STAFF REPORT

To: Chair and Members of the Electoral Area Services Committee
From: Dawn Smith, Planner 1
Date: January 13, 2015
Subject: Electoral Area “D”, Popkum-Bridal Falls – Official Community Plan Update

File No.: 6480-20-427

FOR INFORMATION:


SUMMARY OF ISSUES:

The Fraser Valley Regional District is updating the Electoral Area “D”, Popkum-Bridal Falls OCP in 2014 and 2105. This report provides a progress update and identifies upcoming focus areas.

BACKGROUND:

- Adopted in 1998\(^1\), the Electoral Area “D” Official Community Plan has influenced land use in the Popkum-Bridal Falls area for nearly 17 years.
- Generally, the OCP has functioned well during periods of growth in the community providing guidance to the Regional Board, FVRD staff and the public.
- Electoral Area “D” has grown by 26%\(^2\) from 1996-2011, with approximately 281 new residents during that period.
- Growth is expected to continue, with the potential for another 400+ lots and over 1200 new residents.
- On average, 10 new homes are added to Electoral Area “D” each year\(^3\).
- Updated OCP policy is needed to ensure policies are relevant with current values and legislation to manage anticipated growth effectively.

DISCUSSION:

The Regional Board approved the OCP Update work plan and project scope in June 2014. Over the past six months, the FVRD has engaged the community and key stakeholders to identify key focus areas and policy amendments for the OCP Update.

\(^1\) Officially adopted on April 28, 1998.
Consultation

Broad based consultation is a key element that guides the OCP Update and ensures policy reflects community values, legislative requirements and stakeholder interests. Ultimately, OCP policy will seek to balance the needs and concerns of all parties and provide the Regional Board with guidance on how Popkum-Bridal Falls will grow and evolve for the next 20 years. As part of the OCP Update consultation program, the Regional District has undertaken the following consultation to date:

- **Local, Provincial and Federal government agencies:**
  FVRD staff has met or had written contact with 42 agencies, including in person consultation meetings with the: Agricultural Land Commission (ALC), City of Chilliwack, Ministry of Transportation and Infrastructure and BC Parks.

  Please refer to Appendix A for Consultation Summary Table and Appendix B for Agency Meeting Summary

- **First Nations**
  Cheam, Popkum, Peters, Seabird Island First Nation, Skwah Band, Ts'elxwéyeqw Tribe, including People Of The River Referral Office⁴.

  FVRD staff and Electoral Area “D” Director Dickey met with the Cheam First Nation on July 31, 2014. Cheam Chief and Council members provided initial feedback on the OCP Update, including; historical context of the Popkum-Bridal Falls area, ongoing opportunities for mutual benefit such as water and fire service provision, and land use values respectful of their traditional territory. The FVRD will continue to consult with the Cheam First Nation to collaborate on new historical sections for the OCP, and where possible policies of mutual interest.

- **Community events/meetings**
  - Popkum Ratepayers meeting: January, April and November 2014 meetings
  - Business and Development community – Two breakfast meetings: July 2014
  - Parks Day event at Cheam Lake Wetlands Regional Park – July 19, 2014
  - Town Hall/Open House – July 29, 2014, 70 participants
  - Popkum Firehall Open House – October 4, 2014

  Please see Appendix C – Community Meetings and Events, Summary Notes.

- **Community survey**
  The public was asked to complete a twelve question survey via [www.surveymonkey.com](http://www.surveymonkey.com). We received 79 responses. The survey was advertised throughout the summer and early autumn via newsletter delivered to each mailbox, bulk email (100+ email addresses), and promoted at each community event. The survey asked respondents to identify values to guide future growth, including:

  1. **What do you like most about living in Popkum-Bridal Falls?**

     | Rank | Preference            |
     |------|-----------------------|
     | 1st  | 74% Quiet            |
     | 2nd  | 70% Large lots       |
     | 3rd  | 70% Rural lifestyle  |

---
⁴ People of the River Referral Office members - Aitchelitz Band, Chawathil Band, Cheam Indian Band, Leq'a:mel First Nation, Scowlitz First Nation, Shxw'ow'hemel First Nation, Skawahlook Band, Skowkale First Nation, Squala First Nation, Sumas First Nation, Tzeachten Indian Band, Yakweakwioose Indian Band).
2. What type of suburban residential housing should we have?

<table>
<thead>
<tr>
<th>Rank</th>
<th>Percentage</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1st</td>
<td>59.72%</td>
<td>Maintain existing large lot sizes, 1/4 acre parcel</td>
</tr>
<tr>
<td>2nd</td>
<td>41.67%</td>
<td>Mix of lot sizes, but mostly existing large lots</td>
</tr>
<tr>
<td>3rd</td>
<td>18.06%</td>
<td>Bigger lots, 1 acre+</td>
</tr>
</tbody>
</table>

Please see Appendix D for Popkum-Bridal Falls OCP - Survey Response Summary.

POLICY FOCUS

As a result of consultation/feedback and technical reports, FVRD staff expects the following policy areas to be addressed in the OCP update:

Suburban-rural residential character and lot sizes

Popkum is a desirable residential neighbourhood of high quality housing stock, and provides a niche in the local real estate market with larger lots and rural/country character yet relatively close to services within the City of Chilliwack. Survey and community meeting participants have expressed a strong desire to maintain the existing community character, including density, lot sizes, trees and high quality homes. Pol

Maintaining the current OCP subdivision and parcel size policy is expected. However, unique consideration will be necessary for the potential redevelopment of the Minter Gardens site. Ensuring development fits within the existing neighbourhood character, in addition to addressing servicing and traffic impacts. Policy refinements will be considered for the 750 sq. metre lot sizes in the Suburban Residential (SR) designation, including consideration of ongoing community concerns regarding parking, aesthetics, and lot layout/neighbourhood character.

Trail connections and park opportunities, including access to the Fraser River

Popkum-Bridal Falls is rich in parks and recreation opportunities but lacks connections between important assets such as Cheam Lake Wetlands Regional Park, the Fraser River/Ferry Island Provincial Park, Bridal Veil Falls Provincial Park and the two local community parks. OCP policy will focus on connecting the park destinations with trails for residents and visitors that would create opportunities for expanded tourism business and active communities.

Appropriate levels of water and sewer services for new development

OCP policy will focus nodes of development, along with lot size and density expectations to reflect servicing levels provided by the FVRD Popkum-Bridal Falls Integrated Water System and the direction outlined in the Urban Systems Sewer Gap Analysis study.

Incorporate latest geotechnical hazard review

An overview geotechnical hazard study is near completion for the Bridal Falls corridor. The study will identify locations of geotechnical hazard (ie. debris flood, landslide, etc) and the type of hazard, probability and extent. This information is critical to ensuring land development and approvals create safe and resilient neighbourhoods. A finalized report is expected in the Spring 2015.

Hillside development

The hillside area west of Bridal Falls features a cluster of several hundred acres of privately owned lands free of geotechnical hazards and outside the ALR. These lands present an opportunity for future growth within EA”D”.

Tourism and business opportunities in Bridal Falls

Business community feedback has identified the lack of tourism destination since the loss of the Dinotown and Minter Gardens attractions. In addition, the lack of profile/advertising to draw the travelling public off the Trans-Canada Highway #1 to utilize local businesses. Opportunities to strengthen and support the profile of the Bridal Falls as a tourist recreation destination will be a focus of OCP policy.
## Appendix A - Consultation List

<table>
<thead>
<tr>
<th>Provincial Agencies</th>
<th>Contact Person</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ministry of Transportation and Infrastructure</td>
<td>Mike Kelly, Operations Manager AND Mike Neill, Sr Development Technician</td>
</tr>
<tr>
<td>Ministry of Environment</td>
<td>Ecosystems Section</td>
</tr>
<tr>
<td>Ministry of Forests and Range and Natural Resource Operations</td>
<td>Allan Johnsrude, District Manager</td>
</tr>
<tr>
<td>Ministry of Forests and Range and Natural Resource Operations (Trails BC)</td>
<td>Mike Peters, Recreation Officer</td>
</tr>
<tr>
<td>Fraser Health Authority</td>
<td>Sandra Gill, Manager Environmental Health Services &amp; Healthy Built Environment Program</td>
</tr>
<tr>
<td>Ministry of Agriculture and Lands</td>
<td>Kim Sutherland, Regional Agrologist</td>
</tr>
<tr>
<td>Ministry of Public Safety and Solicitor General</td>
<td></td>
</tr>
<tr>
<td>Integrated Land Management Bureau (crown lands)</td>
<td></td>
</tr>
<tr>
<td>Ministry of Community, Sport and Cultural Development</td>
<td>Karen Rothe, Manager, Growth Strategies, Metro Vancouver and Fraser Valley</td>
</tr>
<tr>
<td>Resource Stewardship and Parks Division, Ministry of Environment (BC Parks)</td>
<td>Jennie Aikman, Regional Planner</td>
</tr>
<tr>
<td>Agricultural Land Commission</td>
<td>Tony Pellett, Regional Planner</td>
</tr>
</tbody>
</table>
# Appendix A - Consultation List

## Federal Agencies

<table>
<thead>
<tr>
<th>Agency</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Department of Fisheries and Oceans</td>
<td>No longer consult see email</td>
</tr>
</tbody>
</table>

## First Nations - see document no. 234923, tips from Jessica

<table>
<thead>
<tr>
<th>First Nations Referral Office</th>
<th>Administrator</th>
</tr>
</thead>
<tbody>
<tr>
<td>People Of The River Referral Office</td>
<td>Barry Schmitz, Referrals Administrator</td>
</tr>
<tr>
<td>(Aitchelitz Band, Chawathil Band, Cheam</td>
<td></td>
</tr>
<tr>
<td>Indian Band, Leq'a:mel First Nation,</td>
<td></td>
</tr>
<tr>
<td>Scowlitz First Nation, Shxw'ow'hamel First</td>
<td></td>
</tr>
<tr>
<td>Nation, Skawahlook Band, Skowkale First</td>
<td></td>
</tr>
<tr>
<td>Nation, Squiala First Nation, Sumas First</td>
<td></td>
</tr>
<tr>
<td>Nation, Tzeachten Indian Band, Yakweakwioose</td>
<td></td>
</tr>
<tr>
<td>Indian Band)</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Band</th>
<th>Councillor</th>
</tr>
</thead>
<tbody>
<tr>
<td>Popkum Band</td>
<td>Harry Murphy, Councillor</td>
</tr>
<tr>
<td>c/o Sto:lo Nation</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Band</th>
<th>Councillor</th>
</tr>
</thead>
<tbody>
<tr>
<td>Peters Band</td>
<td>Chief Norma Webb</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Band</th>
<th>Councillor</th>
</tr>
</thead>
<tbody>
<tr>
<td>Seabird Island First Nation</td>
<td>Chief Clem Seymour</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Band</th>
<th>Councillor</th>
</tr>
</thead>
<tbody>
<tr>
<td>Skwah Band</td>
<td>Leslie Williams, Councillor</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Band</th>
<th>Natural Resource Officer</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ts'elxwéyeqw Tribe (NEW)</td>
<td>Damodar Khadka, Lands &amp; Natural Resource</td>
</tr>
<tr>
<td></td>
<td>Officer</td>
</tr>
</tbody>
</table>

## School District

<table>
<thead>
<tr>
<th>District No. 33 (Chilliwack)</th>
<th>Superintendent</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Evelyn Novak, Superintendent of Schools</td>
</tr>
</tbody>
</table>

## Local Governments

| City of Chilliwack                          | Manager of Long Range Planning & David   |
|---------------------------------------------| Blain, Director of Planning & Engineering|

<table>
<thead>
<tr>
<th>District of Kent</th>
<th>Director of Development Services</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Darcey Kohuch,</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Popkum Volunteer Fire Department</th>
<th>Chief Gerit Rozendaal</th>
</tr>
</thead>
</table>
### Appendix A - Consultation List

#### FVRD Internal Referrals

| FVRD Internal Departments - Engineering (Tareq Islam), Finance, Administration, Parks | Barclay Pitkethly, Tareq Islam; Christina Vugteveen; Suzanne Gresham; Margaret Thornton; David Bennett; Graham Daneluz; Chris Wilson; Mike Veenbaas; Mike Foster. AND cc’d David Urban & Gord Gadsen |

