

# FRASER VALLEY REGIONAL DISTRICT



## ELECTORAL AREA SERVICES COMMITTEE

### OPEN MEETING ADDENDUM

Tuesday, July 9, 2019

1:30 pm

FVRD Boardroom, 45950 Cheam Avenue, Chilliwack, BC

---

Pages

#### 12. ADDENDA ITEMS/LATE ITEMS

##### 12.1 COfficial Community Plan Amendment Bylaw No. 1533, 2019 for Electoral Areas E and H

3 - 39

- Corporate report dated July 9, 2019 from Graham Daneluz, Deputy Director of Planning and Development
- Consultant Report
- Draft Bylaw No. 1533, 2019

#### **MOTION FOR CONSIDERATION**

**THAT** the Fraser Valley Regional District Board consider giving first reading to *Fraser Valley Regional District Official Community Plan Amendment Bylaw No. 1533, 2019*;

**THAT** *Fraser Valley Regional District Official Community Plan Amendment Bylaw No. 1533, 2019* be forwarded to Public Hearing;

**THAT** the Fraser Valley Regional District Board delegate the holding of the Public Hearing with respect to proposed *Bylaw No. 1533, 2019* to Director Taryn Dixon, or her Alternate in her absence;

**THAT** Director Dixon, or her Alternate in her absence, preside over and Chair the Public Hearing with respect to proposed *Bylaw 1533, 2019*;

**AND THAT** the Chair of the Public Hearing be authorized to establish procedural rules for the conduct of the Public Hearing with respect to proposed *Bylaw 1533, 2019* in accordance with the Local Government Act;

**AND FURTHER THAT** in accordance with Section 475 of the Local Government Act, the Fraser Valley Regional District Board adopt the consultation strategy for proposed *Bylaw 1533, 2019* as outlined in the Consultant Report included in the Corporate Report dated July 9, 2019;



**AND FINALLY THAT** the Fraser Valley Regional District Board consider that *Official Community Plan Amendment Bylaw No. 1533, 2019* is consistent with the FVRD financial plan and FVRD waste management plan.



To: CAO for the Electoral Area Services Committee

Date: 2019-07-09

From: Graham Daneluz, Deputy Director of Planning & Development

File No: 6480-20-589

**Subject: Official Community Plan Amendment Bylaw No. 1533, 2019 for Electoral Areas E & H**

---

### RECOMMENDATION

**THAT** the Fraser Valley Regional District Board consider giving first reading to *Fraser Valley Regional District Official Community Plan Amendment Bylaw No. 1533, 2019*;

**THAT** *Fraser Valley Regional District Official Community Plan Amendment Bylaw No. 1533, 2019* be forwarded to Public Hearing;

**THAT** the Fraser Valley Regional District Board delegate the holding of the Public Hearing with respect to proposed *Bylaw No. 1533, 2019* to Director Taryn Dixon, or her Alternate in her absence;

**THAT** Director Dixon, or her Alternate in her absence, preside over and Chair the Public Hearing with respect to proposed *Bylaw 1533, 2019*;

**AND THAT** the Chair of the Public Hearing be authorized to establish procedural rules for the conduct of the Public Hearing with respect to proposed *Bylaw 1533, 2019* in accordance with the Local Government Act;

**AND FURTHER THAT** in accordance with Section 475 of the Local Government Act, the Fraser Valley Regional District Board adopt the consultation strategy for proposed *Bylaw 1533, 2019* as outlined in the Consultant Report included in the Corporate Report dated July 9, 2019;

**AND FINALLY THAT** the Fraser Valley Regional District Board consider that *Official Community Plan Amendment Bylaw No. 1533, 2019* is consistent with the FVRD financial plan and FVRD waste management plan.

### STRATEGIC AREA(S) OF FOCUS

Support Healthy & Sustainable Community

Provide Responsive & Effective Public Services

Support Environmental Stewardship



## BACKGROUND

*Official Community Plan Amendment Bylaw No. 1533, 2019* addresses two outstanding issues related to the Official Community Plan (OCP) for Electoral Area “E”:

1. Shortly after the adoption of the OCP for Area E, the electoral area was divided into two separate areas – Areas E and H. This split was not reflected in the OCP and, as a result, there has been some confusion for Area H residents about which OCP covers their community.
2. Experience with the ‘Aquadel’ development in Cultus Lake South revealed that some of the land use policies for Cultus Lake South were not well supported in the community. Neighbourhood leaders from the Lindell Beach, Cottages and Spring Creek developments asked that these policies be amended to better reflect the interests of the community.

Proposed *Bylaw No. 1533, 2019* would address these issues by:

- Changing the name of the plan to the Official Community Plan for Electoral Areas E and H;
- Adding text to various sections of the plan to explain the division of Electoral Area E into Areas E and H;
- Amending the description of OCP area and boundaries in Section 1.3 to describe both Areas E and H;
- Altering the manner in which “useable land” is determined for resort developments in Cultus Lake South such that sensitive habitats (including riparian areas) are excluded;
- Removing Multi-family Resort Residential use as a supported land use in Cultus Lake South;
- Revising Policy 7.8.5 to require resort developments to provide community water systems, including fire hydrants, with sufficient water flow for fire suppression (rather than recommend that they should provide such systems);
- Deleting Policy 7.1.3.7 which supported the redevelopment of the commercial site on Lindell Avenue to a Multi-family Resort Residential use and reflecting the ongoing commercial use of this site on Map Schedule 10B – Cultus Lake South – Land Use Concept Map; and,
- Updating the maps in Schedule 10B – Cultus Lake South –Land Use Concept Map and Schedule 10C Cultus Lake South – Trail Concept Map to remove the ‘Potential Community Park’ symbol from the ‘Aquadel’ development site as no community park was developed there.

## DISCUSSION

Details of the proposed OCP amendment are provided in the report from consultants Kurt Houlden and Sandy Webster attached hereto.



## **Consultation**

In accordance with the Local Government Act, when adopting or amending an official community plan the Board is obliged to consult with other organizations and agencies. The Board must consider whether consultation is required with first nations, senior government agencies and other organizations.

A consultation strategy, and the results of consultation efforts to date, are outlined in the attached consultant report by Sandy Webster and Kurt Houlden.

## **Impact on Financial & Waste Management Plans**

The Local Government Act requires that after first reading the Board must consider the proposed official community plan amendment in conjunction with Regional District's current financial and waste management plans.

The amendment to the OCP is minor in nature. Some changes are 'housekeeping' to reflect the creation of Area H. The effect of the land use policy changes may be to slightly reduce overall development numbers in Cultus Lake South by:

- removing Policy 7.1.3.7 which supported redevelopment of the commercial property on Lindell Avenue for resort residential use; and,
- amending the definition of "usable area" to exclude habitat areas and thereby potentially reducing the number of dwellings or campsites permitted within a future development.

With respect to FVRD's Five Year Financial Plan and Solid Waste Management Plan, the impact of any reduction in development resulting from the OCP amendment would be negligible. The OCP amendment will have no discernable impact on these plans and will not conflict with them.

## **COST**

Costs for consulting services in the amount of \$16,000 (approximately) are covered by Electoral Area "H" Community Works Fund grant monies. Costs for the public hearing will be borne by the EA Planning budget.

## **CONCLUSION**

Proposed Official Community Plan Amendment Bylaw No. 1533, 2019 address outstanding issues with the OCP for Electoral Areas E and H. If the bylaw is given first reading, a public hearing will be held during the summer and the bylaw will return to the FVRD Board for consideration of 2<sup>nd</sup>/3<sup>rd</sup> reading, and potentially adoption, in September, 2019.



Alternatively, if the Board has outstanding concerns respecting *Official Community Plan Amendment Bylaw No. 1533, 2019*, the Board may wish to refer the bylaw back to staff. In this case, the following resolution would be appropriate:

**Alternative 1 – Refer to Staff**

THAT *Official Community Plan Amendment Bylaw No. 1533, 2019* be referred back to staff for further consideration

**COMMENTS BY:**

**Margaret Thornton, Director of Planning & Development:** Not available for comment.

**Mike Veenbaas, Director of Financial Services:** No further financial comment.

**Jennifer Kinneman, Acting Chief Administrative Officer:** Reviewed and supported.



**To:** Jennifer Kinneman, Acting CAO – Fraser Valley Regional District

**From:** Kurt Houlden (KDHMC) & Sandy Webster (CIC)– “The Consultants”

**Subject:** Fraser Valley Regional District Electoral Area E Official Community Plan (OCP) Amendment  
(FVRD Bylaw No. 1115, 2011)

## **RECOMMENDATION**

That the Fraser Valley Regional District (FVRD) make amendments to the Electoral Area E Official Community Plan (OCP) Amendment (FVRD Bylaw No. 1115, 2011) as outlined in the Conclusions section of this report and as per the FVRD procedures to amend such bylaws.

## **BACKGROUND**

The referenced bylaw received final adoption on August 13, 2013 and 3 minor amendments since then. Subsequent to the adoption of the bylaw, the Aquadel rezoning application was being considered. During that rezoning process, a few concerns were expressed by the public about land use allowed under the OCP. The primary focus of this OCP review process was to address outstanding land use concerns within Area H boundaries previously raised by the South Cultus Lake Community Group (SCLCG). This was last considered formally by the FVRD in 2014 as per a staff memo to the Electoral Area Services Committee (EASC), however, the OCP amendment process was not set into motion at that time (*see Attachment 1*).

