



February 16, 2023

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AM File: 14-158

Fraser Valley Regional District (FVRD)
45950 Cheam Avenue #1
Chilliwack, BC V2P 1N6

Attention: David Bennett, MCIP, RPP
Planner

Dear Sir;

Re: Responses to Comments on FVRD Harrison Rise Project Website

Comment 1: *Where's the aquifer impact / QEP report?*

Response 1: Please refer to the Engineering Servicing Plan Report and Environmental Assessment Report uploaded on the FVRD website for details of the aquifer.

These reports have been uploaded on the FVRD website:
<https://haveyoursay.fvrd.ca/lake-errock>

Comment 2: *What about water and septic for all these extra buildings in the Lake Errock area? Extra Traffic will be a problem also getting in and out of this building site?*

Response 2: We are proposing a new water supply and distribution system with two new wells equipped with pumps. We are also proposing a new water reservoir and a watermain supply and distribution network to service the proposed subdivision. The proposed system can also be extended to the Lake Errock Community and Sq'ewlets First Nation (SFN) water systems to provide supplementary and redundancy services under unexpected mechanical failure situations with the existing systems.

Piteau Associates Engineering Ltd. (Piteau) has completed a preliminary water supply study to review the potential water yield from the underlying groundwater aquifer and identify locations best suitable for wells to extract groundwater for the water supply.

We are proposing a new sanitary sewer system to collect sanitary flow from the new subdivision and discharge it to a proposed wastewater treatment and disposal system which will be located on the site. The proposed wastewater treatment and disposal system is planned to incorporate the immediate wastewater treatment and disposal need of the SFN and later to be expandable to allow discharges from the Lake Errock Communities, as well from potential future growths in SFN and the surrounding neighbourhood areas.

We are proposing a new treatment plant for the Harrison Rise project. This treatment plant on the site for the new community is being planned to have room on the site for expansion if the existing local community desires to pursue sanitary services. The future expansion of the treatment plant will require community contribution through this application. FVRD will take the treatment plant's operation and maintenance on after the applicant builds the facility.

Please find more information regarding the Engineering Servicing Plan Report at the FVRD website: <https://haveyoursay.fvrd.ca/lake-errock>

The preliminary discussions with the Ministry of Transportation (MOTI) have included the construction of a new intersection at the entrance to the site and would include a dedicated left turn lane and deceleration acceleration lanes for west bound right turns.

The Ministry of Transportation and Infrastructure (MOTI) is responsible for making the highway safe and will be consulted on highway upgrades to make the entrance and exit to the new community safe.

Collaboration with MOTI is a part of the application process.

Comment 3: *I don't have a problem with progress and development provided it is done intelligently and with respect to current residents. I also feel that people who will have their lives disrupted should get reparation. We need to have the option of connecting to the septic/sewer system at no cost to the homeowner, we need our 'water debt' paid off and we need GWEB Holdings to advocate on our behalf to have natural gas brought into our area and our hydro grid improved.*

Response 3: We are proposing a new treatment plant for the Harrison Rise project. The sanitary facility on the site for the new community is being planned to have room on the site for expansion if the existing local community desires to pursue sanitary services. The land for future expansion of the treatment plant is a community contribution through this application.

There will be an option to increase the capacity of this plant if the Lake Errock Community decides to join the system. But applicant will not provide equipment, infrastructure or operating costs. FVRD will take the treatment plant's operation and maintenance on after the applicant builds the facility after the approval process.

The current application includes hooking up the new community's water system to the existing Lake Errock Community's water system to provide the existing community's system with a backup in extraordinary circumstances.

We thank you for the topic regarding having natural gas. Following the receiving of the comment regarding gas in this area from the Public, Aplin Martin started the conversation with FortisBC and made an inquiry with them to investigate bringing the natural gas to Area C and the community. As the gas service is not for the Harrison Rise project only and this is a community need and requirement, we foresee further conversations between FortisBC, First Nations, Area Director, FVRD Staff and residents would be needed.

Comment 4: *Where is the water supply coming from? Can Lougheed Highway accommodate anymore traffic as it is only two lane highway?*

Response 4: We are proposing a new water supply and distribution system with two new wells equipped with pumps. We are also proposing a new water reservoir and a watermain supply and distribution network to service the proposed subdivision. The proposed system can also be extended to the Lake Errock Community and Sq'ewlets First Nation water systems to provide supplementary and redundancy services under unexpected mechanical failure situations with the existing systems.

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Please find more information regarding Engineering Servicing Plan Report at FVRD website: <https://haveyoursay.fvrd.ca/lake-errock>

Collaboration with the Ministry of Transportation and Infrastructure is part of the application process, and a Traffic Impact Assessment was conducted by Creative Transportation Solutions Ltd. (CTS) in July 2022 and submitted to FVRD as a part of the application package.

The improvement or upgrade work for the highway will have to go through MOTI.

The applicant will make sure the entrance and exit from the Harrison Rise project would be safe for residence and public.

Comment 5: *How much water capacity is there? I am concerned that the connection to the lake Errock water system will jeopardize that water supply. I would like to see sanitary services for lake Errock included in this plan, not as a "maybe in the future" idea.*

We will need improvement to the highway and school capacity.

Response 5: We are proposing a new water supply and distribution system with two new wells equipped with pumps. We are also proposing a new water reservoir and a watermain supply and distribution network to service the proposed subdivision. The proposed system can also be connected to the Lake Errock Community and Sq'ewlets First Nation water systems to provide supplementary and redundancy services under unexpected mechanical failure situations with the existing systems.

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have room on the site for expansion if the existing local community desires to pursue sanitary services. The future expansion of the treatment plant will require community contribution through this application. FVRD will take the treatment plant's operation and maintenance on after the applicant builds the facility.

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Please find more information regarding Engineering Servicing Plan Report at FVRD website: <https://haveyoursay.fvrd.ca/lake-errock>

Preliminary discussions with the MOTI were initiated and we are planning to construct a new intersection on the Lougheed Highway to service the project.

The agent on file, Aplin Martin, has met with Mission Public School District and discussed about the school catchment and capacity. The initial feedback we got from Mission Public School District is as follows: the capacity of the elementary school may not be an issue as the school can still accommodate 60-70 new students, the high school is already over capacity and District is planning to replace a new high school at the west side of Mission. We will know more about new school's capacity once District has completed the plan.

Our conversation with Mission Public School District is ongoing.

Comment 6: *Has standpipe and Hydrants been investigated for the NFFD to be able to respond to home fires?*

Response 6: The proposed Harrison Rise project, if approved, would include an FVRD water system complete with Fire Hydrants and a new water reservoir.

Comment 7: *With all the added homes, and the fact that basement rental suites will be allowed, have you looked at the traffic on Hwy 7. I would expect this will add at lease 1000 vehicles to the area.*

Response 7: The Traffic Impact Assessment conducted by Creative Transportation Solutions Ltd. (CTS) was completed in July 2022 and submitted to FVRD as part of the application package. It has also been uploaded on to the FVRD website.

The assessment includes Highway 7 (Lougheed Highway) present conditions analysis as well as anticipated future traffic volumes during peak hours for the next 10 years approximately.