#### Ratepayer Groups

<table>
<thead>
<tr>
<th>Ratepayer Groups</th>
<th>Karl Dekker, President</th>
</tr>
</thead>
<tbody>
<tr>
<td>Popkum Ratepayers Association</td>
<td></td>
</tr>
</tbody>
</table>

#### Special Interest Groups

<table>
<thead>
<tr>
<th>Special Interest Groups</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Fraser Valley Regional Watersheds Coalition</td>
<td>Lance Lilley</td>
</tr>
<tr>
<td>BC Hydro Inc.</td>
<td>Amy Seabrooke, Program Manager, Sustainable Communities</td>
</tr>
<tr>
<td>Fortis BC</td>
<td>Amy Hennessy, Community &amp; Aboriginal Relations Manager</td>
</tr>
<tr>
<td>Trans Mountain Pipeline</td>
<td></td>
</tr>
<tr>
<td>Kinder Mogran</td>
<td>Andrew Galamnyk, Director of External Relations, Lexa Hobenshield, Trans Mountain Expansion Project</td>
</tr>
</tbody>
</table>
# Appendix A - Consultation List

<table>
<thead>
<tr>
<th>Organization</th>
<th>Representative</th>
</tr>
</thead>
<tbody>
<tr>
<td>Canadian Nation Railway Company</td>
<td>Raymond Beshro, Senior Officer - Community Planning and Development</td>
</tr>
<tr>
<td>West Popkum Utilities Ltd.</td>
<td>John Rimschneider, President</td>
</tr>
<tr>
<td><strong>Recreation groups; identify with MoTSA staff</strong></td>
<td></td>
</tr>
<tr>
<td>Focus Groups</td>
<td></td>
</tr>
<tr>
<td><strong>Agriculture</strong></td>
<td></td>
</tr>
<tr>
<td>Corners Pride</td>
<td></td>
</tr>
<tr>
<td><strong>Popkum - Bridal Falls Commercial Designated Property</strong></td>
<td></td>
</tr>
<tr>
<td>Bridal Falls Golf course</td>
<td>Stan Siscoe</td>
</tr>
<tr>
<td>Brian Minter &amp; Rusty Reimer</td>
<td>Brian Minter &amp; Rusty Reimer</td>
</tr>
<tr>
<td>Nigel Argyle</td>
<td></td>
</tr>
<tr>
<td>Wildcatt Grill</td>
<td>Simone Black &amp; Jenny Franks</td>
</tr>
<tr>
<td>Country store / Esso Station (674079 BC LTD)</td>
<td>Canny Atwal</td>
</tr>
<tr>
<td>Pembourough (Kevin Demers/Camperland/Bridal Falls Waterpark)</td>
<td>Kevin Demers</td>
</tr>
<tr>
<td>Robson Street Café Inc.</td>
<td>Raymond Jee</td>
</tr>
<tr>
<td><strong>Developers</strong></td>
<td></td>
</tr>
<tr>
<td>Bridal Falls RV Park Inc/Tri-R Developments</td>
<td>Ron Sturm</td>
</tr>
<tr>
<td>Appendix A - Consultation List</td>
<td></td>
</tr>
<tr>
<td>-------------------------------</td>
<td></td>
</tr>
<tr>
<td>Bill Kirkness</td>
<td></td>
</tr>
<tr>
<td>Rhee Ga Holdings</td>
<td>Doo Jun Lee</td>
</tr>
<tr>
<td></td>
<td>Gerry Keryluik - Agent</td>
</tr>
<tr>
<td>Ken Burroughs</td>
<td></td>
</tr>
<tr>
<td>Ken Pede</td>
<td></td>
</tr>
<tr>
<td>Pritam Dhaliwal &amp; Tejinder Brar</td>
<td></td>
</tr>
<tr>
<td>Te Brinke Holdings Ltd</td>
<td>Neil &amp; Natalie</td>
</tr>
<tr>
<td>John Rimschneider</td>
<td></td>
</tr>
<tr>
<td>Natalie &amp; Michael Stasiuk</td>
<td></td>
</tr>
<tr>
<td><strong>Others</strong></td>
<td></td>
</tr>
<tr>
<td>First Avenue Church of God</td>
<td></td>
</tr>
<tr>
<td>Camp Bridal</td>
<td></td>
</tr>
</tbody>
</table>
Wednesday, September 24, 2014

Fraser Valley Regional District (FVRD)
- Dawn Smith, Planner 1
- Margaret Thornton, Director of Planning and Development

Ministry of Transportation and Infrastructure (MOTI)
- Mike Neill, Senior Development Technician
- Mike Kelly, Operations Manager (part)

Note: items in RED require action

MEETING NOTES

Meeting discussion points

- Shoulder bike lanes along Yale Rd west out to Cheam Wetlands
  - Apply to CIPP, Cycle Infrastructure Partnerships Program
  - Paving was recently done along Yale Rd East (east of roundabout) and along Popkum Rd North, but no shoulder bike lane installed
  - MoTI to consider future shoulder bike lane area in future paving program on key roads
  - FVRD to identify priority roads and inform MoTI. FVRD will send MoTI the EA “D” Trail study.

- Crossing at Yale Rd east (west of roundabout) – north south connection
  - May have been denied by MoTI, Mike Neill will check
  - Difficult section of road with straight/flat section to the west and hill area as depart/approach roundabout intersection
  - Formal crossing/lights may create false sense of security
  - Informal crossing maybe preferred as the pedestrian is more aware/on-guard'

- Loop trails – linear parks (sidewalks) along road ROW
  - Yes supportive.

- Safer bike/Pedestrian crossing at roundabout
  - There is a ped/bike crossing at roundabout. No plan to change.

- Semi-truck parking along Highway 9 – enforcement? Air brake noise along highways – local acoustics.
  - Highway 9 shoulder is part of right-of-way in anticipation of future 4-lane widening (future, date uncertain).
  - FVRD encourages priority enforcement along this portion of Highway 9 /Roundabout corridor.
    Residents are complaining of noise and unsafe parking/exit of semi-truck traffic – particularly at night. Important with the Tim Hortons now open.
  - MOTI will discuss with RCMP.
- More noise barriers along Rose Garden Estates
  - Existing noise fence installed by MOTI
  - Fences have marginal effectiveness at reducing sound, may create a perception/visual issue
  - Building construction, such as triple pane windows, air conditioner units to reduce need for open windows, sound proof building materials are often more effective.
  - FVRD should consider building design review to address the issue.
  - MOTI has no plans for expanded noise barriers/fencing.

- Highway interchange parking for ambulance and police? Safety? Unsightly?
  - Uncertain if any plans to upgrade gravel triangle before westbound highway entrance, MOTI staff will look into with Les Gilbert @ MOTI.

- Business signage – Highway 1 EAST-WEST, for Bridal Falls commercial area
  - Bridal Falls business owners want highway signage similar to Eagle Landing signage on approach to City of Chilliwack. Want signage at Bridal Falls exit AND Popkum Rd exits (both directions).
  - Eagle Landing signage is permitted as it’s within the municipality but Popkum is an EA and franchise/icon signage is standardized with knife/fork symbols etc..but does not allow franchise symbols.
  - It is MOTI policy to use standardized icons and place sign to advertise business services in Bridal Falls, but can’t use franchise icons in un-incorporated areas.
  - Business owners or the RD could approach MOTI for signage, but could also consider using Popkum IR lands to place advertising.

- Rest area at Exit 130, Popkum Rd? Washroom facility needed
  - MOTI has no rest area planned.
  - New Bridal Falls business signage could direct travelers to the service area.

- Bus stop – both for school and public transit
  - Bus stop along highway 9 underway
  - Funding for additional bus stop (school) maybe possible for West Popkum, Mike Kelly MOTI will investigate
  - Residents have told FVRD that a bus stop at Bunker Rd/Yale Rd E triangle (west Popkum) would be best location, and is currently an informal bus stop

- Projected changes – capital plans?
  - Mike Neill, MOTI will discuss with Les Gilbert to find out capital plan and provide info to FVRD

- Studies underway?
  - Mike Neill, MOTI will share traffic impact studies from recent Popkum commercial studies (and others if available).
  - FVRD will share geotechnical overview study once complete and Popkum trails study.
Meeting Discussion Items

FVRD is undertaking a comprehensive review and update to the OCP for Electoral Area “D” (Popkum-Bridal Falls). The intent of the meeting is to review issues associated with this comprehensive review and to receive comments from the ALC from the FVRD referral letter dated June 6, 2014.

EA “D” ALC (Agricultural Land Commission) Application history

- Records of ALC application’s in the Popkum-Bridal Falls area date back to 1977. Tony Pellet has provided history and context on past applications in the email dated December 8, 2014 (attached for reference).


- ALC responded with support for a 6 ha exclusion, with condition of establishing DPA buffer and stormwater study. Excluded lands were cited as soil classification Canada Land Inventory 5PT\(^1\) and similar to neighbouring development soils. ALC cited reasons for remaining lands refusal; class 2\(^2\) and 3\(^3\) land = good agricultural land and remaining development potential on non-ALR lands, agrees urban containment boundary needed.

- Subsequent ALR exclusion requests for the have been refused (10 applications since 1995). Two exclusion applications were approved for up to 6 hectares – supported by 1997 FVRD West Popkum Boundary Study. Specifically the subsequent ALC letters state the following:
  - September 18, 2003 ALC letter – “the only reason to consider exclusion would be if, during a planning review of this area it was determined that the ALR in this neighbourhood was going to be eliminated. As the Commission is not prepared to support random exclusions outside of the planning process”.

---

\(^1\) Class 5PT: Soils in this class gave very severe limitations that restrict their capability in producing perennial forage crops, and improvement practices are feasible. Subclass features P: Stoniness and, T: Topography.

\(^2\) Class 2: Soils in this class have moderate limitations that restrict the range of crops or require moderate conservation practices.

\(^3\) Class 3: Soils in this class have moderately severe limitations that restrict the range of crops or require special conservation practices.
February 23, 2006 – “that the application be refused but would be reconsidered when the FVRD undertakes planning for the area and the commission agrees to the proposed planning designations and the future direction for the area”.

West Popkum Boundary Review

- FVRD Review done in July 1997 – resulted in 6 ha ALC exclusion (not the 23.9 ha requested).
- Subsequent applications to exclude remaining lands in 2003 and 2006 were refused, citing the need for planning review of the area.
- ALC remains open to a boundary review / planning study of the West Popkum ALR lands. Criteria for boundary review would include:
  - Comprehensive approach, study of West Popkum ALR lands not just individual or ad-hoc property boundary review
  - FVRD lead /coordinator of study, not a priority study for ALC to initiate.
  - ALC has no funding resources for the boundary study.
  - Merit based – must provide technical rationale why lands are unsuitable for agriculture. Comprehensive Professional Agrologist (P.Ag) soil study needed, by reputable ALC approved P. Ag.
  - Consultation with key stakeholders needed – City of Chilliwack and ALC staff.
  - Net benefit to community and agriculture is a consideration in ALC decision.
  - Should consider opportunities (ie. under transmission lines) and appropriate neighbouring uses (ie. avoid conflicts/ provide buffers) for utility corridor and sites located within the ALR in west Popkum.
  - Increased residential development may create density sufficient for sewage treatment systems and sites – will need to consider rationale for site selection, especially if within the ALR.
  - Open minded to a boundary change study, but ultimate decision is by the Agricultural Land Commission members not ALC staff.
  - ALC Boundary study underway in the east Kootenay, Elk Valley area – could review for information.

McGregor Rd boundary review / subdivision

- Features predominantly stony soils from Cheam landslide material.
- Local ranch on east side of Popkum Road North has similar soils but has operated a successful farm. ALC staff have noted this is property as a good example of farming on challenging soils.
- Exclusion or boundary amendments could apply and present rationale but would require a Professional Agrologist (P. Ag) soil study to demonstrate rationale.
Open to merit based proposals which work with lands, ie. preserve farmable lands but allow development or subdivision within the ALR on soils unsuitable for agriculture.

UBC Agriculture Research station in Agassiz and Summerland, BC could provide technical information (ie. soils suitability to crops, or intensive agriculture options) to help support farmers in this area to find viable farming business.

Ultimate decision is by the Agricultural Land Commission members, not ALC staff.

**Agri-tourism**
- ALR regulation supports agri-tourism accommodation, provided parcel has farm status and limited/small scale in size (ie. cabins ok)
- Agri-tourism businesses are already permitted on parcel under the ALR regulation (ie. sale, promotion of farm goods produced on site).
- Need to better promote opportunities for agri-tourism in OCP policy.

