

PUBLIC HEARING REPORT

TO: Regional Board of Directors

FROM: Director Taryn Dixon, Electoral Area H

HEARING DATE: March 13, 2018

RE: Public Hearing
Fraser Valley Regional District Official Community Plan for Electoral Area E
Amendment Bylaw No. 1460, 2017 and
Fraser Valley Regional District Electoral Area H Zoning Amendment Bylaw No.
1461, 2017

A Public Hearing was held for Fraser Valley Regional District Official Community Plan for Electoral Area E Amendment Bylaw No. 1460, 2017 and Fraser Valley Regional District Electoral Area H Zoning Amendment Bylaw No. 1461, 2017 on March 13, 2018 at 7:20 p.m., in the Cultus Lake Community School located at 71 Sunnyside Boulevard, Cultus Lake, B.C.

Prior to the public hearing, from 7:04 p.m. to 7:20 p.m., Fraser Valley Regional District staff and the applicant gave separate brief presentations respecting the bylaws subject to the hearing. Staff presentation is attached as Appendix "A" and applicant presentation is attached as Appendix "B".

There were approximately 50 members of the public present.

Members of the Fraser Valley Regional Board present were:

Taryn Dixon, Director, Area "H", Chairperson
Bill Dickey, Director, Area "D"
Orion Engar, Director, Area "E"
Ray Boucher, Director, Area "F"
Dennis Adamson, Director, Area "B"
Alec Niemi, Director, Area "C"

Members of the Fraser Valley Regional District staff present were:

Margaret-Ann Thornton, Director of Planning and Development
David Bennett, Planner II
Andrea Antifaeff, Planning Assistant

Chairperson Dixon called the Public Hearing to order at 7:20 p.m. The hearing was convened pursuant to Section 464 of the Local Government Act in order to consider Fraser Valley Regional District Official Community Plan for Electoral Area E Amendment Bylaw No. 1460, 2017 and Fraser Valley Regional District Electoral Area H Zoning Amendment Bylaw No. 1461, 2017. In accordance with subsections 1 and 2 of Section 464, the time and place of the public hearing was advertised in the March 7th, 2018

and March 9th, 2018 editions of the Chilliwack Progress newspaper.

Bylaw 1460, 2017

Chairperson Dixon stated that the purpose of Bylaw No. 1460 is to facilitate the redevelopment of the former gravel pit and the adjacent hillside at 45900 Sleepy Hollow Road, Electoral Area H into a single family residential subdivision.

There were fifty-four (54) written comments provided for the public hearing. They are attached as Appendix "C". There were twenty-seven (27) oral comments provided. The oral comments received are summarized below:

Dieter Kramer 45952 Gurney Road

Mr. Kramer expressed concerns about the three water licences on the proposed site that would be negatively impacted by the upper properties of the proposed development. He felt this development would affect the water quality and volume of the watershed. He also stated that area zoned as limited use should remain vacant.

Doug Fraser 3866 Joyce Drive

Mr. Fraser felt that the development should keep an access route to the crown land behind the property for both recreational and emergency purposes.

Cody Helmer 45930 Linzey Road

Mr. Helmer explained that he shares a community well with his neighbour and was concerned with the new water lines ending at Gurney Road and not being extended to Linzey Road.

Don Linley 45961 Linzey Road

Mr. Linley felt that with the water and sewer being extended to Gurney Road the lines should continue to reach Linzey Road, so that the water lines would not need to be extended at a later date.

Len Hansen 3847 Vance Road

Mr. Hansen expressed concerns regarding the steep grade of proposed Road A. He felt that there would be headlights shining into his home and in the winter months the steep grade would provide challenges. Mr. Hansen felt that the section of the subdivision along Sleepy Hollow Road looked good and his concerns were with the upper proposed lots.

Les Shingler 45990 Sleepy Hollow Road

Mr. Shingler stated that he was a thirty year resident of the area. He was in support of the development as the current gravel pit is an eyesore in the community. He felt that the proposed thirty-five new single family homes would not have an impact on the traffic in the area. Mr. Shingler also felt that the sewer and water connections should continue to Linzey Road.

Amin Yamolky 45942 Sleepy Hollow Road

Mr. Yamolky expressed concern about the water licences on the proposed site and the possible contamination of water. He stated that his property already sees flooding during the rainy season and felt that the increase in development would increase the water flow.

Larry Lipp #2-45955 Sleepy Hollow Road

Mr. Lipp raised concerns about the new pump station being installed. He also felt that the development would cause water to run off onto his property and onto the other properties that are at a lower elevation than the proposed development. He also stated that he uses the property to access the crown land for recreational purposes and felt that the development should maintain access to the recreational area. He felt that the steep grade of Road A would pose challenges during the winter months and nuisances for the property located directly across from Road A on Vance Road.

Chris Olafson 3636 Columbia Valley Road

Mr. Olafson was in support of the project and stated the FVRD is a growth area and many people want to relocate to the area. He felt that thirty-five single family homes on a twenty-one acre parcel was suitable density.

Melanie Williams 45800 Sleepy Hollow Road

Ms. Williams stated that she had spent time talking to members of the community and got the impression that the community was not supportive of the development. She felt that the density of the lower portion was too high and suggested the lots be more in line with the upper portion. She expressed concern for the necessity to keep greenspace. She also felt that the community needed more time to work with the developer to ensure that the community is satisfied with the proposal.

Jim Cummins #225-45835 Sleepy Hollow Road

Mr. Cummins expressed the need for the connection to the Trans Canada Trail. He also asked questions about how the decision is made regarding the proposed bylaws.

Elizabeth Doyle 45970 Linzey Road

Ms. Doyle stated that over the past thirty years she has seen changes in the water quality of her well. She stressed the importance of maintaining the quality of water and supply of her well.

Al Limbert 45944 Sleepy Hollow Road

Mr. Limbert stated that he was a twenty year resident and that he was not opposed to changes for the community. He felt that the developers have modified their original design to reflect the concerns of the community, however; he felt that there was still more changes that could be made to please the community.

Unknown Name 4970 Linzey Road

This resident expressed concern about the location and appearance of the new lift station. They felt that the system should be extended to Linzey Road.

Dan Kind 3877 Joyce Drive

Mr. Kind stated that he liked that the new lots were no longer accessed off of Sleepy Hollow Road. He also asked if the cul-de-sac could be pushed through so there was access to Sleepy Hollow Road.

Don Kinney 45661 Sleepy Hollow Road

Mr. Kinney raised concerns about the amount of dirt and dust that will be on the road during construction.

