

PUBLIC HEARING REPORT

TO: Regional Board of Directors

FROM: Director Taryn Dixon, Electoral Area H

HEARING DATE: February 15, 2018

RE: Public Hearing
Fraser Valley Regional District Cultus Lake Park Zoning Bylaw 1375, 2016 and
Fraser Valley Regional District Electoral Zoning Amendment Bylaw 1395, 2016

A Public Hearing was held for Fraser Valley Regional District Cultus Lake Park Zoning Bylaw 1375, 2016 and Fraser Valley Regional District Electoral Zoning Amendment Bylaw No. 1395, 2016 on February 15, 2018 at 7:04 p.m., in the Cultus Lake Community School located at 76 Sunnyside Avenue, Cultus Lake, B.C.

There were approximately 28 members of the public present.

Members of the Fraser Valley Regional Board present were:
Taryn Dixon, Director, Area "H", Chairperson

Members of the Fraser Valley Regional District staff present were:
Paul Gipps, Chief Administrative Officer
Margaret-Ann Thornton, Director of Planning and Development
Graham Daneluz, Deputy Director of Planning and Development
David Bennett, Planner II
Johannes Bendle, Planner I

Members of the Cultus Lake Park Board present were:
Dave Driediger, Manager of Park Operations

Chairperson Dixon called the Public Hearing to order at 7:02 p.m. The hearing was convened pursuant to Section 464 of the Local Government Act in order to consider Fraser Valley Regional District Cultus Lake Park Zoning Bylaw 1375, 2016 and Fraser Valley Regional District Electoral Zoning Amendment Bylaw No. 1395, 2016. In accordance with subsections 1 and 2 of Section 464, the time and place of the public hearing was advertised in the February 7th and February 9th editions of the Chilliwack Progress newspaper.

Graham Daneluz provided a brief presentation regarding changes to Bylaw 1375, 2016 since the first public hearing in 2017.

Bylaw 1375, 2016

Chairperson Dixon stated that the purpose of Bylaw No. 1375 is to establish zoning regulations for the lands comprising Cultus Lake Park. In general terms, the bylaw contains a zoning map and regulations for each zone dealing with permitted land uses; density; and the siting, size and dimensions of buildings and structures.

There was one (1) written comment provided during the public hearing and eighteen (18) provided prior to the public hearing. They are attached as Appendix "A". There were seven (7) oral comments provided. The oral comments received are summarized below:

Shelia Booth 285 Hemlock Street

Ms. Booth states she was in support of the bylaw. She thanked Director Dixon and volunteers who worked to support the Park zoning for the infill lots.

Gord Campbell 162 First Avenue

Mr. Campbell stated that he was in support of the bylaw. He thanked the FVRD and Director Dixon for their work. He also thanked the Cultus Lake community who stood together on the issue regarding preserving park land.

Owen Skonberg 603 Mountain View Road

Mr. Skonberg felt that Cultus Lake should remain a park and thanked everyone for their effort with the new bylaw.

Brent Shirley 544 Park Drive

Mr. Shirley felt that the proposed zoning bylaw reflected the current specified area bylaw and raised concerns about rentals, multiple dwellings, proposed sewer improvements, no increase to the height requirement in the R-1 zone, manufactured homes being permitted dwellings and septic requirements. He stated that a new bylaw was required in order to implement Plan Cultus.

Roger Burrows 226 First Avenue

Mr. Burrows stated that he was in support of the new bylaw. He felt that other portions of the bylaw were neglected to be addressed due to the intensity of the infill lots. He expressed concern regarding on-site parking, sloped roofs and building bump outs.

Ken Dosen 518 Park Drive

Mr. Dosen stated that he was satisfied with the new zoning for the infill lots.

Gord Campbell 162 First Avenue

Mr. Campbell inquired about the next steps for the Bylaws after the public hearing. Staff explained that the public hearing report would be on the February 27, 2018 FVRD Board Agenda. It was also explained that either at that meeting or a later meeting the FVRD Board would consider the Bylaw for 2nd and 3rd readings and adoption.

