

Cultus Lake Park Plan

Cultus Lake Park Board

December 1997

TABLE OF CONTENTS

PREFACE

1.0	INTRODUCTION	1
2.0	BACKGROUND	3
2.1	Resident Population	3
2.2	Park Visitors	3
2.3	Land Use and Services	4
2.4	Future Development	6
3.0	PLANNING PROCESS	6
4.0	PLAN AUTHORITY	8
4.1	Purpose and Area of the Plan	8
4.2	Effect of the Plan	9
4.3	Implementation of the Plan	9
4.4	Effect on Existing Uses	10
4.5	Interpretation	10
5.0	PLAN CONCEPT	11
6.0	PLAN OBJECTIVES	14
6.1	Protect the Natural Environment of the Park	14
6.2	Protect the Scenic Character of the Park	15
6.3	Enhance the Quality of the Residential and Commercial Development in the Park	16
6.4	Provide Recreational Facilities to Serve the Needs of Local Residents and Visitors	17
6.5	Promote a 'Park Ethic' Through Community Awareness and Bylaw Enforcement	18
7.0	GENERAL POLICIES	19
7.1	Environment	19
7.2	Development	20
7.3	Roads	20
7.4	Recreation	20
7.5	Advisory Committees	20
8.0	VILLAGE CENTRE AREA	21

9.0	RESIDENTIAL AREA	24
10.0	RECREATION AREA	25
11.0	CONSERVATION AREA	26
12.0	PLAN AMENDMENT AND REVIEW	26
	DEFINITIONS	28

FIGURES

Figure 1:	Cultus Lake Park	2
Figure 2:	Cultus Lake Park Plan Concept	12
Figure 3:	Cultus Lake Park Pedestrian System	13
Figure 4:	Plan Map Summary	23

Preface

The Cultus Lake Park Plan has been prepared by the Cultus Lake Park Board as a guide to future land use and development within the park. It establishes formal policies regarding land use and environmental protection, and sets up a process for considering any major changes in land use.

Historically the Cultus Lake Park Board has developed a range of management and regulatory responsibilities comparable to local governments (towns, villages, district municipalities, etc.) in the Province of British Columbia. The *Cultus Lake Park Act* however, which sets out the legislative authority for the Park Board, does not provide the detailed guidance and protection respecting regulation of land use which is provided in the *Municipal Act*. In adopting the Cultus Lake Park Plan, the Board is establishing procedures and regulations for land use and development in the park which are similar to other areas in the Province. Accordingly, and under the Park Board's direction, this plan has been prepared in manner consistent with the provisions of the Municipal Act which govern the preparation of official community plans for all local government in the Province.

Sections 1-3 of the Plan include background information on population, visitors, land use and services and public views on future development in the park. Sections 4-10 include the policies to be adopted in a bylaw of the Board. This bylaw will form the Official Community Plan for Cultus Lake Park.

In preparing the Plan, the Board has attempted to promote a balance between the public and private uses in the park. Cultus Lake is a special place for residents and visitors alike, and the Board has attempted to reflect the common interest in protecting and conserving the natural resources and scenic character of the park.

The Board wish to wishes to thank the many individuals who participated in the public discussions and contributed to development of the Plan.

1.0 INTRODUCTION

Cultus Lake Park, located at the east end of Cultus Lake within Electoral Area 'E' of the Fraser Valley Regional District, is a 251 ha park owned by the District of Chilliwack. It is also a community of 456 residences and eighteen businesses, all of whom hold leases with the Cultus Lake Park Board (the "Board"). Figure 1 outlines the boundaries and major land uses within the park.

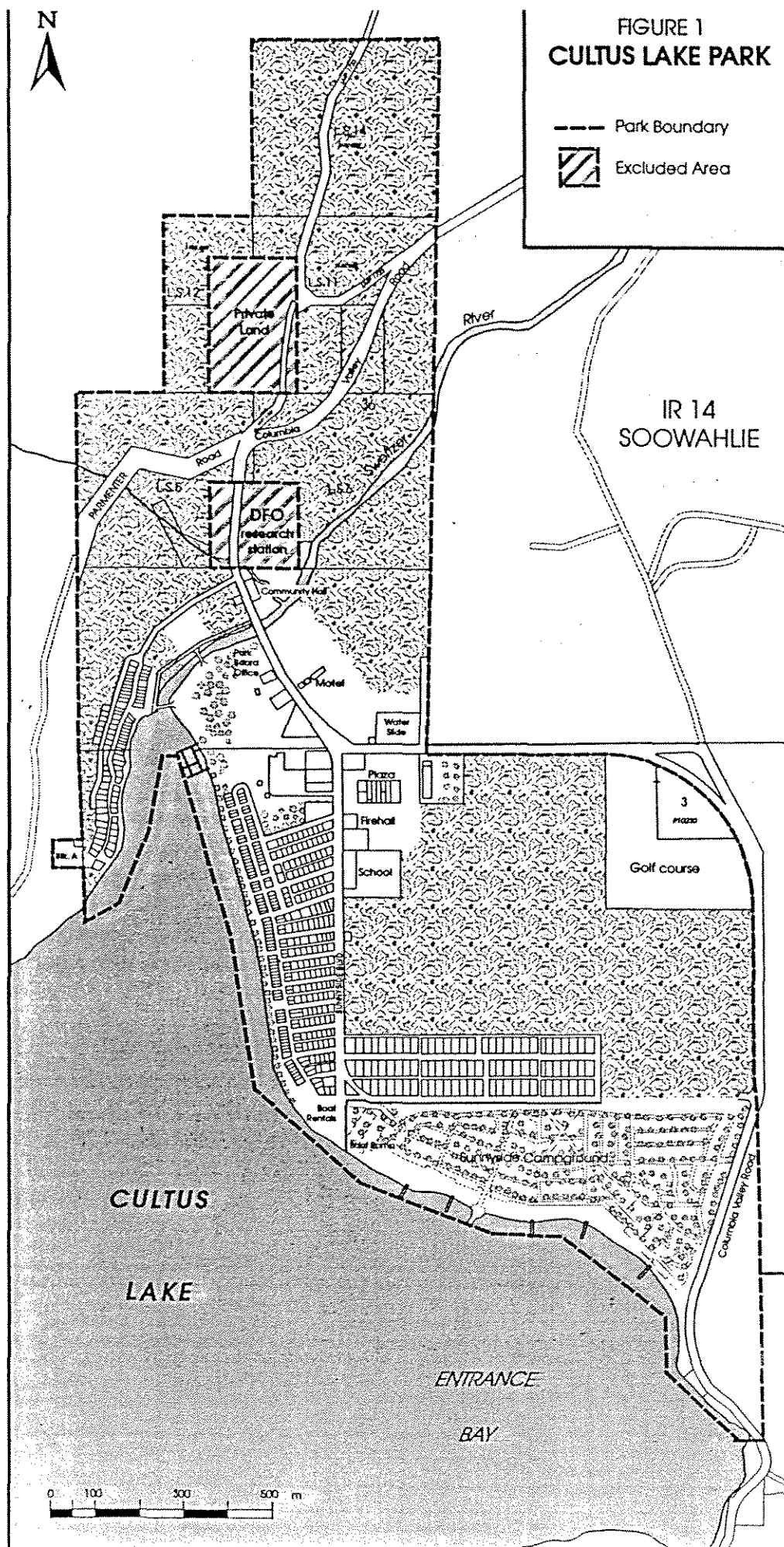
Cultus Lake Park was acquired by the District of Chilliwack through Crown grant and expropriation during the period 1924 - 1957. The park is governed by the *Cultus Lake Park Act* of 1932, the year that the Cultus Lake Park Board was established. The original Crown grant specifies that the land is to be used in perpetuity for park purposes. Three quarters of the residential leases were established in the park in 1932 and later in the 1940s. Permanent housing became established during the war years when there was a severe shortage of housing for military personnel. In recent decades, summer cottages have given way to more substantial housing.

