
**Electoral Area “E”: Columbia Valley, Cultus Lake
and Lindell Beach**

Advisory Planning Commission Meeting #2

**September 9, 2010 6:30pm
Columbia Valley Fire Hall**

Present:

APC: Rolf Soth, Loretta Gretler, Gord Spencer, Lauren Spilsbury, Bruce Millar,
Don Parshyn, Paul Huesken, David Huesken
FVRD: Director David Lamson – Electoral Area “E”, Dawn Smith – Planner,
Lisa Grant – Planner

1. Welcome

Lisa Grant and Dawn Smith opened the meeting at 6:40pm and welcomed the APC members.

2. Agenda Review

The agenda for the meeting was reviewed and supported with no changes needed by the APC members.

3. Approval of July 14, 2010 meeting notes (APC meeting #1)

The meeting notes from the July 14, 2010 meeting were reviewed and the following items needed to be modified: the impacts of commercial activities on current infrastructure, clarification of drainage patterns and verification of statistics from Ministry of Environment study. APC members also requested a copy of the Ministry of Environment aquifer map handed out in meeting #1.

4. Discussion

Dawn Smith gave a presentation on housing, resort areas and servicing to provide context for the meeting discussion. (See Appendix A for powerpoint presentation). APC members recognized three pockets within the area: Columbia Valley as farm and agricultural, Cultus Lake as residential and Lindell Beach area as a resort community. These three areas were noted to have common themes present throughout them which included issues with trails, roads and access routes.

APC members expressed that they want the OCP to reflect planned growth that protects the individual character of each community, each with varying levels of growth. However,

a cautionary approach needs to be taken as summer population has a massive impact on the area and there is potential for recreation to push into the rural areas.

Columbia Valley

APC members had wide ranging views regarding appropriate growth and desired lot sizes for the mostly rural and agricultural lands of the Columbia Valley. Some members felt that increased growth should be encouraged by providing subdivisions with parcels of one acre. While others noted that many existing large parcels in the Columbia Valley are split by a road and are as a result challenging to farm – these road fragmented parcels could provide a level of modest infill growth if permitted to subdivide. APC members expressed a strong desire to maintain the agricultural and rural character of the Columbia Valley, and concerns were raised about the impact of small rural lot development.

The Chutter Ranch in Merritt was given as an example and discussed by the APC members, where 1 acre farms are surrounded by 10 acre farms. FVRD staff explained this form of development is known as clustering. Clustering of new parcels was suggested a way to balance preservation of agricultural lands and provide for a smaller footprint by subdivision. Director Lamson explained that the ALR was formed to stop and prevent urban sprawl though over time we have seen the opposite side of the spectrum and there needs to be some room for growth and change. Some APC members expressed an interest in clustering development in portions of the Columbia Valley where lands are suitable.

The past practice of home site severance subdivision was raised by the APC as a mechanism to allow the next generations of local farming families to stay and farm, while not creating an opportunity which appeals to developers. There was some agreement between the APC members to allow home site severances to keep population in the area.

Lindell Beach

APC members felt that the Lindell Beach area has a unique character which differs from the other areas. There was discussion regarding the appropriate name for the community which recognizes the Lindell Beach area distinct from the larger parcels. FVRD staff explained that the Regional District has referenced the Lindell Beach area to include the large parcels surrounding the existing residential area at the south end of Cultus Lake. It was agreed that further consideration will be needed on the appropriate name.

The larger parcels surrounding Lindell Beach have significant development potential as possible resort-recreation oriented uses. APC members discussed the need for policy which provides for a high quality development with built homes, appropriate servicing, landscaping criteria, avoidance of mobile homes and natural finishes that reflect the setting. The need for on-site amenity offerings for resort development was noted as important for new resort developments, as most parcels do not have lake access. Ensuring amenities on-site takes pressure off existing lake access points which are already in high use during the summer months.

APC members also discussed the economic impacts of built on-site developments to the area which could assist with construction type employment and maybe with fire services. Ensuring a mix of recreation uses was discussed by the APC, balancing the quality and variety of recreation sites at all levels from camping to resort lodging. It was noted that gated or closed communities fill one niche in the marketplace, but should not be the predominant land use.

