



HEMLOCK VALLEY OFFICIAL COMMUNITY PLAN
SCHEDULE II

NEIGHBOURHOOD PLANNING TERMS OF REFERENCE

FRASER VALLEY REGIONAL DISTRICT - ELECTORAL AREA C
November 2019

THIS PAGE INTENTIONALLY LEFT BLANK

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 will not subsidize resort development and so all development costs, including the cost of comprehensive planning prior to development, must be carried by the Resort Developer and other taxpayers in Hemlock Valley.

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 (Hemlock) 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 FVRD 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 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 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

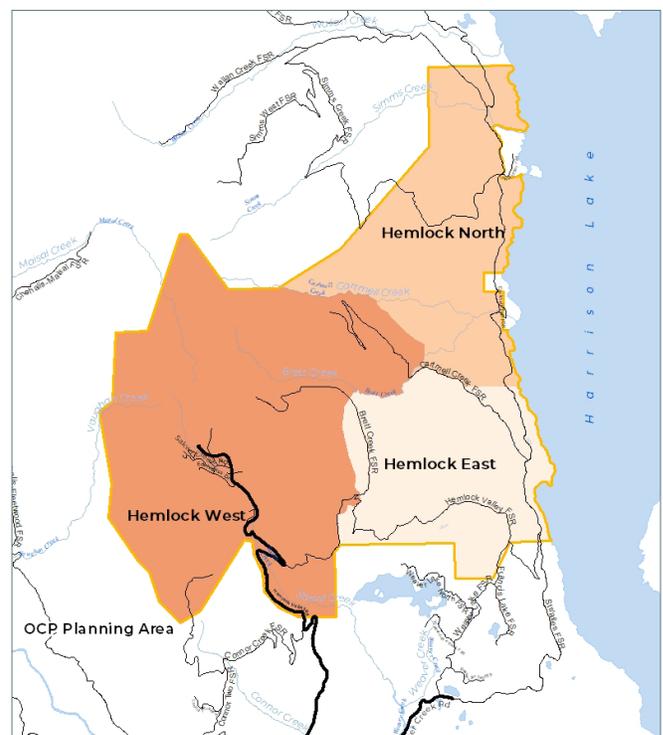
A Neighbourhood Plan (NP) is required for any development to be considered within a Neighbourhood Plan Area (NPA) as identified on Map 2 of the Hemlock Valley OCP (provided below for convenience). Development applications, including for any residential, commercial, institutional, and utility service developments, will not be considered unless a neighbourhood planning process has been completed and an NP has been adopted by the FVRD 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 FVRD 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 FVRD 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 FVRD 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 FVRD 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 FVRD 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:

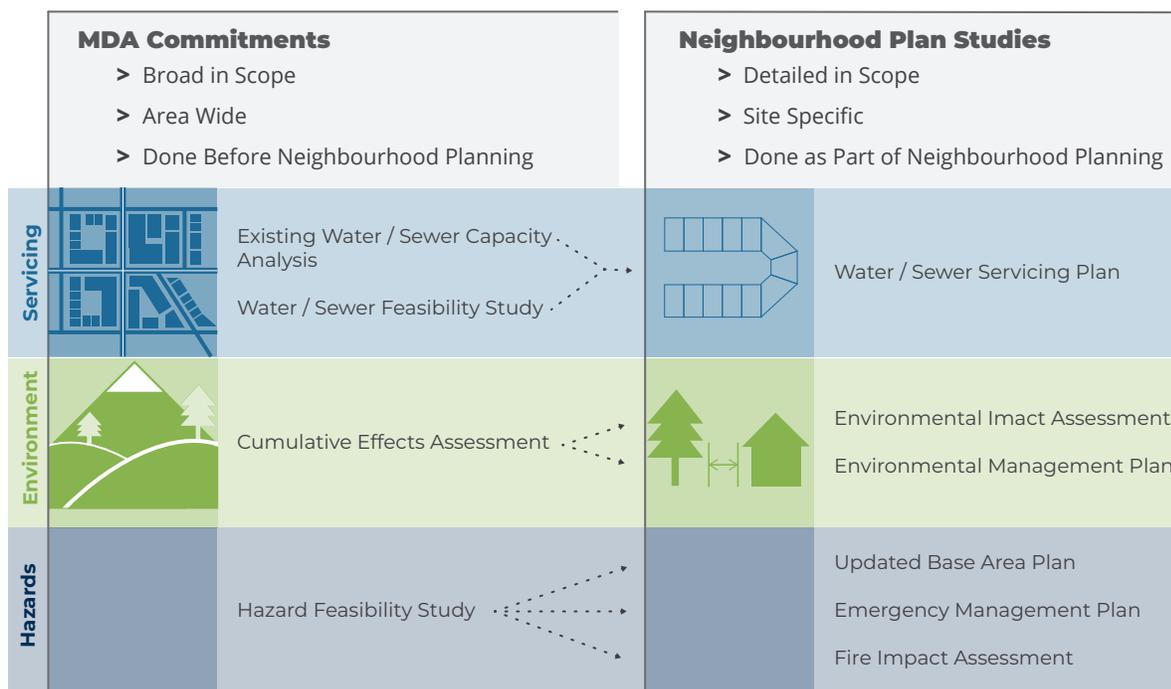
The FVRD will not enter into a Scope of Work Agreement to commence a neighbourhood planning process until the MDA commitments outlined below have been completed to the satisfaction of the FVRD, or sufficient evidence of completion and approval by the appropriate agency or agencies has been provided to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

- › Public Recreation Management Planned (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

- › 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 FVRD 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.

A Climate Action Plan for the entire Official Community Plan Area that addresses broadly, climate mitigation and adaptation in the context of a resort community; and, specifically, green building policies and actions (in line with BC Step Code), Electric Vehicle policies and actions for public and private properties, and other GHG reduction strategies.

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 FVRD Board of Directors, members of the community, and circulated to appropriate stakeholders for review. 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 FVRD Board of Directors 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 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.

This Policy Chapter should be developed in collaboration with local First Nations to the extent each First Nation deems appropriate 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 First Nations' interests, but must be aligned with broader OCP policies and objectives.

It is anticipated that The Sts'ailes First Nation 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:

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

- › Active Mountain Recreation (e.g. public access areas for motorized activities such as ATVing)
- › Passive 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-c).
- › 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 First Nation, 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:

- › Climate Action Plan required to be developed in advance of neighbourhood planning per OCP Policy 7.1.1.
- › 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 consultation 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 area 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 First Nation 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 First Nations' 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.