

PUBLIC HEARING REPORT

TO: Regional Board of Directors
FROM: Director Alec Niemi
HEARING DATE: April 3, 2018
RE: Public Hearing
Fraser Valley Regional District Electoral Area C Zoning Amendment
Bylaw No. 1349, 2015; and
Fraser Valley Regional District Official Community Plan for Electoral
Area C Amendment Bylaw No. 1350, 2015

A public hearing was held for Fraser Valley Regional District Official Community Plan for Electoral Area C Amendment Bylaw No. 1349, 2015 and Fraser Valley Regional District Electoral Area C Zoning Amendment Bylaw 1350, 2015 on April 3, 2018 at 7:00 p.m. at the Scowlitz Community Hall, 12892 Moses Drive, Lake Errock, B.C.

Prior to the public hearing, from 6:20 p.m. to 7:02 p.m., Fraser Valley Regional District staff and the applicant gave separate brief presentations respecting the bylaws subject to the hearing.

There were approximately 28 members of the public present.

Members of the Fraser Valley Regional District Board present were:

Alec Niemi, Director, Area "C," Chairperson
Al Stobbart, Director, Area "G"
Bill Dickey, Director, Area "D"

Members of the Fraser Valley Regional District staff present were:

Margaret Thornton, Director of Planning and Development
Graham Daneluz, Manager of Planning
Dawn Smith, Planner II

Chairperson Niemi 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 Official Community Plan for Electoral Area C Amendment Bylaw No. 1349, 2015 and Fraser Valley Regional District Electoral Area C Zoning Amendment Bylaw No. 1350, 2015. In accordance with subsections 1 and 2 of Section 464, the time and place of the public hearing was advertised in the Thursday, March 22nd 2018 and March 29th 2018 editions of the of the Agassiz-Harrison Observer.

Bylaw 1349, 2015 and Bylaw 1350, 2015

The purpose of Bylaw 1349, 2015 and 1350, 2015 is to facilitate a future two (2) lot subdivision of 12174 Hodgkin Road. Lot 1 (parent): 28.3 acres and Lot 2: 5.4 acres. Each lot will accommodate one single-family home. The applicant has revised their proposal to expand the environmentally protected area.

There were forty-four (44) written submissions provided for the public hearing. They are attached as Appendix "A." There were nine (9) oral comments provided. The oral comments received are summarised below:

Elizabeth Pellizzari 12171 Hodgkin Road

Ms. Pellizzari expressed concerns about amending bylaws which protect environmentally sensitive areas and wetlands. Felt the property should be included in salmon stronghold, and that the best way to prevent degradation is to maintain the bylaw.

Bob Middleton 11960 Hodgkin Road

Mr. Middleton expressed concerns about new septic fields and wells. He believes his property to be the most affected by the proposal and that it's taking away from his lot. He also had concerns about road access and Right of Ways.

Wendy Bales 42802 Tait Road

Ms. Bales expressed general concerns about the proposal, specifically stating that she is opposed. Went on to say that the proposal is concerning to all of Lake Errock residents; concerned about wetlands and endangered species habitat, as well as introducing fill and creating added floodplains into the Fraser basin floodplains.

Pete Handler

43494 Ohman Road & 43897 Ryall Road

Mr. Handler said that he wasn't there to debate the proposal but to bring up the issue of using/protecting private land for public good. Concerned that the cost is to private landowners, and if there is habitat on his property then would he be compensated? Suggested community buy the land for the "greater good" and if you want it - then buy it.

Ron Iverson

43852 Crabtree Lane

Mr. Iverson said that he was in favour of the proposal, stating that the owners/applicants were providing amazing wetland protection in their plans, and that future property owners/developers might not be as accommodating.

Deborah Simper

43841 Ryall Road

Ms. Simper says there is value in the property for everyone on the lake, and the community already under pressure from local gravel pit. Area is part of salmon stronghold. Haven't seen any hydrological studies and that there isn't enough information known to proceed. She is opposed as the proposal stands now.

Elizabeth Pellizzari

12171 Hodgkin Road

Ms. Pellizzari states that Laurie Kremaster (R.P. Bio from Madrone Environmental Services Ltd. who provided the environmental assessment report for application), declares that these wetlands are rare and unique in the Lower Mainland, important to juvenile salmon. Ms. Pellizzari felt that the May family knew what they were getting into when they purchased the land and mentioned that they brought in fill. Believes this to be a "back door" way of getting approval and questions integrity of applicant. Ms. Pellizzari states that the best way to protect is to not amend the bylaws in place.

Wendy Bales

42802 Tait Road

Ms. Bales states that she owns a property with a creek/watercourse and that there are feeders and habitat areas which she knew where not places to build. She believes that this property (12174 Hodgkin Road) has been compromised and DFO restoration was not completed.

Cheryl May

52-45900 South Sumas Road

Ms. May is the sister of the property owner and agent on the application. She states that they will preserve the property as is, with wetlands, and have it written up in a legal Covenant on title.

At 7:25 p.m. the Chairperson asked three times for further comments. Hearing no comments, the public hearing for Bylaw 1349, 2015 was thus concluded.

The public hearing then opened for Bylaw 1350, 2015. No comments were presented and the hearing for Bylaw 1350, 2015 was concluded.

The Chairperson concluded the meeting at 7:26 p.m.

We, the undersigned, certify these public hearing minutes to be correct.

