

To: Electoral Area Services Committee
From: FVRD EA Planning and Development
FVRD Strategic Planning & Initiatives

Date: 2023-03-09
File No: 3360-22-2022-01

Subject: Major Official Community Plan and Zoning Amendments to facilitate the redevelopment of the gravel pit at 43837 & 43873 Lougheed Highway, Electoral Area C, into a residential subdivision with commercial and multifamily land uses

RECOMMENDATION

THAT the Fraser Valley Regional District Board defer consideration of bylaws to facilitate the redevelopment of the existing gravel pit located at 43837 & 43873 Lougheed Highway Electoral Area C to a future meeting of the FVRD Board;

AND THAT in accordance with Fraser Valley Regional District Development Procedures Bylaw No. 1377, 2016 section 4.1.2 a) the FVRD Board require the applicant, **at the applicant's expense**, to submit the supplementary information required to address the information gaps outlined in the FVRD staff report dated March 9, 2023;

AND THAT the Board request the applicant to enter into a capacity funding agreement with the FVRD to provide planning, engineering and financial consulting services to address the information gaps outlined in the FVRD staff report dated March 9, 2023;

AND THAT in accordance with Section 4.6 of the *Fraser Valley Regional District Development Procedures Bylaw No. 1377, 2016*, the FVRD host a public information meeting to present and review the supplementary information required to address the information gaps outlined in the FVRD staff report dated March 9, 2023;

AND FURTHER THAT the Fraser Valley Regional District Board endorse the process for the review of the application as generally outlined in the FVRD staff report dated March 9, 2023

BACKGROUND

GWEB HOLDINGS LTD has made applications to amend the Official Community Plan and Zoning Bylaw to redevelop the existing gravel pit located at 43837 & 43873 Lougheed Highway, Lake Errock (Area C) into a mixed-use development with residential and commercial land uses on 70.8 ha of land. The applicant is calling the proposal Harrison Rise. The plan for the proposed development is appended

(see Appendix A). The applicant has also submitted a letter summarizing the proposal and their submission package, which serves as an attachment to this report. The proposed development would include:

- 155 single-family residential lots with secondary suites
- 68 Townhouse units
- 95,800 sq. ft. of Multi-Family Residential (potentially 67 units, based on 1,200 sq. ft. units)
- 1.2 ha of “employment lands”

This amounts to 290 to 445 residential units. Based on the submitted site plan, the proposed development could add approximately 1,000 people to the area. This would almost double the population of Area C. According to Statistics Canada, the population of Area C was 1,133 people in 2021. The existing Lake Errock community had a population of 343 people in 166 private dwellings in 2021.

The development would be served by a new community sanitary sewer system that the applicant proposes to construct and then turn over to FVRD for operation and maintenance. As proposed by **the developer, the sewer system would serve the development and Sq'ewlets First Nation lands to the north but not the adjacent Lake Errock community.** The applicant proposes to petition into the Lake Errock Community Water System and provide necessary upgrades to support the additional demand. The development would avoid sensitive springs and riparian zones associated with Holachten Creek and provide park and trail amenities within the development site. A park area along Beaudry Road is **proposed to be dedicated to the Sq'ewlets First Nation with an intent to acknowledge First Nation culture.**

The applicant has submitted a package of technical reports to support the application, including Environmental Assessment, Archaeological Impact Assessment, Wildfire Assessment, Tree Retention Potential Assessment, Traffic Impact Assessment, Residential Market Analysis, Civil Engineering package, and a Servicing Plan. The applicant has also submitted their public consultation summary, First Nations engagement summary, parks and trails conceptual layout. All technical reports, background information, and public comments application details are available online at [Lake Errock Gravel Pit Redevelopment | Have Your Say FVRD](#). Staff are reviewing the technical reports to provide detailed comments prior to consideration of First Reading.

The development could provide a variety of benefits, including:

- increased housing supply,
- diversification of housing types,
- relief from noise/dust from the existing gravel pit, and
- a sanitary sewer system for the development and for **Sq'ewlets** First Nation lands.

