

Cultus Lake Official Community Plan

Help plan for the future of Cultus Lake Park!

Visit plancultus.com for more information about the plan and the process



As populations in Chilliwack, the Fraser Valley, and Greater Vancouver continue to grow, demand for recreational amenities, services, infrastructure and other uses at Cultus Lake Park will increase.

As a community, we have important issues to consider surrounding growth and how Cultus Lake will look in the future.

The new Official Community and Park Plan will set goals and policies for how Cultus Lake Park lands are used and developed.

How can you help plan for these changes?

Join us for an Open House
October 19th 12pm to 3pm
Cultus Lake Community Hall

We'll be there to answer questions about the plan and the process, but more importantly to get your input on the direction you'd like to see the plan take. Can't make it? The survey is also available online at plancultus.com



Quick Facts

Population

Did you know that...

- Over 800,000 people visit Cultus Lake every summer.
- Our population is aging.
 - *Compared to the population of the Fraser Valley Regional District, there is a greater proportion of people aged 50 and over living at Cultus Lake Park*
- Our population has not been increasing.
 - *This is due in part to a lack of residential development to provide new homes.*
- School enrollment is slightly below capacity but is projected to stay steady well into the future.

Full time
population
of 675*

Seasonal
Summer
population
of 1700*

*approx.

Housing

Did you know that...

- Housing is still evolving from summer cottages to year round residences, a process which began in the 1940's when military personnel needed housing due to a shortage in Chilliwack.
- Today there are approximately 470 homes and 15 vacant lots located in Cultus Lake Park.
- Our housing stock consists entirely of Single Family Residential homes, with an average assessed value of \$384,000.
 - *The lack of affordable housing alternatives presents a challenge for seniors and young families.*



Transportation

Did you know that...

- No year-round transit service and a general lack of convenient services in Cultus Lake Park means that we are heavily dependent on vehicles to get around.
- Traffic volume is increasing 3-5% every year. Our current road capacity is able to meet this volume, except on summer weekends when we must deal with significant congestion.
- Columbia Valley Highway is the only unrestricted access route to and from Cultus Lake, which is an issue for emergency access and traffic management during times of congestion.

Environment

Did you know that...

- The Lake and natural environment in Cultus Lake Park is at risk from some of our everyday activities.
 - *Excess nutrients and pollution, shore erosion, and the introduction of non-native species are examples of human caused effects which negatively impact our environment.*
- There are several endangered species in Cultus Lake Park including the Cultus Pygmy Sculpin, Sockeye Salmon, Pacific Giant Salamander, and Coastal Tailed Red Frog.

Infrastructure

Did you know that...

- Our sewage disposal system is made up of septic tanks and disposal fields.
 - *This aging system is operating near capacity and may need to be upgraded to accommodate future growth.*
- Our community water system consists of two wells and a reservoir.
 - *This system needs to supply fire hydrants in Cultus Lake Park with sufficient water and may require upgrades in the future to meet community needs and firefighting standards.*
- There is no organized stormwater management system.
 - *A stormwater system collects polluted water runoff from roads and properties and helps protect water quality.*

Cultus Lake Park Official
Community and Park Plan:

PlanCultus Survey



The Cultus Lake Park Board is planning for the future, setting goals and policies for the next 20+ years. The purpose of this survey is to get feedback from the community to identify and prioritize the future vision and goals of Cultus Lake Park. Stay updated throughout the planning process; visit plancultus.com

Come join us for an Open House on Saturday, October 19, 2013 from 12pm to 3pm, at the Cultus Lake Community Hall!

Please fill out the survey and return it by November 1, 2013.

Email: forwardplanning@fvrd.bc.ca
Mail: Electoral Area Planning, Fraser Valley Regional District, 45950 Cheam Ave, Chilliwack, BC, V2P 1N6
Fax: 604-792-9684
In Person: Cultus Lake Park Board Office, 4165 Columbia Valley Hwy, Cultus Lake (business hours)
Online: <https://www.surveymonkey.com/s/BNV3629>

Tell us about yourself...

