

maps

ocp

Map 1	City Boundaries and Neighbourhoods
Map 2	First Nation Reserves
Map 3	Urban Growth Boundary
Map 4	ALR
Map 5	Geological Hazard Areas
Map 6	Wildlife Habitat Areas
Map 7	Floodplain
Map 8A	Watercourse Classification
Map 8B	Village West Riparian Setbacks
Map 9	Gravel Resource Areas
Map 10	Species at Risk
Map 11	School Sites
Map 12A	Proposed New Parks
Map 12B	Existing and Proposed Trails
Map 13	Road Network Existing and Proposed
Map 14	Community Water System Existing and Proposed
Map 15	Sewer System Existing and Proposed
Map 16	Storm Drainage System Existing and Proposed

Land Use Designation Maps

Map 17A	Chilliwack Proper
Map 17B	Proposed Land Use (2040) Sardis-Vedder
Map 17C	Proposed Land Use (2040) Yarrow
Map 17DC	Proposed Land Use (2040) Rosedale
Map 17ED	Proposed Land Use (2040) Greendale
Map 17FE	Proposed Land Use (2040) Rural Areas



City of Chilliwack

Legend

- CHILLIWACK
- CHILLIWACK MOUNTAIN
- EASTERN HILLSIDES
- GREENDALE
- PROMONTORY
- CATTERMOLE
- ROSEDALE
- RYDER LAKE
- SARDIS - VEDDER
- VILLAGE WEST
- YARROW