Respectfully submitted,

Alec Niemi, Chairperson

Kristin Webb, Recorder

Appendix “A”: Written Submissions

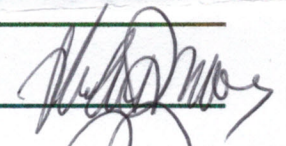
August 31, 2017

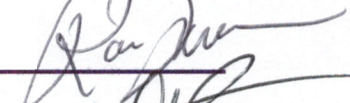
We are in support of the Sub-Division Application and Rezoning on the property at 12174 Hodgkin Rd, Lake Errock, BC as filed by Cheryl May agent for Tom & Lorraine May.

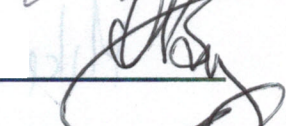
The total of 33 acres will be subdivided into 2 parcels, one of 6 acres and one of 27 acres. The 6 acres will remain in the May family and the 27 acres will be sold.

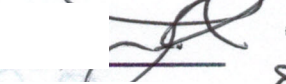
The rezoning is for the 6 acres from an R3 to an R1.


Name	Address at Lake Errock	Phone #	Signature
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Michael Dinsmore	43892 Crabtree lane		
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RON & KELLY IVERSEN	43852 CRABTREE LANE		
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DANIEL BURZ	12058 HODGKINS ROAD.		
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JEANNE CALDWELL	12085 HODGKINS		
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Richard Mackinnon	43905 Birch Lane		
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August 31, 2017

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The total of 33 acres will be subdivided into 2 parcels, one of 6 acres and one of 27 acres. The 6 acres will remain in the May family and the 27 acres will be sold.

The rezoning is for the 6 acres from an R3 to an R1.

Name

Address at Lake Errock

Phone #

Signature

Nancy Laing

gmzif

43882 Crabtree Lane, Lake Errock, B.C.

Cheryl May

From: Mike LakeErrock
Sent: Friday, September 8, 2017 3:11 PM
To: Dawn Smith
Cc: Alec Niemi; Cheryl & Ed May
Subject: Subdivision 296 & Zoning 35

Dear FVRD,

As owners of 3 properties on Lake Errock, of which 2 are adjacent to the subject property, we are in support of the Sub-Division Application and Rezoning on the property at 12174 Hodgkin Rd, Lake Errock, BC as filed by Cheryl May.

The total of 33 acres will be subdivided into 2 parcels, one of 6 acres and one of 27 acres. The 6 acres will remain in the May family and the 27 acres will be sold.

The rezoning is for the 6 acres from an R3 to an R1.

fyi,

Mike Armstrong
44156 Bayview Rd
12354 Lake Errock
12376 Lake Errock

From:
To: [Planning Info](#); [Alec Niemi](#)
Subject: TOM MAY PROPERTY/FVRD
Date: April-03-18 1:24:05 AM

To Whom it May Concern,

This is to state that **I oppose** the Fraser Valley Regional District Official Community Plan Amendment Bylaw No. 1349, 2015 to amend the Official Community Plan designation from Limited (L) to Rural (R) and Fraser Valley Regional District Zoning Amendment Bylaw No. 1350, 2015 to amend the zoning from Rural 3 (R-3) to Rural 1 (R-1) for a portion of [12174 Hodgkins Road](#) in order to facilitate a future two lot subdivision.

Historically, the property in question has applied for OCP and Zoning changes a number of times and each time has been unequivocally rejected by the vast majority of South Lake Errock landowners and the extended Lake Errock community. The existing bylaws are the *only* mechanisms in place to limit development and protect the sensitive ecology of Lake Errock's wetland. The bylaws were wisely put in place and I see no good reason for changing them. **I oppose having them amended.** Please enter this submission into the Public Hearing record. Thank you.

12171 Hodgkin Rd.

Lake Errock BC

VOM 1N0

Name: Sandy Pellizzari

Address: [8311 Rosebank Crescent](#)

Richmond, B.C.

V7A 2K8

From:
To: [Planning Info](#)
Subject: Tom May Property
Date: April-03-18 8:38:13 AM

To Whom it may Concern:

This is to state that oppose the Fraser Valley Regional District Official Community Plan Amendment Bylaw No. 1349, 2015 to amend the Official Community Plan designation from Limited (L) to Rural (R) and Fraser Valley Regional District Zoning Amendment Bylaw No. 1350, 2015 to amend the zoning from Rural 3 (R-3) to Rural 1 (1) fro a portion of 12174 Hodgkins road in order to facilitate a future two lot subdivision.

Please enter this submission into the Public Hearing record.

Thank you
Karen and Mary Wilson
Lot 19
43885 Chestnut Lane
Lake Errock, B.C.

To Whom it May Concern,

This is to state that I **oppose** the Fraser Valley Regional District Official Community Plan Amendment Bylaw No. 1349, 2015 to amend the Official Community Plan designation from Limited (L) to Rural (R) and Fraser Valley Regional District Zoning Amendment Bylaw No. 1350, 2015 to amend the zoning from Rural 3 (R-3) to Rural 1 (R-1) for a portion of 12174 Hodgkin Road in order to facilitate a future two lot subdivision.

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Name: Mrs. Arlo Marlene Sikorra, Owner

A handwritten signature in black ink that reads "Marlene Sikorra". The signature is fluid and cursive, with the first name "Marlene" and last name "Sikorra" clearly distinguishable.

