

PUBLIC HEARING REPORT

TO: Regional Board of Directors

FROM: Director Waardenburg, Electoral Area C

HEARING DATE: February 7, 2023

RE: Public Hearing on Fraser Valley Regional District Official Community Plan Amendment Bylaw No. 1621, 2021 and Zoning Amendment Bylaw 1620, 2021

A Public Hearing was held for Fraser Valley Regional District Official Community Plan Amendment Bylaw No. 1621, 2021 and Zoning Amendment Bylaw 1620, 2021 on February 7, 2023 at 6:00 pm, in the Sq'ewlets First Nation Community Hall at 12892 Moses Drive, Lake Errock, BC.

Prior to the public hearing, David Bennett, Planner II provided an information overview of Bylaw No. 1621, 2021 and Bylaw No. 1620, 2021, and an informal public information meeting occurred after the presentation from 6:00 pm – 6:40 pm.

There were approximately 55 members of the public present.

Members of the Regional Board present were:

Mel Waardenburg, Director, Area C, Chairperson
Cory Cassel, Director, Area G

Members of the Fraser Valley Regional District staff present were:

Hasib Nadvi, Manager of Planning
David Bennett, Planner II
Tracey Heron, Planning Technician
Natalie Pullman, Planning Assistant

Chairperson Waardenburg called the Public Hearing to order at 6:41 pm. The hearing was convened pursuant to Part 14 – Division 3 of the Local Government Act in order to consider Fraser Valley Regional District Official Community Plan Amendment Bylaw No. 1621, 2021 and Zoning Amendment Bylaw No. 1620, 2021.

In accordance with section 466, the time and place of the public hearing was advertised in the January 27th and February 3rd 2023 editions of the Mission City Record newspaper.

Bylaw No. 1621, 2021 and Bylaw No. 1620, 2021

Chairperson Waardenburg stated that the purpose of Bylaw 1621 and Bylaw 1620 is to amend the Official Community Plan and rezone 44390 Bayview Road, Electoral Area C to facilitate the development of an Indoor Film Production Facility.

Chairperson Waardenburg acknowledged there were 51 written submissions for Bylaw No. 1621, 2021 and Bylaw No. 1620, 2021 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". There were 3 written comments provided during the Public Hearing which were duplicates of comments received prior to the Public Hearing.

36 oral comments were provided. 4 people spoke a second time. Oral comments are summarized below in the order which they were provided:

No.	Name	Address	Comments
Dir. Waardenburg: Now reading Bylaw No. 1620, 2021 for the first time.			
1	Rui Costa	44256 Bayview Rd	<ul style="list-style-type: none"> -Road improvements, there is existing infrastructure on the road ie. waterwell, aquifer. Development will impact supply of water. -size of buildings decrease water infiltration -Be aware of the spirit of the original subdivision and covenant against future commercial development. The intent was clear. -People moved here, invested money based on assumption it would always be residential. -Road traffic during construction -Confusion about the number of employees. -How it will be enforced? The residents don't want to take on that role. Film people are not nice people to deal with. -Agree it's a beautiful place to live but not at this cost
2	Shane Aune	44400 Bayview Rd	<ul style="list-style-type: none"> -Purchased the property just below the proposed development -Co-op water is 10m from property line of proposed development. -Removal of trees will affect quality and quantity of water and the runoff through their property. -Site plan shows more runoff towards their house. -Riparian assessment completed with no one setting foot on property. -Attempted road work could damage water and road, who will be responsible? -The level of noise close to their house. -20m buffer would be ineffective for them. -They would hear all the noise while they are trying to live, noise from construction and employees. -Only option for them is to litigate, which is expensive. -Was First Nation consultation done? What were their comments? -Come see our property and see the impact it will have.

3	Ange MacNab	44179 Bayview Rd	<ul style="list-style-type: none"> -100% opposed. -Significant negative impact to a small eco rural community. -Beauty was an attraction to everyone, this kind of development will destroy it for everyone forever. -Zero confidence that what is proposed will actually happen. -Zero confidence FVRD has any power to enforce any concerns. -Train track corner? Safety, backlog. -Pedestrian traffic safety? -FVRD will benefit from taxes. No benefit to residents.
4	Edi Kajmolli	44371 Bayview Rd	<ul style="list-style-type: none"> -Extreme weather, forest fire concerns. -Concerned about escape routes during disasters. -Added traffic creates additional hazard. -Would currently not be able to leave their driveway with traffic blocking their access, chokepoints created. -Vehemently opposed to rezoning. -Not safe in a cul-de-sac and no alternate escape routes from Bayview to Loughheed.
5	Lorraine Jamison	43854 Loch Rd	<ul style="list-style-type: none"> -Works in the film industry themselves, not supportive of a commercial zone here, keep it residential. -Against rezoning to put a business at the end of the lake. -Bayview road looks over Harrison Bay, confluence of greatest salmon/fish zone in the world. -Gravel mine keeps expanding, and operators show no concern regarding maintaining a residential feel in Lake Errock. -Concern about the bridge over stream by the railtrack, large trucks add additional weight.
6	Joseph Chapman - Sqewlets	12865 Moses Dr	<ul style="list-style-type: none"> -There has not been previous First Nation consultation until today. -James is lands title manager, not Leadership. -They knew nothing about this project. Never heard about it before or seen renderings of what it would look like. -They like to jog up and down the road. -The people's voices do matter. -Can't comment on project until he knows more about it -Will meet with Sean to hear about the project and potential environmental dangers that are present. -Nothing is set in stone, this is just an idea and we need to treat each other with respect and work together.
7	Sylvia Langmann	12499 Low Rd	<ul style="list-style-type: none"> -People get cut off before they have time to talk. -Opposed to the zoning/OCP amendment for a film studio. -Request FVRD abides to the OCP terms "that any changes to OCP do not conflict with surrounding uses, natural hazards and environmental sensitivities." -Street safety pets, kids, wildlife. -Park is busy during summer already. -Up to 100 employees, equipment and supplies is an

			<p>unacceptable intrusion on the community.</p> <ul style="list-style-type: none"> -Only one exit, blocking would be majorly unsafe. -Film studio should be closer to highway where emergency vehicles can access the area. -This type of use should be located along Lougheed Hwy. -Film studio conflicts with surrounding uses and is incompatible. -Policy of OCP is to request limited use. Prevent isolated spot development, protect environment and preserve sensitive area, respect low density.
8	Frank Wendt	44062 Errock Place Rd	<ul style="list-style-type: none"> -Concerns with employees, 100 people plus support system: water delivery, food delivery, garbage, and septic cannot support this number of users. -Will the applicant live there full time? Or will Someone else live there?
9	Cindy Alderson	44301 Bayview Rd	<ul style="list-style-type: none"> -People live here for the beauty. -There would be bus and truck traffic up the road 24/7. -The applicant doesn't know what's going on up there right now, lots more people visiting than just his daughter. What about when the business gets going, would he know/be in control then? -Septic would need to be huge, like the size to service the future gravel pit development. -Run-off from development could ruin their water supply.
10	Sean O'Reilly (Applicant)	44390 Bayview Rd	<ul style="list-style-type: none"> -Considering pulling the rezoning application. -The community has changed a lot, very unfriendly to him. The hatred has been terrible. -Fears that anyone who wants to try any rezoning will face the same attack from residents. -Experienced vandalism to his property, and he has been threatened by the community. -Community backlash is pushing him to a breaking point. -The changes from the first proposed R3 zoning to R6 zoning and process feels like a weirdo nightmare. -FVRD and David have been so fair and formal, and good to work with, he appreciates it. -Production people are nice and good, don't generalize us. -Afraid for his daughter and her vehicle safety, and his family. Afraid of the community. -He is willing to help with road improvements. -Hard to motor race on the road currently due to potholes and blind corners. -He is a man of integrity trying to pursue his dream and will continue to look for another property for the studio -Still wants to build a house in Lake Errock, which will require some construction traffic during that time.

11	Joyce Slett	44013 Errock Place Rd	<ul style="list-style-type: none"> -Wants to apologize on the community's behalf for bad or disrespectful ways our neighbor (Sean) has been treated. -Lake Errock is a place where little kids ride bikes, and play like they have no care in the world. Feels so safe, reminds her of what life was like back in the 1960s. -The neighbors care about each other, and watch over each other. That's why we moved here -Her personal concern. There are two different messages from FVRD. Number 1. "Here is our new proposal XXX, we can make changes to the proposal," but Number 2. "We can't enforce it." -This rezoning to commercial use will open the door, the neighborhood will have to deal with it. -In her experience the neighbors have been amazing to her.
12	Mitchel Neufeld	43849 Ryall Rd	<ul style="list-style-type: none"> -Opposed. -Has 4 kids who play in street. -Hard to get out during fire & emergencies. -How can FVRD enforce bylaws? Beach in summer is lined with cars, FVRD and MOTI don't do anything about it.
13	Daphne Keith	43714 Loch Rd	<ul style="list-style-type: none"> -Feels sorry for people living on Bayview, and applicant should have canvassed the neighborhood first before buying the property. -This development is opening the door to others who might rezone -There will be trucks and cars, more than 15 people. -Road cannot be widened, topography not feasible to widen any more. -We don't want Phase 1 or Phase 2 of this project. We don't want it at all. -Idea needs to go somewhere else.
14	Samira Khayambashi, Aplin Martin (Applicant)		<ul style="list-style-type: none"> -Client is worried about his family's safety, feels like going into a 3 ring circus. -Happy to withdraw the application, wants to end the PH, this is more than he signed up for. -Understands that the PH process needs to move forward.
15	Marian Termeer	43817 Ryall Rd	<ul style="list-style-type: none"> -Opposed.
16	Pauline Baldoumis	43710 Loch Rd	<ul style="list-style-type: none"> -Opposed.
17	Rachelle Wendt	44062 Errock Place Rd	<ul style="list-style-type: none"> -Bought their house within the heart of a wonderful community. -It's a shame the applicant has these big dreams, but there are heartfelt concerns from the people and their families here. -Families and kids want to play on the streets. -Opposed.
18	Heide Johnson	44168 Bayview Rd	<ul style="list-style-type: none"> -Opposed.

19	Don Rice	44227 Bayview Rd	-Opposed to any rezoning. -Against all and any rezoning, it's a slippery slope for future.
20	Les Ironside	44183 Bayview Rd	-He and wife opposed.
21	Steve Laslo	43978 Errock Place Rd	-Opposed. -There are other places with industrial parks, lands available. -Project not welcome here in this neighborhood.
22	Al Watchel	12502 Low Rd	-Opposed. -Will open Pandora's box. -The grocery store for sale on Lougheed is a better spot.
23	Mike Armstrong	44156 Bayview Rd	-'No commercial' Covenant does not apply to this property. -However, Fred Bloch's(?) dad did not want commercial here. -Traffic, blind corner concerns. -Consultant's Traffic Report was incorrect about road widening, labeled the roads wrong. -Other options for sale are Lake Errock store, Harrison RV and Post office, Woodside Inn. -This property would be worth \$12 million if it had potential for commercial zoning. The property is residential.
24	Amanda Born	44400 Bayview Rd	-Purchased her property from the original owner. -The environmental impact would be astronomical. -Opposed due to environmental, wildlife, water damage concerns.
25	Tree Klyland	43966 Errock Place Rd	-Has been visiting since 1992, married into a family that has been coming here for many years before then. -Loves movies and hopes the applicant can proceed with his dream, but this is not the place for a studio.
26	Mike Throssell	49353 Ryall Rd	-Opposed, this is not the place.
27	Tamara Throssell	43959 Ryall Rd	-Worried about more congestion, summer congestion is already concerning. -What does this mean for safety and emergency access vehicles? -Beachfront use and overcrowded beach concerns.
28	Martin Tremblay	(Lot 52) 44351 Bayview Rd (Lot 54) 44371 Bayview Rd	-Currently building their retirement home, been coming here since he was 13, he will be 60 this year. -Most of the reports and documents are not true, and do not provide sufficient information. -Tree cutting permits in documents are not accurate. Does not show the tree condition today. -Owner cut majority of the trees when he first purchased. -Erosion has affected runoff on their property, and now they have flooding issues. -Fire report and accessibility for a fire truck, report shows firetruck access exists. Problem, fire hydrant does not have enough pressure (because it's a co-op system) and the Studio

			<p>cannot use that hydrant. Engineers say that water source does not have enough pressure since it goes uphill and pressure decreases.</p> <p>-Applicant indicated he would increase road width, but all the properties on Bayview shore side need that shoulder to access their driveways. Not feasible to widen road.</p> <p>-Families and retired people live here.</p> <p>-Altering the community to allow any future rezoning would affect the community directly.</p>
Dir. Waardenburg: Now for the second time			
29	Edi Kajmolli	44371 Bayview Rd	<p>-I want to clarify, is the application being withdrawn after the Public Hearing?</p> <p>FVRD: It is unusual to ask questions during a Public Hearing.</p>
30	Frank Wendt	44062 Errock Place Rd	-Is this project still in consultation, what's next, FVRD Board to review?
31	Sylvia Langmann	12499 Low Rd	<p>-If the applicant changes and decides not to cancel, does that mean the Board can still authorize a change in the zone?</p> <p>-In the past when there has been opportunities for the FVRD to vote, other Directors not from the Area, often do not read the reports or know what the people want. All the Directors should be here so we know all the Directors have heard our opinions.</p>
Dir. Waardenburg: Now for the third time			
32	Dan Lennox	12525 Low Rd	-Really oppose.
33	Joy-Anne Hanson	43996 Errock Place Rd	-Opposed.
Dir. Waardenburg: Now reading Bylaw No. 1621, 2021 for the first time. No need to repeat comments			
34	Ange MacNab	44179 Bayview Rd	<p>-Opposed.</p> <p>-If anyone notices vandalism against Sean's property, please speak up.</p>
Dir. Waardenburg: Now for the second time			
35	Sean O'Reilly (Applicant)	44390 Bayview Rd	<p>-Thank you. I want to keep this respectful, it is getting out of hand. I want to end this as soon as possible.</p> <p>-Someone mentioned canvassing prior to purchase, how would I do that?</p> <p>-I have watched on social media the community comments.</p> <p>-I will try to find a property on Lougheed Hwy.</p> <p>-I would like to stop this as soon as possible.</p> <p>-need to emotionally and mentally recover ..</p> <p>-wants to end in the spirit of community and collaboration</p>
36	Jacque Harrison	44239 Bayview Rd	-Against.
Dir. Waardenburg: Now for the third time			

The Chairperson asked three times for comments. Hearing no further comments, the public hearing for Bylaw No. 1621, 2021 and Bylaw No. 1620, 2021 was concluded.

The Chairperson concluded the meeting at 7:50 pm.