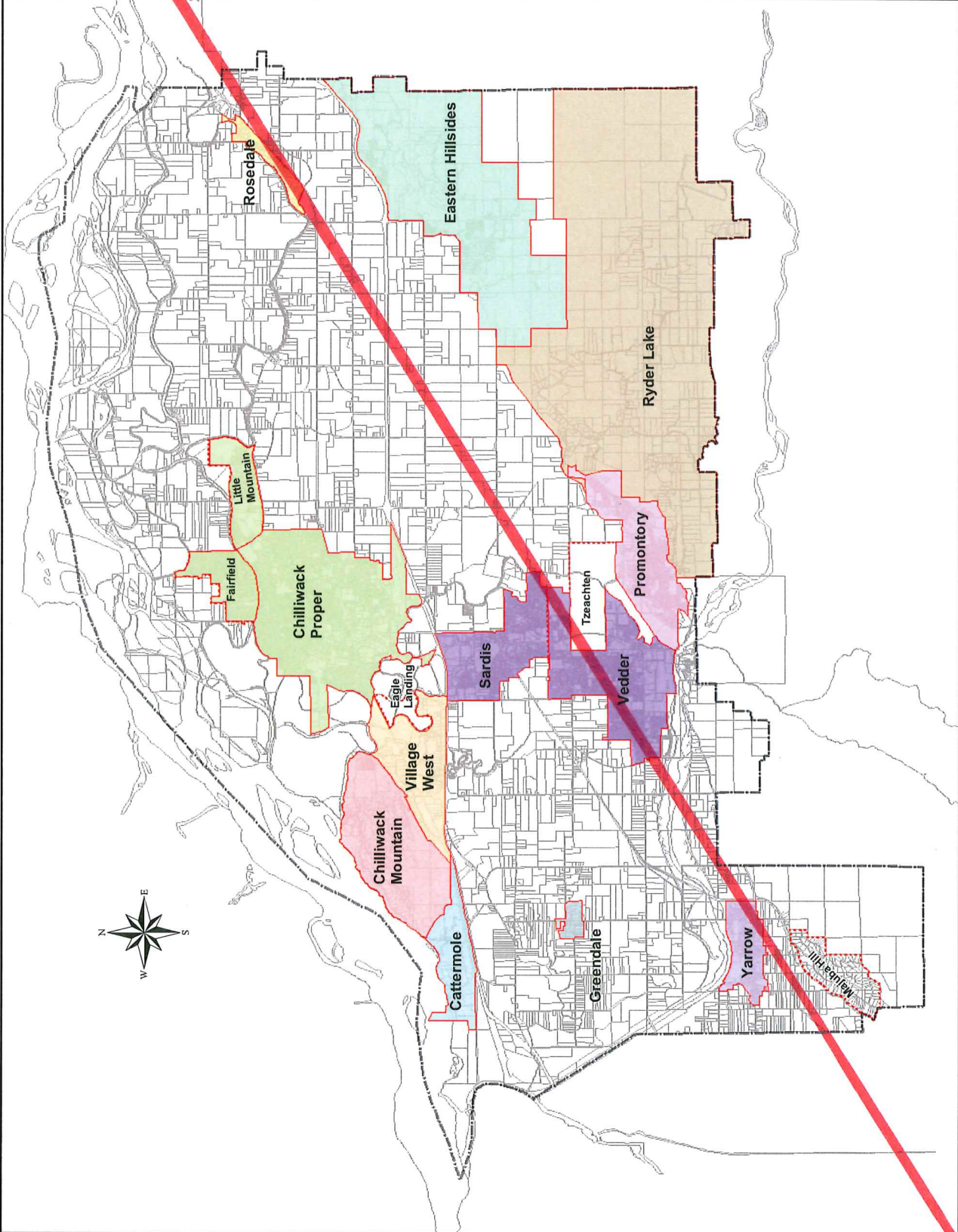
OFFICIAL COMMUNITY PLAN

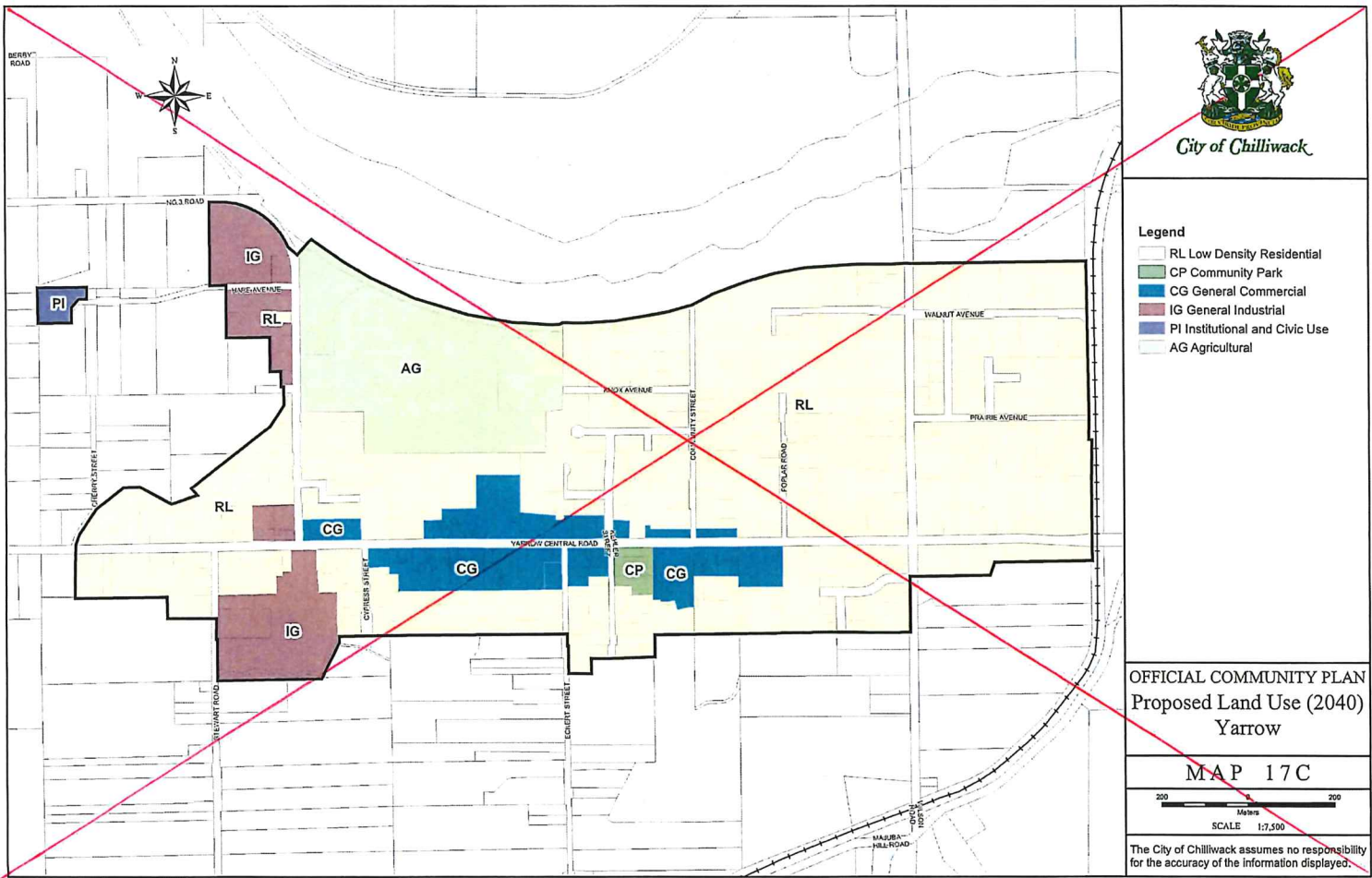
Neighbourhoods

MAP 1



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City of Chilliwack