Address: 12072 Hodgkin Road, South Lake Errock, B.C. V0M 1N0
Lot #45

02-04-18

From:
To: [Planning Info](#)
Subject: [SUSPICIOUS MESSAGE - Threat Type: It may pose as a legitimate company proposing a risk-free transaction, but requests money from the victim to complete a business deal.] Fwd: Bylaw proposal
Date: April-02-18 10:36:15 PM

To Whom it May Concern,

This is to state that **I oppose** the Fraser Valley Regional District Official Community Plan Amendment Bylaw No. 1349, 2015 to amend the Official Community Plan designation from Limited (L) to Rural (R) and Fraser Valley Regional District Zoning Amendment Bylaw No. 1350, 2015 to amend the zoning from Rural 3 (R-3) to Rural 1 (R-1) for a portion of 12174 Hodgkins Road in order to facilitate a future two lot subdivision.

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Name: Matt and Tammy McKinnon
Address: 43883 Birch lane
Lake Errock bc v0m1n0

From:
To: [Planning Info](#); [Alec Niemi](#)
Subject: [SUSPICIOUS MESSAGE - Threat Type: It may pose as a legitimate company proposing a risk-free transaction, but requests money from the victim to complete a business deal.] I OPPOSE
Date: April-02-18 10:11:15 PM

To Whom it May Concern,

This is to state that **I oppose** the Fraser Valley Regional District Official Community Plan Amendment Bylaw No. 1349, 2015 to amend the Official Community Plan designation from Limited (L) to Rural (R) and Fraser Valley Regional District Zoning Amendment Bylaw No. 1350, 2015 to amend the zoning from Rural 3 (R-3) to Rural 1 (R-1) for a portion of 12174 Hodgkins Road in order to facilitate a future two lot subdivision.

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I oppose having them amended.

Please enter this submission into the Public Hearing record.
Thank you.

Name: Derek Pellizzari
Address: 12171 Hodgkins Rd, South Lake Errock, V0M 1M0

From:
To: [Planning Info; Alec Niemi](#)
Subject: FVRD Official Community Plan Amendment Bylaw No. 1349, 2015 re: South Lake Errock.
Date: April-02-18 10:07:49 PM

To Whom it May Concern,

This is to state that **I oppose** the Fraser Valley Regional District Official Community Plan Amendment Bylaw No. 1349, 2015 to amend the Official Community Plan designation from Limited (L) to Rural (R) and Fraser Valley Regional District Zoning Amendment Bylaw No. 1350, 2015 to amend the zoning from Rural 3 (R-3) to Rural 1 (R-1) for a portion of [12174 Hodgkin Road](#) in order to facilitate a future two lot subdivision.

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Name: Mrs. Michele Renate Cassady nee Sikorra

Address: [12072 Hodgkin Road, South Lake Errock, B.C. V0M 1N0](#)
Lot #45

From:
To: [Planning Info](#); [Alec Niemi](#)
Subject: [SUSPICIOUS MESSAGE - Threat Type: It may pose as a legitimate company proposing a risk-free transaction, but requests money from the victim to complete a business deal.] South Lake Errock
Date: April-02-18 10:06:15 PM

To Whom it May Concern,

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I oppose having them amended.

Please enter this submission into the Public Hearing record.
Thank you.

Name: Leeanne Fitzpatrick
Address: 12171 Hodgkins Rd, South Lake Errock, V0M 1M0

From:
To: [Planning Info](#)
Subject: BYLAW PROPOSAL
Date: April-02-18 9:39:19 PM

To Whom it May Concern,

This is to state that **I oppose** the Fraser Valley Regional District Official Community Plan Amendment Bylaw No. 1349, 2015 to amend the Official Community Plan designation from Limited (L) to Rural (R) and Fraser Valley Regional District Zoning Amendment Bylaw No. 1350, 2015 to amend the zoning from Rural 3 (R-3) to Rural 1 (R-1) for a portion of [12174 Hodgkins Road](#) in order to facilitate a future two lot subdivision.

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Name: Jason and Jennifer Mckinnon
Address: 43883 Birch lane
Lake Erroch bc v0m1n0

Sent from my Samsung Galaxy smartphone.

From:
To: [Planning Info](#); [Alec Niemi](#)
Subject: Oppose Lake Errock
Date: April-02-18 9:21:25 PM

To Whom it May Concern,

This is to state that **I oppose** the Fraser Valley Regional District Official Community Plan Amendment Bylaw No. 1349, 2015 to amend the Official Community Plan designation from Limited (L) to Rural (R) and Fraser Valley Regional District Zoning Amendment Bylaw No. 1350, 2015 to amend the zoning from Rural 3 (R-3) to Rural 1 (R-1) for a portion of 12174 Hodgkins Road in order to facilitate a future two lot subdivision.

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I oppose having them amended.

Please enter this submission into the Public Hearing record.
Thank you.

Name: Karen Sand
Address: 12171 Hodgkins Rd, South Lake Errock, V0M 1M0

From:
To: [Planning Info](#)
Subject: Lake Errock Development
Date: April-02-18 8:36:17 PM

To Whom it May Concern,

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Name: Emily Harper
Address: 43900 Chestnut Lane, Lake Errock B.C.



Virus-free. www.avast.com

From:
To: [Planning Info](#)
Subject: Lake Errock Development
Date: April-02-18 8:33:37 PM

To Whom it May Concern,

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Name: Mathew Harper
Address: 43900 Chestnut Lane, Lake Errock B.C.



