



SCALE: 1:15,000

LEGEND:

- OFFICIAL COMMUNITY PLAN BOUNDARY
- AREA DESIGNATION BOUNDARY
- RES-2 RURAL RESIDENTIAL AREA
- AG-2 AGRICULTURAL AREA SMALL HOLDINGS
- AG-1 AGRICULTURAL AREA LARGE HOLDINGS
- IND-1 INDUSTRIAL AREA
- RS RURAL RESIDENTIAL AREA
- L LIMITED USE AREA
- IF FLOOD ZONE
- HTHC HERITAGE CULTURAL DESIGNATION HISTORICAL AREA

FRASER VALLEY REGIONAL DISTRICT
OFFICIAL COMMUNITY PLAN FOR POPKUM BRIDAL FALLS
PART OF ELECTORAL AREA "D", BYLAW No.5290
SCHEDULE D2: BOUNDARY AND AREA DESIGNATION PLAN MAP

What is an OCP?

- 20+ year vision & guide
- What, where and how will development occur
- Community focus – your values & issues
- Guides the Regional Board
- Current OCP adopted 1998

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

2011

Primarily owner occupied single family dwellings (70 mobile homes)

Average 2.7 persons/dwelling

Mother Tongue = 88% English

1996 - 2011

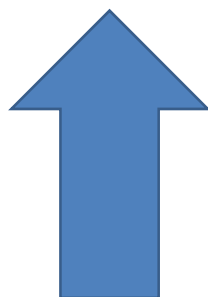
- 445 new residents
- Over 150 new homes
- 10 to 12 homes added each year (average)



Over 1000+ new residents expected over next 25 years.

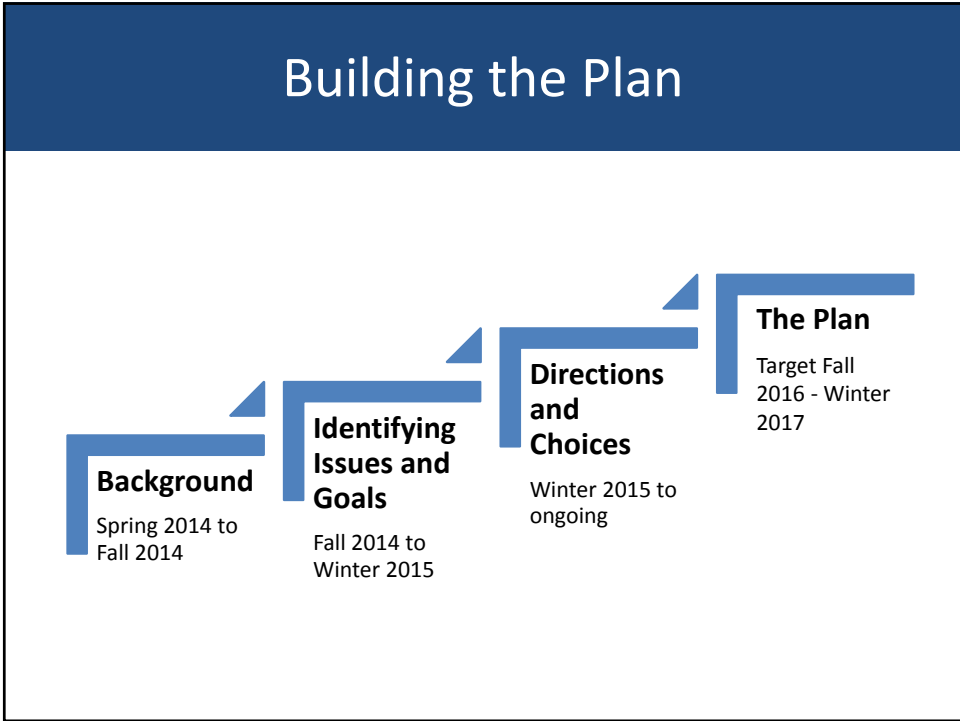
Source: Statistics Canada

2015 Building Permit Numbers



# PERMITS & CONSTRUCTION TYPE	VALUE
13 new homes	\$ 3,461,651.00
6 reno's, additions, accessory buildings	\$255,480.00
0 Commercial, Agricultural	\$0
0 Other	\$0

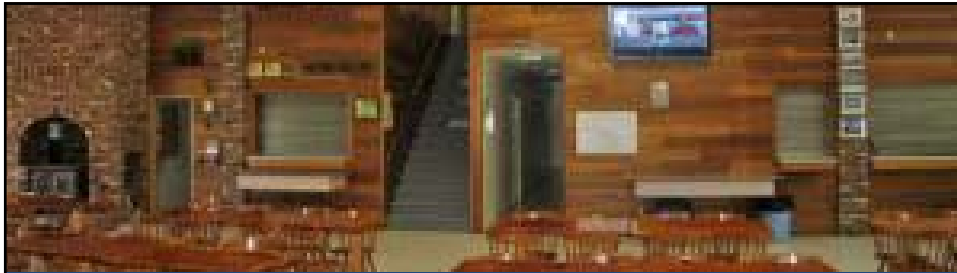
In 2015 – 25 permits issued overall, worth \$3,717,131



What we heard...

