

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

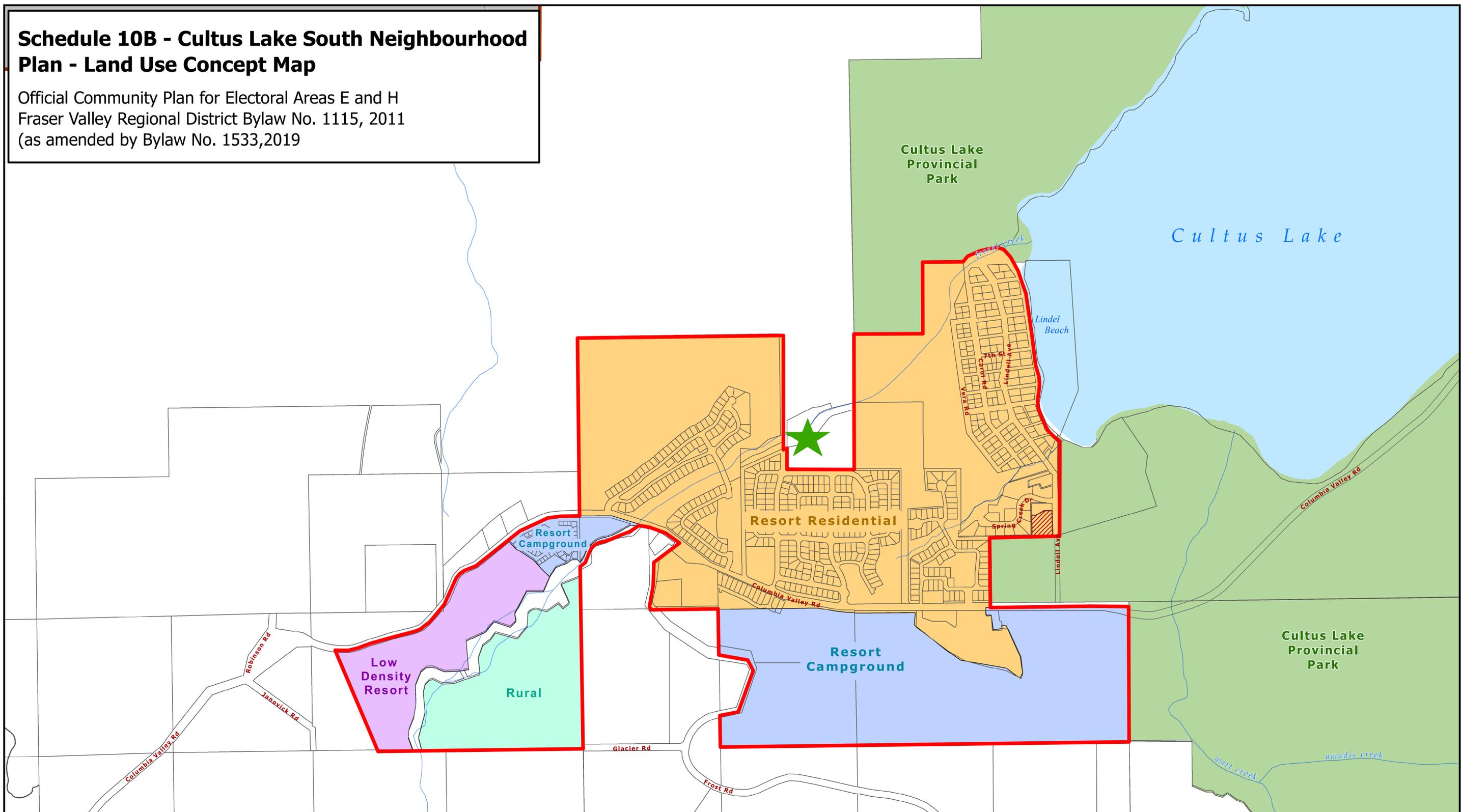
Schedule 1533-10B

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)

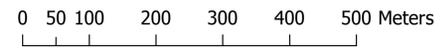


This map comprises Schedule 10B: Cultus Lake South Neighbourhood Plan - Land Use Concept Map of Fraser Valley Regional District Official Community Plan for Electoral Areas E and H, Bylaw No. 1115, 2011 as amended by Bylaw No. 1533, 2019 adopted this _____ day of _____, 2019.

