

**CULTUS LAKE PARK
BYLAW NO. 1080, 2016**

A BYLAW TO ADOPT A PLAN FOR CULTUS LAKE PARK

WHEREAS Section 12 of the *Cultus Lake Park Act* (1932 and Amendments) enables the Cultus Lake Park Board to adopt bylaws;

NOW THEREFORE the Cultus Lake Park Board in open meeting assembled, HEREBY ENACTS AS FOLLOWS:

1. TITLE

This bylaw may be cited for all purposes as the "Cultus Lake Park Plan Bylaw No. 1080, 2016".

2. AREA OF APPLICATION

This bylaw applies within the boundaries of Cultus Lake Park.

3. SCHEDULE

Cultus Lake Park Plan Bylaw No. 1080, 2016 is comprised of the policies and maps contained in Schedule "A" which is an integral part of this bylaw.

4. EFFECT OF THE BYLAW

- a. This plan will guide Cultus Lake Park Board in the exercise of its powers under the *Cultus Lake Park Act* (1935 and Amendments).
- b. The Plan does not commit or authorize the Park Board to proceed with any project that is specified in the plan.
- c. All bylaws enacted and works undertaken by the Park Board shall be consistent with the Cultus Lake Park Plan.

5. SEVERABILITY

If any part of this bylaw is for any reason held invalid by a Court or competent jurisdiction, the invalid portion shall be severed and the severance shall not affect the validity of the remainder.

6. REPEAL

"Cultus Lake Park Use Plan Bylaw 1-1998 " and any and all amendments thereto, are hereby repealed.

7. EFFECTIVE DATE

This bylaw shall come into force and effect upon its adoption.

8. READINGS AND ADOPTION

READ A FIRST TIME this 7th day of September, 2016

A PUBLIC HEARING WAS HELD this 15th day of November, 2016

READ A SECOND TIME this 18th day of January, 2017

READ A THIRD TIME this 18th day of January, 2017

ADOPTED this 18th day of January, 2017

David Renwick
Chair

Bonny Bryant
Director of Park Operations / CAO

I HEREBY CERTIFY the foregoing to be a true and correct copy of Cultus Lake Park Plan Bylaw No. 1080, 2016".

Bonny Bryant
Director of Park Operations / Chief Administrative Officer

CULTUS LAKE PARK
BYLAW NO. 1080, 2016

SCHEDULE "A"



PlanCultus

Community in a Park Plan

January 2017



Acknowledgements

PlanCultus was developed with the support of the community of Cultus Lake Park, Cultus Lake Park Board and staff, the Future Plan Advisory Committee, as well as many other stakeholder groups.

In addition to the City of Chilliwack, BC Parks, and other agencies, representatives of Soowahlie First Nation and the Sto:lō People participated in the development of PlanCultus. This plan has been written without prejudice to First Nations assertions of Aboriginal rights and title to their traditional territories.

Special thanks to all the Cultus Lake Park Board Commissioners and staff for their commitment to the planning process.

The Future Planning Advisory Committee (FPAC) was a working group composed of community members and Park Board Commissioners.

The committee worked diligently throughout the planning process, providing input and playing a leadership role within the community.

Thank you to all FPAC members who participated over the years for your hard work and service to your community.

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Summary

PlanCultus is our shared vision for Cultus Lake Park as a more livable community over the next 20 years.

With over one million visitors each year, Cultus Lake Park and the community play a key role in the future health and vitality of the wider area. That being said, Cultus Lake Park is just one of the many jurisdictions managing different areas of the lake.

Throughout the planning process, residents expressed a strong desire to make Cultus Lake Park more sustainable in the future, requiring balance between environmental protection, fiscal stability, efficient service provision, and social and cultural vibrancy.

While PlanCultus will be updated on a regular basis, changes to the plan may occur in the interim based on evolving circumstances or interpretations of policies. In this way, PlanCultus is considered a *living document*. A formal public consultation process will be required to ensure no changes to PlanCultus are made without the community's involvement.

The plan contains an Implementation Strategy to ensure the plan goals and policies move Cultus Lake Park towards our community vision.

For quick reference, plan goals are listed to the right. On the opposite page, the major Land Use Highlights and Implementation Priorities are summarized.

PlanCultus is a guiding document focused on seven distinct themes, each containing several goals that collectively support the larger community vision. The accompanying policies work toward achieving each of these goals.

Environment

- Protect and improve lake water quality.
- Conserve and manage forests and urban trees.
- Protect Cultus Lake foreshore and water.
- Protect habitat and biodiversity in Cultus Lake Park.

Growth and Development

- Implement regulations, standards, and procedures to guide future development sustainably.
- Conduct public reviews of development proposals.
- Engage the community in transparent processes.

Community

- Provide opportunities for community gathering.
- Upgrade facilities to be universally accessible where practical and financially feasible.
- Promote the history, arts and culture of Cultus Lake.

Parks and Recreation

- Enhance public parks and recreation facilities.
- Develop a highly connected trail network.
- Participate in parks and recreation initiatives.

Infrastructure and Servicing

- Upgrade the community water system.
- Upgrade the community sewer system.
- Manage storm water to reduce impact on the lake.
- Improve the community's ability to respond to disasters.

Economy

- Achieve fiscal sustainability for Cultus Lake Park.
- Strengthen the local tourism based economy.

Transportation

- Manage traffic congestion.
- Develop high quality pedestrian and cycling connections.
- Improve transportation options to/from Cultus Lake.

Land Use Highlights

Land use designations indicate the potential for change only; servicing and environmental analysis, full public consultation processes, and other items will be required to achieve any proposed change.

Schedule 1 (*page 86*) shows the changes on a map of Cultus Lake Park. For a description of the policies that will guide future land use decisions, please see Section 3.0, Growth and Development.



Low Impact Recreation Commercial

Low impact recreational uses in the forested area east of Columbia Valley Highway.



Secondary Suites or Coach Houses

Within existing residential areas, dependent on parcel size, parking availability and servicing capacity.



Sunnyside Campground Expansion

Modest expansion of Sunnyside Campground into the Sunnyside Forest Conservation Area.



Village Centre Redevelopment

Up to 13 acres of mixed commercial, residential and community uses at the existing village centre site.

Implementation Priorities

The following five quick start priorities will help jump start the implementation of PlanCultus and work towards improving the community in the near future.

Priority #1 Sewage System

In conjunction with the Cultus Lake area Liquid Waste Management Plan, upgrade the community sewer system to an advanced Class A+ treatment system with phosphorus attenuation that results in high quality effluent containing less pollutants.

Priority #2 Drinking Water

Upgrade the community water system to meet quantity, quality and fire-flow standards.

Priority #3 Development Procedures

Continue to engage the community in the development process through the transparent evaluation of development proposals.

Priority #4 Zoning

Implement regulations and procedures to guide future development in a sustainable, strategic manner.

Priority #5 Transportation

Work with stakeholders to improve traffic conditions during the summer, and emergency access for the Cultus Lake area.

1.0 Introduction

1.1 Background

Purpose

PlanCultus will guide future land use in Cultus Lake Park in a manner that reflects the values of the community and the heritage of the park.

PlanCultus was developed over several years and involved the Cultus Lake community, First Nations, multiple levels of government, and a wide range of local stakeholders. Engagement throughout the process was both consistent and strong.

It's critical that plan goals and policies reflect community values. To remain current, the plan should be reviewed approximately every five years, or as justified by new circumstances. Updates to the plan will include ample opportunity for public input.

Scope

The process to develop PlanCultus focused on synthesizing extensive public input to identify key issues and values and determine the community's preferred vision for the future. PlanCultus presents goals and policies with the intent of protecting and enhancing those community values which make Cultus Lake Park a unique place to live and play.

Context

Cultus Lake Park is located south of Chilliwack, adjacent to Vedder Mountain in Electoral Area "H" of the Fraser Valley Regional District. Cultus Lake Park is located in an area of high ecological value and is home to a year-round residential community and thriving tourism economy.

The Park is located within the traditional territory of the Ts'elxwey'eqw Tribe within the broader Stó:lō Territory of 'S'olh Témexw'. Stó:lō and Ts'elxwey'eqw people have lived in 'S'olh Témexw' for more than 10,000 years. The Soowahlie Reserve is located adjacent to Cultus Lake Park while other Ts'elxwey'eqw reserves are situated within the Chilliwack area.

Cultus Lake Park operates in a unique regional context. Since the introduction of the Park Act in 1932, the Cultus Lake Park Board has been responsible for the day to day operation of the park, including the authority to grant leases and licenses, and the overall management of the park area.

Plan Structure and Interpretation

In PlanCultus, goals are a reflection of the community's preferred vision. Goals are defined as a key objective or desired result, and are numbered throughout. A policy is defined as a course of action in support of a goal. Policies are lettered and follow the related goal.

Throughout the document, goals and policies are preceded by brief summaries. These discussions are intended only to provide context and do not constitute plan goals and policies.

PlanCultus contains both Schedules and Maps. Schedules contain the official land use designations of Cultus Lake Park. The boundaries between different land use designations are general and will not necessarily conform to lease area lines. Schedules will be updated and amended as required.

PlanCultus uses a colour coding structure to make it easier to recognize each of the seven themes throughout the document. If the environment is your main focus, you can quickly scan PlanCultus for everything green coloured.

Environment

Growth and Development

Community

Parks and Recreation

Infrastructure and Servicing

Economy

Transportation

1.2 Process

In 2008, the Cultus Lake Park Board identified the need to update the 1997 Cultus Lake Park Plan and established the Future Planning Advisory Committee (FPAC), comprised of local community and Board members, to start the review process.

In 2013, the Cultus Lake Park Board (CLPB) engaged the Fraser Valley Regional District (FVRD) to assist with the effort to update the plan.

The intent for PlanCultus was to develop a document that outlines the kind of community we aspire to be: engaged, diverse and accessible. These principles became the foundation of the PlanCultus planning process.

First Nations, other government agencies and a wide range of local community groups were consulted about their concerns and aspirations for the future. At the same time, an intensive consultation program with stakeholders representing a wide range of economic, social, cultural and environmental perspectives was initiated.

The public engagement process was launched in June of 2013. An event was held during Cultus Lake Days to meet with residents and visitors and to hear about their concerns and priorities. The first of four surveys was distributed.

In advance of the next stage of public consultation, two documents were released: a backgrounder summarizing key planning issues (*pages 14 to 15*) and a long-form survey with questions ranging from land use to future capital project costs.

In October of 2013, an open house was hosted at the Cultus Lake Community Hall. The event provided an update on the planning process and gave the community another opportunity to provide input. More than 200 survey responses were received.

Once the survey results were summarized, key issues and priorities were identified and the goal and policy development stage began.

In July of 2014, two Planners in the Park events were held at Main Beach, where four different future land use scenarios were presented for public consideration.

Cultus Lake Park's 1997 Park Plan expressed concerns over the development capacity of the community. These concerns were reinforced at the July 2014 events.

Residents and visitors prefer growth that respects the heritage of the park and the character of the community, while protecting the environmental quality of the lake and surrounding natural area for future generations. With these priorities in mind, a first draft of PlanCultus was prepared.

In July 2015, two further Planners in the Park events were held to review a second draft. Changes in the second draft were highlighted and a fourth survey was distributed. After additional consultation with FPAC and stakeholders, as well as more than 580 survey responses from the community, a third draft was prepared.

In June of 2016, an Open House and Town Hall meeting were held to present the most recent draft of the plan and receive feedback. In total, more than 150 community members attended the events. Shortly after, Cultus Lake Park Board gave PlanCultus first reading, followed closely by a Public Hearing that more than 100 community members attended.

It is the intent of PlanCultus that in the future Cultus Lake will be able to sustain its prosperity by strategically leveraging its unique natural, social and built assets without significant expansion or land use development.

1.3 Timeline





June 2014

At the second *Planners in the Park* event, four future land use scenarios were reviewed by the public. A third survey was distributed, in which members of the community could indicate their preferred scenario.

September 2014

The feedback from the third survey, distributed during the June *Planners in the Park* events, directs the development of the first draft of PlanCultus.

January 2015

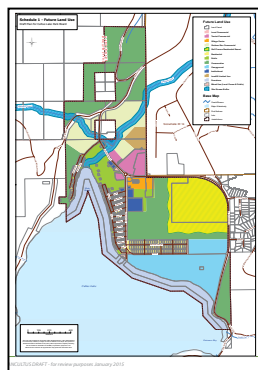
The first draft of PlanCultus is presented to the Cultus Lake Park Board, public and all stakeholders. The feedback received leads to revisions and refinement of a second draft.

July 2015

A third *Planners in the Park* event is held at Main Beach. More than 500 survey responses are returned, giving important feedback on the second draft and shaping a third draft and final draft of PlanCultus.

Late 2016

A final draft of Plan Cultus is reviewed by the Park Board and by the community at information meetings and a formal public hearing. PlanCultus is considered for adoption as a Bylaw by the Cultus Lake Park Board.



1.4 How do we get to the future we want?

As our community grows and new development is proposed, the pressures facing Cultus Lake will become increasingly acute. The intent of PlanCultus is that the key values identified by the community will be fundamental measures of any proposed development.

When making decisions, CLPB, and potentially other authorities, will use this plan as a guide, ensuring that the values identified by the community are protected. As an adopted bylaw, the plan is a practical tool for achieving the goals it outlines. As a public document, PlanCultus is an inclusive, transparent tool for managing growth.



2015

2020

2025

2035

1.5 Community Vision

“Cultus Lake Park is ours to protect and preserve. It is an engaged, diverse and accessible community that offers an abundance of year-round, high quality opportunities to enjoy a healthy and sustainable lake environment.”

Nick Harris

1.6 Key Issues

Lake Health and the Natural Environment

Throughout the public and stakeholder engagement process, the need to protect and enhance lake health and the natural environment was a key issue. Cultus Lake faces multiple threats to its ecological health. Pressures that could impact the sustainability of the lake include sediment run-off, shore erosion, nutrient loading, eutrophication, invasive species such as Eurasian Watermilfoil and the cumulative impacts of recreation.

Governance and Land Tenure

The City of Chilliwack became the registered owner of the majority of the lands within Cultus Lake Park through two initial federal grants in 1924 and 1925. In 1932, the Cultus Lake Park Act was introduced and the Cultus Lake Park Board was created and given the authority to grant leases and licenses.

Prior to 1980, all leases were for a maximum term of one year and were renewed automatically on an annual basis. Currently, residential leases have a twenty-one year term with twenty-one year options. Commercial leases are for up to five years or a longer term if authorized by the City of Chilliwack.

Cultus Lake Park is within Electoral Area “H” of the Fraser Valley Regional District. Provincial agencies are responsible for provincial parks, Crown land, provincial roadways, surrounding forests, public health and the environment. The federal government maintains a research station and hatchery on Sweltzer Creek.

Increasing Recreational Users and Limited Capacity

Concern has been raised about the recreational capacity of the lake. Exceeding capacity may result in increased conflicts between competing user groups, visitors and residents, and additional traffic, parking and enforcement issues, as well as threaten the ecological health and sustainability of the lake.

Determining the lake’s recreational capacity will require further research and data collection to better understand the issue. Resolving capacity issues will require coordination and a collective effort among the area’s many stakeholders, including, but not limited to Soowahlie First Nation, BC Parks, FVRD, and the communities around the lake.

Aging Infrastructure with Limited Capacity

The infrastructure at Cultus Lake (the sewer system in particular) is aging and at capacity, an issue which is heightened during the busy tourism season. Significant infrastructure works, with upgrades to both the community water and sanitary sewer systems, are an immediate priority.

Housing Options

Residential building types within the Cultus Lake Park Area are currently characterized exclusively by single family dwellings. There are no multi-family residential homes in the Park. The lack of duplexes, town houses or apartments may present a challenge in the future for seniors, young families, and others looking for housing alternatives.

Financial Sustainability

Governed by the 1932 Cultus Lake Park Act, Cultus Lake Park is unique in the Province. Unlike other levels of local government, the Park Board does not have the ability to levy taxes. The majority of services provided by the Cultus Lake Park Board are funded by residential and commercial lease rents, business ventures like Sunnyside Campground, as well as parking fees.

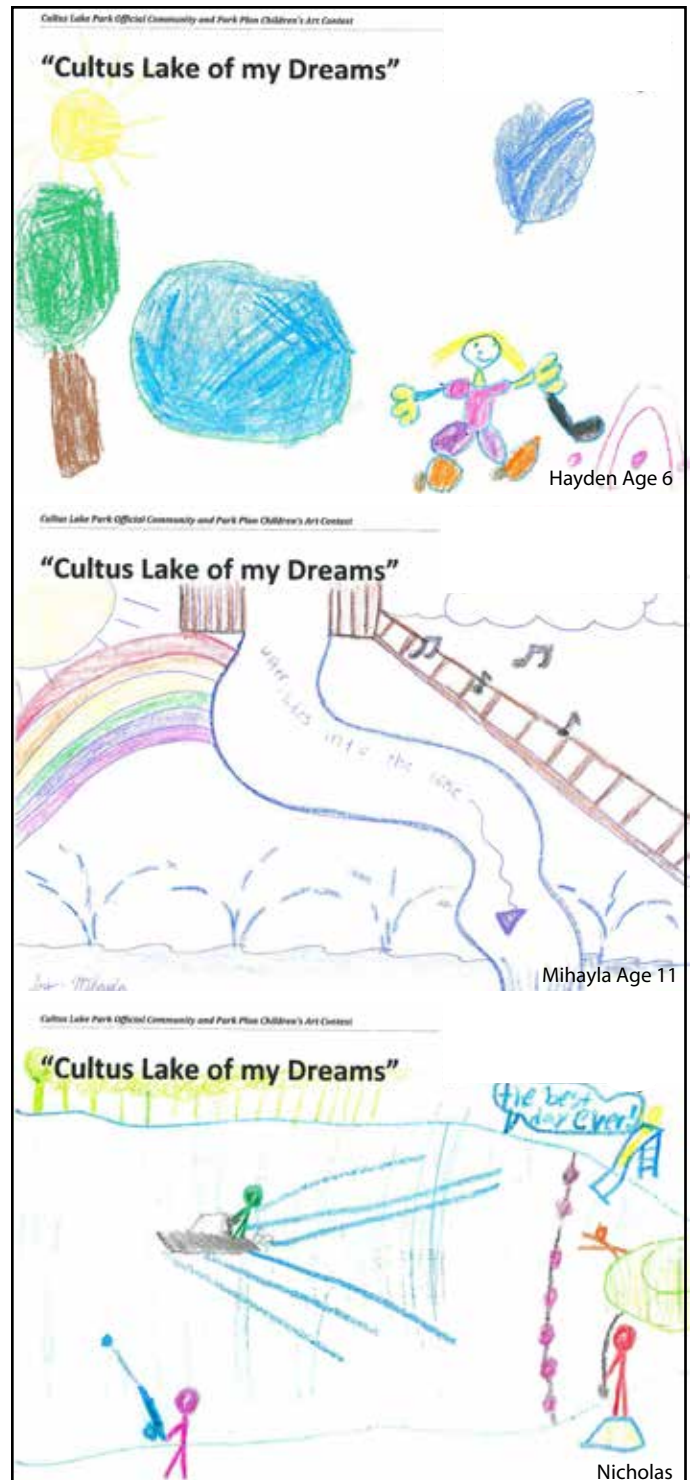
To ensure the financial sustainability of Cultus Lake Park, there is a need to provide services in the most cost effective and efficient manner possible.

Seasonality

Seasonal tourism is the primary economic driver at Cultus Lake. Every summer, hundreds of thousands of visitors come to spend time at the lake and enjoy the commercial and public amenities within Cultus Lake Park. Understandably, tourism has a significant impact on the economic well-being of Cultus Lake.

Access and Safety

The sole access to and from Cultus Lake is Columbia Valley Highway, which connects to the City of Chilliwack at Vedder Mountain Road. The limited road access is an issue from a traffic and emergency management perspective, as there is no alternative road access to evacuate the area in the event of a major emergency. The need to provide effective emergency services, including fire and police protection, was identified throughout community consultation.



1.7 Key Values

Protected Lake and Natural Environment

The heart of Cultus Lake Park and the community is the lake and surrounding natural environment. The health of both is critical to the community now and in the future. The community wants clean air, a healthy lake, and to protect biodiversity. We value the natural environment and see ourselves as stewards of the lake.

Strong Community

There is a strong sense of community here. Social and recreational events, community groups, businesses and residents, both year-round and seasonal, all contribute to the unique character of the community. The community wants a healthy, holistic connection between people and nature; one that acknowledges our collective past, and that looks towards a balanced future. We value our community and its rich history.

Abundant Recreation Opportunities

The community's natural setting provides an abundance of recreational activities on both land and water. The community desires a range of diverse opportunities for outdoor recreation, understanding these activities enhance our quality of life. We value outdoor activities that are accessible for all ages and abilities.

Sustainable Economy

The economic stability of Cultus Lake Park is critical for the community. We want to increase our economic potential in a sustainable manner. We hope to leverage our natural assets in an environmentally friendly manner that enhances tourism and further supports our local businesses. We will continue to explore opportunities within Cultus Lake Park to increase revenues while decreasing our expenditures. We value fiscal sustainability.



1.8 Trends

Aging Population

Compared to the population of the Fraser Valley Regional District as a whole, there is a greater proportion of people aged 50 and over living full-time in the community. Our aging population will influence how facilities and amenities in the Park are used, increasing demand for different housing options and more passive recreation activities, such as walking, nature viewing, and picnicking.

Increasing Visitors

Cultus Lake Park has always been a popular retreat from busy city life and we expect that to continue. As parking revenues and Sunnyside Campground visitor statistics show, we're seeing more and more visitors each year.

Regional outdoor recreation studies completed by Metro Vancouver and the Fraser Valley Regional District show that demand for outdoor recreation will continue to climb at a faster rate than population growth.

Increasing Year Round Occupancy

According to 2013 BC Assessment data, there are 468 single family dwellings in the Park. Of these, approximately 70% are occupied full-time, with the remaining residences only used seasonally.

As land and home values continue to rise across the Lower Mainland, multiple home ownership is becoming increasingly challenging. As more British Columbians reach retirement, the number of seasonal homes being utilized as primary residences will increase.

Sustainability is a term used frequently throughout PlanCultus. While there are many interpretations, our definition of sustainability is responsible and proactive decision-making that maintains a balance between the environment, economic prosperity, development and social well-being to ensure a desirable Cultus Lake Park for all, now and in the future.



Christopher Porter

1.9 Community Goals

Environment

Protect and improve lake water quality

Conserve and manage forests and urban trees

Protect the Cultus Lake foreshore

Protect habitat and biodiversity

Growth and Development

Implement regulations, standards, and procedures to guide future development in a sustainable manner

Conduct thorough technical reviews of development proposals

Engage the community in the development process through the transparent evaluation of proposals

Community

Enhance and create new places for community gathering

Renovate or upgrade facilities to universal accessibility standards within public park areas where practical and financially feasible

Promote the history, arts and culture of Cultus Lake

Parks and Recreation

Enhance public parks and recreation facilities

Develop a highly connected trail network

Participate in lake-wide parks and recreation initiatives

Infrastructure

Upgrade the community water system to meet fire flow and system reliability standards

Upgrade the community sewer system

Manage storm water to reduce pollution, sediment and nutrient loading to the lake

Equip the community for quick and effective responses to natural or man-made disasters

Economy

Support the local economy, brand and market Cultus Lake Park

Achieve fiscal sustainability for Cultus Lake Park

Diversify and strengthen the local tourism based economy by extending the summer season

Transportation

Work with stakeholders to reduce or manage traffic congestion on Columbia Valley Highway during peak periods

Develop high quality pedestrian and cycling connections

Improve transportation options to/from Cultus Lake Park

Implementation Strategy

Continue towards a Cultus Lake Park that is an inviting, vibrant, livable and healthy place for local residents, businesses and visitors

Honour our heritage and strong connection to the lake through our collective actions

2.0 Environment

2.1 Introduction

The protection and preservation of the lake and the surrounding natural environment is important to residents and visitors alike. The health of the natural environment is critical to maintaining the well-being of residents and in ensuring Cultus Lake's ability to attract visitors in the future.