Virus-free. www.avast.com

From:
To: [Planning Info](#)
Subject: Lake Errock development
Date: April-02-18 8:27:28 PM

To Whom it May Concern,

This is to state that **I oppose** the Fraser Valley Regional District Official Community Plan Amendment Bylaw No. 1349, 2015 to amend the Official Community Plan designation from Limited (L) to Rural (R) and Fraser Valley Regional District Zoning Amendment Bylaw No. 1350, 2015 to amend the zoning from Rural 3 (R-3) to Rural 1 (R-1) for a portion of 12174 Hodgkins Road in order to facilitate a future two lot subdivision.

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Name: Garth Harper
Address: 43900 Chestnut Lane, Lake Errock B.C.



Virus-free. www.avast.com

From:
To: [Planning Info](#)
Subject: Lake Errock Development
Date: April-02-18 8:23:31 PM

To Whom it May Concern,

This is to state that **I oppose** the Fraser Valley Regional District Official Community Plan Amendment Bylaw No. 1349, 2015 to amend the Official Community Plan designation from Limited (L) to Rural (R) and Fraser Valley Regional District Zoning Amendment Bylaw No. 1350, 2015 to amend the zoning from Rural 3 (R-3) to Rural 1 (R-1) for a portion of 12174 Hodgkins Road in order to facilitate a future two lot subdivision.

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Name: Michelle Harper
Address: 43900 Chestnut Lane Lake Errock BC V0M1N0



Virus-free. www.avast.com

From:
To: [Planning Info](#)
Subject: April 3 Lake Errock rezoning of wetlands
Date: April-02-18 8:06:28 PM

RE: [April 3rd](#) Lake Errock rezoning of the wetlands meeting of the May proposal.

**To whom it may concern:
Some bottom line issues for me are:**

The lake area is floodplain with many septic field systems seeping into the lake. The wetlands are the only filter for cleaning the lake as well as being very important to endangered habitat. Infill has reduce its size as well as reducing the area that flood waters have to go in.

<https://themindunleashed.com/2018/03/natural-wetland-in-india-filters-198-million-gallons-of-waste-every-day-without-chemicals.html>

I did a count of the last meeting before Christmas on this issue. There were 15 in favor and 40 opposed to the zoning change and development. Although there was a clear majority to make it easy to turn down the application, it was referred back to staff.

Personally, I bought a property with a wetland area and a fish baring creek and tributary. I bought my property with an understanding that creeks as well as wetlands habitats are supposed to be protected by property owners and government agencies.

Under this amended application the zoning would still change and so you need to be aware that once changed it will allow for more housing in the historical wetlands that have already been compromised with infill and destruction of habitat. I have heard that people have even recently been hearing logging on the May property.

With the covenant proposed it would allow the FVRD right of way access and also allow them to do works on the wetlands. That will of course cost more in tax dollars.

A bottom line issue is, have the wetlands in its reduced size as is, been big enough to do the job of keeping the lake water clean?

The answer is no. Residents are working hard to keep our lake clean but with the gravel pit spewing dust into the lake, foreign boats bringing invasive species we need more wetland not less.

Please protect our lake.

Yours Sincerely,

Sylvia Langmann
12499 Low Road
Lake Errock.
Sent from my iPad

From:
To: [Planning Info](#)
Cc: [Alec Niemi](#)
Subject: Fwd: Tom May Property
Date: April-02-18 7:39:45 PM

planninginfo@fvrld.ca
aniemi@fvrld.ca

To Whom it May Concern,

This is to state that **I oppose** the Fraser Valley Regional District Official Community Plan Amendment Bylaw No. 1349, 2015 to amend the Official Community Plan designation from Limited (L) to Rural (R) and Fraser Valley Regional District Zoning Amendment Bylaw No. 1350, 2015 to amend the zoning from Rural 3 (R-3) to Rural 1 (R-1) for a portion of 12174 Hodgkins Road in order to facilitate a future two lot subdivision.

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Name: Kim Kennedy
Address: 12202 Hodgkin Road

From:
To: [Planning Info](#)
Subject: Opposition to development application
Date: April-02-18 7:35:34 PM

To Whom it May Concern,

This is to state that **I oppose** the Fraser Valley Regional District Official Community Plan Amendment Bylaw No. 1349, 2015 to amend the Official Community Plan designation from Limited (L) to Rural (R) and Fraser Valley Regional District Zoning Amendment Bylaw No. 1350, 2015 to amend the zoning from Rural 3 (R-3) to Rural 1 (R-1) for a portion of [12174 Hodgkins Road](#) in order to facilitate a future two lot subdivision.

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Name: mike Kennedy
Address: 12202 Hodgkin road, lake Erroch, bc

Sent from my iPad

From:
To: [Planning Info](#)
Cc: [Alec Niemi](#)
Subject: FW: public hearing on Tuesday April 3rd at Scowlitz Community Hall
Date: April-02-18 6:22:47 PM

planninginfo@fvr.ca
aniemi@fvr.ca

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Name: [Marg Middleton](#)
Address: [11960 Hodgkin Rd, Lake Errock, BC](#)

From:
To: [Planning Info](#)
Cc: [Alec Niemi](#)
Subject: FW: public hearing on Tuesday April 3rd at Scowlitz Community Hall
Date: April-02-18 6:20:23 PM

planninginfo@fvrld.ca
aniemi@fvrld.ca

To Whom it May Concern,

This is to state that **I oppose** the Fraser Valley Regional District Official Community Plan Amendment Bylaw No. 1349, 2015 to amend the Official Community Plan designation from Limited (L) to Rural (R) and Fraser Valley Regional District Zoning Amendment Bylaw No. 1350, 2015 to amend the zoning from Rural 3 (R-3) to Rural 1 (R-1) for a portion of 12174 Hodgkins Road in order to facilitate a future two lot subdivision.