Bylaw 1395, 2016

Chairperson Dixon stated that the purpose of Bylaw No. 1395 is to exclude Cultus Lake Park from the area of application Zoning Bylaw for Electoral Area "E", 1976 which is the zoning bylaw that applies to Electoral Area "E" and "H" of the Fraser Valley Regional District. The intention is to establish Bylaw 1375, if both of the bylaws are adopted as a separate zoning bylaw tailored just for Cultus Lake Park rather than incorporating Cultus Lake Park into a bigger zoning bylaw for the entire Electoral Area.

Chairperson Dixon stated that, unless instructed otherwise by the speaker, all submissions given for Bylaw 1375 will be considered to have been given for Bylaw 1395 as well, so there is no need to repeat comments. Accordingly, all oral and written submissions received for Bylaw 1375 are deemed to be submissions for submissions for Bylaw 1395.

The Chairperson asked three times for comments. Hearing no comments, the public hearing for Bylaw 1395, 2016 was concluded.

The Chairperson concluded the meeting at 7:34 p.m.

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

Respectfully submitted,

Taryn Dixon, Chairperson

Andrea Antifaeff, Recorder

Appendix “A”: Written Comments Received Prior to and during the Public Hearing

Cultus Lake Zoning Bylaw Comments – April 18, 2017

The proposed bylaw perpetuates a zoning regime of exclusively “single family dwellings” in the R-1 to R-4 zoning categories. It does not appear to consider guidelines developed over the last 3 years as set out in PlanCultus. In fact, Cultus Lake Park is not a homogenous residential area but:

- Is a seasonal recreational/resort destination for over million people a year from not only the lower mainland but from also from across Canada, the US and many parts of the world;
- Has about 350 full time residential properties;
- Has about 150 part time residential properties that are used primary for seasonal recreational purposes.

Specifically

- Section 1.6 of PlanCultus states:
 - “Residential building types within the Cultus Lake Park Area are currently characterized exclusively by single family dwellings. There are no multi-family residential homes in the Park. The lack of duplexes, town houses or apartments may present a challenge in the future for seniors, young families, and others looking for housing alternatives.”
- 3.10.3 of Plan Cultus states:
 - “That the Cultus Lake Park Board will consider infill and residential redevelopment opportunities that increase density and provide housing alternatives such as secondary suites or coach houses, provided that:
 - Development maintains the character of the neighbourhood;
 - Additional parking can be provided on site;
 - Adequate servicing for water and sewer are provided; and
 - BC Building Code regulations are met.”
- 3.10.10 of Plan Cultus states:
 - “Residential areas may be used for:
 - Secondary suites or coach houses, subject to regulations that address on-site parking, provision of water and sewer, fees, permit, and existing Cultus Lake Park bylaws;
 - Associated or accessory residential uses that are incidental to residential use of the land, such as storage, or home based businesses.”

Additional Comments and Concerns:

These comments are primary related to R-1 zoning in the proposed bylaw but also are in some cases applicable to the other residential categories:

- 25% maximum lot coverage limit does not take in to account the viability of higher density once the park's Priority # 1 action item, the sewage upgrade, is completed in the next two or three years. 40 – 60% lot coverage would seem more realistic once the sewer is in place and more consistent with the proposed R-2 to R-4 zoning and Chilliwack's R1-B zoning (see below).
 - Alternatively, it may be an option, to allow each 60 foot plus lot in the R-1 area to be divided into 2 lots of approximately 3,600 square feet with 40-60% coverage on each lot or possibly allow for duplex on an existing large lot. This would be similar density to developments at the south end of the lake past Lindell Beach and the new development at Aquadel and would create lots consistent with the size of lots in the rest of R-2 to R-4 zoning areas. This change could create a significant incremental increase in lease revenue for the Park Board.
- Does not address "secondary suites" although currently there are many secondary suites throughout the R-1 to R-4 zones in the existing 500 residences and recreational properties. The proposed bylaw only allows one cooking area per residence.
- Allows "Manufactured Homes" which does not seem to reflect the "Character" of the neighbourhood and not the best use of the lots with R-1 to R-4 zoning.
- 5.1.3.6 Height limit of 25 feet for R-1 zoned lots is less than R-2 and R-4 (28 feet) zoning and seems counter intuitive and arbitrary given the lots with R-1 zoning are 2 or 3 times larger than lots under R-2 and R-4 zoning. Chilliwack R1-B zoning allows heights up to 30 feet.
 - Definition of height may be open to question as it states "7.6m (25 feet) Maximum two Stories **plus** Basement or Crawlspace and roof."
- Does not specifically address septic tank requirements for new builds
- 5.1.3.8 limits the property to two parking spaces. Does this limit include recreational vehicles and boats? Seems to be contrary to current use as many residents have more than 2 cars as well as a boat

and possibly a trailer parked on R-1 zoned lots. Will all those with more than two vehicles be required to remove them?

- Specifically, the bylaw does not allow the use of tents or temporary canopies to be used as garages to store cars, recreational vehicles and boats on a property. Will existing residents need to remove these items?
- Does not allow the use of a tent or recreational vehicle (3.2.3.1). What about in the summer when friends arrive with a recreational vehicle or tent and stay a few days?
- Does not specifically address or limit the use of shipping containers as storage units.
- Does not specifically address the fact the many people at the lake have unrelated friends (including friends of kids and grandkids) visit for extended periods of time during the summer and thus may be outside a "strict" interpretation of "household", i.e. "not more than 4 unrelated persons living together."
- Does not address the fact that many people now have home based businesses.
- Rules around restriction on parking and storage of contractor's equipment may not be consistent with the "Character" of the area and are not clear.

Suggest the team review other local zoning bylaws such as R1-B (One and Two Family Residential Zone) in place in Chilliwack. This zoning anticipates secondary suites, duplex's, coach houses, home businesses, sewage and water service requirements, etc.

Also, zoning bylaws and regulations that are in place for developments at the south end of Cultus Lake, that are in the FVRD, such as developments and Creekside, The Cottages and Aquadel may provide additional ideas. The new communities being developed under this zoning are popular and encourage liveable well designed communities for recreational users, permanent younger families as well as seniors and snowbirds and are consistent with the guidelines set out in PlanCultus.

Andrea Antifaeff

From: Taryn Dixon
Sent: February-15-18 2:40 PM
To: Graham Daneluz
Subject: Fwd: Public hearing On Cultus Lake zoning Bylaw (Infill Lots)

Taryn Dixon
FVRD Director, Area H
604 819 7000
Sent from my iPad

Begin forwarded message:

From: _____
Date: February 15, 2018 at 2:36:38 PM PST
To: <tdixon@fvr.ca>
Subject: Public hearing On Cultus Lake zoning Bylaw (Infill Lots)

Good day Taryn,

I am hoping to attend the meeting this evening. In case of my absence (re looming weather) I am writing to express my gratitude and appreciation to the Board of Directors and to the members of the FVRD that saw this zoning item through to a positive end.

It's a pleasure to see 1 1/2 years of frustration, emails, some heartache, and a huge community effort, save valued lands as park spaces in our beloved Cultus Lake Park.

My husband and I are absolutely in favour of the proposal.