The focus and scope of this limited OCP review was as follows:

- Consideration, review and potential inclusion of issues as identified and summarized in the memorandum Amendment to the Cultus Lake South Neighbourhood Plan Policies in the Official Community Plan for Electoral Area E Bylaw No. 1115, 2011 dated August 29, 2014, that went to EASC and Board in September 2014;
- Consideration, review and potential inclusion of changes to the Cultus Lake South Neighbourhood Plan policies and related content; and/or
- Consideration, review and potential inclusion of other OCP issues identified in the consultation process that are in the public interest.

At the time of adoption, this OCP covered a singular Electoral Area. Since that time, the region has been split into Electoral Areas E & H. Area H land use is still governed within the current Area E OCP (although Area H is not referenced). To be clear, the scope of this work does not include creation of a new and separate OCP for Area H as contemplated in the staff memo of May 12, 2015 to the EASC. While that work is much more extensive and outside the scope of this OCP review, the Consultants suggest interim text amendments that would help to inform the public of this temporary anomaly.



The FVRD engaged Kurt Houlden, Principal of KDH Management Consultants and Sandy Webster, President of Capital Infrastructure Communications to supplement staff resources and lead this narrowly focused OCP review and public engagement process and to make recommendations regarding OCP amendments. The Consultants have worked collaboratively with the Area H Director and staff to develop a public engagement plan and limited OCP review process (**see Attachment 2**). The plan has remained somewhat fluid in order to adapt to FVRD resource limitations and process and to ensure appropriate and timely public engagement.

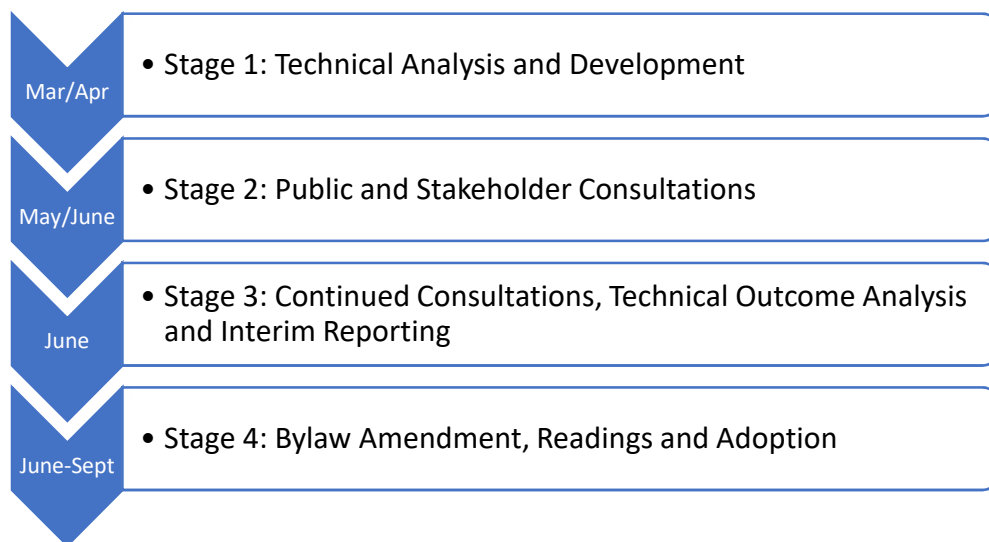
## DISCUSSION

The workplan summary for the Consultants is captured below. Stage 1 was completed in consultation with the Area H Director and staff in March and April. The schedule was accelerated in order to improve the timing of stakeholder consultations and facilitate a public information meeting before summer.

Stage 2 was delivered in May & June and included a robust consultation process, despite the limited scope of amendments being considered. We met with 8 stakeholder groups via 5 face to face meetings and consulted with 5 other stakeholder groups through correspondence and telephone. That stage culminated with a Public Information Meeting (Open House) in Columbia Valley on June 8, 2019. The Consultants facilitated the Open House and they were joined by the Area H Director and 1 member of staff. A total of 24 members of the public attended the Open House. The basic information shared in all cases was consistent with the display boards presented at the Open House (**See Attachment 3**).

In general, no concerns have been expressed by stakeholders or the general public during this consultation process. A couple of minor text and map suggestions have been included in the recommendations within the Conclusions section below. A few other issues were raised during this public engagement process. These matters were relevant to FVRD jurisdiction, but not to this OCP review. Those issues have been referred to FVRD staff – as will any other similar matters that come to the Consultants before or during the Public Hearing process.

### Workplan Summary (2019)





This report to staff summarizes our technical outcome and analysis and represents the transition into the final stage and FVRD's formal Bylaw Amendment process.

## CONCLUSION

Based upon all the information provided to the Consultants by the FVRD and upon feedback through public and stakeholder engagement, the Consultants make the following recommendations regarding amendments to the Electoral Area E Official Community Plan (FVRD Bylaw No. 1115, 2011). After each recommendation is a brief rationale for the recommended amendment.

Please note that italics, quotation marks, highlights and/or text colour may be added for ease of reference within this report, but they are intended to be formatted appropriately in the amended OCP (e.g. each recommendation is in bold text). Likewise, maps and/or schedules used for reference in this report will need to be corrected in their original format (by staff) and incorporated into the amended OCP. Titles below are also used for ease of reference for the reader and are not intended to be incorporated into the amended OCP.

### Recommendation 1:

That the Electoral Area E Official Community Plan be renamed ***Official Community Plan for Areas E & H.***

#### Rationale:

In principle, is a relatively minor text amendment that has no legislative or land use implications. It was clear from the onset of this project that an OCP title change provides better communication to the public. Since there is future consideration to develop separate OCP's, it would be prudent to consider less change throughout the document until that time.

*Special Note: It is the Consultant's opinion that text changes to better inform the public in the interim, include: OCP title, OCP page headers, an appropriate paragraph in Section 1.0 (Plan Purpose & Structure) to clarify the recent creation of 2 separate Electoral Areas, and complementary language changes to Section 1.3 (Plan Area Location and Boundaries) to reflect the same.*

### Recommendation 2:

Revise the text in Section 7.8.5 to read "Resort developments ***shall*** provide community water systems, including fire hydrants, with sufficient water flow for fire suppression."

#### Rationale:

This is a relatively minor text amendment that has no legislative or land use implications. The word ***shall*** is replacing the word ***should*** in section 7.8.5 to be consistent with the text in Section 7.7.3.



### Recommendation 3:

Amend Section 5.9.10 (f) in the Subdivision and Density Policies of the OCP with additional text highlighted below.

“For the purpose of computing the number of sites, strata lots or dwelling units permitted, the term useable land shall include all of the lot area which can be used for camping, holiday homes, resort residential uses and associated activities; it shall exclude the site for a residence of the owner, manager or employee, land with a slope greater than 25%, land lacking adequate natural drainage of surface water, sensitive habitat, ***and fish habitat as defined under the Provincial Riparian Area Regulation and other provincial regulation in effect at the time of application***, and lakes, ponds, and watercourses.”

### Rationale:

This is a relatively minor text amendment that has no legislative or land use implications. The staff have generally interpreted the policy in this manner, however this text change provides more assurance to the public and consistent interpretation of this section of the policy.

### Recommendation 4:

Amend text in order to remove the potential for multi-family zoning from the Cultus Lake South Neighbourhood Plan (Section 7.1.1.3) as noted in the italics in sub-section (a) below:

“The following uses are supported in a Resort Residential area:

- a. Resort residential use; ***excludes multi-family resort residential uses such as attached ground-oriented single-family dwellings, apartment buildings and vertically stacked townhomes***;
- b. Conservation use;
- c. Park and park reserve;
- d. Golf course; and,
- e. Recreation use.”

### Rationale:

This amendment process seeks to address community concerns previously raised in the south Cultus Lake area about multi-family zoning. Condominiums and stacked townhomes are currently excluded from this Neighbourhood Plan area. Aquadel Crossing (and neighbouring properties) have had rezoning approval for single family (resort residential) zoning only. This change to the OCP in the south Cultus Lake area is in keeping with stated community values and those relatively recent zoning approvals. This amendment in italics as proposed above would not affect other potential multi-family land use within Area H (or E) of the OCP – only within the Cultus Lake South Neighbourhood Plan.



## **Recommendation 5:**

**Remove** 7.1.3.7 entirely from the policy section of the Cultus Lake South Neighbourhood Plan.

### ***“Existing Commercial Land***

**7.1.3.7 Notwithstanding any other policy of this official community plan, the existing commercial site at 1725 Lindell Avenue may be rezoned to facilitate development of up to twelve (12) ground-oriented multi-family resort residential units provided they are serviced by community water and community sewer systems.”**

### **Rationale:**

This single property in Lindell Beach is zoned Commercial. The OCP amendment does not remove the legal authority to develop/redevelop this one property under the current zoning. There is also “accessory retail commercial” use allowed and available within Campground-Holiday Park zones. The proposed changes are consistent with Recommendation 4 above and more consistent with current potential land use within the South Cultus Lake Neighbourhood Plan. Further, the proposed amendment does not discourage, require or inhibit potential for future commercial land use in this area as articulated in Policies 7.1.3.1 through 7.1.3.6.