Historically, the property in question has applied for OCP and Zoning changes a number of times and each time has been unequivocally rejected by the vast majority of South Lake Errock landowners and the extended Lake Errock community. The existing bylaws are the *only* mechanisms in place to limit development and protect the sensitive ecology of Lake Errock's wetland. The bylaws were wisely put in place and I see no good reason for changing them. **I oppose having them amended.** Please enter this submission into the Public Hearing record. Thank you.

Name: [Bob Middleton](#)
Address: [11960 Hodgkin Rd, Lake Errock, BC](#)

From:
To: [Planning Info](#)
Subject: Wetlands
Date: April-02-18 5:27:41 PM

To Whom it May Concern,

This is to state that **I oppose** the Fraser Valley Regional District Official Community Plan Amendment Bylaw No. 1349, 2015 to amend the Official Community Plan designation from Limited (L) to Rural (R) and Fraser Valley Regional District Zoning Amendment Bylaw No. 1350, 2015 to amend the zoning from Rural 3 (R-3) to Rural 1 (R-1) for a portion of 12174 Hodgkins Road in order to facilitate a future two lot subdivision.

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Name: Brad James

Address:

2332 Loughheed Highway Agassiz BC

From:
To: [Planning Info](#)
Subject: To Whom it May Concern,
Date: April-02-18 5:25:30 PM

To Whom it May Concern,

This is to state that **I oppose** the Fraser Valley Regional District Official Community Plan Amendment Bylaw No. 1349, 2015 to amend the Official Community Plan designation from Limited (L) to Rural (R) and Fraser Valley Regional District Zoning Amendment Bylaw No. 1350, 2015 to amend the zoning from Rural 3 (R-3) to Rural 1 (R-1) for a portion of 12174 Hodgkins Road in order to facilitate a future two lot subdivision.

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Name: Deborah Simper

Address: 43841 Ryall Road Lake Errock BC

From:
To: [Planning Info](#)
Subject: OCP and Zoning amendment applications for: 12174 Hodgkin Road, Applicant: Thomas and Lorraine May Agent: Cheryl May
Date: April-02-18 4:24:28 PM

To: FVRD

This Letter is to inform you that the owners of 12202 Hodgkin Road – Kevin and Colleen O’Brien, OPPOSE the re-development of a future two (2) lot subdivision at 12174 Hodgkin Road; Zoning Amendment from: Rural 3 (R-3) to: Rural 1 (R-1), OCP Amendment from: Limited Use(L) to: Rural (R).

Applicant: Thomas and Lorraine May
Agent: Cheryl May

Sincerely,

Colleen and Kevin O’Brien

From:
To: [Planning Info](#)
Subject: Lake Errock Subdivision
Date: April-02-18 4:19:00 PM

To Whom it May Concern,

This is to state that **I oppose** the Fraser Valley Regional District Official Community Plan Amendment Bylaw No. 1349, 2015 to amend the Official Community Plan designation from Limited (L) to Rural (R) and Fraser Valley Regional District Zoning Amendment Bylaw No. 1350, 2015 to amend the zoning from Rural 3 (R-3) to Rural 1 (R-1) for a portion of [12174 Hodgkins Road](#) in order to facilitate a future two lot subdivision.

Historically, the property in question has applied for OCP and Zoning changes a number of times and each time has been unequivocally rejected by the vast majority of South Lake Errock landowners and the extended Lake Errock community. The existing bylaws are the *only* mechanisms in place to limit development and protect the sensitive ecology of Lake Errock's wetland. The bylaws were wisely put in place and I see no good reason for changing them. **I oppose having them amended.** Please enter this submission into the Public Hearing record. Thank you.

Name: Rosemarie Woolley

Address: 43872 Crabtree Lane, Lake Errock

Sent from my iPad

April 2, 2018

Fraser Valley Regional District
45950 Cheam Ave.
Chilliwack, BC
V2P 1N6

Re: 12174 Hodgkin Road, Lake Errock BC
Section: 22, Township: 24, Plan 1280

planninginfo@fvr.ca
aniemi@fvr.ca

To Whom It May Concern,

This is to state that **I oppose** the Fraser Valley Regional District Official Community Plan Amendment Bylaw No. 1349, 2015 to amend the Official Community Plan designation from Limited (L) to Rural (R) and Fraser Valley Regional District Zoning Amendment Bylaw No. 1350, 2015 to amend the zoning from Rural 3 (R-3) to Rural 1 (R-1) for a portion of 12174 Hodgkins Road in order to facilitate a future two lot subdivision.