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

Respectfully submitted,

Mel Waardenburg, Chairperson

Natalie Pullman, Recorder

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

From: [Planning Info](#)
To: [David Bennett](#)
Subject: FW: Development of indoor film studio
Date: January 31, 2023 8:38:09 AM

From: cristina [REDACTED]
Sent: January 31, 2023 4:10 AM
To: Planning Info <planning@fvrd.ca>
Subject: Development of indoor film studio

Planing Department at Fraser Valley Regional District

The proposed building (film studio) and industry is not a suitable use for the rural neighborhood of Errock Lake. It should NOT be considered an appropriate use of the land. The increased traffic and further loss of green space for a parking lot will not improve the area. There are families living in this area. The increased traffic of this industry would not be safe for the children in the area. This type of business should be located in an industrial warehouse park, not in an environmentally sensitive area close to fish habitats, adjacent to a natural spring, in eagle and other raptor habitat, We do not need or want this type of activity in our neighborhood. The elevation of the site, would be susceptible to erosion. The run-off, from parked vehicles and septic field for such a large complex would pollute the water of Harrison Bay. People purchased their properties for the natural beauty and peace. We do not want our community destroyed by this business venture. I say NO to this use of the land in this way.

Ms. C. Lupien
43736 Ryall Rd.
Errack Lake B.C.

Sent from [Mail](#) for Windows

From: [Planning Info](#)
To: [David Bennett](#)
Subject: FW: Bayview Road Film Studio
Date: February 1, 2023 4:51:45 PM

From: Mike Barnsley [REDACTED]
Sent: February 1, 2023 4:50 PM
To: Planning Info <planning@fvrd.ca>
Cc: Mel Waardenburg <mwaardenburg@fvrd.ca>
Subject: Bayview Road Film Studio

Dear Planning Department

The Lake Errock area is a small quiet community, which is why we choose to live there. People and pets routinely walk through the neighborhood, throughout the day and evening. Allowing a business property for a large film studio operation with over 37,000 sq.ft. over multiple buildings and 100+ employees and related commercial transport vehicles makes no sense and will have a significant negative impact the residents of Lake Errock.

I am strongly opposed to the building of this commercial operation in our quiet community. Once that door is opened there is no telling how many other business may do the same thing in and around our community.

Regards
Mike Barnsley

From: [Nancy Gleeson](#)
To: [Planning Info](#)
Subject: Amendment Bylaw #1620 & 1621, Bayview Road, Lake Errock, BC
Date: February 1, 2023 6:58:17 PM
Attachments: [Zoning.pdf](#)

Please find my attached written comment:

Nancy Gleeson



44228 Bayview Road,



February 1, 2021.

Planning Department
Fraser Valley Regional District,
45950 Cheam Ave #1,
Chilliwack, BC V2P 1N6
Re: Amendments #1620 & 1621

To Whom it may concern,

I have a seasonal property at 44228 Bayview Road. I am very distressed to hear of the proposed zoning change for 44390 Bayview Road, Electoral Area C, to facilitate the development of an Indoor Film Production Facility. 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 seven years old and are very concerned for their safety as we are often walking down to the lake and negotiating two 90 degree turns in the road.

I have spent a great deal of money putting in a new septic system and additional expense to make improvements in order to make use of the new water line to my property. I was looking forward to 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 - the usual activities one would expect to enjoy on a dead end, country road, near a lake.

I can easily anticipate the increase in traffic, specifically for Bayview Road, that a Film Studio and Soundstage will bring about. This traffic will also be of a different sort than that resulting from 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 [REDACTED] and witness first hand the intense focus the film crews have on their jobs and the lack of interest they have for our community. Every time filming occurs, there is resulting frustration in the neighbourhood. It would be a shame to bring that problem out to this quiet little community that is trying to enjoy solitude and nature. I feel my property value will drastically decrease and, more importantly, our enjoyment of our location and the safety of the wildlife.

Please do not allow this zoning change for the sake of all those on Bayview Road. One new resident on the road should not be allowed to ruin the everyday lives of all the other residents.

Yours sincerely,

Nancy E. Gleeson

From: [Keith Heuchert](#)
To: [Planning Info](#)
Cc: ["mailto:mwaardenburg@fvrd.ca"](mailto:mwaardenburg@fvrd.ca)
Subject: Proposed rezoning on Bayview RD.
Date: February 1, 2023 5:34:12 PM

This is to express my absolute opposition to the proposed rezoning along Bayview Road. The existing covenant banning commercial zoning of these lots is still in effect and for a very good reason, to protect the very nature of the community. The increased traffic and the noise of production over long hours will undoubtedly have a negative effect on the community, spoiling the calm and quiet which is expected by everyone who has chosen this area for a home or a recreational property.

Please do not allow this change to happen.

Sincerely,

Keith Heuchert
43822 Loch Road
Lake Errock BC

Phone: 

From: [Marian Termeer](#)
To: [Planning Info](#)
Cc: [Mel Waardenburg](#)
Subject: Film studio
Date: February 1, 2023 6:51:53 PM

Pretty easy to see that this film studio is not the right fit for our community.
Please say no to this development!

Thank you
Marian Termeer
Lake Errock

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From: [T.V](#)
To: [Planning Info](#)
Cc: [Mel Waardenburg](#)
Subject: Proposed Studio/Commercial Development On Bayview Road~Lake Errock
Date: February 1, 2023 5:13:23 PM

My family has owned property at Lake Errock since the 1980s. What was once was known as a quiet weekend/summer retreat is now under threat by not only this proposed commercial development but also the proposed residential development at the gravel site and it is too much for this tiny community. There is no parking, Loughheed Hwy is single lane each way and 100 employees 6 days a week is absolutely unacceptable in this tiny rural lake community. Lake Errock is NOT the place for a production studio.

Sincerely,

The Venittellis

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From: [Planning Info](#)
To: [David Bennett](#)
Subject: FW: Lake Errock Film Studio Rezoning
Date: February 2, 2023 11:38:37 AM

From: neil howie [REDACTED]
Sent: February 2, 2023 11:29 AM
To: Planning Info <planning@fvrd.ca>; Mel Waardenburg <mwaardenburg@fvrd.ca>
Subject: Lake Errock Film Studio Rezoning

FVRD Planning Department
Area C Electoral Director: Mel Waardenburg

I would like to voice our outrage about the rezoning application for a Film Studio and Soundstage at Lake Errock. We have been suffering the never ending consequences of the FVRD's approval for the gravel pit above Lake Errock. The noise, dust pollution and ugly eyesore on the hills above us never seem to end since they have been granted an extension, without notice to the local residences. Now further erosion to our peace, quiet and congestion at Lake Errock. The local residents moved here to get away from the city and all its ugly trappings and now there is a strong possibility this will become just another big city suburb, taking away all the charm of community and lake side living.

The only access to the film studio property is a narrow winding road with a steep grade which will present an problem for the heavy trucks moving material in and out of the building site. To accommodate heavy trucks, Bayview road has to be widened, the corners and hill have to be re-graded and thin asphalt improved. Who will pay for this? Will the local home owners forced to pay higher property taxes for infrastructure and road improvements?

Will the local water system support the expanded use or was it sized to accommodate a single house on each lot in the subdivision? Adding 50 to 100 full/part time workers to this location could over burden the current water system plus all that extra sewage.

We currently have a volunteer fire department and will they have the capacity to deal with any issues that could arise if there was a major fire or disaster on site? There is only one way in and out with no room for emergency vehicles to turn around.

Snow plows can't negotiate around the bends and up the hill. If there was an emergency, with snow or ice on the road, emergency access could present a serious safety problem.

Many local residences use quiet Bayview Road as a walking & running path and with greatly expanded film studio traffic makes it quite a concern to us. From the average of 1 to 2 vehicles per hour it could potentially skyrocket to 20 or so per hour making it very unsafe for pedestrians since the road is narrow, has blind corners, and without sidewalks. With only 15 parking stalls and potentially 100 workers on site, a shuttle service would be needed to transport workers back and forth at all hours adding additional traffic. During film shoots there will be multiple food delivery vehicles at all times since there are no restaurants nearby.

Removal of up to 410 or more trees close to environmentally sensitive areas will have an everlasting effect on the local wildlife, loss of habitat plus a certainty of future studio expansions and employee accommodations.

Expanded lake use during breaks and between film shoots causing additional traffic, congestion and garbage on or around Lake Errock. I don't imagine workers will be content to stay on location during warmer weather and will wander around our neighbourhood. We all know our neighbours on Lake Errock and will now be confronted with a stream of ever changing people, never knowing if they are up to no good or just getting some fresh air.

This is a residential area, not a commercial one!

Regards,
Neil & Judy Howie

From: [Sylvia Langmann](#)
To: [David Bennett](#)
Subject: Film studio
Date: February 2, 2023 9:45:06 PM

To whom it may concern:

I am opposed to the changing of our OCP zone to accommodate a film studio in Lake Errock.

Lake Errock presently consists of family homes in a rural and limited use area. We live in an extremely quiet neighbourhood. Our young children can roam the streets walking and on bikes often times without a single car on our roads. We feel safe enough to let our children walk alone. The only times the streets are busy are during summer statutory holidays when our park has out of town visitors. Our rural neighbourhood is also home to cougar, bear, eagles etc and thus we do not want a commercial industry that is in conflict with surrounding land uses, natural hazards and environmental sensitivities.

Transporting up to a hundred workers, (as the film studio has mentioned can happen) is intolerable. 15 parking spots with a bus load of people cramming our tiny Bayview road has a potential for a child and a cyclist to have an accident.

A film studio should be located adjacent to the Lougheed Hwy and not in Lake Errock where we do not have bylaw officers regulating our streets..

As you are aware we only have one exit and should we have a train derailment or fire cramming more people trapped here other than our residents could be a bigger crisis we do not need.

I am asking you to abide with the present OCP that states changing of the zone
> provided that it does not conflict with surrounding land uses, natural hazards or environmental sensitivities."

It is the duty of the FVRD that this rural area be maintained with the low density rural character of Lake Errock.

> To quote the OCP "

"LIMITED USE designation has been established in portions of the Plan area due to the rural nature of the area, the limited road access and limited services that are provided. Nevertheless, the general policy of this Plan respecting LIMITED USE areas is to prevent isolated development, to protect the environment and to preserve and buffer areas of environmental sensitivity and special value."

A commercial or industrial film studio is in conflict with surrounding land use and adversely affects surrounding lands and is not compatible with the predominantly residential and rural character of this area.

Sincerely,
Sylvia Langmann
Lake Errock

>

Feb. 5, 2023

Sylvia Langmann

sylvialangmann@hotmail.com

To the Members of the FVRD Planning Dep't.:

I am opposed to the proposed change of Lake Errock's OCP zoning to accommodate a film production studio at Lake Errock.

I am requesting that the FVRD abides by the terms of the OCP which states that any changes to the OCP "do not conflict with surrounding land uses, natural hazards or environmental sensitivities."

Lake Errock presently consists of family homes in a rural and limited land use area. We live in an extremely quiet neighbourhood. Young children safely wander our streets on foot and on bikes, often without a single car on our roads. The only time our streets are busy are during the summer when our park hosts out of town visitors. Our country neighbourhood also provides a home for local wildlife – a wide variety of mammals, birds and fish.

Transporting up to one hundred employees, equipment and other supplies to the proposed studio is an unacceptable intrusion on the neighbourhood. We have only one exit and entrance to the community, over the railway tracks, and if those tracks are blocked due to a catastrophe it would create major problems for our safety. Such a film studio should be located adjacent to Lougheed Highway instead, where emergency responders and other services would have ready access to the studio property.

A commercial film studio at Lake Errock is in conflict with surrounding land uses, and is not compatible with our area. The limited use designation has been established due to the rural nature of this area, the limited road access and limited services. The policy of the OCP is to respect limited use, to prevent isolated "spot" development, protect the environment, and preserve a buffer area of sensitive and special value.

It is the duty of the FVRD to ensure that this rural area be maintained, to respect the low-density rural character of Lake Errock.

Sylvia Langmann

From: [Colleen McAndrew](#)
To: [Planning Info](#); [Mel Waardenburg](#)
Subject: Film Studio and Soundstage
Date: February 2, 2023 6:08:26 AM

We are residents of Lake Errock and we want it to be known that we are also against the rezoning of Bayview Road to allow a film studio operation. It is ridiculous how you think you can change this quiet neighborhood into commercial mayhem. This is truly unfair and we will do whatever is necessary to put a stop to this. We stand by the residents of Bayview Road!

Sincerely,

Colleen

From: [Tom Kucera](#)
To: [Planning Info](#)
Cc: [Mel Waardenburg](#)
Subject: Commercial rezoning request
Date: February 3, 2023 10:11:33 AM

Hello,

I am a resident of Lake Errock and currently reside at 44149 Malcolm Rd. I am writing this email to voice my opposition to the current rezoning request by a film studio that would see the property at the end of Bayview Rd rezoned from residential to commercial property.

My family and I moved to Lake Errock over a year ago for the beautiful natural setting and peace and quiet of residential streets surrounding LK Errock and Harrison Mills as the main attraction for us. We understand that development is inevitable; however, commercial properties like a film studio that are allowed to operate late into the night with significant amount of employees affecting traffic should not be allowed in this quiet community. This would negatively impact the area with increased traffic and noise pollution and open the door for more commercial properties in a residential area where Nature is the main show case and should be preserved and protected.

Thank you,

Tom Kucera and family



From: [John Pozer](#)
To: [Planning Info](#)
Cc: m.waardenburg@fvrld.ca; [Victor & Jo Friesen](#)
Subject: Written comments for Public Hearing on Feb 7, 2023
Date: February 3, 2023 1:34:25 PM
Attachments: [FVRD Planning Film Facility Proposal response 2023.pdf](#)
[Cameron Gardner CEG Film Production Parking.pdf](#)

Hello FVRD Planning Department,

Please find attached 2 documents to be entered into the public hearing record for the Fraser Valley Regional District Official Community Plan Amendment Bylaw No. 1621, 2012 and Zoning Amendment Bylaw No. 1620, 2021.

If you have any difficulties with the attachments, please let me know as soon as possible.

If you have any questions, please do not hesitate to contact me.

Thank you,

John Pozer

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February 3, 2023

John Pozer & Lorraine Jamison


Planning Department
Fraser Valley Regional District
1 – 45950 Cheam Ave
Chilliwack, BC V2P 1N6
planning@fvrld

cc: Mel Waardenburg, Lake Errock Community Association (LECA)

**RE: FRASER VALLEY REGIONAL DISTRICT OFFICIAL
COMMUNITY PLAN AMENDMENT BYLAW NO. 1621, 2021 AND
ZONING AMENDMENT BYLAW NO. 1620, 2021**

To Members of the FVRD Planning Dept.,

We submit the following comments and the attached letter from Cameron Gardner, Film Liaison representing Metro Vancouver, Mission, and other districts, to be entered into the record for the public hearing on Feb 7, 2023.

We are opposed to the above-captioned bylaw changes to amend the Lake Errock Official Community Plan and rezone a property for use as a Film Production Facility. In our view, approving the application would be a disaster for the community.

We have concerns with the negative impact the rezoning and development will create.

We also have concerns with apparent misrepresentations in the application.

Furthermore, in the previous meetings, we heard no supportive comments for the proposal. Our understanding is that virtually the [entire community opposes it.](#)

Numerous concerns have already been raised by our neighbours - from road and traffic problems to community impact issues.