APC members raised concerns about the potential for new recreation-resort developments to provide only a seasonal standard of services, including; enforcement challenges, levels of water and wastewater services, expectations for new city services, lack of participation in the community (ie. volunteer fire dept), population spikes, etc. Director Lamson suggested that the OCP could support year round occupancy for new residential or cottage developments throughout the Electoral Area. It was noted that the Cultus Lake Parks Board area was at one time resort-based but now is home to mainly permanent residences. Staff noted the trend of full-time residence in resort-amenity communities as the retiring population increases and other seek the lifestyle associated with resort living. APC members suggested that new residential-resort development ought to be appropriately serviced to accommodate year round occupation.

Staff noted that the area already includes a large portion of secondary dwellings. Statistics obtained from the Real Property Taxation Branch showed that only 44% of residences in the area claimed their home owner grant.

The need for commercial retail services in Lindell Beach was discussed by APC members. As the areas population increases the need for a corner store will increase. However, the current commercial business is underutilized and often closed or unsupervised, thus creating safety concerns by nearby landowners.

Cultus Lake Area

APC members noted issues within the Cultus Lake residential area such as access to the Trans Canada Trail, access to Cultus Lake (speed is an issue with no pedestrian crossings), major bike lane construction for safety, a second route to area and noise/disturbance from Department of National Defence lands.

The Cultus Lake area is largely built out except for a small number of vacant significant parcels along Columbia Valley Highway and a large parcel along Sleepy Hollow Road. These lands could provide for some development opportunities. The existing residential area may be suited to a Bed and Breakfast style development rather than large resort uses. APC members expressed a desire to see the re-development of the abandoned gas station site located on Columbia Valley Highway. It was noted that infill development may also be possible on existing residential parcels should the levels of service increase in the area, including additional capacity of the FVRD water system and extension of the Cultus Lake sewer service. It was agreed that additional time was needed to discuss development in the Cultus Lake area, and time will be provided at the beginning of the October 20, 2010 APC meeting.

Additional Comments

The topic of resort development and servicing will be carried onto the next meeting. Resource extraction was briefly discussed and staff notified APC members of the upcoming APP public meetings. APC members inquired about options for light industry where the ALC is concerned with supporting artesian agriculture activities. Staff noted that they will discuss this topic with staff from the ALC if/when they meet.

5. Next Meeting

The next APC meeting will take place at 6:30pm on October 20, 2010 at the Columbia Valley Fire Hall.

6. Adjournment

The meeting was adjourned at approximately 9:45pm. FVRD staff will prepare draft notes for distribution and public access on the FVRD website.

Fraser Valley Regional District

Housing, Resort Areas and Servicing

EA "E" Advisory Planning Commission

Columbia Valley/Cultus Lake/Lindell Beach - September 9, 2010



Context & Discussion

- Regional Growth Strategy (RGS)
- Population Growth
- Building Permits
- Subdivision
- Anticipating future growth
- Shifting development character
- Possible OCP Policy Approaches