Legend

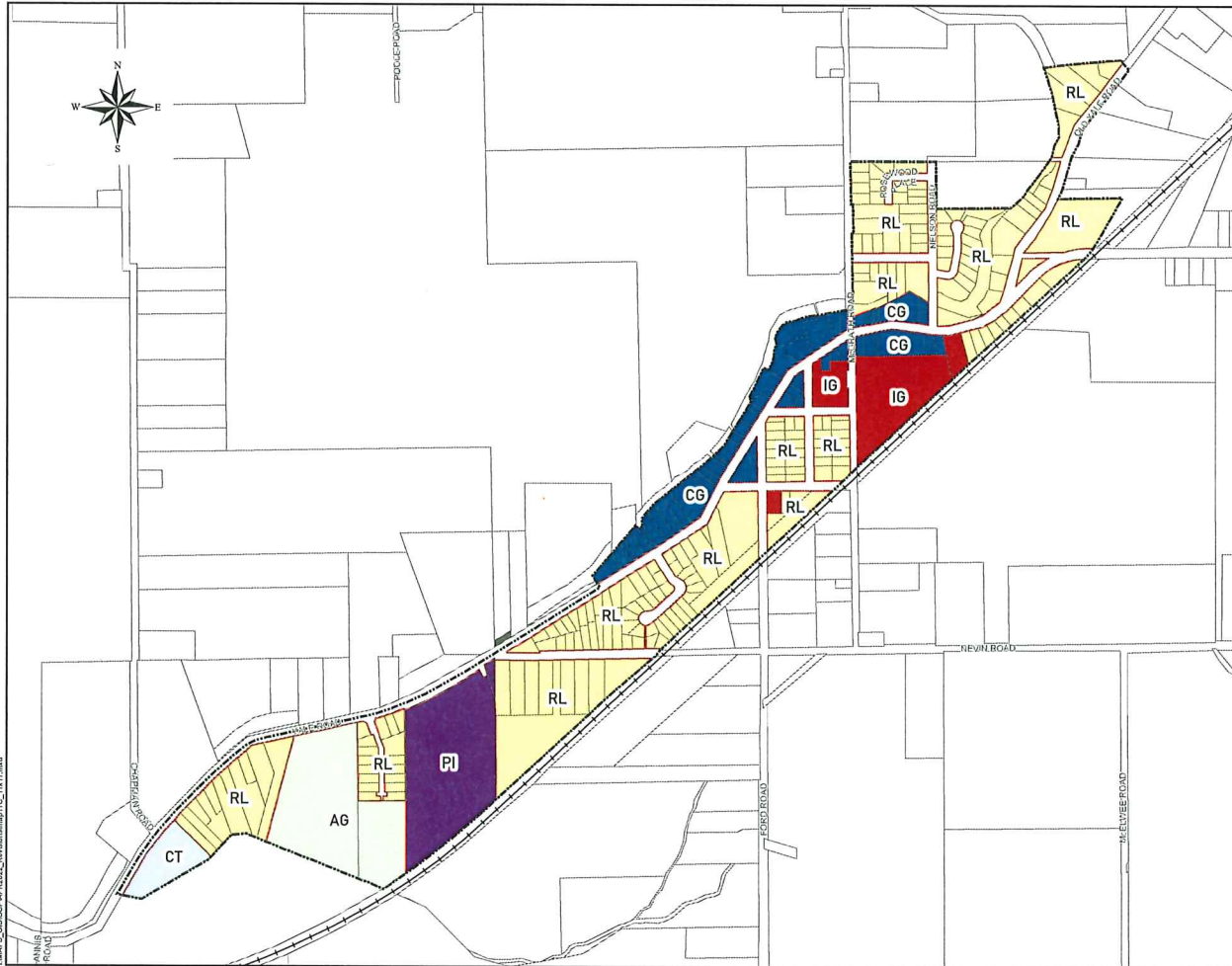
- RL Low Density Residential
- CP Community Park
- CG General Commercial
- IG General Industrial
- PI Institutional and Civic Use
- AG Agricultural