As the number of visitors and full-time residents continues to grow, there will be corresponding pressure on the area's natural systems, habitat and water quality. Many of these issues cross jurisdictional boundaries, and will require collaboration and partnerships between the area's many stakeholders.

The community's strong stewardship ethic should guide future land use decisions to maintain healthy ecosystems, good water quality, beautiful landscapes and a harmonious connection between developed and natural areas.

The following goals and policies support the community's commitment to protecting the environment into the future, recognizing that healthy communities and healthy environments are interdependent.

KEY VALUE: Protected Lake and Natural Environment

The heart of Cultus Lake Park is the lake itself. The lake and surrounding natural environment provide the source from which the community sustains itself.

KEY ISSUE: Lake Health and the Natural Environment

Cultus Lake faces multiple threats to its ecological health that could impact the sustainability of the lake including, but not limited to, land development, habitat fragmentation, sediment run-off, eutrophication, recreational activities and invasive species.

2.2 General Goals and Policies

- 2.2.1 Foster the preservation, protection, restoration and enhancement of the natural environment both within Cultus Lake Park and the surrounding Cultus Lake watershed.
 - a. Designate conservation areas (*as shown on Schedule 1*) to remain free of development, with the exception of trails or other passive, low-impact public recreation uses.
- 2.2.2 Act as stewards of the natural environment.
 - a. Encourage and support conservation and stewardship initiatives. Take an active role in conservation management where practical and financially feasible.
 - b. Work with both government and non-governmental organizations on environmental projects lake wide.
 - c. Support best practices that reduce light pollution.

The Cultus Lake Aquatic Stewardship Strategy (CLASS) is a community group dedicated to protecting the biological, ecological, spiritual, cultural and aesthetic values of the Lake. CLASS envisions Cultus Lake as a diverse and productive ecosystem, offering recreational opportunities that are healthy, safe and enjoyable for all.



Brian Lang

2.3 Lake Health

2.3.1 Protect and preserve foreshore areas.

- a. Partner with other government agencies and community groups to undertake a management plan for Cultus Lake that will address and regulate the impacts of various recreational uses on the shoreline environments.
- b. Re-vegetate and naturalize disturbed public shoreline areas where practical, and support foreshore restoration projects.
- c. Avoid the degradation of existing natural riparian and foreshore vegetation areas.
- d. Develop assessment criteria for new lake-front development or redevelopment, ensuring that minimal negative impacts to the foreshore occur as a result of the development.
- e. Educate residents, visitors and lake users on environmental and lake health protection.

Environmental Stakeholders to collaborate with:

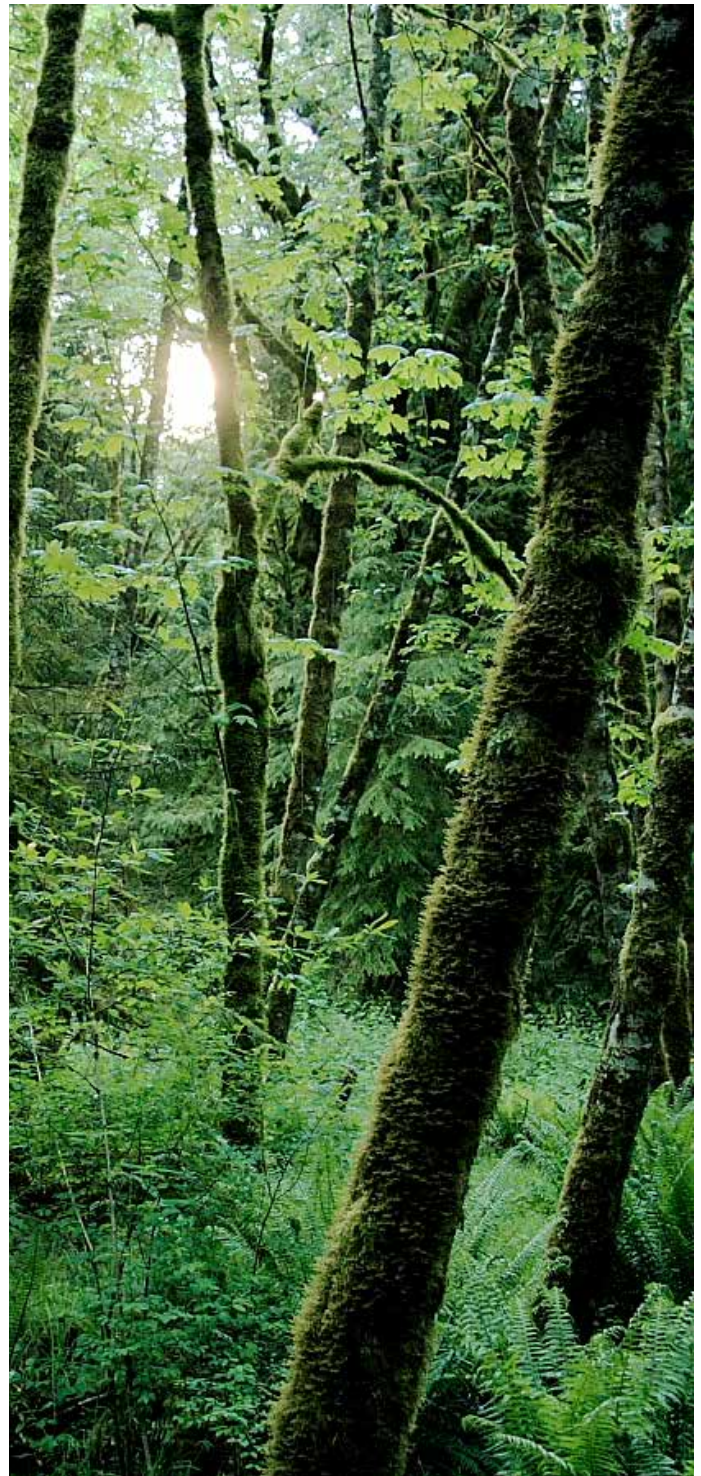
BC Parks and the Ministry of Environment
City of Chilliwack
Cultus Lake Aquatic Stewardship Strategy (CLASS)
Cultus Lake Community Association
Cultus Lake Community School
Cultus Lake South and Lindell Beach Residents
Department of Fisheries
Fraser Basin Council
Fraser Valley Conservancy
Fraser Valley Watersheds Coalition
Fraser Valley Invasive Plant Council
Fraser Valley Salmon Society
Fraser Valley Regional District (FVRD)
Soowahlie First Nation
Stó:lō First Nation
Ts'elxweyéqw Tribe

2.3.2 Improve lake water quality.

- a. Reduce pollution, sediment, and nutrient loading by managing those sources of contamination that are within the day to day operations and management of Cultus Lake Park.
- b. Apply storm water best management practices (*Discussed further in the Infrastructure section*).
- c. Identify the best solution to provide high quality community sewer servicing to all areas of the Park and ensure, in collaboration and partnership with neighbouring jurisdictions, that all new development will provide adequate servicing that will not impact lake health.
- d. Within Cultus Lake Park, limit the use of pesticides and fertilizers for public works, park operations and maintenance. When appropriate to use pesticides, such as invasive species management, apply best management practices. Externally, encourage and educate residents and commercial leaseholders on domestic pesticide and fertilizer use.
- e. Investigate and consider the potential impact that any new water based structures, such as wharves, docks, boat gas-bars or marinas, would have on water quality prior to considering development approvals.
- f. Support initiatives and educational tools to improve water quality and reduce nutrient and chemical inputs into Cultus Lake. Incidental fuel spillage is of particular concern and will require further study to determine best practices.
- g. Partner with other government agencies, science based and community groups to monitor lake water. Establish baseline information to track changes in water quality and lake health.

2.4 Tree Management

- 2.4.1 Conserve and manage forests and urban trees while providing a safe environment.
- a. Identify and designate existing areas of mature trees and forest habitats as Conservation areas to be protected.
 - b. Encourage development to locate on sites that are already cleared or non-forested. Discourage tree clearing to make way for new development.
 - c. Encourage developers to design projects with the specific intent of preserving and protecting healthy and mature native trees.
 - d. Update and consider expanding the Good Neighbour Bylaw, as it relates to tree maintenance and replacement, to include all development within the park, or any other activity that results in a loss of forested land.
- 2.4.2 Update and implement the 2002 Active Management Plan for the Cultus Lake Park Conservation Forest.
- a. Include all other forested areas within the park, as well as urban trees in the residential and commercial areas into the Active Management Plan.
 - b. Integrate relevant recommendations from the Cultus Lake Park Community Wildfire Protection Plan.
 - c. Incorporate guidelines for tree inspection, pruning, removal, and replanting, particularly for hazard trees.
 - d. Individual urban trees that may be protected should include specimens that provide important site-specific habitat features (such as nesting or roosting sites), erosion control or are deemed to be significant for historical purposes.
 - e. Pursue an active tree management plan within public areas and leased areas of the park.



2.5 Habitat and Biodiversity

2.5.1 Protect Sweltzer and Hatchery Creeks and their surrounding riparian habitat.

- a. Apply Provincial Riparian Area Regulations and standards to new development adjacent to waterways. If new development is proposed, require a Riparian Assessment by a qualified professional to determine an appropriate streamside protection area and enhancement works.

2.5.2 Protect the habitat and biodiversity of Cultus Lake Park.

- a. Partner with other agencies and community groups to identify and prioritize strategic environmental protection, restoration and enhancement projects, including weed control.
- b. Development applications will be required, where applicable, to include an assessment report prepared by a qualified environmental consultant to identify species and habitat present, assess development-related impacts, identify appropriate best practices, and provide strategies to avoid, mitigate or minimize impacts to species and habitats.
- c. Implement, where practical and applicable, provincial and federal best management practices relating to species at risk, critical habitat and environmental protection.
- d. Use native plant species in public park landscaping and remove all noxious weeds. Externally, encourage and educate the community on the benefits of native species.
- e. Work with the Department of Fisheries to support efforts to protect and restore populations of Cultus Lake Sockeye Salmon.
- f. Mitigate human and recreational disturbance of Cultus Sockeye spawning and migration areas through education and signage.

g. Support the recovery planning for Cultus Pygmy Sculpin.

h. Support efforts to reduce threats from invasive plants and species, particularly Eurasian Water Milfoil, through the implementation of public education and signage strategies to increase community awareness.

i. Support the milfoil management plans and the actions of stakeholder groups.

j. Consider establishing boat cleaning and inspection stations at or near the Park's boat launches to prevent the introduction and dispersal of invasive species.

Endangered Species within Cultus Lake Park include:

Red Listed:

Cultus Pygmy Sculpin
Olympic Shrew
Oregon Forest Snail
Pacific Water Shrew
Painted Turtle
Tall Bugbane

Blue Listed:

Emma's Dancer
Northern Red Legged Frog
Trowbridge's Shrew
Western River Cruiser
Green Fruited Sedge

Other endangered species found within the Cultus Lake watershed include:

Cultus sockeye salmon, Pacific Sideband snail, Phantom orchid, Pacific or Coastal Giant salamander, Mountain beaver, Marbled murrelet, Long-tailed weasel, Keen's long-eared bat, Salish sucker, and Cliff paint brush.



3.0 Growth and Development

3.1 Introduction

Future growth must take into consideration the pressures and challenges that impact the community. The process of balancing these distinct, and at times conflicting, concerns will define how we successfully we grow as a community in the future.

Growth Trajectory

More than one million people visit the Cultus Lake area each year, and these figures are expected to rise as the populations of the Fraser Valley and Metro Vancouver continue to grow. The large numbers of seasonal visitors are in contrast with the approximate 700 full time residents, a figure which has been stable over recent years. The residential population increases to over 1750 residents during the busy summer season (approximately 1000 residents and 750 seasonal campers). Current growth trends forecast additional visitors and increasing year round occupancy. Significant infrastructure upgrades are required before any growth can be accommodated.

Community Needs

There is strong community desire for future development to respect the heritage of the park and the character of the community, while protecting the environmental quality of the lake for future generations. We want Cultus Lake Park to continue to be one of British Columbia's premier lakeside communities.

While enhancing tourism and attracting visitors is a critical aspect of a thriving Cultus Lake Park, it must be balanced with maintaining the quality of life for residents.

Critical community needs identified through the planning process include the provision of a range of housing options to meet the needs of an aging demographic, prioritizing the environment in all aspects of growth, maintaining the strong sense of community, and continuing to provide high quality recreational experiences.

Constraints

The land base of Cultus Lake Park is fixed, and small in comparison with most other municipalities and jurisdictions in the Province. Given the direction of the Park Act, a significant portion of the land base will remain dedicated to public use, recreation and natural areas. These boundaries, combined with the Park's unique ownership, leasing, and taxation structures, are a challenge to future growth.

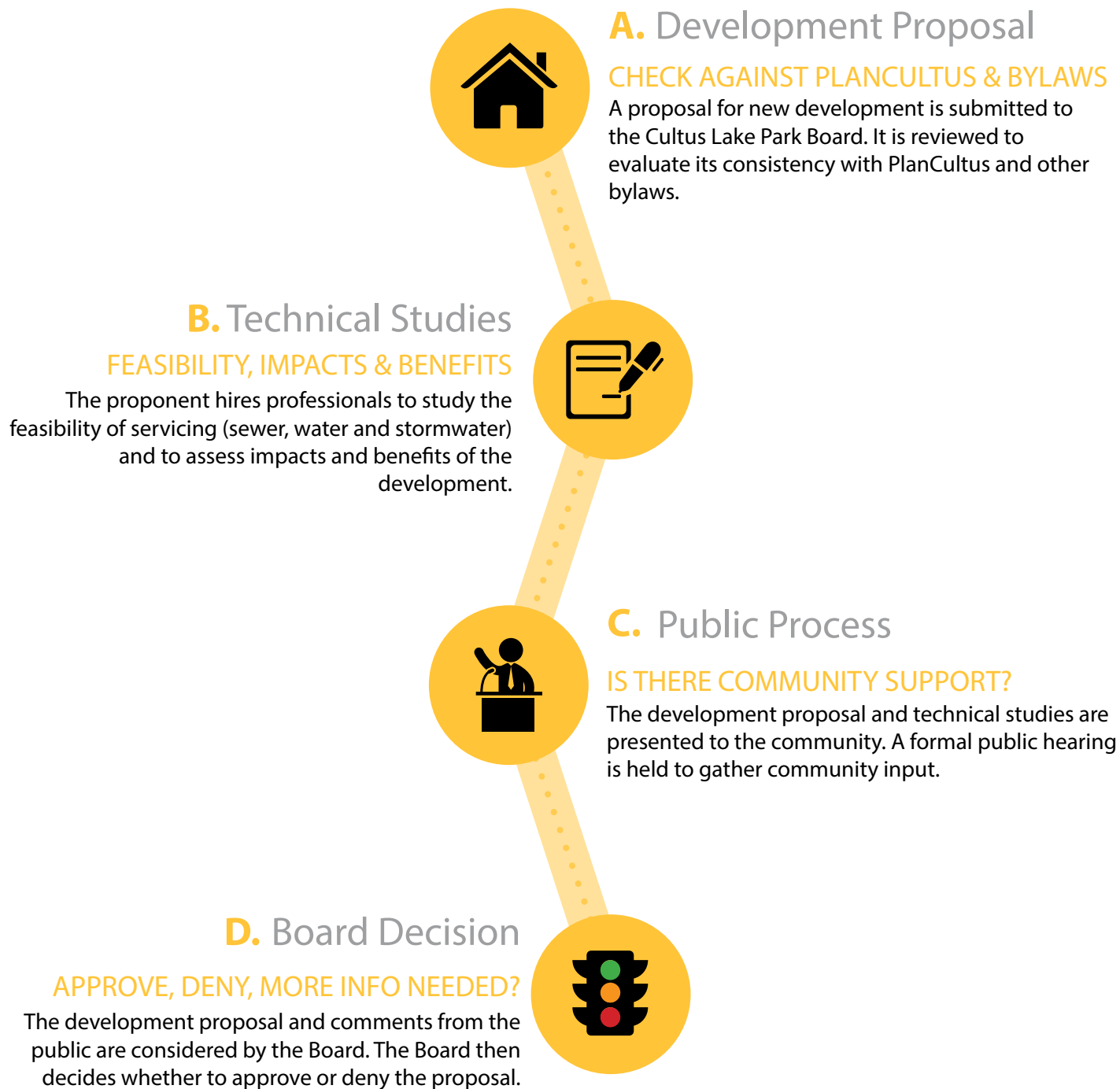
Innovative ideas will be needed to create and support an environment that encourages sustainable development. It will be particularly important to ensure that the use of land allocated for development is highly efficient and maximizes benefits for the community as a whole.

Development Process

PlanCultus represents a commitment to establishing firm development requirements, including technical and environmental assessments and consistent public consultation. Future development proposals and land use issues must be evaluated through a holistic approach that considers all aspects of development, including impacts to the financial, environmental, and social health of Cultus Lake Park and the community.

The growth and development policies outlined in this section will establish a thorough development process, including procedures and bylaws to guide future development. A transparent, inclusive evaluation of development proposals will help move the community toward its vision. The graphic on the opposite page expands on the general steps in the development process described above.

3.2 Development Steps



3.3 General Goals and Policies

KEY ISSUE: Lake Health and the Natural Environment

- 3.3.1 Encourage and apply sustainable development approaches and building practices to ensure development has minimal impact on the natural environment.
 - a. Encourage alternative design and infrastructure standards that mitigate potential negative impacts on the environment.
- 3.3.2 Minimize the cumulative effects of development on the environment.
 - a. Require proposed new development to complete technical studies and assessments on potential impacts to lake health and the natural environment.
 - b. Prepare and incorporate procedures for assessing environmental considerations as an integral part of reviewing development applications.
 - c. Give preference to proposals that preserve or enhance the environment when considering development applications, including tree conservation or replacement.
 - d. Require new development to undertake on-site stormwater management where runoff could enter the stormwater system.
 - e. Encourage building construction and design that promotes energy efficiency, waste management and conservation, sewage and wastewater treatment, and alternative water and energy sources.
 - f. Ensure that new development meets Ministry of Environment Flood Hazard Area Land Use Management Guidelines.

KEY ISSUE: Governance and Development Process

- 3.3.3 Develop robust public input processes for any new development or redevelopment proposals.
 - a. Create a transparent, reliable public process for all new development proposals and land use changes, that is suitable for Cultus Lake Park, but which is aligned with procedures established through the Local Government Act.
 - b. Establish a development procedures bylaw and/or policy that incorporates a high level of community engagement and consultation.
- 3.3.4 Create new land use controls (such as a zoning bylaw) to guide land use, density, scale and form of future development in Cultus Lake Park, and ensure transparent development processes that include public input.
- 3.3.5 Work cooperatively with the FVRD to examine servicing models and funding mechanisms available as a portion of the FVRD Electoral Area "H".
- 3.3.6 Initiate consultation with the City of Chilliwack and Province of BC to work toward clarification and resolution of land tenure and leasing issues.

KEY VALUE: Strong Community

- 3.3.7 Support high quality building and site design for new development that reflects the character of the Cultus Lake community.
 - a. Promote a building scale appropriate for the small lakeside community of Cultus Lake.
 - b. Encourage all growth to be sensitively integrated with neighbouring land uses and resources, particularly natural areas.
- 3.3.8 Ensure that growth within Cultus Lake Park is aligned with the development of community amenities and infrastructure.
 - a. Explore new tools, such as density bonuses, to achieve community amenities.
- 3.3.9 Limit commercial development along the waterfront, promoting the Village Centre as the primary centre for commercial activity in Cultus Lake.
- 3.3.10 Rigorously assess new development proposals and land uses against potential alternative uses to ensure that the proposed development provides maximum environmental, social and economic benefits, including revenues, to Cultus Lake Park.

"Don't lose the qualities of the community that have made it the special place it has been for years. Growing too fast could be a very bad decision. We must find a balance between making Cultus Lake a community and a tourist destination, but community comes first"

- Fall 2013 Community Survey Response

KEY ISSUE: Housing Options

- 3.3.11 Encourage a variety of housing forms and types to be incorporated within new residential development proposals.
- 3.3.12 Support proposals for new residential development which provide a component of seniors housing, affordable housing, or special needs housing.
- 3.3.13 Apply adaptable housing standards in the BC Building Code for new residential development to accommodate an aging population and people with disabilities or mobility issues.

KEY ISSUE: Aging Infrastructure with Limited Capacity

- 3.3.14 Prioritize upgrades to the community water and sanitary sewer systems.
- 3.3.15 Review new development proposals against their ability to provide efficient and economical infrastructure and services, both as part of the upcoming FVRD Liquid Waste Management Plan and in the interim.
 - a. Require proposed new development to complete technical studies on potential impacts to infrastructure and services.
 - b. Explore the use of innovative tools and mechanisms to ensure that new development pays for the infrastructure and services used, including accounts for asset management contributions. Examine the options for Development Cost Charges and other equivalent tools.

3.4 Consultation

Throughout the planning process, the community expressed the need for a more robust development process; one based on transparency, consistency and commitment to meaningful consultation.

While Cultus Lake Park is beyond the jurisdiction of the Local Government Act (LGA), the policies throughout PlanCultus that relate to public consultation are consistent with, and in many cases exceed, those required in the LGA.

General Policies

- 3.4.1 For all new development proposals and land use changes, public consultation will be composed of the following steps:
- Public notice;
 - A transparent process for consideration by the Cultus Lake Park Board of the development proposal or land use change;
 - The technical documents and information used by the Park Board to evaluate the proposed development or land use change will be available for public review;
 - A Public Hearing to provide meaningful public input prior to any decision to approve or refuse the proposed development or land use change; and,
 - Any additional consultation, as determined by the Cultus Lake Park board, commensurate with the proposed development or land use change.
- 3.4.2 Any disposition or change of use to unleased infill lots throughout the park requires consultation that meets the steps outlined in 3.4.1.
- 3.4.3 The steps outlined in 3.4.1 shall apply whenever “public consultation”, “engagement”, or any other similar term is mentioned elsewhere in PlanCultus.



Drew Brayshaw

3.5 Form and Character

PlanCultus provides a policy framework for guiding commercial, recreational and multi-family residential development in a small community and sensitive park setting with high environmental, recreational and aesthetic value.

A priority arising from community feedback was the desire for future development to be of high quality design that integrates into and enhances the existing form and character of Cultus Lake Park.

Development affects - and is affected by - the character and appearance of the park. This complex relationship requires recognition and careful, ongoing management. Preference will be given to development proposals that are consistent with community values and enhance both the natural and built environments.

There is a strong need to ensure that proposals for development support the existing character of the community and enhance the aesthetic and recreational experience of Cultus Lake Park. New development must integrate with its adjacent built and natural surroundings in a cohesive manner.

Form and character concepts such as building orientation and setbacks, entrance locations and landscaping can provide a human scale and encourage walking and community interaction.

The following policies, applied with the Form and Character Checklist, will assist Cultus Lake Park in evaluating development proposals to ensure key values are reflected in any new development.

KEY VALUE: Strong Community

- 3.5.1 The Form and Character Checklist (*attached as Appendix B*) should be completed and provided to the Cultus Lake Park Board to assist in the evaluation of new commercial, recreational, and multi-family development.
- 3.5.2 A Design Panel Review Advisory Committee (composed of members with relevant experience, including urban design, engineering, landscaping and construction) should assist the Cultus Lake Park Board in reviewing Form and Character Checklists for new commercial, recreational and multi-family development, including signage and landscaping.
- 3.5.3 Develop a formal form and character development permit area and accompanying detailed design guidelines to ensure high aesthetic quality development that respects Cultus Lake's character.
 - a. A Design Panel Review Advisory Committee, local design and development community, and interested residents could be involved in the creation of Cultus specific guidelines.
 - b. Explore mechanisms to enable the review of single family residential designs.