Dennis Townsend 45645 Rachael Place

Mr. Townsend felt that the FVRD should be planning for smart growth (where amenities are located). He expressed concerns about the infrastructure in the area and the need for a second access route. He felt that the cost to connect to the sewer system would be too expensive for residents. He noted that the form and character of the area was one-quarter acre parcel sizes.

Maggie Reimer 3872 Karen Drive

Ms. Reimer stated that she agreed with Mr. Townsends comments. She felt that road infrastructure in the area needed to be updated before any more development could occur.

Don Remier 3872 Karen Drive

Mr. Reimer stated that he agreed with Mr. Townsends comments and that he was a twenty-six year resident of the area. He felt that development should be done responsibly and a second access route out of the Cultus Lake area should be established prior to any more development.

Dennis Townsend 45645 Rachael Place

Mr. Townsend spoke for a second time and expressed his concern for a second access route to the area before anymore development occurred.

Les Shingler 45990 Sleepy Hollow Road

Mr. Shingler spoke for a second time and asked about the grade of Road A and the secondary emergency access through Soowahlie First Nation. He suggested that if there were an emergency in the area, residents could go across the Unites States border in Columbia Valley.

Dieter Kramer 45952 Gurney Road

Mr. Kramer spoke for a second time and stated that there was a petition that had been submitted from residents. He also expressed concern about the development that Soowahlie First Nation is planning.

Melanie Williams 45800 Sleepy Hollow Road

Ms. Williams spoke for a second time. She felt that the letters of support submitted by the developers did not include many residents of the direct community being affected by the proposed development. She stated that the majority of the community is opposed to the proposed development.

Brad Geary, Applicant 1649 Columbia Valley Road

Mr. Geary stated that a traffic study was completed for the proposed development which examined Road A's access to Vance Road. He felt that the density of the proposed development reflected the neighbourhood. He also stated that his development group had submitted many letters of support from the community.

The Chairperson asked three times for comments. Hearing no comments, the public hearing for Bylaw 1460, 2017 was concluded.

The Chairperson concluded Bylaw 1460, 2017 closed at 8:32 p.m.

Bylaw 1461, 2017

Chairperson Dixon stated that the purpose of Bylaw No. 1461 is to facilitate the redevelopment of the former gravel pit and the adjacent hillside at 45900 Sleepy Hollow Road, Electoral Area H into a single family residential subdivision.

Chairperson Dixon stated that, unless instructed otherwise by the speaker, all submissions given for Bylaw 1460 will be considered to have been given for Bylaw 1461 as well, so there is no need to repeat comments. Accordingly, all oral and written submissions received for Bylaw 1460 are deemed to be submissions for submissions for Bylaw 1461.

Josh Hall, Applicant 49099 Elk View Road

Mr. Hall stated that he was one of the applicants. He explained that their vision for the property was to improve and transform an abandoned gravel pit into a thriving community for families. He felt that due to the challenging topography their recent proposal is the best use of the land.

Ryan Anderson, Consultant with applicant #520-45715 Hocking Avenue

Mr. Anderson stated that he worked with the applicants as a consultant and explained that the applicant has had held two community meetings and the applicants have revised their application to address a number of the concerns raised by members of the community.

Jim Cummins #225-45835 Sleepy Hollow Road

Mr. Cummins spoke a second time and asked that the elected officials listen to the members of the public.

The Chairperson asked three times for comments. Hearing no comments, the public hearing for Bylaw 1461, 2017 was concluded.

The Chairperson concluded the meeting at 8:38 p.m.

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

Respectfully submitted,

Taryn Dixon, Chairperson

Andrea Antifaeff, Recorder

Appendix "A": Staff Presentation at Public Hearing



PUBLIC HEARING MARCH 13TH, 2018

**Official Community Plan Amendment Bylaw 1460, 2017
Zoning Amendment Bylaw 1461, 2017**

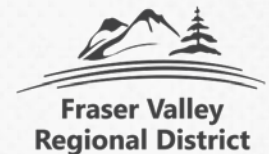
**PROPOSED SINGLE FAMILY RESIDENTIAL
DEVELOPMENT of 45900 Sleepy Hollow Road**

AGENDA

- **WELCOME / CALL TO ORDER** – Director, Taryn Dixon
- **FVRD PROCESS OVERVIEW** – FVRD staff
- **PROPOSAL OVERVIEW** – Applicants
- **PUBLIC HEARING**
 - Submission of Written Comments
 - Public Comments