The project would include a new intersection on the Lougheed Hwy to allow access to the site with a dedicated west bound left turn lane and east bound acceleration and deceleration lanes.

Comment 8: *Would there be any money to look at increasing the NFFD Hall to accommodate a possible 2nd truck or First responder vehicle? Also have you considered a full time firefighter for that hall.*

Response 8: This project is in the early stage; we will explore the fire department's capacity and required equipment for this development in the process of the application. Our proposed zone and land uses are based on the current height limitation of the NFFD equipment.

Comment 9: *What is the possibility that those who do not get septic, water services, or upgrades; and live in the area, will see increased taxes for this addition to the area, and the upgrades.*

Response 9: Sanitary and water servicing are separate charges by the FVRD than your taxes. You will not see an increase in your taxes due to sanitary or water servicing unless you use these services.

Comment 10: *Where will all the garbage be taken to, the additional residences would overwhelm the transfer station.*

Response 10: This project is in the early stages, we will explore the options for a better garbage collection system for this development in the process of the application.

Comment 11: *Thanks for your answer tonight regarding MOTI involvement. Does FVRD get any timing or proposed Loughheed hwy expansion plans when developments are reviewed? We thought that since the Hemlock Valley OCP is already approved by the FVRD board, that you'd have more details?*

We'd hope the highway would be improved, well before anything at the mine may happen.

Response 11: The highway is controlled by the Ministry of Transportation (MOTI), and we have had initial conversations with them about the project. We expect that a new intersection will be required. Loughheed Highway upgrades are a provincial responsibility.

Comment 12: *The hydrologist was introduced as having done a report for the FVRD as well as for the mine owner.*

Can you please send a copy and /or let me know when posted on the website.

He mentioned that it takes 6 days for runoff to travel subsurface to the lake, but also commented on how quickly runoff is absorbed by the aggregate. It was good to hear that sewage treatment is at a high standard to remove nitrogen and phosphorus, but the concerns mentioned tonight we're also about runoff contamination from the lawn fertilizer, pesticides, etc. So sharing the hydrologists reports should help answer those questions.

Response 12: The Servicing Plan Report has been uploaded on to the website.

The 6-day subsurface travel time for treatment plant effluent is between the infiltration basins and the property boundary adjacent to Loughheed Highway. The subsurface travel time to Lake Errock is longer. The rapid infiltration rate is for vertical seepage between the base of the infiltration basins and the water table.

Potential effects of lawn fertilizer or pesticide usage on residential properties are best managed by source control. This could include control ordinances and programs to educate property owners on responsible product use.

Septic tank effluent disposed of via residential drain fields currently in use in the Lake Errock Community eventually seeps into Lake Errock. Given the low treatment level in residential septic tanks, residential drain fields likely represent substantial inputs of nitrogen and phosphorus to the lake that have been occurring for years. Connection of the community to a

treatment plant offering tertiary treatment would reduce the current nutrient input from the community.

Comment 13: *I attended the meeting held Nov. 23rd. at which time I voiced my opposition to this development. Several years ago we were told it would be 65 units. Now we're told it is 290 units and along with that basement suites and coach houses will probably be allowed to help purchasers. This means our little community is going to explode! Let's round it out to 300 units. At least 2 people per unit is 600 people but we all know that the majority of units will have more than 2 people so we are looking at least 1,000 people (most likely 1,200+). Each household will have a minimum of 2 cars, some more so that is another 600+ vehicles on a roadway which is already crowded during summer months. The excuse is that it will provide lower priced homes but even the cheapest single unit will be in excess of \$800,000, more likely 850,000-900,000. That is still out of reach for a lot of families. The people who will be moving into these homes would want garbage pickup, streetlights and the other utilities that are provided in urban areas. They will not be willing to adapt to our rural lifestyle. Their lifestyle will be inflicted on those of us who want a more peaceful, more basic lifestyle. I was upset when I heard 65 units were planned but I'd settle for 65 units but never close to 300! Tell the developers to go somewhere else. Most of us don't want them.*

Response 13: The initial discussions on the unit yield in 2015-2016 were based on the housing needs and market at the time. Considering the current housing need, market demand as well as affordability, bigger lots and very low density would not be a feasible option as they would be unaffordable and have less demand in the current community scenario. The current proposal is based on the current housing needs and proposes different housing types and choices to meet the desires for different groups. The lots will be of a similar size or bigger to those already in the Lake Errock Community.

Please find more information regarding housing needs in FVRD at the FVRD website: [Housing Needs Report | Fraser Valley Regional District \(fvrd.ca\)](#). The applicant also hired Deloitte LLP ("Deloitte") to complete a Residential Market Study Report and it has been uploaded on to the FVRD website, too.

The proposed treatment plant is a significant public amenity, and it was noted during preliminary discussions with the FVRD that they would take over the operation and maintenance of the treatment plant once the applicant builds the facility. The plant would not be feasible with fewer units due to the economics of operating a system. And hence, the treatment plant would require more density for being operational for the users.

Regarding the traffic impact, a Traffic Impact Assessment conducted by Creative Transportation Solutions Ltd. (CTS) was completed in July 2022 and submitted to FVRD as a part of the application package. It also has been uploaded to the FVRD website.

Comment 14: *At the last meeting the question of light pollution was raised, and we were told that lighting would be pointed downwards. For people living at the north side of the lake lights pointing downwards will be aimed directly to our homes. Surely motion sensor lighting should be considered. Streetlights should automatically turn off with an photoelectric sensor.*

Response 14: Any street light design will be done as per municipal's guidelines and bylaws. The design will ensure that the light emitted is pointed towards the road internal to the community. Light will not be directed away from

the new community towards the Lake Errock community either to the north or south of the lake. Like a flashlight, the streetlights will be designed to direct the light towards the earth and not down along the hill.

Comment 15: *To whom it may concern:
Why is GWEB Holdings Ltd. Allowed to dispense with the original offer made to Lake Errock residents of 58 homes to be built on the gravel pit.*

With approximately 200 homes, traffic, the influx of visitors will overburden the ecological and aquatic health of the lake.

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Streetlights generally turn off "automatically" when the photoelectric sensor (typically located on the upper surface of each fixture in residential areas, or in a unit controlling a large bank of streetlights on highways) receives sufficient light from night transitioning into day. It is well known light pollution has an adverse effect on our wildlife and should seriously be considered when building homes.

*Sincerely,
Sylvia Langmann
Lake Errock*

Response 15: The Owner committed that the gravel pit operations would cease in 2022 and to honour that commitment, the ongoing work of finalizing the concept plan was initiated. The Staff presented 2 Land use alternative options to the Board in March 2016:

- Long-term gravel mine 20 plus years, 2m high berms and 5.53 million tonnes of aggregate extraction, with no crushing on expanded mine on the north property.

OR

- Short-term gravel mine and crushing Maximum 6 years, 7m high berms and 1.37 million tonnes of aggregate extraction, followed by a potential residential development.

The original offer was just an estimate of what could be achieved, and no concepts were finalized. Given the consideration on current housing need, market demand as well as affordability, bigger lots and very low density would not be a feasible option as they would be unaffordable and have less demand in the current community scenario. The current proposal is based on the current housing needs and proposes different housing types and choices to meet the desires for different groups.