**Detached carriage homes**
- Open to ALC application for carriage homes.
- Could be an appropriate use for ALR lands in Popkum.
- Need to set conditions and circumstances that permit carriage homes, such as septic servicing, building location that minimizes impact to ALR lands.

**Miscellaneous**
- FVRD finalizing geotechnical overview study of Bridal Falls, we will provide a copy to ALC once complete.
- FVRD will forward draft consultation meeting notes to ALC staff for review. Finalized notes will form official record of ALC initial consultation comments.
Comments pertaining to planning from 1997 onward:

× In 1977 the Regional District of Fraser-Cheam (RDFC) forwarded a proposal for exclusion of land from the ALR north and west of Cheam Lake, based on a Commission review showing the land as being predominantly unsuited to agriculture. With Commission support, the land was excluded from the ALR in January 1978.

× Your notes make reference to a 1977 West Popkum ALR Boundary Review. I have not been able to track down the relevant file. Is it possible for you to provide me with more details about the RDFC request?

× In November 1983 the Ministry of Agriculture [and Food] Property Management Branch (which worked cooperatively with the Commission in the management and leasing of Commission-owned lands) completed an agricultural study of a ± 100 ha area in the vicinity of Cheam Lake. The study provided a coordination between the Chilliwack and Agassiz soil survey maps, and analyzed the lands south of Cheam Lake between Gray and Popkum Roads. A major focus of the soil survey was whether there might be land use or drainage impacts from the restoration of Cheam Lake following completion of marl extraction from the lake bed. The study concluded that with proper management practices, ± 75% of the study area is capable of producing a wide range of crops; the remaining 25% is generally best suited to pasture but under certain conditions the potential exists for a wider range of crops.

× In November 1984 the Commission reviewed a draft OSP for that part of Electoral Area ‘D’ lying southwest of Popkum Indian Reserve No. 1. The minutes and letter are attached, with the `8½ x 14`` map scanned separately.

× In 1986, the Commission concurred with changes made in order to convert the OSP to an OCP as required by changes to the Municipal Act. The name ‘OSP’ was retained for this OCP.

× In January 1991, the Commission approved a two-lot subdivision of land on the east side of Thompson Road. In December 1991 RDFC proposed redesignation of that parcel from Agricultural Large Holding to Agricultural Small Holding.

× Early in 1992, the Commission received draft bylaws respecting community water and storm drainage (both inside and outside the ALR) and respecting potential development of a new residential area outside the ALR (including some of the land excluded in 1978). The Commission was in support.

× Also early in 1992, RDFC proposed redesignating one parcel in West Popkum from Rural to Rural II.

× In February 1992, the Commission excluded the southern extension of Llanberis Way from the ALR.

× In May 1992, the Commission conditionally allowed an application from the Popkum Indian Band and offshore investors to exclude lands (including Indian Reserve lands) from the ALR east of Popkum Road for a resort development including a golf course, marina, resort and residential component. The conditions required submission of detailed site
planning, evidence of zoning and building permits, and the consent of all other jurisdictions and authorities. The conditions were not met and the project did not proceed.

× In June 1992, the Commission reviewed a proposed land use change from Agricultural Large Holding to Agricultural Small Holding affecting ALR lands in West Popkum. Given the 1991 subdivision approval and 1992 exclusion the Commission endorsed the change for the areas east of Thompson Road but declined to endorse the change for the areas to the south and west (not affecting the BC Hydro switch station), noting that the change would prejudice the outcome of a further ALR review.

× In December 1992, RDFC proposed a linear parkway system for Popkum, including a route atop the Trans-Mountain oil pipeline. The Commission raised no objection in principle to any of the other routes.

× In January 1993, the Commission reviewed but did not comment on a proposed ‘OSP’ amendment regarding to community water and storm drainage policies. At the same time RDFC requested that the Commission study the ALR boundary in the East Popkum / Cheam Lake area.

× In November 1993, possibly as a follow-up to FCRD’s request, the Agriculture Ministry completed an agricultural study of ALR lands in East Popkum west of Popkum Road, determining that 75% of the land is capable of producing a wide variety of crops, with the remaining 25% being best suited to pasture. Based on this study the Commission refused an application to exclude an 8 ha parcel for residential development. Also based on this study and the Commission’s June 1992 comment, RDFC indicated that east Popkum is no longer at issue but that attention should be paid to west Popkum.

× In January 1994, RDFC submitted a package of background information to be used by Commission staff in preparation of an ALR study focused on West Popkum. In March 1995, the Commission advised RDFC that due a staff shortage and other priorities the ALR study had not been completed. RDFC responded with a request that the ALR study proceed as soon as possible.

× In March 1996, bylaws were renamed to reflect the new Fraser Valley Regional District (FVRD).

× In January 1997, the Commission first allowed campground use of two parcels situated between Bridal Falls Road and the Trans-Canada Highway, then in April 1997 allowed that area to be consolidated with the Bridal Falls Golf and Country Club.

× In July 1997 FVRD submitted a West Popkum ALR Boundary Review, which the Commission partially endorsed and adopted in October 1997 by Resolution #631/1997. A copy and a February 1998 revision are attached.

× In December 1998, FVRD updated the text and applicable maps for what was now called the Official Community Plan for Popkum and Bridal Falls. It also extended the OCP to the ALR lands immediately to the east of Popkum Indian Reserve No. 1. Amendment Bylaw 0200 was received by the Commission January 5, 1998. The Commission’s Resolution #116/1998 is attached as 31858d1. A second Resolution #266/1998 is attached as 31858d2.

× I believe you may already have my reports dated 29 June 2001 and 12 June 2003. If not, let me know and I will send them to you.

× An interesting decision in East Popkum was the 2008 proposal to exclude the ≥8.7 ha ALR portion of a ≥14 ha parcel. The Commission viewed the property in the company of staff and the applicant. Access was by way of a farm road crossing an adjacent farm and continuing across the lowland area (improvable to Class 3w) to the base of the hill (improvable to Class Spt – part of the 1983 25%?). The Commission was not prepared to consider exclusion of the lowlands, nor to consider road access across the lowlands to access residential development on the hill. They discussed the potential for residential development of the hill provided access was from the northeast. The Commission declined reconsideration on the grounds that no new evidence nor proof of error had been submitted. While that ended the
application process, it is still possible that there might be an opportunity to consider hilltop development/access potential in conjunction with drainage improvements to the lowlands in the vicinity of Bridal Falls Creek. In the meantime we look forward to the results of the Bridal Falls geotechnical overview.

× Your comment on the review criteria is refreshingly accurate, except that from now on the decisions will be made by a panel of three commissioners. The current three are Bill Zylmans (Richmond/Delta farmer), Satwinder Bains (Abbotsford former member of the Farm Industry Review Board), and Gordon McCallum (with wide experience in Surrey). I am their Regional Planner and Eamonn Watson is their Land Use Planner. Their first priority must be catching up on a backlog of applications, after which they are eager to turn to planning issues, Popkum being an obvious early choice.

× The question of agri-tourism accommodation is a possible subject for clarification when the ALR Regulations are amended sometime in the new year. Many proponents do not grasp the concept that there must be active agriculture before there can be agri-tourism and there must be agri-tourism before there can be agri-tourism accommodation.

× The first and last of the attachments to this email are Agricultural Capability mapping. I have coloured the latter map to emphasize prime farmland (green), farmland containing at least some Class 4 land (yellow), and farmland with nothing better than Class 5 (pink). The white patches are anthropomorphic areas (disturbed soils) where I do not know the current state of the land.

I have run out of time. I will be back in the office Wednesday morning and on Tuesday and Friday in case you wish to carry the discussion forward. After that I am on vacation, returning January 6th.

K.A. Pellett
Tony Pellett RPP, MCIP, Regional Planner Provincial Agricultural Land Commission
133 - 4940 Canada Way
BURNABY BC V5G 4K6
604 660-7019  FAX 660-7033

web site:  www.alc.gov.bc.ca <http://www.alc.gov.bc.ca>

From: Dawn Smith [mailto:Dsmith@fvrd.bc.ca]
Sent: Wednesday, November 5, 2014 2:02 PM
To: Pellett, Tony ALC:EX
Subject: Draft FVRD - ALC Oct 6, 2014

Tony,

Please see attached draft meeting notes from our October 6, 2014 meeting. Could you please review and offer your comments? If they look ok, then we will consider them an official record of the ALC initial response. Just an email back will suffice.
Thanks!
Resolution #1503/84
File: #51-M-82-14704

MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

Meeting held at the B.C. Agricultural Land Commission Office, 4940 Canada Way, Burnaby, B.C. on the 26th day of October 1984.

Present:  
C. E. Framat  Acting Chairman
R. P. Murdoch  Commissioner
I. D. Paton  Commissioner
A. R. Sutcliffe  Commissioner

The Commission was asked to review and comment on the Official Settlement Plan of Electoral Area "D", Regional District of Fraser Cheam. It was noted that the Property Management Branch, Ministry of Agriculture and Food completed an agricultural study concerning a portion of the plan area.

A general discussion and review ensued regarding background information, the Agricultural Land Use section and the Agricultural policies. The matter of reflooding Cheam Lake was discussed at some length.

It was agreed that the Plan dealt with agriculture in a sensitive manner and that the Regional District should be commended for its efforts.

IT WAS
MOVED BY:  Commissioner Murdoch
SECONDED BY:  Commissioner Paton

THAT the Official Settlement Plan of Electoral Area "D", Regional District of Fraser Cheam, be endorsed and the following points be drawn to the attention of the Regional Board.

1. With reference to paragraph 4 on page 60, the words "... subject to the approval of the Provincial Agricultural Land Commission" should be deleted because additional dwellings for farm help is an outright use within the Agricultural Land Reserve under the Agricultural Land Commission Act and does not require Commission approval. It is suggested that this amendment could be made prior to final reading and adoption of the plan or at the time of a future plan amendment.

2. The Commission has specifically endorsed the Agricultural Large Holding and the Agricultural Small Holding designations as applied to the majority of the Agricultural Land Reserve.

3. The Commission has endorsed the Park designation indicated in blue on the attached map with the understanding that these small lots may be required for public purposes for the benefit of the community.

4. The Commission has endorsed the Suburban Residential designation for the area outlined in red on the attached map. It is suggested that due to lot size and physical characteristics, consideration may wish to be given to the eventual exclusion of this lot from the Agricultural Land Reserve.
5. It is suggested that consideration may wish to be given in the future to an ALR boundary adjustment in the area hatched in green on the attached map.

6. With regard to that area of the Cheam Lake bed currently within the ALR and designated Park, the Commission has endorsed the designation and considers it appropriate that this area be eventually excluded from the ALR if plans proceed to re-establish the lake. The Commission will work in a co-ordinated manner with the Regional District in this regard.

7. The Commission has endorsed policies 3 and 4 on page 71 regarding intensive agriculture. Both are generally consistent with the Commission's previous consideration of zoning bylaw amendments in the area. However, upon finalization of the Green Zone policies, there may be a need to review these plan policies. For further information in this regard, it is suggested contact be maintained with Mr. David Sands, Green Zone Co-ordinator.

CARRIED
November 2, 1984

Reply to attention of Barry Smith

Mr. Hugh Sloan
Assistant Planner
Regional District of Frasdr Cheam
8430 Cessna Drive
Chilliwack, B.C. V2P 7K4

Dear Mr. Sloan:

Re: Official Settlement Plan, Electoral Area "D"
     Our File #51-M-82-14704

The Commission has now reviewed the Official Settlement Plan for the Popkm/ Bridal Falls area and wishes to thank the Regional District for this opportu-
tunity. The Commission has been informed of the process involved in the develop-
ment of the plan and is aware this included a careful review of agricultural
lands in the plan area. The Commission particularly wishes to commend the
Regional Board and staff on the process followed to develop the plan as well
as the sensitive manner in which the agricultural aspects of the plan have
been handled.

The Commission has carefully considered in detail those portions of the plan
concerning agriculture including the Background Information section, the
Agricultural Land Use section and the Agricultural Area policies. By Resolution
#1503/84 the Commission has endorsed the Official Settlement Plan for Electoral
Area "D" as presented. In so doing the Commission requests that the following
information points be drawn to the attention of the Regional Board.