1. Name and email contact (optional)

2. Are you a (select all that apply)

- residential lease holder
- commercial lease holder
- renter
- visitor (if so, please go straight to question 6)
- other: _____

3. If your primary residence is in Cultus Lake Park, do you live here

- full time
- part time or seasonally, for _____ months a year

4. If your primary residence is in Cultus Lake Park, how long have you lived here?

- _____ years

5. If you are a residential leaseholder, do you (Select all that apply)

- rent a secondary suite within your home
- rent or sublet your home for all or part of the year (i.e. long term rental)
- rent your home on a nightly or weekly basis (i.e. short term vacation rental)
- operate a home-based business within your home (i.e. Bed & Breakfast, office)

What are your vision and top priorities for the future of Cultus Lake Park?

6. Which of the below options best describes your vision for the future of Cultus Lake Park?

- A seasonal community, same as it is now, with minor infill development, limited housing options, minimal infrastructure upgrades, and significant preservation of natural space.
- A slightly expanded community, with some new development, more housing options, moderate infrastructure upgrades, and preservation of natural space.
- A year-round, dense and diverse community, with significant development, an affordable range of housing options, major infrastructure upgrades, and less preservation of natural space.
- A retirement community, with development focused on providing seniors housing, access and services for seniors.
- A year-round, resort based community focused on tourism and economic development.
- Other: _____

7. Pick your top 5 most important goals for Cultus Lake Park from the following list of 16 items:

Economy

- Attract year-round resort and commercial activities, support tourism
- Establish financial sustainability for the Cultus Lake Park Board
- Support economic sustainability and business development

Environment

- Beautification of Cultus Lake Park (landscaping, built environment)
- Protect and enhance the lake and surrounding natural environment
- Manage the trees and forest through regulation and protection

Infrastructure

- Enhance transit, walking and cycling options and connections
- Improve and expand recreation facilities and public spaces
- Improve roads, parking, and access to Cultus Lake, and reduce traffic congestion
- Upgrade sewer and water infrastructure

Land Use

- Develop a variety of housing options (examples: multi-family housing, seniors housing)
- Develop a village center (higher density mixed residential and commercial development)
- Provide affordable housing options

Population

- Attract people of all ages to settle in Cultus Lake Park
- Improve accessibility (for seniors and physically challenged)
- Other: _____

Where do you think development should go in Cultus Lake Park?

8. What kind of new development could be a good fit in Cultus Lake Park? Circle the development options below, and describe where you think they should be located, or use the map on the back to place the corresponding letters where you would like to see development occur.

Type of Development	Location
a) amusement uses and family fun activities	
b) campground	
c) commercial uses	
d) condominiums	
e) hotel/convention centre	
f) marina	
g) no new development	
h) outdoor recreational uses	
i) RV/mobile home park	
j) secondary suites	
k) single family homes and/or duplexes	
l) townhouses	
m) other:	

Future land use, infrastructure and funding decisions will need to be made for Cultus Lake Park that involve difficult choices and trade-offs; please consider the following questions:

9. Recent years of permitting larger residences and more intensive residential uses has increased demand on the current sewage disposal and water systems. Would you support major upgrades to this community infrastructure to facilitate growth?

- Yes, if existing and new development in Cultus Lake Park primarily pays for it.
- Yes, only if other levels of government and the new development pays most of the costs.
- No, regardless of who pays.
- Other: _____

10. New sources of revenue will be required to fund improvements to water, sewer and transportation infrastructure to serve Cultus Lake Park in the future. How do you think infrastructure improvements should be paid for?

- Mostly with revenues from land development.
- Mostly with increased annual lease rates.
- With a combination of revenues from land development and increased lease rates.
- Other: _____

11. Uses such as commercial businesses, health services, and transit require a large population base to support these uses. Would you be willing to accept new development to attract a wider variety of uses to Cultus Lake Park?

- Yes
- No

Further thoughts on future land use and development of Cultus Lake Park:

12. During the time you've known Cultus Lake Park...

What changes have been good for Cultus Lake Park?

What changes have not been good for Cultus Lake Park?

What has stayed the same and it has been good for Cultus Lake Park?

What has stayed the same and it has not been good for Cultus Lake Park?

13. What is the one single thing that could be done that would benefit Cultus Lake Park the most?

14. Please let us know of any other comments or ideas you have that could contribute to the Cultus Lake Official Community and Parks Plan.

Thanks for completing the PlanCultus Survey!

