

To: Electoral Area Services Committee
From: Dawn Smith, Planner II

Date: 2018-06-12
File No: 6480-20-427

Subject: Popkum-Bridal Falls Official Community Plan - Draft release and Approval Process, Electoral Area D

RECOMMENDATION

THAT the Fraser Valley Regional District Board endorse the proposed Popkum-Bridal Falls Official Community Plan draft release and approval steps as outlined in the corporate report dated June 12, 2018.

STRATEGIC AREA(S) OF FOCUS

Support Healthy & Sustainable Community
Provide Responsive & Effective Public Services
Foster a Strong & Diverse Economy
Support Environmental Stewardship

PRIORITIES

Priority #5 Outdoor Recreation
Priority #3 Flood Protection & Management
Priority #4 Tourism

BACKGROUND

The OCP is an important document which outlines the long-term vision for the future of Popkum-Bridal Falls and a course of action to achieve it. The course of action is described in objectives and policies to guide land use, servicing, and physical, social and economic changes in the community over the long term. An OCP has legal status which requires that all bylaws enacted and works undertaken by the Board be consistent with the Plan. Implementing the vision of the OCP occurs through zoning and other detailed development related tools.

The current Electoral Area "D" OCP has served the community for over 20 years. The OCP was first adopted in 1998, with several amendments to facilitate suburban residential and commercial developments. Overall, the OCP has been an effective tool and development has occurred generally as set out in the Plan policies. Plan policies have guided an average annual population growth of 2.2% from 1,065 persons in 1996 to 1,529 persons in 2016 (2016 Statistics Canada).

Looking ahead, Popkum-Bridal Falls is expected to continue growing, with a projected population of 1,967 residents by 2031¹. An updated Official Community Plan ensures future growth reflects community values, best practices and legislative requirements. The OCP update is an identified Electoral Area Planning Department project.

¹ Urban Futures

This memo outlines steps to complete the plan. Key milestones include First Reading in November 2018 and the subsequent release of the draft OCP to the public for intensive review.

DISCUSSION

Many of the current OCP objectives and policies are still relevant. Rather than build a new OCP from a blank slate, the update has been structured around a list of topic areas that needed a 'refresh', including:

- Servicing and development
- Suburban residential – infill neighbourhood policies
- Parks and trails
- Agri-tourism uses
- Agricultural Land Reserve (ALR) boundary review
- Geohazard policies – Bridal Falls

In addition to policy updates, ensuring the OCP document is accessible to all users is an important overall objective. The OCP Update includes revisions to the format/layout, and utilizes straightforward language and illustrations where possible. In accordance with the OCP consultation strategy, the new OCP reflects a broad audience of input. Direct in-person consultation to-date has included:

- School District #33
- City of Chilliwack
- Ministry of Transportation and Infrastructure
- Agricultural Land Commission
- First Nations, including Stó:lō, Peters Band, Popkum and Cheam First Nation
- BC Parks
- Community events – three public events and online survey
- Industry and developer focussed workshops
- Popkum Ratepayers – seven meetings
- Individual landowners – multiple meetings
- Stakeholders of interest – twenty five groups

A comprehensive report detailing the new policies will accompany the draft OCP release for 1st reading consideration in November 2018.

Regional District staff is finalizing the geohazard policies to implement the recently completed Bridal Falls Landslide Hazard Assessment – Timber Camp Linears prepared by BGC Engineering Ltd. This final piece of policy will be completed in the coming months and a draft Plan will be ready for the November 2018 Electoral Area Services Committee and Regional Board meetings.

The Fall season is an optimal time for the draft Plan release as it provides an public engagement window between the summer and Christmas holiday break and will result in increased exposure of the draft Plan. The annual Popkum Ratepayers Annual General Meeting (AGM) in January will also be an important opportunity to present the draft Plan. It is a well-attended community event with 90 – 100 attendees. Following release of the Plan, the community will have several additional opportunities to provide input, including participation via:

- Citizens Review Committee;
- direct input with FVRD staff;
- open house events; and
- public hearing.

The attached table (next page) outlines milestones and target dates for the OCP approval.

Official Community Plan Release and Approval Steps

The Plan for the Plan

Milestone	Target Date
Report - Draft Release and Steps to Approval Electoral Area Services Committee and Regional Board	June 2018
First Reading of OCP Electoral Area Services Committee and Regional Board	November 2018
Popkum Ratepayers Annual General Meeting (AGM) Presentation of Draft OCP	January 2019
Feedback to Draft OCP <ul style="list-style-type: none"> - Citizens Review Committee <i>Solicit membership after 1st reading</i> - Referrals to stakeholders - Newsletter - Open House(s) event 	January thru March 2019
Revisions From feedback opportunities	April 2019
2nd Reading of OCP Electoral Area Services Committee and Regional Board	May 2019
Open House & Public Hearing	June 2019
3 rd reading and adoption* Electoral Area Services Committee and Regional Board <i>*subject to consideration of public hearing feedback</i>	July 2019

COST

The Popkum-Bridal Falls Official Community Plan Update is a scheduled Electoral Area Planning Department work program priority. Costs are addressed in the EA Planning (603) budget.

CONCLUSION

The draft Popkum-Bridal Falls OCP update will be released for 1st reading in November 2018, and numerous opportunities for public and stakeholder feedback will be provided, including a citizen's review committee and public open house events. The projected approval of the draft OCP is July 2019.

COMMENTS BY:

Graham Daneluz, Deputy Director of Planning and Development: Reviewed and supported

Margaret Thornton, Director of Planning & Development: Reviewed and supported.

FVRD Planning staff have worked diligently with the Popkum-Bridal Falls community and stakeholders to develop an OCP reflective of the community values and vision. This report summarizes the next steps and work plan to complete the OCP process.

Mike Veenbaas, Director of Financial Services: Not Available for comment.

Paul Gipps, Chief Administrative Officer: Reviewed and supported