

PUBLIC HEARING REPORT

TO: Regional Board of Directors

FROM: Dickey, Electoral Area D

HEARING DATE: February 26, 2020

RE: Public Hearing on Fraser Valley Regional District Zoning Amendment Bylaw 1525, 2019.

A Public Hearing was held for Fraser Valley Regional District Zoning Amendment Bylaw No. 1525, 2019 on February 26, 2020 at 7:15, in the Clubhouse at 53480 Bridal Falls Road.

Prior to the public hearing at 7:00, FVRD staff provided an information overview of Bylaw No. 1525 in a verbal presentation and an informal public information meeting occurred after the presentation from 7:00 to 7:15.

There were approximately 22 members of the public present.

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, Director of Planning and Development
David Bennett, Planner II

Chairperson Dickey called the Public Hearing to order at 7:15. The hearing was convened pursuant to Part 14 – Division 3 of the Local Government Act in order to consider Fraser Valley Regional District Zoning Amendment Bylaw 1525 2019. In accordance with subsections 1 and 2 of Section 466, the time and place of the public hearing was advertised in the February 19th 2020 and February 21st 2020 editions of the Chilliwack Progress newspaper.

Bylaw 1525 2019

Chairperson Dickey stated that the purpose of Bylaw 1525 is to amend the Comprehensive Development 1 (CD-1) zone to permit the construction of Enclosed Decks in the Bridal Falls RV Resort located at 53480 Bridal Falls Road, BC. Enclosed Decks are only intended to provide for weather and wind protection and may only be constructed of safety glass panels that are mounted on hardware allowing for the panels to be opened. Enclosed Decks must not increase habitable space (cannot be a bedroom or washroom).

Chairperson Dickey acknowledged there were 5 written submissions for Bylaw No. 1525 2019 provided in advance of the meeting. The Chairperson noted the written comments were available at the public hearing

for viewing and would be included in the public hearing record. Written comments received prior to the Public Hearing are attached as Appendix "A".

2 oral comments were provided. Oral comments are summarized below in the order which they were provided:

Laura Nisbet #49 45918 Knight Road, Chilliwack

Stated that the enclosed decks will enhance the units for the user's enjoyment and will enhance resale value.

Mark Murphy #17 53480 Bridal Falls Road, Area D

Stated that enclosed decks are of no concern. Stated that residents knew that the enclosed decks were not permitted but installed them anyway. Stated that the developer had flouted the zoning regulations with no repercussions. Stated that if a neighbor encloses their deck it will not impact him.

The Chairperson asked three times for comments. Hearing no further comments, the public hearing for Bylaw 1525 2019 was concluded.

The Chairperson concluded the meeting at 7:30.

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

Respectfully submitted,

Bill Dickey, Chairperson

David Bennett, Recorder

Appendix "A": Written Comments Received Prior to Public Hearing

Sent: February 22, 2020 3:20 PM
To: Planning Info <planning@fvrd.ca>
Subject: Re Amendment Bylaw No. 1525,2019

We received a letter stating above noted meeting for Wednesday Feb 26,2020.
We would like to confirm if this Amendment when in place will changes affect the current property taxes.

Thank you,

Barb Nichols & Rudy Stobbe
Sent from my iPhone

Sent: February 24, 2020 4:21 PM
To: Planning Info <planning@fvrd.ca>
Subject: Re: Re Amendment Bylaw No. 1525,2019

Thank you for your response. I see this amendment will have nothing to do with property taxes. So will this amendment change zoning for our complex?

Thanks,
Barb & Rudy

Sent from my iPhone

Sent: February 25, 2020 5:50 PM

To: Planning Info <planning@fvrd.ca>

Subject: Bridal Falls Resort bylaw 1525

To whom it may concern

Concerning the new amended bylaw 1525. Our bylaw 1525. Our only concern with the bylaw amendment is we would like to be assured the zoning won't be changed and our taxes won't go up now or in the future if more encloses are added.

Thank you Richard and Dale Eppele lot 4 .

To Whom it may concern:

We unfortunately will not be available to attend the Public Hearing on Wednesday, February 26, 2020 at 7:15 pm, but would like my voice heard regarding the glass enclosed decks.

We are in full support of amending the by-law to allow including the enclosed decks at Bridal Falls RV Resort. Not only are they beneficial for weather and wind protection, but they also provide bug and rodent protection and patio furniture protection from the elements. All of which the residents here experience on a full time basis, especially as the construction at this resort is yet to be completed.

Thank you for your time and consideration in this matter.

Residents of Lot 27 and Lot 84
Brian and Karen Dewsbury.

Feb 24 2020

Fraser Valley Regional District/Planning & Development

Re: Fraser Valley Regional District Electoral Area D Zoning Amendment Bylaw No. 1525, 2019

Public Hearing, Wednesday, February 26, 2020 at the Clubhouse, 53480 Bridal Falls Road, Rosedale

To Whom This May Concern:

As per my conversation with David, on the phone on February 24 2020.

I would like to bring to your Attention the Enclosed Decks, which you are deciding if you should issue a permit for. They have been installed on homes on a steady bases, since the sign was installed requesting a hearing to allow for a Permit to make them legal. I would be interested to know what it is going to take to make them so they are going to be provided for weather and wind protection only.

Some of the decks that have been enclosed in the park have been insulated in the floors and ceilings. They have a fire place for heat and blinds installed on the windows for privacy. These rooms are being used for increased habitable space at this point already. (Complete with furniture, lamps, tables, TV, and more)

This park is Permitted for use as a Campground- Holiday Park, where a connection to both water and sewer system is provided. The maximum site or lot coverage is not to exceed 45%.

Due to the extra large Homes and Enclosed in Decks this has also cause a problem with parking areas at some homes.

Going forward these desks have been very tastefully done. But I purchased my cottage by the rules set out by the FVRD for the approvable of this park and these rules are not being followed or checked upon. I do not want someone in the future, at a later date rezoning this park because the zoning was amended to allow permits to be obtained to do different things in the park when this was to be a park that you could only use 45% of your spaces for enclosed areas with no permitted structures allowed. With these Enclosed Desks how close will this bring each unit side by side? There are limits for this that also needs to be followed. I feel that the Developers of this park have broken any rules they think they can get away with and now you want to award them with more things instead of making them follow the guide lines they were given. I believe the Developers and the Strata were aware that these Enclosed Desk where not allowed in this park before they approved them to be installed. These had not been approved by FVRD, and they were installed any ways. This is not right.

My biggest question is, how do you monitor that these Decks will not be used for habitable space? I do not think you can.

Thank you, Beverly and Brian Leeming, Lot # 5