"Buildings need to fit in with a cabin style in the vernacular of the region. Don't allow homes designed for the suburbs, the city, etc."

- Summer 2015 Draft Two Survey Response

3.6 Land Use Plan and Designations

The following land use designations provide a policy framework for guiding land use and servicing decisions. Designation policies will be implemented primarily through building permits, as well as zoning and other regulatory bylaws.

The policies established in each of the following designations shall apply only to land within that designation, as shown on the Future Land Use Plan in Schedule 1.

Within these designations, policies are contained under the three following sub-headings:

General policies – Outline the development policies in a particular designation.

Designation policies – State the type of land placed in a particular designation and the conditions for extending existing areas or creating new areas in the designation.

Use policies – List the uses that may be permitted on land within a designation and the standards under which a given permitted land use must be developed.

Plan Review and Amendment

The Plan may only be amended through a formal, transparent review procedure that emphasizes public consultation. This process will be established through a Development Procedures Bylaw.

Future development proposals that are inconsistent with the Plan shall be accompanied by applications for PlanCultus amendments. The Cultus Lake Park Board may then either reject the application or initiate the plan review and amendment procedure in accordance with the Park Act and other applicable Cultus Lake Park Bylaws.

New projects, land use changes or development proposals which warrant the consideration of a plan amendment should be subject to full technical and environmental review and public consultation process.

General Policies

- 3.6.1 PlanCultus does not alter the land use rights of existing, legally established land uses even where they may not be consistent with the policies of the plan.
- 3.6.2 Public utilities and associated infrastructure will be permitted in all land use designations, subject to all applicable development policies.



milkwood.net

3.7 Commercial

Existing commercial lands are identified in the Commercial designation for uses oriented towards meeting the day-to-day needs of residents and visitors, as well as those related to seasonal tourism.

The existing amusement based commercial operations in the park are key drivers of the local economy and will likely continue to play an important role into the future.

A small amount of land has been identified for new Commercial, and existing commercial floor space may change with the redevelopment of the Plaza.

The potential impacts of further seasonal tourism development may be significant and should be undergo a full public consultation process and environmental and social impact analysis. The Cultus Lake Park Board will consider proposals for new or expanded Commercial designation by application.

General Policies

- 3.7.1 Land designated as Commercial should accommodate the commercial needs of the local community as well as the tourist, amusement, entertainment and accommodation needs of the visiting public in a compact, efficient way.
- 3.7.2 Adequate on-site parking facilities, as well as safe access and egress shall be provided for new development and re-development. Impacts on traffic will be assessed.
- 3.7.3 Commercial uses shall provide adequate water and sewage disposal as required by the responsible authorities, and in line with the infrastructure policies of this plan.
- 3.7.4 New or re-development proposals are encouraged to respect the park like character of the area in site design and architecture.
- 3.7.5 New Commercial uses should be accessible directly from Columbia Valley Highway to avoid increased traffic through residential areas.

Designation Policies

- 3.7.6 The Land Use Plan designates lands with existing commercial uses that serve the daily needs of the community, as well as those of the visiting public, as Commercial.
- 3.7.7 Commercial areas may be extended or created through plan amendment subject to:
 - a. Established community need and/or established demand for additional commercial services;
 - b. The accommodation of suitable and adequate on-site parking, and safe access and egress;
 - c. Confirmation that water and sewage disposal meets the policies of this plan and the specific standards of the regulating authority;
 - d. A full public consultation process; and,
 - e. An environmental and social impact analysis to confirm no negative impacts to lake health or Cultus Lake Park community.

Use Policies

- 3.7.8 Commercial areas may be used for:
 - a. Local commercial uses;
 - b. Mixed residential and commercial use;
 - c. Hotel, motel, cabins or other forms of tourist accommodation;
 - d. Amusement park, golf course, commercial outdoor recreation, tourism, marina, activity centres, convention centre, or spa;
 - e. Institutional use (including tourist information services);
 - f. Accessory restaurant or retail sales related to the primary use; and,
 - g. Parking.

3.8 Village Centre

The existing plaza commercial area has been identified for potential redevelopment into a more diverse, mixed-use Village Centre. A Village Centre redevelopment would see local commercial uses and community space at ground level, and multi-family residential use above.

A redeveloped Village Centre that embraces the character of the community would provide a vibrant focal point for both residents and visitors and the larger Cultus Lake community, while also increasing the range of affordable housing options.

The existing amusement area located east of the plaza could be incorporated to provide a larger redevelopment site and is thus included in the Village Centre designation. Its current use as Tourist Commercial may continue until a redevelopment proposal is brought forward. The Cultus Lake Park Board will consider proposals for expanded Village Centre designation by application.

General Policies

- 3.8.1 Policies within the Local Commercial designation shall apply to commercial uses within the Village Centre designation. Small scale, community based services and businesses shall be encouraged.
- 3.8.2 Redevelopment of the Plaza shall ensure that adequate on-site parking facilities, as well as safe access and egress are provided.
- 3.8.3 Parking is encouraged to be hidden under, behind, or within the development, so as to create an inviting, pedestrian oriented space.
- 3.8.4 Cultus Lake Park Board may consider higher residential densities in order to gain community amenities and or the provision of seniors or affordable housing, subject to a formal public consultation process.

3.8.5 The Village Centre shall be served by adequate water and sewage disposal as required by the responsible authorities, and in line with the infrastructure policies of this plan.

3.8.6 Village Centre design proposals are encouraged to respect the character of Cultus Lake in terms of site design and architecture. Special consideration to building orientation, setbacks, building entrance locations, landscaping and other design features that promote a human scale will be given.

Designation Policies

- 3.8.7 The Land Use Plan designates lands within the existing commercial Plaza area as Village Centre.
- 3.8.8 The Village Centre may be extended through Plan amendment subject to:
 - a. Established community need;
 - b. Suitable on-site parking, access and egress can be accommodated; and,
 - c. Confirmation that water and sewage disposal can be provided that meet the policies of this plan and the specific standards of the regulating authority.

Use Policies

- 3.8.9 The Village Centre may be used for:
 - a. Local commercial uses, as outlined in the Local Commercial Land Use Designation Use Policies;
 - b. Multi-family residential uses, alone or in conjunction with commercial uses, including apartments, seniors residences, and live-work residential;
 - c. Institutional and community uses; and,
 - d. Parking.

3.9 Low-Impact Recreation Commercial

Forested lands east of Columbia Valley Highway, as well as those surrounding the Fisheries and Oceans Canada Salmon Research Laboratory, are designated as Low-Impact Recreation Commercial for commercial uses oriented towards outdoor recreation.

Low-Impact Recreation Commercial development proposals must be sensitive to protecting the natural environment, and shall consist of minimal infrastructure and a small development footprint. It is the intent of the following policies that if in the future low-impact recreation uses are abandoned, that the forest would be able to return to its natural state.

Low-Impact Recreation Commercial uses shall either maintain or enhance environmental quality and may encompass a range of unique, locally adapted recreation and activity oriented commercial uses that align with the community's key values.

Any proposals for lands within the Low-Impact Recreation Commercial designation shall be subject to a full public consultation process and environmental impact analysis. The Cultus Lake Park Board will consider proposals by application.

General Policies

- 3.9.1 Land designated as Low-Impact Recreation Commercial should allow for outdoor recreation oriented commercial uses that have minimal negative impacts on the surrounding natural environment and minimal infrastructure requirements.
- 3.9.2 Proposals should use existing public parking areas, or other non-forested, vacant sites to fulfill parking requirements. The conversion of forested lands for parking will not be supported.
- 3.9.3 Low-Impact Recreation Commercial uses shall provide adequate water and sewage disposal as required by the responsible authorities, and in line with the infrastructure policies of this plan.

Designation Policies

- 3.9.4 The Land Use Plan designates forested or natural lands close to the commercial centre of Cultus Lake Park as Low-Impact Recreation Commercial.
- 3.9.5 Low-Impact Recreation Commercial areas may be extended or created through plan amendment subject to:
 - a. Established demand or economic feasibility analysis for low-impact commercial uses;
 - b. A full public consultation process; and,
 - c. An environmental impact analysis to confirm no significant negative impacts to the natural environment, creeks or Cultus Lake.
 - d. Suitable parking (on or off-site), and adequate access and egress routes.

Use Policies

- 3.9.6 Low-Impact Recreation Commercial areas may be used for:
 - a. Low-Impact Recreation activities, such as zip lines, treetop suspension bridges, outdoor yoga;
 - b. Eco-tourism commercial uses, such as sustainability, photography or salmon tours and education; and,
 - c. Research facilities and associated uses, such as the existing DFO Salmon Research Laboratory.

"New tourist attractions that don't tax the natural environment"

- Fall 2013 Community Survey Response



3.10 Residential

Cultus Lake is characterized by a mix of single family dwellings that are evolving over time from small seasonal cabins to larger, full-time residences. As the community ages, Cultus Lake will be increasingly challenged with finding ways to accommodate the community's more susceptible groups, including seniors, children, and those with mobility, cognitive, visual and hearing limitations.

The purpose of the Residential designation is to provide for the continuation of the existing residential neighbourhoods as is, with minor infilling through secondary suites where appropriate.

During the planning process, the community expressed concern that existing secondary suites are contributing to the strain on water and sewer infrastructure without contributing financially to their maintenance or replacement. Proposals for secondary suites will be considered on a case by case basis, subject to the conditions listed in policy 3.10.4. Short-term commercial vacation rentals are not a permitted use in the residential designation.

Some existing residential neighbourhoods are served by community sanitary sewer systems, while others rely on individual on-site septic systems. Any infill residential development shall be required to demonstrate that there is suitable capacity within the existing sewer system, or that on-site sewage systems can support the increased levels of sewage, and that no danger exists for ground water or lake water pollution which could lead to environmental problems.

General Policies

- 3.10.1 Subject to consultation with local residents, proposals to increase residential development density beyond that established in the plan may be supported where the additional development capacity would be to provide a wider range of housing options.
- 3.10.2 Residential development should use the provincial adaptable housing standards to accommodate an aging population and people with disabilities or mobility issues.

- 3.10.3 The Cultus Lake Park Board will consider infill and residential redevelopment opportunities that increase density or provide housing alternatives, such as secondary suites or coach houses, provided that:
 - a. Development maintains the character of the neighbourhood;
 - b. Additional parking can be provided on site;
 - c. Adequate servicing for water and sewer are provided; and,
 - d. BC Building Code regulations are met.
- 3.10.4 In the design and layout of infill and residential development special consideration should be given to the following:
 - a. The character, scale, layout and proximity of existing adjacent residential areas;
 - b. Updating and improving servicing facilities of existing areas;
 - c. Parking accommodation and the traffic flow on existing residential streets and provincial roads; and,
 - d. Conservation of areas of natural, scientific, and cultural significance.
- 3.10.5 The Cultus Lake Park Board will consider bed and breakfast proposals on a case by case basis provided that:
 - a. Development maintains the character of the neighbourhood;
 - b. Additional parking can be provided on site;
 - c. Adequate servicing for water and sewer are provided; and,
 - d. BC Building Code regulations are met.

- e. The bed and breakfast use is located within and accessory to a single family residential use;
- f. No cooking facilities shall be provided but small counter-top appliances and mini-fridges for the convenience of guests are acceptable; and,
- g. The length of stay for a bed and breakfast guest does not exceed fourteen (14) consecutive days.

3.10.6 Cultus Lake Park Board will monitor the short-term commercial vacation rental market and consider additional policies and/or the development of a commercial vacation rental strategy.

3.10.7 Any disposition or change of use to unleased infill lots requires consultation, as outlined in policy 3.4.2.

Designation Policies

3.10.8 The Land Use Plan designates the existing residential neighbourhoods of Cultus Lake Park as Residential.

3.10.9 Residential areas may be extended or new Residential areas created through an amendment to this plan provided that:

- a. Comprehensive, integrated plans are presented and a public consultation process indicates community support for designating a new area for residential development;
- b. The designation of a new area for residential development keeps the loss of public lands, forest and park space to a minimum;
- c. The designation of new area for residential development is consistent with the policies of this plan and helps to achieve its vision and goals;
- d. New residential development would provide broad benefits to the community;

- e. The development is consistent with and potentially improves community water and sewer infrastructure and service planning, including the FVRD Liquid Waste Management Plan;
- f. The development plan conserves trees and habitat; provides for tree replacement in accordance with the policies in Appendix B Form and Character Checklist; and, enhances natural or park spaces;
- g. The development involves improvements to public recreation assets such as trails;
- h. The scale and character of development is compatible with existing development and plan policies regarding development form and character; and,
- i. Market and development trends warrant it.

Use Policies

3.10.10 Residential areas may be used for:

- a. Single family residential use;
- b. Secondary suites or coach houses, subject to regulations that address on-site parking, provision of water and sewer, fees, permits, and existing Cultus Lake Park bylaws;
- c. Local institutional or residential assembly uses, such as a community hall or meeting space;
- d. Associated or accessory residential uses that are incidental to the residential use of the land, such as storage, or home based business (subject to Cultus Lake Park Board approval);
- e. Park;
- f. Recreation use; and,
- g. Conservation use.

3.11 Public

The Public designation allows for the identification and management of public recreation, park and conservation lands, offering both residents and visitors opportunities to connect with Cultus Lake and its community, and participate in outdoor recreational activities.

The policies contained within this designation are intended to complement the broader policies outlined in the Parks and Recreation section.

General Policies

3.11.1 The Public designation is established to:

- a. Identify public park and recreation areas to remain in the public domain, and to be managed on the public's behalf by the Cultus Lake Park Board; and,
- b. Provide trails, parks, facilities and other amenities for the public enjoyment of the Lake and surrounding natural environment.

Designation Policies

3.11.2 The Land Use Plan designated lands with some or all of the following characteristics as Public:

- a. Main Beach and other public areas, including public parking lots, sport courts and fields, picnic facilities, public open spaces, beaches, trails and docks; and,
- b. Areas for public recreation use.

3.11.3 Public areas may be extended or created through Plan amendment provided that additional lands meet the required designation policies above.

Use Policies

3.11.4 Public areas may be used for:

- a. Public park and recreation use, such as playgrounds, beaches, docks, dog park, community garden and other forms of outdoor recreation and facilities to support public uses, including parking;
- b. Conservation and environmental management use; and,
- c. Museum, pavilion, art gallery or other community uses.

3.12 Conservation

The Conservation designation allows for the identification, protection and management of forested lands, undeveloped natural areas, and environmentally sensitive areas containing fish and wildlife habitat.

General Policies

3.12.1 The Conservation designation is established to:

- a. Identify protected areas to remain free from development;
- b. Provide walking and cycling trails for the enjoyment of the natural environment; and,
- c. Conserve environmental assets, including forested lands, critical habitat, distinctive landscapes, and other areas of high conservation value.

"We are very, very privileged to be in a beautiful, scenic park. I just don't want to see any kind of extra development which will detract from this. Please, no loss of green space. Let's keep and enjoy and preserve for future generations what we have."

- Spring 2014 Scenario Survey Response

Designation Policies

- 3.12.2 The Land Use Plan designated lands with some or all of the following characteristics as Conservation:
- a. Areas of important wildlife or environmental value, including critical habitat;
 - b. Areas containing pristine or mature forest;
 - c. Riparian areas; and,
 - d. Areas for public recreation use or having potential for public recreation which may be suitable for trails.
- 3.12.3 Conservation areas may be extended or created through plan amendment provided that additional lands meet the required designation policies above.

Use Policies

- 3.12.4 Conservation areas may be used for:
- a. Conservation and environmental management use; and,
 - b. Low-impact recreation and trail use.
- 3.12.5 Notwithstanding the above, Conservation areas may also be used for hazard management uses, including works, facilities and activities to provide protection from and to manage natural hazards, including wildfires.

3.13 Campground

Sunnyside Campground is a commercial campground managed by the Cultus Lake Park Board. Sunnyside Campground operates during the summer season, and offers a range of short and long-term accommodation options. Frequently booked months in advance, Sunnyside Campground is both a significant revenue source to the park and an important component of the Cultus Lake community.

Any expansion of Sunnyside Campground would need to consider lake health and the natural environment, as well as quality of life for adjacent residents and the community as a whole.

The Campground designation identifies the Sunnyside Campground area for commercial recreational camping, cabins and associated outdoor recreation activities.

General Policies

3.13.1 The Campground designation is established to:

- a. Identify lands managed by the Cultus Lake Park Board as campground;
- b. Provide convenient, temporary accommodation for visitors to Cultus Lake Park, allowing visitors to connect with the natural environment of Cultus Lake;
- c. Ensure campground areas maintain public access to Cultus Lake; and,
- d. Provide adequate water and sewer systems to service the campground.

"Keep Sunnyside Campground. Do not turn it into a housing or commercial development. It provides camping for many families in the summer and it is a lovely green space for residents and visitors to enjoy the rest of the year. A perfect place to walk and bike."

- Fall 2013 Community Survey Response

Designation Policies

- 3.13.2 The Land Use Plan designates the existing Sunnyside Campground lands and cabin rental area as Campground.
- 3.13.3 The Land Use Plan further designates the area east of Mountain View and Park and south of the Cultus Lake Golf Course as Campground for potential expansion of Sunnyside Campground subject to:
 - a. Established demand or economic feasibility analysis for an expanded campground;
 - b. Confirmation that water and sewage disposal can be provided that meet the policies of this plan and the specific standards of the regulating authority;
 - c. The establishment of an adequate buffer area between campground and residential areas;
 - d. A full public consultation process; and,
 - e. An environmental impact analysis to confirm no negative impacts to lake health.
 - f. Tree replacement, in line with other relevant bylaws, to address any loss of forested lands.

Use Policies

- 3.13.4 Campground areas may be used for:
 - a. Overnight or seasonal (temporary) accommodation of campers in Recreational Vehicles, motor homes, tents, etc;
 - b. Overnight or seasonal accommodation in cabins; and,
 - c. Public park and recreation use accessory to the campground, such as washrooms, playgrounds, convenience store, boat launch facilities, or community meeting space.

3.14 Institutional

The Institutional designation recognizes lands that have been used or reserved for community, public and government facilities or infrastructure. It includes lands intended to be used as places of worship, educational facilities, including public schools, and other assembly uses.

General Policies

3.14.1 The Institutional designation is established to:

- a. Identify community facilities and amenities; and,
- b. Provide facilities and sites for the management of Cultus Lake Park.

Designation Policies

- 3.14.2 The Land Use Plan designates lands identified and reserved for community, civic, educational, and religious or cultural uses as Institutional.
- 3.14.3 Institutional areas may be extended or created through plan amendment subject to:
 - a. Established community need for expanded or improved facilities;
 - b. Compatibility of the proposed use with surrounding existing land uses;
 - c. Confirmation that water and sewage disposal can be provided that meet the policies of this plan and the specific standards of the regulating authority;
 - d. Physical capability of the subject site to accommodate development without negatively impacting the surrounding environment; and,
 - e. Physical capability of the site to accommodate adequate parking.

Use Policies

- 3.14.4 Institutional areas may be used for:
 - a. Assembly use, including community hall, places of worship;
 - b. Civic and government use, including office, public works yard, fire hall;
 - c. Schools and other educational institutions;
 - d. Parking; and,
 - e. Park and public recreation use, including a tourism or visitors office.

3.15 Landfill Limited Use

The Landfill Limited Use designation is intended to constrain development on the former landfill site until the time that further studies have determined what uses are safe and suitable for the site. These lands may have certain long-term remediation requirements, but may be appropriate for compatible short-term or temporary uses, such as overflow parking.

These landfill lands may be re-designated in accordance with plan policies if future engineering and research studies show that the site can accommodate a broader range of uses.

General Policies

- 3.15.1 Landfill Limited Use is established to minimize development on the former landfill site until further site investigations determine what uses are compatible.
- 3.15.2 Development shall be controlled and uses restricted until further investigations are completed.

Designation Policies

- 3.15.3 The Land Use Plan designates the former landfill site as Landfill Limited Use.
- 3.15.4 Landfill Limited Use may be reduced or re-designated if future studies show that the area can safely accommodate a broader range of uses without increasing public or environmental risk or excessive public expenditure on remediation works.

Use Policies

- 3.15.5 Landfill Limited Use may be used for:
 - a. Parking; and,
 - b. Vehicle, RV and boat storage.
- 3.15.6 Other uses that do not require permanent structures, such as low impact commercial or recreational uses may be permitted, provided an assessment by a qualified professional is completed that concludes the site is safe and suitable for the intended use, and that ensures that the use will not result in unacceptable public expenditures or service demands.



3.16 Foreshore

Cultus Lake Park leases from the Province the portion of the lake foreshore that is within the Park boundary. While land adjacent to foreshore may be privately leased, the public retains the privilege to access the foreshore.

The Foreshore designation allows for the management of foreshore lands and waters (extending outwards 100 metres from the foreshore) by the Cultus Lake Park Board, subject to the requirements of the Provincial Head Lease.

General Policies

3.16.1 The Foreshore designation is established to:

- a. Manage water based development and infrastructure, such as boat houses, wharves, docks, piers and other ancillary structures;
- b. Manage and conserve the sensitive foreshore environment, including critical habitat and other areas of high conservation value; and,
- c. Manage the aesthetics of the foreshore area.

Designation Policies

3.16.2 The Land Use Plan designates 100 metres of foreshore and submerged lands between the Cultus Lake Park land boundary and aquatic lands of Cultus Lake as Foreshore.

Use Policies

3.16.3 Foreshore areas may be used for:

- a. Conservation and environmental management use;
- b. Uses permitted under the Provincial head lease;
- c. Private moorage use, subject to private moorage license agreement requirements;
- d. Docks, wharves, and boat launches; and,
- e. Marina.

3.16.4 Foreshore areas may also be used for hazard management uses, including works, facilities and activities to provide protection from and to manage natural hazards, including flooding.



4.0 Community

4.1 Introduction

Cultus Lake is a community with a strong sense of purpose and place. As both a seasonal destination and year-round residential community, residents recognize the future will present unique opportunities and challenges, especially as the needs of the community change over time.

The Park Board area, together with the neighbouring communities around the lake, including Soowahlie First Nation, Cultus Lake South (Lindell Beach and Columbia Valley), East Cultus and others, make up a diverse and more cohesive Cultus Lake community.

Future land use decisions should take into consideration the strong connections among park residents and its neighbours, including First Nations and Cultus Lake South residents.

These connections should be supported and strengthened through First Nation collaboration and partnerships, the promotion of local heritage and art and by pursuing opportunities to improve public amenities and accessibility.

The goals and policies contained within this section endeavour to enhance our strong sense of community and celebrate the diversity and heritage of Cultus Lake Park.

KEY VALUE: Strong Community

There is a strong sense of community that is fostered within Cultus Lake Park. Social and recreational events, community groups, businesses and residents all contribute to the lake's unique character. We value our community and its rich history, as well as the health and well-being of the residents and will continue to cultivate and celebrate these assets.

4.2 Soowahlie First Nation and Ts'elxweyeqw Tribe

The Ts'elxweyeqw Tribe's traditional territory encompasses Cultus Lake Park, as well as the greater Cultus Lake area and over 95 thousand hectares of land in the Fraser Valley. The area is the ancestral home and spiritual realm of the Ts'elxweyeqw communities, of which Soowahlie is a member. Cultus Lake Park is situated directly adjacent to the Soowahlie Reserve.