The OCP must

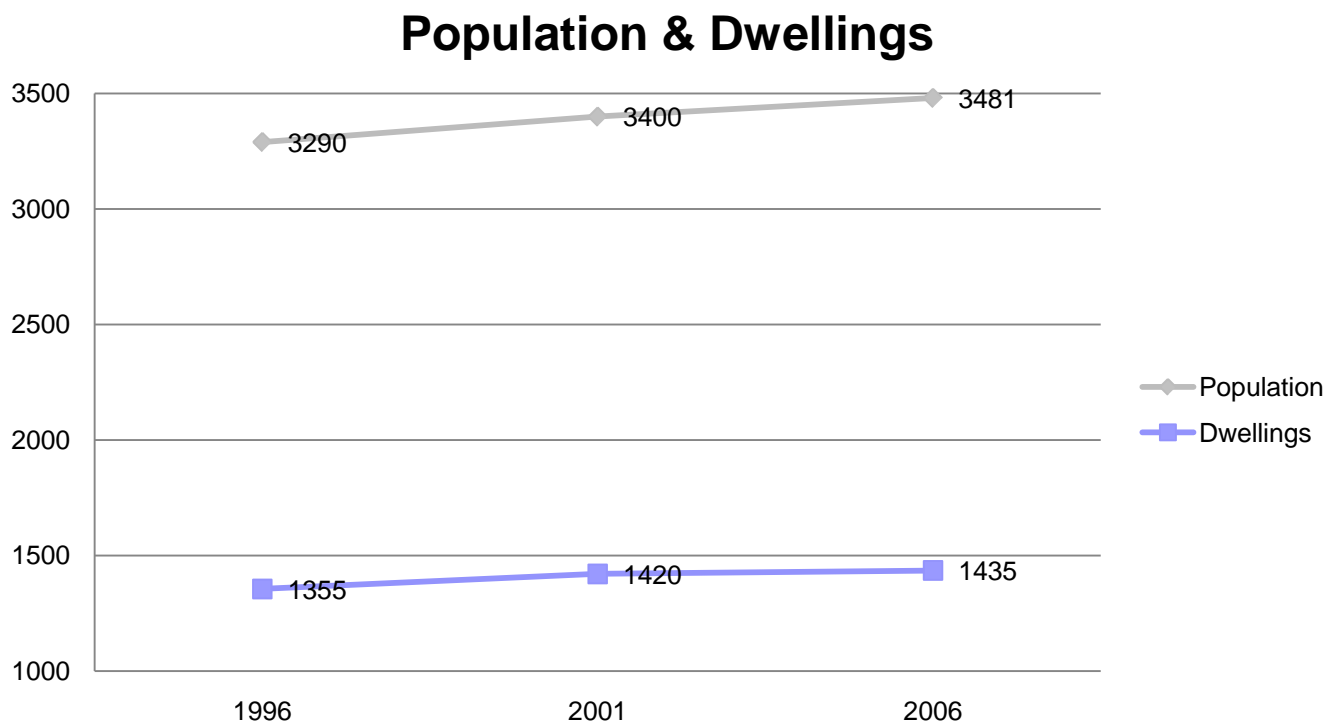
The OCP must...

- address the approximate location, amount, type and density of residential development required to meet anticipated housing needs over a period of at least 5 years
- approx location and phasing of any major road, sewer and water systems.

Regional Growth Strategy

- Regional Growth Strategy (RGS) guides individual OCPs
- RGS:
 - anticipates doubling of Regional population by 2030
 - directs growth to ‘complete communities’ within Urban Growth Boundaries
 - ‘protects’ rural lands
 - rural areas...are expected to remain stable with modest incremental growth over the next 20-30 years

Population (Statistics Canada)