OFFICIAL COMMUNITY PLAN
Proposed Land Use (2040)
Yarrow

MAP 17C



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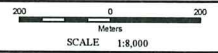


City of Chilliwack

- AG Agricultural
- CG General Commercial
- CT Thoroughfare Commercial
- IG General Industrial
- PI Institutional and Civic Use
- RL Low Density Residential

OFFICIAL COMMUNITY PLAN
Proposed Land Use (2040)
Rosedale

MAP 17BC



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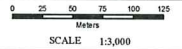


City of Chilliwack

- AG Agricultural
- CG General Commercial
- PI Institutional and Civic Use
- RL Low Density Residential

OFFICIAL COMMUNITY PLAN
Proposed Land Use (2040)
Greendale

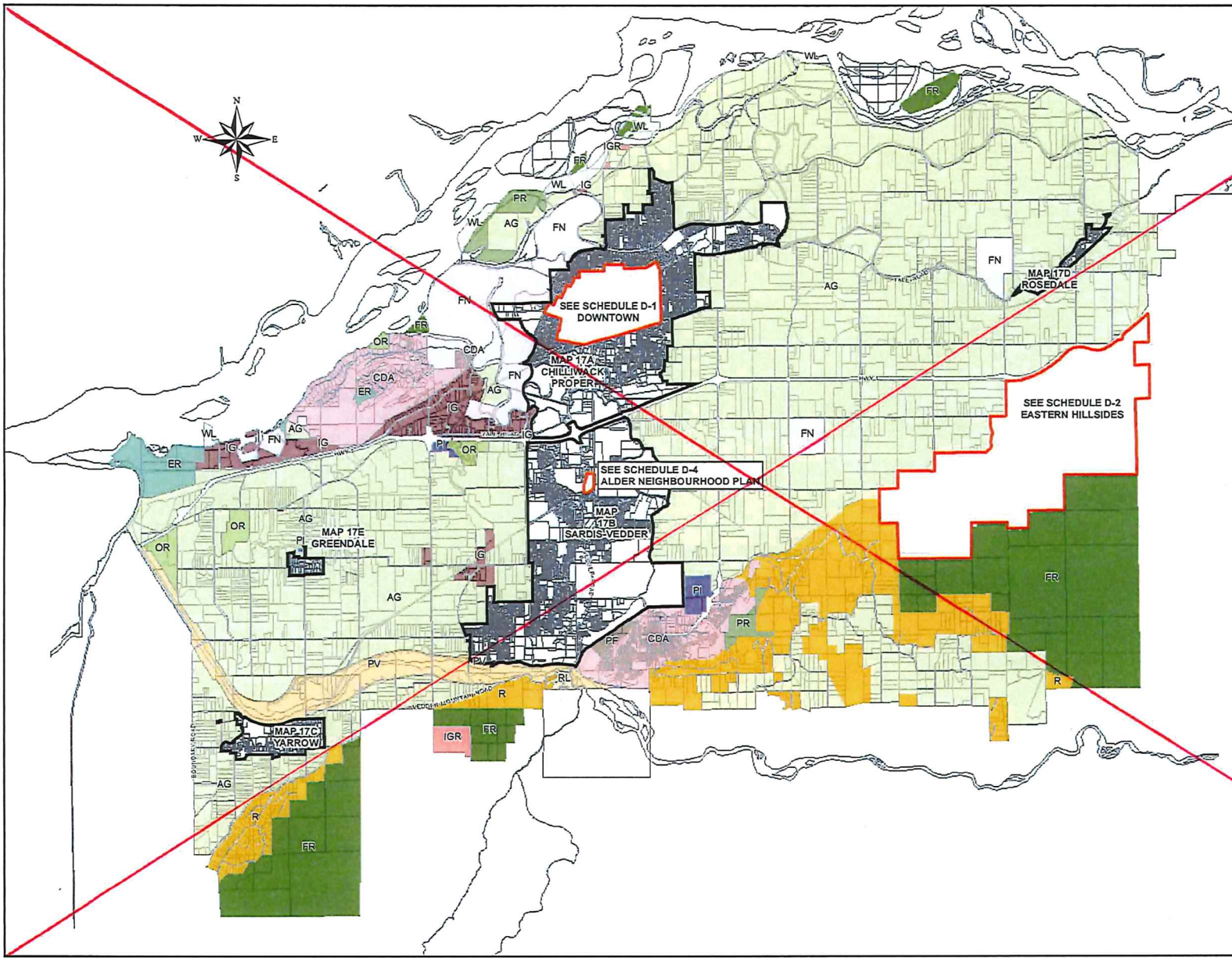
MAP 17-ED



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City of Chilliwack



Legend

- RL Low Density Residential
- CT Thoroughfare Commercial
- IG General Industrial
- IGR Gravel & Related Industry
- CDA Comprehensive Development Area
- PI Institutional and Civic Use
- PF Federal
- PV Vedder River Management Area
- R Rural
- FR Forest Resource
- PR Community Park and Recreation
- ER Environmental Reserve
- OR Outdoor Recreation
- AG Agricultural
- FN First Nation Reserve
- WL Water Lots & Islands in the River
- OCP Schedule D Map Boundary

OFFICIAL COMMUNITY PLAN
Proposed Land Use (2040)
Rural Areas

MAP 17 F



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schedules

Schedule A - Regional Context Statement

Schedule B - Downtown Design Guidelines

Schedule C - Design Guidelines, Multi-Family Infill Development

Schedule D - Neighbourhood Plans

1. Downtown Land Use and Development Plan
2. Eastern Hillside Comprehensive Area Plan
3. Agricultural Area Plan
4. Alder Neighbourhood Plan
5. Chilliwack Proper and Fairfield Island Neighbourhoods Plan
6. Sardis Neighbourhood Plan
7. South Vedder Neighbourhood Plan
8. **Yarrow Neighbourhood Plan**

Schedule E - Growth Projection Tables

(All Schedules are located at the end of the report.)

- Reduce the intensity of densification from the core toward the urban fringe to minimize potential conflict with agricultural uses along the Urban Growth Boundary.
 - Enhance livability and urban design through Design Guidelines pertaining to “form and character” for residential and commercial developments, Complete Community principles and Healthier Community recommendations.
 - Through best practice manuals, neighbourhood plans and community workshops, inform the public and development industry about the attributes and advantages of well-designed densification projects.
 - Research and monitor densification, and promote quality design, while addressing affordability and neighbourhood concerns.