The proposed treatment plant is a significant public amenity, and it was noted during preliminary discussions with the FVRD that they would take over the operation and maintenance of the treatment plant once the applicant builds the facility. The plant would not be feasible with fewer units due to the economics of operating a system. And hence, the treatment plant would require more density for being operational for the users.

More information regarding the cost will be provided in the detailed design of the project. would also need a denser development and more units than originally discussed.

For street lighting, any street light design will be conducted as per municipal's guidelines and bylaws. The design will ensure that the light emitted is pointed towards the road internal to the community. Light will not be directed away from the new community towards the Lake Errock community either to the north or south of the lake. Like a flashlight, the streetlights will be designed to direct the light towards the earth and not down along the hill.

Comment 16: *I attended the applicants open houses in April and June of this year. I found it extremely informative and was able to have all my questions answered. I also found the Fraser Valley regional district information meeting in November also very informative, and I had all my questions answered. After consideration of many public comments, and professionals' input, I highly support the application in its form as presented. I am extremely pleased to have confirmation of support from both first nation communities directly affected by this development. I find Joey and Scowlitz (Sq'ewlets) First Nation to the east, and Leq'a:mel First Nation to the west extremely knowledgeable. I am very happy for their support for the development to proceed. I appreciate greatly the net benefits to the first nations salmon enhancement project and environmental benefit to the aquifer, Lake Errock, and Harrison river directly benefiting from the development proceeding. The Lake Errock existing community of 110 lots would not be acceptable at today's standards. The small lots and old style septic systems adversely affect the groundwater aquifer and the lake water Health and effects on the wildlife and fish. This new development including its sewage treatment plant has the potential to offer the remedy to correct the environmental damage occurring as a result of the old septic systems on the existing Lake Errock properties. I'm very excited to see that the sewer treatment plant will directly help Joey and the Scowlitz (Sq'ewlets) First Nation community. I'm almost also excited to see Scowlitz (Sq'ewlets) First Nation and Leq'a:mel First Nation identifying the need for more new housing and the expectations for both first nations buying some of these newly built properties for their use. The housing units will provide diverse housing options by design and pricing to create affordability to the surrounding communities including Sasquatch Mountain and many nearby farms. The various employment opportunities nearby lack the ability to provide housing to the labour market. Also, many of the children of the long term families are unable to buy housing that's affordable and often leave the community to Chilliwack or Mission to fulfill their housing needs. I have no concerns regarding the school system because the school system is a Provincial responsibility, and we all know the government funding and new schools will not be built until the population warrants it. Once the family and children's come the provincial government will provide the necessary school funding and teachers to support our children, and new schools will be built. The next benefit to the environment is to close the operating gravel pit and develop the surface to improve the impact on the environment. The developer will design and grade with geotechnical engineers and certify the area to ensure slope stability. This will be the elimination of noise and dust pollution currently existing. We always see people saying not in my backyard. But putting all opinions aside is to evaluate the development on the merits of the project and its direct impact on wildlife, fish, the land, the environment, all people including first nations people who were here first. It is clearly obvious that for every reason this development should proceed and make the many positive changes for the net benefit of the land, the air, the water, the environment, the wildlife, the fish, and the people. I support this application as presented and would like to see 2 new trees planted for each new unit created on the land.*

*Sincerely,
Ron*

Response 16: Thank you for your comment and support.

Comment 17: *I am very opposed to the gravel pit development. My home is directly opposite the proposed treatment center. The disruption of enjoyment of my property will be in jeopardy - re noise from mechanism of treatment center and is there a GUARANTEE of no smell and run off I don't want to think about as it would go through my property or into the small spawning creek 1 house over. The development co. said the run-off could be drank like water. I would really like to see the owner and developer actually drink that water. That is well and good that the first nations are for it but their homes are not directly across from this site. I hope you are listening to the residents of Lake Errock and taking into consideration of the pristine conditions of our residential and lake area.*

Crossing the highway would not be a problem for the residents of the gravel pit and crossing the tracks and onto the cul-de -sac in front of my place to get to the park at the lake - would be a problem for my quiet end of the lake.

I find the highway summer, spring, winter and fall is busy day and night - traffic has increased considerably. And the noise from trains cars etc is enough without an added 600 people and their cars. Most of us left congestion behind and came to Lake Errock to enjoy the country atmosphere.

The original plan was palpable but this plan is really ridiculous. If this is approved I will take this further to oppose the placement of the treatment plant. I asked if the FVRD is doing their own studies for this site and was told no - that they have engineers to look at the plans - I would like to see an independent survey done.

Dissatisfied resident

Response 17: The Waste Water Treatment Plant is planned as a tertiary treatment facility. This is the highest level of treatment. This level of treatment is higher than any facility in Abbotsford, Mission, or the other treatment plants in the lower mainland. This means that it will be treated to a higher degree than any current municipal system in the Fraser Valley and will be incomparably safer and produce cleaner water than any septic field system currently in the area which already feeds into the lake. The facility will be built to look unassuming and noise to be contained within the facility. The wastewater treatment system would only produce minor earth smell from the biological treatment process, plus odour control will be provided to the system to ensure no odour release to the environment.

The Ministry of Transportation and Infrastructure (MOTI) is responsible for making the highway safe and will be consulted on highway upgrades to make the entrance and exit to the new community safe. The collaboration with the Ministry of Transportation and Infrastructure is part of the application process.

Regarding the traffic impact, a Traffic Impact Assessment conducted by Creative Transportation Solutions Ltd. (CTS) was completed in July 2022 and submitted to FVRD as a part of the application package. It also has been uploaded on to the FVRD website.

Comment 18: *Let's not put the cart before the horse. Let's talk Hwy 7 the number of accidents is high, and often causes the Hwy to shut down due to severe injuries. Resulting in residents have to go through Chilliwack or wait it out. Once winter is done our traffic increases and reaches an unbearable level. Weekends and especially on the long weekends to people coming this*

way for recreational activities. I don't even try going to town on Sunday or the Monday on a long weekends. The Hwy is dangerous enough but you have people towing without proper vehicles, passing illegally and ridiculous speeds. Trying to beat the train, the list is long. You have people parked every which way at the KFC, gas stations and Deroche store. They run across the highway like squirrels and it's an accident waiting to happen. When there is actually a safe enough space to pull out on Loughheed and avoid being killed, you hit a parking lot once you get out of Dewdney and takes forever to get into Mission. The Hwy needs an upgrade first before considering to have that number of people call this area home. With a higher population we would also need consider emergency paid full time person. Swimming at Lake Errock that my children enjoy, will be in the past, with the addition of all those people, and their visitors. It's sad that people move away to enjoy nature and the quiet but it never stays away long.

Response 18: The Ministry of Transportation and Infrastructure is responsible for making the highway safe and will be consulted on highway upgrades to make the entrance and exit to the new community safe. Unsafe driving and other activities are the purview of law enforcement. We encourage you to reach out to the Ministry of Transportation and Infrastructure to voice your concerns.