The Cultus Lake, Soowahlie, Ts'elxweyeqw, and Stó:lō communities have and will continue to benefit from each other's presence. There will be opportunities in the future for improved understanding between the two communities and how they relate to the surrounding natural environment that is central to the identity of this unique area.

- 4.2.1 Expand upon the relationships with Soowahlie, Ts'elxweyeqw, and Stó:lō communities.
- a. Collaborate with the Soowahlie, Ts'elxweyeqw, and Stó:lō communities to effectively coordinate community and infrastructure planning.
 - b. Develop servicing partnerships for future development, potential to share key infrastructure (roads and utilities such as sewer).
 - c. Partner to deliver recreation services and emergency services, along with other services.
 - d. Pursue potential partnerships on projects of mutual interest, such as shared environmental stewardship or joint cultural and heritage initiatives.

4.3 Amenities

As a seasonal destination that attracts more than a million guests each year, Cultus Lake Park has services and amenities not found in other similarly sized communities. The wide array of recreation opportunities remains central to the Cultus Lake experience for visitors and to the quality of life for residents.

- 4.3.1 Achieve a child, youth and elder friendly environment, and provide opportunities for both indoor and outdoor gathering places for families and community groups and individuals.
- a. Support the continued use and enhancement of the Cultus Lake Community School for educational and community-orientated purposes on a year-round basis.
 - b. Work with the Chilliwack School District to explore opportunities to further develop Cultus Lake Community School as a “community focal point” for community events and activities.
 - c. Support the development of a community space in a location central to the plan area, providing opportunities for social, recreational and cultural interaction.
 - d. Explore opportunities for a partnership to develop a mixed-use community space within the Village Centre or any other appropriate development.
 - e. Encourage collaboration and partnerships within the community in planning for services, programs, and facilities, and engage the community regularly in decision-making.



David Urban

4.4 Arts and Culture

Cultus Lake is a unique community that supports a diverse offering of arts, cultural and heritage events and programs for the enjoyment and enrichment of residents and visitors.

This includes Soowahlie, Ts'elxweyéq̓w, and Stó:lō people and their deep connection to Cultus Lake and the surrounding area. This relationship provides spiritual, ceremonial, and aesthetic nourishment, as well as inspiring cultural expressions through arts, crafts and cultural events.

Cultural tourism is a significant and growing market that complements our exceptional natural environment and recreational assets.

- 4.4.1 Promote community dialogue and social participation through the development and delivery of community events.
 - a. Support enhancement of the arts as an economic and cultural development tool.
 - b. Work cooperatively to identify the ways and means of establishing venues for music and theatre that provide entertainment for residents and tourists.
 - c. Demonstrate support for the arts by encouraging public art, including First Nations art, and support local community groups or members art projects that further our community's design and identity goals.
- 4.4.2 Collaborate with Soowahlie, Ts'elxweyéq̓w, and Stó:lō communities to identify opportunities to integrate aboriginal art and culture into the Park's tourism and recreation planning.

4.5 Universal Accessibility

Making Cultus Lake accessible to all is one of our primary responsibilities. Cultus Lake Park will continue to improve accessibility in its own facilities, and encourage development and redevelopment elsewhere within the park to implement best practices for accessibility and inclusivity for all potential users.

- 4.5.1 Maximize opportunities for people with disabilities to be full and active members of the community.
 - a. Promote the private development of accessible, affordable housing for residents with disabilities or other unique needs.
 - b. Provide facilities, where practical and financially feasible, that are accessible for persons of varying mobility, hearing, visual and developmental abilities, according to best practices.
 - c. Ensure that future development be accessible for persons of varying mobility, hearing, visual and developmental abilities.

4.6 Partnerships

Cultus Lake and the surrounding area fall under a number of different jurisdictions. These include Stó:lō traditional territory, the Ts'elxwéyeqw Tribe and its member band, Soowahlie, Cultus Lake Park, the Province of BC, including BC Parks and the Ministry of Forest, Lands and Natural Resources Operations, the Fraser Valley Regional District, the City of Chilliwack, and the Government of Canada, including Fisheries and Oceans Canada (DFO) and the Department of National Defense.

This jurisdictional context, combined with the small physical area of the park, make it challenging to address issues that cross boundaries and emphasize the critical importance of partnerships in achieving plan goals.

- 4.6.1 Work cooperatively with Soowahlie, Ts'elxwéyeqw, and Stó:lō organizations and members, the Fraser Valley Regional District, the City of Chilliwack, BC Parks and other appropriate government bodies to identify and address common goals and matters of mutual interest.
 - a. Support Fraser Valley Regional District Regional Growth Strategy objectives that seek, through partnerships, a diversity of housing types, tenures and costs.
 - b. Explore alternative methods of generating funds for the provision of services that benefit permanent residents of, and visitors to, Cultus Lake.
 - c. Collaborate with Soowahlie, Ts'elxwéyeqw, and Stó:lō organizations and members, the Ministry of Forest, Lands and Natural Resource Operations, and the Ministry of Transportation and Infrastructure for a secondary access route for Cultus Lake.
 - d. Initiate discussions with the City of Chilliwack, as the registered owner of the majority of Cultus Lake Park, to work towards PlanCultus goals.

- 4.6.2 Promote the art, culture, history and heritage of our communities including Soowahlie, Ts'elxwéyeqw, and Stó:lō.
 - a. Develop our relationships with Soowahlie, Ts'elxwéyeqw, and Stó:lō organizations.
 - b. Explore opportunities to incorporate Soowahlie, Ts'elxwéyeqw, and Stó:lō history, culture and heritage through shared arts, cultural interpretive signage, information boards, trail signage or other cultural opportunities, such as a joint visitor information centre.
- 4.6.3 Strive to increase community engagement.
 - a. Involve a wide range of interests and stakeholders when identifying solutions for emerging issues.
 - b. Develop a more robust and rigorous community consultation process, including specific criteria for when consultation is required.
- 4.6.4 Collaborate with Fraser Health to promote the findings and support recommendations from the Healthier Community Snapshot assessment.
 - a. Include a review of relevant recommendations made in the Healthier Community Snapshot when considering new development or future land use proposals.
 - b. Identify potential areas where Cultus Lake Park can partner with community stakeholders to promote a healthier community.

4.7 Heritage Preservation

Soowahlie, Ts'elxwey'eqw, and Stó:lō peoples have lived on and used the lands around Swílcha, commonly known as Cultus Lake, since the Holocene period over 10,000 years ago.

Prior to significant contact with Europeans in the early 19th century, Soowahlie, Ts'elxwey'eqw, and Stó:lō peoples enjoyed a way of life which centred, both spiritually and physically, around the Fraser River Basin.

Although their material culture has changed significantly, Cultus Lake is still a spiritually potent place. According to the Stó:lō Heritage Policy Manual, a supernatural creature named stl'álegem inhabits the rock bluffs above the bays in the southeast corner of Cultus Lake.

To this day, Cultus Lake has a place in modern Soowahlie, Ts'elxwey'eqw, and Stó:lō culture. War canoes speed across the lake's surface throughout the year, with a war canoe race held annually.

European settlers began camping and recreating at the lake as early as the 1870's. In the years that followed, Cultus Lake became increasingly popular with Valley residents as a summer resort and picnic area.

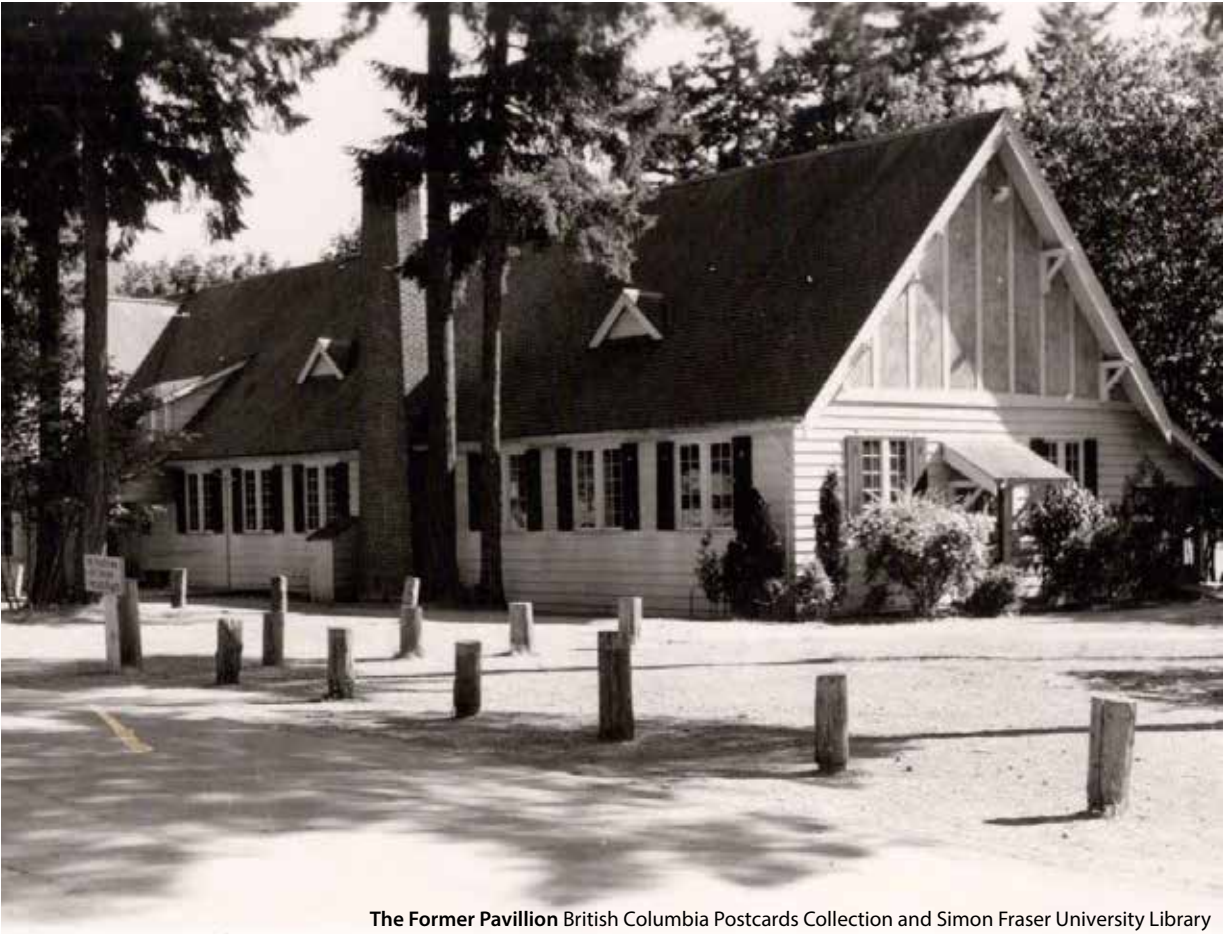
In 1942, a military training base was established near Vedder Crossing in the City of Chilliwack. A shortage of housing at the base led to the first cabins at the lake and precipitated the evolution of Cultus Lake from a summer destination to the year-round community of present day.

4.7.1 Recognize the long history and contributions of Soowahlie, Ts'elxwey'eqw, and Stó:lō people to local cultural heritage.

- a. Promote the identification, interpretation and conservation of heritage resources, including buildings, structures, cemeteries, landscape features, objects and sites with cultural and/or historical value.
- b. Engage and work with Soowahlie, Ts'elxwey'eqw, and Stó:lō communities to identify heritage resources and protect them from disturbances that may potentially degrade or destroy their heritage attributes.
- c. Collaborate with Soowahlie, Ts'elxwey'eqw, and Stó:lō communities to plan and develop heritage resource management policies and strategies.
- d. Promote historical and cultural resources and values that are significant to Soowahlie, Ts'elxwey'eqw, and Stó:lō people.
- e. Educate residents and visitors about Cultus Lake's built and natural heritage.

"I'm not opposed to some changes but I don't think we should lose integrity of Cultus Lake or our past."

- Summer 2015 Draft Two Survey Response



The Former Pavillion British Columbia Postcards Collection and Simon Fraser University Library

5.0 Parks and Recreation

5.1 Introduction

Cultus Lake is one of the most intensively used recreation areas in the Lower Mainland, providing visitors and residents of all ages and abilities with a wide range of recreational opportunities and experiences in a spectacular natural setting.

Public park and recreation lands, facilities, as well as amusements and other amenities, encourage a healthy lifestyle and support a connection to the lake and surrounding natural areas. As the community ages, it will require different and more passive types of recreational amenities, such as trails, paddling, picnicking, and nature viewing.

Outdoor recreation, amusements and leisure activities are also a major driver of the local economy. The Cultus Lake area as a whole attracts over one million visitors annually from the Fraser Valley, Lower Mainland and beyond. This figure does not include the significant number of day users or visitors to Cultus Lake Waterpark.

Growing demand and higher expectations will create management and coordination challenges, especially as many recreational opportunities at the lake cross a number of different jurisdictional boundaries.

KEY VALUE: Abundant Recreation Opportunities

The community and natural setting provide an abundance of recreational opportunities and activities both on land and water. We value outdoor activities that are accessible for all ages and abilities.

KEY ISSUE: Increasing recreational users and limited capacity

Concern has been raised about the recreation capacity of the lake. Exceeding capacity may result in increased conflicts between competing recreational user groups, visitors and residents, and increased traffic, parking and enforcement issues, as well as threaten the ecological health and sustainability of the lake.

5.2 Goals and Policies

- 5.2.1 Preserve and enhance public park and recreation lands, facilities and opportunities for public use and enjoyment.
- a. Maintain the Public Recreation land use designation and associated policies.
 - b. Implement a local Parks and Recreation Strategy that prioritizes lands and public facilities to be updated and enhanced, with input from the public.
 - c. Meet the current and future recreational needs of residents, visitors, and First Nations within the limits of the community's environmental and conservation goals.
 - d. Provide facilities and recreational services that incorporate universal accessibility and that meet the needs of an aging population, such as picnicking sites, smooth surface walking paths and other passive recreation opportunities.
 - e. Pursue high quality parks and recreational assets that strengthen social interaction in the community, such as a community garden or a non-motorized sports facility.
 - f. Encourage outdoor and recreational events to be held at the Park by collaborating with local partners to reduce logistical and procedural barriers.
 - g. Encourage the development of additional recreational opportunities for First Nations, non-profit agencies and community groups.
 - h. Develop a joint-use agreement between the Chilliwack School District and Cultus Lake Park for the use of school facilities for community recreation.

5.2.2 Partner and collaborate with other government agencies, stakeholders and the community to manage parks and recreation opportunities and initiatives lake wide.

- a. Encourage a multi-jurisdictional Recreation Management Plan for Cultus Lake which addresses the recreation carrying capacity of the lake, environmental, moorage, parking, access and enforcement issues.
- b. Work with partners to consider cumulative impacts of recreation and tourism uses on the health and environment of Cultus Lake, as well as on the area's aboriginal communities' culture and livelihood.
- c. Mitigate the negative impacts of recreational uses on lake health and the surrounding environment through the development of a Recreation Management Plan.
- d. Develop a park classification system for the management of all park land, from low intensity natural areas through to high intensity recreational use areas.
- e. Work with Soowahlie, Ts'elxwey'eqw, and Stó:lō organizations on the development of public art and trail connections which includes historical, cultural and ecological interpretive signage.

"I would encourage an extension of the walking path along the lake shore on both sides of the lake."

- Spring 2014 Scenario Survey Response



Razvan Marescu

5.2.3 Develop a trail network that provides additional connectivity within the Park and beyond its borders to neighbouring jurisdictions, including a potential trail around the lake.

- a. Identify gaps in the Cultus trail network and pursue opportunities to improve and connect trails to Cultus Lake Provincial Park and Vedder Mountain.
- b. Develop a trail standards and classification system to ensure trails are safe, appropriate for a range of user groups, and incorporate universal accessibility standards.
- c. Develop a park-wide way finding and signage plan that is graphically representative of our heritage and sense of place.
- d. Work collaboratively with local recreational groups on trail creation and maintenance.
- e. Work with BC Trails to upgrade signage and highlight the Trans-Canada Trail in the Cultus Lake area.
- f. Explore potential alignments for a trail connection to the City of Chilliwack, such as a trail connecting the Vedder River Rotary trail, or using the Columbia Valley Highway right-of-way to develop a separated path that runs parallel to the vehicle roadway.

5.2.4 Maintain and protect public access to the foreshore and Cultus Lake.

- a. Ensure all new development and redevelopment maintains public foreshore and beach area access.
- b. Promote public access to Main Beach and public docks through signage and design.

Recreational Stakeholders to form strong partnerships with:

BC Parks

Recreation Sites and Trails BC

Soowahlie First Nation

Stó:lō First Nation

Cultus Lake Sailing Club

Cultus Lake Community School

Cultus Lake Park Association of Paddlers

Fraser Valley Mountain Biking Association

Fraser Valley Dragon Boat Club

Fraser Valley Rowing Club

Fraser Valley Regional District Regional Parks Dept.

Chilliwack Centre of Excellence Kayak Club

Vedder Mountain Trail Association

Trans-Canada Trail Local Chapter

Chilliwack Rotary and Lions Kiwanis

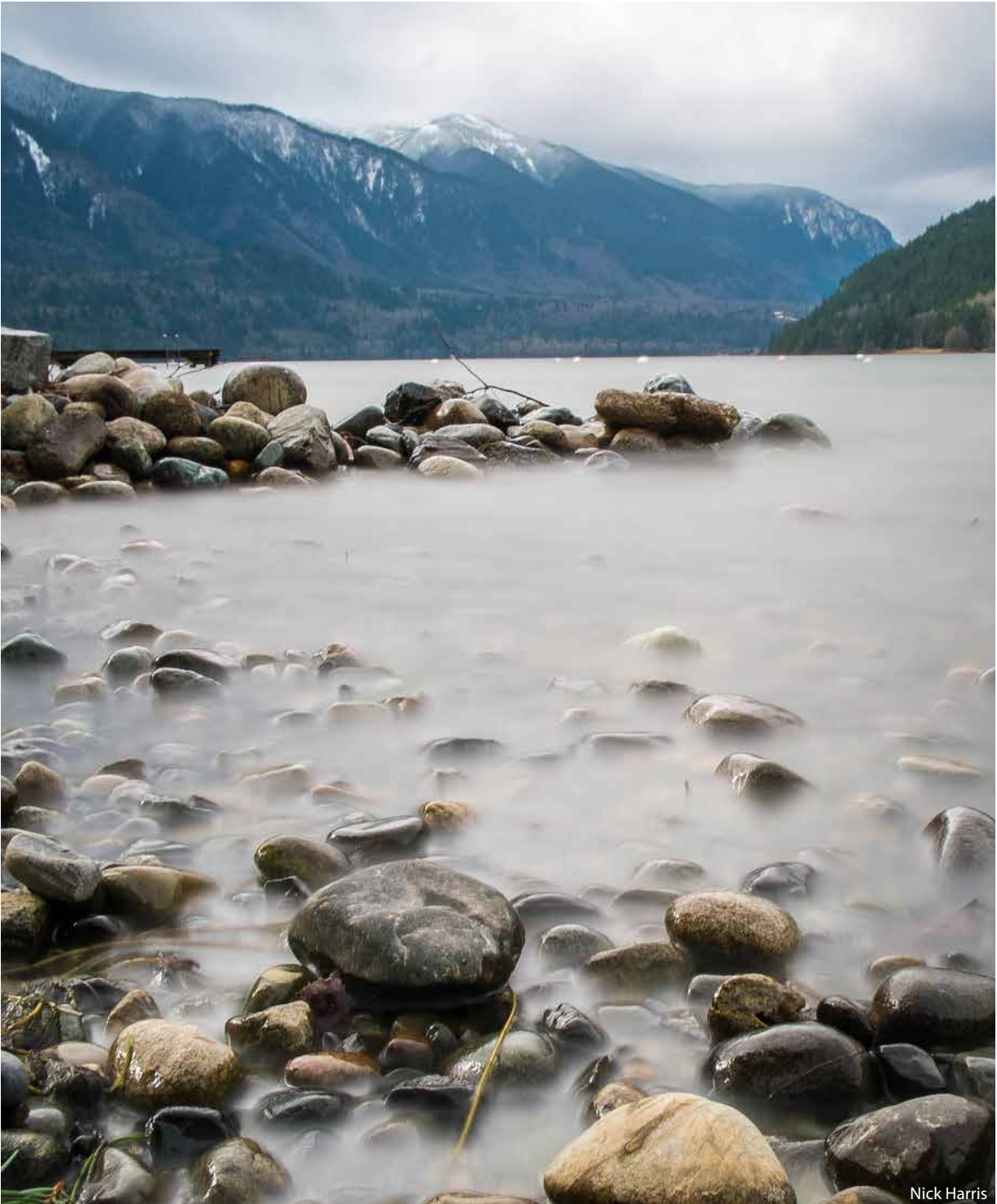
Vedder Running Club

Outdoor Club of Chilliwack

Chilliwack Hiking Club

Cultus Lake Trail Club

Lakeside Trail Society



Nick Harris

6.0 Infrastructure and Servicing

6.1 Introduction

Infrastructure and service delivery are an integral aspect of Cultus Lake Park's operations. It is critical to provide services are efficient and economical, and that consistent standards are applied to ensure the sustainability and protection of public health and the environment.

The community expects that services are stable and perform reliably and efficiently over the long term, with minimal impacts to the natural environment and lake health.

Given the need for upgrades to the existing community water and sewer systems, as well as the limited retention capacity and high percolation rate of soils in the area, coordinated planning and partnerships for system upgrading and expansion are necessary.

KEY ISSUE: Aging Infrastructure with Limited Capacity

The infrastructure at Cultus Lake (the sewer system in particular) is aging and at capacity, an issue which is heightened during the busy tourism season, as well as periods of extended rainfall. Significant infrastructure works, with upgrades to both the community water and sanitary sewer systems, are an immediate priority.

"Infrastructure: sewer, water and roads. Then we can talk about growth."

- Summer 2015 Draft Two Survey Response



Milkwood.net

6.2 Drinking Water

Cultus Lake Park operates a community water system that provides residents, commercial businesses and visitors with safe, clean drinking water. The Fraser Valley Regional District assumed control of this water system in Fall 2015.

Water is obtained from two wells and stored in a reservoir, and is currently not metered. Water is delivered to all households and businesses, except for the Cultus Lake Waterpark and Cultus Lake Golf Course which use on-site wells to supply their water needs.

Upgrades to the system have been identified through previous technical studies, including a new reservoir to increase storage capacity and provide adequate fire flows. The Fraser Valley Regional District has recently upgraded the water system disinfection system to meet Drinking Water Protection Act requirements.

While a new reservoir is identified as a high priority item, additional upgrades are recommended, including various pipe extensions and replacements.

- 6.2.1 Upgrade the existing community water system to meet current fire flow standards and to continue to provide reliable drinking water that meets the quality and quantity of the Drinking Water Protection Act.
- a. Explore partnerships to achieve efficient system upgrades, and to explore the potential for a joint system with the City of Chilliwack and or the Fraser Valley Regional District.
 - b. Prioritize a financially sustainable maintenance program and the cost effective operation of the water system when planning system upgrades.

- 6.2.2 Manage the community water system in an effective and efficient manner that emphasizes environmental sustainability and fiscal responsibility.
- a. Regularly update policies surrounding service delivery, including operations and ongoing maintenance.
 - b. Improve the financial sustainability of the community water system through creative cost recovery, such as water metering, development cost charges and exploration with other government agencies.
 - c. Implement water conservation practices and demand management strategies, such as reducing water use through metering, conservation measures, and encouraging low water-use fixtures and appliances.
- 6.2.3 Protect the community wells and aquifer.
- a. Avoid land use changes that result in the depletion or potential contamination of existing wells or aquifers.
 - b. Continue to apply the current well head and aquifer protection program as well as the cross-connection (connection between a potable water supply and a non-potable source, where it is possible for a contaminant to enter the drinking water supply) control program. As part of this, develop a Source Water Protection Plan for the water system.