The proposal also presents many challenges:

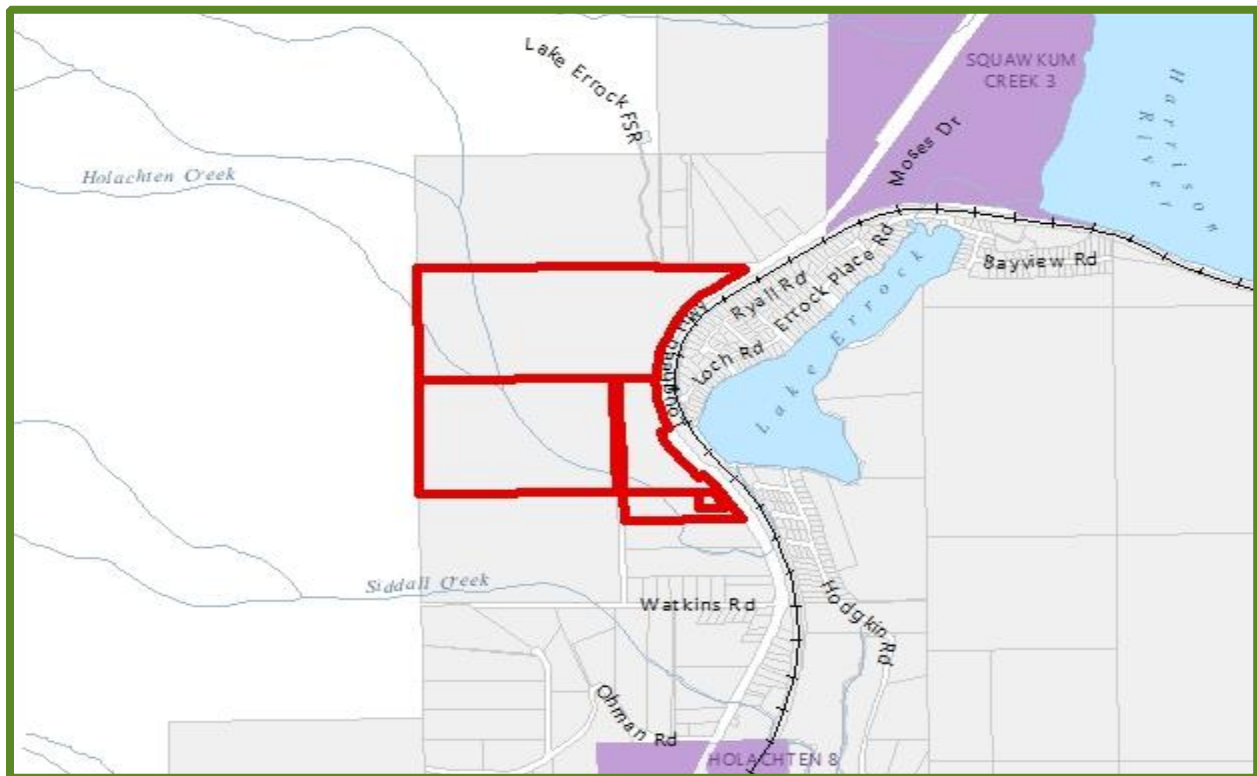
- The site is outside of Regional Growth Boundaries in a location 20 km east of grocery stores and amenities within the City of Mission and 22 km west of services in Agassiz.

- There are no Official Community Plan policies, zoning, servicing strategies, financial plans, development cost charge bylaws, or other necessary supports in place for the proposed development.
- The site of the proposed development is an active gravel pit. It is not serviced with community water, sanitary sewer, or stormwater systems. A community water system in the area would be expanded to serve the proposed development.
- The site is physically separated from the existing Lake Errock community by a numbered Highway and the CP Rail mainline.
- In addition to site services, the population increase would greatly increase demand for all FVRD services to the area, including Fire Protection, solid waste management, parks, and building inspection.
- This may be the largest ever single development application in FVRD's Electoral Areas and, aside from the applicant's submissions, it is entirely unplanned.

Additional details are available in the [Corporate Report](#) dated September 8, 2022.