## **Recommendation 6:**

That Schedules 10B and 10C to the OCP be amended as follows:

- **Move the Local Commercial location on Schedule 10B (Cultus Lake South Neighbourhood Plan – Land Use Concept Map) from its current location to the location of the existing commercial land** (consistent with Recommendation 5 above);
- **Remove the Community Park location from the Aquadel Crossings development on Schedule 10B and Schedule 10C (Cultus Lake South Neighbourhood Plan - Trail Concept Map); and**
- **Re-align or remove the Proposed Trail Location (route unknown) that appears to go through the Aquadel Crossing development on Schedule 10C.**

### **Rationale:**

These minor changes to these 2 Schedules are consistent with other recommendations provided in this report and represent more accurately the current land use or future potential and reflect community feedback received during the public engagement phase. These changes do not affect current zoning and land use nor inhibit future potential.



Finally, the Consultants reviewed the Form & Character Development Permit policies within the OCP as a result of concerns expressed by stakeholders as identified in the August 2014 staff memo **(Attachment 1)**. Alternative methods were suggested by stakeholders at that time which were based upon the implementation of Registered Building Schemes. It is the Consultants' opinion that the FVRD's current policies are, in fact, sound and the best method available to ensure that what is developed is consistent with Form & Character as presented to the public at time of rezoning. Those stakeholders who raised the issue have been informed and they have expressed no concerns with the status quo.

Respectfully submitted by:

Kurt Houlden  
Principal  
KDH Management Consultants

Sandy Webster  
President  
Canada Infrastructure Communication





**Fraser Valley Regional District**  
45950 Cheam Avenue, Chilliwack, BC V2P 1N6  
Phone: 1-800-528-0061 or (604) 702-5000  
Fax: (604) 792-9684

---

## MEMORANDUM

**To:** Chair and Members of the Electoral Area Services Committee  
**From:** Graham Daneluz, Manager of Electoral Area Planning / Deputy Planner  
**Date:** August 29, 2014  
**Subject:** Amendment to the Cultus Lake South Neighbourhood Plan Policies in the Official Community Plan for Electoral Area "E" Bylaw No. 1115, 2011  
**File No.:** 6480-30-054

---

### RECOMMENDATION

**THAT** the FVRD Board initiate an amendment to Official Community Plan for Electoral Area "E" Bylaw No. 1115, 2011 to consider issues raised by the South Cultus Lake Community Group;

**AND THAT** the FVRD Board include an amendment to the Official Community Plan for Electoral Area "E" in the 2015 Electoral Area Planning priority work plan and budget with the intention of undertaking the project in the first half of 2015.

### SUMMARY OF ISSUES

The South Cultus Lake Community Group have asked that Official Community Plan for Electoral Area "E" be amended to address concerns with the Plan that became evident during the (ongoing) Aquadel Gardens development approval process.

### BACKGROUND

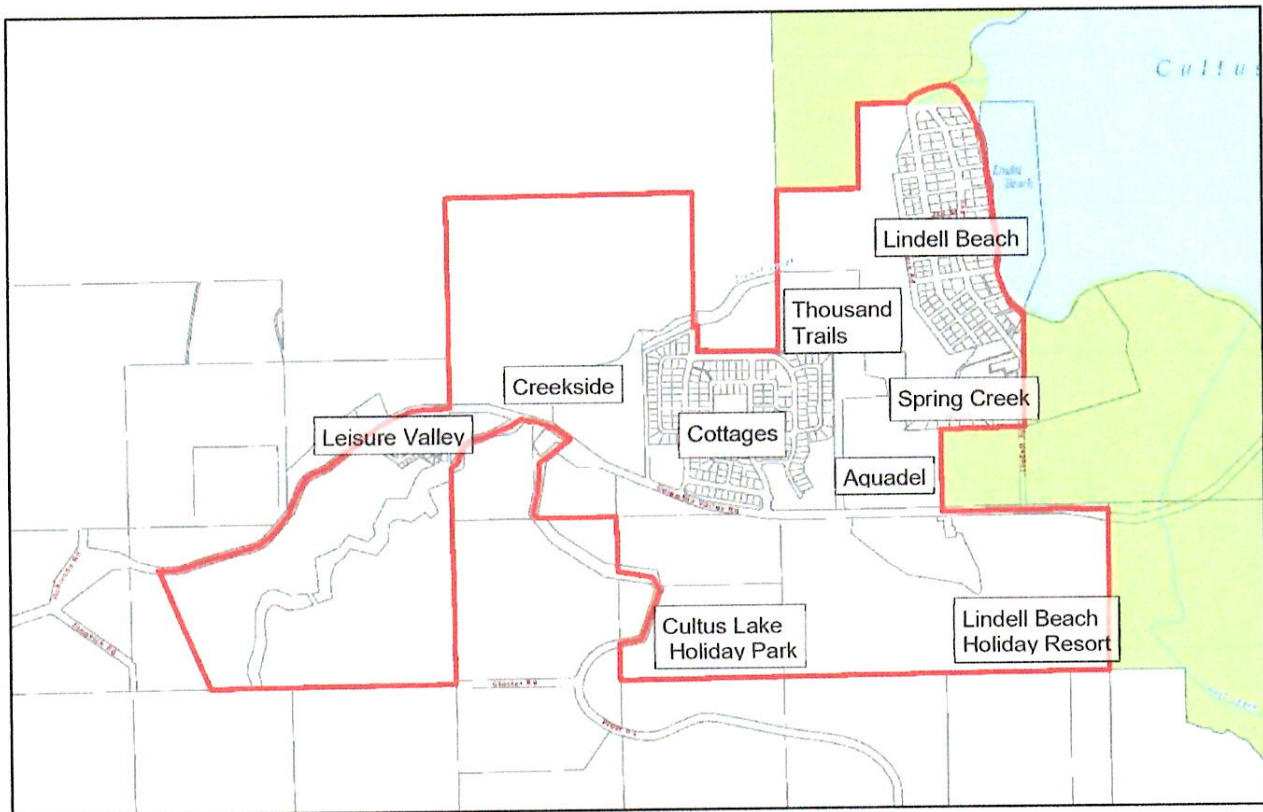
Official Community Plan for Electoral Area "E" Bylaw No. 1115, 2011 was adopted in August, 2013 after an extensive public process. The Plan includes detailed "neighbourhood plan" policies to guide resort development in Cultus Lake South.

Cultus Lake South is a diverse cluster of resort developments at the south end of Cultus Lake along Columbia Valley Highway. It includes the established communities of Lindell Beach and Spring Creek; recreational vehicle developments at Leisure Valley, Cultus Lake Holiday Park and Lindell Beach Holiday Resort; the Thousand Trails campground; a recent resort residential neighbourhood in "The Cottages; and, two proposed resort residential developments at Creekside and Aquadel Gardens. A map showing the Cultus Lake South Neighbourhood Plan area is provided below.

These two proposed developments – Creekside and Aquadel – together make up about half of the new resort residential units anticipated in Cultus Lake South. Plan policies provide flexibility in development and, as a result, various development scenarios are possible. Still, it is reasonable to estimate that the total number of resort units (resort residences, RV spaces, camping sites) in Cultus Lake South will increase over the life of this Plan from 970 to about 1460. This amounts to a 50%



increase in the total number of units and a corresponding increase in peak seasonal population from about 2,620 to almost 4,000.



The Neighbourhood Plan policies in the Official Community Plan (OCP) are intended to guide development to achieve a coordinated, high-quality resort village community and to protect the environmental and aesthetic qualities of the area.

The South Cultus Lake Community Group is comprised of representatives from The Cottages, Spring Creek Strata and Lindell Beach Residents Association. These developments represent a significant share of the property interests – over 400 homes - in Cultus Lake South.

According to the South Cultus Lake Community Group (SCLCG), “the rezoning application for the Aquadel property identified several issues with the OCP.” While the Aquadel development proposal has been revised to address community concerns and is now has broad support, earlier development concepts for the site involving attached multi-family dwelling units and a building strata ownership model generated widespread opposition and controversy. The SCLCG is asking that the OCP be amended to ensure that future development proposals will be in line with community expectations.

SCLCG has requested amendments to the Cultus Lake South Neighbourhood Plan policies in the OCP to:

- delete the policy supporting redevelopment of the existing commercial property in Lindell Beach to Multi-family Resort Residential;



- generally remove policies which support Multi-family Resort Residential use in Cultus Lake South;
- amend form and character provisions to utilize registered building schemes as the primary implementation tool rather than development permits and to require a building scheme at the time of rezoning;
- change the definition of "useable land" used in density calculations to exclude Streamside Protection and Enhancement Areas (SPEA); and,
- alter a provision regarding community water systems to make it consistent with a similar policy elsewhere in the Plan.

SCLCG believe there is strong community support for these amendments and have submitted the results of a survey they did in May 2014 as evidence. Staff accept that there is broad community support for the proposed amendments.