6.3 Liquid Waste

The Fraser Valley Regional District operates a community sewer system which serves Lakeshore Drive and the tree streets, as well as the commercial plaza. The system was built between 1979 and 1980 and consists of septic tanks and disposal fields. The current system is aging and operating at capacity. It does not have additional capacity to accommodate future development.

Other areas of the Park operate with on-site septic systems, such as the residences along Park Drive and Mountain View Road, as well as Sunnyside Campground. These private systems are not regularly monitored and their condition and ongoing performance is unknown.

Recent research shows that nitrogen and phosphorus concentrations in Cultus Lake are increasing over time, pushing the lake towards eutrophication. Although not yet scientifically confirmed, current practices for dealing with sewage may be contributing to the overloading of nitrates both in the groundwater and the lake.

Human sewage is not the only source of nitrogen and phosphorus in Cultus Lake. Atmospheric precipitation (air pollution), agricultural wastes, fertilizer, and waterfowl are other significant sources.

While the proportion of nitrogen in the lake that can be attributed to sewage is not known, it is the source that can be most readily addressed by Cultus Lake Park.

Reduction of nitrate loadings should include treatment that achieves nitrification and denitrification of ammonia in domestic wastewater. The need for attenuation of phosphorus should also be explored. This type of treatment is not uncommon in Class A⁺ community treatment plants, but is more difficult to achieve on an individual on-site basis.

The goals and policies contained within this section will help protect aquatic habitat and water resources.

6.3.1 Transition from the existing Cultus Lake Park community sewer system to a Class A⁺ system with phosphorus attenuation (*see sidebar on page 59*), sustainable sewer system that protects both public and environmental health.

- a. Continue to participate in the FVRD led Cultus Lake Liquid Waste Management Plan (LWMP) process to develop a comprehensive strategy for sanitary sewer services for the communities of Cultus Lake and the protection of lake health.

The development of a lake-wide system would be a major infrastructure project requiring broad public support, partnerships, and significant funding from senior governments.

Critical elements to focus on during the planning process include:

- Define common concerns with lake health as it is impacted by sewage disposal and identify a shared vision for addressing these concerns.
- Incorporate scientific research related to lake health to help guide the liquid waste decision making process.
- Assess service options and determine which is most feasible.
- Estimate costs and funding mechanisms for sewer infrastructure.
- Facilitate public dialogue and the formation of partnerships.
- Seek infrastructure investment agreements and commitments to common actions.

- 6.3.2 Implement interim policies to guide development in Cultus Lake Park to protect lake and groundwater health, and ensure actions in the short to medium term do not preclude the ultimate development of a public sanitary sewer system.
- a. All new development shall provide for sewage disposal that meets the requirements of the Public Health Act, the Environmental Management Act and the Fraser Valley Regional District Sewer Gap Analysis.
 - b. All new development and redevelopment will be required to include a report by a qualified professional engineer to demonstrate the feasibility of sewage disposal.
 - c. The method, cost, long-term performance, and environmental impact of proposed methods of sewage disposal will be central considerations for new development and redevelopment proposals.
 - d. Consider innovative on-site disposal systems, including package treatment plants that meet the requirements and regulations of the responsible authority.
- 6.3.3 Ensure that private systems are sufficiently maintained.
- a. Monitor the condition of existing private septic systems to assure that they are in good operating condition and to minimize risk to public health and the environment.
 - b. Encourage residential leaseholders to conduct regular inspection and maintenance of their private disposal systems to avoid environmental contamination. Where systems are inadequate, land owners are encouraged to upgrade them to meet current Provincial standards.

Why a Liquid Waste Management Plan (LWMP) for Cultus Lake?

***Holistic Approach:** Including all stakeholders lake-wide ensures that issues, ideas, strategies, costs, and preferences are all considered prior to determining Cultus Lake's preferred direction for liquid waste disposal.*

***Public Process:** Public consultation ensures local residents have their say in determining the preferred direction. This input, combined with leadership from technical and advisory committees, will guide the LWMP and future liquid waste disposal for the entire Cultus Lake area.*

***Cost-Effective:** A stable year-round community and areas of significant growth, such as Cultus Lake South, allow for an adequate base of financing, distributed equitably among existing and future users.*

***Research Based:** A LWMP for the entire Cultus Lake area allows the cumulative nature of water quality and groundwater issues to be paramount and effectively studied and discussed at an appropriate scale.*

Effluent Classes:

How much treatment does our wastewater receive before it is discharged into the ground?

***Class A:** High quality effluent resulting from advanced treatment with the addition of disinfection and nitrogen reduction.*

***Class B:** High-quality effluent resulting from advanced treatment, also known as Type 2 or Type 3 effluent depending on amount of suspended solids and coliform monitoring.*

***Class C:** Effluent resulting from secondary treatment, also known as Type 2 effluent.*

***Class D:** Effluent resulting from treatment in a septic tank, also known as Type 1 effluent.*

6.4 Solid Waste and Recycling

Solid waste management consists of the collection and disposal of wastes from residential, commercial and public areas.

Cultus Lake Park currently contracts out garbage and recycling collection for commercial and residential properties on a weekly basis. Yard waste is collected by Cultus Lake Park's public works staff and disposed of within the park.

- 6.4.1 Integrate solid waste disposal policies with the Fraser Valley Regional District's Solid Waste Management Plan, 2015-2025.
 - a. Implement a food waste and composting collection and disposal program prior to any region-wide organic material disposal ban.
 - b. Residents and business owners should ensure that garbage and waste containers are not accessible by wildlife.
- 6.4.2 Manage the former Cultus Lake Park landfill site in accordance with provincial requirements as funding becomes available through the landfill deactivation capital reserve fund.
 - a. Address the former landfill site issue by making provisions for and prioritizing the future fiscal impacts.

6.5 Stormwater

Current stormwater management in the park consists of the collection of surface runoff in catch basins that filter out large particulate matter and sediments.

These basins do not capture dissolved chemicals or pollutants before discharging into the surrounding ground. Unfiltered stormwater has the potential to negatively impact both ground and lake water quality.

- 6.5.1 Reduce and prevent pollution, sediment, and nutrient loading on the lake through stormwater management practices.
 - a. Upgrade the existing stormwater system to filter dissolved pollutants and nutrients out of the stormwater prior to being released.
 - b. Develop regulation for residential and commercial on-site stormwater retention and runoff control for both new development and redevelopment. Stormwater drainage shall not be connected to the septic sewer system and any existing connections should be removed.
 - c. Educate residents and businesses on stormwater management, encouraging the use of permeable surfaces for driveways, collecting rainwater to use on lawns and gardens, and discouraging the use of pesticides, fertilizers and other products that contain phosphorus.
 - d. Maintain native trees and vegetation to reduce the effect of rainfall on stormwater flows.
 - e. Implement the best practices described by the 2002 Guidebook for British Columbia Stormwater Planning (*see Appendix A*).

6.6 Emergency Services

Fire protection and emergency services are provided through the Cultus Lake Volunteer Fire Department, which is administered by the Cultus Lake Park Board.

Emergency services planning is through the Cultus Lake Park Emergency Program, with the assistance of the Fraser Valley Regional District Emergency Services Department. In addition, Cultus Lake Park has a partnership agreement with Soowahlie First Nation for the provision of emergency services.

The Royal Canadian Mounted Police (RCMP) provide policing year-round, with assistance provided during the summer by Cultus Lake Citizens on Patrol (COP) and the Cultus Lake Park Patrol.

During public consultation, the community identified interface wildfires as a key concern, as well as emergency access to and from Cultus Lake in the event of a major emergency. The following policies speak to the fire concerns; for policies relating to emergency access, refer to the Transportation section.

6.6.1 Protect the community from the risk of both wildfires and urban/residential fires.

- a. Continue to support the work of the Cultus Lake Volunteer Fire Department.
- b. Understand the capacity and limitations of the Cultus Lake Fire Department to protect large buildings and higher density developments when considering new development and redevelopment.
- c. Develop reliable mechanisms for fire equipment upgrades proportionate to changes in land use and to ensure the long-term financial and operational viability of local fire protection services.

- d. Ensure that land use plans and development are consistent with the level of fire protection available.
- e. Implement the wildfire risk reduction and mitigation recommendations from the 2013 Cultus Lake Park Community Wildfire Protection Plan, including consideration of implementing a Development Permit Area (DPA) for the protection of development from wildfire hazard; the DPA must specify guidelines respecting how the wildfire risk will be addressed.

6.6.2 Maintain an up to date Emergency Program for Cultus Lake Park.

- a. Identify emergency access/egress from Cultus Lake Park, emergency airlift locations in the event roads are closed, and the role, capabilities and capacities of the Cultus Lake Volunteer Fire Department.
- b. Promote community awareness of natural hazards, with a priority on risk communication, emergency planning and self-preparedness.
- c. Engage the BC Ministry of Forests and Range Wildfire Management Branch, BC Parks, Provincial Emergency Program, and FVRD emergency planning representatives to review and update the Emergency Program on a regular basis.
- d. Incorporate an evacuation procedure as part of the Cultus Lake Park Emergency Management Program that identifies primary and secondary evacuation routes, marshalling points and safe zones.

6.6.3 Continue to support the RCMP and local Citizens on Patrol (COP) programs within the community.

7.0 Economy

7.1 Introduction

The Cultus Lake area attracts over one million visitors every year. Understandably, tourism has a significant impact on both the economic well-being of Cultus Lake Park and the environmental health of the lake and surrounding area. For context, Sunnyside Campground alone attracts over 200,000 guests each summer.

In the larger regional context, Cultus Lake is a significant tourism asset and contributor to the local economy beyond the park boundaries, especially during the summer months.

While supplemented by year-round recreational activities like hiking and non-motorized water sports, the economy of Cultus Lake Park is dependent on and driven by seasonal tourism, such as the Cultus Lake Waterpark, Giggle Ridge Amusement Park and the Cultus Lake Golf Club.

KEY VALUE: Sustainable Economy

Economic stability is critical for the community.

KEY ISSUE: Seasonality

While Cultus Lake attracts hundreds of thousands of visitors each summer, the tourist season is short and highly variable. The reliance on tourism means that local businesses are seasonal or may struggle to remain viable.

"Create Cultus as a destination for year round weekend visitors with art boutiques, markets, outdoor events, and a boutique hotel or spa."

- Spring 2014 Scenario Survey Response

"Honour the beauty and peacefulness of the lake and surrounding forest through nature walks, eco-tourism, fishing and kayaking expeditions, locally grown grocery, and a coffee shop/meeting place."

- Fall 2013 Community Survey Response

7.2 Goals and Policies

- 7.2.1 Promote the health and viability of Cultus Lake businesses, with a special consideration for small, locally owned businesses.
- a. Promote the Village Centre as the primary centre for commercial activity in Cultus Lake (*as identified in Schedule 1*), and limit local commercial or retail development outside of the Village Centre.
 - b. Encourage low-impact, environmentally neutral commercial outdoor recreational and tourism opportunities, which enhance both the economy and environment of Cultus Lake Park, and are compatible with other public recreation uses.
 - c. Collaborate with commercial leaseholders to develop a local strategy for events, activities and specific amenities that will increase the patronage of both residents and visitors and increase the number of general shoulder season visitors and lake users.
 - d. Explore the viability of future Sunnyside Campground and/or rental cabin expansion.
 - e. Pursue opportunities to promote healthy food and local area agriculture, such as a farmers market in the park.
 - f. Develop a long-term marketing and a branding strategy, continuing the strong partnership with Tourism Chilliwack and other tourism orientated operations.
- 7.2.2 Continue to pursue a more resilient and diverse economy that reflects our commitment to sustainable development.
- a. Ensure that commercial activity is of appropriate scale for Cultus Lake's village context and that it benefits the community.

- b. Work with stakeholders to pursue commercial diversification; proposals which use or upgrade the existing infrastructure are preferred.
- c. Promote opportunities to support and diversify tourism as a key economic development initiative, providing more balance and stability within the local economy and extending the tourism season.
- d. Collaborate with Soowahlie, Ts'elxweyéq̓w, and Stó:lō to foster opportunities in tourism and recreation.

7.2.3 Develop a long range economic development strategy for the community of Cultus Lake, and work with partners, stakeholders and the community to implement the strategy.

- a. Monitor the effects of tourism upon community services and seek assistance from the Province to ensure that Cultus Lake Park is compensated for its role in the larger provincial tourism economy.
- b. Continue the strong partnership with Tourism Chilliwack to promote and market a distinctive brand and identity for Cultus Lake Park.
- c. Work with partners and community groups to facilitate the planning and coordination of events and activities that cross jurisdictional boundaries at the lake.
- d. Research examples of other environmentally minded, small town “success stories” during the development of a long range economic development strategy.
- e. Develop a cost control and containment strategy for the management of Cultus Lake Park to help achieve fiscal sustainability.



Razvan Marescu

8.0 Transportation

8.1 Introduction

The built environment and the quality of connections largely determine how people move throughout a community. While Cultus Lake Park itself provides for a wide range of transportation alternatives within its boundaries, residents are largely dependent on private vehicles for access to and from the lake, and to access services in Chilliwack and beyond.

A well-integrated, multi-modal transportation system that extends beyond the boundaries of the Cultus Lake Park will help reduce greenhouse gas (GHG) emissions, improve air quality and support the health and wellness of both residents and visitors.

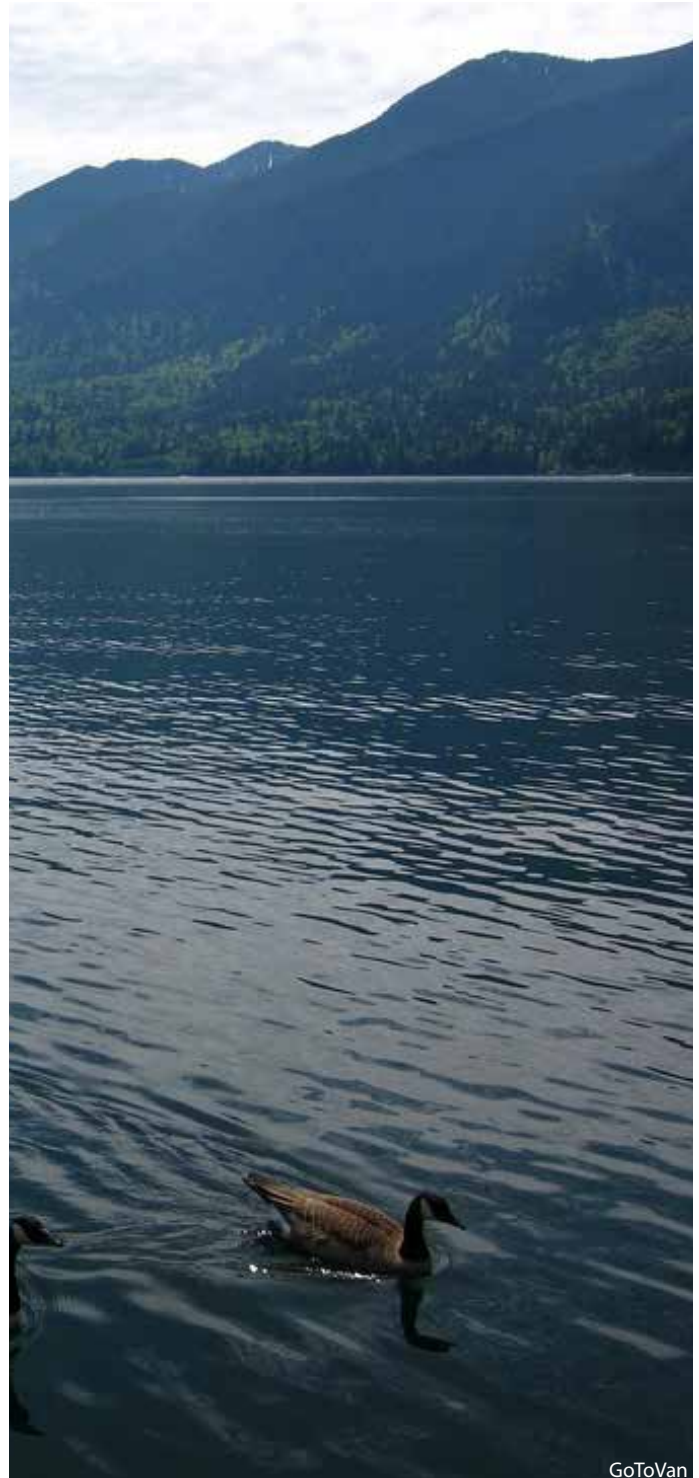
The importance of traffic and emergency access was identified throughout the public consultation process. Cultus Lake Park will need to work cooperatively with all of its regional partners on transportation initiatives, including the Provincial Ministry of Transportation and Infrastructure (MoTI), the City of Chilliwack, Soowahlie First Nation, and the Fraser Valley Regional District.

KEY ISSUE: Access and Safety

Columbia Valley Highway experiences congestion during periods of peak recreational demand in the summer months, which could hinder police, fire and ambulance responses to smaller emergencies.

KEY ISSUE: Seasonality

The lack of year round transit service contributes to the area's seasonality and dependency on private vehicles. The lack of transit limits those able to access the lake. Similarly, the already aging population will lead to increasing dependency on public transit to access services not available within the Park area.



GoToVan

8.2 Driving and Parking

The sole unrestricted connection to and from Cultus Lake is the Columbia Valley Highway, and is under the jurisdiction of the Ministry of Transportation and Infrastructure. Like similarly popular regional destinations, traffic during the busy summer season is frequently congested.

While the perception is that the two-lane Columbia Valley Highway is responsible for congestion, recent traffic studies have identified the bridge crossing at Vedder Mountain Road and the three-way intersection at the base of Columbia Valley Highway as having a greater impact.

Upgrades to both are included in the City of Chilliwack's 10-year capital works budget. It is anticipated that these upgrades will significantly lessen congestion at peak times.

Road improvements are only part of the solution. Peak time demand management, an effective trail and bicycle network, increased transit service and future land use decisions will all contribute to improving driving and parking conditions in the community.

There are approximately 8 kilometers of local roads and lanes within Cultus Lake Park. Of these, 75% are paved. These local roads are under the authority of the Cultus Lake Park Board.

There are three parking lots at Cultus Lake Park that have capacity for approximately 700 vehicles. Parking fees charged at these lots generate revenue for the Park, and are used to offset the cost of maintaining the public areas at Cultus Lake Park.

8.2.1 Improve access to and from Cultus Lake

- a. Partner with the Ministry of Transportation and Infrastructure, the City of Chilliwack, Soowahlie First Nation, and FVRD to explore a secondary light duty access route to/from the Cultus Lake area, especially for emergency access.

- b. Work cooperatively with the Ministry of Transportation, the City of Chilliwack, Soowahlie First Nation, and FVRD to explore opportunities to improve traffic conditions during peak times.
- c. Pursue enhanced data collection and analysis capabilities for traffic management purposes.
- d. Request traffic impact studies for future development proposals which may significantly impact driving and parking conditions in the community.

8.2.2 Improve the safety of roads within Cultus Lake Park.

- a. Review and plan for additional traffic calming improvements as traffic volume grows.
- c. Collaborate with the Ministry of Transportation and Infrastructure on the provision of traffic calming measures on Columbia Valley Highway.
- d. Explore opportunities for further traffic calming in residential neighbourhoods.
- e. Continue to improve residential road surfaces when financially feasible.

8.2.3 Ensure that there are adequate parking facilities at all times to serve existing and future development

- a. Explore opportunities for additional centralized public parking facilities, such as the former landfill site.
- b. Monitor parking demand to identify issues of overuse and congestion.
- c. Ensure that future development provides for additional parking and maintains the current supply of parking for residents and visitors.
- d. Continue the efficient management of parking and parking regulations within the Park.

8.3 Walking and Biking

Active transportation has the ability to transform a community, not only the built environment but the way that people interact with each other.

Well-integrated linkages within the Park contribute to human health and wellness, reduce the need for private vehicles and make Cultus Lake a more attractive place for residents and visitors alike.

Throughout the consultation process, residents and visitors alike identified trails (including a trail around the lake) and active transportation as a planning priority and central to the character of Cultus Lake. The development of additional trails should work in conjunction with economic development, community planning and other land use initiatives.

- 8.3.1 Pursue high-quality pedestrian and cycling connections between the Village Centre and the lake, throughout Cultus Lake Park, and to connect the north and south ends of the lake, as well as to provide a connection to the City of Chilliwack.
- a. Encourage the development of pedestrian pathways in conjunction with the installation and extension of infrastructure works.
 - b. Explore opportunities to formalize existing pathways within the park not currently under the care of Cultus Lake Park.
 - c. Create a defined and continuous system of pathways throughout the park, ensuring that pedestrians, cyclists and those with mobility challenges can move safely throughout the park.
 - d. Maintain existing fire access lanes that also serve as public access to the lake.
 - e. Encourage and prioritize future road design and development which includes pedestrian and cycling friendly design.

8.4 Transit and Other Options

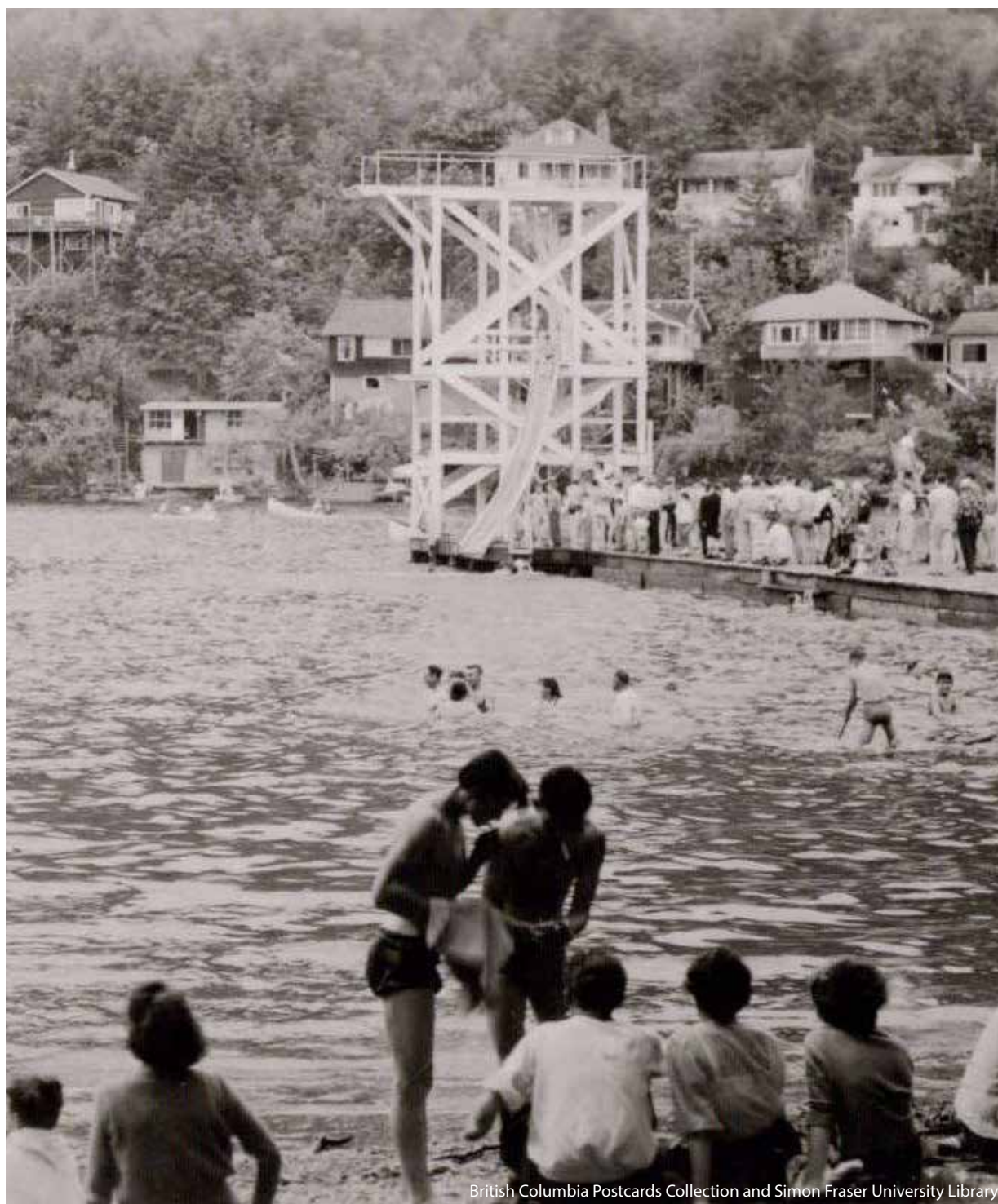
The Cultus Lake area is accessible by public transit only during the busy tourism season, limiting the range of year-round transportation options available to residents and visitors.