PROPERTY DETAILS			
Electoral Area	C		
Address	43837 & 43873 Lougheed Highway		
PID	013-445-871, 012-051-853, 012-051-888, 012-051-900, 013-445-901		
Folio	775.03749.000, 775.03746.002, 775.03747.000, 775.03748.000, 775.03731.000		
Lot Size	70.8 hectares		
Owner	Gweb Holdings Ltd.	Agent	Aplin & Martin Consultants Ltd.
Current Zoning	Rural 3 (R-3)	Proposed Zoning	Comprehensive Development (CD)
Current OCP	Limited Use (LU), Rural (R)	Proposed OCP	Residential, Mixed Industrial, Commercial
Current Use	Gravel Pit	Proposed Use	Comp. Development
Development Permit Areas	Geologic Hazard DPA 1-C; Riparian Areas DPA 3-C		
Agricultural Land Reserve	No		
ADJACENT ZONING & LAND USES			
North	^	Rural 3 (R-3), Rural Residential 1 (RR-1); Forest, Residential	
East	>	Rural Residential 1 (RR-1), Rural 6 (R-6); Residential, Lake Errock	
West	<	Rural 4 (R-4); Forest	
South	v	Rural 3 (R-3); Forest, Residential	

NEIGHBOURHOOD MAP



PROPERTY MAP



DISCUSSION

OVERVIEW

Developments of this scope and scale are usually preceded by neighbourhood plans that resolve design, servicing, neighbourhood integration, transportation, environmental impacts, safety and a variety of other issues at both policy and practical levels.

In pre-application communications with the developer, Planning staff recommended that a neighbourhood plan and servicing strategy be completed prior to development applications. Staff outlined the challenges of proceeding with applications in the absence of a neighbourhood plan. Nevertheless, the developer chose to proceed with an application-led process and it is their right to have applications considered by the FVRD Board.

The proposed development would have major unplanned implications for the community, a range of FVRD services, and potentially taxation. The development involves uses and densities that do not currently exist in Area C. The development site is segregated from the community by a numbered highway and a major rail corridor. It is located alongside an engaged community that emphasizes rural aesthetics and environmental values, and that is traditionally reluctant to accommodate development.

The applicant has done a good job of planning for the physical development of the site itself. It has not planned for integrating the development into the surrounding community; identified off-site servicing needs; addressed the financial sustainability of new or expanded services required to support the new population (especially those beyond the site such as solid waste, park and fire services); or, consult broadly on all of these.

Given the scale of the development, its potential impacts and the absence of policy/bylaw supports, the applications are difficult to work through because critical elements of neighbourhood planning will need to occur simultaneously with application processing.

However, the proposed development could potentially bring important benefits to the community. For that reason, Planning staff are of the opinion that it is worth exploring. All parties should be aware that, under these circumstances, the application review process will be more complex, uncertain and time-consuming than would otherwise be expected.

The current FVRD planning department work plan does not include the costs and staff time to complete the necessary off-site servicing needs and financial sustainability analyses for the Lake Errock neighbourhood. Recreational, environmental, and community amenities need to be integrated and coordinated with compatible land uses. Comprehensive servicing is also needed to address community water and community sanitary needs. Capacity support is required to review the application and understand its implications. Detailed discussion about capacity funding can be found in the later sections of the report.

REPORT STRUCTURE

The report is divided into 4 sections:

1. **Community Comments:** This section identifies all resident concerns, information gaps based on resident concerns, and response from the applicant on these concerns.
2. **Benefits & Challenges:** The tables in this section lays out the benefits and potential benefits provided to the Area C community through the proposed development. It also provides action items for the developer to work on prior to the first reading. The development implications are primarily built on the FVRD Regional Growth Strategy to build integrated and sustainable rural development and resident comments from the public meeting.
3. **Capacity funding:** It is difficult to ascertain the practical benefits the development brings and its full implications on the community in the absence of a neighbourhood plan. This section seeks Board direction to request capacity funding to better inform our understanding of the implications and challenges of this development.
4. **Path forward:** Development of this scale must provide broader community benefits. It should help strengthen the existing and new services provided to the community. The information gaps identified in this report outline a path to move forward to the subsequent stages given that the developer meets all these requirements.

1. COMMUNITY COMMENTS

FVRD hosted a public information meeting on November 23, 2022, at the Deroche Community Hall to present and discuss the details of the proposed development. The meeting was an opportunity for **FVRD Board members to hear residents' initial feedback directly. The developer and their consultant team attended this meeting and answered questions from residents. A summary table of the comments and questions from the meeting is attached.**

Following the meeting, the public was invited to submit comments on the [FVRD Have Your Say website](#) until January 13th, 2023. Approximately 26 individuals made approximately 43 submissions over this time. Copies of the comments and questions from the Have Your Say website are attached, and a brief summary is presented in Appendix 2 along with **a summary of the applicant's responses. The applicant's full reply to these concerns/questions is also attached: see Aplin and Martin's memorandum dated February 16, 2023.**

