

To: Electoral Area Services Committee

Date: 2018-02-15

From: David Bennett, Planner II

File No: 3060-20-2018-01

3090-20-2018-02

**Subject: Form and Character Development Permit and Development Variance Permit for the final phase (10 lots) at the "Cottages at Cultus Lake" holiday park development at 029-380-839 off Columbia Valley Road, Electoral Area "H";**

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### RECOMMENDATION

**THAT** the Fraser Valley Regional District Board issue Development Permit 2018-02 regarding the form and character and geo-hazard protection for the final phase of the "Cottages" development at PID 029-380-839 off Columbia Valley Road, Electoral Area "H" subject to consideration of any concerns raised from neighbourhood notification;

**AND THAT** the Fraser Valley Regional District Board issue Development Variance Permit 2018-01 regarding the siting of buildings and the lot layout of the final phase of the "Cottages" development at PID 029-380-839 off Columbia Valley Road, Electoral Area "H".

### STRATEGIC AREA(S) OF FOCUS

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

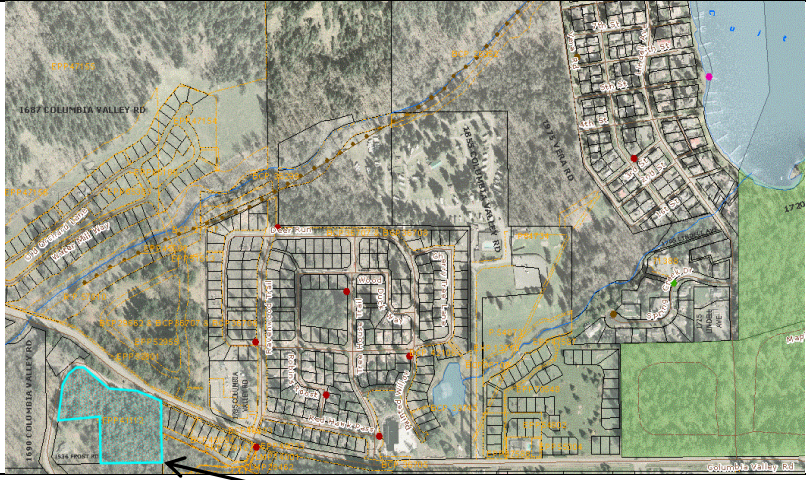
### PRIORITIES

Priority #4 Tourism

### BACKGROUND

Cultus Country Investments has applied for a comprehensive Development Permit and a Development Variance Permit to facilitate the development of a ten (10) lot strata subdivision which will become the final phase of the 'Cottages at Cultus Lake' development. The applicant has applied for these permits to keep the design, siting of buildings and structures, buffer strips and general layout of this final phase congruent with the first three phases of the "Cottages" development.

## Property Details

| Address:                                                                          |               |                         |
|-----------------------------------------------------------------------------------|---------------|-------------------------|
|  | <b>Owner</b>  | Cultus Country          |
|                                                                                   | <b>Agent</b>  | Jon Van Geel            |
|                                                                                   | <b>EA</b>     | H                       |
|                                                                                   | <b>Zoning</b> | Campground Holiday Park |
|                                                                                   | <b>OCP</b>    | Resort                  |
|                                                                                   | <b>DPA</b>    | Yes                     |
|                                                                                   | <b>ALR</b>    | No                      |
| <b>Comments:</b><br>Final Phase of "The Cottages"                                 |               |                         |
| <b>Location</b> Lindell Beach Cultus Lake, Area H                                 |               |                         |