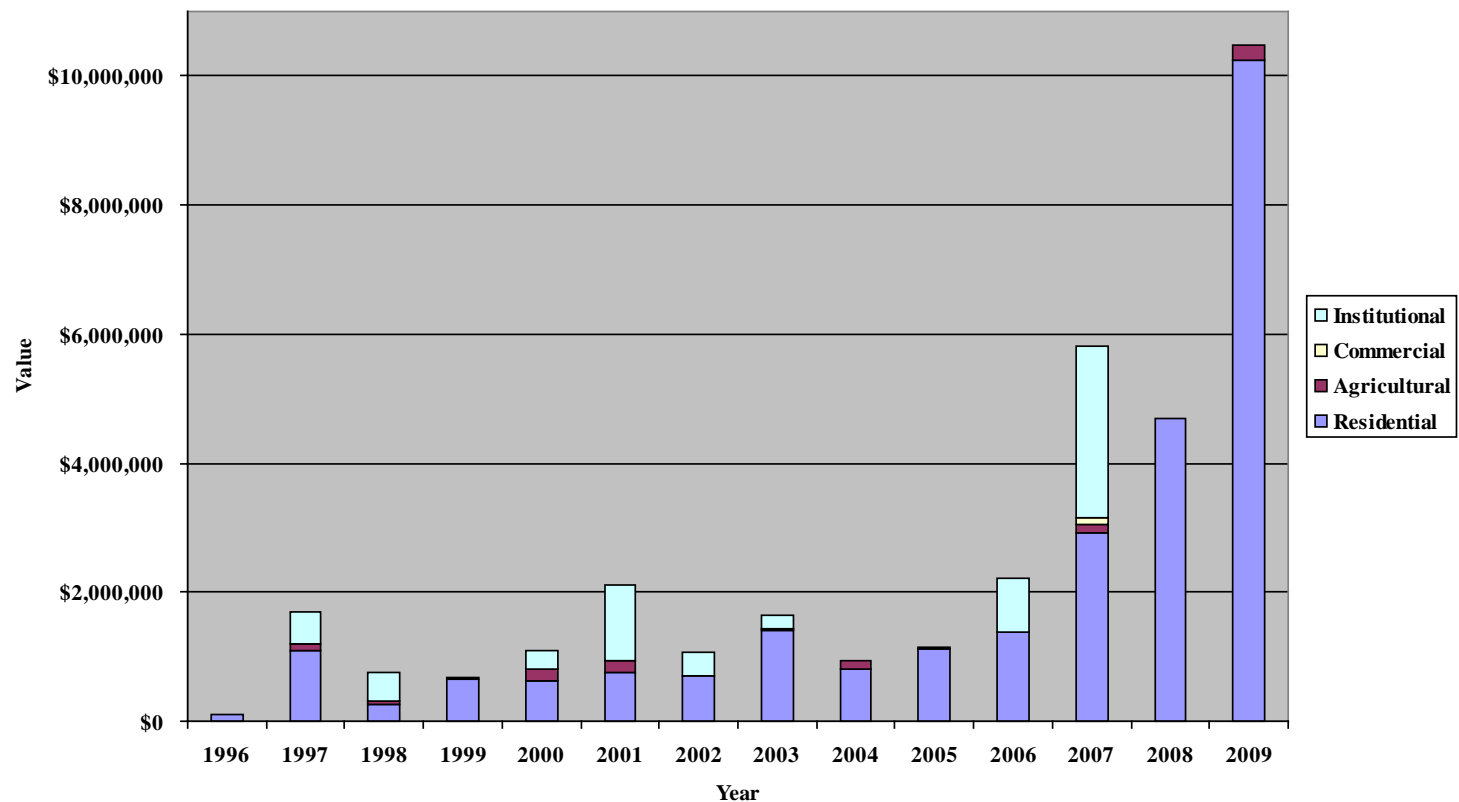


EA “E” Population trends

- Since 1981
 - Population doubled: 1971 = 1505 2006 = 3481
- High growth 1971-1981, 77% increase population vs. today.....
- Growth pattern slowed current, 1996-2006, 6% increase
- Annual Growth 1996-2006
 - 19 persons/year

Local Building Permit trends

Figure 10 - Building Permit Value, Columbia Valley, Cultus Lake, Lindell Beach (Electoral Area "E"), 1996-2009



Subdivision Potential

- +60 parcels at least 2x minimum parcel size (zoning)
- True subdivision potential impossible to determine without site-specific assessment and ALR input
- Constraints to development in ALR
- Focus on Cultus Lake/Lindell Beach area lands, outside of ALR and rec. appeal

Anticipating future growth?

- Hard to predict, increased growth in waves with large developments – steady infill of two to three new homes/year supplement with resort spikes.
- Less traditional residential development
- More resort orientated housing
- Existing vacant land stock – 137 parcels
 - 90% in the Cottages development
 - Remaining 10% existing parcels

Shift to resort living

- Trend throughout North America
- 2nd homes and amenity living residences
- Mix of housing needs and duration;
 - part-time, commuter, seasonal
 - recreational only, etc.. not only for weekenders.
- Drawn by amenities, both built and natural - recreation lifestyle
- Over 56% local homes are not principal residence (based on BC Assessment based on HOG claims)

Possible OCP Policy Approach

Growth - two scenarios:

Columbia Valley

- anticipate growth through infill development on existing zoned or vacant parcels.
- identify opportunities for growth on agricultural lands which will enhance farming and improve vitality of the area (ie. accessory dwellings, or agri-tourism accommodations – farm stay).