Residential leases were originally granted on an annual basis. In 1981, the *Cultus Lake Park Act* was amended to change the status of residential leases, allowing the Board to convert the one-year leases to 21-year leases. The Board also initiated construction of a sewer system and a legal survey of properties. This had the effect of stabilizing property values and providing the basis for renovation and new investment in upgrading the quality of housing.

The intent of this community plan is to provide a legal framework for the Cultus Lake Park Board in determining and guiding future land uses and undertaking works and services within the park. All new bylaws and works and services must be consistent with the Plan and any changes to the Plan must follow the specified process.

The Plan has been prepared in accordance with the requirements of the *Municipal Act* which guides the preparation of Official Community Plans of local government. The Plan provides:

- general policies on environment, development and recreation within the park,
- policies on land use and use densities permitted within specific areas of the park,
- development design guidelines for the commercial, residential and recreational areas, and
- procedures for amendment and for future review and updating of the Plan.



2.0 BACKGROUND

2.1 Resident Population

Cultus Lake Park is a community of 456 residences, 18 commercial businesses and over 300 seasonal campground tenants, as well as a public park for residents of the Chilliwack area and other parts of the Lower Mainland. Based on an average 2.1 persons per household (1991 Census), the population within the park is estimated at 960 persons. This population can increase to several thousand during the summer season.

The 1991 Census data, excluding the west side of the park (which is included within the Lindell Beach enumeration area), indicate that 21% of the population are over 60 years of age, 19% are less than 18 years of age, and the remaining 60% are 18-60 years of age. There are 235 private households on the east side of the park. This included 150 census families in private households at Cultus Lake in 1991, but less than one-half of which had children living at home. Only about 54% of the population over 15 years of age are in the labor force. The remaining 46% are either retired or otherwise outside of the labor force. The data suggest a community with a high proportion of older, retired people.

The Census data also suggest a high degree of community change: 36% of the population had moved to the area in the past year, three-quarters of whom had moved from other locations in the province. A significant portion (33 %) of the households in 1991 were within rented dwellings. Many owners are seasonal residents only. For example, 50% of the property tax notices are mailed to addresses outside of Cultus Lake, including 12% of the properties which are leased to residents in Chilliwack and 37% to other lower mainland residents.

Given the restriction on future residential growth in Cultus Lake Park, and assuming full occupancy of the dwellings, the population is projected to remain in the 950 - 1000 range over the next five years.

2.2 Park Visitors

A 1986 visitor survey undertaken by the Board indicated approximately 1.8 million visitors (excluding the west side visitors) traveling to and through the park between May 24 and September Labor Day weekend.

Sunnyside Campground had almost 350,000 visitor nights in 1995, and an average annual growth of 9% in visitors between 1992-1995. The nearby Provincial Park had over 90,000 campground visitors and 544,000 day use visitors in 1995. In total, there were 982,000 visitors to the two parks in 1995, excluding the day use area at Cultus Lake Park.

Cultus Lake Park and Provincial Park Visitors (in parties)

	1995	1994	1993	1992	1991
Sunnyside Campground	108,388	91,342	82,969	79,672	-
Cultus Lake Prov. Park Campground	28,500	27,973	24,789	26,950	23,994
Cultus Lake Prov. Park Day Use	155,346	135,852	32,217	163,896	141,633
Total parties	292,234	255,167	139,975	270,518	

Source: B.C. Parks and Cultus Lake Park Board

Note: Sunnyside data were converted to campground parties by dividing by 3.2; BC Parks campground parties: 3.2 people/party; day use: 3.5 people/party

2.3 Land Use and Services

There are 474 leased lots in the park which are privately used for commercial or residential purposes:

<i>Area</i>	<i>No. of lots</i>	<i>Typical lot size</i>	<i>Services</i>	<i>Leases</i>
Commercial area	18	various	• community water system	5 yr lease; bldgs. owned by CLPB ¹
West side residential area	80	various	• community water & sewer	21 yr lease private bldgs.
East side 1st Ave. residential area	131	153 m ²	• community water & sewer	21 yr lease private bldgs.
East side other residential area	159	223 m ²	• community water & sewer	21 yr lease private bldgs.
Mountainview Rd. - Park Dr. residential area	86	660 m ²	• community water system	21 yr lease private bldgs.

The housing stock is generally old in the east and west sides of the park, although residential improvements have increased in recent years. Over 36 % of the residential improvements (buildings) are assessed at 1995 values of less than \$50,000. Census data for 1991 indicated that 61% of the total 235 occupied private dwellings on the east side of the lake were constructed prior to 1970. These are gradually being updated or replaced. Building permits during 1989 -

¹ The golf course and the waterslide are privately operated.

1995 have ranged from 21 to 56 permits per year, with an average of six new dwellings and three residential additions constructed each year. The value of the new house construction has averaged \$80,000 in the past four years.

The residential lots occupy almost 50% of the park lakeshore. While the *Cultus Lake Park Act* emphasizes that the purpose of the park is to provide for public recreation, the issuance of renewable leases has existed for over sixty years and leasees hold substantial private investments within the park. The original rustic cabins are rapidly being replaced by new houses. This mix of public and private uses imposes a difficult responsibility for the Cultus Lake Park Board in balancing the various interests in the park.

All lots are served by a community water system. The water system comprises a 455,000 litre reservoir which serves as a back-up water supply linked to a community well. The well water quality is monitored on a regular basis. In the future, chlorination system upgrading will be required.

Only the small lot residential areas on the west side and east side lakeshore are served by the community sewer system. There are two community sewage disposal systems, a large residential system with two disposal fields and a very small disposal field serving the shopping plaza. The disposal fields are located under the ball park on Columbia Valley Highway and in the field behind the shopping plaza. Current utilization data are as follows²:

<u>Service Area</u>	<u>Discharge capacity</u>	<u>Current Maximum Use</u>
east side residential	375 m ³ /day	180 m ³ /day (48% of capacity)
west side residential	116 m ³ /day	40 m ³ /day (35% of capacity)
shopping plaza	16 m ³ /day	no data (at or exceeding capacity)

Some problems of failed on-site disposal fields have occurred in the unsewered residential area, and while no apparent adverse effects on water quality have been identified, the remaining unsewered areas will likely need to be serviced in the future. The age of existing on-site sewage disposal systems in the Mountainview/Park Drive area and the limited retention capacity and high percolation rate of soils in the area indicate a need to plan for future expansion of the sewer system.

Solid waste disposal is integrated with the Regional District services. The park landfill, which is owned by the Park Board, currently accepts approximately 440 tonnes of waste. Permits are also

² Source: Environmental Protection Branch, Ministry of Environment, Lands and Parks, June 1996

issued occasionally for burning of brush. The landfill is expected to close between 1998 and 2000.³ Closure procedures must comply with provincial requirements.

There are also 596 campsites at the Sunnyside Campground. Sixty percent are designated for seasonal rentals and the remaining are for daily rentals.