- Keep the large lots, please!
- Quiet neighbourhood
- Trees are important
- Popkum provides rural – suburban lifestyle niche
- Maintain high quality design – new development
- Need a sewer system
- Allow cottage industry on larger rural lots
- Natural environment – mountains, river, creeks should be maintained
- Less than ¼ acre lots need better design
- ALR boundary needs review
- More trails and parks
- Enhance Bridal Falls as a destination
- Address highway road noise

An aerial photograph of a rural area with several handwritten annotations and sticky notes. The notes include: "Boat Launch" (pointing to a green area near a river), "750 sqm too small - parking?", "What's here w/ kids?", "noisy trucks", "overpass", "trees", "lowland", "my house", "some parking", and "Trans-d".



Who we heard from..

- ✓ Ministry of Transportation and Infrastructure (MOTI)
- ✓ City of Chilliwack
- ✓ School District No. 35
- ✓ BC Parks
- ✓ Agricultural Land Commission (ALC)
- ✓ Popkum Ratepayers Association
- ✓ Business community – hosted breakfast meetings
- ✓ Developer community – hosted breakfast meetings
- ✓ Agricultural property owners
- ✓ Popkum Volunteer Fire Dept members
- ✓ Many individual property owners
- ✓ **and the door or email box is always OPEN!**



Plan Direction



Parks and Trails

- Encourage MOTI bike route for Yale Rd to Cheam Wetlands
- Community park south of Yale Rd. – West Popkum
- Connect existing trail & sidewalk routes
- Hillside trail in Bridal Falls
- Cheam Wetlands Reg. Park



Infrastructure Services

- Levels of service & lot sizes
- Rural = onsite services
- Suburban/higher density = FVRD owned community water and sewer services for new developments



Suburban Residential

- Continue suburban residential
- Maintain lot sizes
- High quality design
- Tree retention
- Walking paths - sidewalks
- Lot layout & privacy



Agricultural Land Reserve Boundary Review Options

- West Popkum
- East Popkum – McGregor Rd area
- Applicant driven
- Fact based review



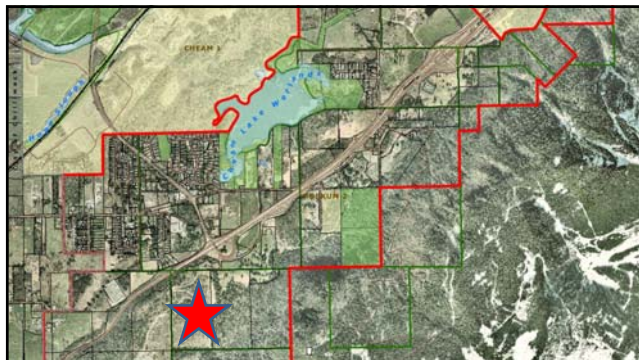
Agri-tourism

- Support for rezoning for agri-tourism uses
- Enhance viability of farming in Popkum – Bridal Falls



Commercial

- Maintain high quality form and character
- Encourage tourism commercial development in key nodes of Popkum and Bridal Falls



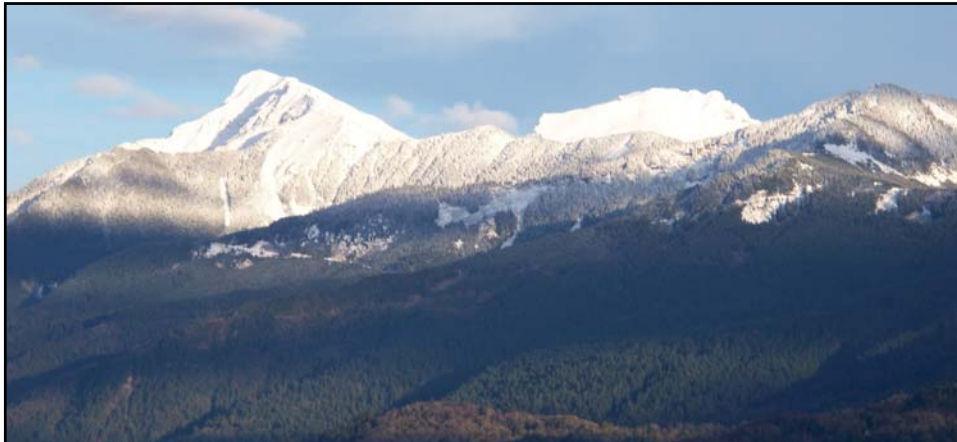
Long term growth area

- Bridal Falls west
- Upland parcels, needs technical review and community services (ie. roads, water, sewer)
- Infill continues in West Popkum & Minter Gardens



Secondary dwelling options

- Suited to large rural and ALR parcels
- Support for rezoning - additional accessory dwellings
- Non-suburban areas
- Servicing and off-site parking constrained



Almost done.... geotechnical work still needed

- Mount Cheam – Bridal Falls geotechnical study report needs more technical work and time
- Unforeseen additional time
- Unique slope and geotechnical features
- Report findings will be shared with everyone

Questions?

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Thank you!

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