The key themes of public comments are:

- Community benefits to the residents such as connection to a community sewer facility
- Financial impacts on existing service area ratepayers
- Impacts on drinking water, groundwater, and lake water
- Impacts on the existing service areas such as water, solid waste, and fire services
- Recreation impact on Lake Errock and pedestrian movement to the existing community

- Supporting a lower density development

2. BENEFITS & CHALLENGES

The existing Area C population is 1,133 (Stats Canada, 2021). A major development application that proposes between 290 to 445 residential units and approximately 1,000 new residents to the Lake Errock community requires comprehensive planning and thoughtful consideration.

Development of this scale should meet the principles of an integrated and sustainable community. These concepts are discussed in depth in the FVRD [draft 2050 Regional Growth Strategy](#). It is essential that the development meet the following principles:

- Integrated community: Development should strive to be less car-oriented, and connected to other parts of the electoral area.
 - Transit connectivity: Development shall be inter-connected not only to other parts of the community but also to regional amenities (e.g. medical facilities, grocery stores, banks) through transit.
 - Pedestrian and trail connectivity: New development within existing settlement areas should be integrated through active transportation (i.e., pedestrian, cycling, trails) infrastructure.
 - Coordinated future development: Development within the same community should be complementary and not conflicting.
 - Community amenities: Development should provide community amenities that not only address the pressures on existing local services but also encourages the creation of an integrated and complete community.
- Sustainable development: Development should pay for itself without compromising the ability of the Regional District to provide cost-effective services.
 - Concentrated growth: New development should be concentrated and integrated within existing settlement areas to support responsible management of existing services.
 - Servicing: Development should pay for any expansion of services without increasing the cost to existing residents. Examples of such services are:
 - Community water and sewer system
 - Solid Waste
 - Parks
 - Fire services
 - Safe & efficient access to basic utilities: ensuring rural communities have access to effective and efficient water and sewer systems that protect public health, environment, and support indigenous communities as well.

- Lands and resources: development should protect community and ecological resources. Such considerations include:
 - Land uses that address the housing supply gaps
 - Providing adequate parks and trail space
 - Protecting and managing ecologically sensitive areas
 - Understanding environmental hazards

The development proposes certain community benefits that will address long-standing community concerns. The key benefits are:

- Gravel pit removal
- Providing community sewer connection to **Sq'ewlets** First Nation
- Supplying housing units and diversifying housing types

Staff have recommended that the developer consider the potential community benefits of providing sewer system capacity to facilitate the eventual connection of the existing Lake Errock community to the proposed community sewer system.

Large developments have a range of implications that need to be identified and addressed through the planning and development approval process. The principle is that developments must generally resolve the challenges they create and should bring public benefits to the existing community.

Table 1 identifies the development challenges and key information gaps associated with the proposal. Keeping the principles of an integrated and sustainable community in mind, it aims to identify the development implications and how they should be addressed to provide a better understanding of the proposal. Prior to the first reading, the application shall submit a letter outlining how these action items will be met.

The tables below discuss steps to gaining a better understanding of the development implications.

<i>TABLE 1: Development implications to be addressed by the developer</i>		
Challenges	Implications	Action
Inter-connected settlements Pedestrian & trail connectivity	Connectivity between the existing Lake Errock Community and proposed development; support community connections; access to lake	Developer to identify pedestrian highway crossing per the Traffic Study recommendation
Transit connectivity	Lack of transit connection to nearest basic amenities (e.g. medical centre, groceries, banks)	Developer to identify transit Servicing Feasibility Study required
Impact on lake water quality	Groundwater impact	Developer has proposed to undertake a lake water monitoring plan. Details required.

Existing parks and trails	Pressure on existing community recreational amenities, particularly Lake Errock community park/lake access	Servicing Feasibility Study required
Fire Services	Pressure on existing fire services	Fire Protection Study and Servicing Feasibility Study required
Solid Waste	Pressure on existing solid waste services	Servicing Feasibility Study required
Community Recreation Facilities (e.g. daycare, gymnasium, comm. hall)	Understanding how the demand for community recreation facilities would be met.	Servicing Feasibility Study required
School Capacity	Pressure on existing Deroche Elementary School and Mission Schools.	Discussion is required among the FVRD, developer and the Mission School District per the <i>Local Government Act</i> requirements.
Secondary Egress Route	Development proposed a one-way ingress and egress from Loughheed Highway.	Developer shall explore and provide secondary egress route options.