2.4 Future Development

Residents of the park expressed a strong desire to protect and conserve the natural environment and to limit or control new development in a way which minimizes adverse effects on the park environment. In particular, there are concerns about maintaining the forested areas of the park and preventing further loss of public access to both the lake shore and the forested areas.

While there is a general public view that the park is at or near capacity for residential development, the option of considering some limited expansion in the Mountainview/Park Drive subdivision in the future is also generally supported. This is related to the possible need to finance extension of the sewer system to the existing residences in the area.

In regard to infill development, many residents object to new development on the few remaining vacant residential lots, or sites on double lots. While there are no plans to develop these lots/sites, the Board wants to maintain the option to consider various uses of these sites on an individual basis in the future.

There is also considerable public interest in the type of future re-development of properties within the park. The public discussions supported the concept of an integrated design theme for commercial development along Columbia Valley Highway, reflecting and complementing the new Park Board office and promoting the sense of a small 'village centre'. In the residential areas, however, a more flexible approach is preferred in the type of building design and materials. General guidelines on residential building appearance are supported rather than specific design regulations.

Finally, there were extensive public comments on the need to ensure community involvement in future planning and development approval processes. There remains an active community interest in all aspects of development within the park.

3.0 PLANNING PROCESS

The Plan was prepared during the summer of 1996. Meetings during the planning process were held with residents of Cultus Lake: at the May 2 Board meeting, at the June 8 Community Workshop, at an executive meeting of the Cultus Lake Community Association, and at an open

³ Fraser Valley Regional District, Solid Waste Management Plan, August 1996

house on August 24. Two newsletters were mailed to leaseholders and residents to provide information and encourage input into the plan. One was distributed at the commencement of the process and the other at the draft plan stage. A comment form was also distributed to encourage additional public input.

The following themes were identified during the consultation process:

- ☐ The Plan must provide greater certainty regarding future development of the Park and must establish a public process for consideration of land use decisions.
- ☐ Future development pressures should be carefully controlled to ensure that any new development is in keeping with the natural character of the Park and capable of being serviced by existing sewer, water and road systems.
- ☐ The general standards for residential areas and commercial areas need to be strengthened to improve the quality of the area in keeping with a park environment.
- ☐ Consideration should be given to the aging population of the Cultus Lake residential community and the need for greater facilities for seniors and handicapped people.
- ☐ Some of the recreational facilities in the Park need to be expanded or improved, especially for teenagers, and a future museum should be considered.
- ☐ The environmental management of the park, including the issue of hazard trees should be given a higher priority.
- ☐ Emergency plans and alternative access to the Park should be reviewed, particularly in light of traffic congestion during the summer months. Traffic speed and parking are ongoing concerns in the park.
- ☐ The increasing recreational use of the Cultus Lake area needs to be managed through better communications between full-time and seasonal residents and visitors, greater information and awareness about park rules and the promotion of an ethic and a code of conduct which will help to protect the park environment and atmosphere.

A discussion paper on the park plan was distributed in July, outlining preliminary ideas for the plan. This provided input for preparation of the Draft Plan. The discussions during the public open house in late August resulted in changes to the Draft Plan. The Draft Plan was then submitted for review by the Board in October 1996.

4.0 PLAN AUTHORITY

4.1 Purpose and Area of the Plan

The purpose of the Cultus Lake Park Plan (“the Plan”) is to establish policies for the Cultus Lake Park Board (“the Board”) regarding future land uses and services within the park, including the type, form and density of development and the procedures for considering development proposals.

This Plan applies to all lands and waters within the boundaries of Cultus Lake Park, as outlined on Figure 1.

4.2 Effect of the Plan

This plan has been prepared following the guidelines and legislation in the *Municipal Act* which governs the preparation of official community plans for all local government areas in the province. The broad purpose of a community plan is to set objectives and policies respecting a broad range of land use issues including: servicing development standards, environmental protection, recreation, etc. which are supported by the public and adopted by the Board or Council. A plan describes existing and potential land use patterns and issues to provide a basis for evaluating future development applications and proposals. It should be a flexible document, responsive to change, which will serve as a guide to day-to-day decision-making on the part of the Board, private citizens, and other public agencies such as School Boards. The plan should provide a clear statement of intent regarding the future form and character of the land use pattern, and the social economic considerations and consequences of its policies.

As noted previously, the Cultus Lake Park Board has been providing local government services to the residents and visitors of the Park for many years. Accordingly, the Board has adopted by-laws which regulate land use development and servicing in the Park. In adopting the Cultus Lake Park Plan, the Park Board is establishing an open process, which involves the public, for the adoption of new bylaws and amendment of existing bylaws, and for the review of all new development proposals and Board initiatives affecting land use in the Park. By Board policy, new development proposals must comply with the policies and objectives of the Park plan, and all new bylaws and amendments to existing building, works and services, specified area, and other bylaws, shall comply with the policies and objectives of the Park plan.

To remain current and relevant, the Park plan must also be reviewed and amended from time to time. The detailed policies of the Board respecting review and amendment of the plan are set out in Part 12.0. However, the emphasis is that amendments to the plan will be undertaken only via the same open process, involving the public, by which the plan is adopted.

4.3 Implementation of the Plan

The Plan provides a policy framework for implementing land use regulations and undertaking public works and other direct actions of the Board. Future land uses and any new regulations must conform with the Plan. Facility, infrastructure and landscaping improvements proposed in this Plan are subject to more detailed site planning and financing and other approvals by the Board. The Plan provides a guide to the Board's program of public works and services.

1. Nothing in the Plan commits or authorizes the Board to undertake any particular works or services proposed or suggested in the Plan.

2. All bylaws enacted by the Board and all works undertaken by the Board must be consistent with the Plan.

4.4 Effect on Existing Uses

Land use regulations and building standards and inspection are relatively new requirements in Cultus Lake Park and therefore many existing land uses may not conform with current regulations. The Plan is intended to address new development and to ensure that renovation of existing buildings or construction of new buildings meets contemporary building code standards and the policies established in this Plan.

1. The Plan does not alter the land use rights of existing, legally established land uses even where they may not be consistent with the policies of this Plan.
2. New land uses, buildings or structures, or alterations to existing land uses, buildings or structures shall conform with this Plan, except where a Variance Permit has been issued.

4.5 Interpretation

In this Plan,

“shall” means a required course of action by property owners or the Board;

“should” means a desirable course of action by property owners or the Board;

“may” means a course of action which will be considered by the Board after further deliberation;
and

“will” means a course of action currently anticipated by the Board.

5.0 PLAN CONCEPT

Figure 2 presents a general concept map which summarizes the major intent of the community plan. The central concept is:

to establish a compact village centre and residential community which is visually attractive, pedestrian-oriented and economically sustainable, and to limit future development in keeping with the park setting.

