



CORPORATE REPORT

To: CAO for the Electoral Area Services Committee

Date: 2019-12-10

From: Katelyn Hipwell, Planner II

File No: 6480-30-049

Subject: Hemlock Valley Official Community Plan Review – Process Update

INTENT

This report is intended to advise the Regional Board of information pertaining to the review and update to the Official Community Plan for Hemlock Valley, Electoral Area C. Staff is not looking for a recommendation and has provided this update on the status of the review process for information.

STRATEGIC AREA(S) OF FOCUS

Support Environmental Stewardship

Foster a Strong & Diverse Economy

Support Healthy & Sustainable Community

Provide Responsive & Effective Public Services

PRIORITIES

Priority #5 Outdoor Recreation

Priority #4 Tourism

Priority #2 Air & Water Quality

BACKGROUND

In late 2016, the FVRD initiated the review and update of the Official Community Plan (OCP) for Hemlock Valley in response to the approval of an All-Seasons Resort Master Plan by the Province (Mountain Resorts Branch). The Master Plan approval allows for significant expansion of the existing resort base through a five phase resort development on Crown lands. An update to the OCP is necessary to adequately reflect and address the proposed development of the Master Plan.

In early 2017, the Regional Board endorsed a consultation strategy for the project that built on the previous consultation that had been undertaken as part of the Master Plan approval process. Staff began initial work on the OCP review throughout 2017 by undertaking the following actions:

- Informational presentation to the Hemlock Valley Ratepayers Association
 - Staff provided an overview of the Master Plan approval and process for an OCP review and update

- Association members provided feedback on community concerns to be addressed through OCP review
- Early referral letters to key stakeholders
 - Request for preliminary comments with regard to interests in the expanded OCP area in advance of a draft provided for formal review
- Preliminary meetings with key stakeholders
 - Meetings between staff and various stakeholders were held in response to referral letters
- Information presentation to Village of Harrison Hot Springs Mayor and Council
 - Staff provided an overview of the Master Plan approval and process for an OCP review and update
 - Mayor and council provided comments with regards to their interests in the project

In the interest of expediting the process, the FVRD retained Barefoot Planning + Design to prepare the draft Official Community Plan in July 2019. Staff worked closely with the consultant to create a Plan that adequately reflects the approved Master Plan and expanded scope of development, incorporates the Master Development Agreement commitments laid out as part of the Master Plan approval, and honours the existing Hemlock Village and community.

DISCUSSION

Ongoing Consultation

An early draft Plan, attached, is now available for referral and further public consultation. This early version is a preliminary Plan to garner stakeholder and public feedback. Some sections of the Plan, such as “First Nations History”, “Community Relationships”, and “Neighbourhood Vision” have been left blank or only partially completed in anticipation of continued discussions with key stakeholders to further frame and better inform these segments.

Master Plan versus Official Community Plan

The approved Master Plan is an agreement between the Province of British Columbia and the Resort Developer. This agreement sets the stage for how the Resort Developer will commit to improvements and expansion of the resort in exchange for rights to Crown land and presents a long term vision for this growth over the next 60 years.

The FVRD’s Official Community Plan for Hemlock Valley provides direction to realize a 15 to 20 year vision for the community and is based upon the Controlled Recreation Area established by the approved Master Plan. The Plan aims to be consistent with the development proposed in the Master Plan while serving as a workable Plan to guide sustainable and efficient development of the mountain resort community.

How the Plan Works

To complement the phased development approach of the Master Plan, the OCP was developed with a similarly phased approach which sees the Plan area divided into three distinct Neighbourhood Planning areas (NPA).