A critical information gap is servicing and financial feasibility study to understand how the overall (on-site and off-site) servicing needs of the proposed development. A Servicing Feasibility Study is necessary to:

- Identify servicing needs, including:
 - all site services that would be the responsibility of FVRD to maintain and replace
 - off-site service needs including fire protection, parks/trails, solid waste, transit, etc.
- Determine all capacity and infrastructure improvements that will be needed to support the development and its residents
 - identify thresholds or triggers for the additional capacity or infrastructure (i.e. when it is needed)
- Estimate capital and long-term operation, maintenance and capital replacement costs
- Determine the impact of service demands on existing taxpayers
- Develop a strategy for funding new infrastructure and service expansion that considers:
 - **The 'developer pay' principle that costs for new infrastructure and service needs** associated with the development be paid by the developer
 - Anticipated market absorption of the lots factoring in overall market supply in Area C (i.e. Harrison Mills Neighbourhood Plan area)
 - **'Break even analysis' to determine:** 1) the point at which development is sufficient to cover operational and capital replacement costs; and, 2) how to fund services until the break-even point is reached

- Identify requirements for new service area bylaws, amendments to existing service area bylaws, and DCC bylaws required to fund services and infrastructure
- Consider the overall sustainability and affordability of service expansion and new infrastructure for both FVRD and taxpayers
 - perform a sensitivity analysis, particularly with respect to break-even timelines and market absorption of lots

Undertaking a Servicing Feasibility Study for various services will require discussion with external consultants, FVRD Engineering, Planning, Fire Services, and Parks staff, the North Fraser Fire Department and others.

3. CAPACITY FUNDING

During the pre-application stage of this proposal, staff recommended proceeding with a neighbourhood plan given the large scale of the proposed development. Many of the challenges and constraints discussed above are items that would have been addressed through a neighbourhood plan. Several of these items require at-length discussion with the local First Nation communities and with various crown agencies such as CN Rail, MoTI, and the school district. Such long-term discussions are often better served through a neighbourhood plan. It is difficult to ascertain the practical benefits the development brings and its full implications on the community in the absence of a neighbourhood plan.

Furthermore, it is challenging to draft an OCP amendment for a major development without fully understanding its implications. Major OCP amendments such as this generally require comprehensive amendment to the following sections of the OCP.

- Community Vision
- Regional Growth Strategy Consistency
- Existing and Future Growth Management Areas
 - Infill potential
 - Zoned densities
 - Development potential and future housing supply
 - Build-out relationships between existing and future growth areas and service area expansions
- Housing Needs and Residential Uses
 - Housing Supply Gaps
 - Accessory dwelling units
- Servicing (water, sewer, solid waste, fire services)
- Environment & creation of Development Permit Areas
- Parks and Trail
- Community Amenity Contributions

- Community Infrastructure
- Shared interests (indigenous communities)
- Site-specific Land Use Designation speaking to the mixed uses

An option in front of the Board is to consider whether the development should be preceded by a neighbourhood plan as part of the Area C Official Community Plan (OCP) update process.

Alternatively, staff recommend that the Board request capacity funding from the developer to understand the potential development implications described in this report, to assist with the preparation of plan policies, servicing and financial plans. The current Planning Department work plan and budget does not include the costs and staff time to complete the necessary off-site servicing needs and financial sustainability analyses for the Lake Errock neighbourhood. Capacity support would be required to review the application, understand its implications and prepare necessary policy/bylaw supports. In general, it is required to better understand the following development implications.

- Servicing Feasibility Study, including engaging a real estate economist to understand market absorption
- Local Sanitary Servicing Plan
- Fire Protection and Fire Underwriters Survey Study
- Third-party review of the Engineering Servicing Plan
- Planning consultant costs including but not limited to:
 - OCP Policy drafting
 - Coordinating with different technical consultants
 - Local Fire Department consultation
 - Lake Water Quality understanding and coordination with Fraser Health
 - First Nations consultation

Planning staff estimate that \$150,000 to \$180,000 is required to do this work. Should the Board decide to proceed with requesting capacity funding, staff will initiate the discussion with the applicant to enter into an agreement subject to cost estimates provided by external consultants. The terms of reference and capacity funding needs for the above will be determined by the FVRD. An agreement with the applicant for cost recovery should be entered into prior to undertaking any work.

