

12 March 2025

Our File No. 24-107

Fraser Valley Regional District (FVRD)
1 - 45950 Cheam Ave
Chilliwack, B.C. V2P 1N6

Re: 43940 Frost Road, Lindell Beach – OCP Amendment and Rezoning

Please accept this letter as a supplement to the above noted Official Community Plan (OCP) and Zoning Amendment application for the property located at 43940 Frost Road, Lindell Beach, under the jurisdiction of the Fraser Valley Regional District (the “Subject Property”).

The proposal is to amend the current OCP and Zoning designations to allow for the development of a campground operation consisting of R.V. sites and holiday cabins. A conceptual Site Plan has been included with this submission for review.

PROPOSAL

OCP Amendment

This application proposes to amend the OCP designation of the Subject Property from ‘Limited Use’ to ‘Resort.’

Rezoning

This application proposes to rezone the Subject Property from the Rural 3 (R-3) Zone to the Residential and Recreational Assembly (RRA) Zone.

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"A plan without action is a dream,
an action without a plan is a nightmare."



SITE OVERVIEW

The Subject Property is approximately 4.1ha in area and does not currently contain any buildings or structures. The site is situated approximately 2km southwest of Cultus Lake and approximately 30km south of Chilliwack city centre. Currently, the Subject Property is designated as “Limited Use” within the Official Community Plan (OCP) and is zoned Rural 3 (R-3). The site is not located within the Agricultural Land Reserve (ALR), though ALR designated land is located to the north and west of the Subject Property.

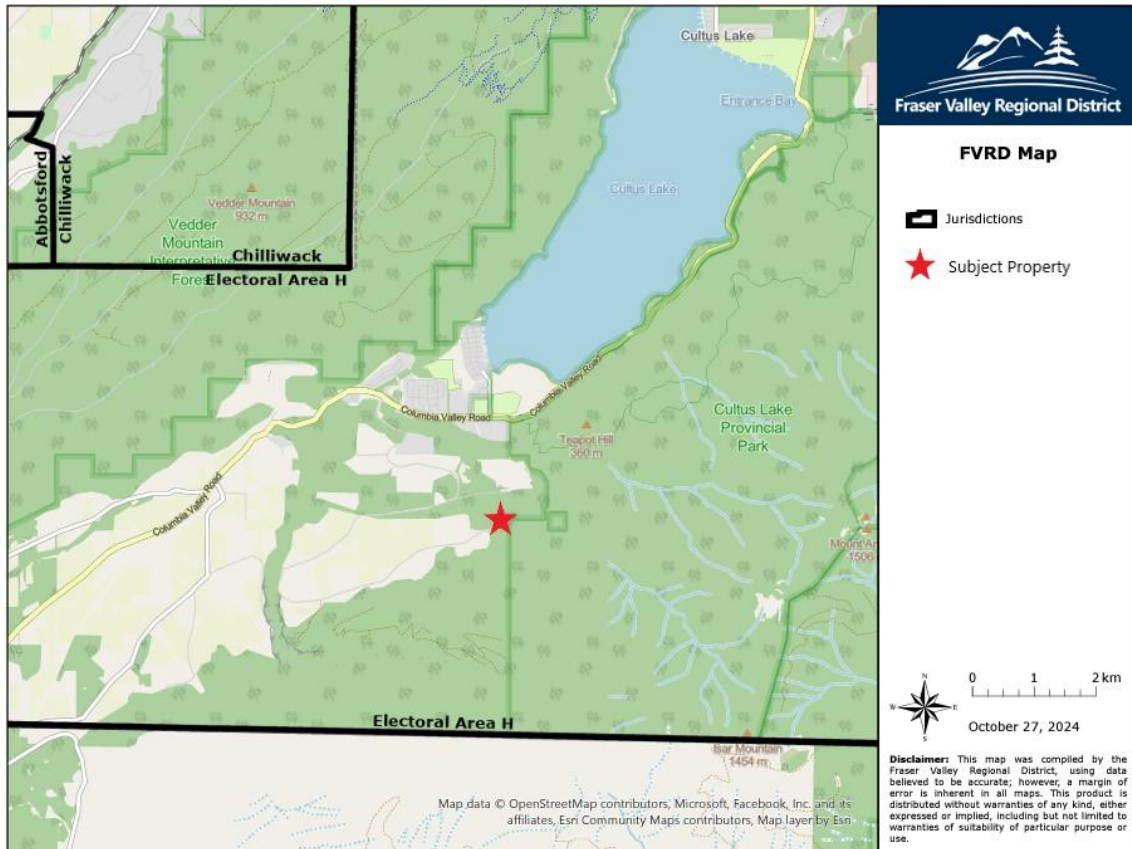


Figure 1 – Location Map of Subject Property (FVRD Web Mapping)