Kind regards,

Colleen MacKinnon

Andrea Antifaeff

From: Graham Daneluz
Sent: February-15-18 2:26 PM
To: Andrea Antifaeff
Subject: Fwd: Cultus Lake zoning bylaw

Begin forwarded message:

From: Taryn Dixon <tdixon@fvr.ca>
Date: February 15, 2018 at 2:25:31 PM PST
To: Graham Daneluz <Gdaneluz@fvr.ca>
Subject: Fwd: Cultus Lake zoning bylaw

Taryn Dixon
FVRD Director, Area H
604 819 7000
Sent from my iPad

Begin forwarded message:

From: Bonnie Dow
Date: February 15, 2018 at 11:40:18 AM PST
To: <tdixon@fvr.ca>
Subject: Cultus Lake zoning bylaw

Dear Director Dixon;

I am in favour of the most recent proposal regarding the Cultus Lake zoning bylaw. Please zone all of the empty or infill lots as park. Thank you,
Bonnie Dow.

Andrea Antifaeff

From: Taryn Dixon
Sent: January-31-18 4:20 PM
To: Graham Daneluz
Subject: Fwd: Public Hearing Written Submission

Sent from my iPhone

Begin forwarded message:

From: Gord Campbell
Date: January 31, 2018 at 12:37:39 PM PST
To: Taryn Dixon <tdixon@fvrd.ca>
Subject: Public Hearing Written Submission

Good Afternoon Taryn,

I am forwarding on to you a very brief written submission for the Public Hearing scheduled for Thursday February 15th, 2018 regarding the Cultus Lake Zoning Bylaw (Bylaw Number 1395).

It is my understanding that this bylaw proposal has now been amended to provide for every infill lot at Cultus Lake to be zoned as Park (P1), with the exception of a few waterfront infill lots which will be zoned as Roadway / Lane.

With the above understanding, I am pleased to say that I am in support of this new bylaw proposal.

Thank you Taryn for all the work you've done on this issue. It is very much appreciated.

Gord Campbell

Andrea Antifaeff

From: Taryn Dixon
Sent: January-31-18 4:23 PM
To: Graham Daneluz
Subject: Fwd: Cultus Lake Infill Lots

Sent from my iPhone

Begin forwarded message:

From: TED HARTUNG
Date: January 25, 2018 at 10:20:03 AM PST
To: <tdixon@fvrld.ca>
Subject: Cultus Lake Infill Lots

Good Morning Taryn,

I understand there is a meeting on Feb. 15, 2018 concerning the zoning of the Infill lots at Cultus Lake. I won't be available for the meeting.

I have lived here for 3 1/2 years and am continually amazed at the beauty of the forest.

I'm asking the FVRD keep the Infill lots and laneways as "Park".

These Infill lots and laneways are access to the lake for residents of the Park and the public as well.

Thank you for your time and support in preserving and protecting Cultus Lake Park.

Ted Hartung

Cultus Lake

Sent from my iPad

Andrea Antifaeff

From: Taryn Dixon
Sent: January-22-18 8:00 AM
To: Graham Daneluz
Cc: Paul Gipps
Subject: Fwd: Infill lots

Follow Up Flag: Follow up
Flag Status: Flagged

Taryn Dixon
FVRD Director, Area H
604 819 7000
Sent from my iPad

Begin forwarded message:

From: Apmcdon · _____
Date: January 21, 2018 at 11:19:30 AM PST
To: <tdixon@fvrld.ca>
Subject: Infill lots

Peter and Anna McDonald are not able to attend the meeting on February 15. We both wish to add our feelings as most others in the community, that the lots be designated to park status. We hope that this can be done so we can put this unpopular situation behind us.

Thank you Peter and Anna of 289 Hemlock

Sent from my iPad

Andrea Antifaeff

From: Taryn Dixon
Sent: January-22-18 8:00 AM
To: Graham Daneluz
Cc: Paul Gipps
Subject: Fwd: Cultus Lake Infill Lots

Follow Up Flag: Follow up
Flag Status: Flagged

Taryn Dixon
FVRD Director, Area H
604 819 7000
Sent from my iPad

Begin forwarded message:

From: JOANNE HARTUNG
Date: January 21, 2018 at 1:41:35 PM PST
To: Taryn Dixon <tdixon@fvrd.ca>
Subject: Re: Cultus Lake Infill Lots

On Jan 21, 2018, at 1:39 PM, Taryn Dixon <tdixon@fvrd.ca> wrote:

Thanks For sending this Joanne,

I will make sure it becomes part of the official record. I hope you are off somewhere sunny and warm:-)

Taryn

Sent from my iPhone

On Jan 19, 2018, at 4:15 PM, JOANNE HARTUNG wrote:

Hi Taryn,

I am writing to you because I am unable to attend the meeting on Feb. 15th concerning the zoning of the Infill lots at Cultus Lake. As a 2nd generation "laker" I want to see as much of our beautiful Park preserved for future generations which include my grandchildren. I ask that the FVRD zone the infill lots and laneways as Park.

These laneways are access to the lake. The Infill lots are lovely green spaces for not only residents but for the public to enjoy.

Thanks for your time and support in preserving and protecting Cultus Lake Park.

I appreciate all of the work you do.

Joanne Hartung

Andrea Antifaeff

From: Taryn Dixon
Sent: February-08-18 5:17 PM
To: Graham Daneluz
Subject: Fwd: Infill lots

Follow Up Flag: Follow up
Flag Status: Flagged

Here's another one Graham.

Thanks

Taryn

Taryn Dixon
FVRD Director, Area H
604 819 7000
Sent from my iPad

Begin forwarded message:

From: JOHN PARNELL
Date: February 8, 2018 at 1:15:27 PM PST
To: <tdixon@fvr.ca>
Subject: Infill lots

To whom this may concern (FVRD) ,

Thank you for the opportunity to express my concerns .I purchased my property (307 Munroe ave) about 25 years ago.

One of the major features that attracted me to this location was the view . I checked with the CAO of the parks board at the time and was assured that the vacant property in front of me would never be developed . I cannot remember the reason I was given but was satisfied and made the purchase . Several years ago the past board / administration changed Munroe ave without consultation to " view status" . This meant a large increase on our annual lease fee for all who lives on this street . I believe it is a 3 tiered system , waterfront , view , no view.

Should also mention that I support the leaseholders on the main beach side .Was very happy to see the survey results and thank the Cultus Lake Park Board for their efforts and supporting the leaseholders .

Thank you,

John W Parnell

Andrea Antifaeff

From: Taryn Dixon
Sent: February-12-18 8:39 AM
To: Graham Daneluz
Subject: Fwd: In support of the most recent cultus lake zoning bylaw

Follow Up Flag: Flag for follow up
Flag Status: Flagged

FYI

Taryn Dixon
FVRD Director, Area H
604 819 7000
Sent from my iPad

Begin forwarded message:

From: TANYA ROWLANDS
Date: February 12, 2018 at 8:34:23 AM PST
To: "tdixon@fvrd.ca" <tdixon@fvrd.ca>
Subject: In support of the most recent cultus lake zoning bylaw

Hi Taryn
We cannot make the meeting as we are not full-time residence but we have owned since 1991.
We Expect to become full-time residence in the next five years. We are supporting this most recent cultus lake zoning bylaw.

Tanya And Bernard Rowlands

Cultus Lake

Good Morning,

Please feel free to share this e-mail with your contacts.

I am sending this note as a final reminder about the upcoming Public Hearing on the proposed Cultus Lake zoning bylaw, which deals with our infill lots.

This meeting will take place this coming Thursday February 15th, at 7:00 P.M. <x-apple-data-detectors://0> at the school. I urge you to please come out and support this proposal. This may well be the last meeting for public input on this issue. It's been a long haul but it looks like we are now getting close to the end.

Please don't take this for granted. We've all worked too hard to let up now.

I'm asking that you make an extra effort to attend and let your voices be heard. I'm asking that you come to the meeting and then get up to the microphone and let the FVRD know that you support this proposal.

Thank you so very much for all you have done. Let's get together this one final time and finish this off.

Take care, and I hope to see you all this coming Thursday <x-apple-data-detectors://1> !