1. With reference to paragraph 4 on page 60, the words "...subject to the approval of the Provincial Agricultural
   Land Commission" should be deleted because additional
dwellings for farm help is an outright use within the
Agricultural Land Reserve under the Agricultural Land
Commission Act and does not require Commission approval.
   It is suggested that this amendment could be made prior
to final reading and adoption of the plan or at the
time of a future plan amendment.

2. The Commission has specifically endorsed the Agricultural
   Large Holding and the Agricultural Small Holding desig-
nations as applied to the majority of the Agricultural
   Land Reserve.

3. The Commission has endorsed the Park designation indicated
   in blue on the attached map with the understanding that
   these small lots may be required for public purposes for
   the benefit of the community.

... 2
4. The Commission has endorsed the Suburban Residential designation for the area outlined in red on the attached map. It is suggested that due to lot size and physical characteristics, consideration may wish to be given to the eventual exclusion of this lot from the Agricultural Land Reserve.

5. It is suggested that consideration may wish to be given in the future to an ALR boundary adjustment; in the area hatched in green on the attached map.

6. With regard to that area of the Cheam Lake bed currently within the ALR and designated Park, the Commission has endorsed the designation and considers it appropriate that this area be eventually excluded from the ALR if plans proceed to re-establish the lake. The Commission will work in a co-ordinated manner with the Regional District in this regard.

7. The Commission has endorsed policies 3 and 4 on page 71 regarding intensive agriculture. Both are generally consistent with the Commission’s previous consideration of zoning bylaw amendments in the area. However, upon finalization of the Green Zone policies, there may be a need to review these plan policies. For further information in this regard, it is suggested contact be maintained with Mr. David Sands, Green Zone Co-Ordinator.

Having reviewed the Electoral Area "D" plan, the Commission recognizes the area as being largely rural in nature but appreciates that it is the focus of several diverse land uses which have added to the planning challenge facing the Regional District. Despite this, and as noted above, the Commission is pleased with the overall approach of the Plan and its policies regarding lands within the Agricultural Land Reserve.

If you have any questions regarding the above, do not hesitate to contact the Commission accordingly.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

[Signature]

Per: M. F. Clarke, Chairman

c.c. Mr. Dave Sands, Ministry of Agriculture & Food, Abbotsford
Mr. Terry Deyer, District Agriculturist, Chilliwack
Mr. Gordon MacEachern, Deputy Minister of Agriculture & Food
(Attn: Mr. Graham Dragushan, Farmland Resources Branch)

REQ/kj
Schedule “E”

WEST POPKUM
AGRICULTURAL LAND RESERVE
BOUNDARY REVIEW

Fraser Valley Regional District
July 3, 1997
WEST POPKUM A.L.R. BOUNDARY REVIEW

Introduction

For some time, it has been considered by Fraser Valley Regional District (FVRD) (previously the Regional District of Fraser-Cheam) and the Provincial Agricultural Land Commission (PALC) that the ALR boundary in the West Popkum area should be reviewed. There is pressure on the ALR land in the area because of the ongoing suburban residential housing development on nearby, non-ALR land, and there is a potential for land use conflicts to occur along the suburban-ALR boundary. FVRD and the PALC have, in fact, recently dealt with two applications by private landowners for exclusion of their properties from the ALR. FVRD has also received enquiries and proposals for exclusion of other lands in the area. The PALC has turned down the two submitted exclusion applications, but nevertheless has indicated its desire to review the ALR boundary in the subject area in a comprehensive manner.

FVRD is currently working on an update to the Official Community Plan (OCP) for Electoral Area “D” (including the Popkum area). It is possible that the housing lot supply in the area, including the supply of planned but not yet developed lots, may be exhausted by the end of the term of the new OCP update. There is considerable pressure on the ALR lands within the OCP area. As well, there is a need from the point of view of the engineering and financing of FVRD services (such as the water and drainage systems) to establish clear and finite limits on development in Popkum. On a more regional scale, FVRD also is now in the process of preparing a regional growth strategy for the entire Regional District, in which it is essential to establish which areas are suitable for additional growth and which areas are not. It is therefore an opportune time to establish a permanent “Urban Containment Boundary”, conterminous with the ALR boundary, limiting the ultimate extent of suburban development to occur in West Popkum.

This report is not intended as a “block exclusion” application. Rather, the report has been prepared by the FVRD Planning Department to provide a background for a review of the ALR boundary by the PALC, in conjunction with FVRD. The report reviews a series of criteria that affect the ALR boundary in the area. Certain criteria, especially soils and agricultural land use, are best addressed by the PALC and its staff, and are therefore dealt with only in a limited way in this report. To a considerable extent, the first portion of the review is a map analysis exercise. The map review is followed by a discussion of a proposed new Urban Containment Boundary (UCB), and means by which the UCB can be maintained effectively and permanently. The final section of the report outlines the process by which the ALR boundary review might proceed and the how the conclusions drawn from it might be implemented.

Study Area Description

The study area is what we generally refer to as “West Popkum”, an area of unincorporated lands within Electoral Area “D” of FVRD. The study area is bounded by Cheam Lake on the east, the Trans-Canada Highway on the south, the Cheam Indian Reserve No. 1 on the north, and the District of Chilliwack on the west (see Figure 1). One property within the District of Chilliwack municipality has been included in the study at the request of its owner and in cooperation with the District of Chilliwack. Highway No. 9, the Agassiz-Rosedale Highway, crosses the study area in a north-south direction (the highway is not located within the ALR).

The main area of interest of this study is the triangular block of ALR land located west of Highway No. 9, north of Highway No. 1, and south of the existing suburban housing developments along Yale Road (see Figure 2).
The study area consists of two general landform units: the Fraser River floodplain, and the Cheam Landslide deposit. There is still some debate about when the Cheam slide occurred and its cause. It appears to have occurred about 10,000 years or so before present, at the time of the last de-glaciation. Geotechnical studies have determined that the retreat of the glaciers likely was the trigger for the slide (or slides) and that current climate and other circumstances would not now result in further slides similar to the Cheam slide occurring.

The slide debris covers much of the study area. Generally, changes in soil type and agricultural land capability, as well as the Fraser River 200-year floodplain boundary, all occur at the edge of the slide debris. The slide deposit is elevated above the underlying Fraser River floodplain deposits, and consists mostly of well-draining soils, suitable for suburban residential development using septic systems. Accordingly, land in the study area was designated as early as 1966 for eventual housing, in the Lower Mainland Regional Plan.

The suitability of the area for suburban housing is reflected by the current OCP. The non-ALR lands west of Highway No. 9, north of Highway No. 1, and south of the Cheam I.R. No. 1 are designated "Suburban Residential", which provides for subdivision to a minimum parcel size of 1100 sq.m. (about ¼ acre). New subdivision lots of that size may be permitted on the condition that each lot be served by the community water system, operated by FVRD, and that other services such as paved, urban cross-section roads, underground drainage systems, street lighting, underground wiring, and linear parks be provided. The area is not served by a community sanitary sewer system, so a requirement of each development is that a hydrogeological study be carried out to assess the suitability of the development for on-site, septic sewage disposal at the density proposed, and that an area on each lot be protected by covenant for a septic field and also for a back-up area for an alternate septic field.

It should be noted that the lands in the vicinity of the Yale Road and Highway No. 9 intersection are designated "Highway Tourist Recreation Commercial" in the OCP, in recognition of the strategic location of these lands at the intersection of two provincial highways and an arterial road. Highway commercial and local commercial developments are provided for on these non-ALR lands.

The drainage system in the area is operated by FVRD, and is designed based upon the principle that runoff from new development should replicate, as much as possible, the pre-development drainage characteristics of the area. Accordingly, surface drainage from lots and roadways is directed to subsurface exfiltration facilities, to recharge the groundwater system, rather than into surface ditches, streams or drainage courses. The exfiltration systems provide a degree of water quality treatment, in addition to limiting peak off-site runoff. Drainage from the roofs and perimeter drains of individual houses on new lots must be directed to engineered "soak-away pits" located on each lot. Because it is not economical or practical to handle runoff "on-site" from extreme intensity rainfall events or in all circumstances (e.g. such as when a rainfall event occurs when the ground surface and portions of the drainage system are frozen up), it is necessary to provide for peak runoff and emergency overflows from the area. FVRD, in conjunction with the District of Chilliwack, has constructed improvements to the Everett Ditch, which drains a large area of agricultural lands, mostly within the District of Chilliwack. The ditch system drains into the Hope Slough, north of the study area, and then into the Fraser River. The required link between the end of the Everett Ditch and the overflow systems from the suburban developments in West Popkum has not yet been constructed, pending accumulation of adequate development cost charges to complete it, and pending a decision on the Urban Containment Boundary (which would allow FVRD to select the best route for the drainage system link). In the meantime, individual subdivisions must provide interim drainage overflow ponding areas, and have covenants against certain lots prohibiting construction thereon until the Everett Ditch link is completed.
Development in West Popkum to-date has been very much consistent with the policies of the OCP. Since the development of a community water system starting in 1989, 167 new, serviced lots have been created in West Popkum. Currently, there are a total of 261 parcels in the area, of which 48 are vacant and could be used for residential purposes. Most of the new serviced lots have been built upon. Potentially, with full build-out, an additional 200 or more lots could be created under the current OCP west of Highway No. 9. FVRD currently is also processing an application to provide for a new residential development just east of Highway No. 9 and north of Yale Road. Ultimately, if approved, this development would involve 153 additional lots. In total, therefore, 350 or more new lots could be developed in the area, on existing non-ALR lands.

Map Analysis

As discussed earlier, the study area and current ALR boundary are shown on Figures 1 and 2. One parcel within the District of Chilliwack is included in the study, as noted earlier and as shown on Figure 1.

Figure 3 shows “Agricultural Land Capability”, based upon BC Ministry of Environment, Land Capability for Agriculture Maps, 1:25,000 scale, dated 1985. FVRD staff derived a weighted capability average for each polygon on the map, by multiplying each unimproved capability rating in the polygon by its percent proportion, adding these amounts together, and dividing by 100. For example, a polygon with an unimproved rating of 6:5W 4:4W averaged to 4.6. Obviously this tends to generalize the soil characteristics to a certain extent, but it does facilitate mapping of the land capabilities. FVRD staff then grouped the averaged capability ratings into ranges, the best of which includes lands with an average capability rating between 1 and 3.5. The area shown within the 1 - 3.5 range along the south margin of the subdivisions shown on Figure 3 actually is classed as 3 AT (class 3 land with soil moisture deficiency and topographic limitations) on the published agricultural capability maps.

The surficial geology of the study area, as expected, is consistent with the agricultural capability maps. Figure 4 shows the surficial geology units, obtained from mapping titled “Surficial Geology of the Chilliwack Area”, prepared by the British Columbia Geological Survey in 1996. The areas shown as bedrock (R) on the map are steeply-sloping mountainside. FVRD staff also reviewed (but did not map in this report) mapping titled “Preliminary Relative Earthquake Hazard Map of the Chilliwack Area”, prepared by the BC Geological Survey in 1996. This mapping is based upon the sensitivity of surface soils to earthquake hazards. It indicates that most of the study area, including the Cheam Landslide deposits (Cb) and the area of alluvial sand overlying slide debris (F/C), has a relative hazard rating of “Low” (only bedrock areas had a better rating). For comparison, most of the area to the west of the study area has an earthquake sensitivity ranging from “Moderate” to “High”. Interestingly, areas of land with good agricultural capability generally have moderate to high earthquake sensitivity, presumably because of the finer-grained soils (silts and clays) in those areas. Conversely, land with poorer agricultural capability was usually much less sensitive to earthquake hazards.

The Fraser River floodplain, the approximate location of which is shown on Figure 5, also is consistent with the information shown in Figures 3 and 4. It is important to note that the 200-year floodplain boundary shown on Figure 5 is based upon photogrammetric contours at a 2 metre contour interval. Therefore, the position of the 200-year floodplain boundary on the map is subject to significant horizontal error. As well, at many locations the floodplain boundary lies on flat or very slightly sloping land, so that a few centimetres of difference in elevation might result in horizontal movement of the line of several tens of metres. Site-specific surveys are required in order to establish the location of the floodplain boundary accurately on the ground. The boundary shown is useful, however, for general sub-regional planning purposes.
Proposed Urban Containment Boundary

As mentioned earlier, it is important for a number of reasons to establish a permanent Urban Containment Boundary in West Popkum. After a detailed review of the map analysis results, discussed earlier, and in the context of providing for a traffic circulation plan, buffering of non-compatible land uses, and constructing integrated servicing systems for the area, FVRD proposes a preliminary Urban Containment Boundary, corresponding to the proposed ALR boundary shown on Figure 6.