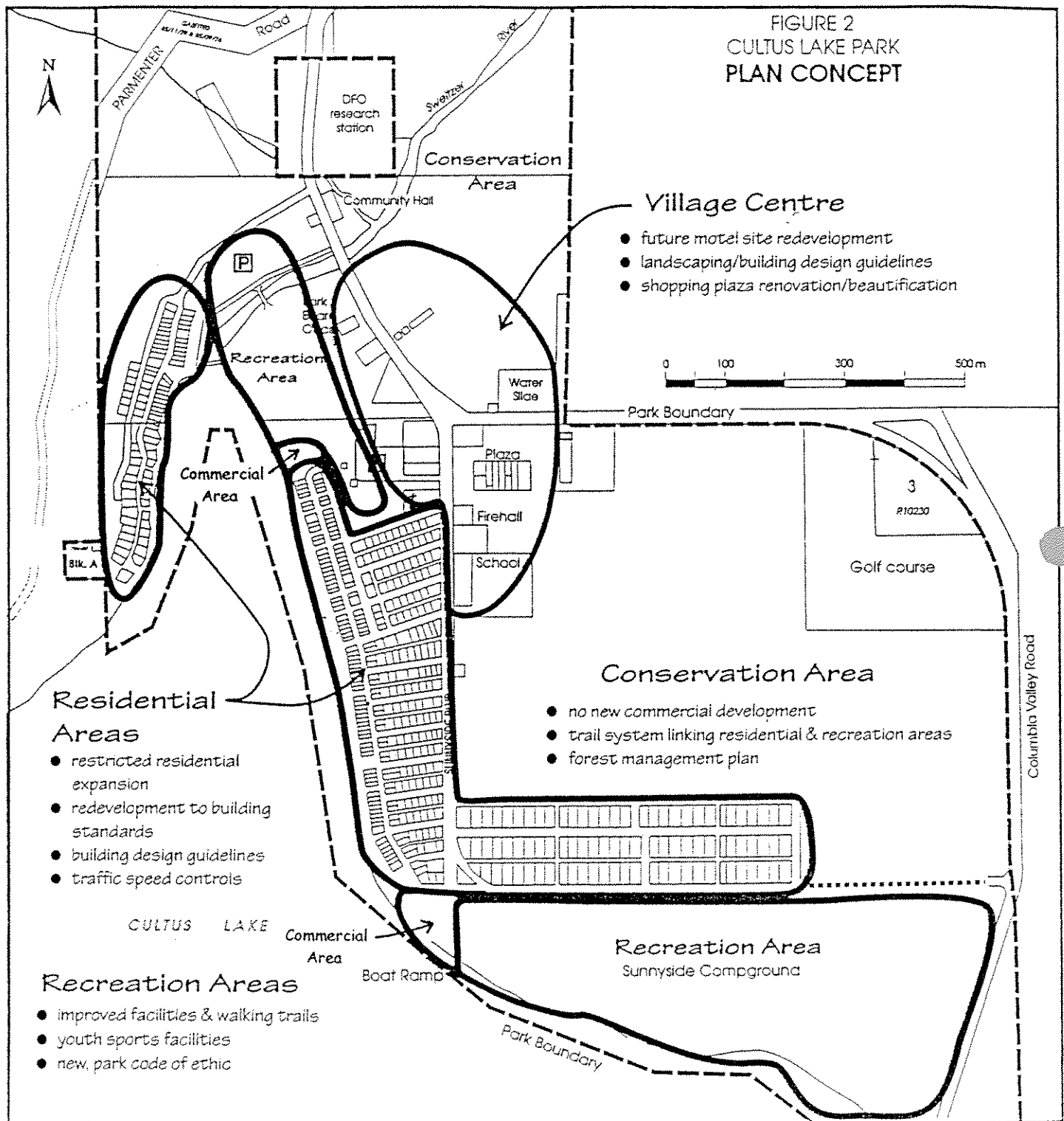
This concept is based on:

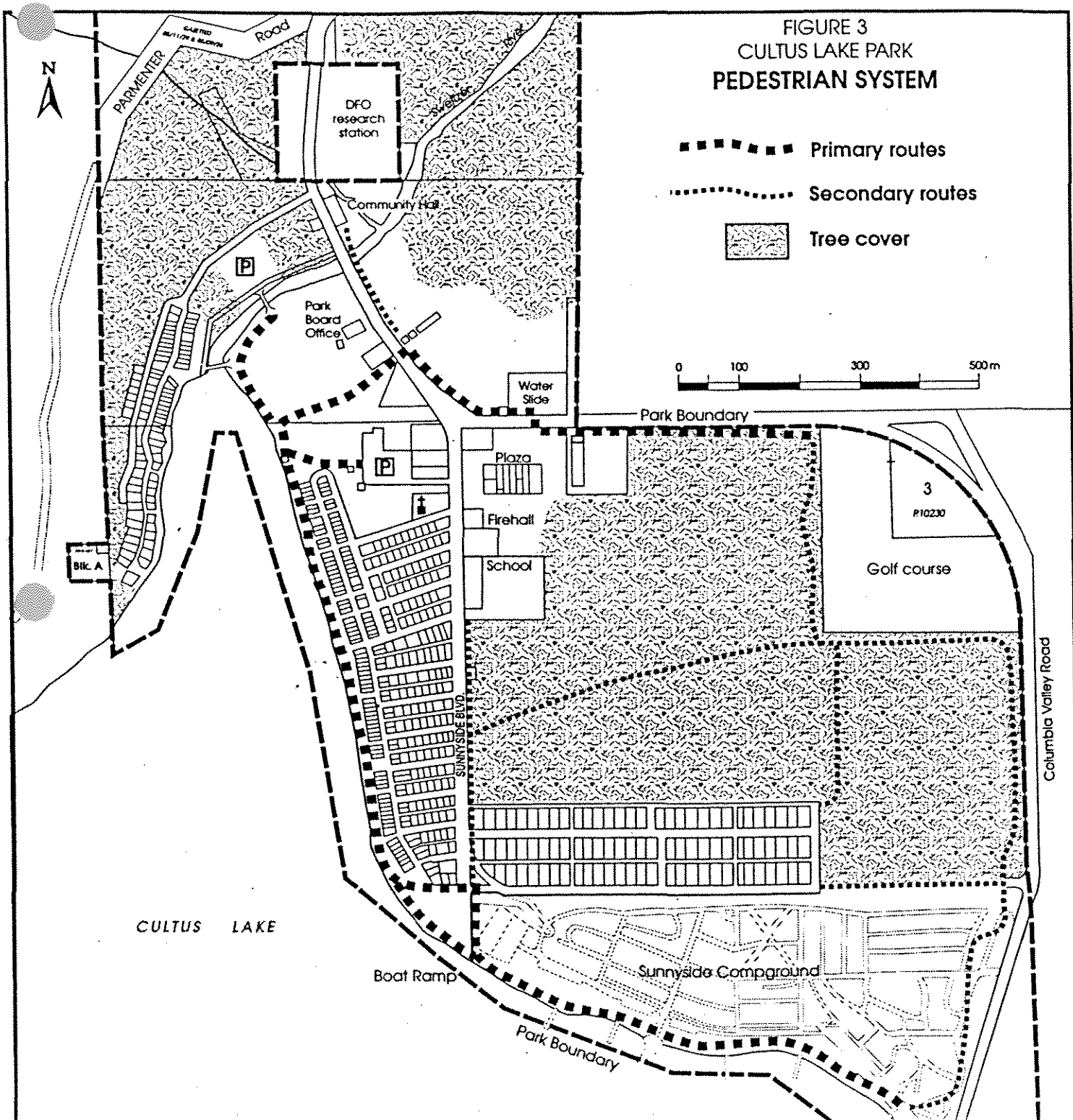
- restricting future residential and commercial expansion and requiring detailed studies and a public hearing before any expansion is undertaken/approved outside the areas designated residential and commercial in the plan;
- maintaining and gradually improving housing in the existing residential areas as re-development occurs;
- providing for future small-scale motel/hotel development on Columbia Valley Highway, subject to design guidelines which emphasize the natural setting and the park environment;
- undertaking a phased program of commercial core area revitalization, with a landscaped streetscape, park signage and other road edge treatments which enhance scenic character and reduce traffic speed;
- enhancing the public recreation facilities in the park, including a comprehensive trail/path system connecting various parts of the park; and
- protecting the existing forested areas and aquatic systems within the park.

