

Initial public comments – November 23- January 13 2023

<https://haveyoursay.fvrd.ca/lake-errock>

Where's the aquifer impact / QEP report?

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

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

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

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.

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

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 least 1000 vehicles to the area.

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.

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.

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

Thanks for your answer tonight regarding MoTI involvement. Does FVRD get any timing or proposed Lougheed 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

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.

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.

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.

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 over burden the ecological and aquatic health of the lake.
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.
Streetlights generally turn off “automagically” 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.

To all people who care about Lake Errock (Squakum Lake) , Deroche, and British Columbia,

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.

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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 drunk 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.

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 Lougheed 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 lon

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.

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 did 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 smell it or hear it!

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 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.

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 waste water 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

As a Concerned Resident of Lake Errock and knowing that this development will be HUGE. I am concerned that nutrients (Nitrogen and Phosphorous) 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.

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.

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.

As a Concerned Resident I understand that this 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?

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.

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. The working gravel pit was a good neighbour. Provided local jobs. Only worked during regular business hours.

When the pit is finished. Then consider developing it into residential. Preferably a small number of houses on large lots. With their own septic systems.

I feel present plan is too ambitious. The density is far too high for rural life style. There is no infrastructure in this area. No parks No swimming pool. No sports complex. No garbage service. No public transit. Not much of anything. We, who live here , call it rural living.

That's the way it should stay.

There are thousands of acres of land between Vancouver and Lake Errock the should be developed first. Land that is already serviced by public transit. Already has public infrastructure in place.

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> 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

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.

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 equipotentials 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.

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." 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?

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 4. 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.

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 street lights 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

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

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

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

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

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.

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!

I think this project is too big. What happened to the proposed project of 55 houses ? I am really concerned about Lake Errock, contamination, smells due to the sewage treatment plant, traffic... Resident of L.E

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.