An alternative to capacity funding would be to defer this work to a future year with corresponding budgets and work plans.

4. PATH FORWARD

As described above, it is challenging to set out the review and approval process for a development of the scale proposed in a rural area without comprehensive planning in place to support the development. This means that the planning for the development and the development review/approval need to occur within a single process. That presents challenges including an extended timeline, greater complexity, increased uncertainty and more risk. The application process will take longer and involve more uncertainty than it would if the development applications were preceded by comprehensive land use, servicing, and financial planning.

The process also needs room for a thorough consultation to build consensus and address concerns. Rushing applications to hearings without meaningful community, First Nation and stakeholder engagement is likely to degrade public confidence in FVRD. Our experience is that an iterative process that builds on each consultation event leads to better overall outcomes, less conflict, and greater trust in the development approval process. It is helpful that the applicant has talked with the community about its site development plans. Still, FVRD has an independent obligation to consult directly with First Nations, residents, and others on the development and on its broader implications for Area C.

The following development review and approval steps outline a pathway for moving forward that will assist all parties in understanding the sequence, timing, and requirements of the process. A major development application of this scale without the benefit of a neighbourhood plan may typically take 18-24 months to complete. The timeline depends on the technical study completion and meaningful consensus building.

Outline of Application Pathway			
Step	Objectives	Key Actions	Capstones
1. Build Understanding	Address gaps in understanding and information, especially about off-site implications	<ul style="list-style-type: none"> completion of reports and provision of supplementary info (Developer) capacity funding offer (Developer) Servicing Feasibility Plan (FVRD) Ongoing consultation 	Completion of Service Area Financial Feasibility Plan Public Info Mtg
2. Develop Policies & Bylaws	Prepare community plan policies and zoning provisions necessary to facilitate the development	<ul style="list-style-type: none"> detailed technical comments provided to Developer (FVRD) draft OCP policies and zoning amendment (FVRD) 	First Reading Financial Plan & SWMP Consideration
3. Form Consensus	Coordinate and consult to share information, build consensus, identify/address issues and meet statutory requirements	<ul style="list-style-type: none"> Ongoing First Nation, School District and stakeholder consultation (FVRD) Public Information Meetings (FVRD) Bylaw revisions to address input (FVRD) Public Hearing (FVRD) 	Consultation Strategy Public Hearing Second/Third Readings

4. Implementing Development Supports	Identify and provide for the supports necessary to serve the development and its future residents	<ul style="list-style-type: none"> Financial planning necessary to support development and required services (FVRD) Service area and DCC bylaws as required (FVRD) Preparing and registering Covenants and Development Agreement (FVRD/Developer) Clarification of potential sewer service agreement with Sq'ewlets First Nation (Developer, SFN, FVRD) 	Registered Development Agreement/ Covenants Agreement in Principle on servicing
5. Adopt Plan & Bylaws	Complete final land use approvals	<ul style="list-style-type: none"> adoption of OCP and zoning amendment bylaw adoption, or 	Adoption of Bylaws
6. Permits & Subdivision	not addressed in this report		
7. Construction			

Please note that:

- This table is not comprehensive. It is intended as a high-level summary outlining broad steps and key actions.
- Steps are not intended to be strictly discrete and sequential. There will be opportunities for steps, or parts thereof, to proceed concurrently.
- Steps can, and most likely will, be adjusted as the work progresses.
- Estimated dates are best guesses informed by consideration of FVRD work plans/workload and previous experience. They are provided to inform realistic expectations and to support work planning. They are not commitments. Actual time required may be shorter or longer and will in part depend on parties and circumstances **outside of FVRD's control**.

An alternative to an involved and lengthy process would be to refuse or defer consideration of the applications and direct staff to work with the applicant toward a capacity funding offer from the developer to expedite the preparation of a neighbourhood plan. This is reflected as Option 4 in the Options section of this report. A neighbourhood plan would factor in off-site implications, resolve servicing questions, address consultation requirements, and ensure sustainable financial planning. Completion of a neighbourhood plan prior to development applications would set the stage for an efficient rezoning process with reduced risk and uncertainty for the developer.