Our comments and concerns here are based on our combined 60+ years of experience working in the film and television industries, 25+ years in film education, 20+ years as homeowners in the community, and guests at Skywalker Ranch where we toured the facilities.

- Lorraine Jamison is a department head with dozens of years of experience on set in the film and television industries. Her recent feature film credits include The Adam Project, Deadpool 2, The Revenant, and War for the Planet of the Apes. She has worked with Canadian broadcasters, most major Hollywood studios, and Netflix.
- John Pozer joined the Directors Guild (DGCBC) in 1992. He has produced, directed, and financed feature films and directed numerous episodes of television for Disney, MTV, YTV, and CBC. Previously a senior instructor at Vancouver Film School, his teaching experience includes the UBC graduate film program, SFU film production, and BCIT film and broadcast television programs.

In our opinion, information provided in the application and at previous meetings is misleading. In particular, the scope of daily operations, benefits to the community, and the comparison to Skywalker Ranch.

1. productions will be akin to 'The Mandalorian' and only have 15 people on set at any given time;
2. there will be employment opportunities for local residents;
3. the overall vision for the development and future property use is "like Skywalker Ranch."

1. Productions will be akin to 'The Mandalorian' and have only 15 people on set.

We have worked on independent features as well as tv shows with modest budgets. These shows are not realized with the level of detail that a major feature film entails or a production such as 'The Mandalorian', but the point here is this: there are always more than 15 people on a film or tv set. ...and many more standing by.

Camera, sound, lighting, grips, background actors, stand-ins, stunts, hair & make-up people, props people, set decorators, production assistants, drivers... the list goes on.

These people may not actually be 'on' the set, but they are certainly nearby as they are a necessary part of the production process.

'No more than 15 people on set' is a false reality. Student film productions have more than 15 people on set. Even photos provided in the application have more than 15 people. Conversely, the application also states that some productions, including 'hosted' productions, would have more than 100 employees on the site. This number is more accurate.

- 100+ employees to get to and from the studio. Many on different schedules, arriving and departing throughout the day and evening.
- 100+ employees to be fed throughout the day.
- 100+ employees that need bathroom facilities for a 12-hour shift.
- 100+ employees that require parking spaces. *

*See the attached letter about film employee parking issues.

The fact is that a professional working film set involves a lot of people.

About crew size expectations, please check the applicant's recent production personnel list for Corrective Measures (2022) – <https://www.imdb.com/title/tt15391770/fullcredits>

Here is a production personnel list for The Mandalorian (2020) – <https://www.imdb.com/title/tt13052856/fullcredits>

2. Employment opportunities for residents.

The application suggests 'typical' film productions with small crews (5 to 15 people) and local hiring. There is also a plan to provide services, equipment, and accommodations.

*CTS Traffic Engineering Specialists, Technical Memorandum, November 23, 2020
File No. 7300, Page 12 – excerpts:*

3.2 Typical Site Operation

The Arcana Ranch is envisioned to host production cycles one to three weeks in duration (typically one to two weeks). Hours of operation will be from 7:00AM to 12:00 midnight, Monday to Friday, with a maximum shift duration for union employees of 12 hours.

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 site will be stocked with the large equipment required for typical productions which will be available for rent on-site for production companies.

The application puts forward the prospect of local residents being given the opportunity of 'working on a movie' as a positive aspect of the development.

QUESTION: Local hiring has been mentioned - what kind of jobs and what kind of volume of hiring do you anticipate? Aren't most filmed jobs skilled and union labour?

RESPONSE: During the actual production we will not have more than 15 on set at once, most of those being union employees. Many positions are skilled and union labour, and part of our commitment is training and getting local residents into the union for 'on set' work. However, just because someone isn't on set doesn't mean they cannot work on a movie. There are also numerous jobs, many of them non-union, such as security, catering and chefs, crafty (snacks), background actors, accountants, lawyers, clearances, costume designers, production designers, construction, hair, make-up and others that are required for the overall production (despite not being on set).

- Arcana [email received: Jun 14, 2021]

The following information applies for union productions:

- Drivers, security, and caterers are all unionized.
- Carpenters are unionized.
- Craft service is unionized.
- Background performers are union.
- Production Designers, Hair & make-up, Costume Designers are union, etc.

All these union members may not be directly 'on set' – but they are required to be adjacent or near the set. Their careers depend on their proximity to set.

3. The vision for the development and future property use is like Skywalker Ranch.

In a previous meeting, comments were made suggesting that after getting the property rezoned, the development and future proposed stages of Arcana Ranch would be like Skywalker Ranch. This is not a reasonable comparison.

- Skywalker Ranch is 4500+ acres.
- It is a 40-minute commute from San Francisco.
- There is NO film production or overnight lodging.
- Activities on site are mostly sound personnel finishing films shot elsewhere.
- There is ample employee parking. Mostly underground.
- Vehicles enter the ranch property from a highway turnoff onto a private road.
- The private road does not impact other neighbours, residences, or driveways.
- There is an on-site fire department with private trucks and firefighters.

The application proposes a 'script to screen' facility that provides all the equipment to shoot a feature film and overnight accommodations. This is not happening at Skywalker Ranch.

Film production equipment is not provided by other studios. The capital outlay for the purchase of equipment is prohibitive. Furthermore, some departments have their own equipment and vehicles. They are hired for their expertise and negotiate their 'kit rental' as part of their deal.

QUESTION: Does Arcana currently own it's own camera, grip and lighting packages, or will it have to rent on an ongoing basis, or will it have department heads provide/rent their own gear. Asking because this directly affects how many trucks are required to travel to the studio.

RESPONSE: As we've done in animation, there is an economy of scale where we want to own all of our own equipment. The idea of having a 'script to screen' studio, as well as to save costs, is to prevent any rentals. This means what 'goes up, won't come down' as it's meant to stay there.

- Arcana [email received June 14, 2021]

Whether at the Canadian Motion Picture Park or The Bridge Studios in Burnaby, Vancouver Film Studios, North Shore Studios, or many others, film and television production involves a parade of large trucks and trailers: camera truck, grip truck, lighting truck, generators, mobile toilets, cast trailers, director and assistant director trailers, wardrobe trailer, hair & makeup trailer, props truck, special effects truck, catering truck, locations truck, etc. All these vehicles and trailers are moved by Teamsters. And they must be parked somewhere and provided with power.

Film crews are typically scheduled for 12-hour days with a breakfast meal and a half-hour catered lunch. However, every professional film worker understands that certain departments consistently work much longer hours.

It's not unusual for actors to be at the set (studio or location) as early as 5 or 6 AM for hair, make-up, and wardrobe in order to be ready for an 8AM shoot call - and the facilities must be up and running before their arrival which requires people to be clocked in beforehand.

The DGC (Directors Guild of Canada) prepares all members to expect to work a 15-hour day. In addition to 15 hours on set, tack on a 3-hour roundtrip from Vancouver and you have people who are putting in an 18-hour day. This is not sustainable.

With a film studio located at the end of their single-lane dead-end street, our neighbours on Bayview Road can expect to have heightened traffic, vehicle noise, and exhaust pollution for 17 hours a day, six days per week, all year round. Life would change forever. For the worse.

The likelihood of having mobile bathrooms on-site is another possible traffic issue. Waste pump trucks rolling in and out every day is a regular part of the operations of a film shooting on location - or any property on a septic field that can't handle 300+ toilet flushes a day.

100 employees arriving to work – even if they are shuttled - would create traffic delays at the single-lane bridge, railroad tracks, private driveways, and sharp corners. Everyone who goes up, must come down – sooner or later.

Vehicles stopped and idling would be commonplace. Traffic congestion and crowded streets would be the new normal.

With only 12 or 15 parking spaces, 90+ employees would need to find parking off-site. Imagine the community with vehicles parked along the roadside for 12 hours or longer, 6 days a week.

Where would the 24-hour security vehicle park?

QUESTION: How would this studio benefit the community?

RESPONSE: Each production will involve production budgets of at least \$1 million and we want to do up to three productions per year. The impact will be felt in jobs, local businesses including restaurants,

corner stores, and gas stations. Further, we are incentivized to 'hire local' by our provincial government where we can. We will also be providing additional taxes and an investment into improving road safety.
- Arcana [email received: June 14, 2021]

Noted previously, the reality of local jobs needs to be reviewed.

Production catering will impact any local restaurant businesses. And the length of production days precludes the likelihood that most crew members will be going out for dinner after work.

Corner stores and gas stations? These may see an uptick, but the benefits realized at these existing establishments do not offset the negative impact for the residents of Bayview Road.

In conclusion, we strongly urge the Regional District Board to reject this rezoning application.

If the entire community is opposed to the idea, how is the obvious downside for the residents being protected?

Who is to say what guardrails would be in place to protect the community from the actions of future owners?

We understand that the Regional District Board has a difficult job to do, and that you must weigh the benefits and drawbacks of each proposal that comes before you. However, in this case, we strongly believe that the community has spoken and informed you that the negative impacts of this development far outweigh any potential benefits. We implore you to take these concerns into consideration and to make a decision that is in the best interests of the residents of this community.

Thank you for your time and consideration. We look forward to any response you may have.

Sincerely,

Lorraine Jamison and John Pozer

Attachment included: PDF from Cameron Gardner, Film Liaison with Angus Films

To all members of Camera 669,

The purpose of this communication is to inform all members of a growing concern regarding the Camera Department, the problems resulting from these concerns, and the next steps that I and others will be taking to address the issue going forward.

My name is Cameron Gardner, owner and lead Film Liason of CEG Management and Angusfilm. CEG Management and Angusfilm represent the largest coalition of Film Liaison professionals in BC. We are contracted to a large group of government clients, with a mandate to manage and supervise all film activity in BC Parks, Metro Vancouver Parks, District of North Vancouver, City of North Vancouver, District of West Vancouver, City of Richmond, City of Delta, and District of Mission.

Our goal is to manage film activity in these parks with film sustainability as a central ethos, respecting and protecting the location and the community so that film production is always able to return to the vital locations that provide the backbone of our industry.

Lately, we have been experiencing a problem regarding crew cars parking on location, which is directly threatening our ability to maintain and promote sustainable film activities.

This has been an ongoing problem for many years, but during the pandemic, our parks are seeing record high use from public that are unable to travel out of province. When a film permit agreement is made with a government permit office (municipal, provincial, etc), the production agrees to leave a predetermined number of stalls available for public use. If the production is then unable to follow through with this promise due to a high number of crew personal cars taking the public spaces, then the permitting authorities are likely to conclude that the Film Industry is too large a footprint to be able to realistically share the space with the public. This may lead to increasing seasonal restrictions at some of our high use locations, which would be a major blow to the availability of locations, and a direct threat to everyone's ability to work.

A recent incident at a municipal park serves as a striking example. A production was permitted to use half the stalls in the park for work trucks. The remaining 47 stalls were to be strictly for public use. Despite having a crew park under 2 kilometers from the park, 17 crew personal cars parked in the public area. The Liaison and the Locations Department spent the majority of the morning tracking down the individual drivers and having the cars moved to crew park. In the end, 6 crew members flat out refused to move their cars, including the DOP, and three members of the Camera Department. Due to pleasant weather, the park became very busy and members of the public were unable to find parking, resulting in nearly a dozen complaints (a new record) to the city or the liaison.

Filming is permitted in this park up to July 1. But when the city receives this number of complaints in April, how are we going to assure the city we can film in May and June, when the park will only become more busy as the weather changes toward summer? Hence the high level of concern, and the purpose of my letter to your union.

It is my hope that this incident can serve as a catalyst for change. It is so vitally important that every department, and especially Camera 669 recognize the critical challenges we all must face together as a film community.

While all departments have the odd member who tries to sneak a personal car near set, the Camera Department overwhelmingly makes up the majority of crew that consciously decides to ignore crew park. I am genuinely concerned that there is a culture of entitlement, and a lack of respect within Camera 669.

I strongly encourage Camera 669 to engage its members to promote education regarding standards of film sustainability, where each individual has personal responsibility as an ambassador for film. I also believe that progressive leadership is required, and the culture of entitlement is partly due to the regularity that DOPs expect preferential treatment regarding personal vehicle parking on location. This seems to directly filter down through the operators and assistants. I regularly hear reports about rude and disrespectful conversations with PA's trying to manage parking lots, and the treatment of the Locations Department by all 669 members needs to be addressed as well.

Going forward, we will be taking direct action on these issues. Personal vehicles that ignore crew park will be reported to the Production Manager, and we will follow up with a letter to the union, informing that the individual is no longer welcome in BC Parks, Metro Vancouver Parks, or any park in the 6 municipalities we represent.

It is not my intention to punish, it is my intention to educate and alter behaviour. We are all stewards of this industry, and we all must be held accountable.

Thank you for your time,

Regards,

Cameron Gardner
Film Liaison

From: [REDACTED]
To: [Planning Info](#)
Subject: Feedback for Public Hearing - Official Community Plan Amendment Bylaw No. 1621, 2021 and Zoning Amendment Bylaw No. 1620, 2021
Date: February 3, 2023 12:50:07 PM

Hello FVRD,

I'm a concerned resident regarding the rezoning application for 44390 Bayview Road, Electoral Area C:

- Current road width is single lane. Upgrading the road by making it wider encroaches negatively on all the homes along the Bayview Road.
- Accessing the property is limited to using a dead end street which has implications to how easily the community can get in and out of the community which also has negative implications for emergency response.
- Quiet residential road will become a busy road which impacts the community safety, enjoyment of the environment, noise pollution, air pollution, and light pollution

Rezoning this property from residential to commercial sets a precedent that anything goes regardless if it's a fit for the community or not. How is the FVRD supporting growth overall? A commercial film studio will increase traffic as there is no other way to travel to this location. No transit, no safe bike routes or pedestrian paths. Currently the #7 highway is extremely dangerous for cyclists and pedestrians.

Lastly there is a covenant stating the lands within this community should only be used for residential. Does this covenant carry no weight or value?

Dina Robertson
44192 Bayview Road

From: [Steven Seewald](#)
To: [Planning Info](#)
Subject: Re: FVRD PUBLIC HEARING - Indoor Film Production Facility 44390 Bayview Road
Date: February 3, 2023 7:39:58 PM
Attachments: [Steven Signature.png](#)

As a long time resident of Lake Errock, I am not in favor of this development, the rezoning, or changing the community plan.

Concerns:

1 The residential road is without center line or sidewalks (narrow) and is designed that pedestrians walk on the road when they commute. All persons walking about and there are several, walk on this road. This road is not designed for commercial traffic. This is a serious safety risk to children, pedestrians and cyclists.

2 This residential road is designed without reflective center line or lamp standards and during evenings and long winter days is not illuminated. All persons walking about and there are several, walk on this road. This road is not designed for commercial traffic. This is a serious safety risk to children, pedestrians and cyclists.

3 This road is designed as a residential road. It is not designed for heavy movie trucks. These trucks will prematurely wear and damage this road costing residents to pay for repairs.