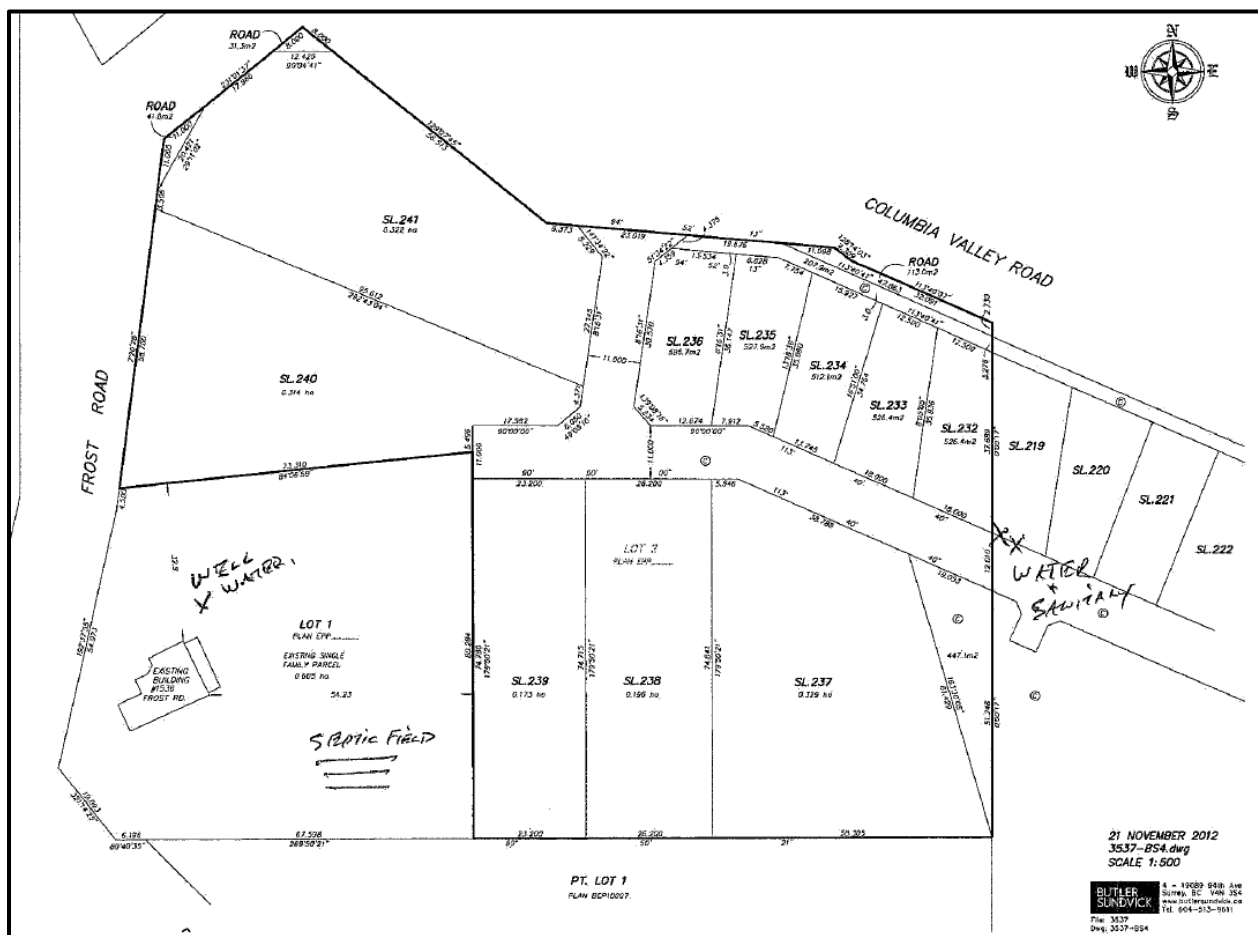
| Neighbouring Lands                                |                                                                                      |                                                       |
|---------------------------------------------------|--------------------------------------------------------------------------------------|-------------------------------------------------------|
| <b>North :</b> Creekside Mills Residential Resort |                                                                                      | <b>Comments:</b><br><br>Final Phase of "The Cottages" |
| <b>West:</b> Vacant - Forested                    |  | <b>East :</b> Cottages Resort                         |
| <b>South:</b> Vacant – Forested Hillside          |                                                                                      |                                                       |