3. Comprehensively Plan Hillside Development
- a. Direct defined growth to designated hillsides that are supported by municipal services and governed by Comprehensive Development Area Plans, including: Promontory, Eastern Hillsides, Chilliwack Mountain and Little Mountain. (in accordance with Schedule E - Growth Projection Tables)
 - b. Through the implementation of the City’s *Hillsides Standards Policy* and the development permit process, ensure that future hillside development respects the unique terrains of the hillsides, remains sensitive to special environmental features, and complies with adopted environmental planning principles, methods and best practices.
 - c. Protect sensitive environmental features through the design guidelines of Development Permit Area 2.
4. Limit Growth in Rural Settlements
- a. Retain the existing Rural Settlement boundaries of Greendale, Rosedale and Yarrow **Town Centre**, and limit future growth to existing development areas.
 - b. Give consideration to mixed use development in designated commercial areas where servicing requirements can be met.
5. Comprehensively plan major community developments
- a. Adopt comprehensive plans for all major community developments to ensure efficient use of land and alignment with OCP and/or neighbourhood planning goals.
 - b. Define development boundaries and overall capacity, and follow **complete community** development principles.
6. Co-ordinate with First Nations
- Work with First Nations to co-ordinate future developments in the City and on First Nation Reserves that share common boundaries, or otherwise affect each other in terms of traffic management, servicing, utility system capacity planning, environmental design, recreational facility planning, or social/economic/cultural activities.
7. Maintain Ryder Lake as a medium to long term development reserve
- a. Maintain the current rural estate density of Ryder Lake in support of the urban corridor focus growth strategy of this Plan, while preserving this upland area for development prospect consideration beyond 2040.
 - b. Limit small acreage rural and suburban residential development to the current zoning designations and discourage rezoning for a higher density.
 - c. Support appropriate agricultural activities on ALR parcels to maintain agricultural production and preserve the integrity of the uplands as a very long term land reserve.
 - d. Notwithstanding (b) and subject to the conditions in Section 946 of the Local Government Act, give consideration to residential subdivision for the construction of a home for relatives of the concerned property owner.

