

PUBLIC HEARING REPORT

TO: Regional Board of Directors

FROM: Bill Dickey, Electoral Area D

HEARING DATE: May 9, 2019

RE: Public Hearing on Fraser Valley Regional District Electoral Area D Zoning Amendment Bylaw No. 1518, 2019

A Public Hearing was held for Fraser Valley Regional District Electoral Area D Zoning Amendment Bylaw No. 1518, 2019 on May 9, 2019 at 7:00 p.m., in the Rosedale Traditional Community School at 50850 Yale Road, Rosedale, B.C.

There were 3 members of the public present and the 2 applicants.

Members of the Regional Board present were:
Bill Dickey, Director, Area "D", Chairperson

Members of the Fraser Valley Regional District staff present were:
Graham Daneluz, Deputy Director of Planning and Development
Andrea Antifaeff, Planner I

Chairperson Dickey called the Public Hearing to order at 7:03 p.m. The hearing was convened pursuant to Part 14 – Division 3 of the Local Government Act in order to consider Fraser Valley Regional District Electoral Area D Zoning Amendment Bylaw No. 1518, 2019. In accordance with subsections 1 and 2 of Section 466, the time and place of the public hearing was advertised in the May 1st, 2019 and May 3rd, 2019 editions of the Chilliwack Progress newspaper.

Bylaw 1518, 2019

Chairperson Dickey stated that the purpose of Bylaw 1518 is to rezone the lands located at 10180 Royalwood Boulevard from Suburban Residential-2 (SBR-2) to Suburban Residential-3 (SBR-3) to facilitate an increase in lot coverage from 25% (SBR-2) to 40% (SBR-3) for the construction of a single family dwelling and detached garage.

There was one verbal comment provided in opposition to the bylaw.

Marian Vanlaar, 10213 Royalwood Boulevard, Area D

Ms. Vanlaar stated that the majority of the houses on the street were already zoned SBR-2 which allows for 25% lot coverage and if the applicants wished to have a greater lot coverage they should have purchased

one of the southern lots on the street which are already zoned SBR-3 and allow for 40% lot coverage. She felt that the 25% lot coverage allowed for lots to be covered with more trees and grass, which gives the neighbourhood a certain character. She felt that the character of neighbourhood would be jeopardized with greater lot coverage. Ms. Vanlaar also noted that water runoff has increased on the street and allowing greater lot coverage will only exacerbate this issue.

The Chairperson asked three times for comments. Hearing no further comments, the public hearing for Bylaw 1518, 2019 was concluded.

The Chairperson concluded the meeting at 7:10p.m.

We, the undersigned, certify these Public Hearing minutes as correct.

Respectfully submitted,

Bill Dickey, Chairperson

Andrea Antifaeff, Recorder