While the area is served by handyDART, a door-to-door service operated by BC Transit for people with permanent or temporary disabilities, the park's aging community will require additional transit service in the future.

- 8.4.1 Improve transit service to and from Cultus Lake so that it meets the needs of residents, visitors and those with special needs or mobility challenges.
- a. Transit routing and service frequency should align with the sequence and scale of development in the Cultus Lake area.
 - b. Encourage BC Transit, Fraser Valley Regional District and the City of Chilliwack to expand transit services for elderly and mobility-challenged residents through increased handyDART service.
 - c. Explore creative alternative off-season transit options and partnerships, such as ride sharing or van pooling.

"The traffic problem has to be dealt with before Cultus Lake can develop any further. This has to include the Provincial Park, Columbia Valley and the Soowahlie, plus the outlying areas. We cannot handle any more volume of traffic."

- Fall 2013 Community Survey Response



British Columbia Postcards Collection and Simon Fraser University Library

9.0 Implementation

9.1 Introduction

Background

PlanCultus was developed over the course of several years with input from a wide range of stakeholders. Through early and ongoing consultation, the community identified key issues and values and helped guide the development of plan goals and policies.

Cultus Lake Park will work towards resolving these issues through PlanCultus and the timely implementation of plan policies.

Robust goals and policies play a critical role in guiding future land use decisions. A pro-active approach in the implementation of PlanCultus will propel Cultus Lake Park towards its vision.

Quick Start Priorities

Section 9.2 identifies five priority actions that will have a significant and immediate impact on achieving the community's goals.

These quick starters are realistic priorities that will produce direct and tangible benefits to the community by improving servicing, reducing potential sources of environmental pollutants, supporting lake health, increasing transparency and public participation in local land use and development decisions, and providing consistency in how the lands within Cultus Lake Park are used.

Implementation Strategy

The charts in Sections 9.4 to 9.10 contain an Implementation Strategy that will help guide the Cultus Lake Park Board in strategic planning.

The Implementation Strategy takes the goals set out in PlanCultus and outlines the actionable steps required to achieve each goal.

The actions items contained in the Implementation Strategy have been prioritized based on the amount of effort required to reach the ultimate target. The action items have been classified further to reflect their complexity or urgency in the implementation strategy.

Foundational actions are those that will contribute the most to resolving the key issues in the community and that will truly transform the community towards its collective vision.

Quick-win actions are those intended to be easily completed and have clear immediate benefits. These actions will help carry the momentum of PlanCultus.

Determined effort actions are challenging actions that will take strong leadership, hard work, and a long view to achieve.

In each of the action items, the primary participants are identified, along with supporting partners and an expected time frame. Short term is defined as 1 to 5 years and long term is defined as 5 to 20 years.

Action items are supported by targeted outcomes and ideally, measurable indicators to monitor progress. Tracking the status of each action gives us a tool for measuring the total progress of PlanCultus.

9.2 Summary of Goals

As a planning tool and policy framework, PlanCultus will help guide decision making in a manner that respects the heritage of the park and the values of the community. The goals contained in each policy section are specific objectives that are fundamental to realizing the community's vision.

Environment Goals

- Protect and Improve lake water quality
- Conserve and manage forests and urban trees
- Protect Cultus Lake foreshore and water
- Protect habitat and biodiversity in Cultus Lake Park

Growth and Development Goals

- Implement regulations and procedures to guide future development in a sustainable, holistic manner
- Conduct thorough technical reviews of development proposals
- Engage the community in the development process through the transparent evaluation of development proposals

Community Goals

- Provide opportunities, enhance and create new places for community gathering
- Renovate or upgrade facilities to universal accessibility standards within public park areas where practical and financially feasible
- Promote the history, arts and culture of Cultus Lake

Parks and Recreation Goals

- Enhance public parks and recreation facilities
- Develop a highly connected trail network
- Participate in lake-wide parks and recreation initiatives

For quick reference, a summary of the key goals from each policy area are presented here. For a more detailed description of the actions and partners required to achieve these goals, please continue to Section 9.4.

Infrastructure and Servicing Goals

- Upgrade the community water system to meet fire flow standards
- Upgrade the community sewer system to a high quality, advanced A+ treatment system
- Eliminate food scraps from Cultus Lake Park going into the landfill
- Manage storm water to reduce pollution, sediment and nutrient loading to the lake

Economic Goals

- Support the local economy, brand and market Cultus Lake Park
- Achieve fiscal sustainability for Cultus Lake Park Board
- Diversify and strengthen the local tourism based economy

Transportation Goals

- Work with stakeholders to reduce or manage traffic congestion on Columbia Valley Highway during peak periods
- Develop high quality pedestrian and cycling connections
- Improve alternate transportation options to/from Cultus Lake Park

9.3 Quick Start Priorities

Priority #1 Sewage System

Goal

Upgrade the community sewer system to a Class A⁺ system (advanced treatment that results in high quality effluent containing less pollutants and moderate to significant removal of Nitrogen and Phosphorus).

Action Item 1

Continue to participate in the Fraser Valley Regional District lead Cultus Lake Liquid Waste Management Plan (LWMP) process to establish a clear, community supported strategy to achieve efficient and effective liquid waste disposal lake-wide. The LWMP approach is collaborative and includes public consultation paired with sound technical research to guide decision making.

Action Item 2

Develop an on-site sewage system maintenance bylaw to allow for the regular monitoring of the private septic systems operating in the Cultus Lake Park area. A sewage maintenance bylaw will reduce the risk of leaching or leaks that could negatively impact groundwater as well as Cultus Lake.

Targeted Outcome

For Action Item 1, A Liquid Waste Management Plan is completed and implementation has begun.

For Action Item 2, Review on-site Sewage System Maintenance options.

Suggested Participants

For Action Item 1, Fraser Valley Regional District and engineering consultant to lead, Cultus Lake Park, City of Chilliwack, Soowahlie First Nation, the Province, including the Ministry of Environment and Fraser Health, and BC Parks to partner, local environmental community groups, such as CLASS, to participate.

For Action Item 2, Cultus Lake Park to lead, community and residential leaseholders to be consulted, support from FVRD Engineering Staff is available.

Priority #2 Drinking Water

Goal

Upgrade the community water system to meet quantity, quality and fire flow standards and improve system reliability.

Action Item 1

Partner with the Fraser Valley Regional District to explore watersystem upgrade options and funding opportunities.

Action Item 2

Develop and implement, with community input, summer or drought period water restrictions to ease pressure on the aquifer and community water system.

Targeted Outcome

For Action Item 1, An appropriate water system upgrade option is chosen and a viable, balanced funding model is secured.

For Action Item 2, Water restrictions are in place.

Suggested Participants

For Action Item 1, Cultus Lake Park to partner with Fraser Valley Regional District and higher levels of government for funding opportunities.

For Action Item 2, Cultus Lake Park to lead, and community and residential leaseholders to be consulted.

Priority #3 Consistent and Transparent Development Procedures

Goal

Continue to engage the community in the development process through the transparent evaluation of development proposals.

Action Item

Create a development procedures bylaw to allow for greater consistency, transparency, and public participation in development proposals and land use changes within Cultus Lake Park. A development procedures bylaw will establish formalized procedures to amend the Park Use Plan, Specified Area Bylaw or Zoning Bylaw, and to issue various permits.

Targeted Outcome

A Development Procedures Bylaw is in place.

Suggested Participants

Cultus Lake Park to lead, Fraser Valley Regional District to provide support.

Priority #4 Zoning

Goal

Implement regulations and procedures to guide future development in a sustainable, holistic manner that ensures a public process when new development is proposed.

Action Item

Develop a new zoning bylaw which applies to all lands within Cultus Lake Park. A new zoning bylaw will regulate use, density, massing of buildings and other elements of new development and re-development. Furthermore, it will ensure that any significant new land use will be the subject of a public rezoning process.

Targeted Outcome

A new Zoning Bylaw is in place.

Suggested Participants

Cultus Lake Park, City of Chilliwack, Fraser Valley Regional District to provide technical support.

Priority #5 Transportation

Goal

Continue to work with stakeholders to improve traffic congestion, and provide a secondary access in and out of Cultus Lake.

Action Item 1

Collaborate with neighbouring jurisdictions to explore alternative road access options and develop an emergency access and egress strategy for Cultus Lake Park.

Action Item 2

Work with other government agencies to implement and support interim measures to reduce traffic congestion during peak periods.

Targeted Outcome

For Action Item 1, A secure, long term secondary access in and out of Cultus Lake is in place.

For Action Item 2, Traffic congestion is reduced to levels acceptable by the community.

Suggested Participants

For Action Item 1, Cultus Lake Park to partner with Fraser Valley Regional District, Ministry of Transportation and Infrastructure, City of Chilliwack and Soowahlie First Nation.

For Action Item 2, Cultus Lake Park to provide support to the City of Chilliwack and Ministry of Transportation and Infrastructure.

9.4 Implementation Strategy

Environment

Goal	Action	Target
Protect and improve lake water quality	Connect existing on-site septic lots to a community system	All residences, commercial businesses and public facilities connect to a community sewer system
	Reduce pesticide and fertilizer use on public and private lands	Alternative pest management methods are applied to public areas Pesticide bylaw for private lease areas
	Reduce spread of Eurasian water milfoil through research, and managed control measures	Control milfoil in recreational areas of Cultus Lake in a cost-effective manner
Conserve and manage forests and urban trees	Encourage the preservation of trees as a main priority	Footprint of new or re-development is small and efficient to retain forest and tree cover
	Designate areas of mature forest as Conservation in Plan Cultus	Forested and natural areas of the Park are protected and maintained
	Update the 2002 Cultus Lake Park Conservation Forest Active Management Plan	Updated Conservation Forest Active Management Plan is in place
Protect Cultus Lake foreshore and water	Re-vegetate and naturalize areas where shoreline has been previously disturbed	Disturbed shoreline areas are naturalized and restored
	Maintain foreshore head lease	All foreshore facilities and water based construction are managed with lake and foreshore protection as priority
Protect habitat and biodiversity in Cultus Lake Park	Establish protective setbacks for Sweltzer and Hatchery Creeks	No new development or land disturbance occurs within 30 meters of creeks
	Support recovery efforts for Cultus Lake Sockeye Salmon and Cultus Pygmy Sculpin	Cultus Lake Sockeye and Cultus Pygmy Sculpin populations are stabilized
	Use native plants for public landscaping	Public landscaped areas are comprised of native plants
	Prevent the introduction and spread of invasive species through education and partnerships	No invasive species are introduced into the Cultus Lake area

Potential Lead	Suggested Partners	Time frame	Priority Status	Indicators
FVRD, CLP	Federal and Provincial Governments, BC Parks, City of Chilliwack	Long term	Foundational	Number of existing lots connected to a community system
CLP	Commercial leaseholders	Ongoing	Quick-win	Adoption of pesticide bylaw Community education on pesticide and fertilizer use
MOE, DFO, CLASS	CLP, BC Parks, Province	Ongoing	Determined effort	Estimated milfoil coverage
Development community	CLP	Ongoing	Determined effort	Number of trees removed and number of new trees planted Area of forest cover within Cultus Lake Park
CLP	None	Short term	Foundational	Amount of area designated as Conservation
CLP	Private consultant	Long term	Foundational	Conservation Forest Management Plan updated
CLASS, CLP	Community groups, DFO	Long term	Determined effort	Amount of shoreline restored
CLP	Province	Ongoing	Foundational	Valid foreshore lease
CLP	None	Short term	Quick-win	Bylaw for creek setbacks Amount of area of new development and/or disturbance within 30 meters of creeks
DFO, MOE, CLASS and other community groups	CLP, FVRD, Province	Ongoing	Determined effort	Fish population surveys Number of partnerships and projects related to recovery efforts
CLP	Commercial businesses	Ongoing	Foundational	Amount of native plants used for public landscaping Guidelines established by CLP to use native species for landscaping
MOFLNRO	CLP, FVRD, BC Parks, CLASS, Invasive Species Council of BC	Ongoing	Determined effort	Number and/or extent of invasive species identified in the Cultus Lake area

Growth and Development

Goal	Action	Target
Implement regulations and procedures to guide future development in a sustainable, holistic manner	Develop new land use controls (Zoning Bylaw) for all lands within Cultus Lake Park and which replaces the Cultus Lake Park Specified Area Bylaw	Zoning Bylaw in place
	Create form and character guidelines to ensure new development is of high aesthetic quality and respects the character of Cultus Lake Park	Form and Character Guidelines in place
	Examine options to incorporating energy efficient ("green") building design and construction, and adaptable housing standards	Report on options and best practices
Conduct thorough technical reviews of development proposals	Create a development control bylaw to require technical assessments on environmental, services and infrastructure impacts of new development	Development Control Bylaw in place
Engage the community in the development process through the transparent evaluation of development proposals	Create a Development Procedures Bylaw to allow for greater transparency and public participation in development proposals	Development Procedures Bylaw in place

Potential Lead	Suggested Partners	Time frame	Priority Status	Indicators
CLP or FVRD	FVRD	Short term	Foundational	Zoning Bylaw completed
CLP, CLP Design Panel Review Advisory Committee, or FVRD	FVRD, Local development community, UFV	Long term	Determined effort	Form and Character Guidelines completed
CLP or FVRD	FVRD, Ministry of Energy, Mines and Natural Gas	Short term	Quick-win	Amount of energy used in new buildings Number of new buildings built to provincial adaptable housing standards
CLP or FVRD	FVRD, Local development community	Long term	Foundational	Number and quality of technical assessments completed for new development proposals
CLP or FVRD	Community leaders and community groups , FVRD	Short term	Foundational	Development Procedures Bylaw completed Survey of residents' satisfaction with public process for development proposals

Community

Goal	Action	Target
Provide opportunities, enhance and create new places for community gathering	Partner with the Cultus Lake Community School to provide easy access to school facilities for community activities	Community school is open and accessible for community activities
	Provide incentives for the Village Centre redevelopment to include community space	Community space is included in any Village Centre redevelopment
	Develop a community garden, orchard, and or produce stand	A new community food asset is created
	Encourage a seasonal farm market that emphasizes local products	Local producers are connected to local consumers and tourists to strengthen the community
Renovate or upgrade facilities to universal accessibility standards within public park areas where practical and financially feasible	Upgrade the Main Beach bathroom and change areas to provide universal accessibility	All Main Beach facilities are universally accessible
	Designate and develop an area for universal accessibility into Cultus Lake for swimmers and paddlers	All Main Beach facilities are universally accessible
	Develop a trail and pathway standards and classification system and apply in coordination with the Pedestrian and Cycling Plan	Main pathways in Cultus Lake Park are universally accessible (hard surface)
Promote the history, arts and culture of Cultus Lake	Encourage community events by supporting event coordinators and streamlining regulatory processes	Special Event applications are processed within a maximum of four weeks and insurance policy and security deposit policy is in place
	Partner with local First Nation organizations to explore opportunities to incorporate First Nations culture and identity into local events and projects	Solid partnerships to promote First Nation culture and history are cultivated and sustained
	Work with local residents and community groups on endeavors to create and improve public areas	Community leaders are provided with the support and tools to initiate place making projects in the community

Potential Lead	Suggested Partners	Time frame	Priority Status	Indicators
CLP	Cultus Lake Community School (SD 33)	Short term	Quick-win	Number of community activities held at the school
Development community	CLP	Long term	Determined effort	Amount of community space in Village Centre redevelopment proposals
Cultus Lake Community Association, community groups	CLP	Short term	Quick-win	Number of community garden plots or produce/farm stands
Community groups	CLP	Ongoing	Quick-win	Presence of a seasonal farm market
CLP, Committee on Universal Accessibility	None	Long term	Foundational	Number of universally accessible public amenities or facilities
CLP, Committee on Universal Accessibility	None	Long term	Foundational	A facility for universal access into Cultus Lake is completed
CLP	None	Long term	Foundational	Length of hard surface pathways Adoption of a trail standards and classification system
CLP	Community groups, event coordinators and organizers	Ongoing	Quick-win	Number of community events held at Cultus Lake Park annually
Soowahlie First Nation, Stó:lō Organizations	CLP	Ongoing	Foundational	Number of First Nation cultural and art projects and opportunities initiated
Residents, community groups	CLP	Ongoing	Quick-win	Number of community driven place making projects initiated

Parks and Recreation

Goal	Action	Target
Enhance public parks and recreation facilities	Develop a non-motorized sports facility that incorporates community space and/or potential small scale food and beverage service	High quality non-motorized sports and community gathering facility on the lake front
	Partner with community champions to create a community garden with accessible garden beds, benches, and play areas close by	Community initiated garden project
	Historic photos showcase	Historic photos and associated stories located in all public facilities
Develop a highly connected trail network	Develop a high quality trail along the foreshore of Cultus Lake Park	Universally accessible lake front path running along the foreshore of Cultus Lake Park
	Trans-Canada Trail extension and trail connections to the City of Chilliwack and Cultus Lake Provincial Park, including a potential trail around the lake	Separated or off roadway paths connect Cultus Lake Park to the City of Chilliwack (Vedder Rotary Trail) and to Cultus Lake Provincial Park (Entrance Bay)
	Formalized connection and staging area for Vedder Mountain Trails (non-motorized)	Addition of kiosk, signage and mapping for Parking Lot A to be used as a staging area to access and connect to the Vedder Mountain Trails
Participate in lake-wide parks and recreation initiatives	Focus on events in the following categories: Outdoors, First Nations, and Water based initiatives and events	At least 1 major event to be hosted at Cultus Lake Park each month

Potential Lead	Suggested Partners	Time frame	Priority Status	Indicators
CLP	Cultus Lake Sailing Club, Fraser Valley Dragon Boat Club, Chilliwack Centre of Excellence Kayak Club, Fraser Valley Rowing Club	Short term	Foundational	Number of public amenities or facilities
Community groups	CLP, Cultus Lake Community School	Short term	Quick-win	Number of public amenities or facilities
Community groups	CLP, Soowahlie First Nation	Ongoing	Determined effort	Number of historic photo displays
CLP	BC Parks, City of Chilliwack, FVRD, Rotary, Lions Kiwanis	Long term	Foundational	Amount of lake front trail
TCT organization	CLP, MOTI, Parks Canada, BC Parks, SoowahlieFirstNation, City of Chilliwack, FVRD, Outdoor Club of Chilliwack, Chilliwack Hiking Club	Long term	Determined effort	Number of trail connections to other jurisdictions
MOFLNRO (Recreation Sites and Trails BC)	CLP, Vedder Mountain Trail Association (VMTA), Fraser Valley Mountain Bike Association (FVMBA)	Short term	Quick-win	Staging area at Parking Lot A completed
Community Groups, First Nations Groups, Main Beach Event and Fundraising Committee	CLP, Stó:lō Nation, Soowahlie First Nation, Vedder Running Club, VMTA, CLASS, Cultus Lake Sailing Club, Fraser Valley Dragon Boat Club, Chilliwack Centre of Excellence Kayak Club, Fraser Valley Rowing Club	Ongoing	Quick-win	Number of events hosted at Cultus Lake Park annually

Infrastructure and Servicing

Goal	Action	Target
Upgrade the community water system to meet fire flow standards and improve system reliability	Partner with FVRD to explore potential for joint water system or funding opportunities	An upgraded, reliable water system that meets fire flow standards and enhances overall system reliability throughout the year
	Continue the water cross-control program and make drinking water testing results easily available to the public	Water supply system that consistently meets drinking water standards
	Implement summer watering restrictions to ease pressure on aquifer and water system	Reduce water consumption by 10%
Upgrade the community sewer system to a high quality, advanced treatment system	Participate in the FVRD led Cultus Lake Liquid Waste Management Plan process	Liquid Waste Management Plan completed that provides strategy to achieve efficient lake-wide waste disposal
	Develop interim policies to guide development in the short term. No new development until the Liquid Waste Management Plan is completed	Policies in place that protect lake and groundwater health and that work towards ultimate goal of high quality, advanced treatment system
	Encourage leaseholders to conduct regular inspection and maintenance of private systems, including the Sunnyside Campground system	Private systems are monitored regularly to ensure no risk to public or lake health
Eliminate food scraps from Cultus Lake Park going into the landfill	Develop a food waste collection and disposal program	Zero compostable or food waste materials sent to the landfill
	Implement a food scrap advertising and education campaign once the program is introduced	Residents and visitors are aware of and use the food scrap program
Manage storm water to reduce pollution, sediment and nutrient loading to the lake	Develop regulations for residential and commercial on-site stormwater retention and runoff control for new development	Policies in place for on-site stormwater management that apply to all new and re-development projects
	Review the BC Integrated Stormwater Management guidebook and select quick-win actions to do	CLP takes a proactive approach to stormwater management

Potential Lead	Suggested Partners	Time frame	Priority Status	Indicators
CLP	FVRD, Province, Federal Government	Long Term	Foundational	Fire flow levels
CLP	None	Ongoing	Foundational	Drinking water quality monitoring
CLP	None	Ongoing	Quick-win	Water consumption levels
FVRD	CLP, Province, BC Parks, City of Chilliwack, Soowahlie First Nation, CLASS	Long Term	Foundational	Liquid Waste Management Plan completed
CLP	None	Short Term	Foundational	Development guidance policies completed
CLP	Community leaders, community groups, CLASS, residential leaseholders	Short Term	Determined effort	Number of residents doing regular inspections of their private systems
CLP	FVRD, City of Chilliwack	Short term	Foundational	Monitor food waste in garbage, done through audits
CLP	None	Short term	Quick-win	Survey of number of residents participating in food scrap program
CLP	None	Short term	Foundational	Adoption of bylaw or policies for on-site stormwater management
CLP	FVRD, Province	Long Term	Determined effort	Number of guidebook actions implemented

Economy

Goal	Action	Target
Support the local economy, brand and market Cultus Lake Park	Work with commercial leaseholders and festival or event organizers to host events and festivals to extend the summer season	At least 1 major event to be hosted at Cultus Lake Park each month
	Continue to effectively market and promote Cultus Lake Park through partnerships with Tourism Chilliwack and other destination marketing organizations	Cultus Lake Park is promoted at a local, regional, and provincial level
	Support a farmer's market that encourages participation by local agricultural based businesses, expansion of fresh and value-added food products. Beautify the market site	Become known as a high quality farm and artisan farmer's market that is a regional attraction
Achieve fiscal sustainability for Cultus Lake Park	Explore opportunities to expand Sunnyside Campground or the number of rental cabins or by convert tenting sites to RV sites	20% increase in Sunnyside Campground and rental Cabin revenue
	Review services provided by CLP in order to reduce expenditures and delivery of non-core services	Examine current services provided and socioeconomic impacts of potential service reductions or transfers
	Explore opportunities for home-based business licenses, secondary suite permits, and/or mobile vendor licenses	Review and analysis of costs/benefits for implementing various license and permit ideas
Diversify and strengthen the local tourism based economy	Elevate sports, heritage, arts and cultural assets to boost tourism via small, community based projects that build momentum and partnerships	Cultus Lake assets are incorporated into community projects that contain a tourism element
	Enhance understanding of tourism in Cultus Lake via partnership with Tourism Chilliwack to create a Tourism Development Plan	Tourism Development Plan in place to provide future direction and actions to increase tourism
	Work with local businesses to create innovative tourism products and package tours that feature Cultus Lake Park	Local Cultus Lake Park businesses are included in package tours