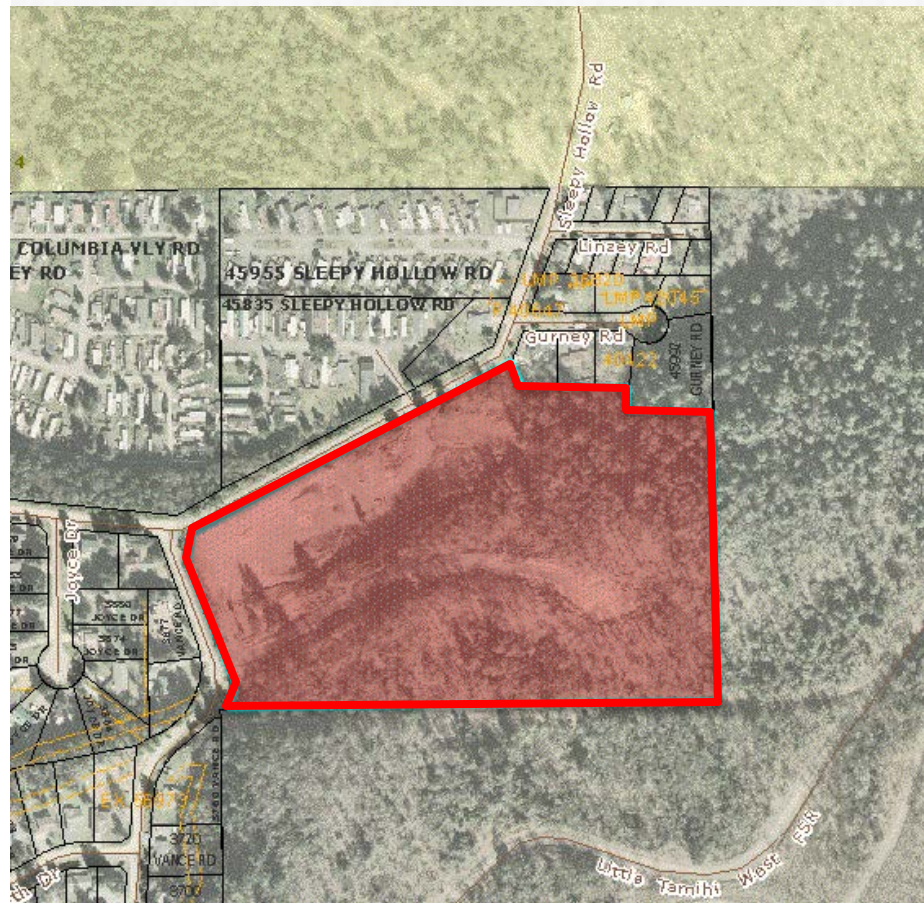
FVRD DEVELOPMENT PROCESS

- ↓ Pre-Application
- ↓ First Reading of Bylaws – **FVRD Board** (January 24th, 2018)
- ↓ Two (2) Developer hosted Public Information Meetings
January 25th, 2018 & March 1st, 2018
- ↓ **Public Hearing** ← **TONIGHT**
 - ↓ Report to FVRD Board
 - ↓ Consideration of 2nd and 3rd reading of Bylaws – **FVRD Board**
 - ↓ Confirmation of Cultus Lake Sewer availability
 - ↓ Development Agreements/Covenants
 - ↓ Consideration of Bylaw Adoption – **FVRD Board**
 - ↓ Subdivision/Home Construction





LOCATION MAP



PROPOSED DEVELOPMENT SINGLE FAMILY RESIDENTIAL



PUBLIC HEARING

Please...

- 1. Be respectful. Don't clap or call out. Outbursts make people with different views feel uncomfortable speaking.**
- 2. Stand before the mic. Begin by stating your name and address.**
- 3. Limit your comments to 5 minutes so everyone has a chance to speak.**
- 4. Address your comments to the Chairperson.**
- 5. Once everyone has had a chance to speak, you are welcome to speak again.**

THANK YOU !

Appendix "B": Applicant Presentation at Public Hearing

45900 SLEEPY HOLLOW ROAD

Official Community Plan Amendment Bylaw 1460

**Zoning Amendment Bylaw No. 1461 – To facilitate redevelopment
into a single family residential subdivision from current
Residential/Limited mixed zone.**

- ▶ This private property is 21.7 acres.
- ▶ Approximately 6 acres are already zoned RS-1 (Single Family Residential)
- ▶ Approximately 15 acres are currently zoned L-1 (Limited Use)
- ▶ Due to zoning legalities, the majority (5 of the 6 acres) of the current RS-1 zone cannot be developed.
- ▶ This is due to the FVRD requirement that L-1 zones be a minimum of 20 acres.
- ▶ Therefore the entire property must re-zoned in order to develop the lower area.

UNIQUE ZONING SITUATION

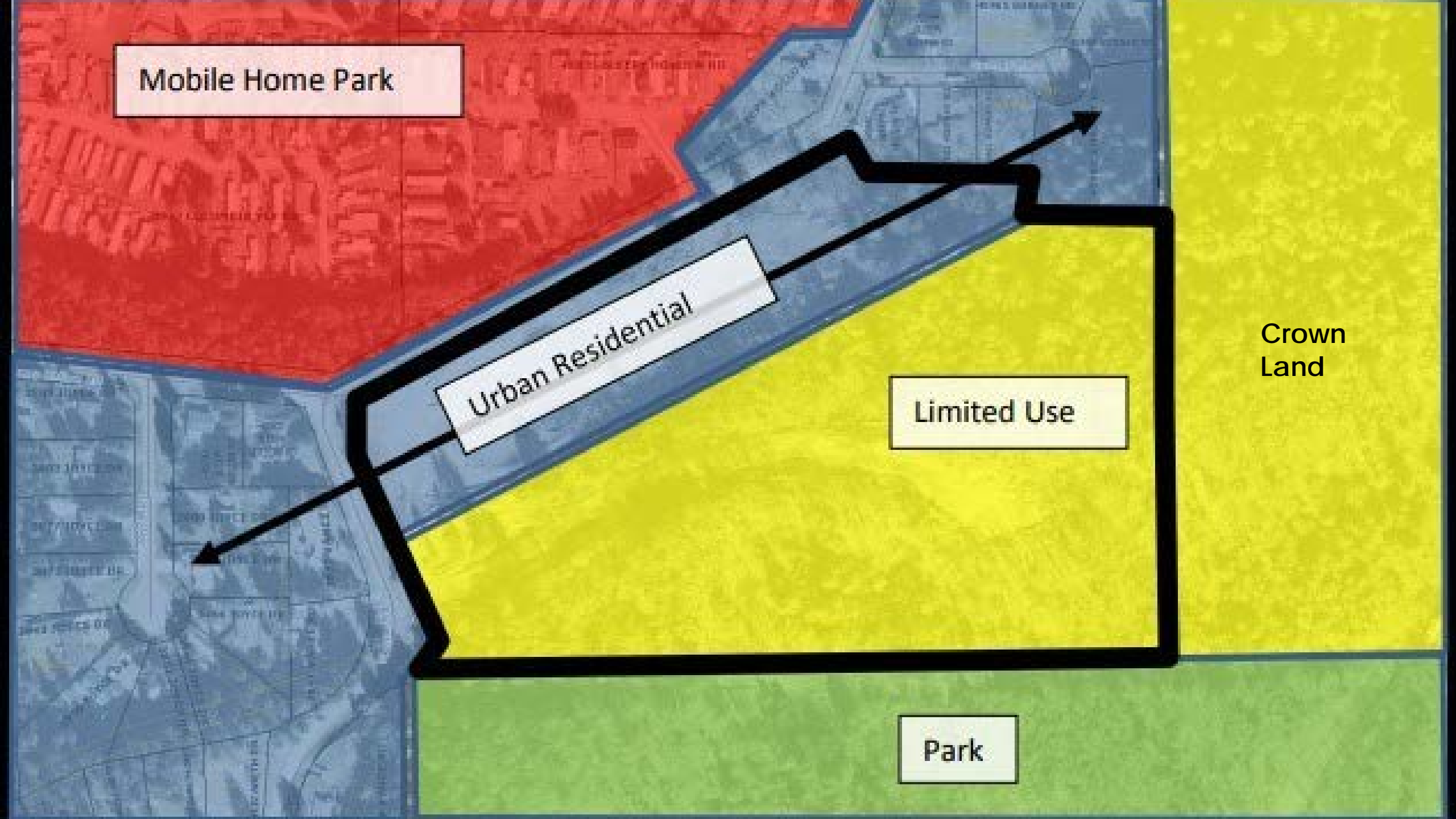
Mobile Home Park

Urban Residential

Limited Use

Crown
Land

Park



- ▶ The Limited Use zone was attached to a portion of this property years ago. Without Engineering study, there was uncertainty that the sloped area of the property could be developed.
- ▶ The property has been studied by Thurber Engineering who have worked on the property for over a decade. They have produced the necessary reports to confirm those areas of the site that are suitable for development.
- ▶ As per the Official Community Plan wording, Limited Use areas can be re-designated.... *"LIMITED USE areas may be reduced and re-designated if future studies show that an area can safely accommodate a broader range of uses without environmental damage, unacceptable public risk, or excessive public expenditure on access or other public works."*

