



Fraser Valley Regional District

## Tonight

- Current development in Popkum-Bridal Falls
- OCP Introduction & overview
- Update focus – key themes
- Next steps – process & timelines
- Staying in touch & feedback



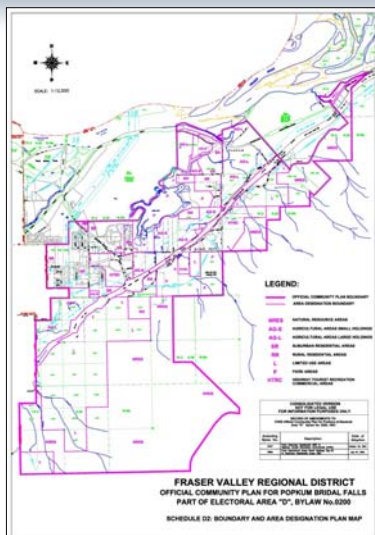
# OCP Introduction and Overview

housing better  
 parks living future  
 cost  
**Bridal-Falls**  
**Popkum**  
 water  
 services development trails



## What is an OCP?

- 20+ year vision & guide
- What, where and how will development occur
- Community focus – your values & issues
- Guides the Regional Board





## Why Update the Plan?

- Last major update 1996/1997
- Up-to-date reflection of community values & address current issues
- Changes in provincial legislations



## A growing community

| Population Characteristics, Electoral Area "D" |         |         |         |         |
|--|---------|---------|---------|---------|
|  | 1996    | 2001    | 2006    | 2011    |
| Area D Population                              | 901     | 1,032   | 1,296   | 1,346   |
| FVRD Population                                | 222,397 | 237,550 | 257,031 | 277,593 |

- 1996 - 2011**
- 445 new residents
  - Over 150 new homes

### 2011

Primarily owner occupied single family dwellings (70 mobile homes)

Average 2.7 persons/dwelling

Mother Tongue = 88% English

### 2006 - Compared to Region

↓ unemployment

↑ medium household income

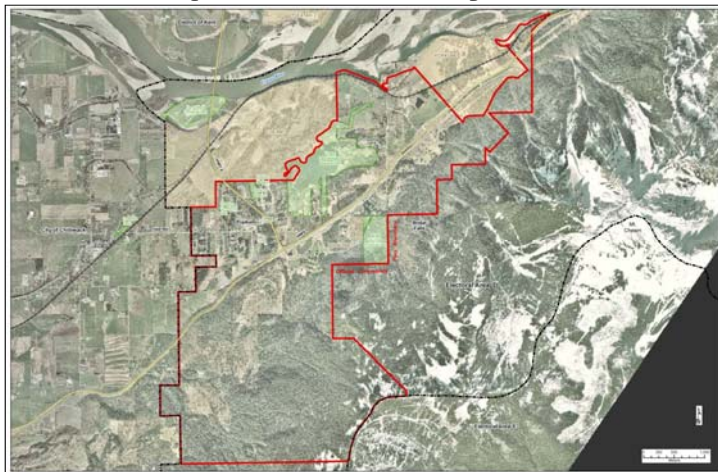
↑ average household size



## How will the OCP be updated?



## OCP Update – key themes





## Maintain suburban residential

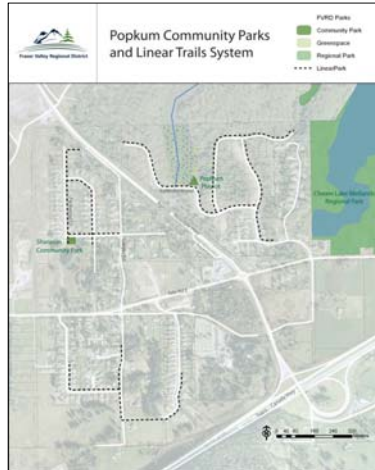


## Avoid ALR & Geotechnical areas





## Facilitate trail connections



- Connecting the dots between parks & neighbourhoods
- Locally supported
- Policies to facilitate trail development



## Focus commercial to core areas

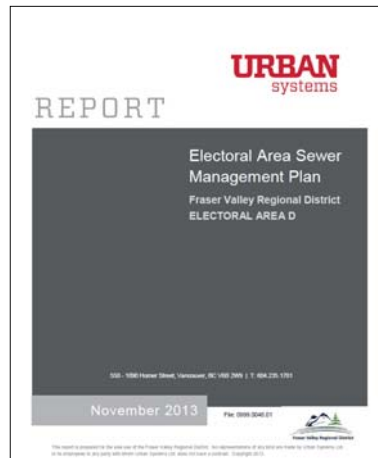
- Bridal Falls/Hwy 1 corridor
- Popkum core/roundabout
- High quality design