Comment 19: *My lot is right across the proposed sewage treatment plant. Please share the detailed report of possible health hazards including that from the noise generated from STP and the revised plan by FVRD to relocate it far away from my lot. I do not want it anywhere within 500 metres of my lot due to health hazards.*

Response 19: The Ministry of Transportation and Infrastructure (MOTI) is responsible for making the highway safe and will be consulted on highway upgrades to make the entrance and exit to the new community safe. Unsafe driving and other activities are the purview of law enforcement. We encourage you to reach out to the Ministry of Transportation and Infrastructure to voice your concerns.

Comment 20: *I do not agree with this project at all however my main concern is where they are putting the sewage plant there is no way that should be right across the highway from the residence on the lake people do not buy waterfront property and pay a fortune to be looking at a sewage plant if this project has to continue that plant must be moved somewhere that isn't in view of the lake houses. The sewage plant must be relocated so people on the lake cannot see it or smell it or hear it!*

Response 20: The Engineering Servicing Plan Report has been uploaded on to the website.

The site was chosen for its exceptionally porous nature making it a naturally ideal site to have a tertiary sanitary treatment plant which requires certain geological circumstances. The treatment plant will not have a discernible smell or noise, nor will it look like anything other than an unassuming building similar to any house on the side of the highway. The treatment plant will not be in sight of the properties across the highway much less the ones on the waterfront. All smells will be contained within the confines of the facility as there will be an odor prevention plan in place. The treatment plant will not be visible from properties at Lake Errock as it will be behind a berm. Keep in mind Lake Errock properties are next to the main line of the CP Railway and the Loughheed Highway both of which create far more noise and pollution than a Waste Water Treatment Plan.

Comment 21: *I am strongly opposed to the development. I have consulted a foreman that has worked on other developments similar in nature regarding this site and he confirmed my suspicions - that the assurances I received privately from the engineers about the sewage treatment plant are false. The plant will omit an odor, will make noise and be lit up 24/hours a day. The noise, light and olfactory pollution of the treatment plant alone will have a major impact on the existing homes that have been there decades. If that was not the case, they'd build their homes around it but instead they've chosen to put it off to the edge to minimize the impact it will have on the homes in the development, not caring how it impacts existing homes. Add in the additional 600+ residents from the 290 residential units and that is further exacerbated. Bring on safety issues on our small roads as another 600+ cars navigate them on a daily basis, trespass over the rail lines to access the lake, park illegally in front of existing homes. In the summer we already have our driveways blocked from non-residents using the lake, our fences/gates hit by cars turning around and are forced to deal with drunkenness at the beach and on the water. We purchased this home almost 2 decades ago for retirement and are nearing that stage in our lives. However, we now found ourselves considering selling because we don't want to spend our retirement years surrounded by a 10 year construction site - we've lived that already in the city. It is unfortunate that the greed of one developer is going to ruin a small community that has a 70 year history of children playing in the streets, community BBQs at the beach and taking care of our seniors in their old age. I also challenge the statement that this will provide affordable housing and local jobs for the communities' youth - these homes are being built to maximize the view - they won't be built with affordability in mind but rather to attract urbanites that want to leave the city. As well, the contractors used to build this will likely be skilled labour from elsewhere in the valley, rather than training local youth. Long term jobs will be non-existent as this will end up being a residential community rather than mixed use. It is simply bringing suburban Vancouver to our front door in picturesque countryside. Please vote no on this development plan and save Lake Errock.*

Response 21: The sanitary treatment plant will be built to a tertiary standard which means there are no open treatment ponds with the likelihood of producing smells. Any odour from the plant will be contained within the building on the site. All effluent will be treated incomparably better than the septic fields in the community and will be discharged into the ground and will not affect the surrounding properties, streams or bodies of water. There will also be no significant light pollution from the facility, and it will be generally unassuming and unnoticeable to the nearby residents.

Local companies and labourers, including First Nations, will be the first choice for work on this development.

The housing variety and stock provided on this concept plan will help with the pressures of lack of housing as noted by the FVRD's housing needs assessment report. Additionally, the report only considers census projected growth and doesn't take into account the pressure of housing of nearby communities such as Mission, Agassiz, or Harrison Hot Springs which increased housing stock will help address. Additional housing can make other homes affordable as well.

Comment 22: *I do not want to be disrespectful, but this development project is a horrible idea and will likely be very detrimental to the surrounding area and its residents. The project will add 600 to 1000 residents to the area, with perhaps 500 cars, which will have to "safely" exit the highway which has single lanes each way. How many children will be living there and will there be room in local schools?*

Currently we enjoy sitting outside watching the stars at night, which will now have the glow of hundreds of lights overlooking our house.

But the biggest concern is the wastewater treatment plant running 24 hours a day. We are very skeptical of the PROMISES MADE, that there will be no noise, smell or dirty water runoff into the lake.

Response 22: The Ministry of Transportation and Infrastructure (MOTI) is responsible for making the highway safe and will be consulted on highway upgrades to make the entrance and exit to the new community safe. The collaboration with the Ministry of Transportation and Infrastructure is part of the application process.

The treatment plant will not have any foul smell or noise, nor will it look like anything other than an unassuming building similar to any house on the side of the highway. The treatment plant will not be in sight of the properties across the highway much less the ones on the waterfront. All smells will be contained within the confines of the facility as there will be an odor prevention plan in place.

The streetlights will be designed to direct the light down to the ground to reduce potential light pollution from the development, as opposed to a greater field of range to reduce impact and discernible light from the neighbouring communities at the Lake.

Comment 23: *As a Concerned Resident of Lake Errock and knowing that this development will be HUGE. I am concerned that nutrients (Nitrogen and Prosperous) from gardening will negatively affect our Lake. The Gravel Pit is coarse filter but will have little effect of filtering out nutrients. As an environmental engineer, I would like to see the developers data on how exactly they believe their subdivision will mitigate the infiltration of nutrient into our Lake.*

Response 23: The Engineering Servicing Plan Report has been uploaded on to the website.

The proposed storm water management system will replicate the current predevelopment condition which results in more than 95 % of rain events water infiltrating into the ground. The infiltration and other source control measure will ensure that that nutrients are reduced and eliminated from runoff water. Homes constructed in the project will be encouraged to land scape yard with native plants and minimize the use of fertilizers etc.

Comment 24: *As a Concerned Resident I know that the developer has conducted groundwater modelling. This data has not been made available to the public. The public has a right to know the direction and flow rate of groundwater including any contaminants such as nutrient will migrate from the proposed building site to the Lake*

Response 24: The Engineering Servicing Plan Report has been uploaded on to the website.

The ambient groundwater flow direction at the Harrison Rise site is generally eastward toward Lake Errock. The effluent from the proposed wastewater treatment plant is to be infiltrated to the ground. We propose to provide tertiary treatment with nutrient removal (the highest level of treatment). The discharge will be regulated by the Province and will operate to provincial water quality objectives. In accordance with a provincial operating permit, routine water quality monitoring in the receiving environment will be required.

Septic tank effluent disposed of via residential drain fields currently in use in the Lake Errock community eventually seeps into Lake Errock. Given the low treatment level in residential septic tanks, residential drain fields likely represent substantial inputs of nitrogen and phosphorus to the lake that have been occurring for years. Connection of the community to a treatment plant offering tertiary treatment would reduce the current nutrient input from the community.