Figure 3 presents a conceptual layout for the pedestrian system. It is based on:

- a major pedestrian route from the recreation day use area along the waterfront and along Columbia Valley Highway to the golf course, and
- secondary pedestrian routes through the forested area and connecting with the waterfront through Sunnyside Campground.

FIGURE 2
CULTUS LAKE PARK
PLAN CONCEPT





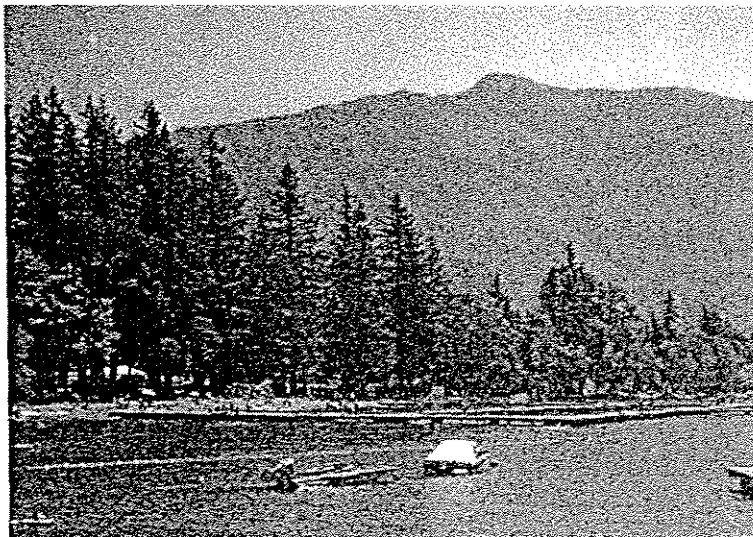
6.0 PLAN OBJECTIVES

6.1 Protect the natural environment of the Park.

This objective will be pursued through designation of conservation areas, planning for future expansion of the sewer system, and preparing a forest management plan to protect the health and safety of the forest lands and trees.

Protecting the forest and aquatic systems is a priority in the park. Major portions of the park remain in forest cover and there are large conifers throughout the park. The fire and windthrow concerns related to the forest and to hazard trees in the residential and recreation areas also need to be assessed. In the development of a forest management plan there is a strong need to maintain a sound and flexible approach to conservation. It is recognized that tree care should be the core value in the plan, and that the plan should provide guidelines for such procedures as tree inspection, proper tree pruning, and "removing and replanting" programs for problem trees.

Both surface water and groundwater pollution sources need to be carefully controlled. The high percolation rate and unconsolidated nature of the soils create the potential for groundwater and surface water pollution from sewage disposal and other effluents. While there is no evidence of water pollution in Cultus Lake or well water sources, which are regularly monitored, the geophysical conditions warrant a cautious approach to waste management. Sweltzer Creek is also an important fisheries stream, providing migratory and spawning habitat between Cultus Lake and Chilliwack River. Salmon enhancement facilities are being constructed adjacent to the creek by the Soowahlie First Nations.



Main Beach

6.2 Protect the scenic character of the Park.

This objective will be pursued by limiting residential development in the park, establishing restrictions and guidelines on the area, scale, form and character of development in the park, and implementing commercial area improvements.

Development will be constrained by the carrying capacity of the park to provide for quality recreation and residential uses. Buildings will be limited to a maximum two-storeys (plus basement where elevation permits) in order to maintain a human scale to development in the park. No expansion of the number of residential areas will be considered during the life of the Plan. Existing infill lots in the residential area will continue to be developed, as necessary, at the discretion of the Park Board.

The aesthetic character of the park, particularly development along Columbia Valley Highway, needs to be designed and maintained in a manner which respects the natural setting and quality of the park atmosphere. The future motel/hotel redevelopment will be restricted to an area around the current motel site and of sufficient size to provide for a viable operation but not exceeding the physical and aesthetic capacity of the area.

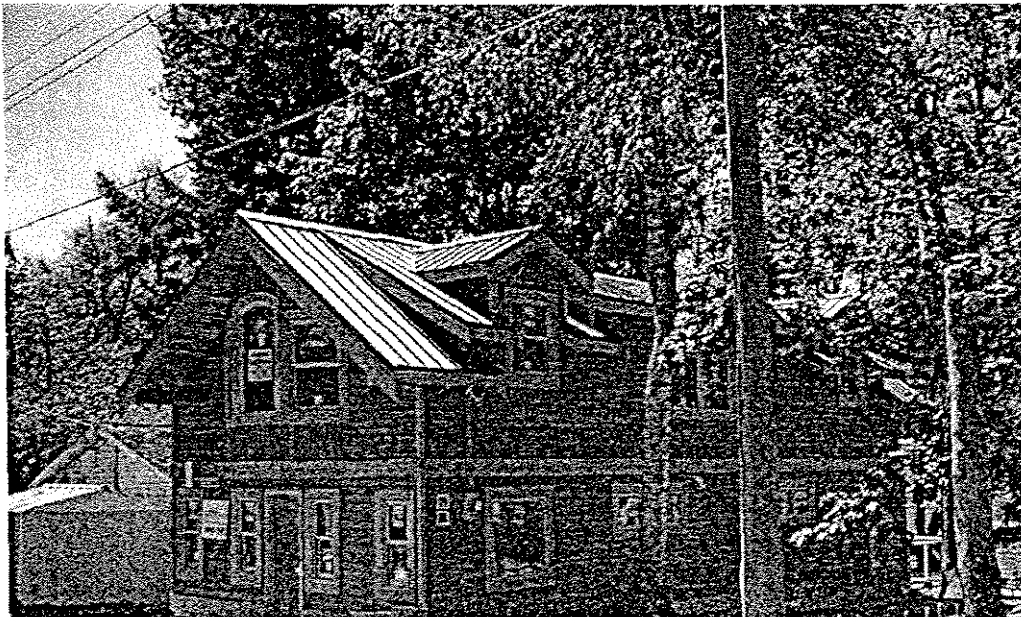


Protecting scenic character - Park trails

6.3 Enhance the quality of the residential and commercial development in the Park.

This objective will be pursued through application of the building code and building design guidelines as properties are renovated or redeveloped over time, establishing off-street parking requirements, and by undertaking or providing for commercial area re-development and beautification which will set an example for development in the park.

With the exception of recent buildings, the quality of development in the park is relatively poor, both structurally and visually. The Plan establishes general guidelines which encourage a more unified, 'park-like' quality of development. In the residential areas, the intent is to encourage buildings which have living areas at the ground level and porches and verandahs reminiscent of the traditional lake cottages. In the commercial area, a comprehensive development scheme is proposed with an integrated design theme and coordinated pedestrian and landscaping improvements. The Plan also proposes utilization and upgrading of present youth sports facilities (e.g. basketball court, roller hockey and/or skateboard area) in consultation with the community and the School Board, and support of the Community School when it is established. The intent is to encourage developments which link the design theme of the Park Board Office with other key buildings along the commercial core, integrated with pedestrian paths and landscaping.