4 Lake Errock is a quite recreational location to unwind from the stress of the City. Such a business would cause several residents to move away since this is why they came here, to get away from Commercial Traffic.

5 Lake Errock infrastructure can not handle such a large business.

Lake Errock lacks snow removal - such additional traffic on snowy or icy road would place pedestrian including children on the road at serious risk.

Lake Errock lack garbage pickup - such additional traffic on the road would place pedestrian including children on the road at serious risk.

6 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.

7 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.

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

9 The increased vehicle traffic will undoubtedly mean more cars on the road. More cars means more tire rubber, and oil deposited being washed from the road and entering our ditches and contaminants entering our Lake.

10 I am not in favor of removing trees, (potentially old growth), displacing wildlife and birds for this development.

From: 
To: [Planning Info](#)
Subject: Film studio
Date: February 3, 2023 8:44:20 PM

Changes in the application for a studio do not address my concerns. A dead end road in a quiet rural residential neighborhood is no place for a business! Full stop. I am not looking for road upgrades. I am looking to keeping the road small and quiet. Stick the studio in the new neighborhood that you are sticking us with in the gravel pit!

Randy Slett

From: [REDACTED]
To: [Planning Info](#)
Cc: [Mel Waardenburg](#); [REDACTED]
Subject: 44390 Bayview Rd | Feb 7 at 6pm - Rezoning application
Date: February 3, 2023 4:42:54 PM

Dear Sir/Madam,

I hope this email finds you well. I am writing to express my strong objections to the proposed change of a residential zoned property to commercial in the Lake Errock community.

As a Lake Errock property owner, I am concerned about the impact that this change would have on our community. Lake Errock is a residential area comprised of both full-time and part-time residents, and adding commercial properties to the mix simply does not make sense. It sets a dangerous precedent and could negatively impact both our community and our infrastructure.

In particular, I would like to bring to your attention the narrow dead-end road of Bayview Road. This road was never designed to support commercial expansion, and the additional traffic and strain on the infrastructure would be an issue.

I urge you to consider the long-term effects of this change and to deny the application for commercial zoning in the Lake Errock community.

Thank you for your time and consideration.

Sincerely,
Ian Smith

From: [Stephen U.](#)
To: [Planning Info](#)
Subject: Opposed to Rezoning at 44390 Bayview Road, Lake Errock
Date: February 3, 2023 4:38:21 PM

To Whom it may concern;

I have reviewed the updated rezoning proposal submitted by the applicant, and disagree that these updates address my previous stated concerns. These include:

1. Increased danger to pedestrians and animals associated with increased non-resident and commercial traffic unfamiliar narrow roadways.
2. Enviromental Impact of removing hundreds of trees, along with commercial use of land contributing to increased trash, emissions and potential run-off into the waterways.
3. Overcrowding and increased use of the small local beach park, as well as increased blockage of the fire lanes for parking and lake user by non-residents (this is already a know issue).
4. Infringement of all local home owners rights to peaceful enjoyment of their property as a result of the introduction of a large commercial facility in the middle of a residential neighborhood.

I remain opposed to the approval of this rezoning application.

Sincerely,

Stephen Ufford
Owner 43736 Loch Road

From: [REDACTED]
To: [Planning Info](#); [Mel Waardenburg](#)
Subject: Errock Lake/Bayview Road Indoor Film Production Facility
Date: February 3, 2023 5:30:16 PM

Fraser Valley Regional District & LECA

We are writing in response to the application to rezone the Errock Lake/Bayview property from Residential to a Commercial/Business property. As residential property owners at the lake, **we do NOT support the zoning** to be changed from residential to commercial. We purchased at this particular lake because of the quiet residential area it is and uniqueness that offers a peaceful setting with other property owners either full time or part time residents and not any business/commercial properties. The simple fact is we are not wanting any kind of business in our small community area and want it restrictedly kept as residential. We use our property year round and do not want an influx of employees operating 6 days a week and non residents filling up our beach space and residential area.

No matter what the applicant proposes **we are not in support** of it being rezoned from residential to commercial. The applicant does not address this concern because property owners are not wanting a commercial business in their residential community. We want the covenant that is registered with all of the newly created lots, stating that there will be no commercial enterprise, but residential only be kept as agreed by John Block's son Fred who is a family friend and is still a neighbour, and can confirm that no commercial businesses were to be allowed on the residential street.

Please submit our letter at the meeting on Feb 7th.

Thank you,

Neil & Darla Van Laare
43975 Erroch Place Road

From: [LECA](#)
To: [Planning Info](#)
Cc: [Mel Waardenburg](#)
Subject: Fwd: 44390 Bayview Road Film Studio Objections
Date: February 4, 2023 12:05:03 PM
Attachments: [Film Studio Objections .docx](#)

----- Forwarded message -----

From: **Cindy Alderson** [REDACTED]
Date: Sat, Feb 4, 2023, 11:27 a.m.
Subject: 44390 Bayview Road Film Studio Objections
To: [REDACTED]

Please forward to the proper channels to voice our objections for the rezoning of the film studio on Bayview Road

Re: 44390 Bayview Road Film Studio file 3360-22-2020-01

We strongly object to the FVRD granting of the site specific zoning request.

First: there is the Registered Covenant stating "no businesses were to be allowed on the residential street".

Please explain how in such a rural setting, this Covenant can be overturned when "we" the legal property owners and taxpayers residing on Bayview Road, are against the commercialization of our small community.

Due to the high volume of traffic that will be using Bayview Rd, regardless of what the applicant believes, the previous concerns have not been addressed whatsoever.

No financial plan has been shared with the homeowners in the community regarding road upgrades, widening of the existing road to accommodate two lanes without disruption of the current waterlines running along the north side of the road.

Also, there are no street lights to help keep the homeowners safe at night while out walking their pets or strolling with their children.

Who will pay the hundreds of thousands of dollars to do this? Please don't suggest the film studios owners will.

If rezoning permission is granted, they will move forward with their project on their property and maybe have a few potholes filled in on the road.

Then at the end of the day all we have is high volume in a residential area that cannot and does not support the proposal.

Second: There are 14-17 properties on Bayview Road whose water supply comes from an underground aquifer. This water supply is in a straight line with the above mentioned property.

To house and accommodate up to 100 people, the septic system would need to be replaced with a system similar to the one that would go into the subdivision up at the gravel pit.

Concern for our safety has not been addressed regarding this issue and therefore, this proposal should be shelved.

Third: Due to the climate change effecting our seasons, forest fires have become increasingly more prevalent in the minds of many people living in a natural setting.

Just in the past few summers alone forest fires have come uncomfortably close to our location. We have been fortunate so far but good fortune can run out with the result of a careless cigarette.

Yes we have fire hydrants along the roadside but how will the EMS & Fire trucks get through on a one way street while possibly hundreds of people scramble to get out?

In a society screaming for climate control and safety first, how can our elected MLA's even entertain this proposal?

We will attend the Public Hearing on February 7th, 2023 to vocalize our concerns and objections

Rod & Cindy Alderson
44301 Bayview Road
Lake Errock, BC

From: [isabelle foire](#)
To: [Planning Info](#)
Cc: [Mel Waardenburg](#)
Subject: Residential to Commercial Film Studio business rezoning request
Date: February 4, 2023 5:30:29 PM

Hello,

Just to inform you that I am against this project.

Regards,

I. Foire

Lake Errock Resident

From: [Len Watchel](#)
To: [Planning Info](#)
Cc: [Mel Waardenburg](#)
Subject: Film studio - Commercial rezoning
Date: February 4, 2023 5:36:27 PM

Hello,

Just to let you know that we live in a residential area, changing to commercial will change the all aspect of this area, will create to much traffic and noice.

So, I am against this project.

L. Watchel

Lake Errock Resident

From: [Bill Fane](#)
To: [Planning Info](#); [LECA](#)
Subject: Proposed film production studio at Lake Errock
Date: February 5, 2023 9:44:50 PM

We are opposed to the proposed Development Application for a film production studio at 44390 Bayview Road.

We own a recreational cabin at 43920 Erroch Place Road that was built by my wife's father over 50 years ago, so we have a long-time connection to the area.

Our concerns are:

1. Increased vehicle traffic, as many other people have mentioned.
2. There is a small community park just east of us. It is already becoming a problem as more day-trip outsiders visit it, but it has no restroom facilities other than a small "port-a-potty" and limited parking. I can foresee it becoming an inviting lunch-break attraction for studio employees, who would then want to bring their families there on their days off. We are already experiencing problems with people parking illegally, partially blocking the roads which is a concern for emergency vehicles.
3. Will the studio be connecting to our water supply system? If so, does it have sufficient capacity? As taxpayers, we paid for a complete rebuild of the system a few years ago. Will the studio connect "for free" or will it buy in for its share?
4. Does the Hydro system have sufficient capacity?
5. Re-zoning to "commercial" could set a dangerous precedent. What next, a lakeside resort hotel or an RV park?
6. I could go on, but many other people have brought up the same points along with many other valid ones.

--

Bill Fane

This email was sent using 100% recycled electrons

From: [Paul Janzen](#)
To: [Planning Info](#)
Subject: Bay view road film studio
Date: February 5, 2023 8:10:24 AM

Att: David Bennet

Hi David

I am a resident of lake Errock. I do not believe the proposal should be approved.

It appears the original developer of lots on Bayview road stipulated that there be no business use accommodated. If that is the case I believe the district should respect his legacy and offer a more appropriate location.

Paul Janzen

43934 Errock Place Road

Sent from my iPhone

From: [Daniel Lennox](#)
To: [Planning Info](#)
Subject: Fwd: OCP and Zoning Amendment re: Aplin & Martin Consultants Ltd. to build Film Production Facility
Date: February 5, 2023 10:16:17 PM

Attached is an email I sent to you a year ago regarding the proposed film studio in North Lake Errock. I don't care that the applicant says they have made plan changes to ease the concerns voiced by the residents. I don't trust the applicant's intentions, and I am getting the impression that the FVRD is not really concerned about what the majority of residents of Lake Errock want or don't want in their community, but instead is anticipating commercial investment in our area for their financial gain. We have complained about the dust and noise from the gravel pit for years, complained about the proposed introduction of a film studio (that belongs in the city or in the middle of nowhere where residents lives won't be disrupted), and complained about the potential addition of 300+ new homes where the existing gravel pit is. I am getting tired of complaining. Sure would be nice if everybody would just leave us alone to enjoy what we invested in, a quiet community and a peaceful retirement. But like everywhere else in this country, money talks.

Daniel & Lorraine Lennox

----- Forwarded message -----

From: Daniel Lennox <[REDACTED]>
Date: Sun, Feb 7, 2021 at 5:43 PM
Subject: OCP and Zoning Amendment re: Aplin & Martin Consultants Ltd. to build Film Production Facility
To: <planning@fvr.ca>

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.

Daniel & Lorraine Lennox

From: [Katherine Reyklin](#)
To: [Planning Info](#)
Cc: [Don Rice](#); [Barb Reyklin](#); [Mom and Dad Reyklin](#)
Subject: Rezoning of 44390 Bayview Rd (Bylaws 1620 and 1621)
Date: February 5, 2023 6:02:54 PM

Let's make this perfectly clear. We are **STRONGLY OPPOSED** to this rezoning!

In 2020 my husband and I purchased a home on Bayview Rd. Why? Because it's in a VERY quiet, rural community on a dead end street, with amazing wildlife and gorgeous views of Harrison Bay. I have been a part of the Lake Errock community since 1963 when my parents first purchased a lot and built a small cabin where our family and friends spent weekends, holidays, and every possible chance we could to experience life at The Lake. I grew up loving my time spent here and always dreamed of living at Lake Errock full time. There are no street lights so you can still see the stars at night. There is very little traffic which makes it great for walking our dogs and grandchildren when they visit. We love our neighbourhood and get together regularly with our neighbours. We don't want our street widened to accommodate trucks. We don't want anymore lights taking away our view of the night sky. We don't want more traffic. We don't want any type of commercial activity that will bring in non-residents to our community, threatening the safety of our children, pets, wildlife, environment, and property.


What I'd like to say to the applicant, please stay and enjoy our lovely neighbourhood, join in on our community events, but PLEASE PLEASE PLEASE build your studio in a more suitable commercial location. Thank you!

Katherine Reyklin
44227 Bayview Road
44018 Errock Place Drive
[REDACTED]

From: [Wendy/Greg Thomson](#)
To: [Planning Info](#)
Cc: d.johnson@fvrld.ca; [Peter Adamo](#); [Mel Waardenburg](#); [Bill Dickey](#); [Patti MacAhonie](#); [Hugh Davidson](#); [Cory Cassel](#); [Taryn Dixon](#)
Subject: Bayview Road Development/Lake Errock
Date: February 5, 2023 3:33:08 PM

I am opposed to the requested film development on Bayview Road. This proposal will bring increased traffic, increased noise, increased use of the lake, increased environmental disruption and increased road destruction.

I moved to Lake Errock 19 years ago. Like many of my neighbours I did so to take leave of the hustle and bustle of city life. Much to my surprise the peace and quiet I was seeking has been under attack from the first year I arrived. From a broken down water system to the establishment of a busy gravel pit across the road residents have had to deal with it all. Each summer there are more and more visitors to the lake causing extreme stress on our little lake. These people think nothing of parking roadside, blocking driveways and breaking down our roads. Not only do they do this without much thought but they are also rude and disrespectful. Our roads are virtually ignored by MOTI, we can't get proper maintenance or proper snow ploughing in the winter. So now this property proposes to add to all the current issues that people who live here have had to deal with over the years. Why would any sane, intelligent person approve such a proposal and why would any sane, intelligent person want to crowd his chosen career into a community where he is not welcome.

Regards,
Wendy Thomson
43921 Ryall Road
Lake Errock, BC


From: [Anneke Anderson](#)
To: [Planning Info](#)
Subject: Movie studio
Date: February 6, 2023 7:41:49 PM

As a resident of North Lake Errock I strongly oppose the building of a movie studio in our small quiet community.

From: [Shane Aune](#)
To: [Planning Info](#)
Subject: Film Studio rezoning application for 44390 Bayview Road. FILE 3360-22-2020-01
Date: February 6, 2023 2:02:19 PM

Electoral Area Service Committee,

This letter is regarding the rezoning and proposed film studio at 44390 Bayview Road, Electoral Area C.

My wife and I live at 44400 Bayview Road which is the property directly below 44390 where the development is planned. We stand to be the most affected by the proposed development in many regards. We are unequivocally against this zoning change/development and will do everything within our power to prevent it. I urge you that you can't in good conscious make an informed decision on this matter before coming to our property so we can personally show you the impact this will have. Please give me a call and I would be happy to show you at your convenience.

Like most people who live in this small tight-knit community, we have purposely forgone the conveniences of living in a larger town, as we place a higher value on being surrounded by nature not industry. This is a community of families and retired people who chose to live here for the peaceful surroundings. The damage to our community by allowing this zoning change and development would be irreversible and open the flood gates to other proposals. Development should be limited to the strip along the highway, not in our community.