Comment 25: *As a Concerned Resident, I would expect that the owners of the gravel pit have taken leachate water samples as part of their gravel removal operation. These sample results would indicate if any dissolved metals are entering the Lake. As good Stewards of the Environment, I request that this monitoring data be made public.*

Response 25: The Engineering Servicing Plan Report has been uploaded on the website.

A sample of groundwater was collected for analysis for anions, selected nutrients, metals, and physical parameters. The details of the results are included in the report.

Leaching of metals is a concern at metals mines where liberation and oxidation of sulphide minerals can derive sulphuric acid that lowers pH, allowing dissolved metals concentrations in runoff to increase. This is not a concern at a gravel pit where sulphide minerals are not being liberated. The main water quality concern at a gravel pit is turbidity generated by silt being entrained in runoff. Once the gravel pit has been converted to a residential setting with vegetated landscaping, the potential for turbid runoff would decrease.

Comment 26: *As a Concerned Resident I understand that this is development could adversely affect our Lake. The installation of underground utilities, installing impervious surfaces and redirecting drainage water into pipes or streams could alter the water recharge rate into our Lake. 1,) Has above ground surface water flow been computer modelled? 2,) Can that report be made public? 3,) Has the FVRD conducted background sampling of our Lake for dissolved metals, discharge flow, nutrients? 4,) If no background sampling has been conducted can the FVRD provide funding to support such sampling?*

Response 26: It is now standard practice for developments to incorporate features to avoid redirecting seepage or generating increased runoff. This includes permanent check dams in utility trenches and storm water infiltration best management practices such as soak away pits, rain gardens, and infiltration swales. Given the relatively high permeability of the native sediments at the site, these measures can be expected to be very effective.

The Engineering Servicing Plan Report has been uploaded on to the website.

A sample of groundwater was collected for analysis for anions, selected nutrients, metals, and physical parameters. The details of the results are included in the Servicing Report.

Septic tank effluent disposed of via residential drain fields currently in use in the Lake Errock community eventually seeps into Lake Errock. Given the low treatment level in residential septic tanks, residential drain fields likely represent substantial inputs of nitrogen and phosphorus to the lake that have been occurring for years. Connection of the community to a treatment plant offering tertiary treatment would reduce the current nutrient input from the community.

Ongoing monitoring of the lake would be completed.

Comment 27: *As a Concerned Resident and knowing that the proposed development will be Huge, will the storm water collection system undergo some sort of treatment prior to being discharged into our Lake? Road surface storm water collection will include fresh asphalt oils, oil from cars, rubber from car tyres, nutrients, etc... PCOC include LEPH/HEPH, PAH, BETX, vulcanized rubber, Phosphorous, Nitrogen , etc... Due to the size of the development the concentrations of these contaminants could be elevated to toxic levels if not mitigated. Also, storm sewer systems provide extremely rapid transport of water into our Lake preventing any capture and mitigation if a release of toxins occurs.*

Response 27: We will adapt the best management practices for stormwater management such as green buffers and infiltration swales for passive renovation, clarification, and infiltration of storm water. Catch basins will incorporate treatment units and soak away pits to allow runoff to infiltrate to the ground, mimicking the pre-development condition. In addition, the site is covered with a very thick sand/gravel layer over 10m deep that will provide further water quality polishing, both in the unsaturated soil column and within the native sediments as water seeps toward discharge areas.

The development is no different than other typical residential developments in BC, and we are not aware of any residential community where runoff has attained concentrations exceeding provincial objectives for the parameters listed. We do not expect storm water runoff from the Harrison Rise development to result in any degradation of groundwater quality or surface water quality.

Please refer to the executive summary in the Engineering Servicing Plan Report.

Comment 28: *I feel the gravel pit should be allowed to be a working gravel pit until mined out. A relatively short period of time. Not the best thing to look at. Maybe a bit noisy. But it does have a definite life span.*

Response 28: The Owner committed that the gravel pit operations would cease in 2022 and to honour that commitment, the ongoing work of finalizing the concept plan was initiated. The Staff presented 2 Land use alternative options to the Board in March 2016

- Long-term gravel mine
20 plus years, 2m high berms and 5.53 million tonnes of aggregate extraction, with no crushing on expanded mine on the north property.
- OR
- Short-term gravel mine and crushing Maximum 6 years, 7m high berms and 1.37 million tonnes of aggregate extraction, followed by a potential residential development.

The gravel pit operations were anticipated to cease in 2022 and the site was proposed to be developed as a residential development.

Majority of the lots planned for the Harrison Rise project are of similar size as the Lake Errock lots or bigger. Considering the current market and housing demand, bigger lots would not be a feasible option as they would be unaffordable and have less demand in the current scenario. The proposed treatment plant is a significant public amenity, and FVRD will take the treatment plant's operation and maintenance on after the applicant builds the facility. The plant would not be feasible with fewer

units due to the economics of operating a system. The users would need a more financially viable system to be paying into and hence, the treatment plant would require more density for being operational for the users.

There is a significantly limited amount of land that is available to develop between Vancouver and Hope. The vast majority of “undeveloped” land in the Lower Mainland is in the Agricultural Land Reserve and therefore unable to be used for residential purposes.

Comment 29: *As a Concerned Resident I would like to know at what Stage this Project is with DFO? DFO requires notification as per their web site----*
> <https://www.dfo-mpo.gc.ca/pnw-ppe/reviews-revues/request-review-demande-d-examen-001-eng.html>(External link)

The Fish and Fish Habitat Protection Program ensures compliance with relevant provisions under the Fisheries Act and the Species at Risk Act. The program reviews proposed works, undertakings and activities that may impact fish and fish habitat.

If your project is taking place in or near water, you're responsible for: understanding the risks to fish and fish habitat associated with your project taking measures to avoid and mitigate risks to fish and fish habitat requesting an authorization from the Minister and abiding by the conditions of your authorization when it is not possible to avoid and mitigate risks to fish and fish habitat ensuring compliance with all statutory instruments, including federal and provincial legislations.

You can submit your project plans for us to review and we'll: Identify the risks to fish and fish habitat associated with your project work with you to ensure that risks are managed in the best way possible

For additional help, seek advice from a qualified environmental professional.

Response 29: The Environmental Assessment Report was submitted to FVRD on July 9, 2022, as part of the application submission package. Please find more information regarding the environmental findings from the report.

Setbacks from fish habitat have been determined in accordance with the Riparian Areas Protection Regulation (RAPR). DFO will not be involved unless fish habitat is proposed to be affected. Proposed activities that will affect fish habitat include the Holachten Creek crossing for the road/watermain to the water reservoir and the servicing corridor that intersects the spring-fed channels in the site's northeast corner. Such works will require a Letter of Advice from DFO prior to construction. Detailed designs of these works will be required to make the submission to DFO for approval.

