

July 26, 2011



Cultus Lake Park

Community Questionnaire Frequently Asked Questions

Q: Are all lots at Cultus Lake assessed the same for lease purposes?

A: No, base leases are calculated according to their zone and the width and depth of the lot.

Zone 1 (WATERFRONT RESIDENTIAL AREA) = \$20.4762 x property width

- Consists of lots fronting on Cultus Lake Lots 106 – 186 1st AVENUE and lots 1W-44W LAKESHORE DRIVE have all community services and lot sizes comparable with the R-2 area. For siting purposes the lake becomes the front lot line.

Zone 2 (URBAN RESIDENTIAL) = \$16.1477 x property width

- Consists of lots not on the Lakeshore but located in the older section of the Park, FIR, HEMLOCK, SPRUCE, BALSAM, PINE, CEDAR, ALDER, BIRCH, MAPLE, WILLOW, OAK, 2nd Ave., upper side of 1st Ave., and 209W – 210AW LAKESHORE DRIVE, and owing to its location has available all the community services. For siting purposes the street becomes the front lot line.

Zone 3 (SUBURBAN RESIDENTIAL) = \$11.8087 x property width

- Consists of generally large uniform lots of some 697 m² in area, these lots being 600 – 657 MOUNTIAN VIEW and 506– 556 PARK DRIVE.

Zone 4 (Hillside Residential Area)

- Lots 307W – 313W Munroe Avenue becomes the lot front (calculated at \$11.8087 x property width)
- Lots 211W-229W inclusive Lakeshore Drive becomes the lot front (calculated at \$16.1477 x property width)
- Consists of lots on the west side of the lake, varying in size and shapes and located on very steep terrain
- The building conditions vary considerably from other areas of the Park due to rock outcropping, the buying of utilities and the drastic difference in height front to back.

The additional depth charge is as follows:

51' to 60'	a	\$0.00
61' to 70'	b	\$0.05
71' to 80'	c	\$0.10
81' to 90'	d	\$0.15
91' to 100'	e	\$0.20
101' to 110'	f	\$0.25
111' to 120'	g	\$0.30
121' to 130'	h	\$0.35

Q: Are our Firefighters volunteer, or do they receive some pay?

A: They are paid, on-call volunteers. Their compensation is \$18.05 per hour.

Q: What has the Cultus Lake Park Board done to sell the Fir Street Lots?

A: For three years, the Cultus Lake Park Board had the lots listed with a realtor and were also listed on the Cultus Lake Park website. Since 2010 the Board withdrew the realtor listing, but remains to actively list the lots on the Cultus Lake Park website and have contacted a number of development firms for future development possibilities.

If you have any further questions regarding the questionnaire, please contact Ronald Campbell, CAO by email to Ronald.campbell@cultuslake.bc.ca, or by phone to 604-847-2040.