identify on a map significant trees and other natural features and encourage their preservation wherever possible; and
 - d. Identify on a map sensitive and other important ecosystem features and encourage their preservation wherever possible.

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COMMUNITY DEVELOPMENT



6. COMMUNITY DEVELOPMENT

Neighbourhood Overview

While much of the future development in Hemlock Valley will be focused on creating a new and vibrant all seasons resort community, community development in Hemlock West must take into consideration the needs of the existing residents and workers who currently have limited **access** to services and amenities.

Neighbourhood Policy Areas

The policies below for the Hemlock West Neighbourhood supplement the overarching policies in Hemlock Valley OCP Policy Chapters: 8 *Community Well-Being*; 9 *Economic Strength and Resiliency*; and, 10 *Recreation, Parks and Trails*.

General Policies

- 6.1 Before considering new development, require an update to this Neighbourhood Community Plan, per the *Neighbourhood Planning Terms of Reference* (Hemlock Valley OCP Schedule I), to incorporate information from the Public Recreation Management Plan that is to be completed by the **Resort Developer**.

Community Well-Being

- 6.2 Through updates to this **Neighbourhood Plan**, per the *Neighbourhood Planning Terms of Reference* (Hemlock Valley OCP Schedule I), identify community space needs, and potential location and forms of publicly accessible community spaces, including equipped meeting spaces and facilities for Hemlock West.

Local Economic Development

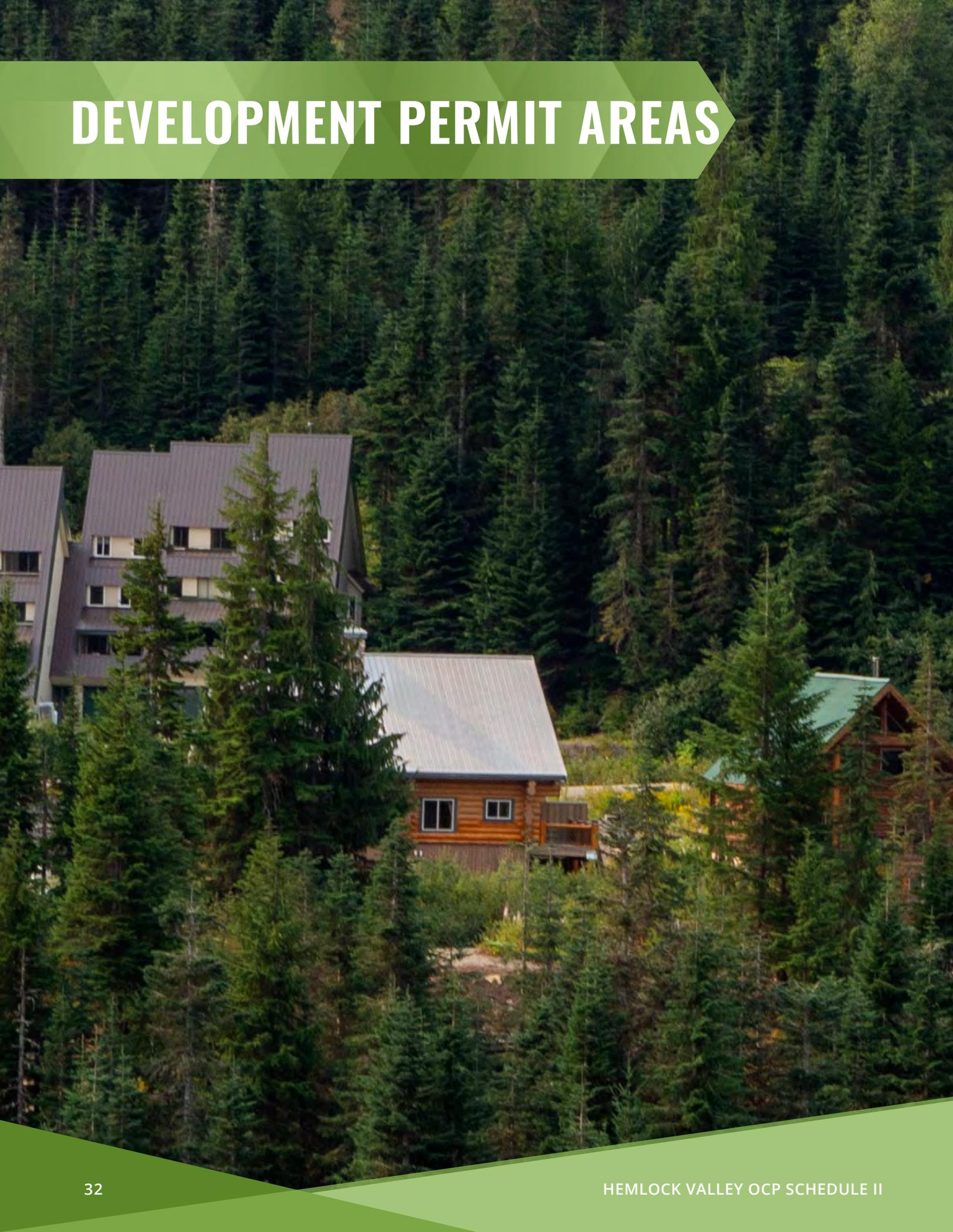
- 6.3 Through updates to this **Neighbourhood Plan**, per the *Neighbourhood Planning Terms of Reference* (Hemlock Valley OCP Schedule I), identify potential commercial lands or developments to sale, lease or rent for local business development.

Recreation, Parks and Trails

- 6.4 Through updates to this **Neighbourhood Plan**, per the *Neighbourhood Planning Terms of Reference* (Hemlock Valley OCP Schedule I), incorporate strategies and policies for existing and proposed major recreational assets in Hemlock West including, ski area and lift development and expansion, recreational trails, spas and waterparks, and equestrian centre and associated facilities that:
- a. Considers and mitigates potential negative impacts to the natural environment;
 - b. Respects and reflects Indigenous connection to the land and water; and
 - c. Reflects the responsible expenditure of public and private capital by ensuring development is not premature or scattered.
- 6.5 Through updates to this **Neighbourhood Plan**, per the *Neighbourhood Planning Terms of Reference* (Hemlock Valley OCP Schedule I), incorporate strategies and policies to develop community parks, trails, and facilities to:
- a. Meet or exceed the National Parks and Recreation Association level of service standards for Hemlock West;
 - b. Conserve significant areas for future park and trail development;
 - c. Include necessary facilities and features (such as washrooms); and,
 - d. Establish appropriate approaches to ongoing maintenance and management of new parks and trails, including through the establishment of Community Parks Service Areas if appropriate.

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DEVELOPMENT PERMIT AREAS



7. DEVELOPMENT PERMIT AREAS

7.1 Development Permit Area No. 1-HW

Category of Designation

“Geohazard Development Permit Area 1-HW” is designated pursuant to Section 488 of the Local Government Act for the; protection of development from hazardous conditions.

Area of Application

Development Permit Area No. 1-HW encompasses lands identified on Map 1 - HW - Geohazard Development Permit Area 1-HW.

Justification

Development Permit Area 1-HW has been established to provide guidelines for development in residential areas with potential and significant geohazards.

In February 1999, Thurber Engineering Ltd. (TEL) completed an overview geological study for Hemlock Valley. The study results are summarized in the report: “Hemlock Valley **Official Community Plan**, Stage 1 Study, Overview of Geotechnical Hazards”, Thurber Engineering Ltd., February, 1999, and an addendum “Addendum to Hemlock Valley **Official Community Plan** Stage 1 Study: Overview of Geotechnical Hazards. Recommended Prohibition of Logging and Forest Road Permits on the South, East and North Slopes of Mount Keenan”, Thurber Engineering Ltd., January, 2000. The study has been accepted and the recommendations endorsed by the Regional Board.

The report was prepared in two parts. The first, prepared by TEL, identified hazards associated with geomorphic processes including creek floods, creek erosion and deposition, gulying, rock fall and landslides such as debris slides and debris flows. The second, prepared by Dr. David McClung, Ph. D., P. Geo, of D&E McClung Enterprises Limited, identified areas susceptible to snow avalanche hazards as well as human activity that could trigger and promote erosion and landslide hazards.

The delineation of the areas potentially affected by geological hazards, including the probability of such events, enhances and clarifies the understanding of these hazards. Moreover, this provided a basis for

locating the boundaries of Development Permit Area 1-HW. Resultantly, new developments will be required to meet specific requirements that are essential to ensure the safety of present and future inhabitants of Hemlock Valley.