## **DISCUSSION**

The table below presents the specific OCP amendments requested by SCLCG and provides some initial staff comments. Staff agree with the intention of the SCLCG proposals. In some cases, though, there are technical questions that need to be investigated.

|   | <b>SCLCG Proposal</b>   | <b>Initial Staff Comments</b>  |
|---|---|--|
| 1 | Section 7.1.3.7 <i>Existing Commercial Land</i> - to be deleted in its entirety | <p>Staff agree that redevelopment of the existing commercial site on Lindell Avenue for Multi-family Resort Residential use is not supported by the community and should not be supported in the OCP.</p> <p>However, this existing commercial location does not serve the community particularly well. A small local commercial presence on Columbia Valley Highway may better serve Cultus Lake South and Columbia Valley residents and provide a more economically viable location.</p> <p>It would be worthwhile to have a discussion with the community to see if: 1) a more desirable location for a local commercial use can be found; and, if so, 2) explore opportunities for incentives to redevelop the existing commercial site that do not involve Multi-family Resort Residential use.</p> |



|   |  |  |
|---|--|--|
| 2 | Multi-family Resort Residential- All references to "multi-family resort residential" within the various text and definitions sections of the Official Community Plan be deleted  | <p>Staff generally agree that Multi-family Resort Residential uses should not be supported in Cultus Lake South due to community opposition. However, a property outside of Cultus Lake South (the former marina site at 3175 Columbia Valley Highway) is zoned for Multi-family Resort Residential use. As a result, some policies are required in the plan to address the use of this site.</p> <p>The existing OCP policies support attached, ground-oriented multi-family resort homes at the same overall density as detached single family dwellings (SFDs). Apartment-style condominiums are not permitted. Maximum height and lot coverage standards are the same for multi-family as they are for detached SFD. Under these circumstances, allowing attached multi-family units does not mean that more units would be permitted or that the units would be taller or cover more of the site. Rather, these policies support flexibility in the layout of the overall development; allow attached clusters of units to increase green space; and, provide opportunities to differentiate and diversify developments.</p> <p>The desire to avoid multi-family building forms may be motivated by a desire for high-end, exclusive resort homes rather than attached units that would sell at a lower price point.</p> <p>In any case, the community is strongly opposed to Multi-family Resort Residential developments and such proposals are unlikely to gain acceptance. For this reason, staff agree that the OCP should be amended so that Multi-family Resort Residential use is not supported in Cultus Lake South.</p> |
| 3 | Section 5.9.10 (f) to be amended as follows:<br>For the purposes of computing the number of sites, strata lots, or dwelling units permitted, the term "useable land" shall include all of the lot area which can be used for camping, holiday homes, resort residential uses and associated activities; it shall exclude the site for a residence of the owner manager or employee, land with a slope greater than 25%, land lacking adequate natural drainage of surface water, sensitive fish habitat as defined under the Provincial Riparian Area Regulation, and Jakes, ponds and watercourses. | Agree  |
| 4 | Section 7.3 Form and Character- amend as follows:<br>Delete in the fourth sentence the words "development permit" and replace with "registered building scheme". Amend the fifth sentence to read "To achieve form and character, building scheme guidelines and general policies will be established for this area."  | <p>The thrust of these proposed amendments is to change the tool used to implement form and character requirements. Existing Plan policies set out a Development Permit Area (DPA) to guide form and character of resort development and rely on the issuance of a Development Permit to achieve the objectives of the DPA. The SCLCG believes that building schemes registered on the property title would be a better implementation tool for form and character guidelines.</p> <p>Staff agree with the objective to have a tool that the community can trust to protect form and character</p>   |



|    |  |  |
|----|--|--|
| a. | Section 7.3.1 Amend first sentence to read "Land proposed for resort development shall be included in the Form and Character Development Area identified as Area 4-E. A site-specific registered building scheme, which reflects the elements of the Form and Character development area, shall be required for developments with more than five (5) dwelling units. Developments with more than five (5) dwelling units shall be required to have a site-specific building scheme registered on title at the time of rezoning or where zoning is already in place at the time of subdivision."  | <p>interests and to ensure that developments are built as they are presented in the rezoning process. In addition, staff agree that form and character should be addressed at the time of rezoning, or if no rezoning is required, at the time of subdivision. Plan policies can certainly be clarified in this respect.</p> <p>Staff have a number of technical questions about the recommendation to use building schemes as the primary tool for achieving form and character objectives.</p> <p>Building schemes are typically voluntary private agreements between the developer and purchasers. They do not involve any public process or FVRD Board approval and are enforced at the discretion of the developer (the person in whose favour the covenant interest is created).</p> |
| 5  | Section 14.4 Form and Character Development Permit Area 4-E<br>Delete the word "Permit" throughout this Section. Delete category of Designation in its entirety.   | <p>Often restrictive covenants (under S. 219 of the Land Title Act) are used during the rezoning process to resolve a concern that might otherwise prevent the Board from approving a rezoning application. Under these circumstances, applicants voluntarily enter into reasonable covenants. However, except in a few circumstances where statutory authority exists to <u>require</u> a covenant (which is the case with geotechnical covenants relating to the safe use of the land), some delicacy is needed to ensure that covenants are not improperly required.</p>  |
| a. | Sec. 14.4.1 Delete the "permit" in the title and replace with "registered building scheme". Amend body to read: A building scheme must be registered prior to development of resort, resort residential, and commercial development, including campgrounds and holiday parks.  | <p>The Local Government Act explicitly gives local governments a tool to address form and character interests – development permits (DPs).</p>   |
| b. | Section 14.4.2 Amend as follows: Development Area 4-E (DA 4-E) guides the initial form and character of comprehensive resort development and commercial land uses. The intent is that a registered building scheme will be required for new resort development or commercial uses at the time the overall development (including redevelopment or expansion of existing developments) is approved; being at the time of rezoning, or where zoning is already in place, at the time of subdivision, or upon issuance of a campground permit. A registered building scheme is not intended to apply to individual instances of construction respecting existing resort developments that pre-date the establishment of this Development Area, or which have previously received a Development Permit in this Area. Accordingly, notwithstanding Section 14.4.1, a building scheme is not required for the following: | <p>Covenants and building schemes are more costly, complex and time consuming for both applicants and staff.</p> <p>At this time, the technical advantages of using building schemes over development permits are unclear. These matters require further exploration before staff can recommend the use of building schemes to implement form and character guidelines.</p>  |
| c. | Sec. 14.4.34 Amend to read: In order to assist with the review and approval of development applications and required building schemes, the Regional District Board shall require:  |  |
| 6  | (housekeeping item) Section 7.8.5 Amend to read: Resort Developments shall provide community water systems, including fire hydrants, with sufficient water flow for fire suppression. (To be consistent with Sec. 7.7.3)   | Agree  |



## Options

The FVRD Board may wish to consider the following options:

1. Prioritize the amendment and direct staff to bring forward a bylaw to amend the Official Community Plan for Electoral Area “E” at the next possible opportunity; or,
2. Include this project in the 2015 EA Planning work plan/ budget and direct staff to undertake the project in the first half of the year; or,
3. Decline to initiate amendments to the Official Community Plan for Electoral Area “E” at this time, in which case it is anticipated that SCLCG may submit a formal application for the requested amendments and pay an application fee to offset costs. In this case, the application would be processed expediently.

## Considerations

The considerations identified below may assist the FVRD Board in determining which option to support.

- The South Cultus Lake Community Group has asked for “prompt attention so that amendments can go to a public hearing as soon as possible.”
- There are two ongoing applications for major new developments in Cultus Lake South: Creekside and Aquadel Gardens. Both of these developments will proceed under existing OCP policies. Staff are not aware of any immanent development proposals for this area.
- This work was not anticipated in the 2014 EA Planning work plan or budget but could be undertaken with existing resources if prioritize by the FVRD Board. Initiating the work in 2014 would divert resources from priority projects identified in the Board’s annual work plan for the EA Planning service.
- If FVRD initiates the OCP amendment, no fees will be received to offset costs.
- The BC Government is considering a change to FVRD’s Letters Patent to split Electoral Area “E” into two electoral areas. The Chilliwack River Valley would remain as Electoral Area “E” and Cultus Lake/Columbia Valley would become a new Electoral Area “H”. Cultus Lake South would be an important part of the new EA “H”. The Board may wish to consider broader updates to the Electoral Area E OCP to reflect this potentially forthcoming change. If so, it may be efficient to defer the amendment to 2015 so that any other desired changes can be made at the same time.

## Recommendation

Amendments to Cultus Lake South Neighbourhood Plan policies in the Official Community Plan for Electoral Area “E” are needed to address issues that arose during the Aquadel Gardens development approval process. In particular, it is evident that: 1) Multi-family Resort Residential uses in Cultus Lake South are not supported by the community; and 2) further clarification of other plan policies is necessary. It is appropriate for FVRD to initiate these amendments to the OCP.

As no new proposals for new developments in Cultus Lake South are anticipated over the next few months, **staff recommend Option 2** and suggest that the FVRD Board direct staff to include this



project in the 2015 EA Planning work plan and budget. The project could be carried out in the first half of 2015. This would provide an opportunity to make any additional amendments to the OCP that will be necessary or desirable should the new Electoral Area "H" come to be.

### **COST**

If FVRD initiates this OCP amendment to respond to community concerns, no application fee revenue will be received.

Costs for a streamlined OCP amendment process would be in the order of \$4000 (direct expenditures) plus staff resources. Costs will be borne by the EA Planning budget (603).

### **COMMENTS BY**

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

Not available for comment.

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

Not available for comment.