There are many questions and negatives that far outweigh any possible benefit of this zoning change which include:

We have a Co-Op water system that originates on our property and services the houses on the lower side of Bayview Road. There are 14 houses on the system since 1981. The well and pumphouse are less then 10m from the property line directly below the proposed development. There has been a lot of time, effort and money spent setting up and maintaining this unique water system. The removal of 400+ trees and the addition of a large building and parking covering that much land plus the septic needs of that many people are bound to affect the quality and quantity of our drinking water. This Co-Op water system is extremely important to everyone on it and should not be endangered in any way.

I had a look at their preliminary service plan, and they plan on draining all their run-off from the buildings and parking lot directly above our property right beside their undersized septic field. This is a huge problem! We are on the side of a steep West Coast Mountain, the amount

of water in the winter and spring, pretty much half the year, is intense at times. The whole side of this mountain is solid bedrock, either sticking out or just below the surface. There is nowhere for water to absorb, it all runs down into the Harrison River right through our property.

There are multiple streams that are not included in their service plan. One of them runs through our back yard 2m from our house. The tree clearing, they have previously done two years back increased run-off and destroyed our rock work retaining wall which had stood for 20 years. There is a larger stream running all year long right through the proposed development. There is also a stream on the edge of the access road of their property then down the side of Bayview Road. None of these are indicated in their Riparian assessment. The whole Riparian assessment was done without anyone setting foot on the property and states so in the report. Once developed and 400+ trees are removed there is a high probability of our property, house and Bayview Road being damaged by increased run-off and mud slides. Has any of this been investigated with regards to predicted climate change?

Bayview Road is a dead-end road, it is not intended for increased traffic, busses, or heavy equipment. It is one lane wide, without a sidewalk and a steep grade on the last 90-degree corner. During the winter it is impassible by anything except a 4-wheel drive for weeks at a time. There were days this year when the snowplough truck got stuck at the last corner and had to turn around. There are two sections where visibility is severely reduced due to a rise and a corner, you must slow right down in case of someone walking or driving the other way. During the summer there are many families and children walking their dogs and going to and from the lake. Residents are familiar with these limitations and drive accordingly. Any increase in traffic of unfamiliar drivers is a recipe for disaster.

The visibility and road width issue with the slight rise, just past the train tracks on Erroch Place Rd., can not be fixed without a serious amount of dynamite. It is a solid out-crop of bedrock extending beside and under the current road, it can not be widened easily.

Their plan to add gravel to the shoulder of the road to allow two-way traffic is laughable at best. Personally, I do not want a third party on behalf of a limited liability corporation touching anything on our road. This brings forth so many insurance and liability issues. Our Co-op water line and municipal water line runs down shoulder of Bayview Road. If their attempt at road work damages anyone's property, vehicle or our water systems who is responsible? When their misguided plan goes wrong because fixing a road on the side of a rainy mountain is more difficult than it looks who is going to step in and fix it?

Let's see their budget for road work and ongoing maintenance. My suspicion is that it will be woefully inadequate for what this road requires. We should not have to rely on a for-profit company who plans on renting the space out 80% of the time for road maintenance. There are

other options available to us that do not involve ruining what makes this neighborhood so special.

The road does not just need a simple pothole fix and some side gravel to come up to the quality required for the predicted traffic. It requires a complete redesign and rebuild, even then nothing can fix the incline, we are on a mountain. Bayview Road runs across the side of the mountain and is transected by multiple streams which are present when it rains. Since there is very little drainage under the road, it erodes the side as it runs down the small ditch and over the road surface. Currently the runoff water drains down the high side of the road and crosses under at the lowest part of the dip from either side.

In order to bring this road up to the standard required for the traffic they are predicting, the road would need to be completely torn up, graded, retaining walled, and 2-foot bed of compacted gravel with subsurface drainage systems on the topside leading down the whole road and cross drainage systems under the road at multiple points. The engineering and roadwork required for just the last 500-meter section of Bayview Road would run approximately 4-6 million dollars not including the drainage system which would be at least 2 million. This is a low estimate and does not include any of the multiple issues that could arise not to mention shutting down a dead-end street that families live on for however long this would take to fix.

How will adequate power be supplied to the facility? A sound stage and filming studio take large amounts of power for heating, cooling, and lighting. Since this is a residential neighborhood, the grid is not currently set up for this level of power draw. I see nothing in the proposal explaining how this will be done. The power grid would need a serious upgrade if its even possible, who is going to pay for it?

We have a power outage on average about once every two weeks. Sometimes they may last a few minutes, an hour and sometimes a day or more. We are at the very end of a single feed and anything that happens between Mission and Lake Errock cuts the power. How is a studio reliant on electricity going to cope with this? Are they planning on using generators? The noise and pollution from this will be excessive as outages are very regular occurrence.

From the proposal they are planning to have a 5-15 full-time staff and up to 100 people 1 to 3 weeks in duration, 7am to midnight. I can not even imagine the level of noise this will create on a regular basis. Our house would be approximately 40m from the soundstage and 20m from the parking lot. There is no way they could mitigate this, being so close to our property. It is so quite out here that we can tell when the residents come to their house over 100m away, you can hear them talk on their balcony. All summer I hear nothing but the frogs and crickets after 7pm not 100 people making all sorts of noise until midnight.

The 20m buffer is completely pointless and ineffective. Look at their "2.b Preliminary Servicing Plan - 2020 10" plan and compare it to google maps. It seems they conveniently omitted the location of our house from the drawing. You can see on google maps their incoming road runs the whole length of our house 12m from our master bedroom and kitchen wall. It is only 4m from our property line. We will have to live with cars, trucks, buses, construction equipment with up to 100 people driving 12 m from us while we try to sleep. I can not imagine anyone would want this. We go to bed at 7-8pm as we get up at 4:30am for work. This is going to severely impact our quality of life.

We have one of the highest concentrations of Bald Eagles and other types of Eagles in the fall and winter. They all congregate at the edge of our property in the trees eating salmon they get from the river. We have looked out the window in the fall and counted over 200 eagles. These birds are very sensitive to noise and human activity. If a train comes, they will fly away and come back when its done. They are not going to do this if there is a soundstage with 100 people operating. They come here for the exact same reason we do, peace and quiet.

Allowing the development will negatively affect our property values. Not one person has ever gone to real estate agent and asked to buy a property half an hour out of town, 20 meters from a soundstage and 4 meters from a busy road. If we had to move due to this atrocity, we would have a very difficult time finding someone that would want to purchase a place so close to this facility. People move out here to get away from such things not right beside.

They plan on renting out the facility 80% of the time. They must have letters of Intent signed to secure funding, who are they with? Who is going to rent a facility that is almost an hour round trip to obtain something as simple as a roll of tape? Who is going to make sure these renters adhere to the limits on noise, lights and number of people permitted? When they do not, our only recourse is to call the bylaw office, who will come out in 2 days, look around and leave. The only other thing we can do is litigate which results in expensive never ending legal action against a numbered company which likely has either no assets or foreign assets. 1064542 BC Ltd DBA Arcana Studio has already been sued twice recently for contract disagreements.

The whole idea is ludicrous. Why would someone rent a film production facility in the middle of nowhere on the side of a mountain with a sketchy road when they could rent one without power outages in an industrial area with immediate access to hotels, food, construction materials and transportation?

The whole thing seems fishy. I noticed that 1064542 BC Ltd DBA Arcana Studio has an office in China, is the funding for this project foreign? Has the funding even been secured, if so, who is securing it?

These 5-15 full time employees that will be on site, potentially living there. How many of these employees are Canadian citizens or will they all be on visas? This sounds more like an animation sweat shop for imprisoned temporary foreign workers then a director's retreat. Does 1064542 BC Ltd DBA Arcana Studio have a Labor Market Impact Assessment (LMIA) from the Government of Canada? If so, can we see it?

Have the local First Nations been consulted on this proposal? I do not see anything in their proposal. If they were, who was consulted so we may consult them as well.

What is going to happen to this facility when it inevitably goes bankrupt because it's in the middle of nowhere and no one wants to rent it? I have serious doubts this project would make it through the investment stage but once it's started the trees are gone, and the environmental damage has been done. There are no other uses for this facility, and we will be left with an ecological disaster 20 meters from our house. If this development is completed is there is nothing keeping them to any agreement, it is all just promises. I am sure they would say anything to get started and I do not want them to get to that point.

Regards,

Shane Aune & Amanda Born

44400 Bayview Road

Errock Lake



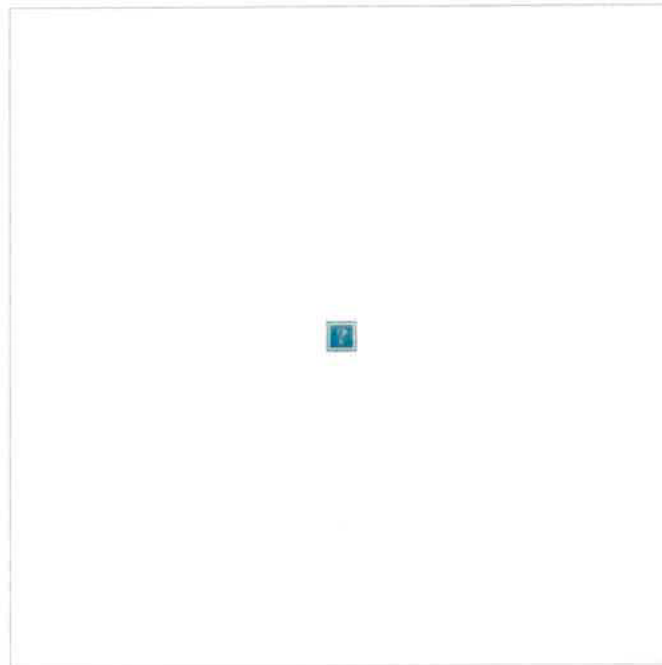
From: [Mike Barnsley](#)
To: Admin@LakeErrockCA.com; [Mel Waardenburg](#); [Planning Info](#)
Subject: Fwd: Film Industry Local Experts Against Rezoning
Date: February 6, 2023 5:05:43 PM

The response from John Pozer & Lorraine Jamison details all we need to say. Very well written and explained.
This proposed film/sound studio is a horrible idea and would be very detrimental to the Lake Errock community.
Regards
Mike Barnsley
Lake Errock Resident

----- Forwarded message -----

From: **Lake Errock** <members@lakeerrockca.com>
Date: Mon, 6 Feb 2023 at 13:26
Subject: Film Industry Local Experts Against Rezoning

[View this email in your browser](#)



Dear Residents,

We want to share the feedback regarding the Studio rezoning application,

from our neighbours whom have about 6 decades of experience in the Film industry.

They are firmly opposed to changing a residential property into a commercial business. Please see their submission link,

<https://lakeerrockca.com/wp-content/uploads/2023/02/FVRD-Planning-Film-Facility-Proposal-response-2023.pdf>

which includes a reference to another document outlining the lack of enforcement, if the business is approved.

<https://lakeerrockca.com/wp-content/uploads/2023/02/Cameron-Gardner-CEG-Film-Production-Parking.pdf>

We know that the FVRD has no enforcement for parking on our roads, since they always refer us to the Ministry of Transportation, which also has little enforcement. The RCMP dividing line between the Mission and Agassiz detachments, is our Harrison Bay Rd, so they typically will only visit if a weapon is involved.

Please share your thoughts with the FVRD by emailing planning@fvr.ca and our Area C rep, mwaardenburg@fvr.ca

Please Note: Do not reply to this email as this email box is not monitored. Please use the contact information provided or contact LECA directly at Admin@LakeErrockCA.com



This email was sent to [REDACTED]

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Lake Errock Community Association · 000 Lake Errock · PO Box 96 · Lake Errock, BC V0M 1N0 · Canada

From: [Sharon Benson](#)
To: [Planning Info](#)
Subject: Film Studio on Bayview Rd. Lake Errock
Date: February 6, 2023 3:53:40 PM

I am writing to let you know that I am totally opposed and would never support a film studio into our community.
We don't want the traffic and noise that would certainly impact our neighborhood.
Our roads are already in terrible shape and can't get repairs done as it is.

I feel that you could find a better place/area for a film studio where it would be better welcomed.

Sharon Benson
12118 Hodgkin Rd.
Lake Errock, B.C.

From: [rui costa](#)
To: [Planning Info](#); [Mel Waardenburg](#)
Cc: [REDACTED]
Subject: RE: SOUND STUDIO 44930 Bayview Road
Date: February 6, 2023 9:33:25 AM

Hello:

I'm resubmitting my previous concerns as they were not properly addressed or included in the initial comments document issues by FVRD.

It is absolutely unconceivable that FVRD is still entertaining this proposal where 1 proponent, that doesn't even live in the area, is clearly abusing the administrative process to obtain unjustified and substantial gains at the expense of the long-established residents. With one signature in a Chilliwack office, the proponent obtains a rezoning, destroying the residential environment that was the initial purpose of the development of this land.

As proved by the non submission by the proponent of any mitigation measure (rather a cosmetic change on the application), the impacts are extensive, permanent and impossible to rectify or repair. Currently in the Lower Mainland, there is sufficient land zoned for commercial and industrial use, as well as already complete structures where the proponent can develop his business without forcing himself on an established residential area.

I must point out to the public (concerning the people as a whole) interest that both the district and elected official must uphold above **one** individual personal interest.

In this case both public interest and public **Will** are perfectly aligned. Please act accordingly.

Sent from [Mail](#) for Windows

From: [rui costa](#)
Sent: February 7, 2021 3:41 PM

[REDACTED]

Subject: RE: SOUND STUDIO 44930 Bayview Road

Good Afternoon:

Please see below my initial comments on the proposed development at 44930 Bayview Road.

Potential benefits

The only benefit to the community mentioned by the proponent is the potential

creation of employment. Film industry is highly specialized and unionized, to have access to jobs specific training is required and I'm not aware of any locations nearby where this training is provided.

Like most of what's in this proposal this seem to be another good intention with minimal practical chances of being implemented

Traffic

- Current rural road doesn't have the pavement structure or alignment for heavy equipment needed for the construction phase and film production.
- Construction of the proposed facilities will require heavy equipment and heavy transports on the road, will the proponent reinstate the road at the end of the construction?
- Extra traffic due to different productions will cause continuous impacts on the community
- The proponent mentions that parking will be provided on site but on the application letter applies for access to off- site parking use, requests and permitted use must be clear and not prone to double interpretation
- Site plan is vague on support facilities, when having a 100 people production how will the proponent ensure that everybody follows the proposed traffic plan? If extra food and washrooms are needed won't this increase traffic? Where is this assessed?
- Proponent can not control what production will rent the space, he may have all the rentals in place but different production require different resources (costumes, accessories, etc) and it is impossible to have all these resources on site

Environmental

- Hours of work are not acceptable for a residential area
- If the proponent is not on site while the studio is rented, who will control work hours, traffic restriction? Residents right to rest is critical and must be ensured
- Sound spectrum has bands that are not audible to humans but impact wildlife, with so much wildlife in the area, there's no mitigation measure that completely eliminate the impacts
- There's a water well in the close vicinity of the proponents property. Increased impermeable area due to buildings and parking lots, potentially more buildings in the future, will decrease the aquifer replenishment rate. Considering climate change issues that we all face, diminished replenishment capacity of this aquifer may cause the collapse of water supply for the Bayview Road residents.
- Plans are not clear on septic installation/capacity. Not paying special attention to this may cause contamination of the water source
- Removing trees on the property without mitigating measures for sediment control causes erosion and impact the water supply system.