Site-specific geohazard studies may identify safe building sites within the Development Permit Area. The overview study does not represent a substitute for site-specific studies which analyse the nature, magnitude and frequency of an area affected by a hazard. The TEL study should be used as a guide when undertaking a site-specific geohazard report to direct development away from areas of potential mass movement, surface erosion, flooding and snow avalanche, and identify where detailed geohazard evaluation is required before development should occur.

Potential Hazards

- » Landslip
- » Erosion
- » Rockslide
- » Rockfall
- » Debris Flows
- » Debris Slides
- » Creek Floods
- » Creek Erosion
- » Creek Deposition

Objectives

The objectives of Development Permit Area 1-HW are to:

- » direct development away from hazardous areas;
- » allow for land use suitable under hazardous conditions, in accordance with geohazard studies and the *"Hazard Acceptability Thresholds for Development Approvals by Local Governments"* or equivalent Regional Board policy as it exists at the time;
- » obtain assurance from the **Qualified Professional** that the development satisfies the FVRD-EGBC GeoHazard Assurance Statement;
- » ensure adequate professional evaluation of geological hazards and mitigation works;
- » minimize the potential that new developments and alterations of land will increase hazards to adjacent lands;
- » to protect roads and other infrastructure from flooding, debris flow, creek floods; creek erosion and deposition and other geological hazards; and,
- » minimize the potential for damage to property and the risk to life.

Activities requiring a permit

7.1.1 A development permit must be obtained prior to:

- a. subdivision of land;
- b. alteration of land;
- c. construction of, addition to, or alteration of a building or structure;

within the development permit area.

Exemptions

7.1.2 Notwithstanding Section 7.1.1, a development permit may not be required for any of the following:

- a. A report has been submitted to the Regional District prior to undertaking activities requiring a development permit, where:
 - i. the potential risk of any geotechnical hazard which may affect the site, as determined by a **Qualified Professional** (QP) geotechnical engineer or geoscientist report is within the level deemed acceptable in the Regional Board policy Hazard Acceptability Thresholds for Development Approvals by Local Governments¹ ;
 - ii. FVRD-EGBC GeoHazard Assurance Statement has been completed; and,
 - iii. no mitigation or conditions (such as siting, elevation, berm, etc.) are required by the QP.
- b. Removal of trees determined by a Certified Arborist or Registered Professional Forester (who is qualified to do tree risk assessment) to represent an imminent risk to safety of life and buildings;
- c. Riparian habitat enhancement or restoration works under the guidance of Provincial and Federal agencies.
- d. Subdivision to facilitate a lot consolidation, provided no additional parcels are created;
- e. Parks for local and regional facilities;
- f. Emergency actions necessary to prevent, control or reduce immediate and substantial threats to life or property during flood, debris flood/flow, erosion, landslide, avalanche, stream avulsion and other geohazard events;
- g. Repair, maintenance and improvement of flood protection infrastructure and all related ancillary or accessory works, regulated and approved by Federal or Provincial agencies;

¹ Or equivalent Regional Board policy as it exists at the time.

- h. Roads and highways for public road or highway works;
- i. Free standing signs and signs attached to existing structures;
- j. Public utilities and infrastructure;
- k. Forestry activities on Crown land undertaken with an approved Forest Stewardship Plan, approved by the Ministry of Forests, Lands, Natural Resource Operations and Rural Development in accordance with the *Forests and Range Practices Act*.
- l. Construction of a single storey detached residential accessory building or structure, or addition thereto, which is not intended to be used for any **residential occupancy** and where the total floor area after the new construction or addition does not exceed 10 square metres (107 square feet) provided that it involves no alteration of land, excavation of potentially unstable slopes, or the placement of fill on potentially unstable slopes.

Guidelines

In order to achieve the objectives of Development Permit Area 1-HW, the following guidelines shall apply to the issuance of development permits:

- 7.1.3 Where possible, development should be sited to avoid hazards. Where impossible or impractical to avoid hazards, mitigation measures may be considered.
- 7.1.4 A site-specific geohazard report will be required pursuant to Section 491 (4) and (5) of the *Local Government Act*.
- 7.1.5 Development Permits shall be in accordance with the recommendations of the applicable geohazard report or reports.
- 7.1.6 Geohazard reports submitted in support of development permit applications shall meet the requirements outlined in in *Engineers and Geoscientists of British Columbia (EGBC) - FVRD GeoHazard Assurance Statement* (or equivalent Regional Board policy as it exists at the time) and the appropriate EGBC Professional Practice Standards. Acceptable reports may be required to include the following:
 - a. FVRD Letter of Assurance and Commitment;
 - b. Operations and maintenance Plan; and,
 - c. Any other relevant additional documentation.
- 7.1.7 Geohazard reports shall consider the mitigation recommendations in the February 1999, Thurber Engineering Ltd. (TEL) *Overview Geological Study for Hemlock Valley* and all subsequent amendments.
- 7.1.8 Where safeline setbacks are established by a **Qualified Professional**, an accompanying reference plan prepared by a BC Land Surveyor (BCLS) shall be provided.

- 7.1.9 The Regional District may refuse to issue a development permit where the hazard frequency, as determined by a **Qualified Professional** engineer, exceeds the acceptability threshold for the proposed development stipulated in *FVRD Hazard Acceptability Thresholds for Development Approvals by Local Governments* or Regional Board policy as it exists at the time.
- 7.1.10 No alterations to the natural drainage or vegetation, and no construction or excavation should be permitted which might cause or contribute to hazardous conditions on the site or on adjacent lands.
- 7.1.11 Where development requires a riparian assessment pursuant to Development Permit Area 4-HW, the site-specific geohazard report shall be coordinated with the riparian assessment in order to provide a comprehensive development permit application.

Terms and Conditions

- 7.1.12 A development permit may vary or supplement a bylaw under Part 14, Division 7 or 11 of the *Local Government Act* provided that the variance or supplement is in accordance with the objectives and guidelines of Development Permit Area 1-HW.
- 7.1.13 A development permit may include conditions or restrictions respecting the uses and densities permitted in the zoning bylaw, the sequence and timing of construction, areas to remain free of development, vegetation or trees to be planted or retained, natural drainage to be maintained or enhanced, or other matters as specified in Section 491 of the *Local Government Act*.
- 7.1.14 A covenant under Section 56 of the *Community Charter* may be required for the construction of buildings and structures.

Permit Security

- 7.1.15 The Regional District may require the applicant to provide security in the form of cash or an unconditional, irrevocable and automatically renewing letter of credit in cases where:
- security for the performance of conditions respecting landscaping is necessary;
 - the Regional District considers that damage to the natural environment could result as a consequence of a contravention of a condition in a development permit;
 - the Regional District considers that unsafe conditions could result as a consequence of a contravention of a condition in a development permit; and,
 - the permit holder is required to retain, restore or replace native vegetation.

The amount of security shall be sufficient to cover the cost of any work that may be undertaken by the Regional District to address unsatisfied permit conditions or to correct deficient landscaping conditions or any unsafe condition or damage to the natural environment that could reasonably be expected to result from the contravention of the permit.

Offence

7.1.16 Failure to:

- a. obtain a development permit where one is duly required; or,
- b. develop land strictly in accordance with a development permit issued;

Are offences under the Local Government Act and are contrary to the bylaws, regulations or policies of the Regional District. Penalties for offences may be up to the maximum amount (\$10,000) as set out in the Local Government Act and the Offense Act and in the bylaws of the Regional District.

7.1.17 Employees, officers and agents of the Regional District may enter, at all reasonable times, a property to inspect and determine whether the requirements of Development Permit Area 1-HW and the terms and conditions of a development permit are being met.

7.2 Development Permit Area No. 2-HW

Category of Designation

“Mount Keenan Snow Avalanche Hazard Development Permit Area No. 2-HW” is designated pursuant to Section 488 of the *Local Government Act* for the protection of development from hazardous conditions.

Area of Application

Development Permit Area No. 2-HW encompasses lands identified on Map 2-HW - Mount Keenan Snow Avalanche Hazard Development Permit Area 2-HW.

Justification

Development Permit Area 2-HW has been established to provide guidelines for development in residential areas within snow avalanche hazards.

In October 2020, Dynamic Avalanche Consulting Ltd. (DAC) completed a snow avalanche hazard assessment in Hemlock Valley for sections of Mt. Keenan - primarily the Edelweiss Drive area. The study area included sections of Mt. Keenan which were previously identified as having snow avalanche hazards that could impact residential land parcels along Edelweiss Drive and the infrastructure sewage lagoon area. The report was commissioned to update previous hazard assessments for these areas.