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

Reviewed and supported



**To:** Jennifer Kinneman, Acting CAO – Fraser Valley Regional District

**From:** Sandy Webster (CIC) & Kurt Houlden (KDHMC) – “The Consultants”

**Subject:** Fraser Valley Regional District Electoral Area E Official Community Plan (OCP) Amendment  
(FVRD Bylaw No. 1115, 2011)

### RECOMMENDATION

*Placeholder here for staff recommendation to adopt OCP amendment that will be noted in the Board Report following the OCP amendment process (Apr – Sept 2019).*

### BACKGROUND

The focus of this OCP amendment process is to address outstanding land use concerns within Area H boundaries previously raised by the South Cultus Lake Community Group (SCLCG). Area H land use is still governed within the current Area E OCP. Changes to the Cultus Lake South Neighbourhood Plan policies and related content may also be made during the community engagement process.

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

The objectives of this OCP amendment for Area E are:

- To provide a regulatory and non-regulatory framework to inform, consult, involve, collaborate and empower stakeholders and the public to address issues and opportunities as we amend the existing Area E OCP still governing Area H.
- To issue an amended OCP for FVRD Board consideration that is consistent with the consultation process in addition to the public and FVRD interests.

### DISCUSSION

#### Scope

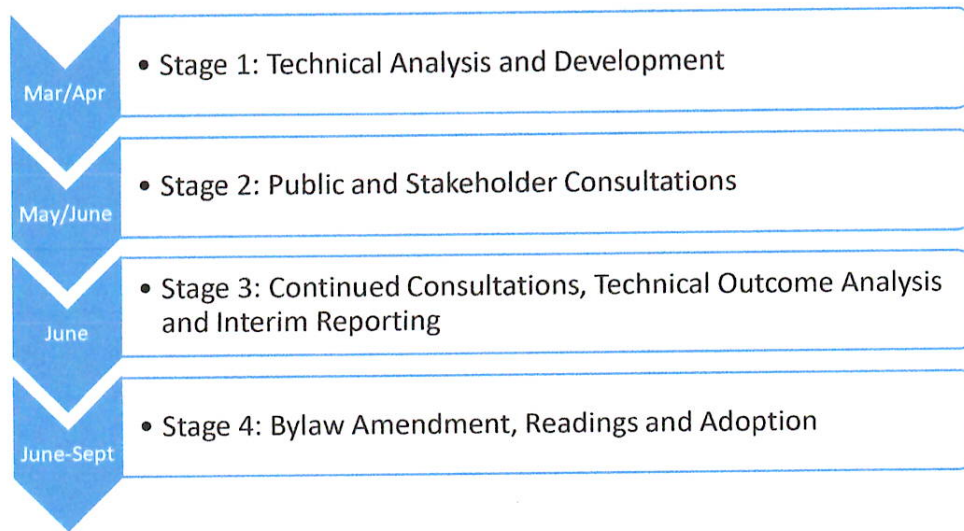
To be clear, the scope of this work does not include creation of a new and separate OCP for Area H as contemplated in the staff memo of May 12, 2015 to the Electoral Area Advisory Committee (EASC). However, it is anticipated that both the process and outcome will benefit future efforts to create such an OCP.

The focus and scope of this limited OCP review is as follows:

- Consideration, review and potential inclusion of issues as identified and summarized in the memorandum Amendment to the Cultus Lake South Neighbourhood Plan Policies in the Official Community Plan for Electoral Area E Bylaw No. 1115, 2011 dated August 29, 2014, that went to EASC and Board in September 2014.
- Consideration, review and potential inclusion of changes to the Cultus Lake South Neighbourhood Plan policies and related content; and/or
- Consideration, review and potential inclusion of other OCP issues identified in the consultation process that are in the public interest.



## Workplan Summary (2019)



### Key Components of OCP Amendment

The key components of the OCP amendment are anticipated to be in response to the issues raised by the South Cultus Lake Community Group during previous applications under the current OCP as were summarized by staff previously.

### Communication and Engagement Strategy

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

The Area H Director and the FVRD Chief Administrative Officer (CAO) have reviewed and approved the program scope outline presented by its consultants in collaboration with FVRD staff. This program includes broader community awareness, including to those in Area E, and encourages participation from the community and stakeholders directly relevant to Area H. At a minimum, the Regional Board must provide one opportunity for public input. This is in addition to the statutory Public Hearing under Section 882(3) (d) of the LGA. The Regional Board is not limited to those groups identified in the LGA, and may also wish to extend consultation opportunities to others who may have an interest.

The Board, key stakeholders and the broader community as outlined in the initial OCP creation (May 2015) relative to Area H will be encouraged to participate in accordance with the International Association of Public Participation (IAP2). The continuum seeks to inform, consult, involve, collaborate and empower each of the interested parties as it relates to the overarching goal of amending the OCP incorporating feedback for the benefit of the local community.

Meetings with the Soowahlie First Nation and the Ts'elxweyeqw Tribe will also be conducted in advance of the more public open house. Various levels of participation would not be considered in isolation of



the others, as not all projects and initiatives require the same level of engagement. The team will implement a framework that guides the appropriate level of public participation to reach our objectives within the targeted timeframe of this amendment process.

Communication and engagement will be undertaken by a variety of means, including notification via traditional and online media outlets, stakeholder meetings, public information meeting (open house) followed by a public hearing. A timeline framework leading up to completion of the OCP amendment process by September 30, 2019 is outlined below.

| 2019                               | April  | May  | June  | July                      | August                                       | September   |
|------------------------------------|--|--|---|---------------------------|--|---|
| <b>FVRD Staff, Consultant Team</b> | Plan approval and technical analysis begin   | Internal/external communications begin<br><br>Plan revisions based on public and stakeholder feedback<br><br>PIM - Public Information Meeting (early June)<br>1 <sup>st</sup> Reading (June) |   | Public Hearing (mid July) | 2 <sup>nd</sup> and 3 <sup>rd</sup> Readings | Finalize Corporate Report and Bylaws/OCP after adoption<br><br>Final reporting out (print, online, stakeholder and community relations) |
| <b>Community</b>                   | Prep internal/external communications  | Notification and broader community consultations (May/June)<br>PIM - Open House<br>1 <sup>st</sup> Reading (June)  |   | Public Hearing            | 2 <sup>nd</sup> and 3 <sup>rd</sup> Readings |   |
| <b>Stakeholders (incl FN)</b>      | Prep internal/external communications  | Notification and stakeholder-specific consultations (May through July)<br><br>1st Reading (June)<br><br>PIM – Open House (early June) and Public Hearing ( mid-July)                         |   |                           | 2 <sup>nd</sup> and 3 <sup>rd</sup> Readings |   |
| <b>FVRD Area Director and CAO</b>  | Copy of public information material provided by staff/consultants for comment (late Apr/early May) |  | Update from staff/consultants<br>PIM - Open House followed by 1 <sup>st</sup> Reading | Public Hearing            | 2 <sup>nd</sup> and 3 <sup>rd</sup> Readings | 'Adoption Successful' email from Area Director to key constituents (as appropriate)   |
| <b>FVRD Board</b>                  | Update by Area Director/CAO as appropriate   |  | Report from staff/consultants followed by 1 <sup>st</sup> Reading                     | Public Hearing            | 2 <sup>nd</sup> and 3 <sup>rd</sup> Readings | <b>Adoption</b><br><br><b>(By Sept 30 preferred)</b>  |



### Key Stakeholders: Area H

| Organization                      | Contact person                         | Inform, Consult, Involve, Collaborate, Empower (IAP2) |
|-----------------------------------|--|---|
| South Cultus Lake Community Group | Gord Spencer and Scott McKay           | Inform, Consult, Involve                              |
| Developer- Creekside              | Jon Van Geel                           | Inform, Consult                                       |
| Developer- Aquadel                | Larry Les                              | Inform, Consult                                       |
| The Cottages Strata               | Mike Palmer                            | Inform, Consult                                       |
| Soowahlie First Nation            | Chief Brenda Wallace                   | Inform, Consult, Involve, Collaborate                 |
| Ts'elxweyéqw Tribe                | Chief David Jimmie                     | Inform, Consult, Involve, Collaborate                 |
| Cultus Lake Park                  | Cultus Lake Park Board and Staff       | Inform, Consult                                       |
| School District 33                | Gerry Slykhuis                         | Inform, Consult                                       |
| City of Chilliwack                | David Blain                            | Inform, Consult                                       |
| BC Parks                          | Vicki Haberl                           | Inform, Consult                                       |
| FVRD Area Director, CAO and Board | Taryn Dickson, Jennifer Kinneman A/CAO | Inform, Consult, Involve, Collaborate, Empower        |

### Tools and Methods Summary

Communications and Invitations

Print Materials

Stakeholder Meetings

Comment Sheet

Open House

Social Media posts

Board Report

Bylaw Amendment and Adoption





# WELCOME!

## FRASER VALLEY REGIONAL DISTRICT

### Official Community Plan Amendment for Area H

#### Saturday, June 8, 2019 Public Open House

#### **Thank you for participating in the process to amend the Official Community Plan for Area H**

An Official Community Plan (OCP) is a statement of objectives and policies to guide local government decisions on planning and land use management within the area covered by the Plan.

In this case, the Fraser Valley Regional District (FVRD) is amending the existing OCP for the Cultus Lake south area to address outstanding zoning, form and character land use within Area H previously identified by the community.