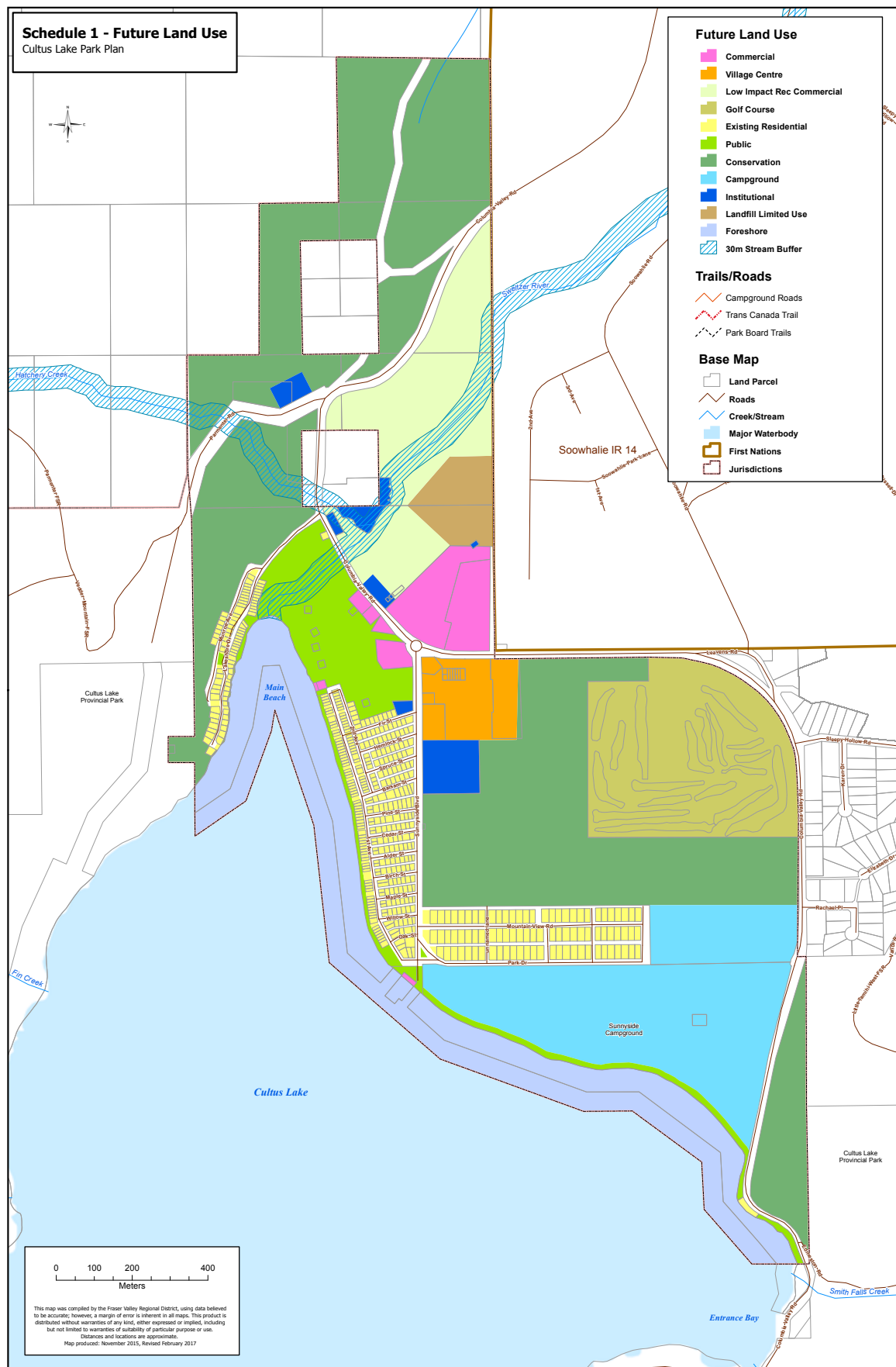
Potential Lead	Suggested Partners	Time frame	Priority Status	Indicators
CLP	Commercial leaseholders and community groups	Ongoing	Quick-win	Commercial vacancy rate and number of days open for business
CLP	Tourism Chilliwack, Tourism BC	Ongoing	Foundational	Website visits and other website statistics
Former Market in the Park organizers, local farmers	CLP, Chilliwack agricultural clubs and groups, Farmers' Institute chapters	Short term	Quick-win	Number of vendors
CLP	None	Long term	Foundational	Yearly budget of expenditures and revenues
CLP	FVRD, City of Chilliwack, BC Parks	Long term	Determined effort	Yearly budget of expenditures and revenues
CLP	None	Long term	Determined effort	Yearly budget of expenditures and revenues
Community groups, residents, commercial leaseholders	CLP, Tourism Chilliwack	Ongoing	Determined effort	Number of tourism related community projects initiated in Cultus Lake Park
CLP	Tourism Chilliwack, commercial leaseholders, Vancouver Coast & Mountains Tourism Association	Short term	Foundational	Tourism Development Plan completed
Tour operators, commercial leaseholders and entrepreneurs	CLP, Tourism Chilliwack, UFV School of Business	Ongoing	Quick-win	Number of package tours that include Cultus Lake Park

Transportation

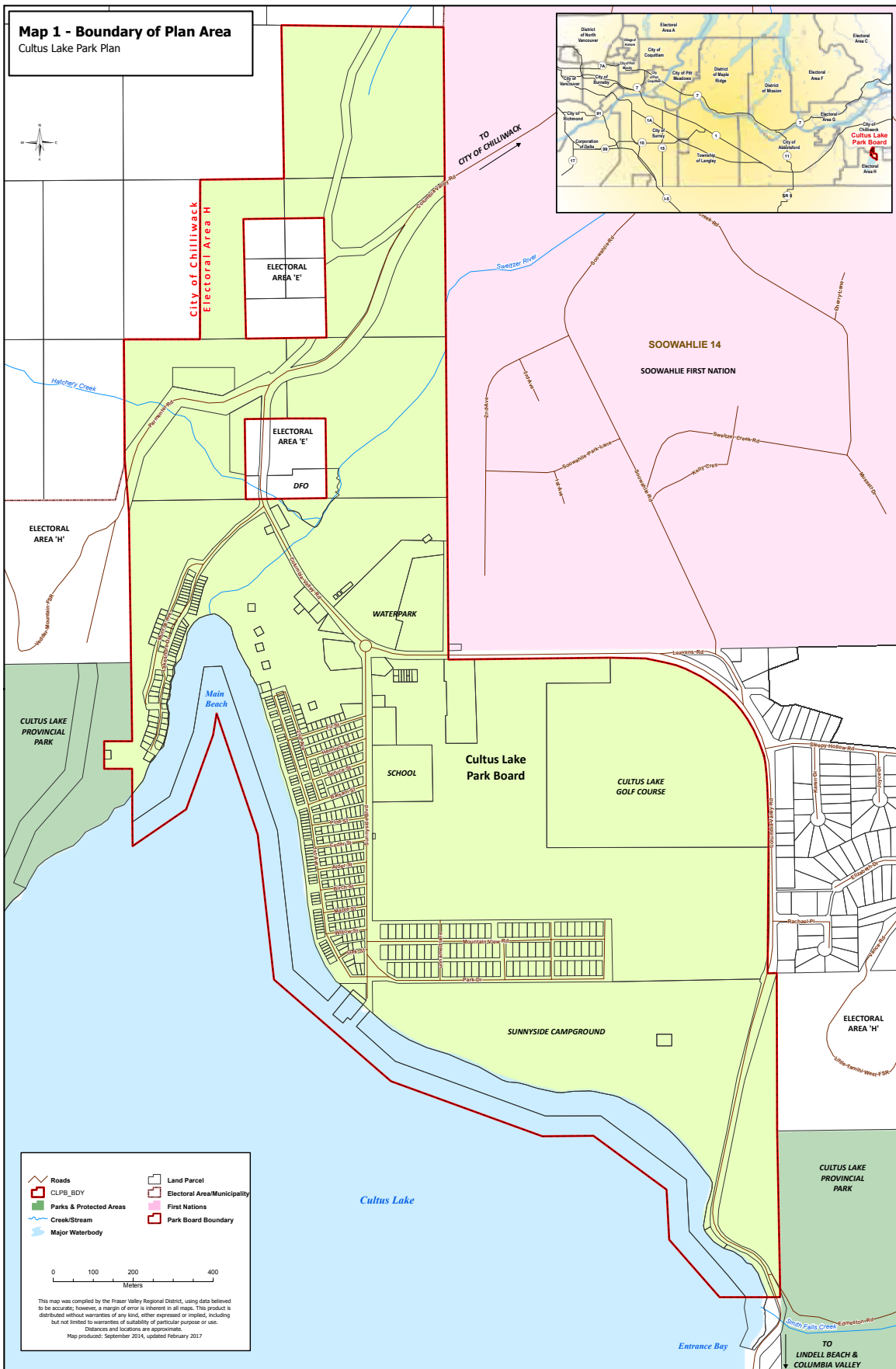
Goal	Action	Target
Work with stakeholders to reduce or manage traffic congestion on Columbia Valley Highway during peak periods	Initiate a feasibility study that examines alternative road access options	Create a secure long term secondary access to/from Cultus Lake
	Develop an emergency access and egress strategy for congested periods	Emergency access is secured
	Implement interim measures to reduce traffic congestion during peak weekends	Achieve a level of service that provides safe, efficient, and stable flows of traffic.
Develop high quality pedestrian and cycling connections	Plan an interconnected pedestrian and cycling network	Pedestrian and Cycling Plan created and can be implemented in prioritized phases
	Identify locations where pedestrian safety could be improved through traffic calming elements	Traffic calming elements included in Pedestrian and Cycling Plan
Improve alternate transportation options to and from Cultus Lake Park	Encourage expansion of handyDART service	Reliable handyDART service for those with disabilities or mobility challenges
	Support community based transportation initiatives such as ride shares, minibuses, vans or car co-ops	Fast, reliable and accessible alternatives to driving a private vehicle are available to the community

Potential Lead	Suggested Partners	Time frame	Priority Status	Indicators
MOTI	CLP, FVRD, City of Chilliwack, Soowahlie First Nation	Long term	Foundational	Secondary access provided
FVRD, CLP, Soowahlie First Nation	MOTI	Short term	Foundational	Emergency access provided
City of Chilliwack, MOTI	CLP, FVRD, Soowahlie First Nation	Short term	Quick-win	Traffic count data
CLP, MOTI	FVRD, BC Parks, MOTI, SoowahlieFirstNation, City of Chilliwack	Long term	Foundational	Amount of walking and cycling paths/sidewalk
CLP	MOTI	Long term	Foundational	Number of traffic calming facilities
BC Transit	CLP, City of Chilliwack	Ongoing	Foundational	Number of Handy DART trips to/from Cultus or number of hours of service
Community groups or businesses	BC Transit, CLP, FVRD, City of Chilliwack	Ongoing	Determined effort	Number of alternative transportation options