## Ensure appropriate services

- septic/sewer
- water
- influenced by density and use

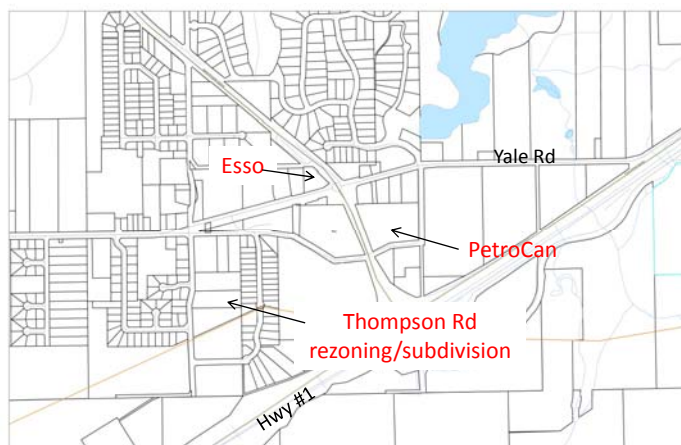


## What's new





## What's new?





## Popkum PetroCan



## Thompson Road – Rezoning



- 7.82 acres total
- 3 lots current
- Rezoning: Country Residential (CR) to Suburban Residential 3 (SBR-3)
- Potential 28 lots
- Lots range 750 sq m to 1370 sq m



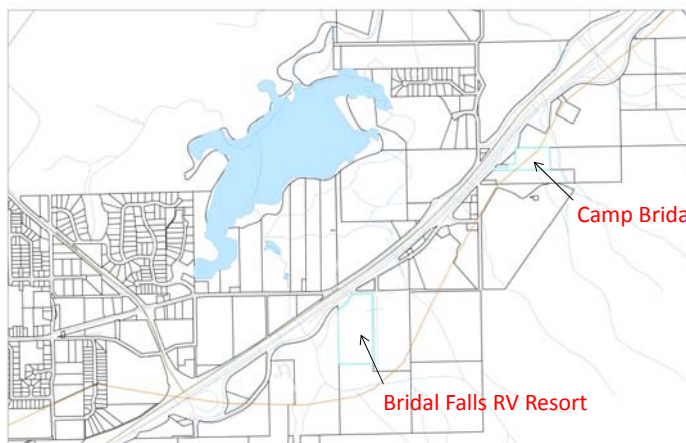
## Thompson Road - Rezoning Process



- Application received – March 20, 2014
- Under review by Fraser Valley Regional District Staff
- Public Hearing required – date not determined yet
- Regional Board has not reviewed application
- Developer hosted public meeting July 23, 2014

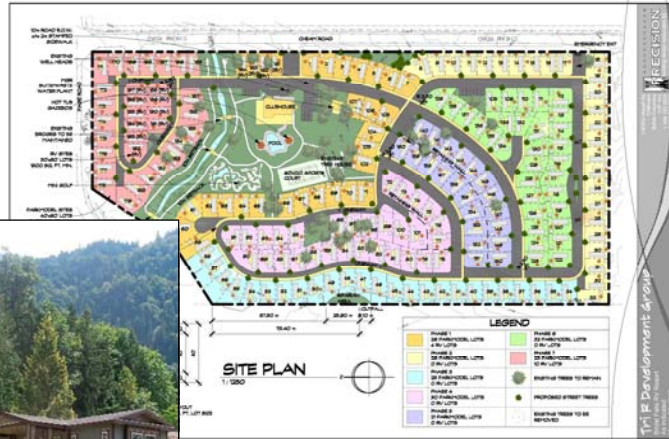


## Bridal Falls



## Bridal Falls RV Resort

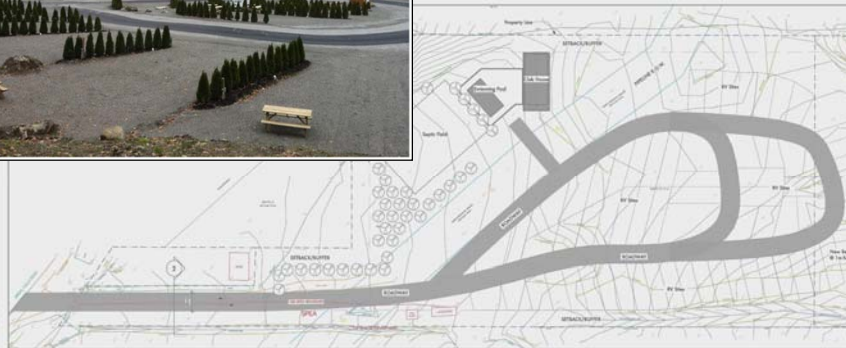
- Campground Holiday Park permit issued July 2014
- 197 Strata titled
- RV & Park Model lots



The Development Group  
 11/15/2019

## Camp Bridal

- Clubhouse and pool construction underway
- 59 RV Sites
- 10 Tent Sites





## Minter Gardens



- Closed - for sale
- Two titles, total 30 acres
- Right of way constraints, 11 acres
- No development applications
- C-3 zone permits: hotel, gardens, amusement park, campground, etc..



## Next steps

- Draft Plan – target Dec 2014/Jan 2015
- Public comment & hearing Feb/March 2015





# Stay connected

Website: [www.fvrd.bc.ca](http://www.fvrd.bc.ca)  
 Email: [forwardplanning@fvrd.bc.ca](mailto:forwardplanning@fvrd.bc.ca)

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