The aim is to establish a boundary between ALR and suburban housing lands that is rational, orderly, and permanently sustainable. Factors considered by FVRD in proposing the relocated boundary as shown include:

- The current ALR area forms a small wedge into the suburban housing area. There is no buffering as the boundary currently exists, and there is a potential for land use conflicts.
- The proposed ALR boundary is shown located along the north side of the existing BC Hydro properties (LS. 14 and 15). There is a large transformer station located on a portion of the BC Hydro land, and the Trans-Canada Highway is located to the south. These BC Hydro lands can be used effectively for certain agricultural purposes, but they are not suitable for housing development. These lands therefore lend themselves to use as a buffer between housing and agricultural land uses.
- Portions of the current ALR lands are hummocky or may have stony soil conditions. Site-specific review of the lands proposed to be excluded from the ALR may determine that the land’s soil based agricultural capacity is limited. However, we do recognize that portions of these lands do have good quality soils for land-based agriculture.
- The proposed ALR boundary approximates the 200-year floodplain boundary of the Fraser River. FVRD considers the floodplain to be a significant criteria for long range land use planning; new urban development generally should not occur within the floodplain.
- Because of the configuration of existing lands, it would be advantageous to establish a traffic circulation pattern for the lands south of Yale Road, rather than having a “fishbone” pattern develop with a series of dead-end, unloped roads extending south from Yale.
- There is a need to complete the storm drainage system link between the suburban housing developments and the Everett Ditch. The ideal approach is to utilize an underground overflow storm drainage system, extending east-west on the land south of Sussex Drive, with a surface “major system” provision for emergency overflow.
- Current groundwater flow in the area is assumed to be from SSE to NNW. Natural recharge areas are on alluvial fans, creeks, and slopes south of Highway No. 1. Therefore, suburban groundwater recharges generally will not flow toward existing agricultural land south of the study area. Conversely, the main community water supply well is located adjacent to Yale Road. With an amended ALR boundary as proposed, the well would be located 550 metres from the ALR boundary (currently it is 230 metres away).

If the ALR boundary was adjusted as shown on Figure 6, an area of land of approximately 23.90 ha would be removed from the ALR. This land potentially could provide another +100 suburban housing lots. A conceptual design of the subject area is shown on Figure 7.

In terms of timing, while the ultimate supply of currently non-ALR lots of +350 should last 10 or more years at recent rates of development, not all property owners necessarily wish to develop during that time frame. It is also important now to finalize community servicing locations, to establish servicing
thresholds for utilities for the overall area, and to develop community services in an orderly, phased manner.

A Sustainable Urban Containment Boundary

FVRD recommends that, if any alteration of the ALR/UCB boundary is considered, buffering and other techniques should be implemented to ensure that the boundary is defensible and permanent. FVRD suggests that the following approaches might be used to accomplish that objective (see also Figure 7):

- “Edge treatments” could include extra depth lots (50 metres deep or more), possible vegetation retention and/or screening, and “no-build” areas along the back of lots, possibly implemented by covenant registered on title.
- No new road right of ways should be extended up to the ALR boundary.
- No new utility services intended for subdivision (e.g. water distribution mains) should be constructed up to the ALR boundary.
- Maintain existing Thompson Road access to BC Hydro lands and the other private parcel.
- Drainage system extension should intercept suburban development runoff, including surface and roadway runoff from developments predating the OCP, before the runoff enters agricultural lands.
- Complete improvements to the Everett Ditch. This would benefit both agricultural and suburban housing lands.
- Take advantage of BC Hydro station to help create buffer between agricultural and non-agricultural uses. Residential development will not want to approach too close to the transformer station located near the middle of LS 15.
- Consider leaving visual gaps, especially where pipeline and power line right-of-ways intersect roadways, to emphasize the rural setting and to instill a sense of permanency of the setting for community residents.

Review Process

As discussed earlier, this report is not an application for block exclusion of lands within the ALR. Instead, it is a background report for a review of the ALR boundary in West Popkum by the PALC in conjunction with FVRD. Accordingly, FVRD suggests that the following process might now be followed:

1. Bring draft report to Electoral Area Services Committee of FVRD Board for review, receipt and authorization to forward to PALC.
2. Forward report to District of Chilliwack for review and comment.
3. Forward report to PALC for review and written response.
4. Decision on approach from that point forward. May result in a block exclusion application by FVRD.
5. Any proposed change in the ALR boundary in the area should be accompanied by an amendment of the OCP designation of the relevant lands. Any excluded lands should be redesignated to Suburban Residential in the OCP.
6. Buffering and “edge treatment” requirements and policies could be implemented (1) by text amendments in the OCP, and (2) during the rezoning and/or subdivision approval process for individual development proposals.

FVRD Planning Department
July 3, 1997
MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION


Present: D. Taylor Acting Chair
J. Bakker Commissioner
G. Horn Commissioner
M. Thompson Commissioner

FILE # MM-31858

LOCAL GOVERNMENT: Fraser Valley Regional District

ISSUE: The consideration of an update of the Official Community Plan (OCP) for Popkum Bridal Falls (Bylaw 500). In view of time constraints a copy of a draft of this report has been provided to the Regional District (R.D.). Should any response be forthcoming from the R.D. in time it will be made available at the meeting.

ATTENDANCE OF STAFF OF R.D.: An invitation has been extended to the staff of the R.D. to attend the meeting to explain the main elements of the plan. It is uncertain at the time of writing of the report as to whether the invitation will be taken up.

RECOMMENDATION: The plan is very sensitive to agricultural issues and, with one exception, (which relates to environmental protection) only minor changes are suggested. It is recommended that the Commission support the comments and suggestions contained in this report and that the R.D. be informed accordingly. In no cases is it considered that the issue is of sufficient importance to justify the Commission requiring change.

BACKGROUND:

Context - Very roughly the plan covers an area within the R.D. approximately 6 kms long and 2 kms wide aligned along the Trans Canada Highway to the immediate north of the Chilliwack Municipal Boundary.

The last occasion that the Commission considered Bylaw 500 was in 1984 when it was still a Settlement Plan. It was endorsed by the Commission and the R.D. was commended on the plan which was found to be sensitive to agricultural issues. A small number of suggestions were made of no major consequence.

The present update is primarily a housekeeping exercise which introduces some statistical information into the background report and updates the text and applicable maps. It follows the ALR Review which was considered by the Commission at its 21 October, 1997 meeting and is in line with the Resolution # 631/97 of the Commission.

Extent of ALR - Approximately 400 ha comprising two principal blocks located to the north west of the Trans Canada Highway, the smaller of which lies to the south and the larger to the north of the Agassiz-Rosedale Highway. Overall perhaps 20% of the plan area lies within the reserve. The two blocks are separated by a primarily residential development area and Minter Gardens, focused on the intersection of the two highways.

Agricultural Capability of ALR - The southern block is almost entirely comprised of prime and prime dominant soils, with topographic and soil moisture deficiencies. The northern block comprises generally poorer unimproved capability soils but with prime improved capability with excess water limitations.
Use of ALR - The bulk of the southern block appears to be farmed, some areas being under trees. A B.C. Hydro Sub station and hydro transmission lines occupy a significant area. The section of the northern block adjacent to the Trans Canada Highway also appears to be farmed and further west 250 acres, comprising Cheam Lake Wetlands are within a Regional Park. According to information in the Background report only 14 of 50 properties within the ALR are being used for farming (B.C Assessment) and 18 for residential purposes. In 1992 (Application 26558 - Pride Farm) the Commission approved in principle the exclusion of a large area for a golf course/residential development/resort proposal subject to approval of details and some indication that development would proceed. Thus far nothing further has occurred and the land remains within the reserve.

COMMENTS OF DISTRICT AGRICULTURIST: Discussions with him suggest that he has little difficulty with the plan. He is of the view that the R.D. should be congratulated. His specific comments are anticipated before the meeting.

OFFICIAL COMMUNITY PLAN:

Background Report - The report indicates that the plan area has considerable development potential, being free of geotechnical hazard and flat or gently sloping. This is an unusual attribute in the Upper Fraser Valley and accordingly the necessity to make effective use of this land is recognised. There is no specific mention of agriculture, except for an historical reference to the fact that 25 acres were cultivated and under orchards during the 1870’s and ’80’s associated with a small village community focused on a mill. Mention is made of the Soil Conservation Act and the Agricultural Land Commission Act.

It is not considered necessary to modify or suggest any addition to this section

Written Statement (Schedule D1)

Development Objectives (following Page 29). (See Annex A) While they are generally sensitive to agricultural needs there are some minor improvements that could be suggested, viz:

The reference to “development” objectives might better be changed to refer to “land use” objectives bearing in mind some of the objectives, including those of relevance to agriculture do not all involve development.

Objective 1) could be improved by adding “the Agricultural Land Reserve” after the word “from” on the first line.

There is no specific mention in any of the objectives of the need to ensure that development does not impact negatively on agriculture. Bearing in mind the plan envisages the residential development of land adjacent to the ALR this is quite important and involves both the buffering of the interface and also ensuring that drainage and sewage disposal do not give rise to problems. It is therefore suggested that the objectives be amended accordingly.

While the role of agriculture in the plan area is not especially significant neither is it so insignificant as not to be deserving of mention at the general objectives level. It is therefore suggested that an objective be added that protects and encourages agriculture.

Discussion - The Commission supported the suggestions.
3.2 Permitted Use (Page 32) 3.2.3 permits second dwellings for agricultural (and campground) assistants. It is suggested that the reference to “agricultural” be changed to “full time farm workers” to clarify the position. Provisions that follow later (Section 3.5) spell out in more detail the criteria for permitting farm worker residences.

Discussion - The Commission supported the suggestions.

3.4 Associated Residential Uses The plan permits a broad range of uses including artisan craft workshops, hobby greenhouses and home occupations in all designations. It mentions that within Agricultural Areas designations such approval will be dependent upon the approval also of the Agricultural Land Commission. While the Agricultural Areas designations nearly coincide with the ALR there are some differences. It would accordingly be preferable for "Agricultural Area designations” in the last sentence to be changed to “Agricultural Land Reserve”

Discussion - The Commission supported the suggestions.

3.5 Agricultural Land Use (See Annex B).

The third bullet point which deals with buffering for intensive agricultural operations could be strengthened by rewording along the following lines:

“Potential conflicts between intensive agricultural operations and other land uses should be minimised by the use of buffering, building set backs, no build covenants, Development Permit Areas and other appropriate devices on both sides of the interface.”

The fourth bullet point is a simple way of defining the criteria for second dwelling status. However it runs contrary to Agricultural Land Commission Policy #015/75 which discourages the determination of second dwelling solely on the basis of size of farm. An examination of the size of subdivisions within the ALR suggests that most are around or smaller than 8 ha so the provision is unlikely to lead to many additional dwellings, whether temporary or otherwise. Bearing in mind General Order #1622/83 the Commission has already deemed such accommodation to be permissible within the ALR. To be consistent with the approach recommended in Planning for Agriculture it is preferable that the section be amended to relate the second dwelling for farm workers to more specific criteria relating to agricultural production. These will be made available at the meeting for consideration. The issue is not of sufficient importance to justify the Commission opposing this section of the plan but it is worthwhile suggesting to the R.D. that the provisions be changed to accord with those recommended in Planning for Agriculture to achieve consistency.