In addition to the reasons submitted in my December 6, 2017 letter of opposition, to amending the above bylaws, is **new information** about Lake Errock Wetlands and its surrounding water ways **is its inclusion to the Harrison Salmon Stronghold**. On March 28, 2018, I as well as other ACES Directors attended a workshop on "Living with the Harrison Salmon Stronghold - Our Shared Waterway". There were 24 organizations in attendance which included: **Harrison Fisheries Authority, Sts'ailes - Scowlitz Fisheries, Department of Fisheries and Oceans, Fraser Basin Council, Invasive Plant Council, Hancock Wildlife Society, Fraser Valley Bald Eagle Festival Society, and Biologist Mike Pearson**, to mention a few. These organizations are actively committed to protecting waterways and fish habitat of HSS including Lake Errock. **The best way to protect Lake Errock Wetlands is not to amend Bylaw No. 1349, 2015 and Bylaw No. 1350, 2015 and to avoid any further degradation.**

1. Historically, the property in question has applied for OCP and Zoning changes a number of times and **each time has been clearly rejected** by the vast majority of South Lake Errock landowners and the extended Lake Errock community. ***It's a sensitive WETLAND!***
2. Amending the OCP Bylaw No.0020, 1998: The existing bylaws were put in place for good reasons: to limit development in a significant geotechnical hazard area and protect the environmentally sensitive area of Lake Errock's wetland. There is no significant advantage to taxpayers overall i.e. no significant employment or opportunity for amenities, social housing etc to have the OCP bylaw changed. It is in the public's best interest to protect this environmentally sensitive area. Amending the OCP would **contradict the 'official' plan**. Why would the FVRD be compelled to deviate from its "Official Community Plan?" ***It's a sensitive WETLAND!***
3. Amending Zoning Bylaw No. 559 (R3) to (R1): The parcel of land, in question, **is** subject to geo-hazards, flooding, and erosion and soil instability **hence why it is Zoned R3**. Rezoning to R1 would not give any assurance that this parcel of land would not be subject to the above conditions despite of the ACE Arden Consulting Report. Laurie Kremsater of Mandrone Environmental Services in her report writes "The main measures of concern on this property are the potential for flooding, encroachment, and erosion and sediment control." ***It's a sensitive WETLAND!***

4. ACE Arden Consulting Report **does not provide any assurance to me** as the testing was done in May. The testing should have been compiled in the wet season, November through March, to give a more accurate report. I have personally witnessed on at least three occasions large vehicles working on the Hydro Easement area, on the property in question, sinking approximately three feet in the extremely waterlogged terrain requiring a large tow truck to remove them. ***It's a sensitive WETLAND!***
5. ACE Arden Consulting Report summary states the report is intended for the May applicant only and any third party, FVRD, making any decision based on this report do so at their own risk. This could put the FVRD in a position of litigation. ***It's a sensitive WETLAND!***
6. Laurie Kremsater of Mandrone Environmental Services wrote "Wetlands are a rich ecosystem supporting many plant and animal species not found in other ecosystems." She further reported that "Many wetlands of these types {Lake Errock Wetland} in the lower mainland have been drained or filled and it has become all the more important to keep those remaining in natural functioning condition." She also states "The braided channel system on the parcel contains a diverse fish community and provides an important link as the channel system on the parcel provides fish access from Nicomen Slough to Harrison Bay." Laurie Kremsater also states "...backwater channels and wetlands will be important rearing habitat for juvenile salmon." **I strongly feel these are very good reasons why this particular wetland should be protected! *It's a sensitive WETLAND!***
7. In the Corporate Report under Zoning Amendment R1...will require a Development Permit for a frontage waiver for the proposed Lot 1 (parent parcel). **It would be a grave mistake to grant this waiver as the applicant already has a record of destructive acts on the Lake Errock Wetland.** The fishery officer that was involved in the case concerning Tom May's destructive acts stated "*I was the lead investigator in the matter R v Tom May that started in 2002 and concluded in 2008. May was charged under section 35(1) of the Fisheries Act and pleaded guilty to the charge in Chilliwack Court in January of 2007. He was fined only \$100, however under the creative sentencing principles at the time, the court ordered Tom May to pay \$58,000 in restoration under section 79.2(f) of the Act. The court further ordered the monies were payable to DFO and on site restoration was managed and conducted by SEP. Jonathan Bulcock was on site for the restoration. The works were concluded in August 2008.*" These are public records and can be disclosed. **Who would police the Mays if the Zoning/OCP amendments were granted?** This parcel of land needs to remain in its current state! ***It's a sensitive WETLAND!***
8. In response to the Mays letter addressed to registered owners of SLELOS regarding their efforts "... to keep the property as wetlands etc..." **it is a wetland as is!** No effort is required to keep it this way. ***It's a sensitive WETLAND!***
9. In respect to leaving a legacy to their children and grandchildren I also want to leave this ***sensitive WETLAND as a legacy to my children and grandchildren!***

For all the above reasons **I vehemently oppose amending the current Zoning and OCP bylaws!** Please enter this submission into the Public Hearing record.

Thank you.

Elizabeth Pellizzari
12171 Hodgkin Rd.
Lake Errock, BC
V0M 1N0

From:
To: [Planning Info](#)
Cc: [Alec Niemi](#)
Subject: Fw: Fwd: public hearing on Tuesday April 3rd at Scowlitz Community Hall Re: 12174 Hodgkins Road
Date: April-02-18 4:04:06 PM

To Whom it May Concern,

This is to state that **I vehemently oppose** the Fraser Valley Regional District Official Community Plan Amendment Bylaw No. 1349, 2015 to amend the Official Community Plan designation from Limited (L) to Rural (R) and Fraser Valley Regional District Zoning Amendment Bylaw No. 1350, 2015 to amend the zoning from Rural 3 (R-3) to Rural 1 (R-1) for a portion of 12174 Hodgkins Road in order to facilitate a future two lot subdivision.

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Name: Janice G. Longmore

Address: Hope, B.C. (Former resident and land owner in Lake Errock and concerned citizen)

--

"Be the change you want to see in the world!"