LIMITED USE ZONING

- ▶ Throughout the re-zoning process with the FVRD, the proponents held 2 Information meetings for neighbourhood residents. The 2nd meeting included a Professional Engineer from Creus Engineering. 286 invitations were mailed for each of the meetings.
- ▶ As a result of those meetings, the following was done:
 - Sleepy Hollow Road no longer used for driveways as in the first proposed drawing.
 - New public road with cul-de-sac proposed to service the lower lots with sidewalk and lighting.
 - Decreased the proposed lower lot total by 2 lots.
 - Increased lower lot width to minimum 41 feet wide.
 - Added pedestrian pathway from the bottom of Sleepy Hollow Road into the new lower cul-de-sac sidewalk.
 - Issued Engineered Design Brief specifically showing Storm water plan after voiced concerns. The Engineering Design brief addresses all FVRD requirements for pre and post water storm water flows that must be met at the both the rezoning and subdivision stages of approval.
 - Recognized 3 water licenses and received professional opinion on re-charging of wells. Water Act makes it an offence for us to interfere with a water license, but the Act does not prohibit development on the property.
 - Pledged 1 acre of property to Park or its equivalent value on a neighbourhood project.
 - Agreed to extend water main to at least the corner of Gurney Road rather than the bottom corner of the property.
 - Completed Engineered Traffic Study. The Study commented on the expected positive outcomes on high season traffic flow with the completion of the new round-about at Vedder Mountain Road intersection.
 - The Traffic study concluded that there would be a marginal 3% traffic increase at the Sunnyside round-about due to this development. It further concluded that in the PM peak period, there would be under 6 vehicles leaving or entering the development in a 10 minute period.

THE PROCESS





DEVELOPMENT
Existing Previously Disturbed Area = 2.64ha/6.53ac



POST-DEVELOPMENT
Total Post-Development Disturbed Area = 3.49ha/8.63ac
Total Revegetated Area = 0.41ha/1.02ac

- Abandoned gravel pit improved to a single family home development of varying lot sizes up to .45 of an acre.
- Project will have a per lot density of .62 of an acre.
- Rural feel maintained with marginal increase in post-development disturbed area.
- All lots will be fully conforming to RS-1 subdivision rules. This is the same zoning as all existing properties on Sleepy Hollow Rd., Karen Dr., Joyce Dr., Vance Rd., Elizabeth Dr., and Rachel Place.
- The immediate neighbourhood has a mix of zoning densities, with the subject property also bordering on mobile home parks consisting of 175 units.
- The newly upgraded community water system has sufficient capacity to service the Park View neighbourhood including this development.
- The project will have one acre of dedicated park area or value equivalent in the neighbourhood.
- Construction of sewer pump station in the lower Gurney, Linsey Road neighbourhood, and sewer line all the way back to the proposed sewer plant on Columbia Valley Highway.
- This brings sewer hook-up capability to all roads adjoining Sleepy Hollow Road.
- For the first time, city water and fire protection will be available to Linsey and Gurney roads as well as the neighbouring trailer parks off of Sleepy Hollow Road.
- Improved pedestrian safety on Vance Rd., with sidewalk and street lighting. Improved pedestrian safety for users of Sleepy Hollow Rd., hill with path linking to new cul de sac sidewalk.

PROPOSAL SUMMARY

Appendix "C": Written Comments Received Prior to and during the Public Hearing

Andrea Antifaeff

From: Taryn Dixon
Sent: March-13-18 2:46 PM
To: David Bennett; EA_Directors
Subject: Fwd: new subdivision

FYI

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

Begin forwarded message:

From: ellen clifford <
Date: March 13, 2018 at 2:09:06 PM PDT
To: "tdixon@fvr.bc.ca" <tdixon@fvr.bc.ca>
Subject: new subdivision

Hello Taryn

My name is Ellen Clifford. My husband and I live at

As I have not attended any of the meetings but am getting my information through the grapevine I am clearly not able to go into great detail on this project.

Having said that, it is my understanding that this new subdivision will have more of a "Garrison" look and feel rather than what is more fitting with the Cultus lake/ Parkview subdivision that is in existence now. This is not what we would like to see for our neighborhood at all.

The increase in traffic on Sleepy Hollow Rd will be significant both during the building phase (large equipment ,trucks, utility and construction worker etc) as well as residential traffic upon completion. In my judgement Sleepy Hollow is not designed to undergo this amount of traffic and growth in a short period of time. As well, the current state of the road is not designed nor at all safe for and increase in pedestrian traffic. Especially if this development is designed with family living in mind.

I have heard, again through the grapevine, that this project will have curbs, street lights sidewalks etc. I am wondering as well how this is going to affect, if at all, the current property taxes in our area.

We are not opposed to progress in the area. We simply believe that more time , thought and consideration should be taken for the residents and surrounding areas of our neighbourhood.

Thank you
Regards,

Andrea Antifaeff

From: David Bennett
Sent: March-13-18 10:38 AM
To: Andrea Antifaeff
Subject: FW: Petition of local homeowners who want to see the zoning remain the same as it currently is on 45900 Sleepy Hollow road.
Attachments: 45900 Sleepy Hollow road anti-rezoning petition.pdf

David Bennett, MCIP, RPP

Planner II

45950 Cheam Ave, Chilliwack, BC V2P 1N6

P 604.702.5052 || W www.fvrd.ca



From: Melanie Williams
Sent: March-13-18 10:38 AM
To: David Bennett; Taryn Dixon
Cc: jennifer williams
Subject: Petition of local homeowners who want to see the zoning remain the same as it currently is on 45900 Sleepy Hollow road.

[e.](#)]

Hi David and Taryn,

I spent about 12 hours this weekend canvassing the immediate neighbourhood of the 45900 Sleepy Hollow road site currently under consideration for rezoning. I learned an extraordinary amount about the concerns and opinions of the neighbours I was able to speak to, during this process. I also got a great slice of the history of the neighbourhood through home owners, some of whom had been in the area since they built their own homes in the early eighties and those who remembered local changes and progress during their lives in this sleepy rural community. A common thread that I found with the residents is a desire for maintaining the peace and tranquility of their slice of cultus paradise. The **great majority** of residents I was able to speak to still have a great deal of concerns about the current plans being put forward by the development company.

I canvassed all residents I found to be home this weekend, on Sleepy Hollow road, Karen drive, Joyce drive, Vance road, Elizabeth Drive and Gurney Rd. Of the households I spoke to, only 2 were **for** the project and 5 households **didn't care either way** about the proposed development of the site. The rest were definitely opposed to the development company's current plan for 35 single family homes for various reasons which will no doubt come to be known in the hearing by individual homeowners involving **both** the upper site and the lower site. I'm also happy to illustrate popular concerns I've learned, at the meeting.

Some concerns that came up:

Many homeowners on Karen drive and Joyce drive, Sleepy Hollow road and Vance rd don't feel like they would change their current septic tank situation. They were concerned about a considerable rise in property taxes if they had a sewage hookup and were happier with the \$350 fee every 5 years to have their septic fields pumped.

Some owners below the site on Gurney are concerned about shale slides as there has been one in the history of the area.

Not all residents want the pavements and light pollution of street lights in a neighbourhood that is currently quite dark at night and has no pavements. The cottages at Lindell Beach have accomplished this in their development. The area is comfortably minimally lit at night which blends well into the outlying rural area.

Many residents were uncomfortable with the development's proposed density on the lower part of the lot. They feel that the lots should be based on the current community's larger 0.35acre+ lot size and that the proposed 0.1 acre lot sizes are a massive departure from the area's open rural feel. They feel that the lower development area is too tightly packed and will have a distinctly urban feel for such a rural neighbourhood.

Residents are concerned about the lack of Green space in the development's proposal. We stand to lose a great deal of trees and nature without a sensitive development plan that is respectful to the natural environment of our community. Our present roads and cul-de-sacs have a predominantly green and heavily treed feel we would like preserved and represented in any new development added into our community.

Practically everyone is still concerned about an overload to Cultus' infrastructure brought about by 35 new families and their vehicles. Also the fact that there is only one way out of the neighbourhood with many new vehicles.

During my visits to each household, I was able to remind people to come to the public hearing and was encouraged by the numbers of residents who were intending to come on March 13th but also heard of those who could not attend due to work conflicts. My concern was that if we didn't have enough numbers at this meeting, our community wouldn't be represented effectively, therefore, I'm enclosing the signatures of 45 local residents including myself, who are asking that the Board of directors of the Fraser Valley Regional District **keep the zoning of the former gravel pit and hillside of 45900 Sleepy Hollow road THE SAME AS IT CURRENTLY IS. They oppose any change to the current official community Plan.** I will also bring copies to the meeting.

Thanks for your attention in this matter, I'll see you both tonight.

Melanie Williams

Local resident of Sleepy Hollow road

I/WE, THE UNDERSIGNED, PETITION THE FRASER VALLEY REGIONAL DISTRICT BOARD OF DIRECTORS TO KEEP THE ZONING OF 45900 SLEEPY HOLLOW ROAD IN PLACE AS IT IS, CURRENTLY.

I/WE OPPOSE ANY CHANGES TO THE CURRENT OFFICIAL COMMUNITY PLAN.

#	NAME	ADDRESS	SIGNATURE
1	MELANIE WILLIAMS		
2	Legone Hildenbrand		
3	JIM CLIFFORD		
4	JOAN FOX		
5	Wayne Egan		
6	JANET EGAN		
7	KEVIN		
8	Kathy Washlow		
9	Kenneth Marshall		
10	Arthur Uroviski		
11	Natalya Nuimane		
12	Carolyn Paradis		
13	Henry Paradis		
14	Donna Smillie		
15	Kevin Hobbs		
16	Don Reimer		
17	Maggie Reimer		
18	Emily Kehler		
19	Aidan Rutley		
20	Dawn Henry		
21	Brian Corcoran		
22	ISABELLE Daigrauld		
23	Brenda Fraser		
24	ALEX HOWDEN		
25	NICK REEDER		
26	LEN HANSEN		
27	Tracy Kirby		

I/WE, THE UNDERSIGNED, PETITION THE FRASER VALLEY REGIONAL DISTRICT BOARD OF DIRECTORS TO KEEP THE ZONING OF 45900 SLEEPY HOLLOW ROAD IN PLACE AS IT IS, CURRENTLY.

I/WE OPPOSE ANY CHANGES TO THE CURRENT OFFICIAL COMMUNITY PLAN.

#	NAME	ADDRESS	SIGNATURE
28	RICK SKWAROK		
29	Jennifer Steadman		
30	Colton Bradford		
31	Robyn Bradford		
32	Chris Wendy		
33	FRANK ENDERBY		
34	Debbie McNeil		
35	Shirley Heinrich		
36	Chuck Heinrich		
37	ITSUO YESAKI		
38	IZAREY KIRKLEY		
39	BARB KIRKLEY		
40	Mike Newcombe		
41	Mike Newcombe		
42	Don Russell		
43	Shirley Albuckri		
44	Lorna Clitch		
45	DAVID WOODS		
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Andrea Antifaeff

From: Taryn Dixon
Sent: March-11-18 4:50 PM
To: David Bennett
Subject: Fwd: Community Plan and Zoning Amendment

Here is an email for the official record.
Taryn

Sent from my iPhone

Begin forwarded message:

From: Brenda Fraser <
Date: March 11, 2018 at 4:43:23 PM PDT
To: <tdixon@fvrd.bc.ca>
Subject: Community Plan and Zoning Amendment

Hi Taryn,

I am emailing you today in regards to the application to the FVRD to amend Official Community Plan Bylaw No. 1460, 2017, and Zoning Bylaw No. 1461, 2017. This is the application to facilitate a housing development at the site of the former gravel pit and hillside at 45900 Sleepy Hollow Road.

I attended the information evening on March 6th in hopes that some of my concerns would be alleviated. Unfortunately, they were not. While I appreciate the value of bringing in water lines for possible fire suppression, this one benefit does not outweigh my concerns with this project. My concerns are related mainly to the number and size of the planned lots.

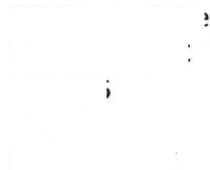
The currently existing homes in this area are predominantly on large lots (approximately 0.25 - 0.5 acre). These large lots allow for the old growth trees and native plants, in combination with space between homes, to give our community a more rural, private feel. The homes in this area are all uniquely designed according to the original owners' plans. This is why I chose to move here 13 years ago, and why most residents choose to live here now.

