

From:
To: [Tracey Heron](#)
Subject: rezoning of the Unwin Property
Date: September 20, 2020 10:39:54 AM

Tracey Heron
Planning Technician
Fraser Valley Regional District.

I am writing you to request that our properties in Area B of the Fraser Valley Regional District be Zoned R1 from the current P1 zoning. The PID of the three properties owned by myself and family members are 014-560-879, 014-561-026, 014-560-810. These properties have been in our family for almost 70 years and were inadvertently zoned P1 when the Coquihalla Recreational Area was established.

We would like this change because one of the properties, 014-560-879, is currently non-conforming as it has a residence (built around 1920) on it that is not accessory to the park use. A rezoning to R1 would make the residence conforming to the Area B zoning bylaw. Also, as a new generation of family members which is larger than the current generation matures there may be a desire to build an additional residence on 014-560-879 or an initial residence on the other properties. This succession would not be allowed under the current P1 zoning. In addition, I understand that if our current residence were to be destroyed by fire or other events that we would not be able to rebuild. Hopefully a rezoning to R1 would mitigate this burden.

We are seeking an R1 vs R4 zoning as we do not want the property to become a camp ground or fish farm. Also the R1 zoning would allow for a future generation to sub divide the property into 2 hectare parcels which may assist in solving future issues with multiple families sharing a single property. We have seen to many families torn apart by succession issues with recreational properties and we would like to provide as much flexibility to future generations as possible.

The turn off from highway 1 into the picnic area of the Coquihalla Recreational Area has been closed down for many years now as this initiative has been abandoned by subsequent governments since it was initiated. On the west side of the Coquihalla river neither the park or our property is accessible by public roadway. The only access is on the Transmountain pipeline private road used to maintain the pipeline. In addition the pipeline has a security gate at the north boundary to our property and to the south near Sowaqua Creek. The only access to the park from the North is by trespassing thru our property. The only access from the south is by trespassing on the Transmountain pipeline road. This is a heavily wooded area, there are no campsites or any other facilities for visitors to the Recreational Area.

Our properties, which have been in the family since the mid fifties, were inadvertently zoned park P1 in the late 1980's as the provincial government introduced a number of recreational areas across the province. Unfortunately, the province did not consider private land owners in these recreational areas and our properties all of a sudden became parks with no consultation. I believe that asking us to put restrictive covenants on our property in order to correct a mistake that was made by government is unwarranted. However, given that we have no intention of ever turning the property

into a gravel pit, we are willing to add a covenant to the 3 properties that we will not extract aggregates from the property.

I understand that there is a potential cost to us for this rezoning. I believe there are a number of reasons that we should not be charged a fee for this rezoning:

1. That the property is zoned P1 is not our fault, this zoning was put in place by government not at our request and with no consultation, we should not have to pay for the governments mistake,
2. We have been down this road in the past and a lot of the work we would be charged for and has already been completed and is in your files, and
3. We are willing to sign a covenant restricting the use of our property so that no aggregate extraction is allowed, aggregate extraction is probably the highest value component of this property, so we are giving up this significant value and receiving nothing for it, having the property rezoned to its proper use from P1 and giving up significant value should not cost us.

As per your request I have discussed the rezoning with our neighbours who are also zoned P1, they would both like to have their properties rezoned as R1 along with us. The PID's for these properties as supplied by you are PIDs: 007-850-425, 014-560-453. Also our neighbours to the west of the Kettle Valley Railway right of way are not zoned P1.

Thank-you for your consideration of this matter.

Although we are not in a great hurry to resolve this matter, we would like the rezoning completed as soon as possible.

Yours truly

Doug Unwin