The study results are summarized in the report “Hemlock Valley Snow Avalanche Hazard Assessment”, Dynamic Avalanche Consulting Ltd, October 6, 2020 and reflect the desire to implement commonly accepted Canadian Avalanche Association (CAA) standards for avalanche safety. The results were compiled to assess frequency and magnitude of snow avalanches with up to 300-year return periods, as recommended by the CAA (2016). The delineation of the areas potentially affected by geological hazards, including the probability of such events, enhances and clarifies the understanding of these hazards. Moreover, this provided the basis for locating the boundaries of Development Permit Area 2-HW.

Development Permit Area boundaries include lands that are identified as being in blue and red zones. Areas outside of the study area identified on Schedule 2-HW have not been studied or assessed for avalanche hazards and they may be subject to unidentified hazards. The study has been accepted and the recommendations endorsed by the Regional Board.

Historical Reports

- » 2012 D&E McClung Enterprises Ltd., Hemlock Valley Avalanche Study
- » 2010 D&E McClung Enterprises Ltd., Hemlock Valley Snow Avalanche Assessment
- » 2000 D&E McClung Enterprises Ltd., Detailed Avalanche Map Study, Edelweiss Drive: Hemlock Valley, B.C.
- » 1982 Mears, A.I., Avalanche Hazard Analysis and Land-Use Recommendations at Selected Portions of Hemlock Bowl, British Columbia.
- » 1981 Freer, G.L., Snow Avalanche Hazard - Hemlock Valley

Risk Areas Assessment

Dynamic Avalanche Consulting Ltd. conducted a snow avalanche risk zone assessment for residential areas located at the base of Mount Keenan slope consistent with the Canadian Avalanche Association standards. These areas were then included in the establishment of Development Permit Area 2-HW; "Mount Keenan Snow Avalanche Hazard Development Permit Area 2-HW" (shown on Map 2-HW) as follows:

White Zone: Low hazard areas. Construction of occupied structures is normally permitted. An area with an estimated avalanche return period of greater than 1:300 years.

Blue Zone: Moderate hazard areas. Construction of occupied structures may be permitted with specified conditions. Occupied structures are permitted with structural reinforcement designed by a **Qualified Professional Engineer** to withstand avalanche impact or mitigation measures to modify the avalanche hazard (e.g. deflection dam, snowpack support structures). An area with an estimated avalanche return period between 1:30 years to 1:300 years.

- » For residential parcels located partially within the Blue Zone, a restrictive covenant could be placed on the parcel indicating that construction of an occupied structure is permitted in only the portion of the parcel that is in the White Zone.
- » For development requested in the Blue Zone, mitigation efforts should be reviewed by the FVRD and a **Qualified Professional Engineer** and avalanche professional (or one person that meets both qualifications by virtue of education and experience) prior to approval.

Red Zone: High hazard areas. Construction of occupied structures should not be permitted. An area with an estimated avalanche return period of 1:30 years.

Objectives

The objectives of Development Permit Area 2-HW are to minimize the potential for damage to property and the risk to life by the following actions:

- » direct development away from hazardous areas;
- » allow for land use suitable under hazardous conditions, in accordance with geohazard studies and the *"Hazard Acceptability Thresholds for Development Approvals by Local Governments"* or equivalent Regional Board policy as it exists at the time;
- » obtain assurance from the **Qualified Professional** that the development satisfies the FVRD-EGBC GeoHazard Assurance Statement;
- » ensure adequate professional evaluation of geological hazards and mitigation works;
- » minimize the potential that new developments and alterations of land will increase hazards to adjacent lands;
- » to protect roads and other infrastructure from snow avalanche and other related geological hazards;and,
- » minimize the potential for damage to property and the risk to life.

Activities requiring a permit

7.2.1 A development permit must be obtained prior to:

- a. subdivision of land;
- b. alteration of land;
- c. construction of, addition to, or alteration of a building or structure;

within the development permit area.

Exemptions

7.2.2 Notwithstanding Section 7.2.1, a development permit may not be required for any of the following:

- a. For residential parcels located partially within the Blue Zone, and where the property owner offers a Section 219 restrictive covenant acknowledging that a portion of the property is located in the Blue Zone, subject to avalanche hazards and that construction of an occupied structure will only occur in the portion of the parcel that is within the White Zone.
- b. Riparian habitat enhancement or restoration works under the guidance of Provincial and Federal agencies.
- c. Subdivision to facilitate a lot consolidation, provided no additional parcels are created;

- d. Emergency actions necessary to prevent, control or reduce immediate and substantial threats to life or property during flood, debris flood/flow, erosion, landslide, avalanche, stream avulsion and other geohazard events;
- e. Removal of trees on residential parcels determined by a Certified Arborist or Registered Professional Forester (who is qualified to do tree risk assessment) to represent an imminent risk to safety of life and buildings; and,
- f. Repair, maintenance and improvement of flood protection infrastructure and all related ancillary or accessory works, regulated and approved by Federal or Provincial agencies.

Guidelines

7.2.3 A site-specific report which analyzes the appropriate mitigation of the avalanche hazard as identified and determined in the 2020 Dynamic Avalanche Consulting Ltd. *Hemlock Valley Snow Avalanche Hazard Assessment* will be required for all development within the identified Blue Zones as shown in Map 2-HW.

This requires that the site-specific report:

- a. is prepared in accordance with the Canadian Avalanche Associations *Technical Aspects of Snow Avalanche Risk Management*;
- b. mitigation works must be reviewed and designed by a **Qualified Professional** Engineer and Avalanche Professional (member of the Canadian Avalanche Association) or one person that meets both qualifications by virtue of education and experience;
- c. mitigation works must be accompanied by the FVRD Letter of Assurance and Commitment completed by the **Qualified Professional** Engineer and Avalanche Professional to ensure that all works will be constructed in accordance with the recommendations; and,
- d. includes a statement that “the lands may be used safely for use intended” as stated in the *Community Charter*.

7.2.4 The Regional Board may at the expense of the applicant require an independent third party review at the Regional District’s discretion of the recommended mitigation efforts/works.

7.2.5 The Regional District may refuse to issue a development permit where the hazard frequency, as determined by a **Qualified Professional** engineer, exceeds the acceptability threshold for the proposed development stipulated in *FVRD Hazard Acceptability Thresholds for Development Approvals by Local Governments or Regional Board policy* as it exists at the time.

- 7.2.6 Development Permits shall be in accordance with the recommendations of the applicable site-specific report or reports.
- 7.2.7 Site-specific reports submitted in support of development permit applications shall meet the requirements outlined in in *Engineers and Geoscientists of British Columbia (EGBC) - FVRD GeoHazard Assurance Statement* (or equivalent Regional Board policy as it exists at the time) and the appropriate EGBC Professional Practice Standards.

Terms and Conditions

- 7.2.8 A development permit may vary or supplement a bylaw under Part 14, Division 7 or 11 of the *Local Government Act* provided that the variance or supplement is in accordance with the objectives and guidelines of Development Permit Area 1-HW.
- 7.2.9 A development permit may include conditions or restrictions respecting the uses and densities permitted in the zoning bylaw, the sequence and timing of construction, areas to remain free of development, vegetation or trees to be planted or retained, natural drainage to be maintained or enhanced, or other matters as specified in Section 491 of the *Local Government Act*.
- 7.2.10 A covenant under Section 56 of the *Community Charter* may be required for the construction of buildings and structures.

Permit Security

- 7.2.11 The Regional District may require the applicant to provide security in the form of cash or an unconditional, irrevocable and automatically renewing letter of credit in cases where:
 - a. security for the performance of conditions respecting landscaping is necessary;
 - b. the Regional District considers that damage to the natural environment could result as a consequence of a contravention of a condition in a development permit;
 - c. the Regional District considers that unsafe conditions could result as a consequence of a contravention of a condition in a development permit; and,
 - d. the permit holder is required to retain, restore or replace native vegetation.

The amount of security shall be sufficient to cover the cost of any work that may be undertaken by the Regional District to address unsatisfied permit conditions or to correct deficient landscaping conditions or any unsafe condition or damage to the natural environment that could reasonably be expected to result from the contravention of the permit.

Offence

7.2.12 Failure to:

- a. Obtain a development permit where one is duly required; or,
- b. develop land strictly in accordance with a development permit issued;

Are offences under the *Local Government Act* and are contrary to the bylaws, regulations or policies of the Regional District. Penalties for offences may be up to the maximum amount (\$10,000) as set out in the *Local Government Act* and the *Offense Act* and in the bylaws of the Regional District.

7.2.13 Employees, officers and agents of the Regional District may enter, at all reasonable times, a property to inspect and determine whether the requirements of Development Permit Area 2-HW and the terms and conditions of a development permit are being met.