The proposed development, in my opinion, does not lend itself to maintaining the rural feel of our community. The number of houses being crammed into the old gravel pit area, along with the sidewalks and street lights that the developers consider a "plus", would result in a juxtaposition that would not be welcomed by many of the current residents. If the area in question is to be developed, it should be in keeping with the currently existing neighbourhood. Putting city styled lots and homes in this particular location, would give our community a disjointed look and feel.

I would not be opposed to new home construction in that area provided the size of the lots, and the design of the homes, were in keeping with the rural look and feel of this area. However, unless such a plan is presented, I do not support amending the community plan, or the bylaw.

Thank you for considering my concerns in advance of making a decision.

Brenda Fraser



Andrea Antifaeff

From: David Bennett
Sent: March-16-18 11:09 AM
To: Andrea Antifaeff
Subject: FW: Sleepy Hollow Rd. Rezoning Application.

From: Rhys Walter <
Date: March 12, 2018 at 9:29:14 PM PDT
To: <tdixon@fvrld.ca>
Subject: Sleepy Hollow Rd. Rezoning Application.

Hi Director Dixon,

I am a former FVRD employee, Stacey Barker was my manager. I am a current BC Parks employee out of the Cultus Lake office. I live with my family at I am writing to discuss the Sleepy Hollow Road rezoning application. I am not in support at the application as it stands but I do support rezoning and development of that area.

The development as it stands does not fit with the current feel of the Park View community I feel that there needs to be a minimum lot size of at least 0.25 acres (definitely not row housing). Most lots are currently double that. I do not think that my community wants street lightning as it would take away from the rural feel. If they put in a sidewalk where would it go to, so again, I do not see a point in that.

Something that I think the developer could do to gain some support of the Park View Community is to add an trail easement to the trails that are up on the hill above the gravel pit. Many of us use that area to recreate (mountain bike, trail run, dog walk).

Another suggestion I would like to see for the Park View community would be a cross walk where the Trans Canada Trail crosses Columbia Valley Highway and where Sleepy Hollow Road. intersects. Columbia Valley Highway both are high pedestrian use areas and would promote a healthy active lifestyle.

Thank you,

Rhys Walter

Rhys Walter
Membership Secretary
Chilliwack Search and Rescue
www.chilliwacksar.org

Twitter: @ChilliwackSAR
Facebook: <https://www.facebook.com/ChilliwackSearchandRescue/>

TO: Fraser Valley Regional District: Mayor & Council, Ministry of Transportation

RE: BYLAWS 1460 and 1461 – TO FACILITATE THE REDEVELOPMENT OF THE FORMER GRAVEL PIT AND HILLSIDE AT 45900 SLEEPY HOLLOW ROAD

My name is Dennis Townsend and I reside at
reached at _____ 1

Cultus Lake BC. I can be

I am writing this information letter to enlighten those who may or may not know what actually is going on regarding Bylaws 1460 and 1461 to facilitate the redevelopment of the former gravel pit and hillside at 45900 Sleepy Hollow Road.

I am not happy with getting no response to my previous letter, hand delivered by myself to all three forms of governance. This shows a lack of responsibility and caring on all those that received my letter regarding this proposal.

CHAIN OF EVENTS:

1. 2nd week in January I received a letter regarding the above proposal.
2. Noticed the letter had a return address of 305-2692 Clearbrook Road, Abbotsford but no name of sender.
3. Turns out this is a legal firm called Linley Welwood LLP.
4. I went on line and looked up Linley Welwood and its President is Mark Warkentin. I was a bit miffed because also on this web page (when you scroll down) there is a heading that reads Linley Welwood LLP/Lawyers – Abbotsford Chamber of Commerce BC. Apparently on March 2017 he was elected President of the Abbotsford Chamber of Commerce for a two year term. Correct me if I'm wrong, but as I can recall at most Council meetings I have attended, the Chamber of Commerce was rarely against a project similar to this one. My guess is they are more for development than area residents concerns.
5. I had a letter typed up January 25, 2018 and on that day I drove into Chilliwack and delivered copies to all three places that would have jurisdiction over this matter.
6. I attended the meeting and spoke out on several occasions .
7. I received a second letter from 305-2692 Clearbrook Road, Abbotsford regarding a second meeting held March 1, 2018 involving the above matter. At the end of that meeting I asked for a show of hands for those people who were for this proposal and from where I sat I did not see a single person lift their hand. Margaret-Ann Thornton was at the very back so she might have seen one or two that I may have missed.

cont'd....

8. I viewed the site the Developer in question is building at present at Lindell Beach. Maybe you should have a look at what SMART GROWTH is all about. I also noticed that the driveways are in most cases, far too small especially in length from the garage to the curb.
9. At the first Town Hall meeting I met lobbyist Ryan Anderson who also sat on the Developers side at the second Town Hall meeting. Ryan is apparently owner of OTG Development Concepts and acts as a consultant and project manager on a variety of land development projects. You might be saying to yourself, why is Mr. Townsend giving me all this information?... Well, I'll tell you why..... I am totally against "Campaign Contributions" and I have written an article or two on it. A gift to a person may, in my mind, turn out to be an obligation on the receiving end of that gift. **THIS MUST STOP!** At least two involved in this proposal have given Campaign Contributions according to Elections BC, Financial Reports to persons that are going to be deciding the outcome of the proposal
10. Why does it state in the latest Public Notice that the applicant is now C&C Valley Development Properties Limited Partnership and not what was on the first and second Public Information Meeting Notice which was Freedom Construction and LMH Holdings?

TO SUM THINGS UP:

In my mind this proposed development is not Smart Growth this is Spot Growth. The land is assessed at \$484,000. Investors purchased this land and are now trying to reap the profits from it. Yes, the builder and all the trades will benefit but this is a short term exercise. Cultus Lake, with its **ONE WAY IN** and **ONE WAY OUT** is a disaster waiting to happen. Not if, but when a major fire occurs, especially during the peak season, visitors and homeowners could be incinerated trying to get out when such a disaster occurs. **SAFETY FIRST MY FRIENDS!** This should be a major consideration especially with all of the added development happening in the Lindell Beach area.

You need to start building a properly constructed 2nd road out of Cultus Lake. There is no Fire Department that I know of that would allow so many people especially at camp and waterslide season to have only one way in and one way out. You can't get away without more than one way in and one way out within these parameters anywhere else that I am aware of.

No more camp fires! By the way, if you believe that because the Developer is up-fronting the sewer that this will be a big help, you might want to talk to Langley. They had the developer of High Pointe put sewer from 0 Avenue down 200th Street and because of the late-comer cost to hook up to the sewer and the cost of the sewer line to the dwelling I'm not sure if anyone has been able to absorb that cost and have actually hooked up to the sewer. Even after a 13 year latecomer has expired will they want to hook up? Probably not! So, no benefit may be accomplished by those in close vicinity of this sewer line. A high tech sewer system installed in place of a failed system would probably be the way to go on ones property. I had one and trust me, the water sent out to the field was crystal clear.

cont'd

NOTE:

At the first Public Hearing, it showed approximately 17 lots with access and egress on Sleepy Hollow Road. A few people at this meeting did complain about that. Now at the second Open House, the proposal is to have no ins and outs onto Sleepy Hollow Road to these lots. I believe the first concept would never have met road standard specifications.....period! This in my mind was probably a ploy to show that the developer listened at the Public Meeting which would put them in a better light when Mayor and Council are making their decision just saying!

Sincerely,

Dennis Townsend

Dear Neighbours,

On or about the second week in January 2018 I received by mail, a notice of a Public Information Meeting to be held January 25, 2018, 7-8:30 pm at the Cultus Lake Community School.

This meeting is in regards to a developer who either owns or may have an interest in a 22 acre site that apparently is currently designated mixed residential and limited use zoning and wants it changed to Residential Zoning. BC Assessment shows these 21.747 acres to be valued at \$484,000.

This Development application proposes to amend the Official Community Plan to rezone the land to permit a single family residential neighbourhood with varying lot sizes.

I reside at 45645 Rachael Place which is a cul-de-sac just off Columbia Valley Road approximately one quarter mile away, as the crow flies. I am a retired individual who was born in Vancouver and have lived in Vancouver, Burnaby, New Westminster, Langley and Cloverdale and at present, Cultus Lake. I am 67 years old, so over the years I have seen many changes to all of these communities.... some good and some not so good. I spent most of my later years in the Township of Langley and I'm proud to say I never missed a Council meeting over a 20 year period.

First and foremost I am not against development, however, it must be a well thought out development. Langley Township's Mayor and most of the Council at the time, in my opinion, were more for Campaign contributions and various types of help to get elected or re-elected than they were for the long-term viability and livability of the Township. The Willoughby area is a prime example of what not to do. Also, the Clayton Hill area with its coach houses.

These are my thoughts on the proposed development:

1. If this proposal were to go through, could it cause mission creep, in other words, if this was to be given a go ahead what may happen to adjacent properties? Are they going to want to do the same or will this developer want to further the development to the south and east?
2. The proposal is for single family housing. Unless covenants are placed upon these lots stating absolutely no suites or coach house as these so called single family lots become an absolute nightmare.

What will be needed if suites are allowed:

- more parking
- more classrooms
- more garbage collection
- more water consumption
- more sewer usage
- more strain on Police, Ambulance and Fire
- more traffic! on and on....

What, in my opinion, makes a good subdivision:

1. No suites or coach houses
2. Adequate on lot parking, at least 4 vehicles the size of pick up trucks
3. Wide roads so you don't have to stop for oncoming traffic
4. Adequate parking for guests, whether on lot or on curb
5. Replacement of trees lost
6. Full fencing on each lot
7. Building guidelines as to form and character
8. Sidewalks or as I see it the perfect trail
9. Adequate lighting road and sidewalk
10. Strata all roads and street lighting which helps to reduce taxes on others
11. Strata sewage systems depending on the type used.

To sum things up:

Sewage is one of the biggest concerns and I'm not sure how they propose to handle that. At one location I put a high-tech system in and had to make sure it didn't have an adverse effect on the aquifer within 1 kilometer.

I believe that if this Development was designated 55 and older and houses built with a master on the main, you would have a lot of older retired people coming from Vancouver, Surrey, Richmond etc. that would be very interested. This would help take care of most of the problems you have when inundating an area. Less traffic, like myself, there is no need to come and go as much, less school capacity on and on.

As for fencing all lots... this is a safety issue that should be required as there are bobcats, coyotes, cougars, bears in this area and a fence to protect children and grandchildren and household pets should be mandatory.

The new water tower just 2,800 feet up Vance Road, this area should become sacred ground and kept free from over use of recreational vehicles and from any possible contamination or mischief.

For more information on myself Google Dennis Townsend Langley.

Email:

Taryn Dixon – Director - FVRD Electoral Area H

March 10, 2018

Dear Ms. Dixon,

Please accept this letter in support of the current OCP amendment and re-zoning application for 45900 Sleepy Hollow Road.

I understand that this 21.7 acre mixed-zone private property must be re-zoned in order to apply for subdivision of any portion greater than 1.7 acres. Local developers Brad Geary and Josh Hall have held 2 information meetings with residents to try and create a development plan that best meets the needs of the majority of area residents.

I support their project vision where a privately owned abandoned gravel pit, already partially zoned residential, is being improved to 33 fully conforming RS-1 single family homes of varying lot sizes with very little traffic impact. This is being achieved with a density ratio of .66 of an acre per lot with little change to existing disturbed area and the rural setting.

I appreciate that the newly added lower road will offer a safe pedestrian alternative with pathway access from the bottom of Sleepy Hollow into the development. In addition, 1 acre of the property will be designated as Park space (or its equivalent value for a neighbourhood project). This development will also bring infrastructure improvements to the entire Park View neighbourhood with sewer line construction from the new pump station to the new sewer plant. Fire protection will, for the first time, be available to the neighbourhood at the foot of Sleepy Hollow Road and the community water line will be extended to the corner of Gurney Road. The entrance to the property will increase pedestrian safety along Vance road with sidewalk and street lighting.

I believe that the development is in keeping with the neighbourhood and represents improvement to the community. Please consider me in support of this OCP amendment and re-zoning application.

Cody Helmer

Name

Further Comments

I would like to see the Gany lift station or brought
to the corner of Linzey RD as well as the water
brought that far. There is about 5 home owners
that want city water.

I think the FVRD should hold a mail in vote
to all the houses, just like park, & mountain view
did.

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Ryan Shingler

Name

Address

Further Comments

I would like to see the Sandy lift station brought to the corner of Linzey Rd, as well as the water brought that far to. There is about 5 home owners on Linzey Rd that want water.

I think the FVRD should hold a mail in vote to home owners, just like they did for Mountain View & park.