Discussion - The Commission supported the suggestions with regard to the third bullet point. Concerning the policies relating to the additional dwellings it was pointed out that it was unusual for an OCP to detail the policies as provided under the fourth bullet and such details are more often dealt with at the zoning bylaw stage. It was accordingly suggested that the response make mention of the possibility of omitting these policies in the OCP and in the development of the zoning bylaw further consideration be given to this issue in the light of the standards being developed in “Planning for Agriculture”.
4.2 Agricultural Areas (Designations) (See Annex C)

The second paragraph might benefit from the reworking of the last two sentences to indicate that the R.D. will seek as an objective of the OCP, the declaration by the Lieutenant Governor in Council of the invocation of the three year review period provided for in Section 973.4 of the Farm Practices Protection (Right to Farm) Act and will then seek the subsequent approval by the Minister of the land use bylaws that are to be drawn up following the adoption of the OCP, as a prerequisite for the preparation of farm bylaws. It should be noted that this is not mandatory in that it is possible for the Minister to approve a farm bylaw without first approving the zoning bylaw. However, as the farm bylaw will usually be a more detailed expression of provisions contained in the zoning bylaw it makes sense that the Minister first approve the zoning bylaw. In any event it is unlikely that the Cabinet or the Minister will be inclined to approve a farm bylaw without the prior approval of the zoning bylaw except, possibly, for specific instances, for example, where a pressing problem can be solved quickly with the use of such farm bylaw. The fact that the protection of intensive agriculture provisions (Section 915 of the Municipal Act) will fall away with the approval of the zoning bylaw will provide additional incentive to the R.D. to follow this route. The reference to the new provisions awaiting the adoption of provincial regulations is a little misleading in that the initiative to commence the review process will commonly rest with the R.D. rather than with the province. The adoption of the regulation would therefore often be taken as part of the review process and could often come about towards the end rather than at the commencement of the process.

It is therefore believed that the last two sentences would better reflect the situation with wording along the following lines:

"These bylaws are a more detailed expression of and flow from the provisions contained in the Official Community Plan and the zoning bylaw. The Regional District will accordingly, following the adoption of the Official Community Plan, give consideration to a review and update, as necessary, of its zoning bylaws. With regard to those portions of the Plan area in the ALR the bylaw review will involve consultation with the Ministry of Agriculture and Food and the Agricultural Land Commission and be undertaken in the context of Division 8 of the Municipal Act - Use of Land for Agricultural Operations. During the course of the review consideration will also be given to the need for a farm bylaw."

The R.D. should also be reminded in the covering letter of the fact that once the Minister’s approval of the zoning bylaw has been obtained, Section 915 of the Municipal Act will no longer apply.

Discussion - The Commission supported the suggestions. It was also noted that the first paragraph appeared to be biased in regard to intensive agriculture. It was suggested that this be rewritten to better reflect the need, possibly along the following lines:

"The provisions in the Official Community Plan encourage measures to be taken at the interface between agricultural and urban development to ensure that activities on one side of the interface do not give rise to negative impacts on the other."

The second paragraph on page 43 makes mention of the review of the ALR recently completed and indicates that the designation of a small number of properties approved in terms of Commission Resln. # 631/97 for potential exclusion have been earmarked for Suburban Residential. In considering the area the Commission was concerned about the treatment of the interface and suggested that a Development Permit area be considered. It was also generally concerned about the stormwater drainage situation, suggesting that a master drainage plan be prepared. The R.D. has included a Development Permit Area for the protection of Farmland in the OCP which is discussed later. It appears to address all of the issues raised by the Commission with the exception of the master drainage plan. The question of drainage is dealt with later in Section 7.2.5, page 77.
General Policy

It will be noted that the first paragraph indicates that subdivision and land use will be determined by the Commission, where within the ALR. There is no minimum prescribed parcel size. This general provision ties in with subsequent more detailed provisions in 4.2.12 - 4.2.15.

4.1.3. The reference to S. 913(1) appears to be a mistake and should read 917(1) - the section that deals with Farm Bylaws.

4.1.4 Having regard to the protection given farming in terms of the Farm Practices Protection (Right to Farm) Act the word "discouraged" might better read "managed carefully" and the final part might better be worded along the following lines:

"...because of potential for conflicts to arise with existing and future uses adjacent to such areas and the consequent need to ensure that adequate measures are taken on both sides of the interface to prevent such conflicts."

Discussion - The Commission supported the suggestions.

4.3.4 (Page 47). This policy indicates support for the exclusion of land from the ALR in west Popkum in accordance with Commission Resolution # 631/97

4.7.8. (Page 57) This section relates to Use Policies in Park Areas. It indicates that land located in the ALR may be used for agricultural purposes. The two areas within the ALR so designated are also included in Development Permit Areas and comprise the Cheam Wetlands, a Regional Park, and a relatively small picnic area to the north of the Bridal Falls Golf and Country Club on the eastern side of the Trans Canada Highway that is located within the Bridal Veil Falls Provincial Park. Although it is unlikely that any agriculture will take place in either area it is nevertheless pleasing to note that agricultural use has been recognised.

Development Permit Area # 2-D relates specifically to Cheam Lake and Development Permit # 3-D, Geological Hazard, extends over a large area on the eastern side of the Trans Canada Highway and includes the small picnic area north of Bridal Falls Golf and Country Club. There is no mention of agriculture in either of these D.A.'s. However, as explained above it is very unlikely that agriculture would ever be contemplated and for this reason there does not appear to be any reason to suggest any change.

Discussion - The Commission supported the suggestions.

Development Permit Area # 4-D Agricultural Protection (See Annex D). This applies to the area that is designated as Suburban Residential that was the subject of Commission Resolution # 631/97 and also an area of similarly designated land to the immediate east. The provisions appear appropriate. There is no mention made of the need to ensure that drainage and stormwater arrangements are not harmful to agriculture but this issue is addressed in a following section and is discussed below. There is another area designated for suburban residential development that abuts the ALR, lying to the east to Cheam Wetlands. It is not known why the D.A does not include this area and it is suggested that it be included.

Discussion - The Commission supported the suggestions.

7.1 Transportation and Services This section does not appear to contain any policies that have implications for the ALR.
7.2.3.5 Sewage Disposal (Page 77) This section requires that new suburban residential development does not pose any danger for ground water pollution which could lead to environmental problems. It complements the requirements of the D.A. # 3-D.

7.2.5. Storm Drainage - West Popkum This requires that an integrated storm drainage system discharging into Everett Ditch in Chilliwack be developed for concentrated peak flows. The construction will be staged and will be funded from development cost charges levied against new development. Lesser flows and smaller storms will be discharged to ground to exfiltration facilities designed to handle 1:100 year return period peak storm.

These requirements must also be read with the D.A requirements. While not constituting a master storm water drainage plan as specified by the Commission 631/97 resolution it is the staff's view that the provisions in the OCP to protect the agricultural interface taken as a whole are as much, if not more, than can be reasonably expected in the plan. The only improvement worth suggesting to the District is the possibility of extending the D.A. # 4-D to include the area adjacent to the ALR east of Cheam Wetlands.

Discussion - The Commission supported the suggestions.

7.5 Conservation and Environmental Policies. These require protective leave strips adjacent to all fish-bearing watercourses. New development is to comply with the Land Development Guidelines for the Protection of Aquatic Habitat. It is not known whether there are any streams that would be affected by this provision. It would be helpful for the plan to include a map that indicates where these are located. In case some of these are located in the ALR (as seems likely) it is important that a provision be inserted in the plan to indicate that in the ALR, in situations where there is a conflict between the Ministry of Agriculture and Food standards and those of the Ministry of Environment the former will prevail. If the Ministry was further advanced with its negotiations with Federal Fisheries and the Ministry of Environment and standards had been agreed, the Commission might have been justified in opposing this section. However, in view of the unresolved nature of the standards it is believed that the Commission should do no more than encourage the change suggested with the added suggestion that once the guide for agricultural use in riparian areas has been finalised with MELP and Federal Fisheries buy-in the standards in the plan be reviewed.

Discussion - Thee was quite a lot of discussion on this issue. The Commission generally supported the suggestions but considered the issue to be of sufficient importance as to justify making a specific request of the Regional District add the following at the end of Policy 1. A) on Page 86:

"and if within the Agricultural Land Reserve, with the Ministry of Agriculture and the Agricultural Land Commission."

Schedule D2 - Designation Map. All land within the ALR falls within the following designations:

- Agricultural, of which there are two with little significant difference,
- Park, embracing the Cheam Wetlands and the picnic area north of Bridal Falls Golf and Country Club,
- Suburban Residential in West Popkum in the area that was the subject of Commission Resolution # 631/97,
- Rural Residential, comprising +~ 1/4 ha sandwiched between the Bridal Falls Road and the Trans Canada Highway.
Included in the Agricultural designations is the extensive area approved in principle in 1992 (Applic. 26558 - Pride Farm) for exclusion for a golf course/residential development/resort proposal. It would appear that such development is not seen as being on the cards or alternatively the R.D. is unable to support the development at this time.

Exclusion of Other Areas Notwithstanding the ALR Review recently undertaken there does not seem to be any reason for the continued inclusion in the reserve of the relatively small (+7.5 ha) and isolated parcel of land on the eastern side of the Trans Canada Highway. It is accordingly suggested that the R.D be informed that the Commission is willing to give consideration to the exclusion of this land from the reserve.

Discussion - The Commission supported the suggestions.

ALR Review The Commission considered the material recently conveyed from the R.D. and was prepared to agree to the change in the position of the Suburban Residential designation from that conveyed under cover of the R.D.’s 24 December, 1998 letter to that indicated on Schedule “A”, Option 1 sent with the subsequent letter dated 19 February, 1998. It noted the unresolved nature of the development in this area having regard to the access issues and was of the view that the R.D. should be advised that the Commission was not willing to comment on the further modification of the ALR boundary or the positioning of any road links between Llanberis Way and Thompson Road until clarity has been reached on the proposals.

IT WAS
MOVED BY: COMMISSIONER  J. Bakker
SECONDED BY: COMMISSIONER  M. Thompson

That the suggestions in the report, as modified by the discussion be supported and the Regional District be advised accordingly.

CARRIED
Fax Cover

This is a confidential message, intended solely for the person to whom it is addressed. If you receive this message in error, please forward it to the correct person, or mail it back to us. Thank you.

To
Mr. Roger Cheetham

Fax No.
(604) 660-7033

From
Siri Bertelsen

Date/Time
98-02-13 at 4:30PM

Subject
OCP for Popkum-Bridal Falls, portion of Electoral Area "D"

Pages
3 including this one

Please find enclosed a map insert of the OCP Land Use designation map for the Thompson Road area. Based on our telephone conversations, I would like to clarify the Suburban Residential land use designation boundary for this particular area. The small boundary adjustment is necessary in order to include the subject property's existing structures and domestic well. Furthermore, the small adjustment will also give the property owners in the area some more flexibility for a road proposal.

I hope to hear from you on Monday and we might be able to schedule a telephone conference call for the same day.

Thanks,

Siri
Electoral Area “D” Official Community Plan Update
Consultation Meeting

Tuesday, October 21, 2014
BC Parks office
North Vancouver, BC
10:30 – 12:00 pm

Fraser Valley Regional District (FVRD)
- Bill Dickey, Electoral Area “D” Director
- Margaret Thornton, Director of Planning and Development
- Christina Vugtveeen, Manager of Parks
- Dawn Smith, Planner 1

BC Parks
- Vicki Haberl, Planning Section Head
- Dylan Eyers, Protected Areas Section Head
- Rob Wilson, Area Supervisor

Meeting Discussion Items

Context / public commentary
- The FVRD is undertaking an update to the Official Community Plan for Electoral Area “D”. The intent of the meeting is to discuss input from BC Parks on the OCP update process.
- About 90% of OCP update survey respondents identified improved trails and parks as an important feature for EA “D”. Some comments specifically noted need to access Fraser River/boat launch.
- EA “D” is rich in park properties (both regional and provincial), but lacks trail connections to link them all together.
- Community lies along the Fraser River, but lacks formal river access and maintained amenities.
- Bridal Falls is a significant tourism recreation area. Existing tourism accommodation uses (ie. private campground and cottage accommodation businesses) draw many regional tourists (Metro Vancouver and Fraser Valley) but the area lacks a destination with the closure of Dinotown and Minter Gardens. Improved trails and parks could offer an outdoor recreation destination to support local tourism business and expanded amenities for local residents.

Regionally significant park sites within Area “D”

Ferry Island Provincial Park
- Class C Provincial Park, means it can be managed by Park Board but comes with no provincial funding source.
- Funds will need to be raised to support park functions and would be managed by Park Board (ie. boat launch).
- Park board structure allows for co-management (ie. FVRD, Cheam FN, others?).
- Current status of park is to provide clean site, with no amenities and minimal signage.
- Cleanup has been done in partnership with Corrections, and Cheam FN on their own initiative.

Document No. 237494
On-going discussions with Cheam FN about park management.
- Park provides recreational access to the Fraser River; no other local public access exists in Electoral Area “D”.
- Annual flooding of parcel damages previous investments (ie. signage).
- Park boundary could be increased or amended if rationale, park board support and Provincial/ministerial approval are in place.
- Other co-managed Provincial Parks with first nations are class A (so come with a budget/funds). Examples include Stein Valley (Lytton FN), Pine Cone Burke (Katzie FN) and Indian Arm Provincial Park (Tsleil-Waututh Nation).