Inside the centre of Sardis the designations underscore the importance of regional shopping centres to the City's retail trade and economic growth; they intend to accommodate some major scale commercial densification for future growth capacity. Meanwhile, the traditional core of Sardis, whose densification began in the 1990s, will redevelop - both commercially and residentially - in accordance with the Alder Neighbourhood Plan that forms Schedule D-4 of this OCP. The focus of redevelopment is to support core businesses with a strong local population base through higher density residential development, and to ensure safe traffic movement to/from Vedder Road and within the neighbourhood. It will harmonize with the City's vision for Vedder Road and address amenity and urban design issues.

Designations for the Vedder centre aim to support the continuous development of Garrison Crossing and the sizable vacant sites in Vedder East and Vedder West under the guidance of a comprehensive development area or site plan.

These designations reflect the urban corridor concept that is framed by the three main north-south traffic routes, Vedder Road, Evans Road and Chilliwack River Road. This framework, however, has to adjust to the strong presence of the First Nations whose developments are growing in scale, density and servicing needs: they have to be part of the Sardis-Vedder community and within the Urban Growth Boundary. Also within the urban corridor are some ALR parcels. While many of these parcels will continue to be agricultural in use and designation, those on the west side of Sardis and surrounded on three sides by residential subdivision have been a subject of discussion between the City and the Agricultural Land Commission. From a servicing perspective, they have been limiting

Sardis' north-south road connection to the main arterial routes and the servicing mains along Vedder Road and a parallel street. Long term designations for these parcels are pending the outcome of an ongoing dialogue among all stakeholders, including the ALC. In the meantime, they are acknowledged as agricultural land within the Urban Growth Boundary.

Yarrow (Map 17C)

~~With its Eco-Village development, pioneer history, and free-spirited lifestyle, Yarrow has demonstrated another facet of healthy community living. Its settlement boundary is well defined by the ALR and future growth becomes a decision on density and servicing. As the public dialogue on sanitary sewers and density is ongoing, Map 17C primarily upholds the current development situation until a community consensus or preference emerges. At that time, detailed neighbourhood planning would proceed toward the agreed community future.~~

~~The OCP designations as shown on Map 17C represent a refinement of the current community structure and character. They are intended to promote a more focused commercial district, emphasizing its role as a community centre, a market place for local residents and visitors, and a pedestrian friendly and cultural environment. Ultimately, they work toward a healthy community: realizing Yarrow's tourism potential, building a robust local economic base, and enhancing the community's livability with a greater diversity of services, amenities and activities.~~

Yarrow (Schedule D-8)

~~With its Eco-Village development, pioneer history, and free-spirited lifestyle, Yarrow has demonstrated another facet of healthy community living. Its settlement boundary is well defined by~~

the ALR. Minimal growth is envisioned in Yarrow given its rural setting, location outside of the Urban Growth Boundary, and servicing and floodplain constraints. The land use designations of the Yarrow Neighbourhood are presented in the Yarrow Neighbourhood Plan, OCP Schedule D-8.

These OCP designations represent a refinement of the current and future community structure and character. They are intended to promote a more focused commercial district, emphasizing its role as a community centre, a market place for local residents and visitors, and a pedestrian friendly and cultural environment. Ultimately, they work toward a healthy community: realizing Yarrow's tourism potential, building a robust local economic base, and enhancing the community's livability with a greater diversity of services, amenities and activities.

Rosedale (Map 17BC) and Greendale (Map 17ED)

Like Yarrow, both the development limits of Rosedale and Greendale are defined by the ALR and their own community vision. As most residents are content with the current development situation and servicing level, the designations in Maps 17BC and 17ED primarily reflect the status quo – a rural healthy community with an appropriate level of servicing.

Agricultural and Rural Areas (Map 17FE)

The ALR parcels are subject to the ALC Act and remain designated as Agricultural; this applies to the valley floor and upland ALR lands. The only exceptions would be parcels on which the ALC and the City have agreed for their exclusion in due course. Rural areas refer to locations that lie outside the urban corridors, Yarrow, Rosedale and Greendale; they are not part of the ALR or forest areas, and are predominantly large rural residential

estates and vacant acreages in a natural state.

Except for the downtown core and neighbourhoods whose designations (in particular the high density residential designations) are provided in the Downtown Land Use and Development Plan (Schedule D-1), the land use designations that apply to Maps 17A, 17B, 17C, 17D; and 17E and ~~17F~~ are defined in detail as follows: