

3360-22-2020-01

THIS DOCUMENTS CONTAINS REDACTED COMMENTS REGARDING FILE 3360-22-2020-01

THE PURPOSE OF THIS DOCUMENT IS TO COLLECT AND CONSOLIDATE THE WRITTEN COMMENTS RECEIVED BY THE FVRD PRIOR TO THE ANNOUNCEMENT OF A FORMAL PUBLIC HEARING.

THESE COMMENTS WERE NOT SOLICITED FOR THE PURPOSE OF COLLECTING FEEDBACK FOR A FORMAL PUBLIC HEARING. THESE COMMENTS WERE PART OF AN ONGOING DIALOGUE DURING THE EARLY AND ONGOING PUBLIC CONSULTATION PHASE OF THIS APPLICATION.

THIS DOCUMENT WAS LAST UPDATED March 24, 2021



I have a seasonal property at xxxx Bayview Road. I am very distressed to hear of the proposed zoning change for 44390 Bayview Road. We specifically bought property on Bayview, rather than down near the lake, because it was a dead end and thus had limited traffic. We have children under six years old and are very concerned for their safety.

I am in the process of putting in a new septic system and spending a great deal of money to make improvements in order to make use of the new water line to my property. I was looking forward to then having 25 - 30 years of family enjoyment at our location. This includes walking down the road with a boat in tow and riding bikes down to the lake.

I can easily anticipate the increase in traffic that a Film Studio and Soundstage will bring about. This traffic will also be of a different sort than local residents. These people will not know our children, will be hurrying to work, and will have little concern for the community.

Other than increased tax revenue for the Regional District, I can not think of any benefits this development will have to our community. I live the rest of the year in Fort Langley and witness first hand the intense focus the film crews have on their jobs and the lack of interest they have for our community. It would be a shame to bring that attitude out to this quiet little community that is trying to enjoy solitude and nature.

Please do not allow this zoning change for the sake of all those on Bayview Road.



2. COMMENTS:

As a resident of Lake Errock I have several concerns.

- 1. Increased traffic, especially heavy trucks
- 2. Infrastructure in this area is old and not intended for the growth we are experiencing
- 3. Septic...how will the environment be protected from a significant increase in useage?

4. Noise...this is a peaceful area and we want to keep it that way, that's why we live here. What assurances will there be that there will be no noise disruption?



I am concerned about the pending application for a film studio at 44390 Bayview Road. Lake Errock is a relatively quiet community with full time and part time residents. Over the years the community has become busier and busier. The application for a film studio in the neighbourhood is concerning because:

Traffic will increase. There is very little maintenance done on the roads in the community and that which is done is poorly done. The road is narrower then highway width which does not allow for sidewalks. Given the recreation nature of the area there is lots of foot traffic on the road.

Roads will be eroded through increased use.

Use of the lake will increase. There is little to no enforcement of bylaws or rules for the use of the lake.

An application of this magnitude should have public input as I can see it affecting our way of life. The sign that has been posted is almost completely hidden.



I hear you have received quit a few emails opposed to the studio development at 44390 Bayview Road.

I also understand that 30-50 emails are not enough to halt this application?

So tell me then, how many would be required? 2 or 3? Another 30-50?

This is a serious issue we are facing and so far all I've heard is send in your reasons for opposing.

How about sending the community some clear information as to how we CAN stop this instead of just telling us it's not enough.

Do we need lawyers? Political involvement from someone with notoriety who has a wide viewing audience?

Not sure when enough becomes enough.



5. COMMENTS:

Hello, how do we express our vote regarding this proposed rezoning proposal for film studio on Bayview rd Lake errock?



Thank you for providing the preliminary development permit application information. I have the following questions and comments:

- Traffic study uses a 2016 counts and only projects the impact on peak traffic hours on Monday to Friday. This information is 5 years old. 2019 counts with an annual increase equal to the historic number of increased residents in the community seems a more appropriate measure.
- As the studio will operate 6 days and up to 7 days per week, I respectfully suggest that the impact on traffic heading to Sasquatch Mountain and Harrison Lake along Highway 7 on the weekends be considered.
- The traffic study does not consider the impact of increased traffic on the industrial traffic generated from the gravel pits.
- While there is a concept drawing, a light and noise study did not appear to be in the proposal.
- The project notes that there is "room for future growth". Ideally, the plan if approved should cap the maximum commercial/industrial development on the site.

I would appreciate knowing if the traffic study can be updated and if a noise and light study are available. Finally, is it possible to limit the total development on the site.



I am very distressed to hear of the proposed zoning change for 44390 Bayview Road. We specifically bought property on Bayview, rather than down near the lake, because it was a dead end and thus had limited traffic. We have children under six years old and are very concerned for their safety.

I am in the process of putting in a new septic system and spending a great deal of money to make improvements in order to make use of the new water line to my property. I was looking forward to then having 25 - 30 years of family enjoyment at our location. This includes walking down the road with a boat in tow and riding bikes down to the lake.

I can easily anticipate the increase in traffic that a Film Studio and Soundstage will bring about. This traffic will also be of a different sort than local residents. These people will not know our children, will be hurrying to work, and will have little concern or the community.

Other than increased tax revenue for the Regional District, I can not think of any benefits this development will have to our community. I live the rest of the year in Fort Langley and witness first hand the intense focus the film crews have on their jobs and he lack of interest they have for our community. It would be a shame to bring that attitude out to this quiet little community that is trying to enjoy solitude and nature. Please do not allow this zoning change for the sake of all those on Bayview

Road.



8. COMMENTS:

To Whom it May Concern:

I share the following concerns with our neighbors regarding the rezoning of this residential property:

1) This is a residential neighbourhood. We have had problems over the past few years with outsiders coming in and using our beach, leaving their garbage behind, lining our main street with vehicles parked on both sides.

MY CONCERN: Attracting more unwanted vehicle traffic and outsiders to our small community. This is on top of the ongoing issues and uncertainty from the gravel pit over the years.

2) The Environmental Impact Statement suggests that 418 trees will have to be removed to accomodate paving and structures. But mentions that this is an estimate only, and more trees may have to be cleared. The Tree Management Report suggests that 37 trees will have to be removed. 37 and 418 are two very different numbers. If this was a private home-owner clearing trees off his/her land, the tree loss count would surely be much less, and I wouldn't be concerned. But this is a business, and clearing 418 trees can have a negative impact on the environment. Harrison Bay is on the other side of the railroad tracks from this property.

MY CONCERN: Impact of tree loss on the current environment.

3) Excerpt from the Traffic Impact Assessment:

"The proposed development will provide a Director's Retreat for film production, consisting of a 10,000 square foot soundstage, 7,000 square feet of production offices, a 5,000 square foot production house and a 15,000 square foot state of the art studio. The combination of facilities on the site will include camera equipment, lighting, set decoration, hair, ADR, a viewing theatre and more. This will allow for an entire production to be produced and delivered at a single location, without the need to deliver equipment to the site for each production."

"For a typical production, it is expected that 5 to 15 people will be attending the site daily. Small crews using techniques of virtual production using LED panels, greenscreens and other technology will be the most typical users of the site. It is anticipated that local people will be hired and trained for some productions, including residents of Leq'a:mel First Nation. Less typical large productions may require more than 100 employees and in these cases logistics such as buses to shuttle people to and from the site would be considered. In some cases, the house on site will provide accommodation for non-local employees."

"The proposed site is expected to add approximately 28 vehicle trips to the area road network during the typical morning peak hour, and 26 vehicle trips during the typical weekday afternoon peak hour."

Y CONCERN; Substantial increase in traffic on our roads can only deteriorate road conditions.

4) Sound stage -- I don't know much about them, but what does this mean for noise in our neighbourhood?

MY CONCERN: We are already subjected to noise from highway traffic, trains and the gravel pit. Are we now going to have to get used to noise from traffic coming to/going from the film studio, and noise from the premises during filming?



5) I assume that some or all of the new structures will be connected to our water system.

MY CONCERN: Will the increase in people at the film studio using our water system have an effect on the availability of water, and the pressure at which it is delivered to residents' homes?

6) In the letter from FVRD Planning to Aplin Martin Consultants dated July 22/2020, under heading "Public Consultation", the FVRD recommends notifying residents early in the application process in order to properly inform them of the applicants intentions.

MY CONCERN: As far as I know, the first notification was when I received an email from Wendy Bales with documents attached, and the sign went up at the bottom of Bayview Road. That's about 7 months beyond the initial application for rezoning.

Bottom line is approving a large commercial film studio in the middle of a rural residential area with obvious environmental impact on one of the Fraser Valley's only lakes should not even be entertained at this stage. We are supposed to be preserving the environment now, not destroying it further.



Sent from my iPhoneHi,I just can't believe this!I have lived here for 26 years and when we bought here we were told we could not have any kind of business on the property. I have watched this beautiful community go down the tubes.F.V.R.D. can't even stop the illegal Motel I have been living next door to for going on the 4th Summer.It has ruined the neighbourhood, as well as the quality of my life.Now your talking Film Studio and Sound Stage. Just what we need more lights and noise. F.V.R.D. doesn't have a light trespass bylaw, and I have to try to sleep with my neighbours ten lights on, two of which are flood lights mounted on the top of his a frame roof.We have always followed all the rules,but I can't even get F.V.R.D. to give us a variance we had but expired because of the death of our 19 year old Son.We applied again and were denied, cold and cruel people. Based on a non issue no that all the other Directors voted no onjust so they could go along with our Director Ms.Bales.Even though we could here them say they had no problem with it in the minutes of the meeting. I don't call that Democracy. Also including a terrible letter of lies from the bylaw breaker, the Motel next door.Can you believe that?They said they were trying to help us,I don't call that help.The bylaw breaker has a vendetta against us for reporting him to bylaw but he was allowed, between him and Ms. Bales to sabotage are variance meeting. I can give you a big fat no. I will be at the meetings. I will be watching. I am still waiting for them to do something about a new building next door to me that is on the property line/lake shore. If this passes, I guess you will let all the Airbnb's to take over too. Lake Errock will cease to exist as we know it.Maybe that is why you are dragging your feet on illegal renting bylaw.Dirty,dirty,dirty!!!!Thank God I have a lawyer, that you will be hearing from!!!!



10. COMMENTS:

We have have received correspondence regarding a development application for the property located at 44390 Bayview Road.

As property owners on Errock Place Road we are wanting to know if there will be a public vote from residents regarding this property? We are **NOT** in favour of a proposed Film Studio and Soundstage, Zoning and OCP for this property. We purchased our property because of it quietness of the small lake and the laid back family atmosphere. We do not support having a commercial business being developed in our quiet community interrupting the traffic, volume of people and vehicles it will bring.

We appreciate knowing how our voices can be heard?



#### 11. COMMENTS:

I am concerned about the pending application for a film studio at 44390 Bayview Road. Lake Errock is a relatively quiet community with full time and part time residents. Over the years the community has become busier and busier. The application for a film studio in the neighbourhood is concerning because:

Traffic will increase. There is very little maintenance done on the roads in the community and that which is done is poorly done. The road is narrower then highway width which does not allow for sidewalks. Given the recreation nature of the area there is lots of foot traffic on the road.

Roads will be eroded through increased use.

Use of the lake will increase. There is little to no enforcement of bylaws or rules for the use of the lake.

An application of this magnitude should have public input as I can see it affecting our way of life. The sign that has been posted is almost completely hidden.



This email is in regards to the commercial film studio and soundstage development application for 44390 Bayview Rd, Lake Errock.

My name is xxxx and I have been a resident of the Lake Errock Community for 6 years now. When I first moved to Lake Errock, I was in total shock at how beautiful and peaceful the community was. From a beach without crowds, to sitting on the front porch listening to just birds chirping, it was heaven. And don't get me wrong, it still is. Lately however, our small lake front community has been subjected to many changes, that in my opinion, threaten the surrounding environment, the residents, as well as the overall value of the houses that inhabit it. The application to turn a local residential lot into a large commercial development brings upon fear and uncertainty to myself and those living here. I am opposed to this application, and will list my reasons below.

1) The increase of non-resident traffic, bringing increased risk of theft and overpopulation. Unfortunately, my car has been broken into twice now both on long weekends. The community doesn't need any more non-resident traffic then we already have, as we have all had our fair share of theft and break ins. As well as a safety risk, more traffic equals more risk when children are playing or when residents are walking their dogs. This community is a dog friendly, kid friendly neighbourhood. Industrial workers/employees may not always abide by our slow speed limits or "kids at play" signs, therefore putting them at risk for significant harm.

2) The risk of a decrease in property value. Many residents have moved here to get away from the buzz of the city. With quiet roads and a relaxed atmosphere, it's the perfect place to reside/retire, and very desirable for outside residents. My fear is that if a commercial building is built with added employees/operations/noise pollution, on top of an already noisy gravel pitt/train, our property will become less desirable, directly affecting our property value.

3) The environmental impact. The proposed development states that approximately 400+ trees will need to be removed, on top of blasting and excavating. The community is blessed with surrounding wildlife, which this development directly risks endangering. Not to mention air quality concerns, water contamination, and septic runoff. Another concern is the heavy traffic that having "up to 100 employees" brings. More employees, more vehicles, more damage to the current roads (which are only built for residential use), contamination to surrounding areas and the lake from exhaust and oil etc.

All in all, I am strongly opposed to the proposed commercial development as I feel as though I need to protect my small community from being overrun by larger industries and corporations. The cons out-weigh the pros. We don't need and shouldn't have, an industrial film studio in such a perfect lakefront neighbourhood. There are plenty of other locations that can be used that don't have severe consequences.

I would like to be involved in what happens next with this proposal.



13. COMMENTS:

I am a part owner of a seasonal property at xxxxx. I would like to express that I am strongly against the proposed zoning change for 44390 Bayview Road.

Lake Errock is a small family oriented community, with a mix of seasonal and year long residents. Bayview in particular has increased the number of houses and permanent residents in recent years but remains quiet. A film studio and soundstage will drastically increase the traffic, noise, and people in the community. I have small children and would no longer feel safe letting them play in the front yard.

Such a zoning change will fundamentally change the community. Please vote against this zoning change.



14. COMMENTS:

Hi,Just want to say one more thing.People want to move here because of the small recreational community that we have,but then when they get here they want to change it.They should stay in the City where they came from.If you let this pass you will be opening up a whole Pandora's box.Others will want to open up businesses and Airbnb's will be out of control.I won't want to live here anymore.Businesses of any kind do not belong here.It's bad enough putting up with the gravel pit and other industrial noise that we can't figure out where it's even coming from.Living here for 26 years I have seen this Community go from paradise to wondering if I should sell my lakefront property to somewhere that is managed properly.The fact that you are entertaining this idea scares the hell out of me.Everyone I talk to is dead set against it.Will you listen to the people,or just go ahead and please one person that should have his business in the City,not here.Just imagine the noise that will carry over the water to Harrison Bay and Kilby's.The District of Kent surely won't like the noise at the Campground or the residences at Kilby's.My Husband works for the District of Kent and has made the Councilors aware of your plan.The lights noise and added traffic will also bother the wildlife too.Something I bet you people haven't even thought of.In the last five years the salmon and wildlife have taken a major decline.This will only add to the problem.From the talk I have heard,that sign you have put up at our expense is going to disappear.Hope you get the message!!!!



15. COMMENTS:

My name is xxxx, and I am the owner of xxxxx

I am writing to voice my opinion in regards to the recent application to turn a local residential lot into full scale industrial film studio and soundstage, and I hope you would take my letter into account when you cast your vote.

I believe the addition of this commercial development in my neighbourhood will have negative impacts to my home and community.

Firstly, building this infrastructure will cause significant negative effects on the natural environment and wildlife, including hundreds of tree removals, risk of soil erosion, destruction of wild habitat, contamination of water resources, septic runoff, wildfires, and air and noise pollution. These are not issues that can be fixed by multi-million dollar companies. Once one or more of these potential hazards occurs, it can only be contained and minimized, and it will be irreversible. My community will be ruined. This affects every single resident living in this area.

Secondly, the commercialization of residential area will cause a consequential increase of up to 400% traffic from both commuters and commercial vehicles compared to the current residential traffic usage. Not only will this produce air and noise pollution that could negatively affect local wildlife and their habitat, it will also increase the chance of traffic accidents among our pets and children. Bayview Road is a residential area with a cul-de-sac dead end road where kids and pets can ride their bikes, play with their friends, or generally roam freely knowing that their lives are not at risk. Once commercial infrastructures are set up here, there will be commuters that will likely to speed because they might be late for work, or they want to get home quickly after their shift. Who will be at blame when even one tragedy of this sorts happen?

Thirdly, if this commercial establishment is allowed to enter our community this time, more commercial establishments will follow. This application is for a 42,000 sq/fr office building with up to 100 employees. Restaurants and other shops will want to set up shop in the surrounding area, and our quiet and serene community will seize to exist. This is not the reason many of us moved here from the city. With commercialization, it will be accompanied by permanent community disruption due to light and noise pollutions. This will affect our quality of health, and the wellness of our local wildlife. We have a big population of eagles, blue herons, and many other wildlife in the area. These pollutions and the environmental damages will harm these animals and drive them away. Moreover, with the increased transient population and commercialization. We, the residential area, it will introduce new safety concerns, such as property thefts and vandalization. We, the residents, will be left to deal with the aftermath these crimes alone.

Thank you for taking to my concerns into account.



16. COMMENTS:

As a resident of the small Lake Errock community I feel the need to express my concerns with regards to the application to rezone the property located at 44390 Bayview Road to accommodate a film production studio. My first concern would be the increase in traffic that will occur. Lake Errock is a small bedroom community and the roadways are not adequate to accommodate that kind of traffic flow. We do not have sidewalks in our little community so this would make going for walks with our dogs and kids much less safe. My second concern would be the environmental impact. There will be clearing of trees to allow for the new buildings and given the sensitive habit surrounding our area I worry what the fallout may be for the many animals and birds, specifically the bald eagles, which reside and travel through here. My third concern would be noise and light pollution. Given the size of the facility proposed I have no doubt that there will be noticeable disruptions which will not only impact residents but also the aviary population. After looking at the Arcana Ranch plan I feel that this studio would be better suited in a commercial area not our quaint quiet community. The reason many of us live here is to enjoy nature and the peace and quiet that Lake Errock has to offer.



Thank you for providing the preliminary development permit application information. I have the following questions and comments:

- Traffic study uses a 2016 counts and only projects the impact on peak traffic hours on Monday to Friday. This information is 5 years old. 2019 counts with an annual increase equal to the historic number of increased residents in the community seems a more appropriate measure.
- As the studio will operate 6 days and up to 7 days per week, I respectfully suggest that the impact on traffic heading to Sasquatch Mountain and Harrison Lake along Highway 7 on the weekends be considered.
- The traffic study does not consider the impact of increased traffic on the industrial traffic generated from the gravel pits.
- While there is a concept drawing, a light and noise study did not appear to be in the proposal.
- The project notes that there is "room for future growth". Ideally, the plan if approved should cap the maximum commercial/industrial development on the site.

I would appreciate knowing if the traffic study can be updated and if a noise and light study are available. Finally, is it possible to limit the total development on the site.



18. COMMENTS:

To who it may concern:

I have 5 questions regarding what impact would the proposed film studio have to the residents of Lake Errock regarding the proposed application at 44390 Bayview Road.

1. What impact to property taxes?

2. What impact to electrical grid?

3.What impact on water system?

4. What impact on traffic.

5. What impact on tree canopy.



19. COMMENTS:

A **COMMERCIAL** film studio and Soundstage in a residential area. Do you really need comments?

If so, this is a very very bad idea. It will be bad for wildlife, the environment, noise.

I'm sure there are a number of commercial properties in the city of Mission or Abbotsford that would suit the needs of this business.

Thanks



I am writing as a concerned long-term resident of Lake Errock. I have lived here for about 25 years now, and have seen members of our community endure events such as:

-- the slow deterioration of our water lines to the point where many of us had no running water for months

-- the expansion of the gravel pit on the opposite side of Highway 7 from the community, and the promise that a housing development is planned for the existing pit, what I believe is an effort to subdue complaints from the residents, when in reality I don't think that housing development will ever happen

-- the increase in traffic and outsiders to the community to use our beach, resulting in many of us not feeling comfortable anymore using the beach ourselves

And now, the proposal that a film studio be allowed to be built on the property at 44390 Bayview Road. I don't see any way that this can do our neighbourhood anything but harm.

The proposal will require the removal of at least 418 trees to accommodate buildings and paving. How can this be any good for the natural environment that currently exists there? Loss of trees on slopes that require them to hold the land together, and loss of a home for many different wild animals are a couple of things that come to mind.

The community is already subjected to noise from the highway, trains and activity at the gravel pit. How much noise will we have to endure from a Film Production Facility during productions, and from the traffic going to/coming from the facility?

Reports provided to the community by Wendy Bales mention 5 to 15 people working on site daily, with the possibility of 100 people at times, and extra vehicles using the road access approximately 26-28 times into and out of the facility daily, including shuttle busses for large productions. This can't be good for our roads, our privacy, our peace and quiet, not to mention the impact it might have on our water supply and water pressure with the extra use.

Lastly, there has not been a whisper about this to the community until Wendy Bales sent out an email notifying the community on January 29th, at around the same time the sign was erected at the bottom of Bayview Road. This despite the recommendation about 7 months previous to the applicant that they notify the community of their intent. I suspect the applicant wanted to get all the paperwork and surveys out of the way, in the hopes that would allow them to carry through without worry about complaints and actions taken by the community to stop them.

I am opposing the rezoning of this property. I am opposing the construction of this film production facility. This thing belongs in the city, or in the middle of nowhere so that people aren't disturbed by its activities. Not in a small residential community whose residents seem to have to keep fighting to maintain the peace and quiet they invested in.



21. COMMENTS:

I am writing to express my strong opposition to Bylaw amendments 1620,2021 & 1621,2021, the proposed rezoning at 44390 Bayview Road, Lake Errock. All the residents in the Lake Errock neighborhood are completely opposed to the addition of a Movie and Sound Studio that will cause traffic and safety problems, possible personal injury, home invasions, personal property loss and likely will lower the property values of the existing community. Not to mention the lifestyle change that would happen to a little rural community. This would be terrible for those of us who live here. This is not your usual community, we don't avert our eyes or avoid people when walking our dogs, we stop and talk to everyone. We all get together for xmas parties and summer bbq's. Our dogs run safely around the street without need of a leash and our children much the same....lol

Traffic and safety of pedestrians are major areas of concern. Traffic jams at the railroad tracks already happen, we don't need to exacerbate that. While the traffic may be lighter on average, the local neighborhood traffic will disproportionately surge during morning and evening rush hours, causing traffic issues during critical times for the existing commuters. The extra traffic during morning and afternoon rush hours will also negatively impact safety for children, when students are boarding buses. In general, the area traffic is continuing to increase, and heavy traffic is already common at the intersection at the tracks.

Most Lake Errock residents commute 1-1.5 hours each way to work, but we know when we get home, it's a peaceful paradise. We pay higher taxes for our properties than other municipalities do, we should have some say in how our neighborhoods are planned. No one looks at single lane Bayview road, with no street-lights and thinks a big business at the end of the dead end makes sense.

What we need is a 'no turn around' sign at the beginning of the road, as there is no turn around possible. A semi-truck that comes down here, must back all the way back out, as there is no other choice.

There is not one resident accepting of this proposal. 100% are opposed. That should tell you something, if you are in charge of planning our neighborhood, then please consider the neighborhood you are planning, and what we are ALL saying.

As a taxpayer in this community, I have great concerns. We have invested everything in our homes. We have very little if any crime out here, probably because no one knows we are here. Furthermore, this piece of property was developed for only ONE residential property. It makes no economic sense to develop that property for a large Commercial business. There is no value added to the community or FVRD with this project. You can do this in so many places without opposition, why choose the worse possible location, and then go and spend all that money before talking to us. We would have told you, don't waste your money, we don't want it. The community should have been engaged before any money was spent.

It's also extremely worrisome that this is only Phase 1 of a development project. The problem with this



is that once the zoning is changed their will be no controlling further development, traffic etc.

In the applicant's own studies; "Access road passing width and turnaround distance. the site is accessed by Bayview Road. There is not enough room for vehicles to turn around. Current access road may not accommodate more than one vehicle at a time." To pass by a car going the other way, we both must pull to the far side.

In the applicant's own studies; An estimate of **418** trees to be removed in the clearing areas (Appendix A) was reported by the arborist. The report also states tree replacement requirements are to be confirmed by the municipality and specifications for the replacement tress can be provided by the Arbortech once the criteria is known

The largest environmental impact is anticipated to be **1.7 ha of tree removal** 

The applicant would like to reserve the right to change uses in the future; "Despite the intent to have only intermittent overnight accommodation, a 'Residential' land use may be required in the future if the purpose of the dwelling unit changes to provide more permanent accommodations."

Property owners who live next to or close to this property, who have the right to safety, relaxation, privacy, and quiet in their homes would be adversely affected by noise, increased fire risk, disruption of wildlife, exhaust pollution and potential trespass onto private lands and homes by new faces on the street. The property immediately adjacent to this property would have a new view, instead of water he will now look at the back of a five-story building. He paid a lot to build up high with a panoramic view, I'm sure he's real impressed. I am adamantly opposed to any rezoning to allow for a large Commercial business such as this. Those of us who purchase out here do so because of the natural beauty, incredible views and utter serene lifestyle.

We respectfully ask for no zoning change on this parcel not because we are anti-growth but because we are enthusiastic supporters of smart, planned development. Our most compelling reasons include:

- The Proposed Rezoning is Inconsistent with the Blueprint of Lake Errock
- Inappropriate use of large-scale development in an area surrounded by residential property only

• Insufficient road infrastructure – Bayview road and simply cannot handle the dramatic increase in traffic that will occur if the rezoning is permitted. Additionally, streets are narrow and do not allow for turn lanes, notably limiting traffic flow.

• There Is No Circumstance Justifying the Rezoning. This project can be built anywhere, somewhere more appropriate than a secluded rural area like this.



• There Has Been No Change to the Neighborhood Justifying the Rezoning – The "justifying circumstance" for the rezoning is that the neighborhood has changed or is changing "to such a degree that it is in the public interest to encourage a redevelopment of the area. This rezoning is unnecessary. This is not small-scale development meant to in fill unused or underutilized parcels, this is large scale commercial development that is inappropriate for a single-family lot.

#### The Neighborhood Does Not Support this Project

**Spot Zoning** for unplanned development of this parcel is not only inappropriate but also circumvents the development of the neighborhood plan. For example, look around to see if every other lot on a residential street is zoned residential, but for no good reason, someone is asking to have one of the lots zoned for commercial use. This would be a stereotype version of spot zoning.

**That the zone change will be consistent with surrounding uses.** For example, rezoning one property in a neighborhood of single family residential to commercial use, when the neighborhood is surrounded by other residential uses, is likely to be found inconsistent with surrounding uses.

This application to 'SPOT ZONE' our neighborhood has no value, does not fit into any community plan, and has the neighborhood up in arms.

The two things developers always say to increase political interest are always the same, it will be 'mixed use' and/or 'it will create jobs'. We aren't naïve and please don't think we are stupid. This studio has employees already and they don't live here. These jobs are highly technical and won't be filled by people out here. There are no simple labor jobs arising from this. That is a flat out lie added to make politicians happy. To think about upsetting the lives of 268 homeowners to please the wishes of 1 seems an easy decision, this project has an incredible cost with absolutely no value.

I saw a comparison in the application to a change in electoral area 'F' for something like this? That isn't a good comparison though is it, as Electoral area 'F' is all the way back in Mission/Hatzic. I can imagine a studio in that area, since there is already a ton of commercial activity in that area. Take this idea to electoral area 'F', they already know they will be successful there if they already said yes to someone else. There is lots of commercial activity in that area, that would make much more sense.

I guess making our lives less peaceful, and our quiet remote lifestyle loud, stinky, dangerous and busy is up to some politicians to decide. I sure hope they are listening to us.



## 22. COMMENTS:

I am against the proposal for 3 reasons. This is a residential lot currently.

- 1. The size of the structure is too large for this area.
- 2. they are taking down too many trees.
- 3. The ambulance service to this area is already over taxed, as a retired paramedic I know this as a fact.

I just feel this is the right way of doing this and I hope you will turn it down



23. COMMENTS:

I am really against that proposal. What will be the impact on the environnement, on the water system, on property taxes , how much traffic and noice will be added ? And I don't think local jobs will be created because this industry works with union workers, so they can't hire anybody.



24. COMMENTS:

As the owner of 3 properties on Lake Errock I can not support this application:

The single lane road with no center line is frequented by children walking and bicycles and numerous retired people walking in the middle of the road (No sidewalk). The road is not designed for increased traffic due to commercial venues.

Lake Errock is a quiet place with no noise bylaws. Such a commercial business would increase noise levels and be destructive to the residence who will have no recourse.

A movie set will not only create noise but also light pollution and detract from the enjoyment of why people have purchased property in this location.

Such a business will certainly drive property values and enjoyment down.



25. COMMENTS:

I am a resident on Bayview Road and have read the proposal for the movie studio permit application.

My husband **suggest** and myself are 100% against the proposal and suggest you hold a community meeting to let all the Lake Errock, Bayview Road residents be heard and recognized.

Out of the 17 properties on Bayview Road alone, I can assure you that all would be against such a high traffic/density decision.

Our dead end road does not have the capability to accommodate large traffic volumes. We are constantly battling and dodging potholes, gravel and dirt never mind the possible loss of life an accident involving speeding vehicles may cause.

Movie and sound studios do not belong in our rule communities.

I strongly suggest the FVRD listen and address every one of our concerns before considering this permit proposal.



26. COMMENTS:

As a resident of Lake Errock I have several concerns.

- 1. Increased traffic, especially heavy trucks
- 2. Infrastructure in this area is old and not intended for the growth we are experiencing
- 3. Septic...how will the environment be protected from a significant increase in useage?
- 4. Noise...this is a peaceful area and we want to keep it that way, that's why we live here. What assurances will there be that there will be no noise disruption?



27. COMMENTS:

The presentation supplied by the applicant (attached), that was included in the Traffic report, talks like their rezoning has already been approved, and looks like a presentation they may have been given to investors. I hope that is not based on discussions with FVRD staff so far.

It states that their plan is to rent out the studio for 80% of the time, then use it for Arcana productions the other 20% "for free" since the expected revenue of \$420,000 would cover their costs. Since they mention that their could be 100+ employees on site during productions, that would mean a huge volume of traffic on our 2 block dead end residential road, and way more than the 26 estimated in the traffic report.

So before the entire neighbourhood freaks out, can you let me know how many residential to commercial rezonings have been approved in the past by the FVRD? If none, then that would temper responses.



28. COMMENTS:

I followed up on my query about who the applicant is, and still not sure. The application for zoning amendment is submitted by applicant/owner Sean O'Reilly, but the Corporate report you sent to EASC on Jan 14 says the applicant/owner is 1064542 BC Ltd. Arcana Studios. Is it the corporation or the person?

I reviewed your application requirements letter, and it says they need to supply detailed potential traffic impact mitigation measures, and your report to EASC concludes that they have supplied such a report. Yet the traffic report submitted is based on 2016 data, and is only based on 5 to 15 people each day, yet your report also states that over 100 employees can be on site for large productions. Since their business plan states that they intend to rent it out for 80% of the year, there could be over 100 people and vehicles every day. So how can you conclude that their submitted traffic report addressed any mitigation for over 100 vehicles when it only considered 5-15? Their plan does not show parking for 100+ vehicles, yet your report says they have addressed enough parking on site?



One of our neighbours is an original 1964 owner of the community, and still has the information from Rochester Homes Inc., that developed the community. I have attached a picture of it which has the following section.

The first phase included lots 6-38 on "Errock Drive" and Bayview Rd. The applicant's plan to commercialize and have 100's of employees, certainly would be considered "overcrowded, commercialized".

My other neighbour, **sector**, moved here in the early 1940's, 20 years before the road was put in in 1964, and his family operated the fish & game resort. He also says that this was not to become commercial.

Can you please check and share your files from when this community was built, to hopefully shut this application down now. In addition, you can also force the aggregate mine to complete their residential plan immediately (we still have no timeline or even confirmation of their application).

# YOUR INVESTMENT, IS PROTECTED

Restrictive covenants (protective covenants) have been established to prevent "Loch Erroch" from becoming an overcrowded, commercialized resort. The area has been carefully planned for both present and future development.



30. COMMENTS:

> I have 5 questions regarding what impact would the proposed film studio have to the residents of Lake Errock regarding the proposed application at 44390 Bayview Road.

> 1. What impact to property taxes?

> 2. What impact to electrical grid?

- > 3.What impact on water system?
- > 4. What impact on traffic.
- > 5. What impact on tree canopy.



#### 31. COMMENTS:

We are writing in response to the notice recently mailed out to Lake Errock residents regarding a proposed "Directors' Retreat" Film Studio in our rural residential community of Lake Errock.

In short, the proposal strains credulity on every aspect.

According to the information the "retreat" facilities would encompass 37,000 square feet on the side of the mountain (not including the existing residence), with sophisticated equipment on-site, along with capacity for up to 100 employees working there at any time.

The site is not serviced by sanitary sewer, but there is a modest water delivery system available. This raises my first concern: what provision is there for sanitary and safe disposal of human waste from up to 100 employees? The property is after all on the side of a rocky mountain with questionable percolation for that amount of human wastewater. The proposed tree clearing would also negatively impact the ability of the ground to absorb and retain water. Anything that leaches down the mountainside would flow into Harrison Bay, which then flows into the Harrison and Fraser Rivers.

There is the question of logging and heavy equipment truck traffic on the narrow and winding incline of Bayview Road. What road work/upgrades will the proponents of this venture be required to do to ensure safe and reasonable operations during clearing and construction?

There is the question of access to the site by employees once the facility is in operation. When we worked in Bollywood, Mumbai, the production companies would send a rickshaw or taxi to pick us up in the morning from our hotel, although in reality we could easily have walked to the sound stage in the city. And the big stars such as our friend "Helen" also resided in Mumbai so it was a short drive to work for them as well. However, this proposed "retreat" site is out in the middle of nowhere; over a 90-minute drive from Vancouver. It's a half hour drive, each way, for an ambulance to the nearest hospital in event of an emergency.

In Langley, Ron and Maria Martini have recently built a 250,000 square foot film production facility with three major sound stages in a major industrial park in Port Kells. It is near all services such as catering, hotels, etc. and it's ten minutes each way to the nearest hospital. Ron Martini also built a mile-long (1.675 kms., that's long enough for a 747 to land or take off) paved private runway alongside the Fraser River in nearby Fort Langley to accommodate his private executive jet as well as the private jets of the stars who are contracted to work in productions at Martini Studios. Access to Martini Studios is not an issue, for anyone.



In addition to having sanitary sewer service in an industrial park, Martini Studios has a 1.0 Gigabyte per second wired LAN ensuring high speed connectivity to all their offices and stages, along with a dedicated IT specialist, so that productions can work efficiently and upload/download large files without delay. Compare that to the pitiable service provided by Shaw or Telus to Lake Errock (once Elon Musk's Starlink satellite service is fully operational that will improve internet service significantly but that's still in the future here).

Handsets are included in a variety of phone plans at Martini Studios, with multi-line phones at every work station -- what will our "retreat" offer? A land line or two?

The electrical grid at Martini Studios services an entire major industrial park, and they no doubt have natural gas powered gensets which can kick in during power outages. How will our "retreat" ensure uninterrupted power to their facilities? They will have to pay for a significant upgrade to BC Hydro service here, as well as install propane powered gensets to ensure uninterrupted power during production times as there are frequent blackouts in this area. Solar power is a non-starter, as their location is on the shady side of a mountain.

Martini's sound stages are constructed of tilt-up concrete with acoustic insulation, making them virtually soundproof. Our "retreat" has over 30 long and loud CP and CN trains running along its northern property line every single day.

I could go on but I think I'll leave it there for now and look forward to hearing your responses to my questions/issues.


#### 32. COMMENTS:

This is crazy, absolutely out of the question. This is a very special area, the salmon, the eagles, largest concentration in the world. I bet you haven't even spoken to us Native people. Way to close to our archeological site right next door. Native people live all around the area. I will be in touch with the Bald Eagle Society also. You will never be able to pull this off!!!!



33. COMMENTS:

This is a Recreational Area, not a commercial one. Don't let this happen. People live here because of the way it is now. Why let a business here, that belongs in town? It will ruin the area, and open up the flood gates for all the other City Folk to bring their business's here.



34. COMMENTS:

Please consider your vote when considering changing our neighborhood from zone 3 to 6.

I talked with MOTI.

> MOTI said" Bayview road is in really bad shape"He mentioned that the developers would have to upgrade the road for large vehicle use before construction could start.

> There would need to be a " hammer head of 20 metre turn around for emergency vehicles. Presently unlikely 2 large trucks could have sufficient room to pass.

>> Based on an inspection review by the proponent it says, " significant challenges are evident". and " access road passing width and turn around distance lacks width for passing especially with large emergency vehicles.

Neighbours moved here for quiet country walks and children cycling on safe quiet roads and residents on Bayview are afraid this will be a drastic change.

>>> Presently under zone 3 the proposed development is on a lot designated limited use intended to restrict intensive development.

>>> Within a site specific environment area as claimed in the assessment, Environmental assessment recommends providing wildlife and environmental protection from impact.

>>> How does that work with 37,000 square feet of concrete, and logging of 410 trees possibly with more allowed close to an environmental sensitive area?

>> Close to one unidentified stream.

>>> With recommendations for, "Large boulders either to be removed or braced", and fill to be trucked in.

>> Run off from slopes to be considered.

> Ditches and swales upgraded.

10 blue listed species on site.

We have photo sightings of black bear, cougar, eagles etc. Animals we enjoy sharing our space with due to extensive wild areas for them to enjoy.

> Once zone 6 is allowed on one parcel what is to stop any one else in Lake Errock opting for rezoning and what is to stop Lake Errock becoming a commercial zoned area instead of the existing environmentally sensitive area?

> We have the pit on one side, maybe a film studio on the opposite side, what next? Property taxes may go up as much as 30% as did in another area where there was a zone change

The FVRD compares our zone change would be suitable because area F had a zone change for a film studio. This area is different with residential homes on small lots on winding roads. Only one escape route in an emergency over a rail line. Should the train hold up our escape route, or another unforeseen emergency, this can impede emergency vehicles.



35. COMMENTS:

Thanks for confirming the applicant is the corporation.

My concern on the traffic report's conclusion on the parking and additional volumes is based on the following issues;

- 1. Their traffic mapping is incorrectly labelled. They have the first section of Bayview Rd labelled as Errock Place Rd. I have attached an FVRD map of the area and you can see Bayview Rd begins at the rail crossing where it meets Errock Place Rd. This error makes it not possible to understand their analysis.
- 2. Their Figure 2 shows an Area 1, Area 2, and Area 2, yet their Table 1 describes Area 1, Area 2, and Area 3. So either their Figure 2 has Area 3 mislabelled, or their numbers are wrong.
- 3. They state there could be productions of <u>over</u> 100 people and they only say that they "may" use busses, or "anticipate" buses being used. I understand that their traffic and parking report should address the maximum, not just what they may use. The dimensions provided on their submission only shows a maximum parking area in the shaded area at 1,624m2 which would only allow 40 parking spots at the required 2.8m x 6m + 7m lane between spots. The traffic report only assumes 15 & 10 additional vehicles in the morning and afternoon, yet they state that "additional staff may be required". Why don't you require the reports to include the maximum expected traffic and parking?
- 4. Where are the 100+ employees parking their cars to be bussed in? Can you have a covenant that allows a maximum car parking?
- 5. The Table 5 also shows incorrect numbers or directions. For example, it shows that in the morning traffic there will be 80 cars going eastbound from Harrison Bay Rd to Errock Place Rd turning left. If this was correct, the turning left would mean going on Bayview Rd, which would mean their numbers are wrong, or they do not have the directions correct (see FVRD map attached for correct road labels and North mark).

Thanks,

TIME OF DAY	SCENARIO	PERFORMANCE MEASURE	EASTBOUND			WESTBOUND			NORTHBOUND			SOUTHBOUND			LOS
			Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
		Volumes	80		5				5	21			8	28	
	2020 Base	Delay	9.2		9.2				7	7.3			0.0		Α
		95% Queue (m)	0.3		0.3				0	.0			0	.0	

# TABLE 5 HARRISON BAY RD & ERROCK PLACE RD CAPACITY ANALYSIS RESULTS



36. COMMENTS:

Since your preliminary requirements letter to the applicant did not yet require details of the septic systems, can you require it now so we can understand how they will deal with 100+ people on site. The rezoning application form does say it could be required at a later date (attached), even if it is Fraser Health that approves the system.