Comment 30: *As a Concerned Resident, I read that the 14-158 Lake Errock Engineering Servicing Plan Report indicates the BC Approved Water Quality Aquatic Life Guideline for nitrate is 3 mg/L-N and Assuming all of the effluent nitrogen is converted to nitrate, Piteau conservatively estimates a maximum nitrate concentration of about 0.6 mg/L-N; also total phosphorous in treated wastewater will ultimately need to be about 0.3mg/L to achieve the upper range of the aquatic water quality guideline (0.015 mg/L) for water entering the lake.... Has lake water been tested to see the ACTUAL nitrogen and phosphorous concentrations so that it can be determined if this additional release of nitrogen and phosphorous may elevate concentrations above the BC Approved Water Quality Aquatic Life Guideline.*

Response 30: The nutrient removal (phosphorus and nitrogen) and biological treatment will happen in anaerobic, anoxic, and aerobic tanks. Septic tank effluent disposed of via residential drain fields currently in use in the Lake Errock community eventually seeps into Lake Errock. Given the low treatment level in residential septic tanks, residential drain fields likely represent substantial inputs of nitrogen and phosphorus to the lake that have been occurring for years. Connection of the community to a treatment plant offering tertiary treatment would reduce the current nutrient input from the community.

The water will be tested by the applicant prior to the development and during the development process.

Comment 31: *As a Concerned Resident, Page 117 - 14-158 Lake Errock Engineering Servicing Plan Report indicates "Although no reliable measurement was obtained from these tests, it can be concluded that the infiltration rate into the gravely sediments is relatively high. Based on experience with similar sediments at other locations, an infiltration rate of 15 to 20 m/hr can be assumed for the Site." an Later in the report, Page 120, it indicates "Based on the water level equipotential included on Figures 5, 6, and 7, the greatest ambient hydraulic gradient in the area of the proposed RI basins is approximately 0.1 (10%).*

The estimated hydraulic conductivity for the aquifer is 1.2×10^{-4} m/s (9.9 m/d). The effective porosity was assumed to be 20%. Solving for v^ using the ambient hydraulic gradient yields a maximum groundwater flow velocity of 4.2 m/day. Once a mound has formed in response to RIB loading, the estimated flow velocity will increase to a maximum of 5.0 m/day near the edge of the basin where the gradient is steepest. infiltration rate of 15 to 20 m/hr can be assumed for the Site."*

Please explain why there is a discrepancy in groundwater flow. Also could you please explain how K was calculated knowing that Darcy's Law has Limitations that include.

Darcy's law can be applied to many situations but does not correspond to these assumptions.

*Unsaturated and Saturated flow.
Flow in fractured rocks and granular media.
Transient flow and steady-state flow.
Flow in aquitards and aquifers.
Flow in Homogeneous and heterogeneous systems.*

Response 31: Infiltration rate is the rate at which water can infiltrate vertically through sediments. It does not apply to saturated horizontal seepage.

Hydraulic gradient is the change in hydraulic head over a specified length (rise/run). It applies to saturated flow.

Hydraulic conductivity is a property of a porous medium affecting how easily a fluid can flow through the medium. It applies to the bulk mass of a medium (grains + voids). Since the unit is length/time (such as m/day), hydraulic conductivity is often confused with linear flow velocity.

Linear flow velocity is the speed at which water moves through the intergranular pores (voids) in a porous medium. The unit (length/time) is the same as that for hydraulic conductivity, yet this is a different parameter.

Darcy's law governs saturated flow through a porous medium such as that at the Harrison Rise site. The validity assumptions enumerated on the Byju's website (listed in the question) are presented in a confusing manner that is hard to understand. We judge that Darcy's law applies at the Harrison Rise site.

Comment 32: *As a Concerned Resident, Page 117 - 14-158 Lake Errock Engineering Servicing Plan Report indicates "Although no reliable measurement was obtained from these tests, it can be concluded that the infiltration rate into the gravelly sediments is relatively high. Based on experience with similar sediments at other locations, an infiltration rate of 15 to 20 m/hr can be assumed for the Site."*

This strongly suggests that lawn fertilizer would end up in the lake in about 2 hours... Is that good for the lake or can that be mitigated?

Response 32: The infiltration rate applies to vertical seepage, and it is not valid to apply this rate for seepage between the Harrison Rise site and Lake Errock. Potential effects of lawn fertilizer usage on residential properties are best managed by source control. This could include control ordinances and programs to educate property owners responsible product use.

Comment 33: *We strongly oppose the proposed housing development at the gravel pit to the north-west of the lake.*

We are part-time recreational residents of Lake Errock. My father-in-law bought a lakefront lot on the north side of the lake almost 60 years ago. He and my brother-in-law then built a small cabin (about 900 q. ft.) which we have enjoyed for summer lake activities and for winter skiing at Hemlock Valley (now Sasquatch). He is gone now, and we are in the process of transferring it to our son and grandson. The latter will be a fourth-generation user.

We concur with virtually all the previous negative postings. In addition, some of our objections are:

- 1. Sewage treatment: a bit of research reveals that "sewage treatment" is not a simple, idealistic process.*
 - a. The effectiveness of it, and the cost, can vary significantly, as can the smells produced.*
 - b. Typically, a fairly strong breeze comes up most afternoons. I have used this to advantage for many years of sailing and windsurfing. The issue here is the direction; typically it blows from west to east and hence would carry any sewage odors directly over to north Lake Errock.*
 - c. The end product of an effective sewage treatment process is basically fertilizer, and hence would greatly magnify the issue of weed growth especially at the shallower west end. This could effectively eliminate the lake in a few years, as happened to Burnaby Lake.*
- 2. Traffic and parking:*
 - a. As others have pointed out, outsider use of the small park in north Lake Errock has increased significantly in recent years. The big issue here is parking capacity, with outsider cars parked so they partially obstruct the traveled portion of the roads. This could be an issue for fire and ambulance first responders.*
 - b. We have also had outsider cars parked so that they partially block our driveway.*
 - c. Residents of the proposed development are not likely to walk down to the lake but will most likely drive.*

- d. *The finished residences will most likely be advertised for sale as "close to a lake."*
- 3. *What will be the effect on our taxes in order to support the increased demand for expanded government services?*
 - a. *Schools*
 - b. *Medical*
 - c. *Fire*

Finally, I was astounded /amazed/horrified to see the massive increase in the number of housing units in the current proposal versus earlier versions. The proposed development will approximately triple the number of residences less than 2 kilometers from the lake.

Response 33: We are proposing a tertiary treatment with nutrient removal (highest level treatment) to the wastewater. We have conducted the analysis that ensures no negative impacts of the discharge to the water quality in the surround wells and the lake. In comparison, the existing residence around the lake and within the surrounding neighbourhood are all using the septic system with minimum treatment provide to the sewage. The proposed treatment system aims to minimize any negative impacts resulting from the existing septic systems on the groundwater and surface water including the lake.

The wastewater treatment system would only produce minor earth smell from the biological treatment process, plus odour control will be provided to the system to ensure no odour release to the environment.

- 1. There is no intention to market this as a project that is on Lake Errock. We purposely chose a different name (Harrison Rise), and we are certainly not intending to tell people that this is a lake front community. It is called Harrison Rise and it is all about the views and location in the overall general area.

As the accesses to the lake and the lake itself is public, we can't control what people do as Lake Errock is owned by the government and still considered a public facility and property.

