

**FRASER VALLEY REGIONAL DISTRICT
BYLAW NO. 1668, 2022**

A Bylaw to Amend all Electoral Area Official Community Plans

WHEREAS the Fraser Valley Regional District Board of Directors (“the Board”) wishes to consolidate nine zoning bylaws into one zoning bylaw applicable to the entire Regional District to create a single bylaw that will provide consistency, clarity, and ease of use for the general public without significantly altering the regulations applicable to any particular parcel of land or type of zone;

AND WHEREAS the BOARD wishes to amend the applicable *Fraser Valley Regional District Official Community Plans* to facilitate the new Zoning Bylaw;

THEREFORE the Board enacts as follows:

1) CITATION

This bylaw may be cited as *Fraser Valley Regional District Omnibus Official Community Plan Amendment Bylaw No. 1668, 2022*.

2) TEXT AMENDMENTS

- a) That Schedule A of the *Official Community Plan for Boston Bar - North Bend - Canyon Alpine, Regional District of Fraser-Cheam Bylaw No. 804, 1993* is amended by adding, as Section 4.2.5 the policy paragraph identified in SCHEDULE A of this Bylaw.
- b) That Schedule A in Part 2 of the *Fraser Valley Regional District Official Community Plan for Portions of Electoral Area “B”, Yale, Emory Creek, Dogwood Valley and Choate, Bylaw No. 0150, 1997* is amended by:
 - a. adding as Section 3.1.4 the policy paragraph identified in SCHEDULE A of this Bylaw;
 - b. adding “For certainty,” and “3.1.4” in the second sentence of Section 3.4.3 such that it reads:

“3.4.3. All rezoning applications which are inconsistent with the Official Community Plan shall be accompanied by applications for amendment to the Plan. For certainty, Rezoning applications pursuant to Sections 3.1.2, 3.1.4, 3.2.2 and 3.3.2 shall not require Plan amendments”
- c) That Schedule A of the *Official Community Plan for Portions of Electoral Areas “B” and “C”, Regional District of Fraser-Cheam Bylaw No. 800, 1986* is amended by:
 - a. adding as Section 3.01.04 the policy paragraph identified in SCHEDULE A of this Bylaw;
 - b. adding “For certainty,” and “and 3.01.04” in the second sentence of Section 3.04.03 such that it reads:

“3.04.03 All rezoning applications which are inconsistent with the Official Community Plan shall be deemed applications for amendment to the Plan. For certainty, Rezoning applications pursuant to sections 3.01.02, 3.02.02 and 3.01.04 shall not require Plan amendments.”

- d) That Schedule 1626-A of *Fraser Valley Regional District Hemlock Valley Official Community Plan Bylaw No. 1626, 2021* is amended by adding the policy paragraph identified in SCHEDULE A of this Bylaw to the end of the section entitled “Implementation and Effect of this Plan”;
- e) That Schedule C-1 of Part 2 of *Fraser Valley Regional District Official Community Plan for Portions of Electoral Area “C”, Morris Valley, Harrison Mills and Lake Errock, Bylaw No. 0020, 1998* is amended by:
 - a. adding as Section 3.1.4 the policy paragraph identified in SCHEDULE A of this Bylaw;
 - b. adding “For certainty,” and “3.1.4” in the second sentence of Section 3.9.3 such that it reads:

“3.9.3 All rezoning applications which are inconsistent with the Official Community Plan shall be accompanied by applications for amendment to the Plan. For certainty, Rezoning applications pursuant to the permitted uses sections 3.1.4, 3.2.1 and 3.2.2 shall not require Plan amendments.”
- f) That Schedule 1501-A of *Fraser Valley Regional District Official Community Plan for Popkum-Bridal Falls Bylaw No. 1501, 2018* is amended by adding the policy paragraph identified in SCHEDULE A of this Bylaw to the end of Section 1.2 entitled “Effect of this Plan”;
- g) That Schedule 1115-B of *Fraser Valley Regional District Official Community Plan for Electoral Areas E and H Bylaw No. 1115, 2011* is amended by adding the policy paragraph identified in SCHEDULE A of this Bylaw to the end of Section 1.2 entitled “Effect of this Plan”.
- h) That Schedule 0999-B of *Fraser Valley Regional District Official Community Plan for Hatzic Valley, Electoral Area “F” Bylaw No. 0999, 2010* is amended by adding the policy paragraph identified in SCHEDULE A of this Bylaw to the end of Section 1.2 entitled “Effect of this Plan”.
- i) That Schedule 0866-B of *Fraser Valley Regional District Official Community Plan for Electoral Area “G” Bylaw No. 0866, 2008* is amended by adding the policy paragraph identified in SCHEDULE A of this Bylaw to the end of Section 1.2 entitled “Effect of this Plan”.

3) 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.

4) READINGS AND ADOPTION

READ A FIRST TIME THIS 28th day of July 2022

A PUBLIC HEARING WAS HELD THIS 24th day of August, 2022

READ A SECOND TIME THIS 22nd day of September, 2022

READ A THIRD TIME THIS 22nd day of September, 2022

ADOPTED THIS 27th day of October, 2022



Chair/Vice-Chair



Corporate Officer/Deputy

5) CERTIFICATION

I hereby certify the foregoing to be a true and correct copy of *Fraser Valley Regional District Omnibus Official Community Plan Amendment Bylaw No. 1668, 2022* as adopted by the Board of Directors of the Fraser Valley Regional District on October 27, 2022.

Dated at Chilliwack, B.C. on October 28, 2022.



Corporate Officer/ Deputy

FRASER VALLEY REGIONAL DISTRICT BYLAW NO. 1668, 2022
Schedule A

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.