You can image the stink that dozens of porta potties would create in our residential neighborhood, so we assume that would not be an acceptable solution.



37. COMMENTS:

I have a home on Bayview Road and I do not want a filming Company to move in/. I vote NO to the film co. It is a nice quiet location and we don't need more traffic on Bayview Rd. Thank you



38. COMMENTS:

I am writing in regards to the rezoning application for a film studio in Lake Errock. I am astonished that such a venture is even being considered! An industry on the highway at the entrance to the neighbourhood would be bad enough but to put a large establishment like this at the end of a quiet dead end residential street is asinine! Families with children and pets walk up and down these roads day and night. There are no sidewalks or lights which is fine with our limited traffic; and NO we DO NOT want sidewalks and lights! We like the rural setting and the ability to see the stars at night. I do not have any faith in the proposed 20 meter buffer keeping in noise and light pollution. This proposal is very one sided. I don't see a single benefit that it would bring to our quiet neighbourhood. Not one. Not even local jobs as this industry usually hires very specialized and specific peoplew. I do see many drawbacks such as traffic, light pollution, noise pollution with possible "upgrades" that would take away from the rural atmosphere like wider roads and sidewalks and street lights. I could see a retreat fitting in but please say no to the industry



39. COMMENTS:

I am writing in regards to the rezoning application for a film studio in Lake Errock. I am astonished that such a venture is even being considered! An industry on the highway at the entrance to the neighbourhood would be bad enough but to put a large establishment like this at the end of a quiet dead end residential street is asinine! Families with children and pets walk up and down these roads day and night. There are no sidewalks or lights which is fine with our limited traffic; and NO we DO NOT want sidewalks and lights! We like the rural setting and the ability to see the stars at night. I do not have any faith in the proposed 20 meter buffer keeping in noise and light pollution. This proposal is very one sided. I don't see a single benefit that it would bring to our quiet neighbourhood. Not one. Not even local jobs as this industry usually hires very specialized and specific peoplew. I do see many drawbacks such as traffic, light pollution, noise pollution with possible "upgrades" that would take away from the rural atmosphere like wider roads and sidewalks and street lights. I could see a retreat fitting in but please say no to the industry.



40. COMMENTS:

I'm a resident of Lake Errock and East Vancouver. I recently heard news of your proposed operations in the Lake Errock neighborhood. A pdf about the project was posted to a local fb group and the frvd has posted a sign on Bay view road.

I think your project is exciting and I'm in support of its development.

I own and operate a short term rental property called Plumrose Cottage in the neighborhood, a rental house property and rental condo in Agassiz. I'm a media graduate, actor for live events, theater, film and new media among other hats.

I would absolutely be interested in any opportunities your operations would create and look forward to seeing your development make progress



41. COMMENTS:

We are absolutely against the above proposal. My wife and I and our family have been coming to this area for over 25 years and recently built (2019) our retirement home on Bayview Rd. The beauty of the landscape, wildlife, serenity, and peacefulness is what drew us to this community for all these years.

A development of this magnitude does not compliment or enhance this area whatsoever. Large, tall buildings totaling 42,000 sq ft, clearing of 400 trees, and removing a large

portion of the hillside will be an eyesore, visible from many areas, including the highway, Kilby and boats on the Harrison River. This area is enjoyed by residents and visitors all year round with boating, fishing, camping, golf, and skiing.

Bayview Rd is a mix of young and old families out walking, running, cycling, and

enjoying this paradise. A commercial business operating 6 days a week from 6:00 AM to Midnight will disrupt our community with noise pollution, traffic, and increased safety concerns. A large commercial building belongs on a commercial industrial site, not on a residential dead-end rural road.



42. COMMENTS:

I, xxxx, don't support commercial development in Lake Errock. I don't support commercial development in my community, especially, at the end of a Cul-du-sac on Bayview Rd. I don't support commercial activity and, the increased traffic and potential environmental impacts that it brings to my residential neighbourhood.

I do not support an amendment of the OCP from its current designation as Limited Use to Rural.

I don't support a rezoning from R-3 to R-6.

To put it simply I do not support a Rezoning and Official Community Plan Amendment as proposed at 44390 Bayview Road cul-de-sac



43. COMMENTS:

I, xxx, at xxxx do not support commercial development in Lake Errock.

I don't support commercial development in my community, especially, at the end of a Cul-du-sac on Bayview Rd.

I do not support commercial activity and, the increased traffic and potential environmental impacts that it brings to my residential neighbourhood.

I do not support an amendment of the OCP from its current designation as Limited Use to Rural.

I definitely don't support a rezoning from R-3 to R-6.

To put it simply I do not support a Rezoning and Official Community Plan Amendment as proposed at 44390 Bayview Road cul-de-sac



44. COMMENTS:

Thank you for sending us a notice regarding a new development in our community. Please <u>do not</u> turn our residential area into a commercial one.

We can't say yes a commercial building at 44390 Bayview Rd, Lake Errock. As doing so, would have devastating consequences for our way of life.

The reason, we and all of our neighbours bought a house in this area is because of its tranquil setting and laidback atmosphere.

This proposed development would strip it all away if allowed. The high volume of traffic commencing during the development stage will only get worse

when is all done by bringing large crowds. Large crowds of individuals from all over B.C, and even the States would no doubt put our peace in jeopardy

as they always bring a criminal element.

It seems like a lifetime ago that we found Errock, while looking for a place where our family could enjoy nature and a peaceful setting. We visited many

Surrounding neighbourhoods from Hatzic, Kawkawa and all the cities in between. We knew we have found our home when we arrived at Errock.

Please do not change that. Allowing a large development in our neighbourhood will destroy it.

It will hurt our local ecology by removing a large amount of mature trees that have helped protect our environment. Tree removal will cause soil erosion,

impact our wildlife and natural water resource



45. COMMENTS:

We have been residents of Lake Errock since 1978 (

We have reviewed the proposed development application for the above property and wish to make our strong opposition known.

We support business and commercial development- but only in appropriately designated areas, not in a small residential, recreational and seasonal community such as this. This proposed development and the associated traffic it will bring from outside the community will not only transform the unique look and feel of the community forever, it will present a true and clear danger. Many families, children and pets use the roadways (there are no sidewalks) to walk and ride their bikes on every day. This particular stretch of roadway is also very narrow, winding, hilly and, in some spots, has no or very poor visibility. The posted speed limit is 30 km/h but is rarely followed. We have already witnessed several near misses in recent years due to increased traffic from more full-time residences and visitors coming in to use the beach area.

A development such as this does not belong in Lake Erroch. Perhaps if it were a 2-3 person home-based business we would feel differently, but not for an enormous commercial operation of this scope. We hope you will do the sensible thing and not approve this application.