#### **We're Amending Area H Only**

The current Official Community Plan for Area E currently covers both Areas E and H. This amendment only applies to Area H only.

#### **Please Review Our Information and Share Your Thoughts!**

The purpose of this Open House is to inform stakeholders and the public about minor amendments to the OCP as it relates to Cultus Lake south in Area H, and to seek input into the amendments as we move forward together.

45950 Cheam Avenue, Chilliwack, BC V2P 1N6 [www.fvrd.ca](http://www.fvrd.ca) | [planning@fvrd.ca](mailto:planning@fvrd.ca) (604) 702-5000 or 1-800-528-0061



# BACKGROUND AND TIMELINE



## Background

The Local Government Act is the regulatory framework that outlines the purpose and content of an Official Community Plan (OCP). From time to time, an OCP may require amendments to address the changing needs of the local government and/or the community.

The focus of this OCP amendment is to address outstanding land use concerns within Area H previously raised by the community in the south Cultus area.

Area H land use is still governed within the current Area E OCP, so we are amending the title to read Official Community Plan for Areas E and H, Bylaw No. 1115, 2011. Changes to the Cultus Lake South Neighbourhood Plan content may also be made so that Area H amendments meet the needs of stakeholders and the public while satisfying the legislative requirements. These amendments are intended to identify community and collective values, provide developers and residents with a degree of certainty regarding future land use and growth patterns and set development conditions in Area H.

## Timeline



### Stage 2: Key Consultation Dates and Next Steps

#### Stakeholder Meetings

May through June

#### Public Open House:

June 8, 9 am to 11 am  
Columbia Valley Community Centre  
1202 Kosikar Road, Lindell Beach, BC

#### First Reading:

Anticipated in late June

#### Public Hearing:

Anticipated in mid-July

#### Second and Third Reading

Anticipated in late-July

#### OCP Amendment Adoption

Anticipated in September



# WHAT'S CHANGING



Fraser Valley Regional District

## WHAT'S CHANGING WITH THE AREA H OCP

The minor amendments only apply to Area H and are to address previous community interests and land use applied to the Cultus Lake South Neighbourhood Plan:

- ☒ **Area E and H title update to accurately reflect both areas within the current OCP (housekeeping amendment)**
- ☒ **Community water provision (Section 7.8.5 housekeeping amendment)**
- ☒ **Area H limitations to multi-family zoning (Cultus Lake South Neighbourhood Plan)**
- ☒ **Commercial zoning - existing or contemplated designation (Cultus Lake South Neighbourhood Plan)**
- ☒ **Review and revise available area to be used for density calculations**
- ☒ **Review Form and Character controls and tools**

And, we'll address any other relevant Area H OCP questions or concerns important to stakeholders and the public.

45950 Cheam Avenue, Chilliwack, BC V2P 1N6 [www.fvrd.ca](http://www.fvrd.ca) | [planning@fvrd.ca](mailto:planning@fvrd.ca) (604) 702-5000 or 1-800-528-0061



# UPDATING THE OCP TITLE AND TEXT



## OCp TITLE UPDATE

As part of amending the OCP for Area H, we're updating the title of the OCP to include Areas E & H. This update is to accurately reflect both areas within the one governing OCP.

The new title will read:

Official Community Plan for Areas E & H

Bylaw No. 1115, 2011

## OCp TEXT UPDATE

While we're amending the OCP, we're also updating one of the terms so they are consistent in two sections of the OCP document. The proposed community water system text is being updated to read:

"Resort developments *shall* provide community water systems, including fire hydrants, with sufficient water flow for fire suppression."

The word *shall* is replacing the word *should*, and will be inserted section 7.8.5 to be consistent with the text in Section 7.7.3.

These proposed amendments do not affect land use within Areas E & H.

FRASER VALLEY REGIONAL DISTRICT  
OFFICIAL COMMUNITY PLAN FOR SELECTED AREAS  
Bylaw No. 1115, 2011  
Schedule 1115-A  
Official Community Plan Boundary



This is a Official Community Plan for Areas E & H. It is subject to the same rules and regulations as the Official Community Plan for Areas E & H. It is subject to the same rules and regulations as the Official Community Plan for Areas E & H.



# UPDATING THE OCP



## MULTI-FAMILY ZONING

Multi-family zoning (e.g. townhomes, condominiums) is currently allowed in the OCP.

This amendment process seeks to address community concerns previously raised in the south Cultus Lake area about multi-family zoning.

### Proposed Amendment

To remove the potential for multi-family zoning from the Cultus Lake South Neighbourhood Plan (Section 7.1.1.3) as noted in the *italics* in sub-section (a) below:

"The following uses are supported in a Resort Residential area:

- a. Resort residential use; *excludes multi-family resort residential uses such as attached ground-oriented single family dwellings, apartment buildings and vertically stacked townhomes;*
- b. Conservation use;
- c. Park and park reserve;
- d. Golf course; and,
- e. Recreation use."

This amendment in *italics* above would not affect other aspects within Area H (or E) of the OCP.

### Why Remove Multi-Family Zoning?

After the adoption of the OCP and during the rezoning process for Aquadel Crossing, stakeholders in the south Cultus Lake area expressed concerns regarding multi-family zoning in this area. Aquadel Crossing (and neighbouring properties) have had rezoning approval for single family (resort residential) zoning only.

This change to the OCP in the south Cultus Lake area is in keeping with stated community values and those relatively recent zoning approvals.

45950 Cheam Avenue, Chilliwack, BC V2P 1N6 [www.fvrd.ca](http://www.fvrd.ca) | [planning@fvrd.ca](mailto:planning@fvrd.ca) (604) 702-5000 or 1-800-528-0061



# UPDATING THE OCP



## COMMERCIAL ZONING

There is an existing property currently zoned for commercial use in Lindell Beach area (within the Cultus Lake South Neighbourhood Plan).

There is also a designation for an alternative commercial location nearby if the existing commercial property were to be rezoned.

To address local community concern regarding commercial zoning in this area, an amendment to the existing OCP is proposed.

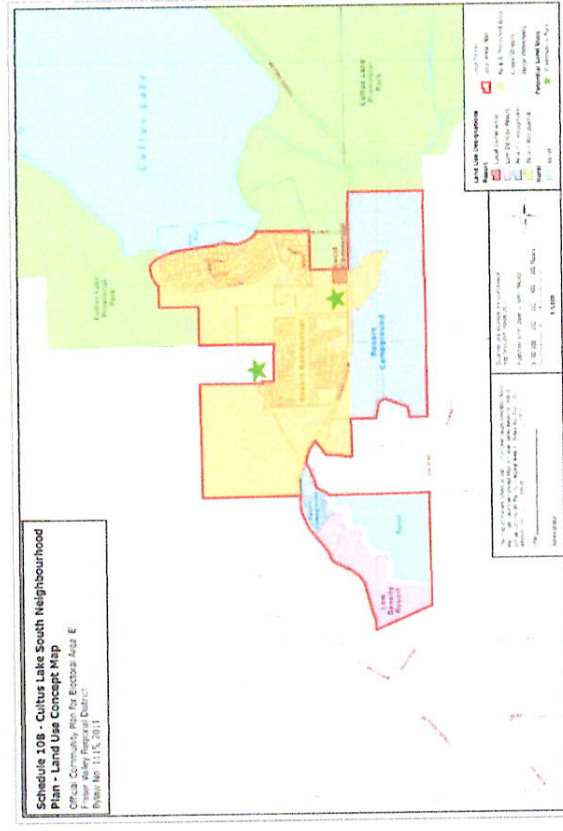
### Proposed Amendment

To review existing commercially zoned land and land designated as commercial within the Cultus Lake South Neighbourhood Plan area.

### Why Review Existing Commercial Zoning In This Area?

Multi-family zoning designation is proposed to be removed from the Cultus Lake South Neighbourhood Plan. There is limited opportunity and benefit to niche commercial services to serve this neighbourhood and surrounding areas.

We're using this OCP amendment process to look at the best land use designation based on current-day priorities and public feedback since the adoption of the current OCP. A single property in Lindell Beach is zoned Commercial. The OCP amendment does not remove the legal authority to develop/redevelop this one property under the current zoning.





# PROPOSED TEXT AMENDMENT TO INCLUDE FISH HABITAT AND REGULATION



## OCP DENSITY CALCULATION

Based on previous community feedback, we're including new text in italics below that links to the provincial regulation affecting density calculations relative to fish habitat.

### Proposed Amendment

To amend Section 5.9.10 (f) of the OCP with additional text highlighted below.

#### Subdivision and Density Policies

##### Sub-section (f)

"For the purpose of computing the number of sites, strata lots or dwelling units permitted, the term useable land shall include all of the lot area which can be used for camping, holiday homes, resort residential uses and associated activities; it shall exclude the site for a residence of the owner, manager or employee, land with a slope greater than 25%, land lacking adequate natural drainage of surface water, sensitive habitat, and *fish habitat as defined under the Provincial Riparian Area Regulation and other provincial regulation in effect at the time of application*, and lakes, ponds, and watercourses."

### Why Clarify This Text?

During recent rezoning applications, the community requested greater definition regarding fish habitat and linkages to the provincial regulations.



# FORM AND CHARACTER

## DEVELOPMENT PERMIT PROCESS REVIEW

Form and Character are currently controlled by the FVRD through an extensive Development Permit process. This is common practice with local governments to ensure that new developments are built in keeping with community standards and accurately presented to the community during rezoning process.

