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## MEMORANDUM

**To:** Chair and Members of the Electoral Area Services Committee  
**From:** Aja Philp, Planner 1  
**Date:** May 12, 2015  
**Subject:** Electoral Area “H” Official Community Plan Creation – Workplan and Consultation Strategy  
**File No.:** 6480-20-700

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### **RECOMMENDATION:**

**THAT** the Fraser Valley Regional District Board endorse staff to undertake the creation of an Official Community Plan for Electoral Area “H” that is based on the Official Community Plan for Electoral Area “E” Bylaw No. 1115, 2011.

THAT the Regional District undertakes consultation with:

1. Electoral Area “H”, including, but not limited to, its residents, business, and land owners
2. First Nations with interests in Electoral Area “H”, including, but not limited to, the People of the River Referral Office, Stó:lō Nation, Stó:lō Tribal Council, the Ts'elxweyéqw Tribe, and Soowahlie First Nation
3. School District 33 (Chilliwack)
4. Relevant Local, Provincial and Federal government agencies

**AND THAT** pursuant to section 879 of the Local Government Act, the Regional Board endorse the consultation strategy for the new Electoral Area “H” Official Community Plan, as outlined in this memorandum

### **SUMMARY OF ISSUES:**

Staff seeks FVRD Board endorsement for the creation of a separate, new Official Community Plan (OCP) for Electoral Area “H”. The plan will be based on content and policies drawn directly from the old OCP Bylaw No. 1115 for Electoral Area “E”.

Changes to the Cultus Lake South Neighbourhood Plan policies and related content may also be made during the community engagement process to address issues and concerns recently raised by the South Cultus Lake Community Group (SCLCG).

As per the legislative requirement of the Local Government Act, a consultation strategy has also been outlined that will meet the needs of the public and stakeholders and satisfy the legislative requirements.

## **BACKGROUND:**

On September 30, 2014, the FVRD Board gave approval to Staff to initiate an amendment to the OCP for Electoral Area “E” to consider issues raised by the South Cultus Lake Community Group, and further that an amendment to the OCP for Electoral Area “E” be included in the 2015 Electoral Area Planning priority work plan and budget.

Also in September 2014, the Province approved the creation of a new Electoral Area “H” comprised of the Cultus Lake and Columbia Valley areas.

The current OCP for Electoral Area “E” Bylaw No. 1115, 2011 contains a variety of information and policies, some of which are relevant only to Area “E” or Area “H”, and some of which are relevant to both areas. Therefore, Staff recommends the creation of two separate OCPs, one for Area “E” and one for Area “H”.

The new Area “H” OCP will be built upon OCP Bylaw No. 1115, consisting of housekeeping amendments to OCP Bylaw No. 1115, 2011 (removal of specific references to Area “E”), and minor updates to keep up with any changes to relevant policies or legislation that have occurred since Bylaw No. 1115 was adopted.

The new Area “H” OCP will also incorporate potential amendment to the Cultus Lake South Neighbourhood Plan policies to resolve issues raised by the South Cultus Lake Community Group.

These issues are summarized in the attached memorandum “*Amendment to the Cultus Lake South Neighbourhood Plan Policies in the Official Community Plan for Electoral Area “E” Bylaw No. 1115, 2011*” dated August 29, 2014, that went to EASC and Board last September 2014.

## **DISCUSSION:**

### **Scope**

As the current Area “E” OCP was adopted less than two years ago, the majority of the plan objectives and policies are considered to be up to date and relevant to newly created Area “H”. However, through the recent Aquadel Gardens development process, it has become evident that the South Cultus Lake community has concerns with specific content and policies in the current Area “E” OCP.

Overall, the structure of the new Area “H” OCP will remain the same. Plan information and policies that are specific and relevant only to Area “E” (Chilliwack River Valley) will be removed. Policies that are broad or applicable regardless of location will be retained, along with those specific to Area “H” (Cultus Lake and Columbia Valley).

Changes to the Cultus Lake South Neighbourhood Plan policies and related content may be made as a result of consultation with the SCLCG, area residents and other interested stakeholder groups.

Minor updates will include relevant policies and studies that have been completed by the FVRD within the past two years. Any legislative changes will also be updated.

A few sections of the OCP include data or statistics that were for the old Area “E”. Portions of these sections may be updated with data specific to newly created Area “H”.

## Workplan

In order to create the new Area “H” OCP, Staff proposes a workplan as follows:



## Key Components

### Revision of Cultus Lake South Neighbourhood Plan Policies and Content

FVRD Staff will work with the SCLCG and Lindell Beach Residents Association to address issues with the Cultus Lake South Neighbourhood Plan policies that have been identified by the SCLCG (see the attached August 29, 2014 memorandum), including the following areas:

- Resort Residential
- Local Commercial
- Form and Character (of Resorts)

### Potential Inclusion of Cultus Lake Park’s Community and Park Plan

FVRD Staff are currently in the process of creating a new Community and Park Plan for Cultus Lake Park. Should the Park Board wish to have their plan adopted as an Official Community Plan under the Local Government Act, the plan could be integrated into the new Area “H” OCP as a local area plan, similar to the current Cultus Lake South Neighbourhood Plan, which would facilitate coordination between plans and a greater lake-wide approach to planning in Area “H”.

### Integration of recent FVRD Policies and Plans

FVRD Staff will review policies and studies that have been completed by the FVRD within the past two years and integrate the relevant content and policies into the Area “H” OCP.

Integration with the FVRD Crown-Community Interface Policy, Commercial Aggregate Policy, Sewer and Water Gap Analysis studies, and upcoming Liquid Waste Management Plan for Cultus Lake are anticipated.