Existing Conditions

- The area is zoned as residential and even before FVRD was founded, when the initial land partition was done, restrictive covenants were put on the land registry to prevent other type of developments other than residential. Change it for the benefit of one person go against the basic principle of the development of the area. Lot sizes also

tell the story about the intended purpose as they are overwhelmingly single house size.


- The proposed development is at the end of a one way street, residents will be impacted by all traffic coming in and out of the property.

These are some of the issues that I noticed without detailed review of the documents. The plans do not address basic questions and I believe there's no way to minimize the impacts of this development to tolerable levels that the community can live with.

I personally invested substantial capital and time to build a house at Bayview Road. Like others before me, it is my understanding that no other uses would be allowed. Changing the rules in the middle of the game is wrong, immoral and generally unacceptable unless there's benefits to everybody. In this case it seem proponent's intention to be in the city collecting rent, coming to site only when it is not rented, while we the residents we'll have to deal with a transient population that can be up to 4 times the current population of Bayview Road, damaged infrastructure and permanently ruined environment.

This is not how a community is built, maintained or grows, this development proposal is simply wrong and should be shut down immediately.

Sent from [Mail](#) for Windows 10


Sent: February 1, 2021 10:34 AM


Subject: SOUND STUDIO

Please send to your neighbors whose names do not appear above if you believe they may have concerns about the proposed movie studio going in at the end of Bayview Road.

Other links associated with the rezoning application

<https://bit.ly/3t1xEbp>

feedback to: planning@fvrd.ca

thanks


From: [Judy Edward](#)
To: [Planning Info](#)
Date: February 6, 2023 8:03:05 PM

AttentionDavid Bennett Bayview film developmentBe advised I am totally opposed to the film industry locating on Bayview. Too much traffic and too many people.

From: [Les Ironside](#)
To: [Planning Info](#)
Cc: [Mel Waardenburg](#)
Subject: 44390 Bayview rd. Commercial Film & Soundstage
Date: February 6, 2023 4:18:15 PM
Attachments: [IMG_2563.jpg](#)



Sent from my iPhone

Les & Cathy Ironside
44183 Bayview Rd
Lake Errock, BC
V0M 1N0

February 6, 2023

Planning Department
Fraser Valley Regional District
1-45950 Cheam Ave
Chilliwack, BC V2P 1N6
Email: planning@fvrd.ca
Cc: mwaardenburg@fvrd.ca

RE: Commercial Film & Soundstage Development Application for:
44390 Bayview Road, Lake Errock, B.C.

As always ours concerns have not changed. Traffic increase is substantial. Do you live here? Come on over and get a feel for it. Up to 100 employees, 6 days a week. In reality a 100 cars or 50 on a good day. Where is that okay.

Two vehicles cannot pass each other without one pulling over to the shoulder. We like our rural road. Go to a commercial industrial site where services are there and will accommodate the traffic volume easily and everything else.

We can go on and on but this has just fallen on deaf ears. Absolutely astounding this is still being considered after an over-whelming negative response.

We just have one question, how does one person with big dreams, take precedents over a community of NO!!! Money????

When is the FVRD going to stand up for the majority of its residence. No means No.

Les & Cathy Ironside

From: [Kurt Langmann](#)
To: [Planning Info](#)
Cc: [Mel Waardenburg](#)
Subject: Submission re: proposed film studio
Date: February 6, 2023 3:16:20 PM
Attachments: [FilmStudioLetter_2023-02-06_144738.pdf](#)

To: FVRD

Re: proposed film production studio at Lake Errock

Attached is my signed submission regarding the public hearing on this matter. Kindly enter it into the public record.

Kurt Langmann
Lake Errock

February 5, 2023

Kurt Langmann

Planning Department
Fraser Valley Regional District
1 – 45950 Cheam Ave
Chilliwack, BC V2P 1N6
planning@fvrd

cc: Mel Waardenburg, Lake Errock Community Association (LECA)

RE: FRASER VALLEY REGIONAL DISTRICT OFFICIAL COMMUNITY PLAN
AMENDMENT BYLAW NO. 1621, 2021 AND ZONING AMENDMENT BYLAW NO.
1620, 2021

To Members of the FVRD Planning Dept.

I strongly oppose the proposed film production studio at this rural location up a narrow, winding road on the side of a mountain. The scale of the proposal is beyond any reasonable requirements for sustainable operations and any expectation for peace and harmony in this community.

I have worked on Bollywood soundstages in Mumbai, India, and these film production facilities are located within the city itself, for many reasons – primarily logistics. Bringing all the staff and services necessary to this remote location is inefficient, disruptive and environmentally unsound. And housing all the required staff on-site, even on a temporary basis, would be contrary to the quiet residential nature of our community of Lake Errock.

Kindly reject this proposal. There are many other appropriate locations for such an endeavour.



Kurt Langmann

From: [Steve Laslo](#)
To: [Planning Info](#)
Subject: 44390 Bayview Road, Electoral Area C OCP and Zoning Amendment application
Date: February 6, 2023 10:27:20 PM

To whom this may concern. I am submitting my concerns regarding the rezoning application at 44390 Bayview Road, Electoral Area C. I understand all applications are reviewed once application is received and the fees are paid. It is the Regional District's duty to go through the process. Although many people will not speak up or attend the meetings, understand that most of our community is opposed to this development. Besides the common concerns of increased traffic, noise and environmental issues, there are more reasons to oppose this application. Many municipalities already have industrial parks or industrial land parcels available. These municipalities are ready and eager to accommodate many types of business. For example, the City of Mission has an industrial park and is preparing to develop waterfront property on the north side of the Fraser river. This development will include designated land for industrial use. Easy access from Highway 11 and Highway 7, with all the necessary infrastructure including water, sewer, storm and electricity. The applicant has plans to rent the facility 80% of the time. Business hours from 7:00 am to midnight, 6 days a week. How does the Fraser Valley Regional District plan to control any bylaw infractions? What guarantee do we have that the applicant is not going to deviate from their proposal? Once the zoning is changed, the land changes ownership, our community could end up with a cannabis production plant, a cement plant or maybe a halfway house. No business will be a good fit for this small community at that location. At the least, do not consider any changes to 44390 Bayview Road current zoning until the Regional District completes the new 20 year Official Community Plan for Electoral Area C. Do not support, do not approve the Official Community Plan Amendment Bylaw No. 1621, 2021. Do not support, do not approve Zoning Amendment Bylaw No. 1620, 2021. Our community does not welcome this development.

From: [Candice Restrict](#)
To: [Planning Info](#)
Cc: [Mel Waardenburg](#)
Subject: Proposed zoning change for Bayview Road
Date: February 6, 2023 8:43:57 PM

Dear FVRD Planning Department,

I am deeply concerned about and strongly oppose the zoning change for Bayview Road with regards to the proposed film studio.

I grew up in Deep Cove North Vancouver...what a beautiful site.

I thrived by the water and watched the Eagles in flight.

Then the developers took over – it was a growing society,

The community was becoming just not right for me.

What was once a place of beauty was becoming a facility- demanding of commercial stability.

Gone were the soaring trees- Replaced by multi-dwelling communities,

I took shelter in an already developed land – knowing it was already out of my hand.

Now I found I place that could feel like home – I saved my pennies to be alone.

But to my despise, you want to take that away – building something for the money today.

Lake Errock was my piece of Heaven, my childhood delight

Now you want it – not without a fight!

Candice Restrict



From: [Don Rice](#)
To: [Planning Info](#)
Subject: OCP Amendment Bylaw No.1621, 2021 and Zoning Amendment Bylaw No.1629,2021
Date: February 6, 2023 1:59:55 PM

To FVRD Planning,

We are strongly opposed to the re-zoning amendment application to facilitate the building of a commercial film studio on Bayview Road.

Large commercial properties like the one proposed only mix well with large residential areas in cities or municipalities where the residents would have clear benefit from the support to the tax base and economic influx to local businesses.

This proposal makes no sense for this small lake community of 350 people.

Neither the company or it's documented proposal of approximately 100 daily employees will provide any support or economic benefit back to our little community. This amount of employees about is a 35% increase of people here on a daily basis travelling up and down Bayview road along with trucks required to support the daily operations. The sales pitch provided in earlier on-line info sessions around employment opportunities is not realistic and at best would be minimal for a token few given the requirements of the industry.

What it would definitely bring is significant negative impact to the residents quality of life, safety and the environment.

The hours of operations proposed are from 0700 to midnight six days per week. We can assure you the vast majority of residents do not want any commercial operations running for 17 hours a day in this small community.

My wife and I like many others in the community made a choice to retire here to enjoy the scenery, wildlife and the quiet safe lifestyle. We enjoy our walks with our dogs and grandchild in the current road safe state.

If the re-zoning to allow a commercial business is approved it is a slippery slope for the future of this environment and community.

The only clear benefit would be to the owner of the property and his commercial business.

We urge you at the FVRD to deny this re-zoning application.

Thank you
Don Rice
44227 Bayview Road

Sent from my iPhone

From: [Jared & Sarah](#)
To: [Planning Info](#)
Subject: Film Production Studio at Bayview Rd.
Date: February 6, 2023 9:06:53 PM

Monday, February 6, 2023

Planning Department
Fraser Valley Regional District
1-45950 Cheam Ave
Chilliwack, BC
V2P1N6
planning@fvrld.ca

Re: Fraser Valley Regional District Official Community Plan Amendment Bylaw No. 1621, 2021
and Zoning Amendment Bylaw No. 1620, 2021

To Members of the FVRD Planning Department

We strongly oppose the proposed film production studio on Bayview rd. We believe there are many other more suitable properties available for such an endeavour that would not create such massive problems to the surrounding community and neighbours. This plan is not environmentally appropriate either as wildlife will be significantly impacted by the large increase in traffic, reduction in their habitat, and increased pollution. We are also concerned with the misrepresentation of the scope and impact of this project by the developers. The claim that they have addressed the concerns of the community by adding gravel road shoulders is laughable. Please do not allow this project to proceed as this will negatively impact our community, wildlife, pollution, park and beach access for residents.

We are one of the many new young families that have moved to the Lake Errock Community, seeking a closer connection with nature for our children. This project will have a devastating impact on this dream. This project will rob these children of the calm and peaceful paradise of Lake Errock.

Currently, we've seen a large impact in the summers from a dramatic increase of visitors to the small community beach. This increase has already contributed massive amounts of garbage and litter which residents faithfully clean up. Heightened amounts of traffic have already made a once quiet roadway more dangerous for residents and children walking and bike riding. We have already seen Errock Place Road blocked with cars parked on either side, and an emergency vehicle unable to pass. As higher volume in traffic and hundreds of people become aware of this hidden gem, the summers will become intolerable and unsafe. Who are all these employees and workers that will be filling our neighbourhood and potentially compromising the safety of our children? There seems to be no thought to these near certain impacts

Jared and Sarah Siemens

From: [Ellyette Singleton](#)
To: [Planning Info](#); [Mel Waardenburg](#)
Cc: [REDACTED]
Subject: SOUND STUDIO COMMUNITY FEEDBACK- 44930 BAYVIEW RD LAKE ERROCK
Date: February 6, 2023 9:34:33 PM

Hello,

Please accept this letter as my unwavering opposition to the proposed film studio on Bayview Rd in Lake Errock. As a longtime Bayview resident, I am both saddened and petrified that the applicant has been able to manipulate regional government formalities to suit their own business endeavors, ignoring overwhelming public opposition for personal financial gain.

The construction of a large-scale film studio in a peaceful and serene area will bring about a significant and lasting negative impact on the quality of life of the residents, which was discussed in the preliminary meetings hosted by the applicant.

In response, the applicant adjusted language on an application and resubmitted it claiming to address previous concerns. The current application still falls short of meaningful change and fails to provide adequate solutions to the concerns raised by the community during the previous application process. The proposed measures to mitigate the impact of the studio on the surrounding area are inadequate and do not address traffic volume concerns what so ever, a primary and unavoidable part of this application. This property on Bayview Road is a one way in, one way out property so there is absolutely no way to avoid or mitigate this particular issue.

The construction of a film studio in a quiet residential area will bring about a number of adverse impacts to the quality of life of residents. These include increased traffic congestion, noise pollution, loss of green space, and reduced property values. The safety and well-being of residents, particularly children and seniors, will also be compromised by the increased activity and heavy machinery and trucking associated with the studio.

I urge you to consider the long-term effects of this development on the residents of our community and to take steps to protect their quality of life. I strongly believe that this film studio is not a suitable development for our residential area and request that you decline support for the application.

Thank you for taking the time to consider my objections. I hope that you will give serious consideration to the concerns of the community and take appropriate action to protect what we, as residents, have intentionally cultivated as a community.

I would be happy and eager to speak with anyone on a call to further discuss the community concerns I have collected from my neighbours. Please feel free to contact me.

Ellyette Mitchell
Lake Errock, Bayview Road resident

From: [Ryan Singleton](#)
To: [Planning Info](#); [Mel Waardenburg](#)
Cc: [REDACTED]
Subject: SOUND STUDIO 44930 Bayview Road - Opposition Letter
Date: February 6, 2023 9:11:40 PM

Dear Electoral Representatives and FVRD,

I am writing this letter to express my strong opposition to the proposed film studio in our residential area. The thought of a film studio being built in our quiet neighborhood is not only concerning but also unacceptable.

Firstly, the proposed studio is bound to result in increased traffic, which will lead to endless vehicles traveling our unlit street at all hours day and night, which will cause disruption and safety hazards to dog walkers and children playing. The added vehicles would cause further deteriorating of our partly paved roadway, that would be both inconvenient and hazardous for the residents of the area.

Secondly, the construction of the studio would have a significant environmental impact. The large-scale building projects would require the destruction of natural habitats, and the operation of the studio would generate noise, air and light pollution, which would have a detrimental effect on the health of the residents. In addition, the majority of people on Bayview Rd. use a private well water system that runs under our properties, construction run off, blasting and chemicals from production, vehicles and waste water poses a real threat to our drinking water.

Thirdly, the studio would create an excessive amount of noise, making it impossible for residents to live a peaceful life. The constant noise would negatively impact the mental and physical well-being of the residents.

Lastly, the rezoning of the area for commercial purposes would disrupt the delicate balance of our residential community. This would lead to a future commercial developments, which would negatively impact the quality of life and land values for the residents of the area.

In conclusion, I urge all the electoral representatives to reconsider the proposal for the film studio in our residential area. The potential negative impacts on traffic, the environment, noise levels, and the rezoning of the area are too great to ignore. I implore you to consider alternative locations for the studio that would not affect the well-being of the residents of this area.

