

| November 23, 2022 FVRD Public Information Meeting |   |
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| Concern   | Summary of comments and questions   |
| Sewer vs septic for Lake Errock residents         | <ul style="list-style-type: none"> <li>-Have there been any environmental studies about removing onsite individual septic and replacing with community sewers? What would be the environmental impacts?</li> <li>- What happens to the sewage if there is an accident and it runs into water sources?</li> <li>- How will you gauge support for sewer in existing Lake Errock community? Only ~100 units currently.</li> <li>-Sewer cost to hook up for Lake Errock residents and yearly service costs?</li> <li>-Why is sewer not being developed to include Lake Errock residents now? Why are you saying you may add Lake Errock residents later? Strong interest from residents to be included in new sewer.</li> </ul> |
| Wastewater treatment plant location               | <ul style="list-style-type: none"> <li>-Proposed location is directly beside residential areas/ people's homes. Can it be located in a different location?</li> <li>-Feasible to connect Lake Errock with Morris Valley sewage system instead of build a new one?</li> <li>-potential for Smells or Noise/buzz coming from treatment plants?</li> </ul>   |
| Water cost  | -Water system currently paid for by Lake Errock residents, if used for new development, will Lake Errock residents be compensated?  |
| Taxes   | -Who is paying for capital investments? Will Lake Errock residents be paying for these services (services they don't have access to)  |
| Reconciliation                                    | - Appreciates commitment to reconciliation in this project. Leq'a:mel interested in being involved in process. Encourage FVRD to reach out to Leq'a:mel for engagement. Wants to build our government- to government relationship   |
| Traffic safety                                    | <ul style="list-style-type: none"> <li>- Traffic pulling out onto main road high risk for collision. Has there been consultation with MOTI?</li> <li>- has there been discussion with MOTI to widen Lougheed Hwy now before proposed development?</li> <li>-Other options for more than one egress from community?</li> </ul>   |
| Traffic during construction                       | <ul style="list-style-type: none"> <li>-Highway already needs work. There must be room for residents, visitors and construction.</li> <li>-Consider space for construction to be kept separate from residents/road users</li> <li>-What if there is an accident and residents cannot leave community?</li> </ul>  |
| School capacity                                   | <ul style="list-style-type: none"> <li>- Need to expand school capacity for future families</li> <li>- Has there been consultation with School Board?</li> </ul>  |
| Density   | <ul style="list-style-type: none"> <li>- Housing Needs Report calls for ~210 dwellings in this area, proposal of 290 units is a lot. Why so many units?</li> <li>-Proposal is too big. Don't like it. Basements and coach houses will have a negative impact on community.</li> <li>- Need to consider impact on people. Accidents, run off... spread out development for lower density</li> <li>-Why are you developing in an area with little/no services for the proposed level of density (requires more development for schools/hospital etc)?</li> <li>- Is there market demand for this new development?</li> </ul>  |
| Site property owner                               | -Who is the owner of the property? His background? Businessman, gravel pit owner  |

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| Environmental hazards        | <ul style="list-style-type: none"> <li>-Have you explored case studies/precedent set for development upslope from other lake communities? Potential for contamination, slope of land directing flow down into community. 2021 Atmospheric River was a warning.</li> <li>-Runoff from site potentially contaminated, volume of runoff causing flooding</li> <li>- Will onsite water be recycled?</li> <li>-Lack of confidence in technical studies. Wants to see more representation from scientists/technical experts reviewing hazards.</li> <li>- Development magnitude. Potential for terrible disaster from removing trees, landslide and hazards. Downward force. Groundwater seepage... This is a bad place to locate development.</li> </ul> |
| Effect on existing residents | -Effects on community below, unintended consequences of development?  |
| Need for housing supply      | -Supports Proposal: Need for more dwelling units. Too many people unable to find homes/rentals. Many quality tenants being turned away. Also huge demand for Airbnb and other rental types.   |
| Commercial area              | -Commercial area – what is being proposed?  |
| Electrical/Internet supply   | <ul style="list-style-type: none"> <li>-Electrical supply where will it come from?</li> <li>-need access to internet for communication</li> </ul>   |
| Light pollution              | -Light pollution impact on residents and wildlife?  |
| Lake Health                  | <ul style="list-style-type: none"> <li>-Need to consider lake and lake creatures/species, impacts of pollution, noise on these creatures.</li> <li>-Centre the land and creatures when making development considerations.</li> <li>-Centre Indigenous values/concerns/needs. Offer to visit the lake and see the area from the perspective of the lake.</li> </ul>  |
| Storm drainage               | -Appears there are two outlets for storm sewer that drain into Holatchen creek and then into the lake. Concern with additional runoff flooding creek and taking out the bridge. Will new development drain into these same outlets? Will there be additional drainage not accounted for?  |
| Fire response                | -Fire Dept. Currently 3 firehalls in the area. Already at capacity with limited resources. Any plans in place to expand capacity & add paid first responders? Development is too big, would like to see townhouses removed from proposals.  |
| Development boundary         | -Will the proposed community expand beyond what has currently been destroyed by the gravel pit? No further destruction of existing vegetation?  |
| Conflict of interest?        | -Is there a conflict of interest with Dir. Waardenburg? As a realtor, will you remove yourself from decision making?  |
| Tree removal                 | -Will there be any more trees removed for development? Can we retain more trees through this development? Newly planted trees are often way too small to replace what is lost.  |
| Gravel Pit Operation         | <ul style="list-style-type: none"> <li>-Thought the permit required the site to be returned to natural state after closing the pit?</li> <li>-Benefit of closing the pit is the reduced truck traffic, but there is a neighboring gravel pit owned by the same owner. How will this reduce gravel truck traffic? Closing this pit is not an advantage of development if there is still another pit in the area</li> </ul>   |