## Proposal Details:

The developer of the 'Cottages at Cultus Lake' has applied to develop the final phase of the "Cottages" project on 4.5 acres adjacent to Phase III. The draft layout of the final 10 lots is shown below. These lots will be served by the private community water system and the private community sewer system owned by Corix Utilities and serves the existing "Cottages" development. The access to the site will be from the existing entrance to Phase III off of Columbia Valley Road. An emergency access to Columbia Valley is proposed near the intersection with Frost Road. An internal walkway adjacent to Columbia Valley Road will provide owners and guests with a walking trail to access the common amenities (pools, clubhouse) across the street. A decorative fence and vegetation will buffer the lots from the road.

The proposed subdivision received Preliminary Layout Approval from the Ministry of Transportation and Infrastructure who is the Approving Authority for subdivisions in the Electoral Areas of the Regional District.

## Proposed Layout:



## Requested Zoning Bylaw Variances

The variances detailed below are identical to the variances issued for the previous phases of the “Cottages” development, and are requested to maintain continuity with the previous phases. The requested variances are:

- 1) for lots 232-236 inclusive- Section 18.4.1(e) (i) front strata lot setback is varied from 6 meters to 0.6 meters clear to sky for detached garage; and lots 237-241 Section 18.4.1(e)(i) varied from 6 meters to 3.0 meters for detached garage.
- 2) for lots 232-236 inclusive- Section 18.4.1(e) (i) varied by reducing the rear strata lot setback from 6 meters to 3.5 meters, clear to sky for a holiday home, and to 2.0 meters, clear to sky, for an open sided veranda or porch.
- 3) for lot 236- the lot line adjacent to a flanking strata road, section 18.4.1 (e)(ii) is supplemented by reducing the side flanking strata lot line setback from 3 meters to 2 meters, clear to sky.
- 4) for lots 232 -241 inclusive, for side strata lot lines other than those adjacent to a flanking road, section 18.4.1(e)(ii) is varied by reducing the side strata lot setback from 3 meters to 1.2 meters clear to sky for any part of a holiday home and to 0.6 meters clear to sky for a detached garage.
- 5) section 18.4.2 (b) is varied by reducing the minimum area of a strata lot for a holiday home served by both approved water and sewer systems from 560 square meters to 500 square meters.
- 6) Section 18.4.4 (a) is varied by reducing the maximum height of a garage from 9.1 meters to 6 meters or one storey whichever is lesser.
- 7) for lots 237-241 inclusive- Section 18.4.1(e) (i) is varied by reducing the front strata lot setback from 6 meters to 4.0 meters clear to sky for a holiday home or an open sided veranda or porch.

#### **Holiday Park Bylaw Variances**

Section 4.06.01 varied by reducing buffer strip width around a holiday park

- a) along Columbia Valley road from 7.6 meters to 3.0 meters
- b) along all other property boundaries from 7.6 meters to 0.0 meters.

Parking bylaw amendment as follows;

Section 2.4.5 is varied by reducing the distance between off street parking space and any side lot line from 1.5 meters to 0.6 meters.

#### **Special Terms and Conditions**

A solid fence between 1.2m and 1.8m in height shall be installed and maintained within the common lands adjacent to Columbia Valley Road extending to the emergency exit at Frosst Rd. entrance.

## **DISCUSSION**

The lands are located in three (3) development permit areas.

### **Frosst Creek Development Permit Area 1-E**

The developer submitted Geo-Hazard Reports to identify and mitigate hazards on the lands. Mitigation measures include minimum building elevations and additional reviews of any cuts and fills. A geotechnical covenant was also registered at the time of rezoning (the lands were rezoned to Campground Holiday Park in 2014 by Bylaw No 1245, 2013).