7.3 Development Permit Area No. 3-HW

Category of Designation

“Village Centre Commercial Development Permit Area 3-HW” is designated pursuant to Section 488 of the Local Government Act for the: establishment of objectives for the form and character of intensive commercial development.

Area of Application

Development Permit Area No. 3-HW encompasses lands identified on Map 3-HW - Village Centre Commercial Development Permit Area 3-HW.

Justification

Currently, there is limited commercial development in Hemlock Valley. The day lodge, which was constructed in the early 1970’s, is comprised of a ski shop, administration office, cafeteria, licensed bar and an open meeting area. There are few fee-simple lots and some Crown land located within the Village Centre Commercial Designation Area which have the potential for commercial development.

The Plan recognizes that the quality and the appearance of the built commercial environment is vital to the success of the resort as well as the community as a whole. A strong sense of the mountain terrain that surrounds Hemlock Valley should be reflected in the built environment, including but not limited to buildings, roads, and signage. Furthermore, the Plan encourages that the architectural design and layout of all commercial development take advantage of the natural environment and the climate conditions in Hemlock Valley. The Development Permit Area is intended to encourage attractive and high-quality contextual development in the Hemlock Valley that respects the existing site context and surrounding environment, contributes to a strong and vibrant public realm, and supports the creation of pedestrian oriented and safe spaces.

Objectives

The objectives of Development Permit Area 3-HW are to:

- » Ensure that the original design of the development meets the intent of the Development Permit Area;
- » Ensure compatibility in the siting and form of adjacent and nearby commercial developments;
- » Enhance new commercial development by providing for planned screening and access;
- » Ensure commercial development demonstrates a high level of design

that incorporates accessibility standards and is integrated into both the surrounding commercial uses and residential neighbourhoods;

- » Protect the amenities, including views, of existing residential areas by coordinating the character, form, and scale of new commercial development; and,
- » Maintain visual values, including views to mountains and sky.

Activities requiring a permit

7.3.1 A development permit must be obtained prior to:

- a. construction of a new commercial building or structure within the development permit area; or,
- b. addition to an existing commercial building or structure which results in an increase of floor area exceeding 25% of the existing structure within the development permit area.

Exemptions

7.3.2 Notwithstanding Section 7.4.1, a development permit may not be required for any of the following:

- a. subdivision of land;
- b. construction of, addition to, or alteration of a **single family dwelling** or accessory residential building where no commercial component is present;
- c. interior renovations or alterations to an existing commercial building or structure;
- d. exterior maintenance or repairs to an existing commercial building or structure which do not increase the size of the building or structure by more than 25% of the existing floor area; or
- e. free standing sign.

Guidelines

In order to achieve the objectives of Development Permit Area 3-HW, the following design guidelines shall apply to the issuance of development permits for applicable commercial developments, buildings and structures:

7.3.3 Pedestrian Routes

- a. located adjacent to and opposite compatible commercial developments;
- b. buffered where feasible from roadways, vehicular traffic, and parking areas; and,
- c. incorporate accessibility standards consistent with British Columbia Building Code requirements.

7.3.4 Borders, Screening and Trash Receptacles

- a. provide for an attractive, safe, and distinct edge along the property frontages;
- b. provide visual continuity;
- c. define and buffer surface parking, storage and service areas from adjacent residential uses, pedestrian corridors and roadside views;
- d. ensure visual privacy to any adjacent residential properties;
- e. utilize native plant species and retain existing vegetation where feasible;
- f. minimum one (1) exterior trash receptacle (wildlife proof) provided for the development.

7.3.5 Parking areas

- a. locate three (3) metre setback from any lot line adjoining a residential use;
- b. provide adequate areas for snow storage and drainage;
- c. accessible parking spaces should be located as close as possible to building entrances.

7.3.6 General siting, design and finishing

- a. building siting and design reflect the importance of separating vehicular and pedestrian circulation;
- b. all development maximize sun penetration to pedestrian and outdoor activity areas;
- c. building height, massing and setbacks ensure view corridors, view opportunities and solar access;
- d. building facades that front streets be developed with active and transparent ground floors to ensure businesses are easily identifiable;
- e. variety, texture, scale and modulation be used in building facade design to create pedestrian interest;
- f. building entrances front the street and pedestrian routes, and be visible and identifiable from both;
- g. all stairs and ramps accessing buildings be covered;
- h. roof form be of a sloping mountain character to create more visual interest and to accommodate large accumulations of snow with consideration given to snow shed;
- i. ensure cohesive design with multi-building developments by the use of similar roof pitches, proportion, height, materials, fenestration and design theme; and,

- j. incorporate a snow storage area to be utilized for the purposes of storing excess snow cleared from the commercial development either on-site or through a comprehensive community snow storage and removal strategy.

7.3.7 Assurance and compliance report by a Professional of Record² must include the following:

- a. site schematic showing vehicular and pedestrian circulation, and the design and layout of pathways and linkages;
- b. layout and design of parking areas;
- c. architectural elevations of proposed buildings and structures;
- d. site plan showing the siting of all proposed buildings and structures; and,
- e. statement of assurance detailing and confirming DPA 3-HW guidelines have been satisfied.

² All drawings and illustrations must be in colour and scaled.

7.4 Development Permit Area 4-HW

Category of Designation

“Riparian Areas Development Permit Area No. 4-HW” is designated pursuant to Section 488 of the *Local Government Act* for the protection of the natural environment, its ecosystems and biological diversity.

Area of Application

Development Permit Area No. 4-HW encompasses lands identified on Map 4-HW – Riparian Areas Development Permit Area 4-HW.

Development Permit Area 4-HW consists of all those parcels of land:

- a. within the area of this Official Community Plan; and,
- b. entirely or partially within a Riparian Assessment Area, which :
 - i. for a stream, the 30 metre strip on each side of the stream, measured from the high water mark;
 - ii. for a ravine less than 60 metres wide, a strip on each side of the stream measured from the high water mark to a point that is 30 metres beyond the top of the ravine bank; and,
 - iii. for ravine less than 60 metres wide, a strip on each side of the stream measured from the high water mark to a point that is 30 metres beyond the top of the ravine bank.

Riparian Areas Development Permit Area 4-HW includes Riparian Assessment Areas associated with all streams within the Plan area, whether mapped or unmapped, including but not limited to the streams shown on Map4-HW.

Justification

Electoral Area C, Hemlock Valley contains streams and riparian areas that directly or indirectly provide natural features, functions and conditions that support fish life processes. The *Fish Protection Act* and the *Riparian Areas Protection Regulation* require local governments to protect these streams and riparian areas when exercising powers with respect to residential, commercial and industrial development. In the opinion of the Regional Board, this development permit area provides a level of protection that is comparable to the *Fish Protection Act* and the *Riparian Areas Protection Regulation*.

Objectives

The objective of Development Permit Area 4-HW is to protect the natural environment, its ecosystems and biological diversity. More specifically, this DPA will protect streams and riparian habitat primarily through the involvement of qualified environmental professionals and the identification of Streamside Protection and Enhancement Areas (SPEAs) that should remain free of development, including the disturbance of soils and vegetation.

Activities requiring a permit

- 7.4.1 A development permit must be obtained prior to:
- a. the subdivision of land;
 - b. residential, commercial, institutional or industrial development including:
 - i. the alteration of land;
 - ii. the disturbance of soil or vegetation; or
 - iii. construction of or addition to a building or structure;
- within a riparian assessment area.