## Consultation Strategy

The consultation approach must meet the legislative requirements of the Local Government Act and the needs of the public and stakeholders. Legally, local governments are compelled by Section 879 of the Local Government Act (LGA) to provide one or more opportunities it considers appropriate for consultation with persons, organizations and authorities it considers will be affected.

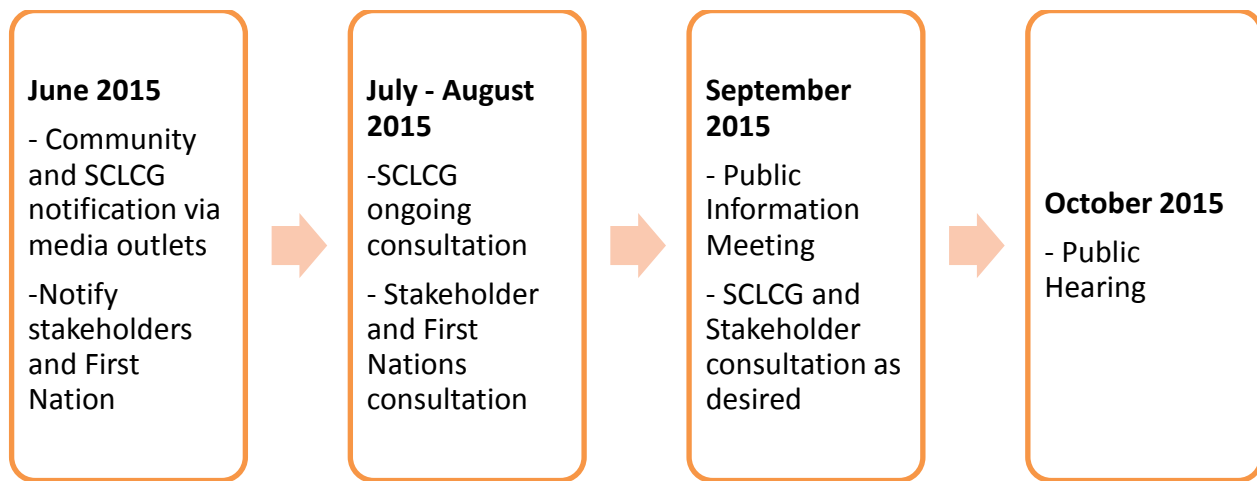
The Board must also consider whether consultation should be early and ongoing. At a minimum the Regional Board must provide one opportunity for public input. This is in addition to the statutory Public Hearing under Section 882(3) (d) of the LGA.

The Regional Board is not limited to those groups identified in the LGA, and may also wish to extend consultation opportunities to others who may have an interest.

As part of the old Area “E” OCP Update process, from 2010 to 2013, two Advisory Planning Commissions were established, and ongoing consultation with a broad range of stakeholders, including local residents, First Nations and other governmental and non-governmental organizations was conducted throughout the process. The consultation strategy applied at this time was appropriate and successful.

Consultation will be undertaken by a variety of means, including notification via traditional and online media outlets, public information meetings (open houses), referrals and meetings with stakeholder groups and First Nations, and a public hearing.

The scope of the Area “H” OCP Creation, while similar to that of the proposed Area “E” OCP Update process, will also include active and ongoing consultation with the SCLCG. Thus, a consultation strategy that mirrors the Area “E” OCP strategy, with an enhanced level of community consultation, is presented as follows:



Consultation will specifically target Area “H” residents, businesses and land owners, along with the following stakeholder groups:

<b>Key Stakeholders</b>	
<b>Organization</b>	<b>Contact person</b>
South Cultus Lake Community Group	Gord Spencer and Scott McKay
Developer- Creekside	Jon Van Geel
Developer- Aquadel	Dick Whitlam
The Cottages Strata	Mike Palmer
Soowahlie First Nation	Chief Brenda Wallace
Ts'elxwey'eqw Tribe	Chief David Jimmie
Cultus Lake Park	Cultus Lake Park Board and Staff
School District 33	Gerry Slykhuis
City of Chilliwack	David Blain
BC Parks	Vicki Haberl

MOTI	Mike Neill
FLNRO (Recreation and Trails BC)	Marina Dunn and Allan Johnsrude

As we move forward with the Plan process the consultation input will be shared with the EASC and Regional Board, along with staff prepared summary/analysis prior to giving readings or adoption of the OCP amendment bylaw.

### Timeline

	June	July	August	September	October	November	December
<b>FVRD Staff</b>	Notification	Draft Plan	Complete draft Stakeholder Referrals	Public Information Meeting	Public Hearing		
	Plan content: determine what to keep, remove, add, and update Cultus Lake South Neighbourhood Plan revisions		Plan revisions based on Community and Stakeholder feedback		Public Hearing		
<b>Community</b>	Notification and Consultation on Cultus Lake South Neighbourhood Plan policies			Public Information Meeting	Public Hearing		
<b>Stakeholders and First Nations</b>	Notification	Ongoing Consultation			Public Hearing		
<b>FVRD Board</b>	Endorse workplan		Staff update	1 <sup>st</sup> Reading	Public Hearing	2 <sup>nd</sup> and 3 <sup>rd</sup> Readings	Adoption

### COST:

The Electoral Area “H” OCP creation is a scheduled 2015 Electoral Area Planning priority. Funding is available in the 2015 Electoral Area Planning approved budget.

### **COMMENTS BY:**

#### **DIRECTOR OF EA PLANNING AND DEVELOPMENT:**

Not available for comment.

#### **CHIEF FINANCIAL OFFICER:**

Reviewed and supported.

#### **CHIEF ADMINISTRATIVE OFFICER:**

Reviewed and supported