

From: Melanie Williams
Sent: June-05-18 8:47 AM
To: David Bennett
Cc: Taryn Dixon; jennifer williams
Subject: Second Public Meeting for rezoning application regarding Bylaws 1460 and 1461

Hi Taryn and David,

Once again, I am writing to you to **NOT** make any changes to the existing community plan bylaw number 1460 and **DO NOT CHANGE** the current zoning of bylaw number 1461.

I believe that the development company has still not been able to sufficiently resolve many issues the local residents have raised with the proposed housing development on the abandoned gravel-pit site at 45900 Sleepy Hollow road.

I vehemently oppose the high density of the lower North portion of the proposed development. All existing lots in the older sleepy Hollow road, Vance road, Joyce and Elizabeth are larger in size ranging from 0.36 acres to 0.58 acres around the immediate vicinity. This fact directly visually manifests itself in the lush rural green aesthetic of our 35+ year old neighbourhood. The development company has consistently failed to adapt their planning to reflect/compliment our current community, despite the fact that they have been made aware of our concerns in this regard. At one public information meeting, I was told it *wouldn't be financially viable* for the many skinny lots that are arranged somewhat like row housing along Sleepy Hollow road to be made wider by forsaking say, 2 less houses, so that we maintain the appearance of green space which is so important to preserve the feel of our neighbourhood. I have a **BIG PROBLEM** with the concept of a development company disregarding the visual impact of their development on an existing neighbourhood in favour of their profit margins. If it's not financially viable to do it with deference, why are we being asked to do it at all? We have only one chance here, to respectfully move our community forwards in a responsible way, to be sure we make the decisions that enhance our communities, not spoil them. If we want to maintain our sleepy rural feel so in keeping with Cultus Lake, we need to request again, **that the development company honour the tone of our community** and create a plan for this site that has larger lots and less of an oddly juxtaposed tightly packed urban feel. Many of us bought homes here because we liked our privacy, quiet, peace and tranquility and many of us I imagine, fully supposed that homes would be built in the same fashion as they always have been around here, on the parcel of 45900 Sleepy Hollow road, one at a time and on large grassy lots. It's interesting to note that Rachel Place actually achieved this with it's development in 2001/2 on the hill above our community. All of the homes there are on 0.4 acre lots and the green space blends perfectly with our community.....so why is *this* proposal designed to be so at odds with our neighbourhood?

On the subject of green space, regardless of whether the land is privately owned or not, the site at 45900 Sleepy Hollow road, while laying dormant, has become a natural sanctuary to many birds, mammals, butterflies and Insects. I respectfully request that the FVRD oversees an intention to be sensitive to wildlife/endangered species to be sure none are displaced by this proposal. I currently have bats roosting on my property as well as frequent visits by woodpeckers and Owls who live within our neighbourhood, the vast majority of the trees, shrubs and general habitat these animals and birds frequent, being on the site in question.

From: Dieter Cramer
Sent: May-29-18 10:46 PM
To: Planning Info
Cc: Taryn Dixon
Subject: OCP & Zoning Amendment Bylaw 1460/1461

Please accept this as my submission in advance of the June 5th. public hearing as I will not be able to attend.

My property is directly attached to the property in discussion and therefore directly impacted to any change affecting this property. Immediately South of my property is my licenced domestic water supply and any development in the watershed will cause turbidity and other pollutants to enter the water source. The rezoning will allow development that will negatively impact the health and sustainability of this important watershed. I am therefore opposed to the change of the zoning amendment to remove the upper portion of said property from limited use (L-1) to Urban Residential.

The proponents have made no attempts to mitigate the impact of construction and development of this upper section which contravenes my rights as a licence holder with the Provincial Ministry of Forest, Lands, Natural Resource Operations, and Rural Development. The development is also contrary to the Fraser Valley Watershed Program. The goal of the Watersheds Program is to help improve the health and sustainability of watersheds throughout the Fraser Valley using watershed planning, enhancement and restoration projects, partnership building, and community stewardship, education, and awareness.

In our last Public hearing there was an overwhelming negative response to this development and nothing has changed to the design briefs submitted three months ago. The following information session attracted few community members, as there was no new information that was presented to mitigate the community's concerns. There is a community petition on file, and it should carry precedence over continued public hearings on the same issue. I believe the proponents will continue to press for this development until it finally passes hoping for the community to tire of the efforts to protect our original OCP. Do not give in to the developers to rezone the L-1!

Let's stop this development on the upper part of this property; Leave the upper L-1 area as it's designed to be... Limited use.

Dieter Cramer
September North
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Cultus Lake, BC
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From: Brenda Fraser
Date: June 4, 2018 at 8:53:48 PM PDT
To: <tdixon@fvrld.bc.ca>
Subject: Community Plan and Zoning Amendment

Dear Ms. Dixon,

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

In an email dated March 11th, I wrote the following:

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.

I would like to again submit my opposition for this project into the public hearing record in advance of the 2nd public hearing on June 5, 2018. Urban density housing does not belong in a currently established neighbourhood of large lots.

Thank you.

Brenda Fraser
3866 Joyce Drive
Cultus Lake, BC