Exemptions

- 7.4.2 Notwithstanding Section 7.4.1, a development permit is not required for the following:
- a. development that does not involve residential, commercial, institutional or industrial uses;
 - b. residential, commercial, institutional and industrial development that is demonstrated to be outside of a Riparian Assessment Area;
 - c. residential, commercial, institutional and industrial development within a riparian assessment area where the development is separated from the stream by a dedicated and developed public road right-of-way;
 - d. renovations or repair of a permanent structure on an existing foundation to an extent which does not alter or increase the building footprint area;
 - e. minor additions to an existing building or structure, such as an increase in floor area up to 25% of the existing footprint, provided that the addition is located on the side or part of the building or structure most distant from the stream;
 - f. development in accordance with a registered covenant or approved development permit that pertains directly and explicitly

to riparian habitat protection, which

- i. is registered in favour of the Fraser Valley Regional District and/or Provincial or Federal interests; and
- ii. establishes a riparian buffer;
- g. routine maintenance of existing landscaping or lawn and garden areas;
- h. removal of trees determined by a Certified Arborist or Registered Professional Forester (who is qualified to do tree risk assessment) to represent an imminent risk to safety of life and buildings;
- i. forestry activities on Crown land undertaken under an approved Forest Stewardship Plan approved by the Ministry of Natural Resource Operations in accordance with the *Forest & Range Practices Act*;
- j. riparian habitat enhancement or restoration works under the guidance of Provincial and Federal agencies;
- k. installation of seasonal play or recreational equipment on existing yard/lawn areas, such as sandboxes or swing sets;
- l. paths for personal use by the parcel owners, provided they do not exceed approximately 1.0 metre in width; are constructed of pervious natural materials with no concrete, asphalt, pavers or treated wood; do not involve structural stairs; require no removal of streamside vegetation; and do not impair stream bank stability;
- m. local and regional park facilities;
- n. emergency actions necessary to prevent, control or reduce immediate and substantial threats to life or property during flood, debris flood/flow, erosion, landslide, avalanche, stream avulsion and other geohazards events;
- o. repair, maintenance and improvement of flood protection infrastructure and all related ancillary or accessory works, regulated and approved by Federal or Provincial agencies;
- p. the development of an approved community water or sanitary sewer system that is not ancillary to residential, commercial or industrial development;
- q. Federal and Provincial regulated utilities, including railways, transmission lines or pipelines;
- r. public road or highway works;
- s. repair or replacement of an existing driveway, culvert or bridge and,
- t. the construction of a single storey, detached residential accessory building or structure which is not intended to be used for

any “**residential occupancy**” and which had a floor area not exceeding 20 square metres (215 square feet) and where:

- i. the building or structure is located as far from the stream as possible and in the location on the parcel that minimizes impacts to riparian habitat; and,
- ii. it is not possible to construct the building, structure or deck outside the riparian assessment area.

7.4.3 Where there is uncertainty regarding the location of development in relation to a Riparian

Assessment Area or the nature of a stream, the Regional District may require:

- a. a plan prepared by a BC Land Surveyor or Qualified Environmental Professional to confirm whether the planned disturbance is within the Riparian Assessment Area; or
- b. a report prepared by a Qualified Environmental Professional to determine if the stream satisfies the definition criteria.

Guidelines

In order to achieve the objectives of Development Permit Area 4-HW, the following Guidelines shall apply to the issuance of Development Permits:

Issuance of Development Permits

- 7.4.4 Each development permit application should, as a minimum, be accompanied by:
- a. where applicable, an Assessment Report prepared by a QEP in accordance with the Assessment methods and Development Permit Area 4-HW guidelines for the purpose of determining the applicable SPEA and other measures necessary for the protection of riparian areas;
 - b. a scaled siting proposal clearly and accurately identifying all streams and water features, high water mark, top of bank, top of ravine bank, edge of wetland, riparian assessment area and the SPEA boundary in relation to existing and proposed property lines and existing and proposed development, as well as the locations of works and activities recommended in the Assessment Report; and,
 - c. written certification that the proposed development is consistent with Guidelines of Development Permit Area 3-HW and the Riparian Areas Protection Regulation, and identifying any mitigation or compensation measures that are consistent with the Guidelines, including measures that may be specific as Development Permit conditions.

- 7.4.5 Pursuant to the Riparian Areas Protection Regulation and the Local Government Act, the Assessment Report prepared by a QEP should specifically consider and make recommendations respecting:
- a. the siting of buildings, structures or uses of land;
 - b. areas to remain free of development;
 - c. the preservation, protection, restoration or enhancement of any specified natural feature or area;
 - d. works to preserve, protect, or enhance a natural **watercourse** or other;
 - e. specified environmental feature;
 - f. protection measures to be taken to preserve, protect, restore or enhance fish habitat or riparian areas, control drainage, or control erosion or protect the banks of watercourses; and,
 - g. timing of construction to avoid or mitigate impacts.
- 7.4.6 Where a development permit relates to the subdivision of land, an Assessment Report prepared by a QEP should:
- a. identify adequate building sites - including but not limited to building locations; front, rear and side yard areas; site services including sewage disposal facilities and water supplies; access; and, parking - on each proposed lot;
 - b. identify streams that may be impacted by the proposed development; and,
 - c. consider whether any natural watercourses should be dedicated pursuant to the *Local Government Act*.
- 7.4.7 The Regional District is authorized to issue a Development Permit after receiving:
- a. notification by the Ministry of Environment that Fisheries & Oceans Canada and the Ministry have been;
 - b. notified of the development proposal; and,
 - c. provided with a copy of an assessment report which meets the requirements of the *Riparian Areas Protection Regulation*; or,
 - d. documentation demonstrating that Fisheries & Oceans Canada has, with respect to the proposed development, authorized the "harmful alteration, disruption or destruction" of fish habitat pursuant to Section 35 of the *Fisheries Act* or amendments thereto.
- 7.4.8 A development permit may include as a term or condition any recommendation made by QEP in an Assessment Report respecting:
- a. the siting of buildings, structures or uses of land;
 - b. areas to remain free of development;

- c. the preservation, protection, restoration or enhancement of any specified natural feature or area;
- d. dedication of natural water courses to the Crown;
- e. works to preserve, protect, or enhance a natural **watercourse** or other specified environmental feature; and,
- f. protection measures to be taken to preserve, protect, restore or enhance fish habitat or riparian areas, control drainage, or control erosion or protect the banks of watercourses.

7.4.9 A development permit may impose terms and conditions respecting the:

- a. sequence and timing of construction including but not limited to timelines for completion of the works identified in the permit;
- b. co-ordination of geotechnical recommendations by a Qualified Environmental Professional or Professional Engineer licensed in the Province of British Columbia;
- c. minor modifications if a SPEA as generally described in the *Riparian Areas Protection Regulation* Implementation Guidebook where no impacts to fish habitat occur and as recommended in an Assessment Report by a Qualified Environmental Professional.

7.4.10 A development permit may vary or supplement a bylaw under the *Local Government Act* provided that the variance or supplement is in accordance with the objectives and guidelines of Development Permit Area 4-HW.

Measures to Protect the Streamside Protection and Enhancement Area

7.4.11 Land shall be developed strictly in accordance with the development permit issued.

7.4.12 No building or structure of any kind should be located, no vegetation should be disturbed, and no soils should be removed or deposited within a Streamside Protection and Enhancement Area except in accordance with the development permit and Assessment Report.

7.4.13 The SPEA boundary should be clearly flagged, staked or otherwise marked during all development phases to avoid encroachment into the Streamside Protection and Enhancement Area.

Geohazards

7.4.14 Where a proposed development requires geohazard evaluation pursuant to a geohazard Development permit area or Section 56 of the Community Charter, the riparian assessment should be coordinated with the geohazard evaluation in order to provide a comprehensive development permit application.

Permit Security

- 7.4.15 The Regional District may require the applicant to provide security in the form of cash or an unconditional, irrevocable and automatically renewing letter of credit in cases where:
- a. security for the performance of conditions respecting landscaping is necessary;
 - b. the Regional District considers that damage to the natural environment could result as a consequence of a contravention of a condition in a development permit;
 - c. the Regional District considers that unsafe conditions could result as a consequence of a contravention of a condition in a development permit; or,
 - d. the permit holder is required to retain, restore or replace native vegetation.
- 7.4.16 The amount of the security should be sufficient to cover the cost of any work that may be undertaken by the Regional District to correct deficient landscaping conditions, an unsafe condition, and damage to the natural environment that could reasonably be expected to result from the contravention of the permit.
- 7.4.17 A Letter of Undertaking signed and sealed by a Qualified Environmental Professional may be accepted in lieu of security where:
- a. the nature of required works, such as landscaping, are minor and the risk of damage to the natural environment is low;
 - b. the Letter of Undertaking is signed and sealed by a Qualified Environmental Professional; and, the Qualified Environmental Professional will undertake the works and provide to the Regional District a post-construction certification and inspection report as outlined in Section 5.5.18.

Post-Construction Certification and Inspection

- 7.4.18 Upon completion of the works authorized by a development permit - and for certainty upon expiry of any timeline for completion of works established as a term or condition of a development permit - the holder of the permit must submit to the Regional District and the Ministry of Environment post construction certification from a QEP which:
- a. certifies that the development has been carried out in accordance with the Assessment Report and that terms and conditions set out in the assessment report and the development permit have been properly implemented; or,

- b. identifies and documents all instances of non-compliance with the assessment report and the development permit and any measures necessary to correct deficiencies, including any works that should be undertaken by the Regional District as contemplated by Section 7.4.16.

7.4.19 The requirement for post-construction certification and inspection may be waived by a condition in a development permit.