The proposed development consists of approximately 27 acres of park spaces and outdoor amenity spaces and hence, future residents could enjoy the onsite facilities and may not need to travel further from the development to the lake.

- 2. This is something that must be consulted with FVRD and BC assessment.
- 3. The initial discussions on the unit yield in 2015-2016 were based on the housing needs and market at the time. Considering the current housing need, market demand as well as affordability, bigger lots and very low density would not be a feasible option as they would be unaffordable and have less demand in the current community scenario. The current proposal is based on the current housing needs and proposes different housing types and choices to meet the desires for different groups. The lots will be of a similar size or bigger to those already in the Lake Errock community.

The proposed treatment plant is a significant public amenity, and it was noted during preliminary discussions with the FVRD that they would take over the operation and maintenance of the treatment plant once the applicant builds the facility. The plant would not be feasible with fewer units due to the economics of operating a system. And hence, the

treatment plant would require more density for being operational for the users.

Comment 34: *Hello FVRD,*

My primary concern with this project is the proposed density which can be considered urban sprawl. Why repeat mistakes made in the Metro Vancouver area with urban sprawl. Further, with this proposed level of density where are the retail amenities to support it? As a resident of the Lake Errock community, who currently has a direct sight line to the existing gravel pit, I'm concerned about light pollution, loss of green space and pressure on the aquifers in the area.

My feedback for consideration:

- *Significant landscaping throughout the development site which includes native trees and plants.*
- *Limited or directional streetlights to minimize light pollution which impacts wildlife and human enjoyment for stargazing.*
- *Significant trail system that includes a safe route from the Lake Errock community across the #7HWY.*
- *Addition of retail amenities to the site plan*
- *Ability for the Lake Errock Community to be included in the sewer treatment system*
- *Upgrades to the #7 HWY to include a multi-use trail which runs from Lake Errock to Mission and Lake Errock to Harrison Mills/ Harrison River bridge.*

Thank you

Response 34: Considering the current housing need, market demand as well as affordability, bigger lots and very low density would not be a feasible option as they would be unaffordable and have less demand in the current community scenario. The current proposal is based on the current housing needs and proposes different housing types and choices to meet the desires for different groups.

The proposed treatment plant is a significant public amenity, and FVRD will take the treatment plant's operation and maintenance on after the applicant builds the facility. The plant would not be feasible with fewer units due to the economics of operating a system. It is anticipated that the users would need a more financially viable system to be paying into. And hence, the treatment plant would require more density for being operational for the users.

The proposed development consists of sufficient park and landscaping space and outdoor amenity spaces. As the site is currently a gravel pit, the amount of onsite green space would increase dramatically from the development. Additionally, a new trail network will be design on site.

The street light design will be done as per municipal's guidelines and bylaws. The design will ensure that the light emitted is pointed towards the road internal to the community. Light will not be directed away from the new community towards the Lake Errock community either to the north or south of the lake. Like a flashlight, the streetlights will be designed to direct the light towards the earth and not down along the hill.

The development proposal proposes an Employment land-use to support specific community commercial uses. Future Harrison Mills development also is providing more commercial land use in the area that can support the overall community need.

We are proposing a treatment plant for Harrison Rise project. The sanitary facility on the site for the new community is being planned to have room on the site for expansion if the existing local community desires to pursue sanitary services. The land for future expansion of the treatment plant is a community contribution through this application.

There will be an option to increase the capacity of this plant if Lake Errock Community decides to join the system. But applicant will not provide equipment, infrastructure or operating costs. FVRD will take the treatment plant's operation and maintenance on after the applicant builds the facility after the approval process.

Please find more information regarding Engineering Servicing Plan Report at FVRD website: <https://haveyoursay.fvrd.ca/lake-errock>

Comment 35: *Hi, my name is Cara Elliot, I currently work at a local business and rent in Harrison Mills. There is no current housing options for me to buy. I would to purchase a house and stay in the area. I am fully supportive of this project.*

Response 35: Thank you for your support.

Comment 36: I support this project and an increase in available housing in the area. We desperately need additional variety of housing for now and the future. There isn't a better spot to build housing than an empty old gravel pit with no vegetation there already. Please build this to help grow our community sustainably for the future.

Response 36: Thank you for your support.

Comment 37: *I believe it is possible for the pit to be developed in a proper manner (50 to 60 homes), but to go ahead with so many homes will be a disaster waiting to happen. Having a sewage treatment plant situated in the place they have in mind is quite foolish. Let the waste filter back into the ground at that volume into the ground water and therefore the lake doesn't make sense. Maybe they should find an other place far away from the lake. This is a red zone we live in. Even if you take care, something is bounded to go wrong. Also, I believe they should be doing more test in the summer months when the water table is lower to really see the volume of water, especially this year it was almost a drought here. These test should be done by an independent company not involved with this development. Eventually, Lake Errock should get off septic field and be included in this sewage treatment plant. Also, more people means more damage will be done to the lake. I am concerned with the amount of traffic that will occur in the future too. For example, look what happened when the highway was closed during the floods, the traffic was intense. So, I think the road has to be improve before building. Can the road and the ground water take such a big amount of new homes and people without a disaster happening ????*
L. W Resident of Lake Errock

Answer 37: Given the consideration on current housing need, market demand and as well as affordability, bigger lots and very low density would not be a feasible option as they would be unaffordable and have less demand in the current community scenario. The current proposal is based on the current housing needs and proposes different housing types and choices to meet the desires for different groups.

The proposed treatment plant is a significant public amenity, and FVRD will take the treatment plant's operation and maintenance on after the applicant builds the facility. The plant would not be feasible with fewer units due to the economics of operating a system. It is anticipated that the

users would need a more financially viable system to be paying into. And hence, the treatment plant would require more density for being operational for the users.

The sanitary plant location was chosen for its exceptionally porous nature making it a naturally ideal site to have a tertiary sanitary treatment plant which requires certain geological circumstances. The treatment process will treat the effluent to that tertiary process meaning that what is leaving the site will not be damaging to the lake in any way. It is in no way comparable to the septic fields currently on the lake. The treatment plant will not have a discernible smell or noise, nor will it look like anything other than an unassuming building similar to any house on the side of the highway. The treatment plant will not be in sight of the properties across the highway, much less the ones on the waterfront. All smells will be contained within the confines of the facility as there will be an odor prevention plan in place.

We are proposing a treatment plant for Harrison Rise project. The sanitary facility on the site for the new community is being planned to have room on the site for expansion if the existing local community desires to pursue sanitary services. The land for future expansion of the treatment plant is a community contribution through this application.

There will be an option to increase the capacity of this plant if Lake Errock community decides to join the system. But applicant will not provide equipment, infrastructure or operating costs. FVRD will take the treatment plant's operation and maintenance on after the applicant builds the facility after the approval process.

Please find more information regarding Engineering Servicing Plan Report at FVRD website: <https://haveyoursay.fvrd.ca/lake-errock>

The Ministry of Transportation and Infrastructure (MOTI) is responsible for making the highway safe and will be consulted on highway upgrades.

Comment 38: *I live in Chilliwack and I work in Harrison Mills. Since I started at my job 2 years ago I've wanted to move to that area but I have had a hard time finding a place. I would absolutely love to have more opportunity for housing closer to my job, and in such a beautiful place.*

Response 38: Thank you for the comment.