**Bridal Veil Falls Provincial Park**
- Seasonally operated (May to September) due to debris flow risk and attendance drops after September.
- No management plan update anticipated.
- Small park relative to other class A BC Parks.
- Signage is typical, could improve.
- Wash house, picnic tables are in need of updates.
- Good example of roadside Provincial Park is Shannon Falls, which benefitted from funding with the Sea to Sky highway upgrade.
- Kinder Morgan is applying to amend park boundary along pipeline right of way through the park. Decision does consider compensation for unavoidable impacts. Minister makes ultimate decision on boundary.
- Acknowledge that TransCanada Highway vs. Sea to Sky traffic volume warrants focus and improvements to Bridal Veil Falls, but budget is limited. BC Parks will review budget to consider updates (ie. new picnic tables, gravel replacement, wash house, etc.).
- Neighbouring crown land to the west of Bridal Veil Falls Provincial Park is identified as a notation of interest by the Regional District for possible future Regional Park, but no immediate or long term plans for development.

**Miscellaneous**
- Paragliding site is impressive viewpoint.
- Bridal Falls slopes would make an interesting trail similar to Sea to Sky trail in Squamish Lillooet Regional District.
- Local Chilliwack trails group leading a process to establish trails along the eastern hillsides of Chilliwack to connect Elk Falls to Bridal Veil Falls Provincial Park.
- 12% Park / protected area coverage of BC reached in some geographic areas, but not all parts of BC.
- Province of BC is not interested in acquiring more parks, but if unique opportunities come up they will be considered.
- Fraser River Access site (Corner’s Pride property/North Popkum Rd) - in progress.

**Next steps**
- Regional District will draft OCP policy which supports future collaboration / partnership with BC Parks and other interested groups at Bridal Veil Falls Provincial Park, and ensure long term public access to the Fraser River at Ferry Island Provincial Park - this may include future trail connections.
- Regional District will provide copies of; Popkum trails study, Bridal Falls geotechnical report (once finalized), and both the Regional Park and Electoral Area Park Plans.
Fraser Valley Regional District (FVRD)
- Graham Daneluz, Manager of Planning/Deputy Planner
- Dawn Smith, Planner 1

City of Chilliwack
- David Blain, Director of Planning and Engineering
- Karen Stanton, Manager, Long Range Planning

Meeting Discussion Items

Community Context

- The FVRD is undertaking an update to the Official Community Plan for Electoral Area “D”. The intent of the meeting is to discuss input from City of Chilliwack on the OCP update process.

- Popkum-Bridal Falls population currently 1550, with an expected 1000 more residents without hillside development. On average 10-15 homes added per year. Avg. household size 2.8 persons/home.

- Key themes from public: maintain high quality suburban residential development, larger suburban lot sizes (1/4-1/2 acre), and improve trail connections within the community.

- Request from landowners to develop West Popkum ALR lands for residential.

- Suburban residential areas served by FVRD community water system. Currently no FVRD sewer system – onsite septic (Fraser Health).

- EA “D” is rich in park properties (both regional and provincial), but lacks trail connections to link them all together or public access to the Fraser River.

- Bridal Falls is a significant tourism recreation area. Existing tourism accommodation uses (ie. private campground and cottage accommodation businesses) draw many regional tourists (Metro Vancouver and Fraser Valley) but the area lacks a destination with the closure of Dinotown and Minter Gardens.

1. Jurisdiction/ALR boundary amendment interests at 51995 Nevin Road

   - FVRD is considering policy options to review West Popkum ALR boundary, and if so under what conditions.
   - City would likely honor October 24, 2005 letter of support conditional on ALR exclusion – City File No. 3220-01- Nevin Road 51995.
• ALC staff has indicated that boundary study would be considered but would need to identify lands not suitable for agriculture, agrologist report, comprehensive approach with interested landowners participating together as a single group.
• City of Chilliwack is a stakeholder in the boundary study at 51995 Nevin Rd would likely be included.
• City of Chilliwack Agricultural Advisory Committee would need to review and provide comment to Chilliwack City Council on the proposed ALR exclusion, if it were to proceed to the ALC in advance of a boundary change.
• No guarantees on AAC or Council support, typically very supportive of agriculture and reluctant to support lands removed from ALR if there is agricultural potential.

2. Development and servicing plans - Eastern Hillside / Rosedale commercial core?

• Rezoning activity has taken place to support residential development on Eastern Hillside, but no significant subdivision activity yet.
• Full services for Eastern Hillside will be provided, connect to City mains in place.
• Approximately 7.5 acre site (currently undeveloped) designated for commercial use at toe of slope in Eastern Hillsides neighbourhood Site rezoning and realignment of Hack Brown Road required prior to development for commercial use. Promontory has established a neighbourhood commercial node that appears sustainable, but has an area population of 6000-7000 residents.
• No significant growth, or land use pattern change for Rosedale anticipated.
• Rosedale will remain with onsite services, and remain rural – agricultural uses.
• Chilliwack OCP trail plan shows connection beyond City boundary – no specific destination in EA “D” identified. Intention to show trail connection beyond City limits.

3. Any other issues of mutual interest

• None.

4. Follow up

• FVRD will circulate a draft OCP document in Spring 2015 for the City of Chilliwack’s comment and input.
Electoral Area “D”: Popkum-Bridal Falls
Breakfast Meeting – Business Community
July 23, 2014 8:30am
Rancher’s Restaurant


Business Community: Nigel & Joan Argyle, Kevin Demers, Simone Black, Raymond Jee, John Rimschneider, Rusty Reimer, Canny Atwal, Mike

1. Welcome
Director Dickey opened the meeting at 8:40am and welcomed the business community members.

2. Agenda Review
   ● Dawn gave an overview of what an OCP is, how the process works and some visions for the new OCP.

3. What as a business owner do you like most about the area? What brought you to the area?
   ● Came to the area in 1980 because of Flinstone’s and felt there was a need for a RV Resort.
   ● Close location to Vancouver.
   ● Accessibility.
   ● Sense that this would be a tourist recreation area with tremendous exposure.
   ● Business environment was already built.
   ● Frequency of visitors to Harrison Hot Springs.
   ● Opportunity for large lots at 12,000 sq ft.
   ● Land base out of ALR but challenges with servicing.

4. How could Popkum-Bridal Falls be made better? Is something missing?
   ● A childrens park with playground at the Bridal Falls Recreation Site would keep people in the area longer.
As this area is a gateway to Vancouver, there needs to be lots of signage. Signage present at Exit 135 (example of Eagle Landing signage where all businesses in area listed).

In the interim of a major: magnet” better signage and co-ordination between businesses is important.

“You are now entering Bridal Falls Tourist Recreation Area” sign needed.

A need for people to stop and need to provide items for stopping traffic from both Hwy 1 & Hwy 9.

A family attraction is needed can draw people from here to Vancouver.

We lost a major destination when Dinotown closed and we need a replacement.

There is difficulty to attract tourists when main attractions are re-developed into non-tourist attractions, a loss when it turns into residential.

Signage to show double access to area.

The area needs to be marketed better by the FVRD to promote businesses in area.

Make the roundabout area more visually appealing.

5. What is your vision for Popkum-Bridal Falls?
   - Tourist destination separate from Harrison Hot Springs and Chilliwack with its own identity.
   - Creating a presence to have people spend their time in Popkum-Bridal Falls and make it a complete experience.
   - It is important for Bridal Falls to be a destination not just a stop.

6. What else should the FVRD hear from you about growth and development in Popkum-Bridal Falls?
   - People that have lived in the area for 25+ years want to sell their large properties and subdivide into smaller parcels increasing density, but allowing the people to still be able to live on the same street that they currently do. People don’t want to be forced to leave.
   - At Esso Station & Wildcat Grill it is the highway traffic that is sustaining business. Business goes from 100% in Summer to 50% in Winter.

7. What level of service should we provide? (ie. water, sewer/septic, more?)
   - Sewer – Sewer would be a great decision maker in attracting tourist destinations. It was explained that a Sewer Gap Analysis was recently completed and found that one complete sewer system was not feasible due to the high cost and infrastructure required. It may be a feasible option to have smaller systems. People have issues with connecting if their septic is working properly.
   - Water – Hardness seems to be an issue. The FVRD is currently looking for ways to improve.

8. Adjournment
   The meeting was adjourned at approximately 10:00am.
Electoral Area “D”: Popkum-Bridal Falls
Breakfast Meeting – Developer Community
July 24, 2014 8:30am
Rancher’s Restaurant


Developer Community: John Rimschneider, Tejinder Brar, Rupinder, George Pede, Ken Pede, Grant Sanborn, Ron Sturm,

1. Welcome
   Director Dickey opened the meeting at 8:40am and welcomed the developer community members.

2. Agenda Review
   • Dawn gave an overview of what an OCP is, how the process works and some visions for the new OCP.

3. What as a business owner do you like most about the area? What brought you to the area?
   • Came to the area in 1980 because of Flinstone’s and felt there was a need for a Beautiful scenery
   • 25 years ago there was an availability of large parcels of land for development outside of the ALR

4. How could Popkum-Bridal Falls be made better? Is something missing?
   • Active play areas – growth in area requires a need
   • Walking track
   • Baseball Fields
   • Connection between different parts of developments (children, pedestrians, cyclists)
   • Linear Parks (challenge in older subdivisions to obtain peoples properties to provide the connections) New subdivisions have park dedication or land which is needed to connect lots together.
   • There is no respect for the community in regards to transportation
• Improve bicycle lanes
• A magnet to draw people off the highway – need to stimulate travelers
• Off-road/off-site entertainment (quad trails, adventure places, family-oriented entertainment)
• There are approximately 125 undeveloped lots in Electoral Area “D”, after those lots are developed will the Regional District do anything to adjust the ALR boundary to free up those lands? The FVRD is obligated by the Local Government Act to consult with the ALC. The FVRD will pose the question to the ALC regarding boundary properties.

5. **What is your vision for Popkum-Bridal Falls?**
   • Outdoor recreation
   • All season destination

6. **What else should the FVRD hear from you about growth and development in Popkum-Bridal Falls?**
   • Anything that will stimulate the economy is good for the area
   • The new development at the roundabout will hopefully attract more traffic
   • Quicker/more aggressive responses and open-mindedness from the FVRD in regards to development
   • Areas that are booming now are ones with less restrictions from the FVRD
   • More flexibility in the HRTC area
   • Developers require an opportunity to make a profit. Success breeds success. A speedy process makes the area more desirable.
   • The OCP needs to address long term environmental concerns and servicing.

7. **What level of service should we provide? (ie. water, sewer/septic, more?)**
   • Sewer and storm water systems (FVRD Sewer Gap analysis found that the creation of one big system is not a likely feasible solution, however it may be possible to create 1-2 smaller systems. Density and cost is a hurdle for 1 system.)

The meeting was adjourned at approximately 9:45am.
Electoral Area “D”: Popkum-Bridal Falls
Official Community Plan Meeting
July 29, 2014 7:00pm
Bridal Falls Camperland - Clubhouse

Present: FVRD: Director Bill Dickey – Electoral Area “D”, Margaret Thornton – Director of Planning & Development, Dawn Smith – Planner, Andrea Antifaeff – Planning Assistant

Community Members: There were approximately 70 members of the community.

1. Welcome
Director Dickey opened the meeting at 7:10pm and welcomed the members of the community.

2. Current Development in Electoral Area “D”
Margaret Thornton gave an overview summary of the current development projects in the Popkum-Bridal Falls area.