Offence

7.4.20 Failure to:

- a. obtain a development permit where one is duly required; or,
- b. develop land strictly in accordance with a development permit issued; are offences under the *Local Government Act* and are contrary to the bylaws, regulations or policies of the Regional District. Upon summary conviction, penalties for offences may be up to the maximum set out in the *Local Government Act*.

7.4.21 Employees, officers and agents of the Regional District may enter, at all reasonable times, a property to inspect and determine whether the requirements of Development Permit Area 4-HW and the terms and conditions of a development are being met.

Definitions

7.4.22 In DPA 4-HW, the following terms have the meanings described below:

“Assessment Methods” means the assessment methods set out in the Riparian Areas Protection Regulation.

“Assessment Report” means a report by or under the director of a primary qualified environmental professional and prepared in accordance with the Riparian Areas Protection Regulation Assessment. Methods and the guidelines of Development Permit Area 4-HW to assess the potential impact of a proposed development in a riparian assessment area

“Development” includes the alteration of land, the disturbance of soil or vegetation, the construction of or addition to buildings and structures, and subdivision.

“High water mark” means the visible high water mark of a stream where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark on the soil of the bed of the stream a character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself, and includes the active floodplain.

“Qualified Environmental Professional” and “QEP” mean a qualified environmental professional as defined in the Riparian Areas Protection Regulation.

“Ravine” means a narrow, steep sided valley that is typically eroded by running water and has a slope grade greater than 3:1.

“Riparian Assessment Area” means:

- a. for a stream, the 30 metre strip on both sides of the stream, measured from the high water mark
- b. for a ravine less than 60 metres wide, a strip on each side of the stream measured from the high water mark to a point that is 30 metres beyond the top of the ravine bank; and
- c. for a ravine 60 metres wide or greater, a strip on each side of the stream measured from the high water mark to a point that is 10 metres beyond the top of the ravine bank

“Riparian Areas Protection Regulation” means B.C. Reg. 178/2019 and amendments thereto.

“Streamside Protection and Enhancement Area (SPEA)” means an area:

- a. adjacent to a stream that links aquatic to terrestrial ecosystems and is capable of supporting streamside vegetation, and exerting an influence on the stream, and,
- b. the size of which is determined in accordance with the *Riparian Areas Protection Regulation* on the basis of an Assessment Report provided by a Qualified Environmental Professional.

“Stream” includes any of the following that provides fish habitat:

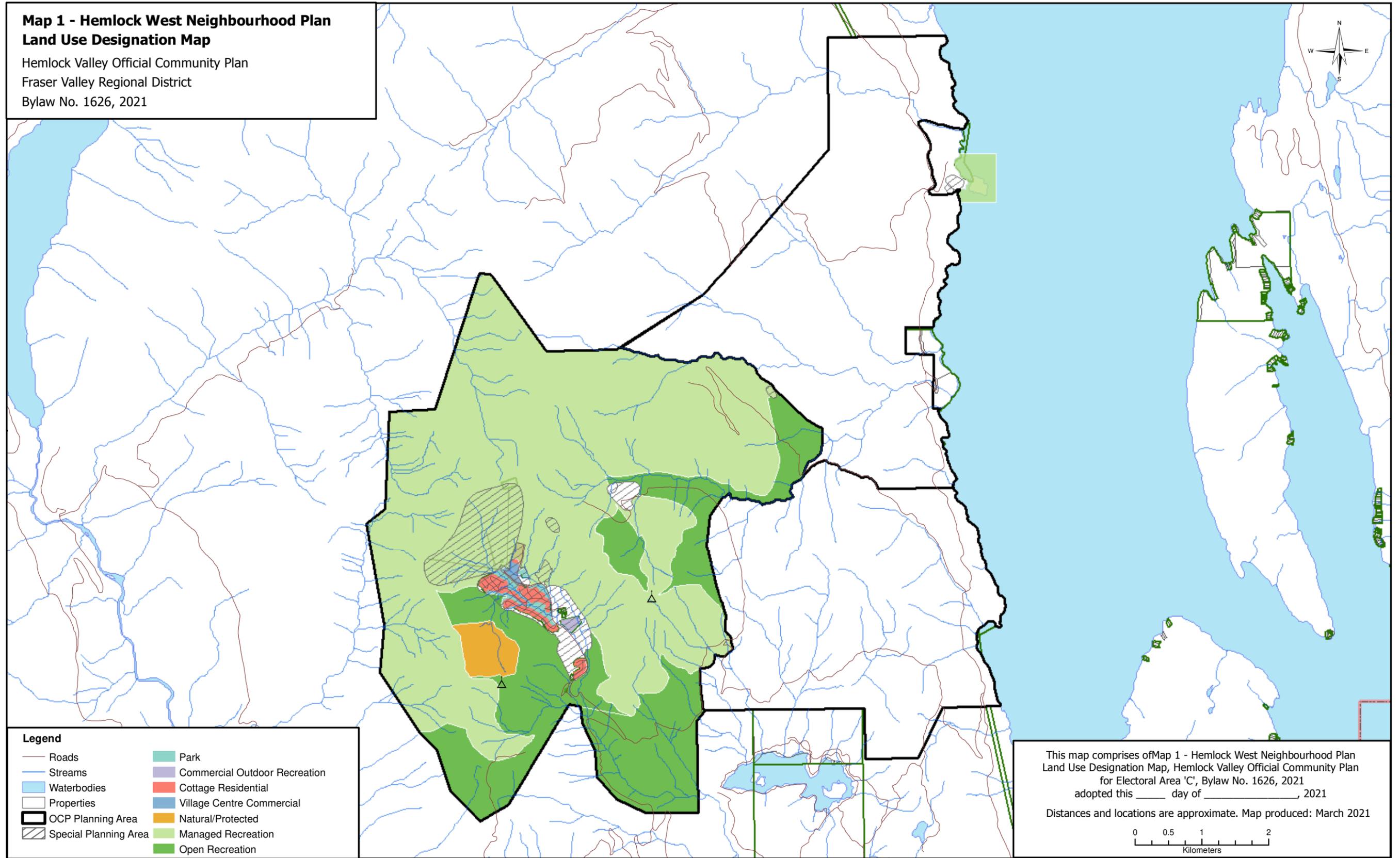
- a. a watercourse, whether it usually contains water or not;
- b. a pond, lake, river, creek or brook; or,
- c. ditch, spring or **wetland** that is connected by surface flow to a **watercourse** or body of water referred to in paragraph (a) or (b).

“Stream Boundary” means whichever of the following is farther from the centre of the Stream:

- a. the visible high water mark of a stream where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark on the soil of the bed of the stream a character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself;
- b. the boundary of the active floodplain, if any, of the stream;

**Map 1 - Hemlock West Neighbourhood Plan
Land Use Designation Map**

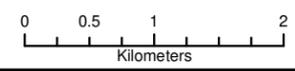
Hemlock Valley Official Community Plan
Fraser Valley Regional District
Bylaw No. 1626, 2021