Thank you for considering my concerns.

Sincerely,

Thank you,

Ryan Singleton

From: [Tamara Throssell](#)
To: [Planning Info](#)
Subject: FRASER VALLEY REGIONAL DISTRICT OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW NO. 1621, 2021 AND ZONING AMENDMENT BYLAW NO. 1620,2021
Date: February 6, 2023 6:17:43 PM
Attachments: [FVRD COMMUNITY PLAN AMENDMENT .docx](#)

To FVDR planning members,

Please find our letter of rejection attached RE: FRASER VALLEY REGIONAL DISTRICT OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW NO. 1621, 2021 AND ZONING AMENDMENT BYLAW NO. 1620,2021

Sincerely,
Doug and Tamara Throssell

--



February 6, 2023

Planning Department
Fraser Valley Regional District 1-
45950 Cheam Ave Chilliwack, BC V2P
1N6 planning@fvrld

cc: Mel Waardenburg, Lake Errock Community Association (LECA)

RE: FRASER VALLEY REGIONAL DISTRICT OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW NO. 1621, 2021 AND
ZONING AMENDMENT BYLAW NO. 1620, 2021

To Members of the FVRD Planning Dept.

We submit the following letter to be entered into the record for the public hearing on Feb 7, 2023. We are strongly opposed to the above-captioned bylaw changes to amend the Lake Errock Official Community Plan and rezone a property for use as a Film Production Facility.

We are reiterating what our collective community has already shared regarding the impact to both the natural environment and the rural lifestyle of the residents. Those with film expertise and experience, ecological, planning and development specialization have registered many misleading points in this application.

We have to wonder as to why this is a consideration on the part of both the FVRD and the applicant. It seems there must be any number of more appropriate urban/industrial locations for a commercial business of this magnitude. Why not situate it in a location that is already zoned for this application. They will have to overcome a multitude of logistical challenges to operate a business of this scale here, all at a price to the community. I work virtually from home and have had challenges just running a sole proprietorship from this location with the number of power outages and at times faulty generator.

To service this application will be at the detriment to the peace and property value of this community. The non-resident numbers accessing the lake increases every year. With the proposed developments from the gravel pit to Harrison Lake, we fear this zoning amendment will be only the first phase of more development of this type to come in our community. Once it is rezoned there is no going back.

We reject this proposal and are very concerned. We sincerely hope the FVRD will hear our voice and respect the views of those who live here.

Doug and Tamara Throssell

[REDACTED]
[REDACTED]

From: [Chris](#)
To: [Ryan Singleton](#)
Cc: [REDACTED]
Subject: Re: SOUND STUDIO 44930 Bayview Road - Opposition Letter
Date: February 6, 2023 9:15:42 PM
Attachments: [Errock Movie Zoning.pdf](#)

Dear Elected Representative for FVRD,

I am an owner right on Bayview road (Mr. Christopher Veale).

I have prepared a speech for tomorrow but I am not sure I will be able to make it.

Please see it below for your consideration and review. (also PDF Attached)

Thank you,

Mr. Christopher Veale

Errock Movie Zoning

This is light industrial (Movie industry)

It is wedged between 2 residential properties.

It is at the end of a residential road.

Would you like light industrial beside you house? If yes you are or with that then please approve it in your neighbourhood.

Typically this zoning is approved at the end of a long unoccupied road in the woods with no other habitants around OR in an area that already has light industrial zoning. NOT Retail, Not Commercial but Light industrial. How do we jump from residential to Industrial?

What is the Maximum allowable soft for this type of zoning? 15 acres is 600,000 sqft.

This will expose Lake Errock to a totally different type of income level. I have seen this in the past. This type of exposure will ABSOLUTELY gentrify the neighbourhood. All properties will be purchased through unaffordability (higher sale price increase property tax) or pressure sales then converted to mega houses. Don't agree? Cultus Lake is a fine example (although no capped at 10hp motorboat) all the land sold in this fashion. development sprung up faster than people could blink. Land strata was the thing to do. Current residence couldn't afford their taxes because the house sold next door on multiple offers for 1.3 mi when it was 400k a year ago. Not the mill rate dictates your taxes for from 1200 a year to 4200 a year... This is a fact. So much for pensioners able to stay in their homes Grrrr. Even added a covenant to the title will not stop any expansion. I have seen the city of Vancouver in 1 week remove a convenient by Safe on Foods (Kingsway and knight) to allow for "greater density and greater good of the people". Dev wanted to add more floors to a tower.

Any and All film production always brings an ARMY of people. My good friend is a 30 year camera operator and in his words, working in this industry for 30 years...Chris you will have any ARMY moving in. Local business and residences will complain about everything. The production company will promise you everything you want to see but the CREW doesn't care. They will be gone by the time anyone can take action. Any and all fines are... "The cost of doing business" and happy pay leaving the residents with nothing but a bitter taste in their mouth. Let me explain in a very short sentence... They don't give a shit about you only their pockets and finishing the shoot by what ever means necessary!

If you want to seriously consider this proposal I strongly recommend the following:

3 strike rule for the land owner. After 3 strikes there is absolutely NO production for 1 year on that property
All fines will start at \$50,000 for the 1st offence and \$20,000 increase per following incident. Fine is applied to land owner as well and production company.

And deviation from the approved upon application (i.e. 15 parking turns in to 16+ parking...) then there is an immediate removal of the occupancy permit.

Absolutely no delivery of personal to the site such as busses or HOV. Max 5 people per vehicle (all of these count towards the 3 strike rule)

Errock Movie Zoning

1. This is light industrial (Movie industry)
 - a. It is wedged between 2 residential properties.
 - b. It is at the end of a residential road.
 - c. Would you like light industrial beside you house? If yes you are or with that then please approve it in your neighbourhood.
2. Typically this zoning is approved at the end or a long unoccupied road in the woods with no other habitants around OR in an area that already has light industrial zoning. NOT Retail, Not Commercial but Light industrial. How do we jump from residential to Industrial?
3. What is the Maximum allowable soft for this type of zoning? 15 acres is 600,000 sqft.
4. This will expose Lake Errock to a totally different type of income level. I have seen this in the past. This type of exposure will ABSOLUTELY gentrify the neighbourhood. All properties will be purchased through unaffordability (higher sale price increase property tax) or pressure sales then converted to mega houses. Don't agree? Cultus Lake is a fine example (although no capped at 10hp motorboat) all the land sold in this fashion. development sprung up faster than people could blink. Land strata was the thing to do. Current residence couldn't afford their taxes because the house sold next door on multiple offers for 1.3 mi when it was 400k a year ago. Not the mill rate dictates your taxes for from 1200 a year to 4200 a year... This is a fact. So much for pensioners able to stay in their homes Grrrr.
5. Even added a covenant to the title will not stop any expansion. I have seen the city of Vancouver in 1 week remove a convenient by Safe on Foods (Kingsway and knight) to allow for "greater density and greater good of the people". Dev wanted to add move floors to a tower.
6. Any and All film production always brings an ARMY of people. My good friend is a 30 year camera operator and in his words, working in this industry for 30 years...Chris you will have any ARMY moving in. Local business and residences will complain about everything. The production company will promise you everything you want to see but the CREW doesn't care. They will be gone by the time anyone can take action. Any and all fines are... "The cost of doing business" and happy pay leaving the residents with nothing but a bitter taste in their mouth. Let me explain in a very short sentence... They don't give a shit about you only their pockets and finishing the shoot by what ever means necessary!
7. If you want to seriously consider this proposal I strongly recommend the following:
 - a. 3 strike rule for the land owner. After 3 strikes there is absolutely NO production for 1 year on that property
 - b. All fines will start at \$50,000 for the 1st offence and \$20,000 increase per following incident. Fine is applied to land owner as well and production company.
 - c. And deviation from the approved upon application (i.s. 15 parking turns in to 16+ parking...) then there is an immediate removal of the occupancy permit.
 - d. Absolutely no delivery of personal to the site such as busses or HOV. Max 5 people per vehicle (all of these count towards the 3 strike rule)
 - e. Enforcement by city is mandatory and if not enforced then the residence shall form a committee and are able to collect and use the funds as deemed fit.
 - f. I'm sure the owner of the property is sincere and will stick to his initial application and as so he will be more than happy to agree to the listed rules above. If he declines then he most defiantly not sincere

8. Please let me remind you why residential and industrial is and always should be separated forever.

a. Kids always play in the area and a constant movement of heavy equipment increases the risk of injury and death 100 fold.

b. Constant wear and tear on ALL infrastructure is increased exponentially. This whole neighbourhood was build on the code for residential. Roads, shoulders, side walks, structural, lights the list goes on. There is a clear distinction when it comes to infrastructure in an industrial zoned area verse a residential zones neighbourhood.

c. Power usage. We are at the end of a power distribution grid. Meaning when the power goes out BC Hydro can NOT divert power from another route to meet out demands. So is this happens at the film studio what is their plan? 100% the show must go on. FIRE UP THOSE DIESEL GENERATORS. Which way will the exhaust blow? Who will head the noise decibel?

d. Internet bandwidth. There WILL be a huge drain on the internet in the area. There is no Fibre Optic supply to this area and even is so the area demarkation will not be able to handle the anticipated demand of a film studio.

e. This also included cell tower available connection for calls and data.

LET LOOK AT SOME OF THE VEHICLES THE MOVIE INDUSTRY USE...

ARE THESE INCLUDED IN THE 15 PARKING SPOTS?

Average of 10 tons per truck give or take 5 tons

Trailer Port a Potty aka honey wagon. The current or projected sewer infrastructure will NOT accommodate production. They will bring in Trailers Port a Potty. Is this included in the "Parking spots"?

Catering Trucks

Production control room Truck (can require up to a crew of 30 people)

Dressing room trucks

Power supply trucks

Costume Trucks

Set dec Trucks

Lighting Trucks

Electrical Cable Truck

Rigging Truck

Camera Truck

Props Truck

Special effects trucks

Satellite Truck

Sound Equipment truck

Run around Truck

Craft Services Truck

As per Anonymous Production Assistant.com "Then there are trailers... Lots and lots of trailers. Most are the size of large campers retrofitted with "Special purposes"

Director Trailer

Hair and Make up Trailer

Actors Trailers

Boom Lifts up to 130ft

Fork lifts

Skid steer

From: [Joshua Zoshi](#)
To: [Planning Info](#)
Cc: [Mel Waardenburg](#)
Subject: Concern about proposed zoning change for Bayview Road
Date: February 6, 2023 8:39:16 PM
Attachments: [JoshuaZoshi letter to FVRD Planning 2023-02-06.pdf](#)

Dear FVRD Planning Department,

I am deeply concerned about and strongly oppose the zoning change for Bayview Road with regards to the proposed film studio.

Please see my attached letter.

Kind regards,
Joshua Zoshi



February 6, 2023

Joshua Zoshi & Candice Restruck
[REDACTED]

Planning Department
Fraser Valley Regional District
1 – 45950 Cheam Ave
Chilliwack, BC V2P 1N6
planning@fvrd.ca

cc: Mel Waardenburg, Lake Errock Community Association (LECA)

RE: Proposed zoning change for Bayview Road

As a property owner in the Lake Errock area, I am writing to express my concern about the proposed rezoning of 44390 Bayview Road for use as a film production facility.

I believe that approving the application will result in significant negative impacts to the community and surrounding environment, namely:

- Traffic and parking congestion, noise, and exhaust pollution, from a large number of vehicles accessing the site.
- Increased risk of accidents involving pedestrians, as Bayview Rd. is a narrow road without sidewalks on which residents, including children, walk and ride bicycles.
- Environmental impact, including potential contamination of Lake Errock, from sewage/septic runoff and waste generated by site workers. Note Lake Errock is a sensitive ecological area and home to several blue listed species.
- Noise pollution and light pollution to residents and wildlife.
- Increased demands on emergency services which may not have sufficient capacity.

In addition, I do not believe there will be any significant local employment benefits since film production is a unionized industry.

In sum, a film studio employing many workers and operating for many hours six days a week, is not appropriate for a quiet residential neighbourhood in a ecologically sensitive area. There are many commercial areas, including industrial parks, that are much better suited for such activity.

Given the irreversible damage the film production facility will cause to the community and environment, I implore you to please carefully consider the concerns raised by the residents of Lake Errock community and reject Arcana's application.

Sincerely,



Joshua Zoshi
12496 Aplin Rd, Lake Errock
[REDACTED]

From: [Mike LakeErrock](#)
To: [Planning Info](#); [David Bennett](#)
Cc: [Mel Waardenburg](#); [LECA](#)
Subject: Commercial Studio business file 3360-22-2020-01
Date: February 7, 2023 2:28:54 PM

Dear FVRD Planning,

We will be attending the public hearing tonight, so wanted you to have this written version of our comments for your files. Your request for written submission says the deadline was noon today, but it is not clear how comments at the public hearing will be documented, so here are ours.

We are strongly opposed to changing the zoning and OCP to allow a quiet residential property to be changed to a commercial studio business. You say that the applicant believes they have addressed the concerns, yet the biggest concern was to allow a business with 100+ employees, at the end of our quiet residential, dead end street.

All the current property owners bought their places because it is a quiet, dead end cul-de-sac, where we can walk with kids and pets without worrying that the next vehicle coming around the blind corners will injure us, or worse.

There are commercial properties for sale a few blocks away, with similar water and mountain views that the applicant could purchase. The Lake Errock Store & Gas station is available for \$4.4Million and has almost an acre of land, and the Harrison Bay RV and post office is available for \$5.3Million with 1.6 acres. The Woodside Inn is also available.

The fact that the applicant could buy a 13 acre residential property for only \$1.4M, indicates how much more valuable their property would be worth if allowed to rezone. It also indicates that commercial businesses should be located off of main roads.

We are confident that the FVRD Board members and the homeowners living at Eagle Point/ Rivers Reach would also not want a commercial business with 100+ employees, and no traffic or parking enforcement, allowed in their community. Most would be ok if it was on the Loughheed Hwy, where commercial properties are appropriate.

Please recommend that the FVRD EASC / Board reject this application.

Best regards,
Mike & Jess Armstrong
44156 Bayview Rd

From: [Jo Anne Barnier](#)
To: [Planning Info](#)
Cc: [Tree & Erich](#); [Kurt Meyer](#)
Subject: Film Studio Rezoning Application, Lake Erroch
Date: February 7, 2023 11:02:15 AM

My siblings and I are writing to oppose the rezoning of the property at 44390 Bayview Road.

Our family has been part of the Lake Erroch community for over 45 years. Lake Erroch is a special place to all of us as I am sure it is with many families. It is a peaceful cottage community with residents living year round as well as part time. We want to keep it this way.

Our concerns are for the amount of vehicle traffic in and around the lake, as well as people traffic. Filming requires many large trucks, trailers, lights and people. With this comes disruption and a lot of safety concerns for our small community. Our community is small and our roads are not built to accommodate. Emergencies then become a big concern. Septic and water systems are not built to accommodate the amount of people said to be employed. The hours of operation are incredibly disruptive. Lighting becomes a huge problem when all we want to do is enjoy our space away from city life. There is so little of this kind of space left anywhere close to the city.