New Residential Development enhancing Park quality objectives

6.4 Provide recreational facilities to serve the needs of local residents and visitors.

This objective will be pursued through development of a comprehensive trail/walking path system connecting different areas of the park, and development of youth sports facilities and other improvements.

Residents have expressed a strong interest in developing improved walking paths and trails, and youth sports facilities. While the major recreation focus is on the lakeshore, the walking trails within the forest are becoming increasingly important, especially for local residents. The Plan proposes a trail/path system as outlined on Figure 3. Some facilities (paths, washrooms, wharf ramps) should also be upgraded to provide for handicapped people. The Plan also proposes construction of youth sport facilities (e.g., basketball court, roller hockey and/or skateboard arena) at a location to be determined in consultation with the community and the school board.

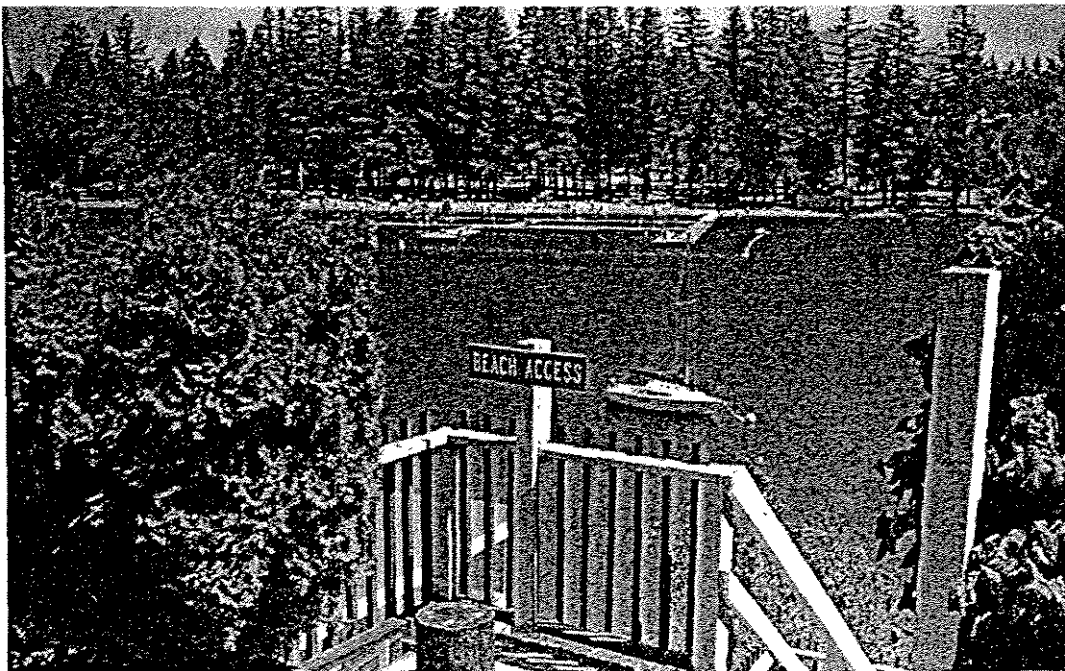


Providing Recreational Facilities - Main Beach Playground

6.5 Promote a 'park ethic' through community awareness and bylaw enforcement.

This objective will be pursued through community preparation, publication and distribution of a *Cultus Lake Park Code of Ethic*, and through enforcement of park bylaws.

Cultus Lake is unlike other communities in British Columbia. It is a public park used intensively by park residents, seasonal campers and day use visitors. Many of the local issues relate to recreation activities or behaviour which may contravene park rules or otherwise disturb the park atmosphere. Enforcement of park bylaws will remain a responsibility of the Park Board and staff in protection of the general use and enjoyment of the park; however, good communication about the park rules and individual responsibilities will assist in minimizing conflicts over noise, fires, parking, trespass, outdoor storage, boat operation and other aspects of park recreation. The intent of a code of ethic is to encourage greater compatibility between the public and private uses within the park. It will serve to raise awareness of the park rules, safe boating practices on the lake, environmental and wildlife concerns, and recognition of public-private boundaries. This component proposes a community-based initiative involving various park user groups to prepare and distribute information which will encourage a park ethic.



Access to the Waterfront

7.0 GENERAL POLICIES

7.1 Environment

1. Protection of streams is a priority. All development shall be located at least 20 m from the natural boundary of Sweltzer Creek and the setback area between the development and the creek shall remain in natural vegetation.
2. Protection of development from flooding is a priority. All development shall conform with minimum floodproofing elevations as established by the Board, and consistent with requirements of the Provincial government.
3. The discharge and management of wastes will be controlled to ensure that surface water and groundwater quality are maintained. This will occur through:
 - a) regular monitoring of the quality of groundwater from the community well,
 - b) encouraging the Provincial government agencies to maintain water quality monitoring in Cultus Lake and lower Sweltzer Creek,
 - c) upgrading or expansion of the community sewer system as may be required to accommodate new development,
 - d) preparation of a sewer extension capital development plan, in consultation with park residents and commercial tenants for future sewer services to all development, and
 - e) effluent from outside park boundaries will not be accepted..
4. The Board recognizes the importance of maintaining water quality in the community watershed outside of the park and will work with private owners and provincial agencies in protecting this watershed.
5. For every indigenous tree removed from the park, a sustainable tree will be planted.
6. A Forest Management Plan will be prepared with consideration to fire and windthrow risks and any other issues which affect the health and safety of trees in the park.
7. The Board will promote park rules and the adoption of a 'park ethic' among residents and visitors with the intention of improving relations among between park users and residents and increasing awareness of the special characteristics of Cultus Lake Park.

7.2 Development

1. The general development policy is to limit the expansion of development. Consideration may be given to limited residential expansion in the Mountainview/Park Drive area in the future in order to assist in financing infrastructure improvements. However, no expansion of the residential areas will be considered during the five-year life of the Plan; except at the Park Board's discretion, and with a public hearing, the sale of infill lots as described in the survey of 1982.
2. New commercial buildings shall only be approved where they are served by an approved community water system and community sewer system.
3. Future consideration will be given to providing building space for the Cultus Lake Museum.

7.3 Roads

1. Road maintenance standards and responsibilities will be reviewed in consultation with the Ministry of Transportation and Highways.
2. Alternative road access from Cultus Lake will be reviewed in consultation with Ministry of Transportation and Highways, Fraser Valley Regional District and Soowhalie First Nations.
3. The Board will consider alternate measures to reduce traffic speed on Sunnyside Boulevard.
4. The Board will maintain existing, designated fire access lanes in the park.

7.4 Recreation

1. The Board will prepare and implement a comprehensive trail/walking path plan for the park, including provisions for maintenance.
2. The Board will maintain existing, designated public accesses to the lakeshore and to public wharves.

7.5 Advisory Committees

The Parks Board recognizes and supports the need to provide for a thorough public review process for planning and development matters which will impact the park in the future. This will involve the establishment of advisory committees which will be formed to encourage full participation of the community in the development review process and the plan amendment process. In addition, it is assumed that advisory committees will

have strong Park resident participation, and will provide advice and comment to the Park Board to assist in the review of any major development proposal, and in decisions related to improvements to public facilities and services..

1. The Board will, from time to time, establish advisory committees or task forces of local residents and park users to provide input into and advice on specific park issues.