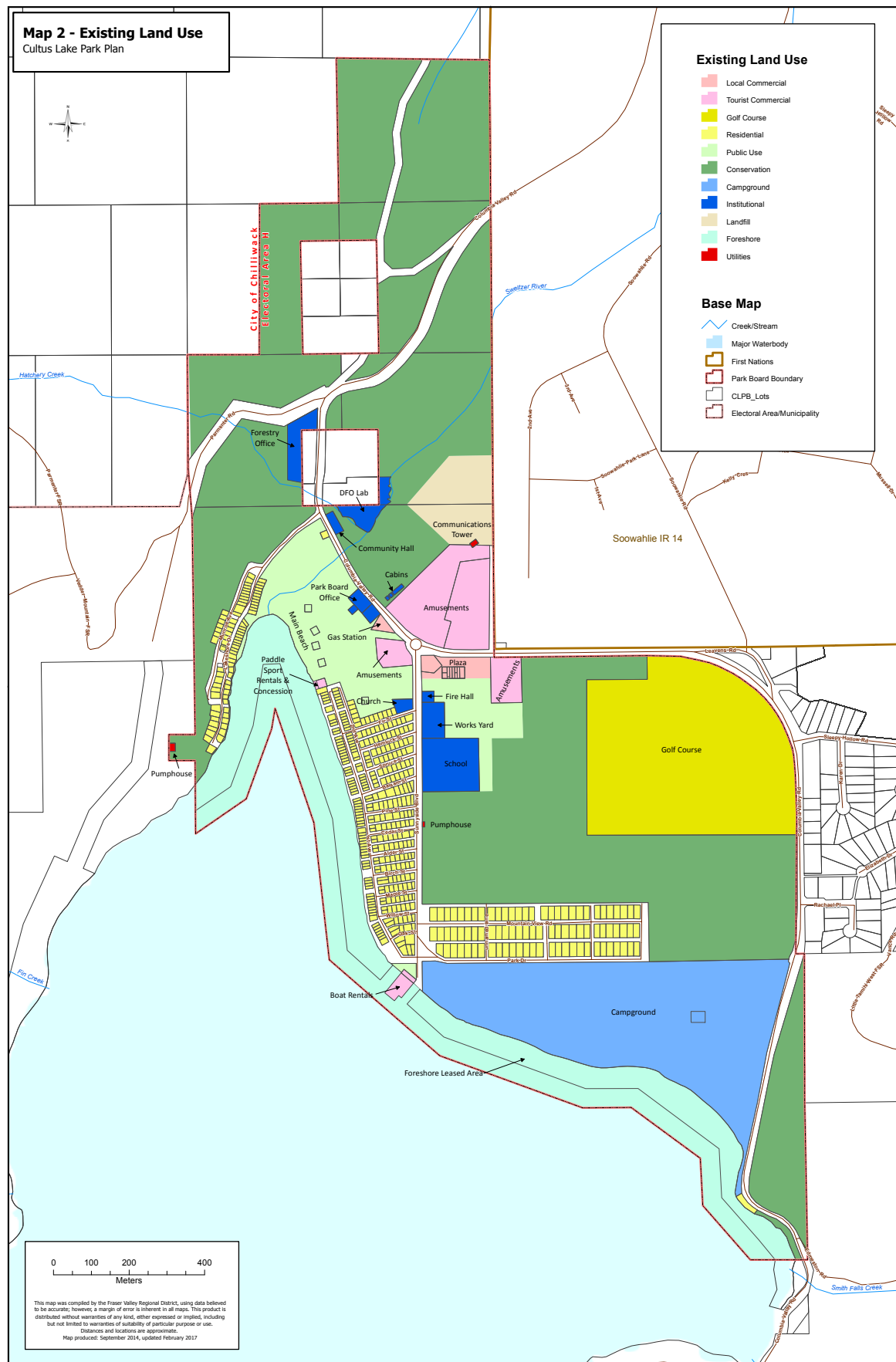
Schedule 1



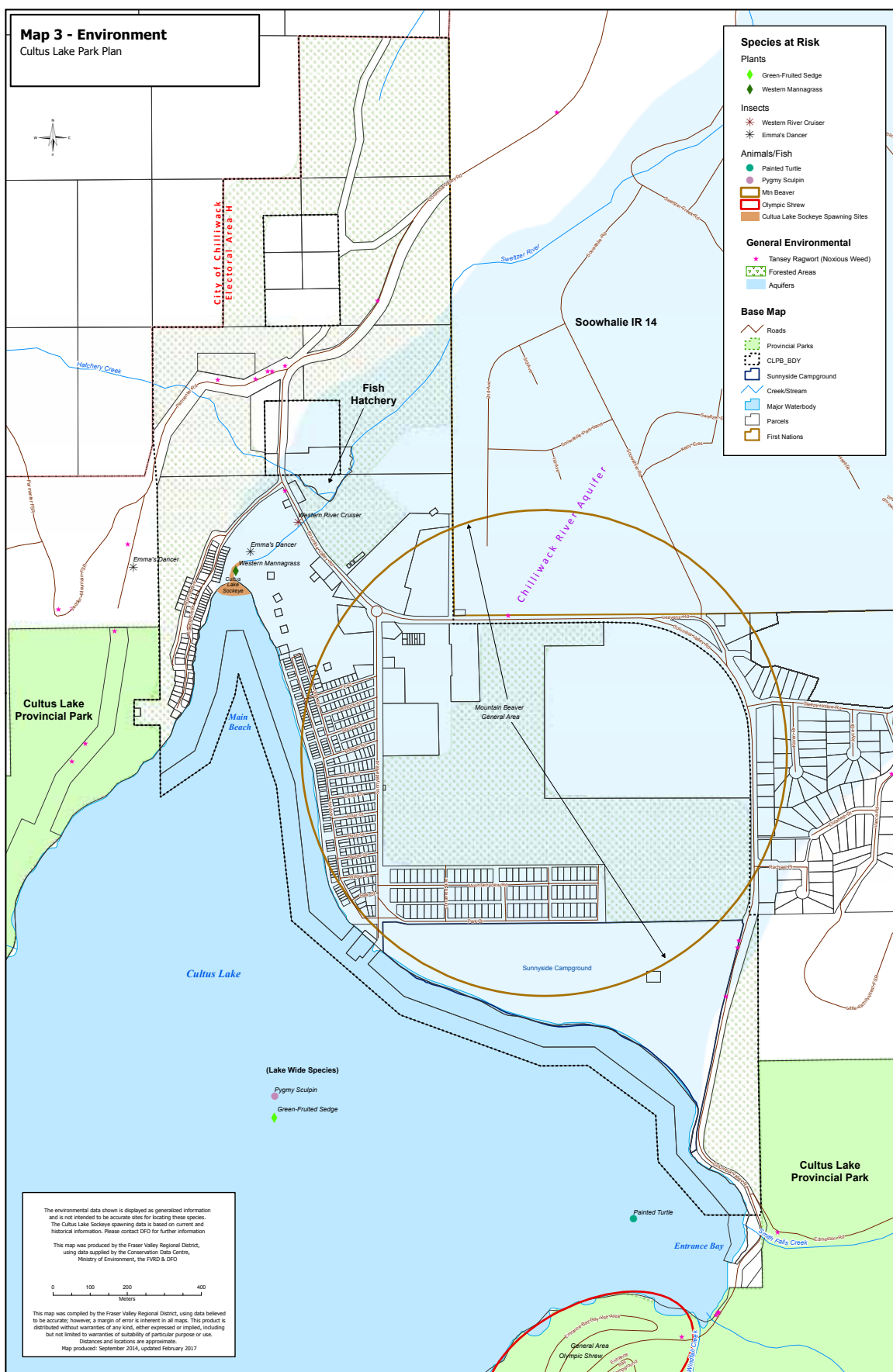
Map 1



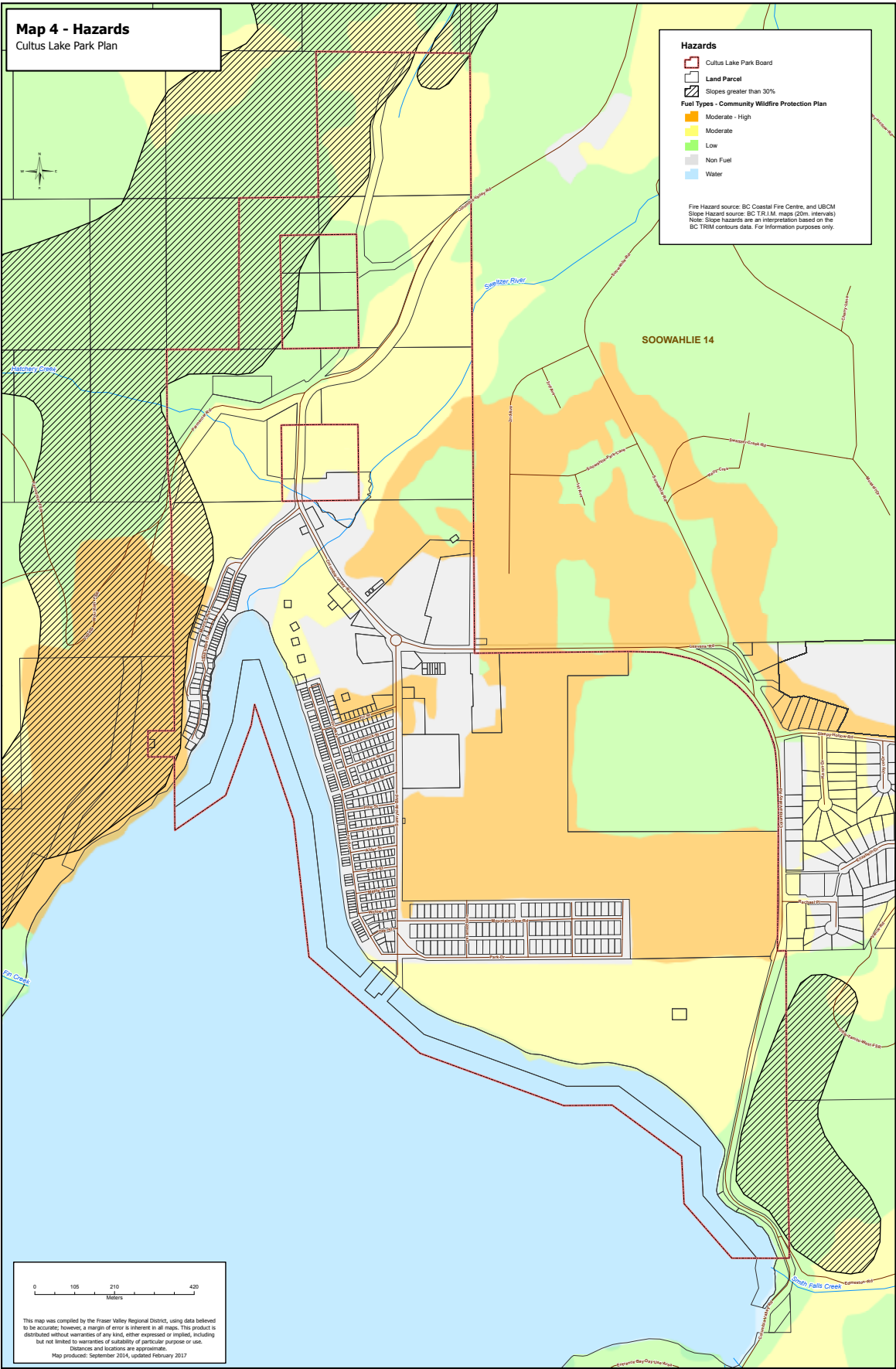
Map 2



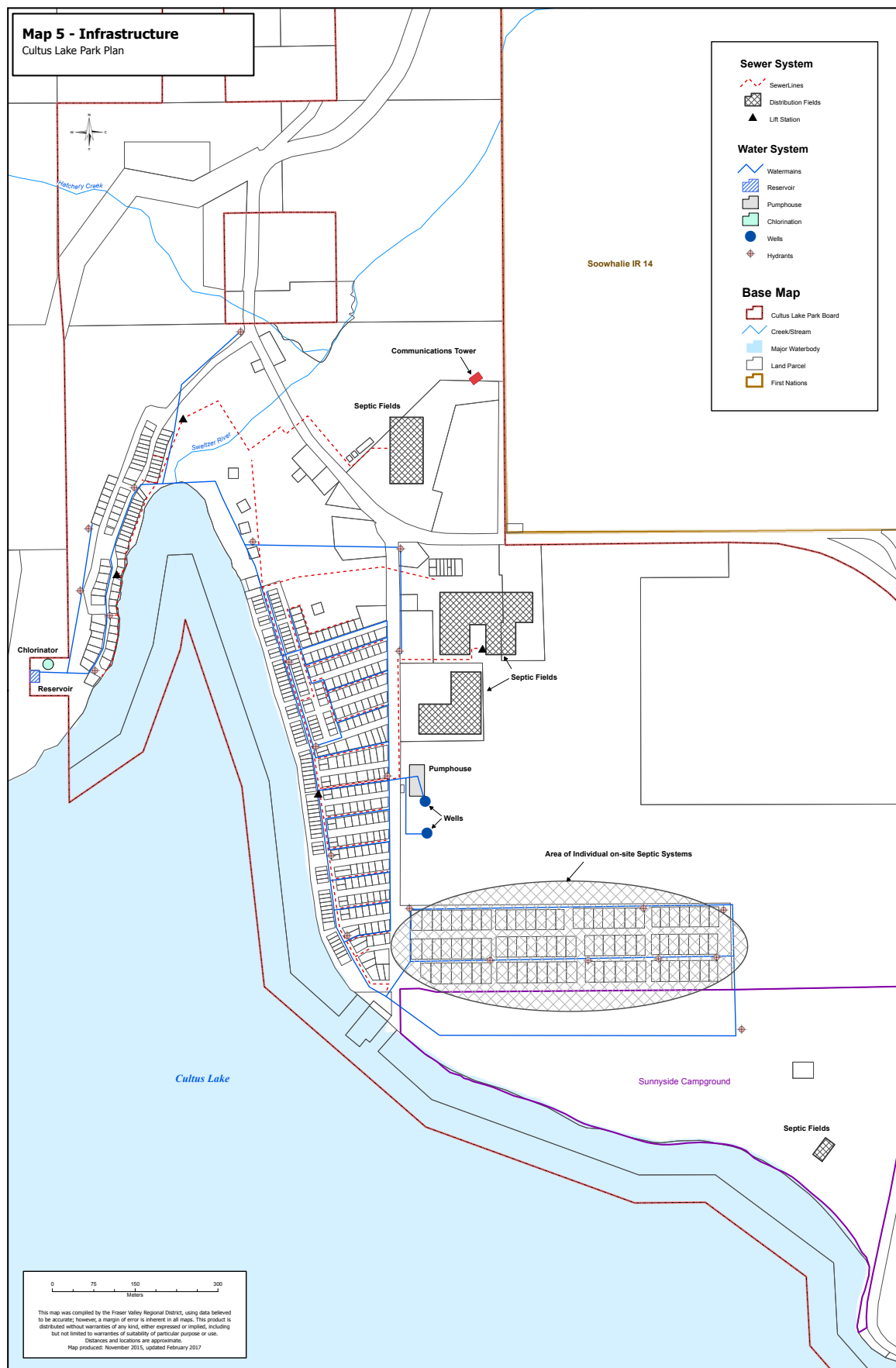
Map 3



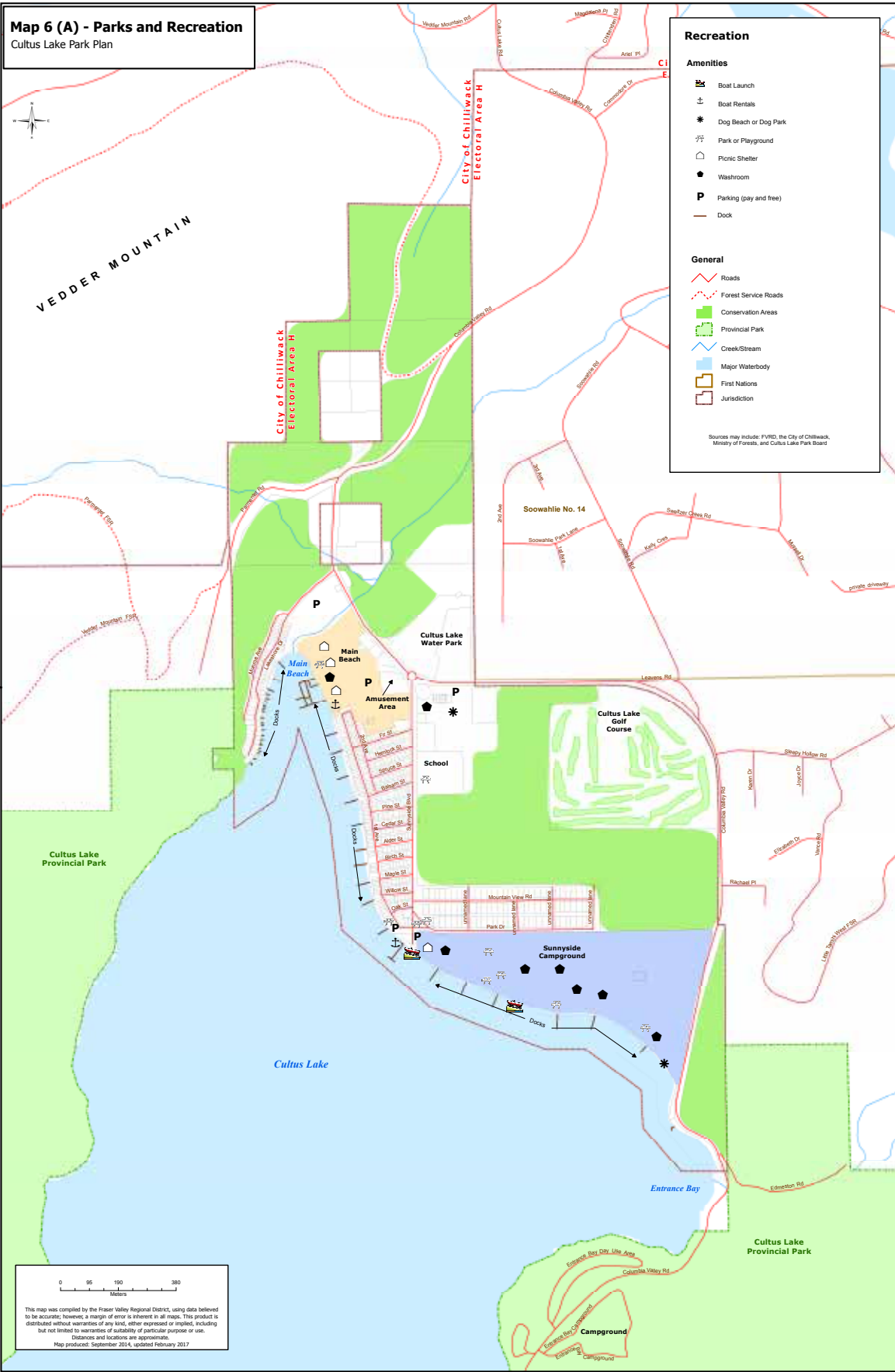
Map 4



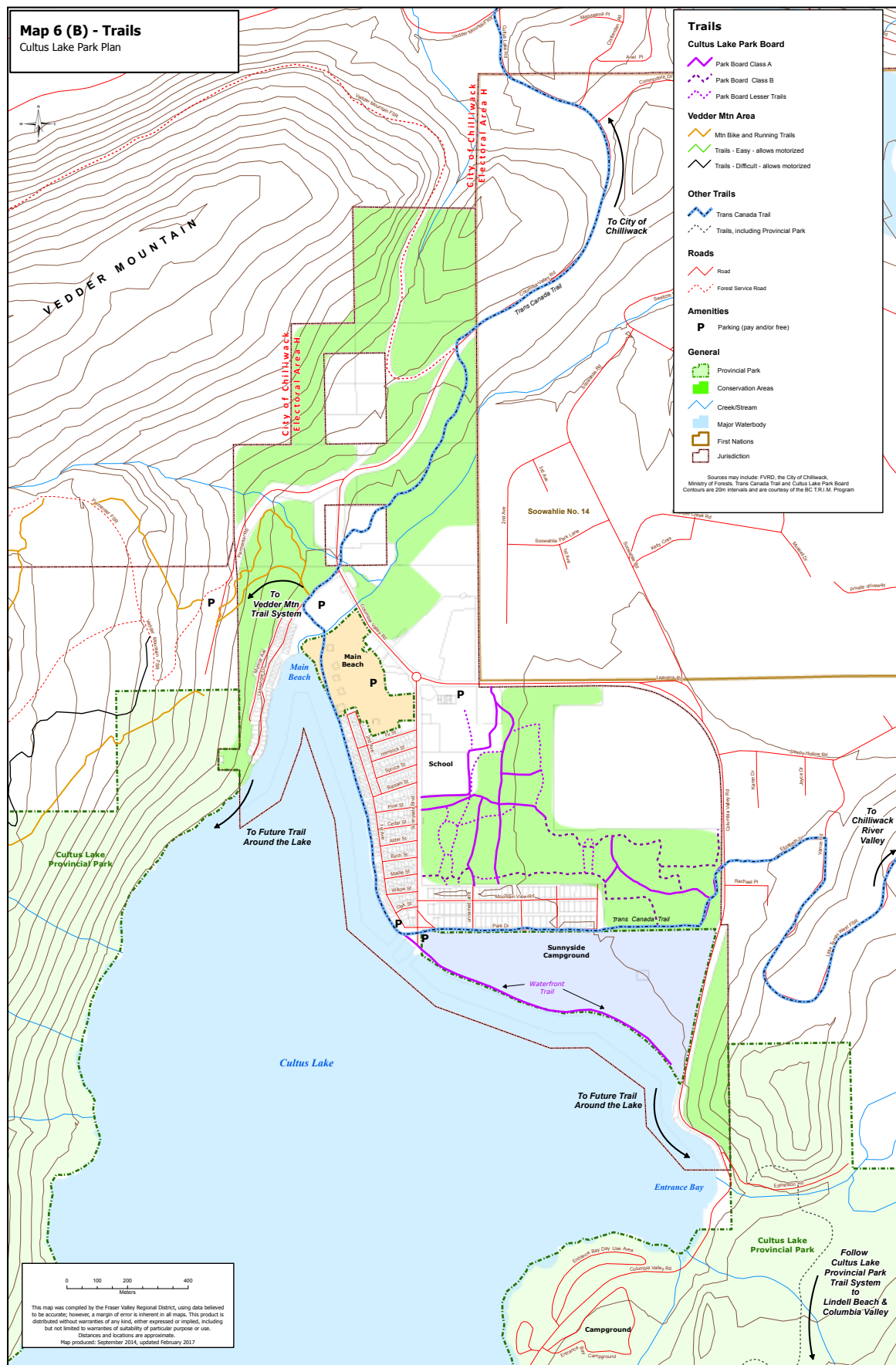
Map 5



Map 6 (A)

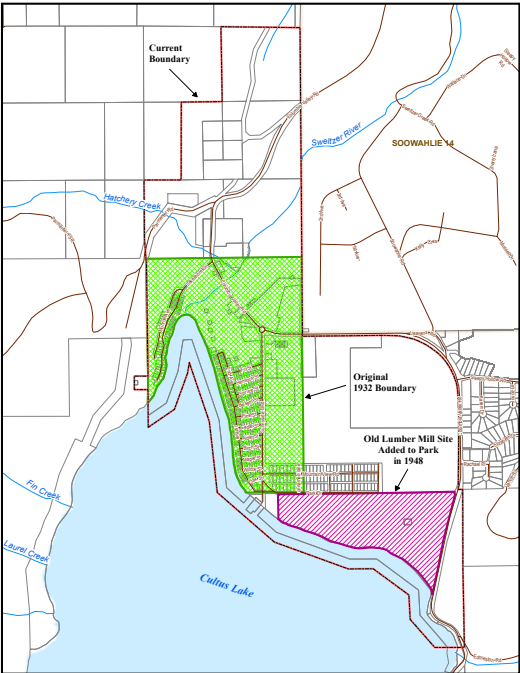


Map 6 (B)

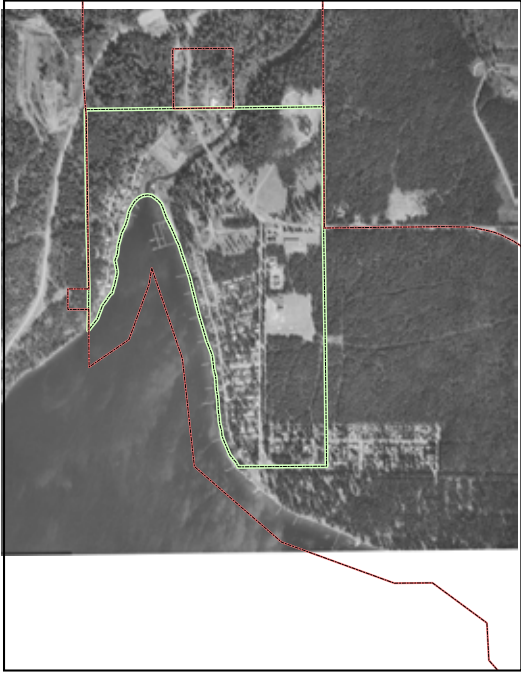


Map 7

Map 7 - Historical Cultus Lake Park Plan



Original 1932 Boundary



1979 Airphoto courtesy of the Province of BC



May 1995 Airphoto courtesy of Triathlon mapping Inc.



April 2009 Airphoto courtesy of GeoBC

This map was compiled by the Fraser Valley Regional District, using data believed to be accurate. However, a margin of error is inherent in all maps. This product is distributed without warranties of any kind, either expressed or implied, including but not limited to warranties of suitability of particular purpose or use. Distances and locations are approximate. Map produced: September 2014



Historical

- 1932 Boundary
- Current Boundary

Appendix A

Supporting Documents

FVRD Documents:

Cultus Lake Park Plan, December 1997

PlanCultus Terms of Reference, May 2013

PlanCultus Work Plan, May 2013

Community Planning Questionnaire, June 2013

Kick-Off Event Summary and Questionnaire Findings, July 2013

Backgrounder on Cultus Lake Park, September 2013

Quick Facts Information Sheet, October 2013

PlanCultus Survey, October 2013

PlanCultus Survey Summary Report, November 2013

October Open House Summary Report, November 2013

Scenario Feedback Survey, June 2014

Scenario Feedback Report, July 2014

Draft PlanCultus Implementation Strategy, November 2014

Other Documents:

Newhouse Woodland Consultants, 2002, Management Plan for the Cultus Lake Park Conservation Forest

Urban Systems, 2008, Cultus Lake Park Financial Sustainability and Governance Alternatives - Infrastructure Servicing Update

Dayton and Knight Ltd, 2010, Fraser Valley Regional District Cultus Lake Sewer Assessment

ISL Engineering and Land Services, 2012, Assessment of Cultus Lake Sanitary Sewer Infrastructure

Delcan Corporation, 2012, Cultus Lake Traffic and Transportation Study

Urban Systems, 2013, Electoral Area Sewer Management Plan, Electoral Area E

Fireline Consulting, 2013, Cultus Lake Park Community Wildfire Protection Plan

Fraser Health, 2014, Heathier Community Snapshot

Ministry of Water, Land and Air Protection, 2002, Stormwater Planning: A Guidebook for British Columbia

BC Building Code, 2009, Adaptable Housing Standards

Appendix B

Form and Character Checklist

Pedestrian Linkages

- ☐ 1. Where commercial services can be expected to be used by local residents, and where such services are adjacent to pedestrian routes or bikeways, commercial services shall be accessible from these public pathways.
- ☐ 2. Walkways or paths to allow for pedestrian movement within a development shall be provided. Covered walks, landscaping and special paving or surfacing are encouraged to connect buildings with pedestrian pathways, parking areas and roadways.
- ☐ 3. Pedestrian pathways shall be constructed of a uniform and complementary material used throughout the development to link all pedestrian routes and bikeways, and shall be buffered where feasible from roadways, vehicular traffic and parking areas.
- ☐ 4. Pedestrian pathways shall make design accommodations for an aging population and strive for universal accessibility.
- ☐ 5. Pedestrian linkages shall connect to the existing trail and pedestrian networks, particularly to the lake front pedestrian pathways.

Landscaping and Screening

- ☐ 6. Existing mature trees should be retained wherever possible. Where tree removal is unavoidable, trees should be replaced with a number, size and species of trees that create equal value. In areas lacking a sufficient collection of trees, should be supplemented with native tree species to enhance landscape aesthetics, privacy, screening and overall character.

- ☐ 7. As appropriate, new trees should be located in public and semi-public open spaces, parking areas, private yards and along internal streets and pathways.
- ☐ 8. Placement of landscape trees should consider passive solar gain, for example by locating deciduous trees on the south and west side of buildings to provide shade and minimize unwanted heat gain during summer while allowing solar access in winter.
- ☐ 9. Landscaping and screening along public roadways shall offer variety and provide opportunities for public views to lands beyond while maintaining privacy.
- ☐ 10. Points of access to the development, such as driveways and walkways, shall be landscaped and accentuated to provide a visually attractive entrance and sense of entry.
- ☐ 11. Landscape and screening shall define and buffer surface parking, waste bins, utility spaces, mechanical equipment (e.g. HVAC), storage, loading areas and service areas from residential units, pedestrian corridors and roadside views.
- ☐ 12. Parking areas shall be buffered from public roadways with landscaping or other appropriate means. Deciduous shade trees should be planted in parking areas and protected with bollards or tree guards.
- 13. Selection of tree and plant species should:
 - ☐ a. Give preference to drought-resistant native species found locally and, where feasible, retain existing native vegetation;

- b. Emphasize species that are successful in an urban environment, easy to maintain, non-invasive with less-aggressive rooting habits, and suited to the local conditions;
- c. Involve, where appropriate, multi-storey planting which will support habitat for smaller wildlife, songbirds and important pollinators such as bees, butterflies and dragonflies; and,
- d. Meet or exceed the BC Landscape Standards established by the British Columbia Society of Landscape Architects and British Columbia Nursery Trades Association.
- 14. Public art is encouraged to enrich outdoor spaces, create pedestrian-scale landmarks, and reflect the history and natural heritage of Cultus Lake Park.

Edges and Borders

- 15. Edges between the 'public' realm and private spaces shall be softened through variation of building heights and roof pitches along the road corridor, open space, vegetated buffers, or landscaping.
- 16. The character of development, including landscaping and buildings, shall provide for an attractive, safe and distinct edge along property frontages, and will relate to the street, creating an interesting streetscape.
- 17. Building orientation and fenestration should provide "eyes on the street" where possible, particularly for public spaces, and have a strong street presence.

- 18. Gates, fencing and landscaping along road frontages shall be varied and shall not produce a "tunnel" or "wall" effect along the roadway. Entry gates shall be set back from the street, constructed of high quality materials and landscaped to provide an attractive transition between public and private space.

Surfacing

- 19. Porous paving, 'eco-pavers' and similar surfacing materials are encouraged to facilitate infiltration of storm water and provide attractive surfaces.

Signs and Lighting

- 20. The size, location, and design of free-standing signs and other advertising structures shall be compatible with uses and structures on adjacent properties. Fascia signage recessed into the façade of the building is strongly encouraged where building signage is required. The use, form and character of signage shall be consistent throughout the development.
- 21. The form and character, including architecture, materials, and colours, of structures supporting free-standing signs shall be consistent with and of comparable quality to that of the principal buildings. The use of natural materials is encouraged for structures supporting signs. Architectural sign supports are encouraged. Single and double pole sign supports are not permitted.
- 22. Site lighting shall be designed to minimize "light spill" onto adjacent lands and into the night sky. Site lighting shall be designed to emit no light above horizontal through the use of shielding, 'full-cut off' lights, or other means to direct light towards the ground or surface requiring illumination (Dark Sky lighting).

Form and Character Checklist

Siting, Design and Finishing of Buildings

- ☐ 23. Building facades should be stepped back or staggered at differing intervals to prevent a monotonous or monolithic facade. Vertical architectural features should be used to break the massing of multiple unit residential buildings into smaller modules of similar scale and express the organization of interior space.
- ☐ 24. Blank and monotonous facades and roof lines should be avoided. Building surfaces two stories high or exceeding fifteen (15) metres in length should be relieved with changes of wall plane, roof articulation or other means of differentiation that provide visual interest.
- ☐ 25. Building massing and character should create visual interest that draws pedestrians through the environment; for example, by:
 - a. Providing unique landmarks;
 - b. Locating or siting buildings to frame vistas and define refuges; and,
 - c. Varying building scale, color and design to provide visual interest.
- ☐ 26. Buildings and structures shall be designed to orient to and address all adjacent public roads or highways, lake fronts and transportation routes. Where a building face, other than the front of a building, is visible from a road, highway, lake front or transportation route, a visually attractive appearance shall be provided by a combination of landscaping, finishing and fenestration of the structure to a similar standard as the front of the building.
- ☐ 27. Building architecture should clearly articulate entrances and provide a sense of arrival. Building entrances should provide weather protection.
- ☐ 28. For developments in which there is more than one building; a cohesive visual relationship between buildings and structures - including structures supporting signs, outdoor furniture, light standards and retaining walls - shall be evident. Buildings shall look coordinated but maintain variety, avoiding repetitive design or color patterns.
- ☐ 29. The architecture, including materials, of new developments shall reflect or compliment the surrounding natural and cultural landscape in a clear and well-articulated design concept. New buildings and structures shall be constructed and finished with quality materials and should avoid materials that are visibly simulated.
- ☐ 30. New buildings and structures shall be designed to minimize negative aesthetic impacts of rooftop mechanical equipment through the use of architectural screening, enclosing or integrating mechanical equipment into the roof and building design, or other means.
- ☐ 31. New buildings should be designed to maximize sunlight penetration to open areas and pedestrian areas except where shade is intentionally desired.
- ☐ 32. Buildings should strive to strengthen neighbourhood character by enhancing the eclectic mix of existing development and preserving the identity of a small lake side community that has evolved from seasonal cabins and holiday homes.
- ☐ 33. Building design should be of human scale and respect existing development by having a similar massing to adjacent development and coordinating with existing development.

Utility Buildings

- ☐ 34. Utility buildings must not detract from the aesthetic quality of the development and must be visually subordinate to principal buildings and structures.
- ☐ 35. It is acknowledged that utility buildings are built to a slightly lower architectural standard but should meet landscaping guidelines and fit within the overall character of the development.
- ☐ 36. Utility buildings, service areas, waste bins, and mechanical equipment (e.g. utilities, HVAC, meters, waste facilities) should be located at the rear of buildings and away from neighbouring residential uses and designed in such a way as to minimize noise and exhaust to pedestrians and neighbours.
- ☐ f. A sample of proposed finishing materials and colours;
- ☐ g. Scaled architectural elevations of proposed buildings and structures, signed and sealed by a Member of the Architectural Institute of BC, showing finishing materials and colour schemes, and colour architectural renderings of the proposed development;
- ☐ h. A written report, prepared by a Member of the Architectural Institute of British Columbia, outlining the design rationale for the development, including statements explaining how the design responds to the Form and Character Checklist and 'fits' in relation, form, character and scale to nearby development and the natural environment; and,

Information for Review

37. In order to assist with the review of this Form and Character Checklist, the Cultus Lake Park Board may require:

- ☐ a. Where appropriate, a site schematic showing vehicular and pedestrian circulation, and the design and layout of pathways and linkages;
- ☐ b. A survey of all existing trees which identifies which trees will be retained;
- ☐ c. A scaled landscaping plan;
- ☐ d. A scaled plan showing the layout and design of parking areas, surfacing and lighting;
- ☐ e. A scaled drawing showing the design, materials and colour scheme of proposed free-standing signs, sign supports and light standards;

- ☐ i. A scaled site plan showing the siting of all proposed building and structures.



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