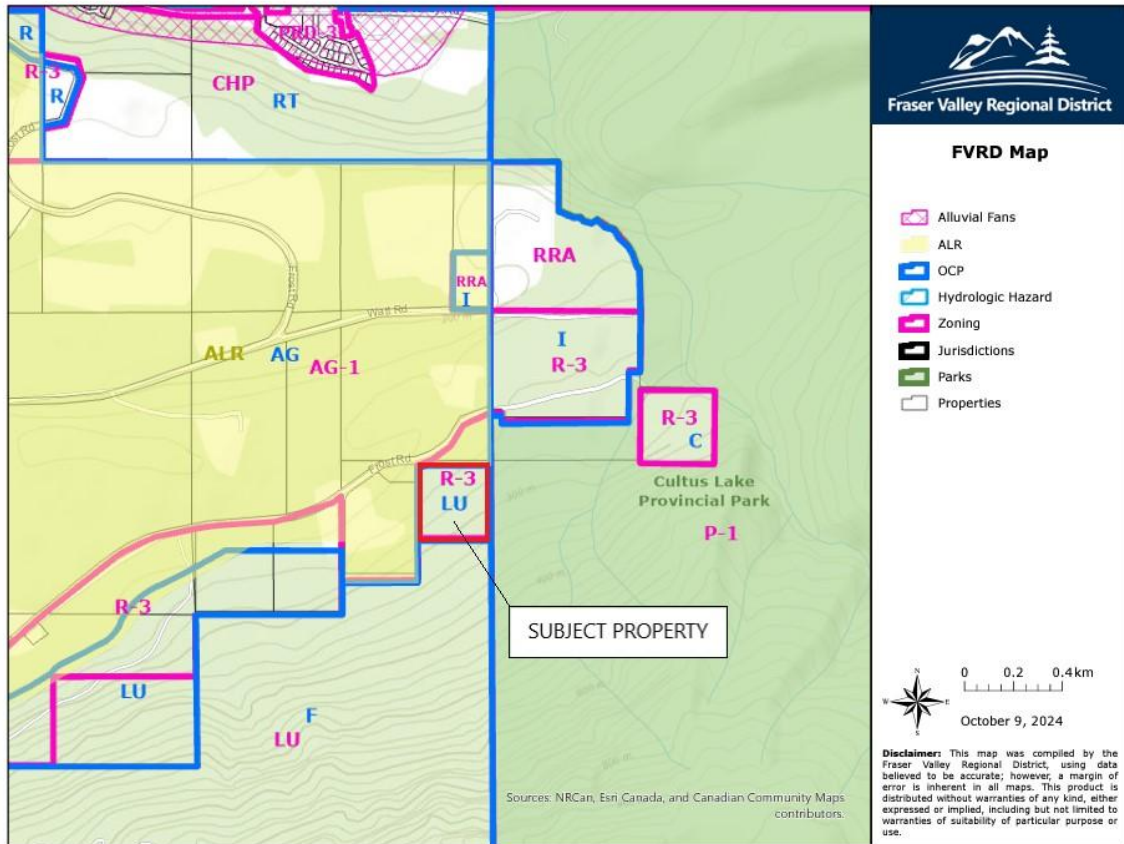


Figure 2 - Zoning, OCP, and ALR Map (FVRD web mapping)

Development Permit Areas

The Subject Property is located within Development Permit Area 5-E (DPA 5-E) for riparian area protection. Online mapping sources indicate that there are no known watercourses located within the Subject Property. It is understood that any watercourses will need to be assessed by a qualified professional.

Servicing

The Subject Property is not connected to municipal water, sanitary sewer, or stormwater systems.

Access

The Subject Property currently has 30m of road frontage in the northwestern corner of the parcel directly onto Frost Road. This portion of Frost Road is flat, and the speed limit is 50km an hour.

Topography

The site has a gentle upward slope from Frost Road to the southern end of the parcel. There is a sharp incline approximately 140m beyond the rear lot line of the Subject Property which rises steadily from 300m to 900m before descending again into Frost Creek ravine to the south (see *Figure 3* below).



Figure 3 - Topographical Map of Area

Archaeological Sites

According to Provincial records, there are no known archaeological sites recorded on the Subject Property, and potential modelling for the area does not indicate a high potential for previously unidentified archaeological sites to be found. A letter from the Province is attached. If any material is uncovered during development, the Archaeology Branch will be contacted.

Geological Hazards

The Subject Property is not mapped as containing any known geotechnical hazards. If deemed necessary, a Geotechnical Report will be provided for the proposed development.