Taryn Dixon – Director - FVRD Electoral Area H

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Les Shingler

Name

2

Address

Further Comments

Would like to see water sewer to the end of Sleepy Hollow
Rd

Taryn Dixon – Director - FVRD Electoral Area H

March 10, 2018

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Don Linley 

Name

Further Comments

Sleepy Hollow Vance And Columbia Valley
Highway to be kept clean during all phases
of construction.

Taryn Dixon – Director - FVRD Electoral Area H

March 9, 2018

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Wendy Murchie

Name

Address

Further Comments

Taryn Dixon – Director - FVRD Electoral Area H

March 9, 2018

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Further Comments

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Name

Further Comments

Taryn Dixon – Director - FVRD Electoral Area H

March 12, 2018

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Chris Young

Name

Address

Further Comments

I have had the privilege of knowing Josh Hall both personally and professionally for over 10 years. I will absolutely vouch for his honesty, integrity, and his contributions to his community. As his former employer, I can also say he is absolutely driven to succeed and we were sorry to see him leave. His best reference is the unwavering support of the people who worked with Josh during his years at Woodtone.

Taryn Dixon – Director - FVRD Electoral Area H
March 9, 2018

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Jim Young

Address

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Darin Roy

Name

Address

Further Comments

I approve

Taryn Dixon – Director - FVRD Electoral Area H

March 9, 2018

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Allen Kincaid

Name

—

Address

Further Comments

I approve!

Taryn Dixon – Director - FVRD Electoral Area H

March 9, 2018

Dear Ms. Dixon,

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Please consider me in support of this re-zoning application.

Chris Olafson

Name

Address

Further Comments

original emailed directly to Taryn Dixon from Chris Olafson

Taryn Dixon – Director - FVRD Electoral Area H

March 9, 2018

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Stephan Kingma

Name

Further Comments

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JEFF BAHNMANN <

Name

Further Comments

THRIVING, VIABLE BUSINESSES NEED RESPONSIBLE DEVELOPMENT
IN THE COMMUNITY. WE SUPPORT THIS LOCATION AS A
RESPONSIBLE DEVELOPMENT LOCATION.

Taryn Dixon – Director - FVRD Electoral Area H
March 9, 2018

Dear Ms. Dixon,

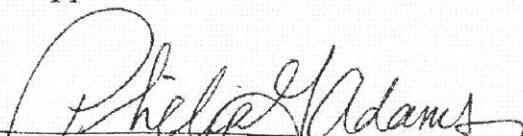
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Phil Adams 

Taryn Dixon – Director - FVRD Electoral Area H
March 9, 2018

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Kate Baird

Name

Address

Further Comments

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March 9, 2018

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Soe Hafner

Further Comments

I fully support the above noted development

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March 9, 2018

Dear Ms. Dixon,

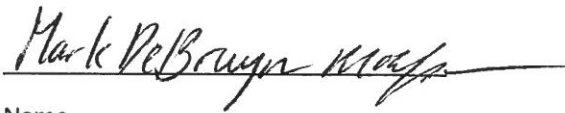
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Paola Blak

Further Comments

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LORNA OLITCH

Name

Address

Further Comments

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March 10, 2018

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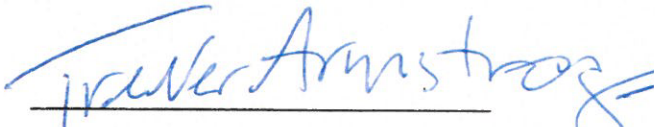
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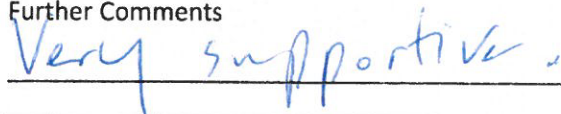
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Trevor Armstrong

Further Comments


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Nancy Howden - Nancy Howden

Address

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Name

Address

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Jesse Rayner

Name

Address

Further Comments

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PAUL LARSEN 

Name

Further Comments

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MIKE VITOW

Address

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Chris Auer

Name

Address

Further Comments

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Carley Friesen - Cultus Cafe.

Name



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Mi Hyang Jin

Name

Further Comments

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Name _____

Address _____

Further Comments

I LIVED A [REDACTED] FOR OVER 20 YEARS AND ALWAYS THOUGHT THE OLD GRAVEL PIT WAS AN EYE SORE. THIS LOOKS LIKE A GREAT ADDITION TO THE AREA AND WILL GREATLY IMPROVE THE LOOKS AND SAFETY OF THE NEIGHBORHOOD

Taryn Dixon – Director - FVRD Electoral Area H
March 9, 2018

Dear Ms. Dixon,

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Nathan Adams
Name

Address

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March 9, 2018

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Ronce Adams R Adams

Name

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Jeremy Rabel

Name

Further Comments

Taryn Dixon – Director - FVRD Electoral Area H

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Kelly + Shelby Mendonca (March 12/2018)

Name

Address

Further Comments

Taryn Dixon – Director - FVRD Electoral Area H

March 10, 2018

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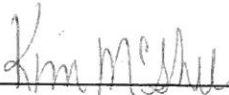
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John Keede

Name

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Address

Further Comments

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March 9, 2018

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Kelsey + Jon Mackie

Name

Address

Further Comments

Taryn Dixon – Director - FVRD Electoral Area H

March 10, 2018

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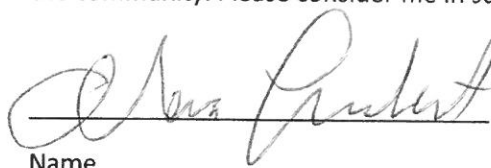
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 ALAN LAMBERT
Name

Address

Further Comments

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Ryan Turner

Name

Address

Further Comments

Density will help attract services to the lake
that are needed, such as a grocery store.

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____Kevin Campbell____*Kevin Campbell*____March 13, 2018____

Name

Address

Further Comments

Further Comments

I WOULD LIKE TO ADD THAT JOSH WORKED WITH US AT WOODTONE IN CHILLIWACK FOR SEVERAL YEARS. A FEW YEARS AGO HE LEFT TO VENTURE OUT ON HIS OWN. HE WAS AN EXCELLENT EMPLOYEE AND MAN OF THE HIGHEST INTEGRITY AND MORAL CODE. WE WISHED HIM WELL BUT WERE SAD TO LOSE HIM. I CANNOT OVER EMPHASIZE WHAT A FINE YOUNG MAN HE IS AND CAN ASSURE YOU AND THE DISTRICT YOU WILL BE SUPPORTING THE ABSOLUTE BEST PERSON FOR THIS PROJECT.