From:
To: [Planning Info](#)
Cc: [Alec Niemi](#)
Subject: Opposition to rezoning of 12174 Hodgkins Road, Lake Errock
Date: April-02-18 3:45:22 PM

To Whom it May Concern,

This is to state that **I oppose** the Fraser Valley Regional District Official Community Plan Amendment Bylaw No. 1349, 2015 to amend the Official Community Plan designation from Limited (L) to Rural (R) and Fraser Valley Regional District Zoning Amendment Bylaw No. 1350, 2015 to amend the zoning from Rural 3 (R-3) to Rural 1 (R-1) for a portion of 12174 Hodgkins Road in order to facilitate a future two lot subdivision.

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Reginald C Longmore

Hope BC

(Previous) Lake Errock land owner, and concerned citizen.

Sent from [Mail](#) for Windows 10

From:
To: [Planning Info](#); [Alec Niemi](#)
Subject: May property
Date: April-02-18 1:53:44 PM

To Whom it May Concern,

This is to state that **I oppose** the Fraser Valley Regional District Official Community Plan Amendment Bylaw No. 1349, 2015 to amend the Official Community Plan designation from Limited (L) to Rural (R) and Fraser Valley Regional District Zoning Amendment Bylaw No. 1350, 2015 to amend the zoning from Rural 3 (R-3) to Rural 1 (R-1) for a portion of 12174 Hodgkins Road in order to facilitate a future two lot subdivision.

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Daniel Berge
12042 Hodgkins Road
Lake Errock
VOM 1N0

From:
To: [Planning Info; aneimi@fvr.ca](mailto:aneimi@fvr.ca)
Subject: Bylaw No. 1349, 2015 Bylaw No. 1350, 2015
Date: April-02-18 1:49:34 PM

planninginfo@fvr.ca
aneimi@fvr.ca

To Whom it May Concern,

This is to state that **I oppose** the Fraser Valley Regional District Official Community Plan Amendment Bylaw No. 1349, 2015 to amend the Official Community Plan designation from Limited (L) to Rural (R) and Fraser Valley Regional District Zoning Amendment Bylaw No. 1350, 2015 to amend the zoning from Rural 3 (R-3) to Rural 1 (R-1) for a portion of 12174 Hodgkins Road in order to facilitate a future two lot subdivision.

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Name: Marco Pellizzari
Address: 12171 Hodgkin Rd.
Lake Errock, BC
V0M 1N0

--

"Be the change you want to see in the world!"

From:
To: [Planning Info](#); [Alec Niemi](#)
Subject: Bylaw No. 1349, 2015 Bylaw No. 1350, 2015
Date: April-02-18 1:07:28 PM

April 2nd 2018

planninginfo@fvr.ca
aniemi@fvr.ca

To Whom it May Concern,

This is to state that **I oppose** the Fraser Valley Regional District Official Community Plan Amendment Bylaw No. 1349, 2015 to amend the Official Community Plan designation from Limited (L) to Rural (R) and Fraser Valley Regional District Zoning Amendment Bylaw No. 1350, 2015 to amend the zoning from Rural 3 (R-3) to Rural 1 (R-1) for a portion of 12174 Hodgkins Road in order to facilitate a future two lot subdivision.

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Name: Jason Pellizzari
Address: 12171 Hodgkins Rd
Lake Errock BC
V0M 1N0

From:
To: [Planning Info](#)
Cc: [Alec Niemi](#); info@weateaces.org
Subject: Opposition to Community Plan & FVRD Zoning Amendments
Date: April-02-18 12:05:14 PM

To Whom it May Concern,

This is to state that **I oppose** the Fraser Valley Regional District Official Community Plan Amendment Bylaw No. 1349, 2015 to amend the Official Community Plan designation from Limited (L) to Rural (R) and Fraser Valley Regional District Zoning Amendment Bylaw No. 1350, 2015 to amend the zoning from Rural 3 (R-3) to Rural 1 (R-1) for a portion of 12174 Hodgkins Road in order to facilitate a future two lot subdivision.

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Thank you.

Name: Curtis & Charlotte Cooper

Address: 44174 Bayview Road, Lake Errock, BC

From:
To: [Planning Info](#); [Alec Niemi](#)
Subject: May property - ooops forgot address
Date: April-02-18 11:59:02 AM

To Whom it May Concern,

This is to state that **I oppose** the Fraser Valley Regional District Official Community Plan Amendment Bylaw No. 1349, 2015 to amend the Official Community Plan designation from Limited (L) to Rural (R) and Fraser Valley Regional District Zoning Amendment Bylaw No. 1350, 2015 to amend the zoning from Rural 3 (R-3) to Rural 1 (R-1) for a portion of 12174 Hodgkins Road in order to facilitate a future two lot subdivision.

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Cynthia Berge
12042 Hodgkins Road
Lake Errock, BC
V0M 1N0

From:
To: [Planning Info: Alec Niemi](#)
Subject: FVRD Official Community Plan Amendment Bylaw No. 1349 & 1350, 2015 re: South Lake Errock, B.C.
Date: April-03-18 11:51:51 AM

To Whom it May Concern,

This is to state that **I oppose** the Fraser Valley Regional District Official Community Plan Amendment Bylaw No. 1349, 2015 to amend the Official Community Plan designation from Limited (L) to Rural (R) and Fraser Valley Regional District Zoning Amendment Bylaw No. 1350, 2015 to amend the zoning from Rural 3 (R-3) to Rural 1 (R-1) for a portion of 12174 Hodgkin Road in order to facilitate a future two lot subdivision.