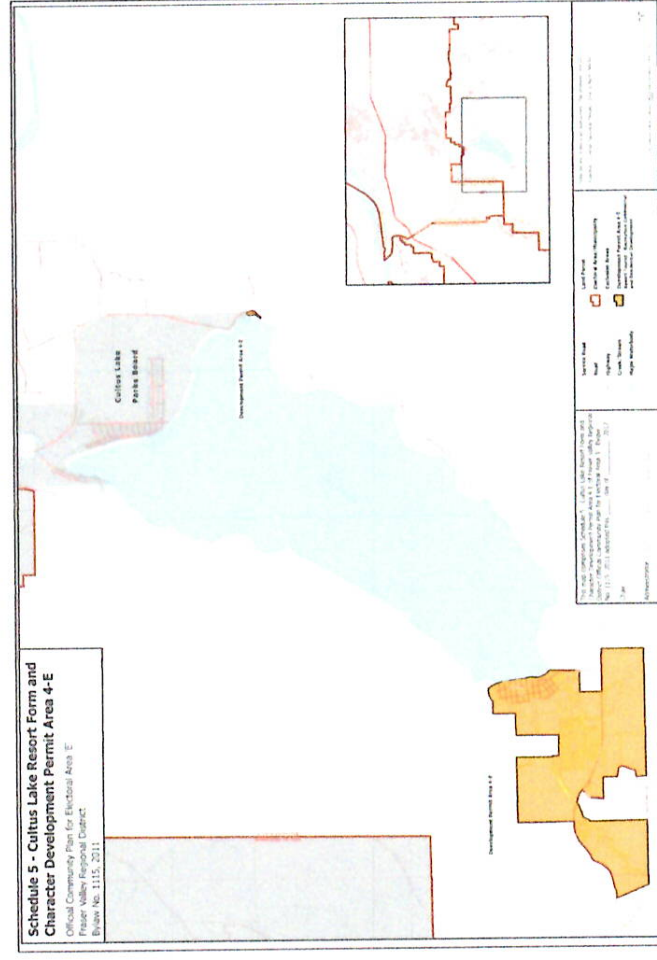
As part of this OCP review, we're also reviewing our Development Permit process as it relates Form and Character. This review is to ensure our Development Permit process provides continuity of information that is consistent with what is presented during the rezoning process.

The community had expressed concern that the Form and Character of a development would not be consistent with what's presented during a rezoning process.

This reviews seeks to address those concerns for future rezoning applications and development permits.

## DEVELOPMENT PERMIT BOUNDARY REVIEW

Additionally, the boundaries of the Form and Character Development Permit Area (DPA) as well as other DPAs in the Cultus Lake South Neighbourhood Plan are being reviewed to ensure that all developable lands are within the DPA boundaries.





# YOUR OPINION MATTERS!

## Your Participation Is Important

Stakeholder and public feedback will be considered and/or used along with our technical analysis as we amend the OCP for Area H.

Feedback into amendments is important so that the goals and policies reflect current community interests, vibrancy and sustainability.

## What's Next

We're working toward finalizing the OCP amendment by the end of September 2019. Here's how:

**First Reading:** Estimated in Late June

**Public Hearing:** Estimated in Mid-July

**Second and Third Reading:** Estimated in Late July

**OCP Amendment Adoption:** Estimated in September

## Keeping Our Community Connected

Stakeholder and public feedback are a priority for us so please join us in the conversation, learn more and share your thoughts:



Visit us online at [www.fvrd.ca](http://www.fvrd.ca)



Attend our Public Open House  
June 8, 9 am to 11 am at the  
Columbia Valley Community Centre



Email us at [planning@fvrd.ca](mailto:planning@fvrd.ca)



Call us at (604)702-5000



Follow us on social media:

@FVRD1



[www.facebook.com/MyFVRD](https://www.facebook.com/MyFVRD)

**Thank you for providing your feedback prior to July 15th!**



## FRASER VALLEY REGIONAL DISTRICT

### BYLAW No. 1533, 2019

#### A bylaw to amend the Official Community Plan for Electoral Area E

---

**WHEREAS** *Fraser Valley Regional District Official Community Plan For Electoral Area E Bylaw No. 1115, 2011* was adopted by the Fraser Valley Regional District Board of Directors ("the Board") on August 13, 2013;

**AND WHEREAS** the former Electoral Area E of the Fraser Valley Regional District was divided into Electoral Areas E and H in 2014 by Order in Council No. 501 and Letters Patent issued by the Province of British Columbia;

**AND WHEREAS** the Board has deemed it advisable to amend *Fraser Valley Regional District Official Community Plan for Electoral Area E Bylaw No. 1115, 2011*;

**THEREFORE** the Board enacts as follows:

#### 1) **CITATION**

This bylaw may be cited as *Fraser Valley Regional District Official Community Plan for Electoral Area E Amendment Bylaw No. 1533, 2019*.

#### 2) **TEXT AMENDMENT**

That *Fraser Valley Regional District Official Community Plan for Electoral Area E Bylaw No. 1115, 2011* be amended by:

- a) deleting all references to "Electoral Area E" and replacing them with "Electoral Areas E and H".
- b) renaming and citing the bylaw as "Fraser Valley Regional District Official Community Plan for Electoral Areas E and H Bylaw No. 1115, 2011".
- c) Adding the following as a new paragraph in Section 1.0 Plan Purpose & Structure:

"This plan was amended in 2019 to recognize the division of the former Electoral Area "E" of the Fraser Valley Regional District into Electoral Areas "E" and "H" in accordance with Order in Council No. 501, approved and ordered on September 5, 2014 and Letters Patent effective December 17, 2014 issued by the Province of British Columbia."

- d) Replacing Section 1.3 Plan Area Location and Boundaries with:



### “1.3 Plan Area Location & Boundaries

In 2014, Electoral Area “E” was divided by Order in Council No. 501 and an amendment to the FVRD Letters Patent into Electoral Areas “E” and “H”. Electoral Area “E” consists of the Chilliwack River Valley. It borders the City of Chilliwack and Electoral Area “H” to the west, Electoral Area “D” to the north, Electoral Area “B” to the east and the US border to the south. Electoral Area “H” consists of Cultus Lake and Columbia Valley. It borders Electoral Area “E” to the west, the City of Chilliwack to the north, the City of Abbotsford to the west, and the U.S. border to the south.

The plan boundary coincides with the political boundaries of Electoral Areas “E” and “H” and also the watershed divide separating lands draining to the Chilliwack River (thence to the Fraser River) from lands draining more directly to the Fraser. The boundaries of the plan area are shown on Schedule 1 -Boundary of Plan Area.”

e) Replacing Section 5.9.10.f with:

“5.9.10(f) For the purpose of determining the number of sites, strata lots or dwelling units permitted, the term “useable land” shall include all of the lot area which can be used for camping, holiday homes, resort residential uses and associated activities except that the following shall be excluded from the calculation of usable land: the site for a residence for the owner, manager or employee; land with a slope greater than 25%; land deemed by the FVRD Director of Planning to be lacking adequate natural drainage of surface water; sensitive habitat including fish habitat as defined under the Provincial Riparian Area Regulation and any other provincial regulation; and, all lands and waters within the high water marks of lakes, ponds, and watercourses.”

f) Deleting Section 7.1.1.3.b to remove Multi-family resort residential from the list of uses supported in the Rural Residential area and renumbering the section accordingly

g) Deleting Section 7.1.3.7

h) Replacing Section 7.8.5 with:

“7.8.5 Resort developments shall provide community water systems, including fire hydrants, with sufficient water flow for fire suppression.”

### 3) **MAP AMENDMENT**

That *Fraser Valley Regional District Official Community Plan for Electoral Area E Bylaw No. 1115, 2011* be amended by:

a) Replacing the map comprising Schedule 10B – Cultus Lake South Neighbourhood Plan – Land Use Concept Map with the map attached hereto as Schedule 1533-10B.



- b) Replacing the map comprising Schedule 10C – Cultus Lake South Neighbourhood Plan – Trail Concept Map with the map attached hereto as Schedule 1533-10C.

#### 4) SEVERABILITY

If a portion of this bylaw is found invalid by a court, it will be severed and the remainder of the bylaw will remain in effect.