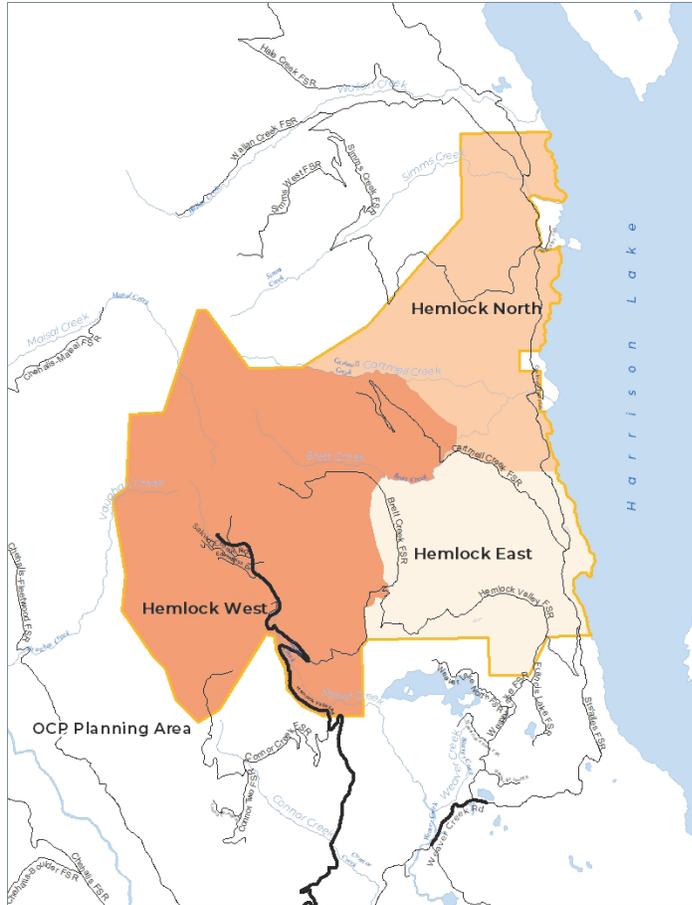


Figure 1: Neighbourhood Planning Areas for the Hemlock Valley Plan Area

The intent is that the Official Community Plan serves as a body of umbrella policies for the entire plan area and is further complemented by individual Neighbourhood Plans for each NPA which contain detailed neighbourhood specific land use policies.

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.

Additionally, the Plan contains a Neighbourhood Planning Terms of Reference which serves as a guide for future Neighbourhood Plan development.

At this time, the Plan contains a Neighbourhood Plan for the Hemlock West Neighbourhood Planning Area only, with policies and land use designations limited to the existing Hemlock Village and not the additional areas anticipated

for development under the Master Plan. Neighbourhood Plans for the other NPAs are not contemplated at this time. The timing for development of NPAs will be determined by the resort developer. NPAs must be completed before development can occur in these areas.

Next Steps

Staff will continue consultation in keeping with the previously approved Consultation Strategy:

1. Follow-up referral letters to previously engaged stakeholders will be sent in December with a copy of the draft plan and an invitation to meet for further discussion.
2. Information pertaining to the OCP review process will be made available on the FVRD website, including a copy of the draft Plan, and staff reports.

3. Information meeting and open house scheduling will be coordinated with the Resort Developer and the Hemlock Valley Ratepayers Association.
4. Review of feedback and input received and amendments to the draft Plan as required will be undertaken by staff.
5. Follow up and reporting to Regional Board for 1st reading of the draft bylaw.

Given the seasonal nature of the current Sasquatch Mountain Resort operation, staff intend to take advantage of the increased community presence in Hemlock over the winter months and coordinate any open houses or information meetings during this time.

As the Plan review and update process progresses, staff will continue to provide updates to the Committee and the Regional Board.

COST

The Hemlock Valley Official Community Plan review and update is a scheduled Electoral Area Planning work plan priority. Associated costs are covered under existing Planning and Development budget resources.

CONCLUSION

In response to the Provincial approval of an All-Seasons Resort Master Plan for Hemlock Valley, the FVRD has initiated a review and update to the existing Official Community Plan in order to adequately reflect and address the development contemplated in the Master Plan.

A draft Plan is now available and has been provided to the Committee and Regional Board for information in anticipation of forthcoming further consultation and distribution to stakeholders and the wider community.

COMMENTS BY:

Graham Daneluz, Director of Planning & Development	Reviewed and supported.
Mike Veenbaas, Director of Financial Services	No further financial comment.
Jennifer Kinneman, Acting Chief Administrative Officer	Reviewed and supported.