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Name: Ms. Monique Cassandra Sikorra

Address: 12072 Hodgkin Road, South Lake Errock, B.C. V0M

1N0

Lot #45

From:
To: [Planning Info](#)
Subject: Re: Bylaw proposal
Date: April-03-18 11:07:31 AM

I echo these sentiments, and oppose amending bylaw 1349.

Thank you for your consideration

Nick McKinnon

43883 BIRCH LANE
LAKE ERROCK BC

On 2 April 2018 at 21:34, Valerie McKinnon <valmckinnon@hotmail.com> wrote:

Sent from my iPad

Begin forwarded message:

From: valmckinnon@hotmail.com
Date: December 5, 2017 at 5:23:39 PM PST
To: planninginfo@fvr.d.ca
Subject: Bylaw proposal

To Whom it May Concern,

This is to state that **I oppose** the Fraser Valley Regional District Official Community Plan Amendment Bylaw No. 1349, 2015 to amend the Official Community Plan designation from Limited (L) to Rural (R) and Fraser Valley Regional District Zoning Amendment Bylaw No. 1350, 2015 to amend the zoning from Rural 3 (R-3) to Rural 1 (R-1) for a portion of 12174 Hodgkins Road in order to facilitate a future two lot subdivision.

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Name: Chris & Val Mckinnon
Address: 43883 Birch lane

Lake Erroch bc v0m1n0

Sent from my iPad

To Whom it May Concern,

This is to state that I **oppose** the Fraser Valley Regional District Official Community Plan Amendment Bylaw No. 1349, 2015 to amend the Official Community Plan designation from Limited (L) to Rural (R) and Fraser Valley Regional District Zoning Amendment Bylaw No. 1350, 2015 to amend the zoning from

Rural 3 (R-3) to Rural 1 (R-1) for a portion of 12174 Hodgkins Road in order to facilitate a future two lot subdivision.

Historically, the property in question has applied for OCP and Zoning changes a number of times and each time has been unequivocally rejected by the vast majority of South Lake Errock landowners and the extended Lake Errock community. The existing bylaws are the *only* mechanisms in place to limit development and protect the sensitive ecology of Lake Errock's wetland. The bylaws were wisely put in place and I see no good reason for changing them. I **oppose having them amended**. Please enter this submission into the Public Hearing record. Thank you.

Name:

Georgia Mackinnon

Address:

12154 Hodgkins Rd.

From:
To: [Planning Info](#)
Cc: [Alec Niemi](#)
Subject: Public hearing on Tuesday April 3rd at Scowlitz Community Hall
Date: April-03-18 10:45:02 AM

To Whom it May Concern,

This is to state that **I oppose** the Fraser Valley Regional District Official Community Plan Amendment Bylaw No. 1349, 2015 to amend the Official Community Plan designation from Limited (L) to Rural (R) and Fraser Valley Regional District Zoning Amendment Bylaw No. 1350, 2015 to amend the zoning from Rural 3 (R-3) to Rural 1 (R-1) for a portion of 12174 Hodgkins Road in order to facilitate a future two lot subdivision.

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Name: Chris Pellizzari

Address:

12171hodgkins Rd.Lake errock V0M 1N0

o

From:
To: [Planning Info](#)
Subject: Opposition to bylaw changes
Date: April-03-18 10:16:33 AM

To Whom it May Concern,

This is to state that **I oppose** the Fraser Valley Regional District Official Community Plan Amendment Bylaw No. 1349, 2015 to amend the Official Community Plan designation from Limited (L) to Rural (R) and Fraser Valley Regional District Zoning Amendment Bylaw No. 1350, 2015 to amend the zoning from Rural 3 (R-3) to Rural 1 (R-1) for a portion of [12174 Hodgkins Road](#) in order to facilitate a future two lot subdivision. We are also opposed to the OCP amendment.

Historically, the property in question has applied for OCP and Zoning changes a number of times and each time has been unequivocally rejected by the vast majority of South Lake Errock landowners and the extended Lake Errock community. The existing bylaws are the *only* mechanisms in place to limit development and protect the sensitive ecology of Lake Errock's wetland. The bylaws were wisely put in place and I see no good reason for changing them. **I oppose having them amended.** Please enter this submission into the Public Hearing record. Thank you.

Name: Chris & Val Mckinnon
Address: [43883 Birch lane](#)
[Lake Erroch bc](#) v0m1n0

Sent from my iPad

Sent from my iPad

From:
To: [Planning Info](#)
Subject: May property lake errock bc
Date: April-03-18 10:14:45 AM

I am opposed to the building on the lake Errock wetlands at 12174 Hodgkin Rd.,

Respectively
Wendy Gayton
Squawkum Rd
Lake Errock BC

Sent from my iPhone

From:
To: [Planning Info: Alec Niemi](#)
Subject: Fw: FVRD Official Community Plan Amendment Bylaw No. 1349 & 1350, 2015 re: South Lake Errock, B.C.
Date: April-03-18 11:54:38 AM

To Whom it May Concern,

This is to state that **I oppose** the Fraser Valley Regional District Official Community Plan Amendment Bylaw No. 1349, 2015 to amend the Official Community Plan designation from Limited (L) to Rural (R) and Fraser Valley Regional District Zoning Amendment Bylaw No. 1350, 2015 to amend the zoning from Rural 3 (R-3) to Rural 1 (R-1) for a portion of 12174 Hodgkin Road in order to facilitate a future two lot subdivision.

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Name: Mr. Mackenzie Burke Sikorra

Address: 12072 Hodgkin Road, South Lake Errock, B.C. V0M

1N0

Lot #45