The roads are dangerous to walk on as it is, and the proposed "improvements" will do nothing to alleviate this; increased commercial traffic will be extremely dangerous to the numerous people who walk these roads. Bylaws are also an issue.

We have been paying taxes for the beauty of what we have and want to keep it this way.

There are many other forms of businesses that could respect the community and still flourish. This is not a valid option.

Please do not follow through with this application.

Jo Anne Barnier
Kurt & Lee Meyer
Erich & Teresa Meyer

From: [REDACTED]
To: [Planning Info](#)
Subject: 44390 BAYVIEW RD
Date: February 7, 2023 12:05:42 PM

I'm adamantly opposed to amending bylaws that would allow a commercial facility to operate in this residential neighbourhood.

I moved here 16 yrs ago from Cultas Lake specifically to live in a quiet and remote area. Between this proposal and the gravel pit proposal I feel everything I moved here for is once again at risk. I've invested everything I have in my home and do not wish to live anywhere else.

I've taken time off work to attend tonight's meeting. I am disappointed that the magnitude of this application and the gravel pit proposal is even being considered. If either is allowed to proceed our quaint neighbourhood will be destroyed. This is not reasonable growth, this is too much.

Regards,
Wendy Gayton

Sent from my iPhone

From: [FVRD Info](#)
To: [Planning Info](#)
Subject: FW: 20230206174003.pdf
Date: February 7, 2023 1:55:25 PM
Attachments: [20230206174003.pdf](#)
Importance: High

From: Kellie Lamirand [REDACTED]
Sent: February 7, 2023 1:24 PM
To: FVRD Info <info@fvrd.ca>
Subject: Fwd: 20230206174003.pdf

I am unable to attend tonight however I would like this to act in my presence as my vote against planning for the film production site at Lake Yurok specifically on Bayview Road.
Thank you
Kellie Ashby

Begin forwarded message:

From: Kellie Lamirand [REDACTED]
Date: February 6, 2023 at 5:41:26 PM PST
To: planning@fvrd
Subject: 20230206174003.pdf

Kellie Ashby

February 6, 2023

Kellie Ashby

Planning Department
Fraser Valley Regional District
1-4590 Cheam Avenue
Chiliwack, BC
V2P 1N6
planning@fvrd

CC: Mel Waardenburg, m Lake Errock Community Association (LECA)

Re: FRASER VALLEY REGIONAL DISTRICT OFFICIAL COMMUNITY
PLAN AMENDMENT BYLAW NO. 1621, 2021 AND ZONING
AMENDMENT BYLAW NO. 1620, 2021

To members of the FVRD Planning Department

I oppose the proposed film production studio at this rural location. The narrow, dead end road is not a practical roadway to this type of business. We are a small, peaceful community and this will end that peace.

I have worked as a Craft Service provider in the film industry in the past and I know the large scale even a small production can take on. Film production is noisy and requires large crews working long hours. The crews need catering vehicles, bathroom service trailers, first aid (Craft Service Vehicle) and tented areas to sit for meals. The talent need make up, hair and wardrobe trailers as well as their own lounge areas. The electricians, grips and production managers all have their own trucks and trailers. These are just some of the basics required for production. This is a huge endeavour. The power required brings noisy gas generators and equipment of all sizes. Also the number of and size of deliveries to any set throughout the day can be quite numerous.

Please reject this proposal. In the end it will cost this community so much if it goes ahead. Surely there are better suited, easily accessible locations for something of this scale.

Thank you, Kellie Ashby

K. Ashby.

**Kellie Ashby & James Ashby
44296 Bayview Rd Lake Errock BC**

February 6, 2023

**Planning Department
Fraser Valley Regional District
1-4590 Cheam Avenue
Chiliwack, BC
V2P 1N6
info@fvrd**

**Re: FRASER VALLEY REGIONAL DISTRICT OFFICIAL COMMUNITY
PLAN AMENDMENT BYLAW NO. 1621, 2021 AND ZONING
AMENDMENT BYLAW NO. 1620, 2021**

**To members of the FVRD Planning Department
I oppose the proposed film production studio at this rural location. The narrow, dead end road is not a practical roadway to this type of business. We are a small, peaceful community and this will end that peace.
I (Kellie) have worked as a Craft Service provider in the film industry in the past and I know the large scale even a small production can take on. Film production is noisy and requires large crews working long hours. The crews need catering vehicles, bathroom service trailers, first aid (Craft Service Vehicle) and tented areas to sit for meals. The talent need make up, hair and wardrobe trailers as well as their own lounge areas. The electricians, grips and production managers all have their own trucks and or trailers. These are just some of the basics required for production. This is a huge endeavour. The power required brings noisy gas generators and equipment of all sizes. Also the number of and size of deliveries to any set throughout the day can be quite numerous.**

Please reject this proposal. In the end it will cost this community so much if it goes ahead. Surely there are better suited, easily accessible locations for something of this scale.

Thank you, Kellie Ashby

From: [Tom McNeilage](#)
To: [Planning Info](#); [Mel Waardenburg](#)
Subject: Rezoning at Lake Errochi
Date: February 7, 2023 4:47:26 PM

Hello,

My wife and I would like to formally register that we have significant reservations regarding the rezoning proposal that would allow the film studio to proceed. We are not in favour of the rezoning at this time.

Regards,

Tom and Cora-Lynn McNeilage

From: [Cassie Neufeld](#)
To: [Planning Info](#)
Subject: Film studio application lake errock
Date: February 7, 2023 10:11:36 AM

Good morning,

My self, my husband and our kids are current residents that live in the Lake Errock community all year. We strongly disagree with the application to develop a film production studio on Bayview rd. Even though filming is suppose to be indoors, this establishment will majorly affect our community. This community is not a suitable area for this large of a project and I can personally say I do not know anyone who lives in the surroundings areas that agree with this. There is plenty of other spaces that will not impact the people and environment nearly as much.

The traffic, the noise, the population will all increase drastically. Our community beach and aquatic life will all have lasting effects from this project.

We live in a rural area and we chose this for a reason. We do not want our little community becoming a place that we no longer want to call home.

Thank you kindly from a concerned citizen,

Cassie.

Sent from my Galaxy

From: [Barb Reyklin](#)
To: [Planning Info](#)
Cc: [Mel Waardenburg](#)
Subject: Rezoning application 44390 Bayview Road
Date: February 7, 2023 10:31:45 AM

I am writing to express my objection to the rezoning application at 44390 Bayview Road from residential to commercial zoning.

My parents bought property at beautiful, peaceful, Lake Erroch in 1963. My family of many generations and friends have enjoyed countless years of fun, recreation, peace, nature, exploration and community growing up over the years. We have seen much development in our time and seen what the influx of people and traffic has done to our community.

To rezone a property to commercial on the quietest street in Lake Erroch is the most gut wrenching development to date.

There is absolutely no benefit to the people who live on Bayview Road but there is fear, for their children, for their animals, for their health, for their solitude and peace. The whole of Lake Erroch will be detrimentally impacted by the increase in traffic, people, noise and light pollution this proposed rezoning will create.

My family and I vehemently oppose the rezoning and the development of a large Film Studio and Sound Stage at 44390 Bayview Road.

Please respect the wishes of the majority of home owners on Lake Erroch and deny this application.

Kind regards,

Barbara Reyklin
Peter Macvey
44018 Erroch Place

Sent from [Mail](#) for Windows

From: [Natasha Robbins](#)
To: [Planning Info](#)
Subject: Lake Errock development
Date: February 7, 2023 10:25:30 AM

To whom this may concern,

As a resident of Lake Errock I do not support the development that is being proposed by the film company. Residents have voiced their concerns many times in the past with emails and meetings. The company has stated that they will address concerns, yet in turn they add more development and more concerning factors. In the meeting last year they stated they'd be happy to move to another location if the residents are not happy with what is happening here. It doesn't seem like they are following what they are telling us. Based on my conversation with other residents many people are not happy, yet they keep trying to push for this location and keep adding to their development. That area has very sensitive wildlife and this would disturb it greatly. Our area is not fit for such a project. Also I've spoken with people in the film industry and they've stated that having such little numbers for production at a time, as this company is stated is not how their industry works. Please listen to the people that live here and have many concerns about this project. As I stated earlier, they mentioned moving to other locations if people are not happy. This seems to be the case and yet they are not following with their word. What other things will they not follow through with?

Natasha and Matt Robbins

Sent from my iPhone

From: [Martin](#)
To: [Planning Info](#)
Subject: attached letter in opposition to proposed community plan and zoning Bayview road
Date: February 7, 2023 9:14:54 AM
Attachments: [lake eroch public meeting.docx](#)

To whom this concerns,

I have attached a letter in opposition to the Community Plan amendment no 1621,2021 and zoning bylaw 1620,2021.Please accept and include in the public records in opposition to the above note changes.

Sincerely

Martin Tremblay

February 6, 2023

Re: Official Community Plan Amendment Bylaw#1621, 2021 and Zoning Amendment Bylaw no. 1620, 2021. **Opposed to the change of bylaws and zoning**

To whom this may concern,

My name is Martin Tremblay. I own two properties on Bayview road, lots 52 & 54. My parents Denis and Suzanne Tremblay previously resided at 44440 Bayview road for 35 years directly under the subject property. We sold the property to Amanda and Shane last year as my parents have reached an age and health that required them to move into town.

I first came to Bayview road when I was 13 years old, I am turning 60 this year. Lake Errock, Bayview Road and Harrison Bay are large parts of my life. I was there in the beginning when there were almost no structures on Bayview Road.

My father and his friends bought the lots on the bay side of the road at the time. They organized themselves and formed and registered a regional improvement district. They had a well dug and installed a water system to service the lots. Once the well was completed the owners themselves on weekend put the waterlines to service the lots. They formed a water co-op. Yearly they worked together to maintain and upgrade the system, hence the community was created. It still exists and provides water to these lots not dependant on the new regional system that was installed a number of years ago. It's one of the last existing water co-ops in the province.

In these years I have seen the Lake Errock community evolve from a sleepy weekend and summer getaway, to a wonderful thriving community with families and retired folks. It is one of the nicest communities to spend Canada Day at with organized parade and picnic at the beach. There are many organized events throughout the year which we all participate in. It has become a true community.

I am now in the planning stages to build my retirement home on Bayview road in 2024. My property is located directly at the end of the applicant's access driveway. Due to the terrain of the properties on Bayview road in this location the front of the structures constructed are 20 feet from the shoulder of the road. Increase in traffic to this property will alter the state of solitude we get to currently get to experience in the area.

The initial intent of the applicant was to build a sound studio and to reside and work there. The current application is far from that reality. We are now talking about a very different development today. The proposal will have workers residing at the studio while they work. These people have no vested interest in our community not like true neighbours.

Here are some of the points that I find truly disturbing with the application submitted. I will remind you the initial intent as stated by the application, "I will reside with my family here and work in the studio". As my parents lived below his property he approached them first and disclosed this to

them. This also was the scenario that was presented to us in a virtual hearing by his consultants. When did it change ,why did it change?

At that virtual hearing there was discussion of the road and the effects of increased traffic. They indicated that they were willing to increase the shoulder of the road on the bay side to facilitate the challenges faced. The upgrade of the road is not mentioned in any of the reports submitted in this application. Furthermore the Bay side shoulder cannot be increase given the infrastructure of both water systems in place ,as well as for the fact that all of the existing driveways on this side of the road use the shoulder (permitted by the highways department) and altering the shoulder would eliminate access to these properties. We will be forced to park on the new shoulder.

Part of the application request the permission to cut down trees to accommodate the proposed structures .I want to make you aware that the Arial pictures submitted in the application are outdate and not accurate. One of the first thing this owner did upon acquiring the property was bring fallers on and remove the majority of these trees. At one point my father had to go out and stop them as they attempted to fall trees on our family property . Bay view road is a granite rock in this area those trees and vegetation being removed increase the amount of water on the hillside. Our property was immediately impacted by this. After a year of erosion we had to increase drainage in areas to prevent further washout of our soils and vegetation and a service road we created to the end of the property.

If we were to assume that the applicant build this development and paves the areas of access and parking where will the water go? It will go to all the lots below and into the Bay. Further eroding the sols and vegetation risking land and mudslides both above and below us.

Part of the application submitted includes fire protection review. This report in the end states that fire truck can make it up the driveway and get close to the proposed structure. That's fine however fire trucks need water. There is a hydrant at the bottom of the properties this is a fact. The oversight lies in the following.

When we had public meeting regarding the construction of the water system in place we discovered that the water would run to the end of Bayview road. They assumed that as members of the water co-op we would abandon our co-op and hook up to their system for the fees they required. We had to make it clear that in fact we had no intention and they should not count on collecting fees from the co-ops residence. The water was still required on the south side of the street which we understood and that the fire hydrants provided would benefit all which would cost something to us as co-op members. The question asked by myself at that hearing was will these hydrants especially the one at the end of the line have enough pressure rated and approved to be sufficient by our insurance companies. The answer from the consultant was NO ! The hydrants of course would feed water but could not insure the pressure or amount of water at any given time. The water line in this on Bayview is fed from the initial systems pressure, there is not substation pumping increased pressure to this area of the system. To feed the system on Bayview road the water line goes uphill significantly this can create decrease in pressure at any given time depending on the demand occurring below this part of the line. The system around Lake Erroch has a more reliable pressure because it is situated directly below the water source and the pressure provide by gravity is sufficient. Not the same for the end of the line. In the event that there should be a fire on the applicants property is at a much higher elevation than the hydrant effecting the pressure of the

supply of the water to the fire trucks. Will it be sufficient ?We do not know .If it is studied and we find that the system will not perform adequately will the applicant upgrade the system to conform and protect our properties? Should this not be confirmed prior to submitting the applicants request for change given the impact we have experience the last decade due to fires in our province?

Hydro another concern that needs to be addressed prior to approval. There no question that the service provide on the street in the area does not have sufficient power to run the proposed facility. This means a substantial upgrade to the lines and number and size of transformers for the supply of energy required. Transformers are a fire risk I must point out. This will be a large expense to the developer and how do we know if he has the resources to facilitate this in his budget. Also the disruption of service and time it will take on the road will be disruptive to all involved. Furthermore part of living in this area is dealing with the regular power outages sometimes hours or days depending on the event which cause the outage. Will this studio just start up generators of substantial size and we as neighbours will have to endure the noise and pollution caused?

This points out just a few concerns that should be address in consideration of this application. There are many more that will be pointed out this evening at the hearing am sure.

I cannot support this application and strongly oppose it. The community does not benefit from this change and the impact will be permanent to the community and those who reside on Bayview road.

The community is not divided on this ,we are together to strongly oppose it! As representatives of our district you should see this and protect us and our communities. Therea re places in the district were such a facility can exist with true benefit to all of us perhaps, but this is not it .

Sincerely

Martin Tremblay

[Redacted Signature]