Gord Campbell

P.S. - If for any reason you can't make the meeting, please do take the time to send a written submission to Taryn Dixon at (tdixon@fvrld.ca <<mailto:tdixon@fvrld.ca>>). It does not have to be anything fancy. You can simply send her a quick e-mail saying you are in support of the most recent proposal regarding the Cultus Lake Zoning bylaw and then your e-mail will form part of the official record. Thanks again.

Andrea Antifaeff

From: Taryn Dixon
Sent: February-12-18 8:47 AM
To: Graham Daneluz
Subject: Fwd: infill lots

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Here's another one Graham. I think it will be a short, quiet meeting:-) Taryn

Taryn Dixon
FVRD Director, Area H
604 819 7000
Sent from my iPad

Begin forwarded message:

From: Edith
Date: February 12, 2018 at 8:09:00 AM PST
To: <tdixon@fvr.ca>
Subject: infill lots

Living at 282 Fir Street I am in full support of the infill lot proposal so sorry I cannot make the meeting because of family illness ---please accept this email in place of being there-----Edith Hilton

Andrea Antifaeff

From: Taryn Dixon
Sent: February-12-18 8:47 AM
To: Graham Daneluz
Subject: Fwd: infill lots

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Taryn Dixon
FVRD Director, Area H
604 819 7000
Sent from my iPad

Begin forwarded message:

From: Edith
Date: February 12, 2018 at 8:09:00 AM PST
To: <tdixon@fvrd.ca>
Subject: infill lots

Living at 282 Fir Street I am in full support of the infill lot proposal so sorry I cannot make the meeting because of family illness ---please accept this email in place of being there-----Edith Hilton

Andrea Antifaeff

From: Taryn Dixon
Sent: February-12-18 9:30 AM
To: Graham Daneluz
Subject: Fwd: Cultus Lake Zoning bylaw

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Taryn Dixon
FVRD Director, Area H
604 819 7000
Sent from my iPad

Begin forwarded message:

From: Kathy Zenzen
Date: February 12, 2018 at 9:10:34 AM PST
To: "tdixon@fvr.ca" <tdixon@fvr.ca>
Subject: Cultus Lake Zoning bylaw

To Taryn Dixon:
I am in support of the most recent proposal regarding the Cultus Lake Zoning bylaw.
Thank you,
Kathy Berezan

Sent from my iPhone

Andrea Antifaeff

From: Taryn Dixon
Sent: February-12-18 5:51 PM
To: Graham Daneluz
Subject: Fwd: Cultus Lake zoning bylaw

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Taryn Dixon
FVRD Director, Area H
604 819 7000
Sent from my iPad

Begin forwarded message:

From: Jana
Date: February 12, 2018 at 4:43:05 PM PST
To: "tdixon@fvrd.ca" <tdixon@fvrd.ca>
Subject: Cultus Lake zoning bylaw

Taryn,

Unfortunately my husband and I are unable to attend the meeting on Thursday evening therefore we wanted to share our thoughts via email...

We are in support of the most recent proposal regarding the Cultus Lake Zoning bylaw.

Regards,

Jana and Lawrence Duval

Cultus Lake

Sent from my iPhone

Andrea Antifaeff

From: Taryn Dixon
Sent: February-12-18 5:52 PM
To: Graham Daneluz
Subject: Fwd: Re; Cultus Lake Feb.15 Public Hearing

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Taryn Dixon
FVRD Director, Area H
604 819 7000
Sent from my iPad

Begin forwarded message:

From: Kevin Kirsten
Date: February 12, 2018 at 1:56:39 PM PST
To: "tdixon@fvrd.ca" <tdixon@fvrd.ca>
Subject: Re; Cultus Lake Feb.15 Public Hearing

Hello Taryn,

We are leaseholders of 325 Spruce Street in Cultus Lake and although we are out of town this week I wanted to send you this email that we are in support of the most recent proposal regarding the Cultus Lake Zoning bylaw with regards to the infill lots and please have this e-mail be part of the official record.