8.0 VILLAGE CENTRE AREA

The Village Centre Area designation includes, the existing commercial and institutional uses fronting on Columbia Valley Highway and Sunnyside Boulevard, as outlined on the Plan Map (Figure 4).

The primary intent in the Village Centre Area is: *to provide for limited commercial and public institutional uses within a coordinated building and streetscape design which complements the natural setting of the park.*

Policies:

Land Use

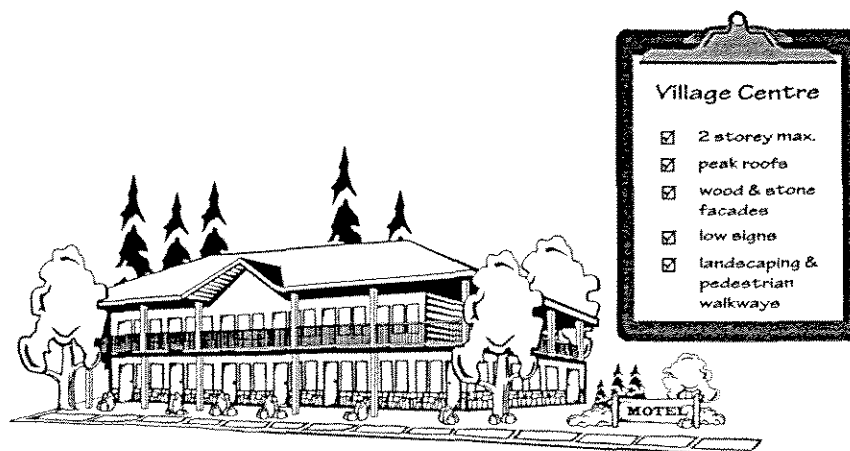
1. New commercial or institutional development may be considered in areas designated commercial within the village centre area in the plan, to provide basic services and support for the existing level of population and businesses. This may include re-development of the motel site and other commercial uses. Re-development of the motel site is conditional upon protection of the community sewage disposal field and concurrent implementation of a pedestrian path system and streetscape beautification.
2. The Village Centre Area shall be used only for commercial, institutional, and public recreation uses, and for public utilities.
3. New commercial or institutional development should contribute to a distinct, unified design scheme for the Village Centre Area, consistent with the development design guidelines set out below.
4. New commercial or institutional development should result in improved pedestrian walkways or paths along Columbia Valley Highway and landscaping which establishes a village centre appearance.

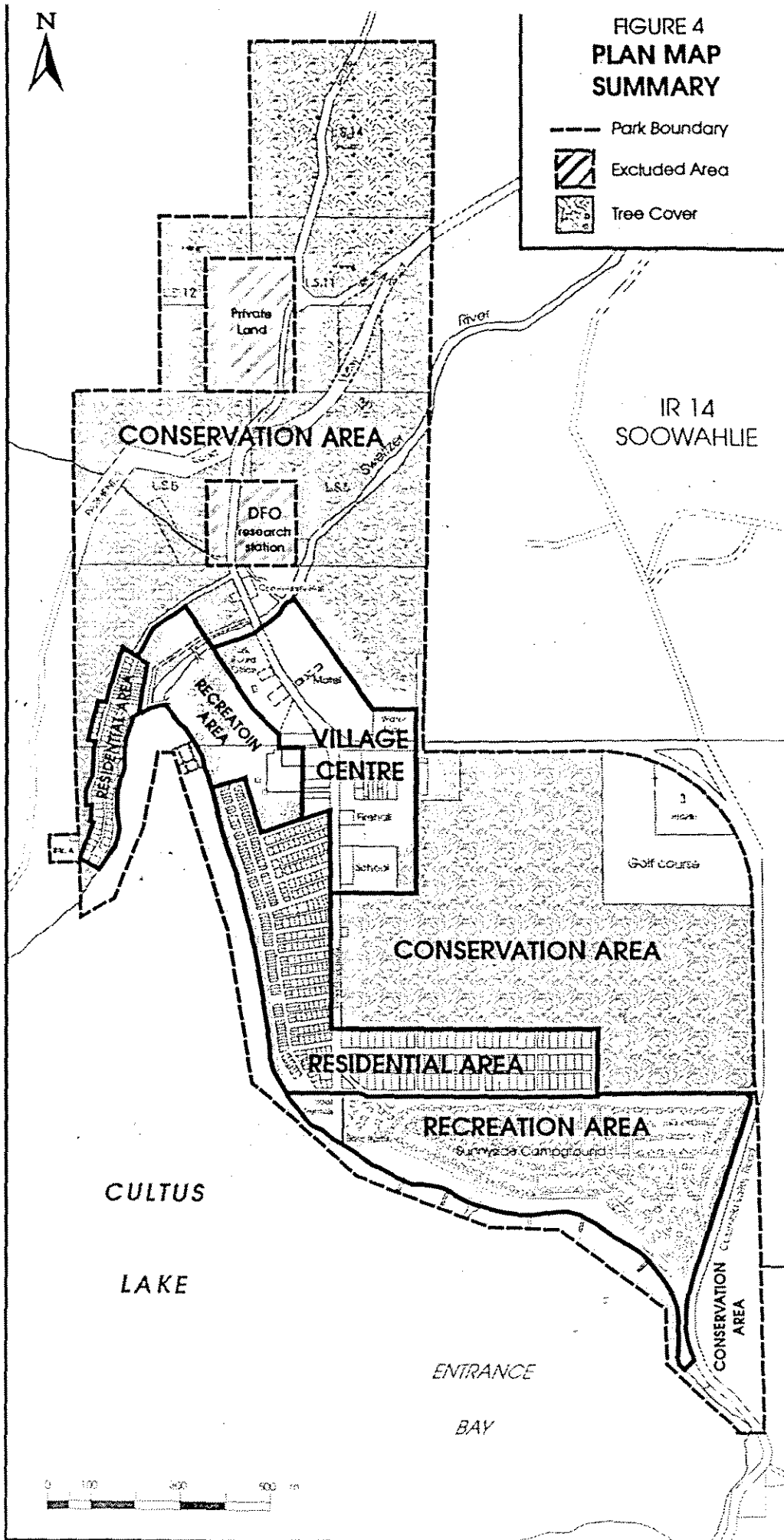
Development Design Guidelines

It is the intent of these guidelines to develop a unified design scheme which will be incorporated into all new development in the Village Centre Area. The Board may

prepare a conceptual design plan to coordinate public improvements and private developments along Columbia Valley Highway.

1. All new buildings shall be restricted to a maximum of two storeys (excluding basements where permitted by flood elevation levels), with peaked roofs and a scale and form compatible with pedestrian uses and the natural surroundings.
2. All new buildings should have exterior facades constructed of materials within a design which reflects and complements the appearance of the Park Board Office.
3. Re-development and beautification of the shopping plaza should aim to establish a unified design theme which links the shopping plaza building, the restaurant building and the Park Board Office.
4. Integrated landscaping and pedestrian walkways along Columbia Valley Highway should be provided in conjunction with any redevelopment projects in the commercial area.
5. New commercial signs will be restricted in height, size and design consistent with uniform sign standards which will be adopted in order to protect the character of the streetscape.
6. New parking areas should contain landscaping and, where parking areas exceed twelve parking spaces, landscaping and distinct paving surfaces should be used within the parking area to reduce visual impacts. Parking areas shall be engineered with drainage run-off (catch basins) which provide for treatment of surface pollutants.
7. Landscaping, signage, road edge and crosswalk surface treatments should be designed to create the sense of entering a resort village.