Fire Protection Hazard

If deemed necessary, a Fire Protection Report will be provided for the proposed development.

Traffic Volume

There is very little traffic volume noted along this portion of Frost Road. Frost Road is a local road which comes to a dead-end approximately 150m to the east.

Neighbourhood Character

The surrounding neighbourhood is largely made up of single-family homes on large rural lots, active farming parcels within the ALR, and existing campgrounds (Stillwood Camp & Conference and Camp Linley).



PROPOSAL

The proposal is to amend the current OCP designation from *Limited Use* to *Resort*, and the Zoning designation from *Rural 3* to *Residential and Recreational Assembly*, to allow for the development of a campground operation consisting of 50 R.V. sites and 12 holiday cabins for temporary vacation stays. A conceptual Site Plan has been provided which indicates 50 angled R.V parking sites positioned in the centre of the property and 12 individual holiday cabins which will be positioned along the southern and eastern sides of the Subject Property. Walking paths separating the rows of parking and the 8m (26ft) internal roadway is proposed to allow adequate manoeuvring space for R.V's to park in designated sites.

The proposed development also includes an off-leash dog park, washroom / shower building, management office with attached convenience store, playground, and required utility infrastructure for onsite servicing. The development will be accessed via an 8.0m wide constructed access point connecting directly from Frost Road to the north. The proposed driveway will connect to an internal roadway which will maintain the 8.0m width while providing connectivity throughout the site.

As there is no existing constructed access to the Subject Property, it is understood that a permit must be obtained from the Ministry of Transportation and Transit (MOTT). OTG will work with MOTT to ensure safe and efficient access and egress to and from the site. Access and internal roadway details can be found in the attached conceptual Site Plan. The proposed access location provides site lines approximately 100m in length to the east and west along Frost Road. Community water and septic systems will be constructed to service the development, and all stormwater drainage will be maintained onsite.

PUBLIC CONSULTATION

As part of the public consultation process, all owners / residents within 100 metres of the Subject Property will be provided with an information package as well as contact details for forwarding any comments or concerns. Any feedback received from this consultation will be addressed where possible and a summary will be provided to staff prior to the application being considered by the FVRD Board.

Conceptual Site Plan



RATIONALE

We are submitting this proposal to develop a campground south of Lindell Beach and Cultus Lake, featuring a carefully planned mix of R.V. sites and holiday cabins. This development aligns with the rural character of the area and brings several benefits that we believe will support both local economic growth and community well-being.

The Subject Property is located just south of the Cultus Lake South neighbourhood. Section 7.0 of the Official Community Plan states that the FVRD's objectives in this area include sustainable development and building practices to create low impact development, as well as support of well-managed recreation, resort, and resource activities to provide for local and regional needs in a sustainable manner. The proposed campground is mostly made up of R.V. sites and open space spread out over 4ha of available land, resulting in an approximate lot coverage of only 0.1% for the proposed buildings and structures. The OCP also encourages coordinated resort developments rather than small fee simple lots in this area.

Section 7.1.2.2 states that the Regional Board encourages the use of energy-efficient factory-built or modular cabins. The proposed development will contain new cabins built to today's standards of environmentally sustainable materials and energy efficiency.

Though not located within Development Permit Area 4-E (DPA 4-E), the proposed campground will adhere to form and character aesthetics by including vegetation buffering along property lines, landscaped park areas and walking paths, and buildings with attractive facades.

The campground's seasonal nature will prevent the burden of year-round occupancy on local resources while still providing a place for visitors; easing permanent housing

pressures on local utilities and infrastructure, and providing an additional camping option for summer tourists. Unlike informal camping, this managed campground will operate under strict guidelines, ensuring responsible use of resources and adherence to noise and waste regulations. Security and maintenance will be prioritized to ensure the campground remains an asset rather than a disruption to the surrounding neighbourhood.

A thoughtfully designed campground can highlight the natural beauty of the area. The proposed campground will include natural amenities like walking trails, picnic areas, and other recreational spaces accessible to visitors. The presence of an attractive, family-friendly outdoor facility can enhance the neighbourhood's overall appeal and make it a sought-after destination. A campground complements the rural lifestyle by embracing and celebrating the outdoors. It offers a unique way for residents and visitors to enjoy the simpler pleasures of rural living and the tranquillity of nature.



Figure 5 - Conceptual Image of Holiday Cabins



LIST OF ATTACHMENTS

- Conceptual Site Plan
- Signed Agency Form
- Property Title
- OCP & Zoning Amendment Application Forms

CLOSING

We look forward to working with Fraser Valley Regional District staff on this exciting project.

Thank you for your time and consideration. Upon review of the above, if there are any questions or concerns, please do not hesitate to contact the undersigned.

Regards,

SWebb

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