Legend

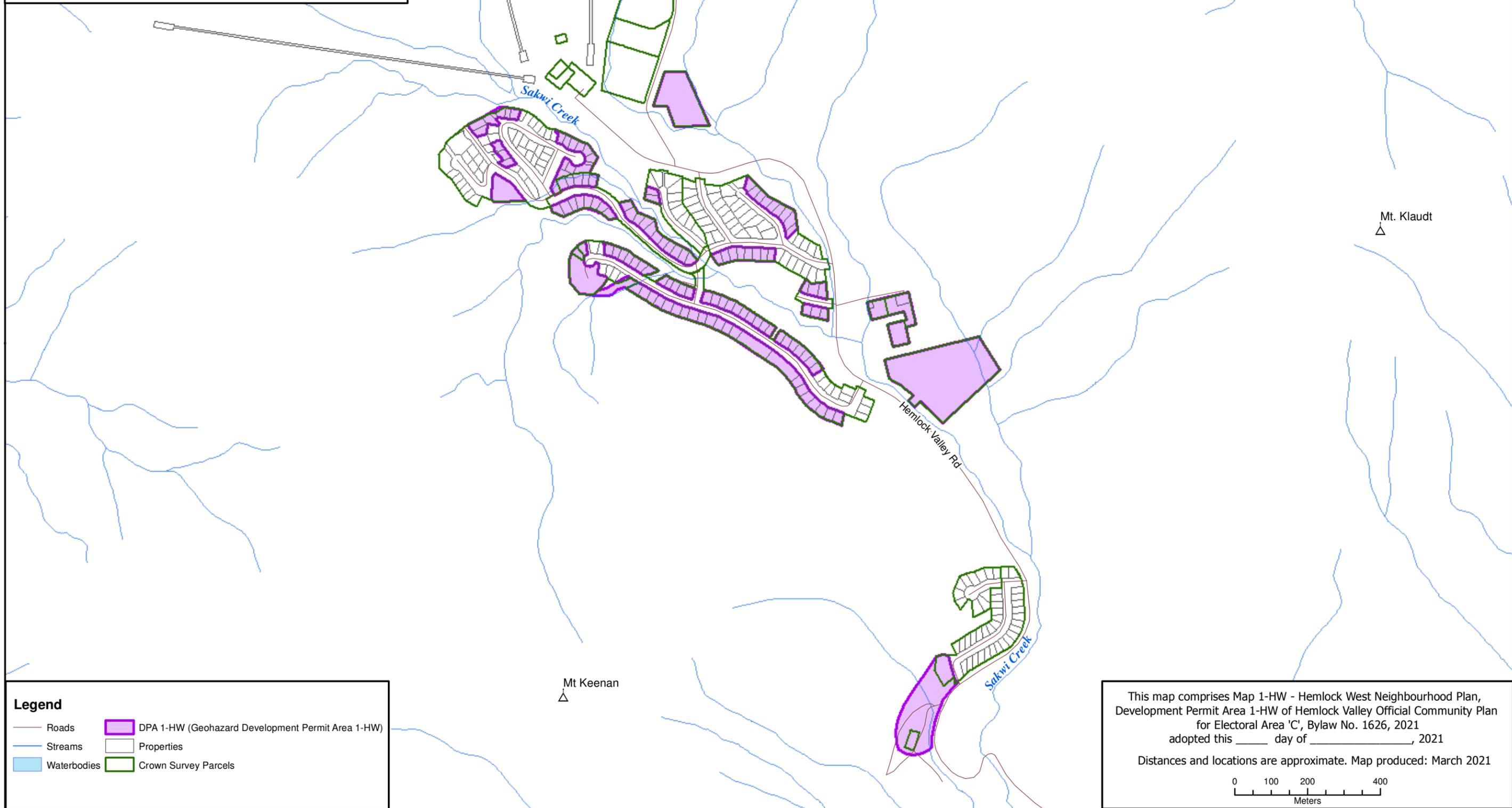
— Roads	■ Park
— Streams	■ Commercial Outdoor Recreation
■ Waterbodies	■ Cottage Residential
□ Properties	■ Village Centre Commercial
▭ OCP Planning Area	■ Natural/Protected
▨ Special Planning Area	■ Managed Recreation
	■ Open Recreation

This map comprises of Map 1 - Hemlock West Neighbourhood Plan Land Use Designation Map, Hemlock Valley Official Community Plan for Electoral Area 'C', Bylaw No. 1626, 2021 adopted this ____ day of _____, 2021
Distances and locations are approximate. Map produced: March 2021



**Map 1-HW - Hemlock West Neighbourhood Plan
Development Permit Area 1-HW**

Hemlock Valley Official Community Plan
Fraser Valley Regional District
Bylaw No. 1626, 2021

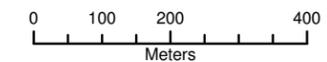


Legend

- Roads
- Streams
- Waterbodies
- DPA 1-HW (Geohazard Development Permit Area 1-HW)
- Properties
- Crown Survey Parcels

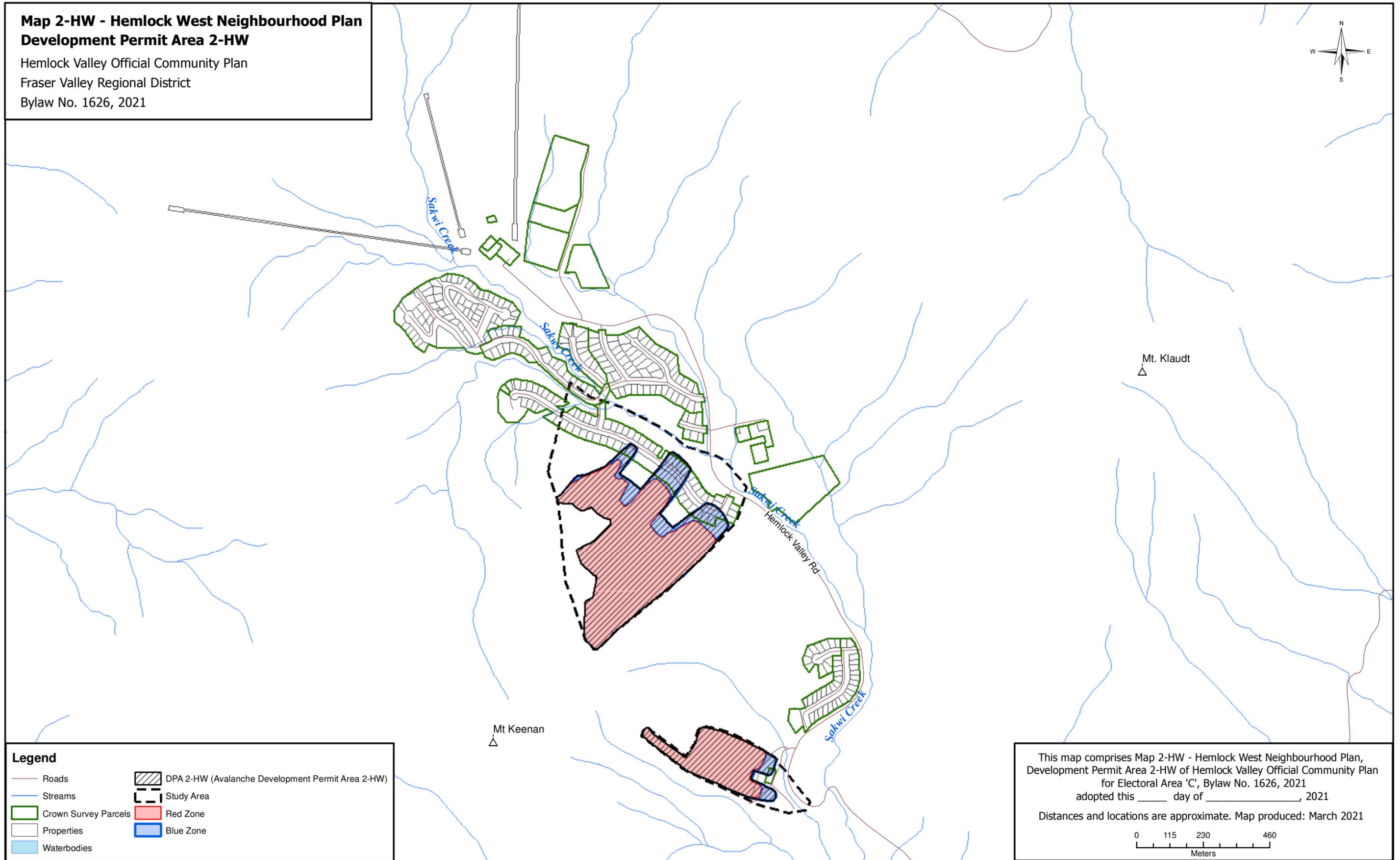
This map comprises Map 1-HW - Hemlock West Neighbourhood Plan,
Development Permit Area 1-HW of Hemlock Valley Official Community Plan
for Electoral Area 'C', Bylaw No. 1626, 2021
adopted this ____ day of _____, 2021

Distances and locations are approximate. Map produced: March 2021



**Map 2-HW - Hemlock West Neighbourhood Plan
Development Permit Area 2-HW**

Hemlock Valley Official Community Plan
Fraser Valley Regional District
Bylaw No. 1626, 2021