46. COMMENTS:

I am writing with regards to the rezoning application for a film studio in Lake Errock. I am astonished that such a venture is even being considered! An industry on the highway at the entrance to the neighbourhood would be bad enough but to put a large establishment like this at the end of a quiet dead end residential street is asinine! Families with children and pets walk up and down these roads day and night. There are no sidewalks or lights which is fine with our limited traffic; and NO we DO NOT want sidewalks and lights! We like the rural setting and the ability to see the stars at night. I do not have any faith in the proposed 20 meter buffer keeping in noise and light pollution. This proposal is very one sided. I don't see a single benefit that it would bring to our quiet neighbourhood. Not one. Not even local jobs as this industry usually hires very specialized and specific people. I do see many drawbacks such as traffic, light pollution, noise pollution with possible "upgrades" that would take away from the rural atmosphere like wider roads and sidewalks and street lights. I could see a retreat fitting in but please say no to the industry



47. COMMENTS:

As per our conversation, I have attached a map of the private well line that connects 14 homes on the north side of Bayview Rd. The well and pump house sit on lot 1, immediately adjacent to the potential building site.

We as residents are very concerned about the proposed development at 44390 and the impacts that will have on our fresh drinking water. The sewage/septic run off, construction debris and proposed blasting at the top of the mountain, tree removal, paints, varnishes and chemicals used in production, as well as spilled oil and gas from busses, trucks and cars of up to 100 people, all put our water at risk of serious contamination and degraded quality. This location sits at the top of a hill that leads directly down to our water collect and pump house.

This is one of a seemingly endless number of reasons why this project should be stopped. We live on a quiet, dead end residential street and do not want a full scale commercial facility here. The location doesn't make sense and needs to be moved to an area better suited for film studio.





48. COMMENTS:

I have not yet received a letter from the applicant with regard to the proposed film studio and sound stage and assume that I will in due time. I do have some immediate concerns for your consideration.

-What controls will there be as far as noise in the neighborhood?

-Will there be traffic in and out that may be considered excessive or intrusive by neighbors?

-Will there be heavy equipment using Harrison Bay Road or Bayview Road that will cause damage to the road surface?

-Will there be occasional or frequent closing of any local streets while filming?

-Will there be a requirement for the company to hire locally as much as possible?



49. COMMENTS:

My husband's family have been residents of Lake Errock since 1978 as well as owning other residential real estate in the area. I joined the family in 1993 and have enjoyed every minute of being a part of the 'recreational feel' of the lake as well as the community.

We, as an entire extended family, have reviewed the proposed development application for the above property and wish to make our strong opposition known.

We support business and commercial development- but only in appropriately designated areas, not in a small residential, recreational and seasonal community such as this. This proposed development and the associated traffic it will bring from outside the community will not only transform the unique look and feel of the community forever, it will present a true and clear danger. Many families, children and pets use the roadways (there are no sidewalks) to walk and ride their bikes on every day. This particular stretch of roadway is also very narrow, winding, hilly and, in some spots, has no or very poor visibility. The posted speed limit is 30 km/h but is rarely followed. We have already witnessed several near misses in recent years due to increased traffic from more full-time residences and visitors coming in to use the beach area.

A development such as this does not belong in Lake Erroch. Perhaps if it were a 2-3 person home-based business we would feel differently, but not for an enormous commercial operation of this scope. We hope you will do the sensible thing and not approve this application. The zoning should not be altered at this time, or for the foreseeable future!

Thank you for your time,



#### 50. COMMENTS:

I acknowledge receipt of the Arcana Ranch Operations letter dated Feb 10th. I have attached for your ease in reference my email dated Feb 2, 2020. I checked the development documents and note there have been no changes to the submissions. Do you anticipate any updates, or is the district satisfied with the documents submitted?



#### 51. COMMENTS:

I honestly don't care about their dreams. I call BS on all of it and if the FVRD can't protect it's current residents and see past the scam of lies this outfit is shoveling, who will???

This should have be halted by now.



## 52. COMMENTS:

Thank you David. I'm still opposed to the development because it will set a precedent for things other than residential.



53. COMMENTS:

Dear Mr Bennett,

I have read the Arcana letter and fail to see any reason their proposed studio should not go in a business or industrial park, where other studios are located (for example, Martini Studios in Langley-Port Kells).

If Arcana wishes to locate in a pastoral country setting but still have access to services such as sewer, water, transit, catering services, etc., then Arcana should look into locating at Mission, Agassiz or perhaps even Harrison Hot Springs, which have all these necessary services available, instead of bringing these services to Lake Erroch at great expense to Arcana.

Thank you,



54. COMMENTS:

Hi David,

Thank you for forwarding this information from the film studio. I am still in disagreement that this proposal fits in the setting of Lake Errock, instead of an industrial area or area where other commercial buildings are supported. As great of an idea this is, it is in the interest of the proponent Arcana Ranch Studios and NOT in the interest of Lake Errock. 1) There will still be traffic as mentioned coming and going on a very small one way street, increasing traffic/noise/safety concerns etc.

2) Monthly turnover between staff members who are not from Lake Errock.

3) Overpopulation of our already small and crowded beach from non-locals.

4) Usage of our water, sewage, electricity, etc.

5) They cannot guarantee that their schedules will not fall on weekends, and will "try their best" when trying to prevent vehicles from coming and going.

The list goes on. I am still very opposed to the film studio proposal. Lake Errock is a very small lake front community. It can not and should not be expected to support commercial operations that pose a threat to the community as well as the surrounding environment.



55. COMMENTS:

Hello David

Are we going to asked voice our opinions on changing the zoning again?

There seem to be several co traditions in this letter.



56. COMMENTS:

I am still not in favor as it doesn't answer all my concerns.



### 57. COMMENTS:

We, are long-time residents of Lake Errock and are writing to express our outrage that a film studio and soundstage is being considered for our community.

First and foremost, we are extremely concerned about our power grid which is woefully inadequate to support the needs of even our small community as it is.

How much power will be required to operate a film studio? Perhaps the proponents of this plan should request a report showing the frequency and duration of our many power outages over the past 5 years. It is already shocking how often the community of Lake Errock is left in the cold and dark. How anyone could operate a film studio under such conditions is beyond our imagining. Even if they think this is feasible, our power system cannot handle the added strain of any sort of business operations. Please reconsider this proposal.

We are also concerned about our roadways which are crumbling and frequently in need of repair. As residents of the community, we accept that there are limited budget considerations given to rural areas. As such, we have to put up with less than perfect roads. Are we to understand correctly that the proposed film studio will bring 35 cars per day to our community? This is outrageous! Our roadways cannot support this. We are strongly opposed. Again we ask, please reconsider this proposal.

Finally, we ask you to consider the nature of our community which is private, rural and quiet. Though there are many residents who live here year-round, there are also an increasing number of recreational and holiday-visitors that we have to contend with. This additional interest and traffic in our community already threatens to change the character of our small community and is frequently a cause of concern.

For all of the above reasons, a film studio in our small community is neither feasible or advisable. Such a development represents a significant threat to our power and road systems and to the community itself.

Please vote NO to this ridiculous proposal. A film studio in our community is not welcome!



END - MARCH 24, 2021