Comment 39: *We have owned property in Lake Errock since the mid 80s and have always known it as a beautiful get away from the city. Back then, it was a little sleepy lakeside community with very few full time residents. While I realize development and growth is inevitable in the area, I am strongly opposed to this large project. I concur with all the previous concerns posted here. I do not believe that the developer has the future health of the lake in mind, only money. This proposed new community will most likely be advertised as "lake" property, only bringing more people, pollution and traffic to this beautiful little lakeside community.*

Response 39: There is no intention to market our project as a project that is on Lake Errock. We purposely chose a different name (Harrison Rise), and we are certainly not intending to tell people that this is a lake front community. It is called Harrison Rise and it is all about the views and location in the overall general area.

As the accesses to the lake and the lake itself is public, we can't control what people do as the Lake Errock is owned by the government and still considered as public facility and property.

The proposed development consists of approximately 27 acres of park spaces and outdoor amenity spaces and hence, future residents could enjoy the onsite facilities well and may not need to travel further from the development to the lake.

Comment 40: *As a resident for 30 years, I hope the developer has a plan B, with less houses. Several issues with current proposal:*

*Water runoff - we all know it runs downhill with the lake being at the bottom, my concern is the impact on the lake.
Sewage treatment facility and it's odors will have impact on residents around lake*

access to the lake - currently if you are not at the lake by 10am, forget going, and now this development proposal will have increased users, it's a small lake!! building on the side of a mountain - who will be responsible if it should slide? less gravel trucks? for the last 4+ years the mine operator has been hauling loads of raw material to their other pit at the end of Ohman Road for, I assume future gravel processing, will be same truck traffic, just from different location.

*Infrastructure needs to be considered and secured BEFORE approving this many residents including:
schools - Mission can barely support current capacity*

*highway - with increased commuters from this development and so many accidents between here and Mission we need improvements
fire / health will need to be upgraded to accommodate this many residents
hydro power needs to be upgraded - we have a lot of outages in this area
no natural gas in the area - propane is getting really expensive!*

Response 40: We will adapt the best management practices for stormwater management such as green buffers and infiltration swales for passive renovation, clarification, and infiltration of storm water. Catch basins will incorporate treatment units and soak away pits to allow runoff to infiltrate to the ground, mimicking the pre-development condition. In addition, the site is covered with a very thick sand/gravel layer over 10m deep that will provide further water quality polishing, both in the unsaturated soil column and within the native sediments as water seeps toward discharge areas.

In addition, the effluent from the proposed wastewater treatment plant is also to be infiltrated to the ground. We propose to provide tertiary treatment with nutrient removal (highest level treatment) to the wastewater. We have conducted the analysis that ensures no negative impacts of the discharge to the water quality in the surround wells and the lake. In comparison, the existing residence around the lake and within the surround neighbourhood are all using septic system with minimum treatment provide to the sewage. The proposed treatment system aims to minimize any negative impacts resulting from the existing septic systems on the groundwater and surface water including the lake. The treatment plant will not have a discernible smell or noise, nor will it look like anything other than an unassuming building similar to any house on the side of the highway.

The Ministry of Transportation and Infrastructure (MOTI) is responsible for making the highway safe and will be consulted on highway upgrades to make the entrance and exit to the new community safe.

Collaboration with the Ministry of Transportation and Infrastructure is a part of the application process.

The applicant's agent, Aplin Martin, has met with Mission Public School District and discussed about the school catchment and capacity. The initial feedback we got from Mission Public School District was that the elementary school capacity should not be an issue and high school capacity expansion is already being planned by the District. We anticipate receiving more information as the District fully develops their own plans. We will continue to liaise with the District ongoing.

Aplin Martin has started the conversation with FortisBC and made an inquiry to them for the investigation in bringing the natural gas to Area C and the community. Gas service to the wider community will require broad, tangible support from residents, businesses, First Nations, and the FVRD. We anticipate further conversations and process between FortisBC, First Nations, the Local Area Director, FVRD Staff, local businesses and residents would be needed.

Comment 41: *I think this project is too big. What happened to the proposed project of 55 houses?*

Response 41: The initial discussions on the unit yield in 2015-2016 were based on the housing needs and market at the time. Considering the current housing need, market demand as well as affordability, bigger lots and very low density would not be a feasible option as they would be unaffordable and have less demand in the current community scenario. The current proposal is based on the current housing needs and proposes different housing types and choices to meet the desires for different groups. The lots will be of a similar size or bigger to those already in the Lake Errock community.

The proposed treatment plant is a significant public amenity, and FVRD will take the treatment plant's operation and maintenance on after the applicant builds the facility. The plant would not be feasible with fewer units due to the economics of operating a system. It is anticipated that the users would need a more financially viable system to be paying into. And hence, the treatment plant would require more density for being operational for the users.

The treatment plant will not have a discernible smell or noise, nor will it look like anything other than an unassuming building similar to any house on the side of the highway. The treatment plant will not be in sight of the properties across the highway much less the ones on the waterfront. All smells will be contained within the confines of the facility as there will be an odor prevention plan in place.

The Ministry of Transportation and Infrastructure (MOTI) is responsible for making the highway safe and will be consulted on highway upgrades to make the entrance and exit to the new community safe. Collaboration with the Ministry of Transportation and Infrastructure is a part of the application process.

A Traffic Impact Assessment conducted by Creative Transportation Solutions Ltd. (CTS) was completed in July 2022 and submitted to FVRD as a part of the application package.

Comment 42: *I totally oppose the proposed project. From an environmental standpoint, sewage, lawncare pesticides and other contaminants have potential to trickle down to the lake and surrounding land. I've observed the decline and absolute depletion of ecosystems such as tree frogs and other frogs over the past 30 years of owning a vacation property at Lake Errock. The problem of overcrowding at the beach and general pollution left of the beach front (which will be high traffic at the main beach along Errock Place Road as the other side of the lake is closed to public access). The quiet enjoyment of our property will be diminished by vacation goers, new residents, traffic, and construction noises. I vote NO.*

Response 42: Our hydrogeologist has conducted analysis to assess the potential movement of the subsurface flow for the effluent to be discharged into the groundwater at the treatment plant site. It was confirmed that a minimum of 6 days of travelling would be provided for the effluent flowing to the downstream property boundary (on the west of the highway), as that is required for discharging effluent to the ground. The runoff discharge points from the development are further away from the lake and have thicker sand and gravity layer to go through prior to the flows reaching the lake. With the natural biological treatment and filtration provided by the sand and gravel layer, no contamination is expected from the stormwater runoff. Also, please note that the proposed subdivision is no different from a typical residential subdivision. Potential contamination of nitrogen fertilizer to the groundwater and surface water has not been a concern for typical residential neighbourhoods in BC. Nutrient contamination is typically from agricultural lands and failed septic systems.

The proposed development consists of approximately 27 acres of park spaces and outdoor amenity spaces and hence, future residents could enjoy the onsite facilities well and may not need to travel further from the development to the lake. As the accesses to the lake and the lake itself is public, we can't control what people do as Lake Errock is owned by the government and still considered a public facility and property.