Possible OCP Policy Approach

Cultus Lake/Lindell Beach

Accommodate resort-residential development which provides:

- Appropriate scale & quality
- On-site amenities
- Sustainable & preserves environment
- Mixed density and duration (ie. f/t & p/t) residential and resort
- Moving around – trail connections
- Maintaining & enhancing recreation – resort character
- Contributes to the community (ie. fire protection services)

Servicing context

- FVRD already provides a range of services, from 9-11 to mosquito control.
- Primary services which relate to development are wastewater treatment (ie. septic & sewage), water supply and stormwater.
- Rural development typically serviced with on-site water/well and septic treatment.
- Higher density development requires increased levels of service (ie. community water service or waste treatment)

Servicing policy approach

Rural

- Anticipate continued rural servicing for large parcels (ie. Columbia Valley) with onsite water and septic.
- Encourage rural landowners to care for the aquifer and maintain their individual water & septic systems.
 - (ie. well protection by limiting pesticides, dispersment of agricultural wastes, etc).

Servicing policy approach

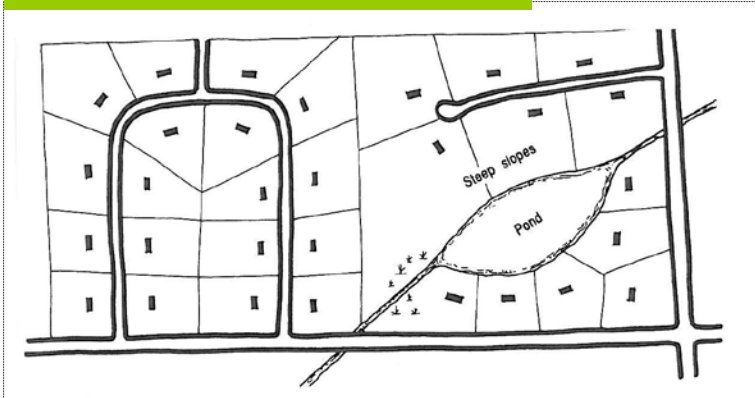
Resort – residential

- Higher density development requires increased levels of service (ie. community water service or waste treatment)
- Provide low-impact development servicing:
 - Lot clustering
 - Reduced road widths
 - Limit impervious surfacing
 - To ground and collection/detention stormwater treatment
 - Multi-purpose greenspace (ie. septic field & playspace)
 - Shared geothermal heating? Density incentive?

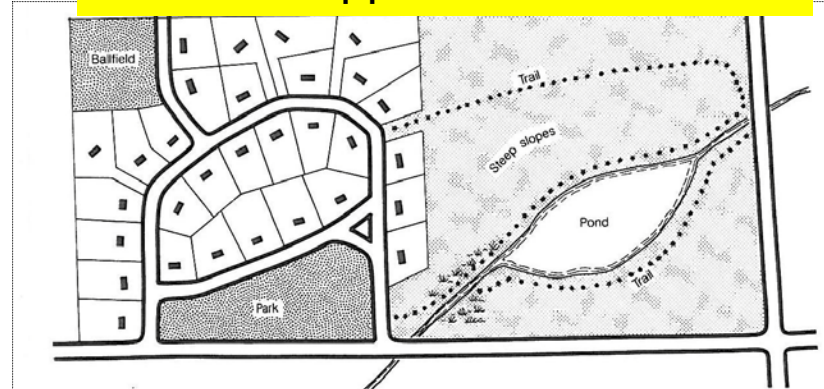
What does this look like?

Lot clustering

Traditional approach



Clustered approach



Reduced road widths & surfacing

Traditional approach



Low impact development



Stormwater management

Traditional



Low Impact



Recap

- Population has doubled since 1971
- Trend is towards increased growth in Lindell Beach/Cultus Lake area and demand for resort style development with infill or vacant lot utilization in Columbia Valley.
- OCP policy should outline expectations for new development which preserves community character and the environment.