## 5) READINGS AND ADOPTION

READ A FIRST TIME THIS \_\_\_\_\_ day of \_\_\_\_\_

A PUBLIC HEARING WAS HELD THIS                      day of

READ A SECOND TIME THIS \_\_\_\_\_ day of \_\_\_\_\_

READ A THIRD TIME THIS \_\_\_\_\_ day of \_\_\_\_\_

ADOPTED THIS \_\_\_\_\_ day of \_\_\_\_\_

Chair/Vice-Chair

Corporate Officer/Deputy

## 6) CERTIFICATION

I hereby certify the foregoing to be a true and correct copy of *Fraser Valley Regional District Official Community Plan for Electoral Area E Amendment Bylaw No. 1533, 2019* as adopted by the Fraser Valley Regional District Board on the      day of

Dated at Chilliwack, BC this      day of

Corporate Officer/Deputy

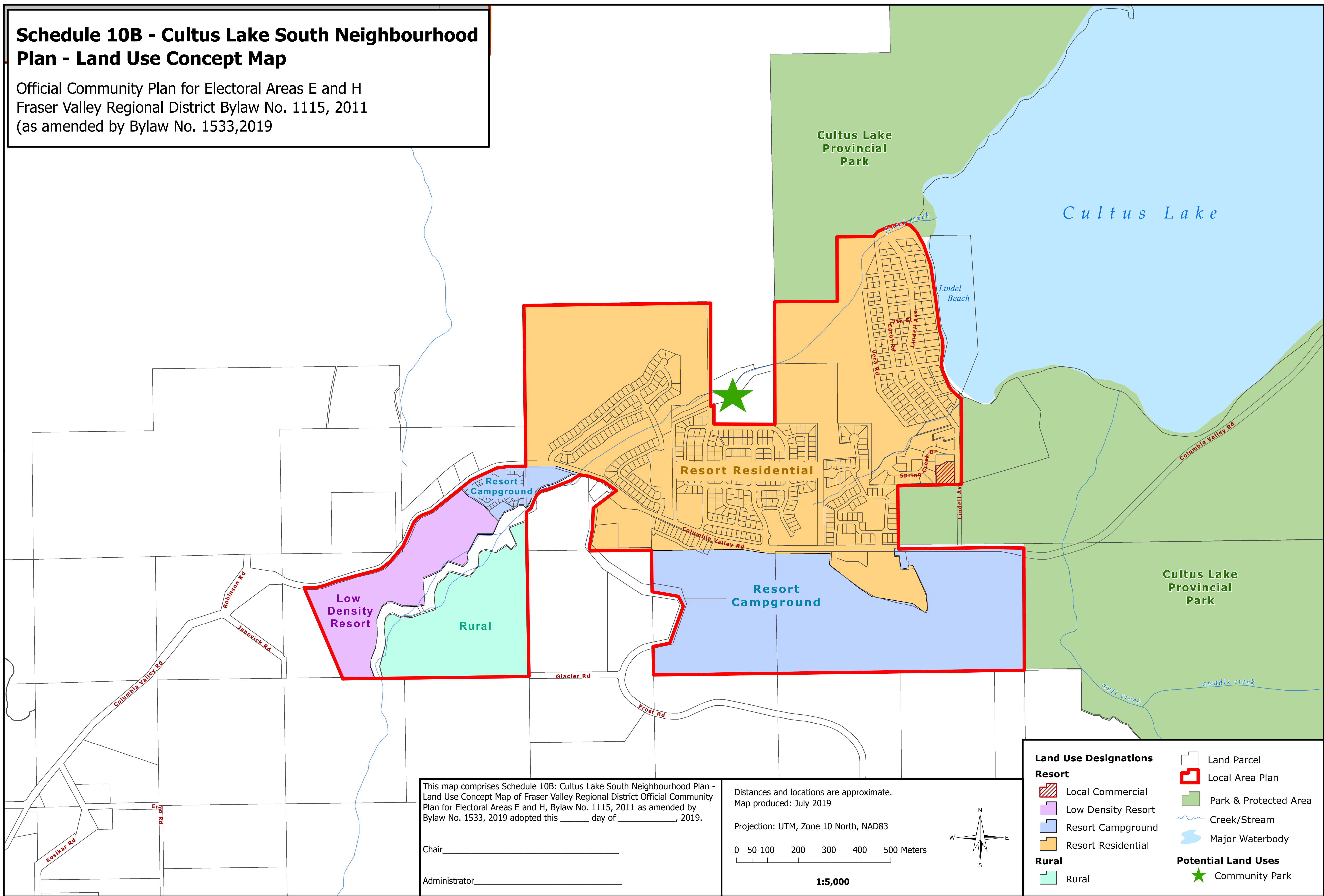


**Schedule 1533-10B**  
**Fraser Valley Regional District**  
**Bylaw No. 1533, 2019**



**Schedule 10B - Cultus Lake South Neighbourhood Plan - Land Use Concept Map**

Official Community Plan for Electoral Areas E and H  
Fraser Valley Regional District Bylaw No. 1115, 2011  
(as amended by Bylaw No. 1533, 2019)



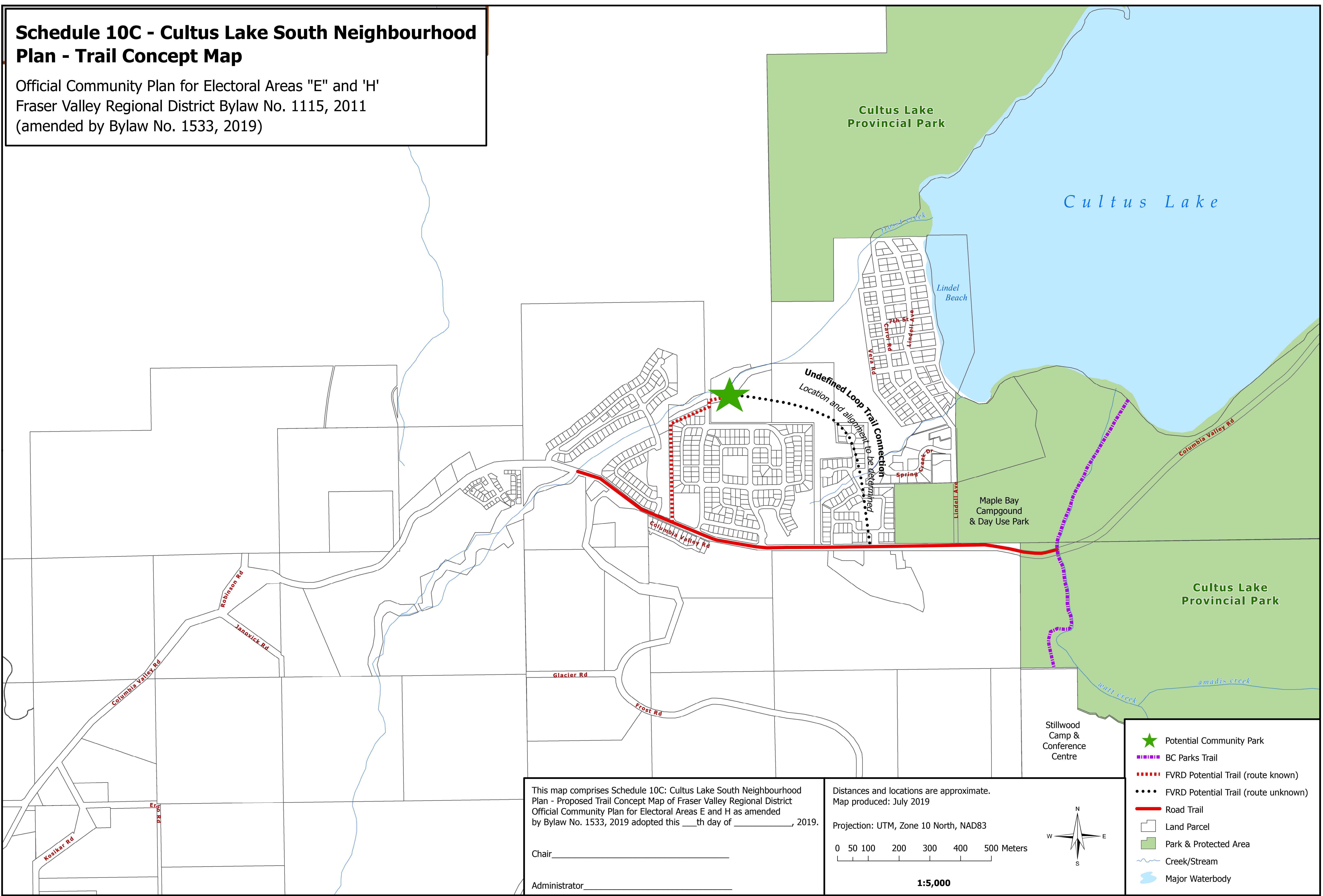


**Schedule 1533-10C**  
**Fraser Valley Regional District**  
**Bylaw No. 1533, 2019**



**Schedule 10C - Cultus Lake South Neighbourhood Plan - Trail Concept Map**

Official Community Plan for Electoral Areas "E" and "H"  
Fraser Valley Regional District Bylaw No. 1115, 2011  
(amended by Bylaw No. 1533, 2019)



This map comprises Schedule 10C: Cultus Lake South Neighbourhood Plan - Proposed Trail Concept Map of Fraser Valley Regional District Official Community Plan for Electoral Areas E and H as amended by Bylaw No. 1533, 2019 adopted this \_\_\_\_th day of \_\_\_\_\_, 2019.

Chair \_\_\_\_\_

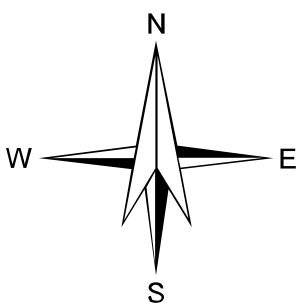
Administrator \_\_\_\_\_

Distances and locations are approximate.  
Map produced: July 2019

Projection: UTM, Zone 10 North, NAD83

0 50 100 200 300 400 500 Meters

1:5,000



- ★ Potential Community Park
- BC Parks Trail
- FVRD Potential Trail (route known)
- .... FVRD Potential Trail (route unknown)
- Road Trail
- Land Parcel
- Park & Protected Area
- ~ Creek/Stream
- Major Waterbody