### **Cultus Lake South Ground & Lake Water Quality Development Permit Area 7-E**

The development must be connected to a Class A waste water treatment system. These proposed lots will be serviced by the existing sewer system operated by Corix that serves the existing "Cottages" development.

### **Cultus Lake Resort Form and Character Development Permit Area 4-E**

This development is located in an area of high recreational and aesthetic amenities, such as Cultus Lake, and this area experiences high intensity of visitation and recreational use. Development in this area is highly visible, and, in turn, relies on the natural beauty and recreational amenity of the area. Visual values and recreational amenity are integral to the economy and community of these areas. Accordingly, there is a need to ensure that resort development is of a form and character which does not detract from the aesthetic experience of the area or resort uses and visual values on adjacent parcels. Development should reflect, and enhance the natural landscape of the area in which it is located. In addition, the concentration of resort development in nodes such as Cultus Lake South requires that developments are carefully designed to coordinate and be compatible with adjacent developments to create a cohesive functional resort node.

#### **The objectives of Development Permit Area 4-E are to:**

- Protect the overall aesthetics of the area by ensuring resort developments demonstrate a high level of design and are integrated into the nature and built environment including maintaining visual values such as views of mountains, lake and the sky; maintaining the aesthetics and experience of a natural setting amongst and within resort developments; and, maintaining the experience of traveling on a scenic road or highway;

- Ensure a gentle and sensitive transition between resort developments and between public and private realms through provisions to protect the aesthetic and amenity values by coordinating the character, form and scale of new development;
- Provide for an integrated resort village of connected and coordinated, but individual and secure, private developments;
- Provide architectural guidelines for buildings and structures that support diversity while maintaining cohesiveness; and,
- Facilitate high-quality site development and landscaping that integrates into the broader community, preserves connections to landscape and natural aesthetics, and maintains visual privacy.

The “Cottages” development meets these objectives.

In addition to meeting the objectives of the development permit area, projects must also be consistent with certain development permit guidelines. The guidelines for this development permit area relate to:

- Pedestrian Linkages
- Borders Landscaping and Screening
- Professional Review and Reporting
- Surfacing
- Siting, Design and Finishing of Buildings

The Cottages development meets these guidelines.

The following documents are submitted in support of the application and are attached as schedules to the draft development permit.

- Design Rationale Compliance Addenda The Cottages Phase 4 – 10 lots. Prepared by Keystone Architecture, Dated July 24, 2017.
- Subdivision Layout Rendering
- Cottage Design Guidelines

#### **Associated Reports:**

**Geotechnical** A site specific geotechnical report was completed and details requirements for lot development and building construction to mitigate geotechnical hazards including slopes and Frosst Creek alluvial fan hazards.

The draft Development Permit also states that no additional development permits will be required for the construction of structures within the resort, provided that such construction is in accordance with the requirements of this permit, and provided that the conditions present at the time of development do not change from the time of issuance of this permit. However, notwithstanding the foregoing, the Regional District reserves the right to require an updated reports and development permit for any construction subject to its applicable bylaws.

## **COST**

|                                 |          |
|---------------------------------|----------|
| Development Permit Fee          | \$350.00 |
| Development Variance Permit Fee | \$350.00 |

## **CONCLUSION**

The developer has shown a commitment to excellence and has created a development that is unique in the FVRD but more importantly is built to proper provincial servicing standards, promotes environmentally friendly design aspects, and incorporates high quality architecture.

Accordingly, staff support issuance of the permits as drafted. It is recommended that the Regional Board issue Development Permit 2018-01 and issue Development Variance Permit 2018-02 subject to consideration of any concerns raised as a result of neighbour consultation.

## **COMMENTS BY:**

**Graham Daneluz, Deputy Director of Planning & Development**

Reviewed and supported

**Margaret Thornton, Director of Planning & Development**

Reviewed and supported

**Mike Veenbaas, Director of Financial Services**

No further financial comment.

**Paul Gipps, Chief Administrative Officer**

Reviewed and supported