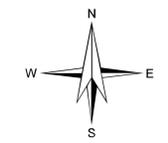
Chair _____
Administrator _____

Distances and locations are approximate.
Map produced: July 2019

Projection: UTM, Zone 10 North, NAD83



1:5,000

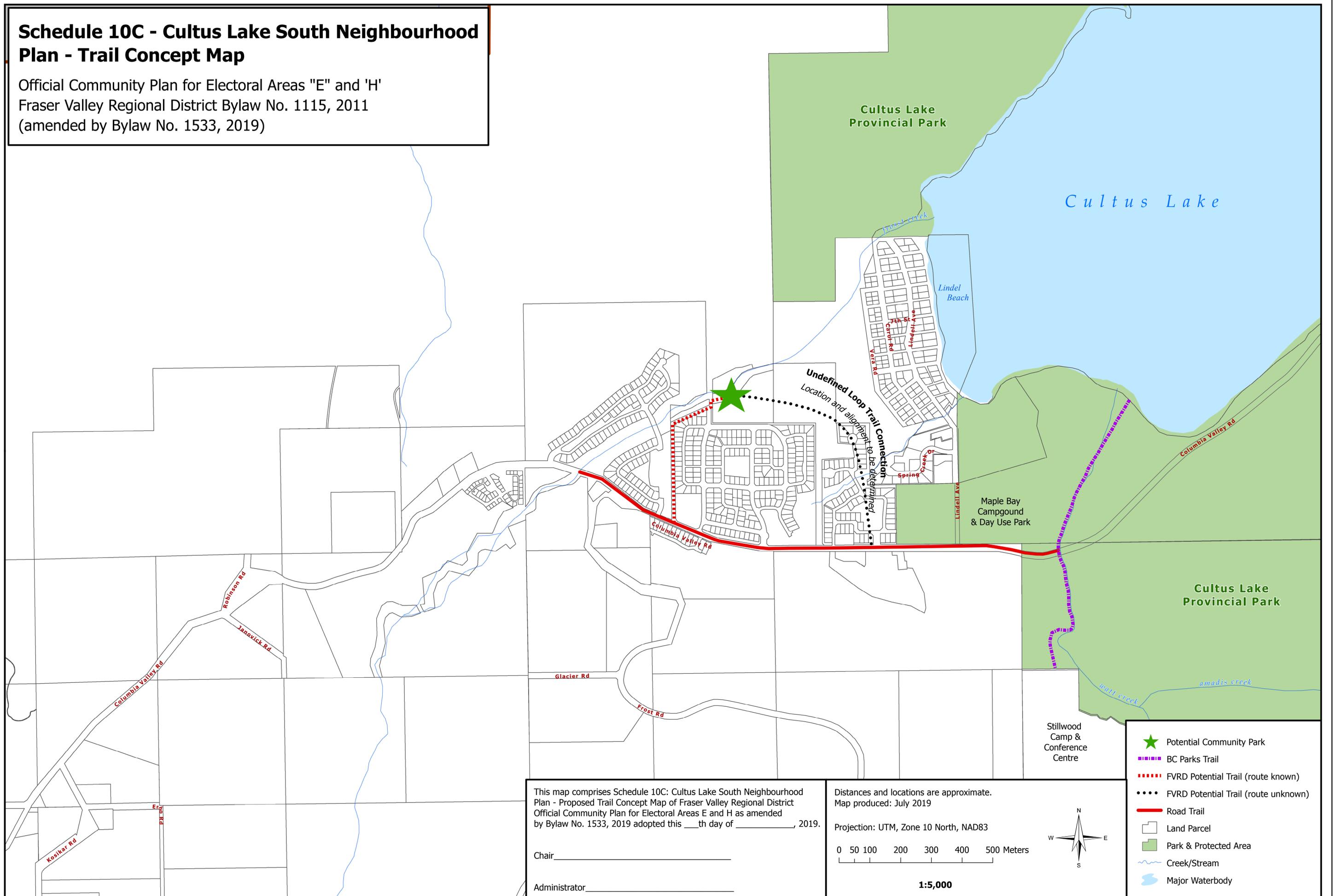


Land Use Designations	
	Local Commercial
	Low Density Resort
	Resort Campground
	Resort Residential
	Rural
	Local Area Plan
	Park & Protected Area
	Creek/Stream
	Major Waterbody
Potential Land Uses	
	Community Park

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