

PUBLIC HEARING REPORT

TO: Regional Board of Directors

FROM: Taryn Dixon, Electoral Area H

HEARING DATE: June 5, 2018

RE: 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 June 5, 2018 at 7:32 p.m., in the Cultus Lake Community School located at 71 Sunnyside Boulevard, Cultus Lake, B.C.

There were approximately 24 members of the public present.

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

Members of the Fraser Valley Regional District staff present were:
Margaret-Ann Thornton, Director of Planning and Development
David Bennett, Planner II

Prior to the public hearing, from 7:00 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". From 7:20 p.m. to 7:32 p.m. an informal public information meeting occurred where questions about the proposal were directed to the applicant for clarification. The information meeting discussion is summarized below:

- Question:** Will additional gravel be removed from the property?

Response from the applicant: No. Gravel will only be removed in association with the proposed housing development; the former gravel pit is not being re-opened.
- Question:** Stated concern with tree removal and potential for additional tree blow-down. Tree removal will destabilize the slope. Stated concern that trees will fall down onto Vance Road and onto neighbour's property and associated slope/gravel debris. Concerned that tree blow down will disrupt BC Hydro service.

Response from FVRD: The FVRD had similar concerns, and GeoHazard reports were submitted. Restrictive Covenants will be utilized for areas for tree retention.

Response from the applicant: Advised that there is to be no development above this neighbour's property on Vance Road.

3. **Question:** There were a number of revisions to the proposal. Has it been determined the exact location of the sewer lift station and water line?

Response from the applicant: There are currently no final engineering details. If the rezoning is supported, these details will be examined then.

4. **Question:** What frontage and road improvements are proposed along Vance Road, Sleepy Hollow Road and the intersection with Columbia Valley Highway?

Response from the applicant: There has been one (1) meeting with the Provincial Ministry of Transportation and Infrastructure (MOTI) who is responsible for roads in the Electoral Areas. Sidewalk and street lighting is proposed along Vance Road.

5. **Comment:** There are numerous power outages in this area. Requests that the sewer lift station be equipped with a back-up generator powered by natural gas.

6. **Question:** Will the upper road be a private road? If yes, will strata fees pay for this road's maintenance and not FVRD taxes?

Response from the applicant: MOTI will not support a public road with the proposed road width. As a private road, the applicant is examining if public access can be permitted, and it is not the intent to gate this access road.

Chairperson Dixon called the Public Hearing to order at 7:32 p.m. The hearing was convened pursuant to Part 14 – Division 3 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 466, the time and place of the public hearing was advertised in the May 30th 2018 and June 1st, 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.

Chairperson Dixon acknowledged there were three (3) written submissions provided for the public hearing. The Chairperson noted the written comments were available at the public hearing for viewing and would be included in the public hearing record. The written submissions are attached as Appendix "C". There were four (4) oral comments provided. The oral comments received are summarized below in the order which they were provided:

- 1) Les Shingler 45990 Sleepy Hollow Road

Les Shingler spoke in favour of the proposal noting that the developer has worked with the neighbourhood to address concerns. An arborist could be retained to remove trees or trim trees to prevent wind throw. There are numerous developments with steep slopes. The development will

bring services (water and sewer) into the area. My home in Sleepy Hollow was destroyed by fire because there was a lack of water. If this project was denied, would the FVRD pay to bring services to this neighbourhood?

Director Dixon, FVRD, responded that to bring services, such as water there would need to create a service area.

David Bennett, Planner 2, FVRD clarified that the residents would need to petition in to the service area and would be taxed for the service.

Les Schindler stated that this development will reduce the costs of services for the area. There are no concerns with trails and access. There are many trails in this area to the USA border that are protected. The existing gravel pit is an eye sore and attracts teenagers partying. Support for the development 100%.

2) Lorna Griffeth 221-45835 Sleepy Hollow Road

Ask for clarification on the proposed timeline. The next decade, does that mean 10 years from now? Will the water system be connected to the City of Chilliwack or be part of the Cultus Lake system?

David Bennett, Planner 2 stated that the next decade reference was to 2020. The water system is the FVRD Cultus system, and not a connection to the City of Chilliwack.

3) Don Lindsay, 45961 Linzey Road:

Stated that the proposal is an improvement over the existing gravel pit and the existing hole in the hillside. The changes made to accommodate fire protection in the area is appreciated. There have been a number of discussions with the developer that will reduce costs to provide water service to Gurney Road and Linzey Road. This is a good development and the developer has shown care to the neighbours.

4) Cody Helmer, 45930 Linzey Road:

Has lived his whole life at Cultus Lake and is a volunteer fire fighter. It is a struggle to get water to this area. The development will make water affordable for this area. Is supportive of the development.

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 7:44 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.

There was one oral comment provided. The oral comment received is summarized below.
Comment

1. Speaker (name not recorded) 45955 Sleepy Hollow Road
Requested clarification on the differences between the two bylaws.

David Bennett, Planner 2, clarified that to accommodate the development as proposed, Bylaw 1460 is an amendment to the Official Community Plan to designate the entire property Suburban Residential from Limited Use. Bylaw 1461 is a rezoning bylaw to designate the entire property Urban Residential (RS-1). The bylaws are processed concurrently.

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

The Chairperson concluded the meeting at 7:46p.m.

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

Respectfully submitted,

Taryn Dixon, Chairperson

David Bennett, Recorder

Appendix "A": Written Comments Received Prior to Public Hearing