Popkum includes:
- Popkum Esso (Tim Hortons)
- Popkum Petro-Can (Subway and Retail Space)
- Thompson Road – Rezoning (Approximately 20 lots)
- Minter Gardens (Two Titles, 30 Acres, Currently Closed and For Sale)

Bridal Falls includes:
- Bridal Falls RV Resort (197 Strata titled RV & Park Model Lots)
- Camp Bridal (59 RV Sites, 10 Tent Sites, Clubhouse and Pool)
3. **OCP Introduction and Overview**

Dawn Smith gave an overview presentation on the following:

- **What is an OCP?**
  - 20+ year vision & guide
  - What, where & how development will occur
  - Community focus – your values & issues
  - Guides the Regional Board

- **Why Update the Plan?**
  - Last major update 1996/1997
  - Up-to-date reflection of community values & address current issues
  - Changes in provincial legislation

- **Growing Community**
  - 1996 – 2011: 445 new residents & over 150 new homes

- **OCP Process**
  - Background: Jan – July 2014
  - Identifying Issues & Goals: August – October 2014
  - Directions & Choices: November 2014 – February 2015
  - The Plan: March – June 2015

- **Key Themes**
  - Maintain Suburban Residential
  - Avoid development in the ALR & Geotechnical Areas
  - Facilitate Trail Connections
  - Focus Commercial to Core Areas
  - Ensure Appropriate Services

4. **Open Meeting**

Members of the public were invited to share their thoughts on the future of Popkum-Bridal Falls and provide comments on where improvements to the OCP are needed. Comments and concerns from the discussion and ‘sticky notes’ on the map varied widely, and included the following general summary:

- Existing rules clarification on; ie. what are the height restrictions?
- Need for sidewalks in new development
- Billboards along highway #1 that create an eyesore
- Connection to City of Chilliwack sewer infrastructure
- Stop noise from semi-truck parking along Highway 9 overnight
- Need for satellite centre for police and ambulance
- FVRD Water System – water softening & route
- Tree Retention Bylaw for new development – maintain mature trees
- Possibility of removing lands from ALR
- Potential expanded agri-tourism uses for rural McGregor Road area
- Enforcement of secondary suites
- Control of traffic at new Shell & Esso
- Pedestrian Trails, Bicycle Trails & Billboards (historical information) at/near Cheam Lake Wetlands
- Easier use of Yale Road by pedestrians and cyclists
- Improvement of the trail connections at the Hwy 9 roundabout
- Neighbourhood walking areas and trails
Popkum needs a vision for the future (community identity)
What is Popkum’s identity – make it known
Popkum needs to look inviting for travellers (too many no parking signs)
Signage for air brakes on semi-trucks
Rest area needed in Popkum area for travellers
Interactive process with the community during the development of the OCP
Maintain larger ¼ acre plus lot sizes
Need more industry
Create costly fines for ‘bad’ dog owners and noisy dogs
Keep the area quiet and rural
Allow dogs at Cheam Wetlands, need local dog walking areas
Firehall needs seismic upgrade
Need boat launch at Fraser River
750 sq. metre lots are too small – not enough parking
Need sound barrier along Highway 9 for new and existing subdivisions
Keep lands residential north of Bunker Rd commercial development
Need safe school bus stop along Yale Rd

5. Adjournment
Director Dickey thanked the members of the input for the input and insightful comments. The public was encouraged to provide further input at http://www.fvrd.bc.ca/InsidetheFVRD/CommunityPlanning/Pages/Electoral-Area-D.aspx. The meeting was adjourned at approximately 8:40pm. FVRD staff members were available after the meeting ended to speak with members of the community. FVRD staff will prepare draft notes for distribution and public access on the FVRD website.

Appendices
A. Presentation to Public (Meeting July 29, 2014)
B. Ideas Wall Maps
Tonight

• Current development in Popkum-Bridal Falls
• OCP Introduction & overview
• Update focus – key themes
• Next steps – process & timelines
• Staying in touch & feedback
Current Developments
Popkum

- Esso
- PetroCan
- Thompson Rd rezoning/subdivision
Popkum Esso

- Development Permit issued in June 2011
- Form and character
- Tim Hortons
- Convenience store
- Esso gas station
Popkum PetroCan

- Development Permit issued in November 2012, first phase
- Form and character
- Partial tree retention
- Subway plus retail space
- Three phases, possible future hotel or other C-5 commercial
Thompson Road – Rezoning

- 7.82 acres total
- 3 lots current
- Rezoning: Country Residential (CR) to Suburban Residential 3 (SBR-3)
- Potential 28 lots
- Lots range 750 sq m to 1370 sq m
Thompson Road - Rezoning Process

- Application received – March 20, 2014
- Under review by Fraser Valley Regional District Staff
- Public Hearing required – date not determined yet
- Regional Board has not reviewed application
- Developer hosted public meeting July 23, 2014
Bridal Falls

Camp Bridal

Bridal Falls RV Resort
Bridal Falls RV Resort

- Campground Holiday Park permit issued July 2014
- 197 Strata titled
- RV & Park Model lots
Camp Bridal

- Clubhouse and pool construction underway
- 59 RV Sites
- 10 Tent Sites
Minter Gardens

- Closed - for sale
- Two titles, total 30 acres
- Right of way constraints, 11 acres
- No development applications
- C-3 zone permits: hotel, gardens, amusement park, campground, etc.
OCP Introduction and Overview

- Bridal-Falls
- Popkum
- Trails
- Water
- Development
- Cost
- Living
- Better
- Future
- Housing
- Parks
- Services
What is an OCP?

- 20+ year vision & guide
- What, where and how will development occur
- Community focus – your values & issues
- Guides the Regional Board
Why Update the Plan?

• Last major update 1996/1997

• Up-to-date reflection of community values & address current issues

• Changes in provincial legislations
A growing community

2011
Primarily owner occupied single family dwellings (70 mobile homes)
Average 2.7 persons/dwelling
Mother Tongue = 88% English

Population Characteristics, Electoral Area "D"

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Area D Population</td>
<td>901</td>
<td>1,032</td>
<td>1,296</td>
<td>1,346</td>
</tr>
<tr>
<td>FVRD Population</td>
<td>222,397</td>
<td>237,550</td>
<td>257,031</td>
<td>277,593</td>
</tr>
</tbody>
</table>

1996 - 2011
- 445 new residents
- Over 150 new homes

2006 - Compared to Region
↓ unemployment
↑ medium household income
↑ average household size
How will the OCP be updated?

- **Background**: Jan – July 2014
- **Identifying Issues & Goals**: Aug – Oct 2014
- **Directions & Choices**: Nov 2014 – Feb 2015
- **The Plan**: March – June 2015
OCP Update – key themes
Maintain suburban residential
Avoid ALR & Geotechnical areas
Facilitate trail connections

- Connecting the dots between parks & neighbourhoods
- Locally supported
- Policies to facilitate trail development
Focus commercial to core areas

- Bridal Falls/Hwy 1 corridor
- Popkum core/roundabout
- High quality design
Ensure appropriate services

- septic/sewer
- water
- influenced by density and use
Next steps

- Public comment & hearing Feb/March 2015
Stay connected

Website:  www.fvrd.bc.ca
Email:  forwardplanning@fvrd.bc.ca

- Join our email list
- Follow us:
  - facebook
  - twitter @FVRD1
- Complete the survey – PRIZES
Appendix B: Ideas Wall Maps

Popkum-Subdivision area north of roundabout

Trans-Canada Highway
Popkum-Bridal Falls – West of roundabout
Online Survey from July 1, 2014 to September 30, 2014
https://www.surveymonkey.com/s/V2JCGQM

We received 79 responses
What neighbourhood do you live in?

- Popkum: 75%
- Bridal Falls: 1%
- Rosedale (City of Chilliwack): 14%
- Other: 10%
How long have you lived in the area?

- 47% 0-5 Years
- 17% 6-10 Years
- 15% 11-15 Years
- 10% 16-20 Years
- 8% 20-39 Years
- 3% 40+ Years

Popkum-Bridal Falls Official Community Plan Survey Response Summary
What do you like most about living in Popkum-Bridal Falls?

- The beauty: old growth trees, mountains, views, creeks, Fraser River and garden space
- Access to traditional harvesting sites and clean water for cultural uses
- Future possibilities
- ¼ acre+ lot sizes provide space for nice homes, RV parking & spacious streets
- Highway access
How can we make Popkum-Bridal Falls even better?

- A community vision for the future – with greater community involvement
- FVRD sewer system
- Maintain forested areas
- More walking & biking trails (safety) – connect subdivisions with Cheam Wetlands, Bridal Falls & Rosedale
- Limit commercial development
- Maintain clean water
- Mitigate noise pollution
- Mosquito control
- More flexibility on larger rural lots (cottage industry)
- More parks with playgrounds
- Ensure natural qualities in all development
- Maintain ¼ acre lot size minimum

32% More commercial choices
68% Walking options to parks and trails
What type of suburban residential housing should we have?

- Variety of sizes including
- multi-residential with attractive urban landscaping
- ¼ acre lots allow for more yard space, nice home and roadway with sidewalks/boulevards
- ½ acre lots
What future do you see for Popkum-Bridal Falls?

- Live, work and play (everything in one community)
- Housing with focus on natural elements
- Slow-moderate well-planned growth
- Maintain rural feel with sizable lots
- Less commercial
- More parks, playgrounds and trails
- Tourist destination
- Everything the same as today
- Small village centre
- Peaceful living
- High-end housing
- ALR boundary adjustment
- Recreation focus
- More commercial
What kind of parks and recreational options would you like to see?

- Walking paths
- Trail to Cheam Peak from Bridal Falls area
- Bike lane across Agassiz Bridge
- Walking access over/under Hwy 9
- Water park
- Recreation Centre with swimming pool
- Off-road/dirt bike areas
- Playground at Cheam Wetlands
- Stock trout for catch/release – youth fishing at Cheam Wetlands
- Fish & Game club
Are you connected to the FVRD water system?

- Yes: 70%
- No: 20%
- I Don’t Know: 10%

Are you satisfied with your drinking water?

- Yes: 77%
- No: 23%

- Water is very hard
- Lots of calcium & particles
- Prefer water with no chlorine
- Installed a “water softener” which eliminated calcium problems
- Good well water
- Very cold & fresh tasting
- Lack of water pressure
- High iron content
- Doesn’t taste great
- Ruins household fixtures/appliances
Are you satisfied with your septic field?

77% Yes
23% No

- Yes, because it works, understand the responsibilities and it was installed correctly regulated by FHA
- Prefer sewer system with City
- Adequate for now
What services are missing in Popkum-Bridal Falls?

- Community water, sewer and garbage collection
- None
- More bus services
- Fire Hall (next 5-10 years)
- Tree protection bylaw
- Cell reception – High speed internet
- Tourist Information Booth
- More parks (other than Cheam Wetlands) with trails – overnight shelters
- Bike/Skateboard park
- Access to Fraser River & boat launch
- Community gathering space
- Dog bylaw
- Commercial development: grocery store, bakery, butcher shop, outdoor store, restaurants, farmers market, bank, medical/dental offices, accommodations and home-based businesses
Is there anything else you’d like to tell us about Popkum-Bridal Falls?

- Water & Sewer services added to the community
- Hwy infrastructure needs improvement
- Director Dickey is great
- Sidewalk down Yale Rd and bike/walk lane added to Agassiz Bridge
- Love the community: natural and rural setting, feel safe and secure
- Keep taxes down
- Addition of noise buffer for truck noise
- Speed reduction through residential areas
- Rose Garden is the nicest subdivision
- Water pressure issues need to be addressed
- Create a community vision for the future
- Indoor recreation options
- Continue preserving Wetlands
- Create a tree retention bylaw
- Develop Minter Gardens into something great
- Historical signs about the area would be great at Wetlands and new developments
**Agricultural Land Reserve (ALR)**

ALR lands encircle the residential neighbourhood of Popkum and contribute to the rural character of the community. In comparison to other FVRD electoral areas, the ALR land base is small and presents challenging soils in some locations due to ancient Cheam landslide material. FVRD and Agricultural Land Commission staff met to identify policy areas for refinement in the OCP update, these include: carriage home and secondary suite uses, West Popkum ALR boundary review, agri-tourism and accommodation uses (when accessory to a farm use).

**Next Steps**

- Consultation and policy preparation is on track, and a draft OCP document is expected to be ready for public comment in late Spring 2015.
- Over the coming months, FVRD staff will be available for ongoing consultation with individuals, agencies or groups as requested.
- The next community event is scheduled for January 20, 2015 - Popkum Ratepayers Annual General Meeting.
- Additional technical works remains as geotechnical overview study is finalized over the coming months.

**COST:**

The Electoral Area “D” OCP update is scheduled 2014/2015 Electoral Areas Planning Section work plan priority. Costs are included in the approved 2014/2015 budget.

**COMMENTS BY:**

**DIRECTOR OF EA PLANNING AND DEVELOPMENT:**

Reviewed and supported.

**CHIEF FINANCIAL OFFICER:**

No further financial comment.

**CHIEF ADMINISTRATIVE OFFICER:**

Reviewed and supported