Thank you for your hard work and listening to what the people in the community wanted and adjusting previous decisions that we felt where in the opposite direction of all surveys done over the last few years.

Kevin and Christine Kirsten

Kevin Kirsten | Managing Partner | No Limits Group | 604.644.4794 | www.nolimits.ca
<<http://www.nolimits.ca/>>

Andrea Antifaeff

From: Taryn Dixon
Sent: February-12-18 5:52 PM
To: Graham Daneluz
Subject: Fwd: Cultus Lake proposal mtg.

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Taryn Dixon
FVRD Director, Area H
604 819 7000
Sent from my iPad

Begin forwarded message:

From: barbara hafner
Date: February 12, 2018 at 12:46:13 PM PST
To: <tdixon@fvr.ca>
Subject: re: Cultus Lake proposal mtg.

Hello,
Sorry I cannot make the meeting.

I am in support of the most recent proposal.

Thank you.

Barbara M. Hafner

Cultus Lake, BC

Andrea Antifaeff

From: Taryn Dixon
Sent: February-12-18 5:53 PM
To: Graham Daneluz
Subject: Fwd: Support regarding the recent Cultus Lake Zoning Bylaw

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Taryn Dixon
FVRD Director, Area H
604 819 7000
Sent from my iPad

Begin forwarded message:

From: Wendy Neumann
Date: February 12, 2018 at 10:00:27 AM PST
To: <tdixon@fvrld.ca>
Subject: Support regarding the recent Cultus Lake Zoning Bylaw

Wendy and Don Neumann 387 Alder St, Cultus Lake, BC are unable to attend the meeting. However, we are both support the recent proposal regarding the Cultus Lake Zoning Bylaw.

Kindest regards, Don and Wendy Neumann.

Sent from my Samsung Galaxy Tab®4

Andrea Antifaeff

From: Taryn Dixon
Sent: February-13-18 9:13 AM
To: Graham Daneluz
Subject: Fwd: Support for the Proposed Cultus Lake Zoning

Follow Up Flag: Follow up
Flag Status: Flagged

:~)

Taryn Dixon
FVRD Director, Area H
604 819 7000
Sent from my iPad

Begin forwarded message:

From: Rod Ross
Date: February 13, 2018 at 9:10:04 AM PST
To: "tdixon@fvrd.ca" <tdixon@fvrd.ca>
Subject: Support for the Proposed Cultus Lake Zoning

Taryn Dixon,

Just wanted to send quick e-mail saying I am in support of the most recent proposal regarding the Cultus Lake Zoning bylaw.

I understand that this email will form as part of the official record.

Thanks

Rod Ross

630 Mountain View

Cultus Lake, BC

Andrea Antifaeff

From: Taryn Dixon
Sent: February-15-18 10:58 AM
To: Graham Daneluz
Subject: FW: Cultus Lake Zoning Bylaw 1385

FYI

On 2018-02-15, 10:35 AM, "Jane Monesmith" < > wrote:

>We are in support of the most recent proposal regarding Cultus Lake Zoning Bylaw 1375.
>
>Jane Monesmith and Richard Bosnell
>
>Cultus Lake

Andrea Antifaeff

From: Taryn Dixon
Sent: February-15-18 12:32 PM
To: Graham Daneluz
Subject: Fwd: Public Hearing Re Cultus Lake

Sent from my iPhone

Begin forwarded message:

From: CONNIE CROSS
Date: February 15, 2018 at 11:34:26 AM PST
To: Taryn Dixon <tdixon@fvrd.ca>
Subject: Public Hearing Re Cultus Lake

Sent from my iPad

Good morning Taryn,

I am not sure if I will be able to attend the Public Hearing being held Feb 15, 2018 at 7:00pm at the Cultus Lake School, but wanted to go on record that I am in support of the most recent proposal regarding the Cultus Lake Zoning bylaw, which deals with the infill lots.

Thank you for your time

Connie Cross

Cultus Lake