Legend

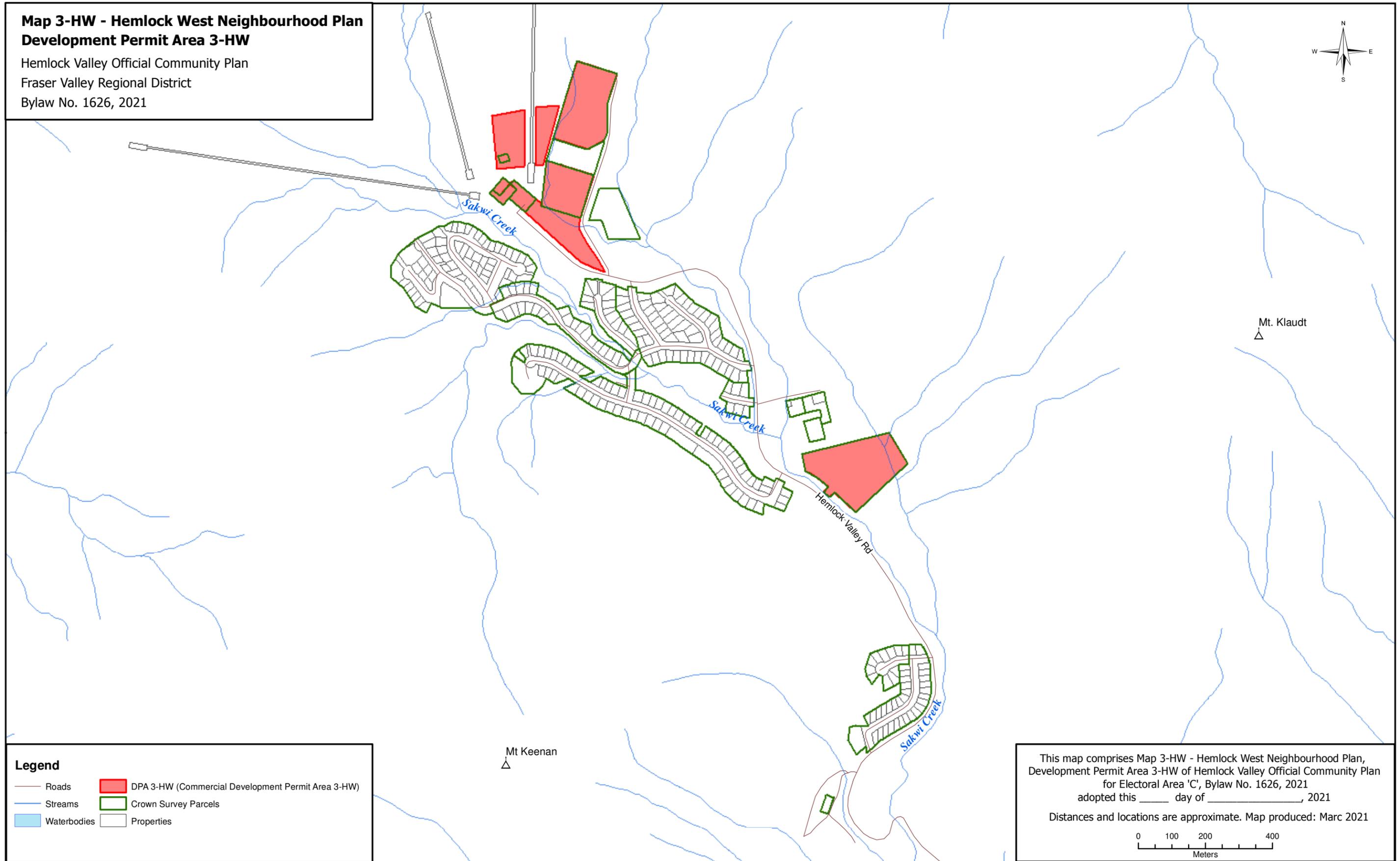
Roads	DPA 2-HW (Avalanche Development Permit Area 2-HW)
Streams	Study Area
Crown Survey Parcels	Red Zone
Properties	Blue Zone
Waterbodies	

This map comprises Map 2-HW - Hemlock West Neighbourhood Plan, Development Permit Area 2-HW of Hemlock Valley Official Community Plan for Electoral Area 'C', Bylaw No. 1626, 2021 adopted this ___ day of ___, 2021
Distances and locations are approximate. Map produced: March 2021

0 115 230 460
Meters

**Map 3-HW - Hemlock West Neighbourhood Plan
Development Permit Area 3-HW**

Hemlock Valley Official Community Plan
Fraser Valley Regional District
Bylaw No. 1626, 2021

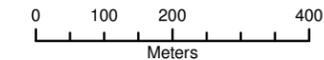


Legend

- Roads
- Streams
- Waterbodies
- DPA 3-HW (Commercial Development Permit Area 3-HW)
- Crown Survey Parcels
- Properties

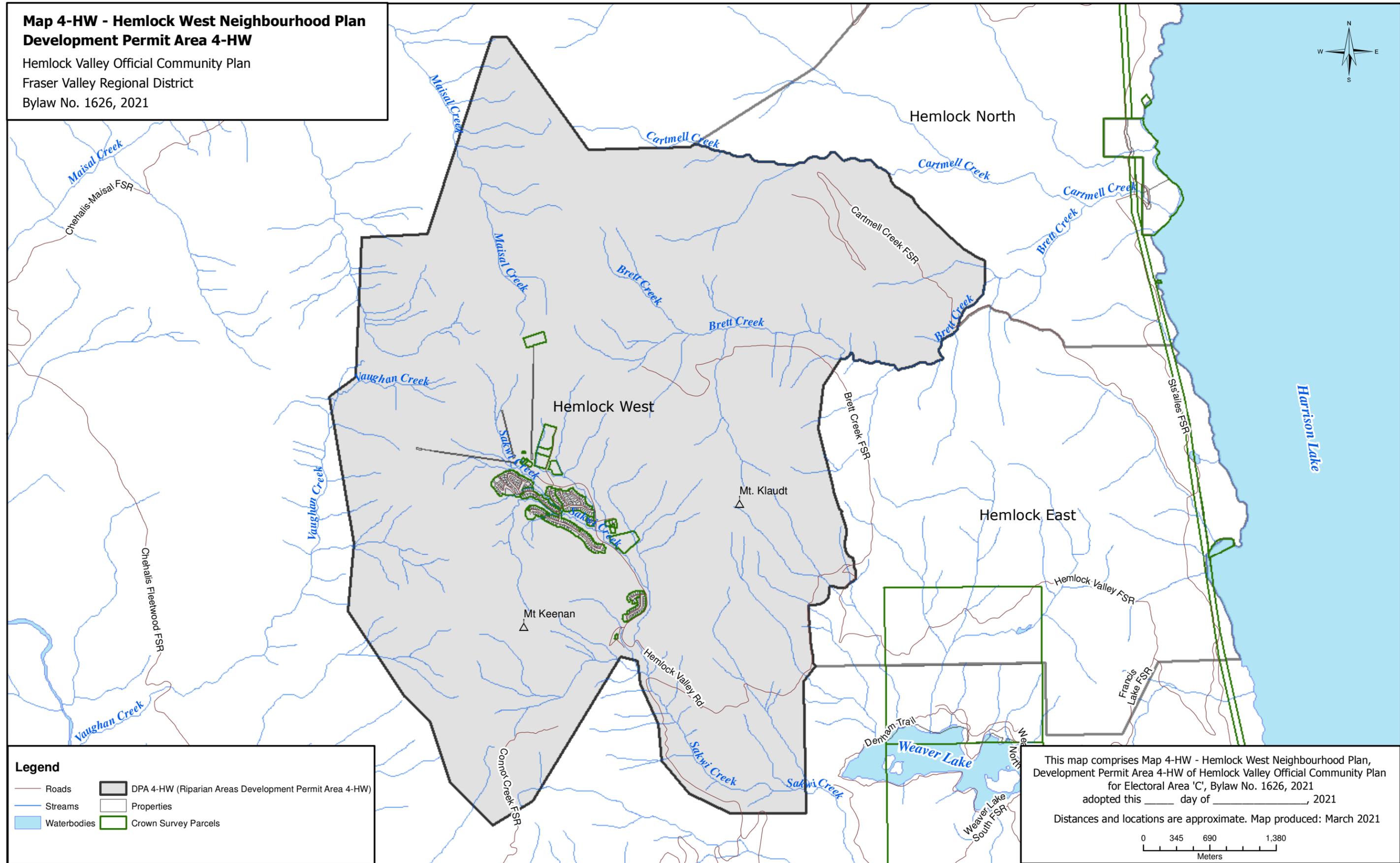
This map comprises Map 3-HW - Hemlock West Neighbourhood Plan, Development Permit Area 3-HW of Hemlock Valley Official Community Plan for Electoral Area 'C', Bylaw No. 1626, 2021 adopted this ____ day of _____, 2021

Distances and locations are approximate. Map produced: Marc 2021



**Map 4-HW - Hemlock West Neighbourhood Plan
Development Permit Area 4-HW**

Hemlock Valley Official Community Plan
Fraser Valley Regional District
Bylaw No. 1626, 2021



Legend

Roads	DPA 4-HW (Riparian Areas Development Permit Area 4-HW)
Streams	Properties
Waterbodies	Crown Survey Parcels

This map comprises Map 4-HW - Hemlock West Neighbourhood Plan, Development Permit Area 4-HW of Hemlock Valley Official Community Plan for Electoral Area 'C', Bylaw No. 1626, 2021 adopted this ____ day of _____, 2021

Distances and locations are approximate. Map produced: March 2021