9.0 RESIDENTIAL AREA

The Residential Area designation includes the existing residential lots on the west side, the east side and the Mountainview Road - Park Drive areas, as outlined on the Plan Map.

The primary intent in the Residential Area is: *to encourage high quality residential development which is visually attractive and properly serviced.*

Policies:

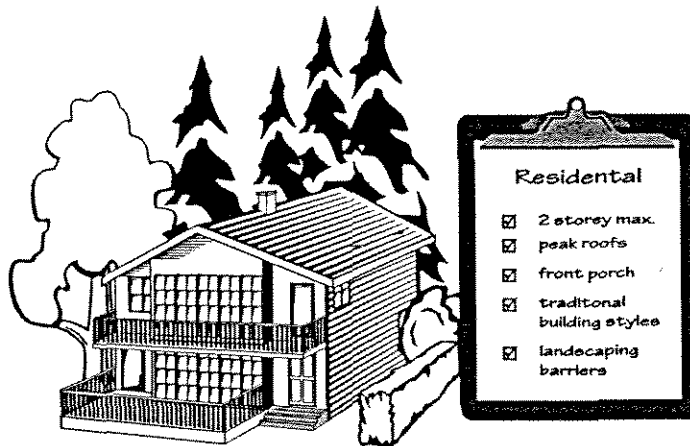
Land Use

1. The remaining vacant residential lots and vacant sites may be leased to assist financing of specific capital projects in the park, and only after prior public notification and a public information meeting.
2. The Board will give priority to the relocation of existing leases to vacant lots where it contributes to acquiring residential lots for public park use and consolidating the residential areas, but only after prior public notification and a public information meeting.
3. Limited expansion of the Mountainview Drive residential area may be considered in the future but not before the five year review of the Plan in 2002, and only after studies of the impact of additional development and after a public meeting.
4. Residential Areas shall be used only for single family residential use, public open space uses and public utilities.
5. New residences shall be limited to dwellings with a maximum of two storeys (excluding basements where permitted by flood elevation levels) and off-street parking. It is recognized that the requirement for off-street parking may cause hardship in a few areas of the park, such as Waterfront, where parking space is very limited. In these areas, the Board will review parking plans on a site-by-site basis, and may convene a meeting of local neighbours to review and comment on proposed parking plans. Leaseholders of these properties will be required to provide for adequate parking before a permit for a new building is approved.
6. Home-based businesses will be confined to a limited area within residences, as may be specified in regulation, and will not involve rental accommodation or any advertising or signage.

Development Design Guidelines

It is the intent of these guidelines to encourage residential re-development which complements the park environment.

7. Residential building re-construction and renovation will be encouraged to develop building designs which are compatible with the natural setting.



10.0 RECREATION AREA

The Recreation Area designation includes the day use area surrounding the public swimming beach and playground, and the Sunnyside Campground and beach area, as outlined on the Plan Map.

The primary intent in the Recreation Area is: *to provide public recreation and camping facilities consistent with maintaining the natural setting and park environment.*

Policies:

Land Use

1. Recreation Areas shall only be used for public recreation uses, campgrounds and public utilities, and other related functions as authorized by the Park Board.
2. Seasonal campground renters will be permitted outdoor storage space only to the extent and in a manner where it does not detract from the natural setting of the park.

Day Use Recreation Site Design Guidelines

3. A facilities plan for the day use area at the public beach/playground/tennis court sites will be prepared to guide the development and improvement of facilities.
4. Paths, washrooms and other facilities within the day use area will be gradually upgraded to provide for handicapped persons.
5. The Board will consider a review and facilities plan for development of youth sports facilities (e.g., basketball, roller hockey, and/or skateboarding) in the park.

11.0 CONSERVATION AREA

The Conservation Area designation includes the forested areas, foreshore areas and all other areas of the park not otherwise designated, as outlined on the Plan Map.

The primary intent in the Conservation Area is: *to protect and maintain the forest and aquatic environments of the park.*

Policies:

1. Conservation Areas shall be used only for public recreation uses, horse stables and public utilities, and no new commercial development will be permitted.
2. A trail/path system will be established in the Conservation Area, providing for various types of trail users.
3. The Cultus Lake Golf Park shall be limited to its existing land base, and any further development of the facility will be referred for advisory committee input and public review before a decision is made by the Park Board.

12.0 PLAN AMENDMENT AND REVIEW

1. This Plan shall be amended only by a bylaw adopted by the Board and only after a public meeting has been held by the Board.
2. Where a proposed amendment of the Plan is being considered, notice will be mailed or otherwise delivered at least 20 days prior to the public meeting of the Board.
3. The Board may amend this Plan in consideration of a major development proposal, but only where, prior to a public meeting, the development proponent has assessed and reported on the effects of the development on:

3. The Board may amend this Plan in consideration of a major development proposal, but only where, prior to a public meeting, the development proponent has assessed and reported on the effects of the development on:
 - a) scenic values of the park
 - b) recreation use and quality
 - c) water supply and waste disposal infrastructure
 - d) traffic volumes in the park
 - e) Park Board revenues and costs.
4. The Board will review and update the Plan every five years.

13.0 DEFINITIONS

Board means Cultus Lake Park Board.

Day use area means the area designated as Recreation Area and located near the outlet of Sweltzer Creek and the Park Board Office.

Development proponent means the applicant for or sponsor of a major development proposal.

Institutional use means a public use which involves education, public administration or other related public services

Plan means the Cultus Lake Park Plan as adopted by the Board.

Public open space use means a use related to informal walking, hiking and viewing on paths and trails.

Public recreation use means a recreation activity available to the general public, except as otherwise restricted by other bylaws of the Board.

Public utilities means a use of land for electrical, sewer, water and storm drainage lines.

Major development proposal means a proposal involving construction of new commercial or residential buildings not otherwise replacing a building of similar type and scale.

CULTUS LAKE PARK USE PLAN

The Cultus Lake Park Use Plan to be known as the
"CULTUS LAKE PARK USE PLAN BY-LAW 1-1998" was officially
read as follows:

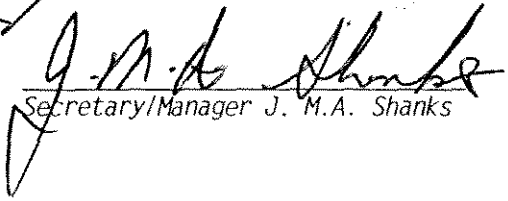
READ THE FIRST TIME ON THE 6TH day of FEBRUARY, 1997

READ THE SECOND TIME ON THE 17TH day of DECEMBER, 1997

READ THE THIRD TIME ON THE 18TH day of MARCH, 1998

RECONSIDERED, and FINALLY ADOPTED ON THE 18TH day of MARCH, 1998


Commissioner J. Ditchburn


Secretary/Manager J. M.A. Shanks

CULTUS LAKE PARK BOARD

NOTICE

At the regular meeting of the Cultus Lake Park Board on Wednesday, March 18, 1998, the following motions were passed unanimously:

MOTION 109-98

"That the Cultus Lake Park Use Plan By-Law receive third reading."

MOTION 110-98

"That the Cultus Lake Park Use Plan By-Law receive reconsideration and final adoption."

Certified true and correct, this 24th day of March 1998



Malcolm Shanks
Secretary/Manager
Cultus Lake Park Board