OPTIONS

The staff recommendation is not to proceed to first reading at this time. Instead, the report lays out a path forward to move to the first reading. The staff recommendation is to defer consideration, require the applicant to submit additional information to better understand the development implications

and then host an FVRD public information meeting. In addition to the staff recommendation, four **alternative options (and resolutions) are presented for the Board's consideration.** The applicant's agent Aplin & Martin has submitted a letter dated February 21, 2023, requesting the Board to give first reading to the proposal. (Applicant Letter February 21, 2023 attached).

OPTION 1 PROCEED TO THE FIRST READING

THAT the Fraser Valley Regional District Board direct staff to prepare *Fraser Valley Regional District Official Community Plan Amendment Bylaw No. 1676, 2022 and Fraser Valley Regional District Zoning Bylaw No. 1675, 2022* for consideration of First Reading.

OPTION 2 REFER TO EASC

THAT proposed *Fraser Valley Regional District Official Community Plan Amendment Bylaw No. 1676, 2022 and Fraser Valley Regional District Zoning Bylaw No. 1675, 2022* be referred to the Electoral Area Services Committee for further consideration.

OPTION 3 REFUSE

THAT proposed *Fraser Valley Regional District Official Community Plan Amendment Bylaw No. 1676, 2022 and Fraser Valley Regional District Zoning Bylaw No. 1675, 2022* not be given any readings and that the rezoning application be refused.

OPTION 4 NEIGHBOURHOOD PLAN

THAT the Fraser Valley Regional District Board direct staff to prepare a report outlining the processes, procedures and funding options to undertake a Neighbourhood Plan for Lake Errock.

AND THAT the Fraser Valley Regional District Board defer consideration of First Reading of bylaws to facilitate the redevelopment of the existing gravel pit located at 43837 & 43873 Lougheed Highway Electoral Area C until completion of a Neighbourhood Plan.

COST

Development application fee: Major OCP Amendment \$34,300.00 PAID by the applicant.

The proposed development would add new FVRD-owned and operated infrastructure, including water lines, sewer, sidewalk, linear park, storm sewer, street lights, and street trees.

CONCLUSION

FVRD staff are not recommending First Reading of the proposed Bylaw *Fraser Valley Regional District Official Community Plan Amendment Bylaw No. 1676, 2022 and Fraser Valley Regional District Zoning Bylaw No. 1675, 2022* at this time. Instead, it is recommended that the FVRD Board defer consideration of the bylaws, require the applicant to submit additional supplementary information and to then present the new information to the public at an FVRD-hosted Public Information Meeting. This next public information meeting will also be an opportunity for all EA directors to attend and hear from residents and the applicant. Following the next public information meeting, the applicant will then have an opportunity to amend their application, if necessary, to respond to community concerns and comments.

COMMENTS BY:

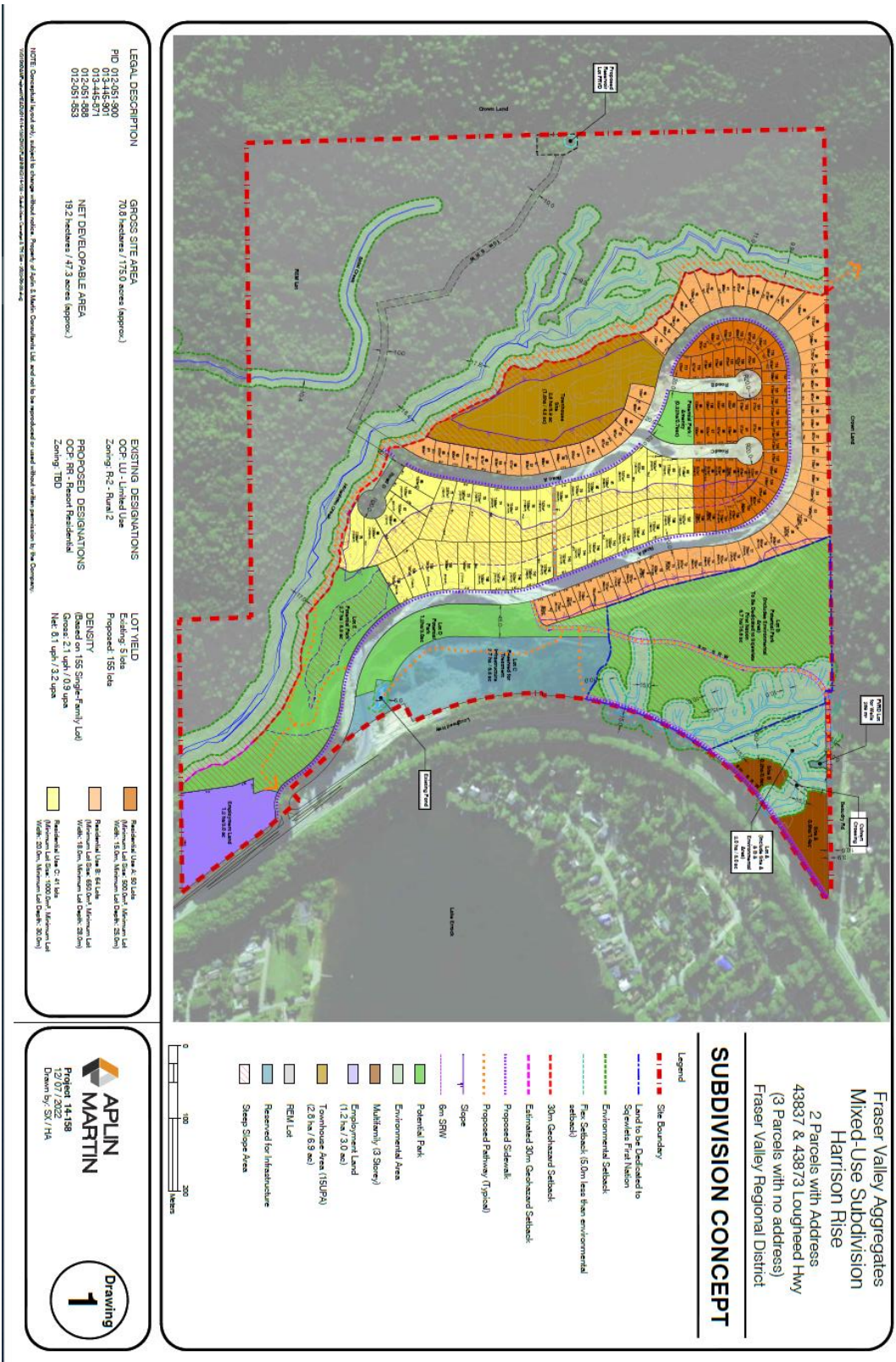
Hasib Nadvi, Manager of Planning: reviewed and supported

Graham Daneluz, Director of Planning & Development: reviewed and supported

Kelly Lownsbrough, Director of Corporate Services/CFO: Reviewed and supported.

Jennifer Kinneman, Chief Administrative Officer: Reviewed and supported.

Appendix 1: Site Plan



Appendix 2: Public Information Meeting & Online Feedback (Nov 23, 2022-Jan 13, 2023)

Public Concerns / Questions	Aplin Martin Responses (February 16, 2023)	Staff Comment
Community Amenity Contributions/ Benefits to the Existing Area Residents	Response 13, 15, 28, 33, 34, 37, 41, The proposed treatment plant is a significant public amenity. The land for future expansion of the treatment plant is a community contribution.	The developer proposes a sewage treatment plant and effluent disposal area with capacity to serve the development and Sq'ewlets First Nation . It would not be sized to accept flows from the Lake Errock community. Staff will explore opportunities with the developer for increasing the capacity of the system to receive sewage from the Lake Errock community.
Financial Impacts to existing service area ratepayers	Response 9, water service users will see an increase in taxes.	Financial analysis is required to understand lifecycle costs, tax implications, and long-term sustainability.
Dark Skies	Response 14, 15, Lighting will comply with FVRD regulations.	Street and sidewalk lighting must comply with FVRD Bylaw requirements to minimize light spill and up-light.
Density	Response 15, bigger lots and very low density are not feasible. Lots would be unaffordable and have less demand. The sewer plant would not be feasible with fewer units. Response 13, The proposal is based on the housing needs and proposes different housing types and choices.	
Impacts on existing drinking water supply and quality	Response 40, we have conducted an analysis to ensure no negative impacts of the discharge on the water quality in the surrounding wells and the lake. Response 2 and 3, the current application includes hooking up the new community's water system to the existing Lake Errock Community's water system	The applicant has proposed to undertake a lake water monitoring plan. Details required.
Fire service	Response 8, we will explore the fire department's capacity and required equipment for this development.	Consultation with the North Fraser Volunteer Fire Department is required. Fire Protection Engineering study by a qualified professional is needed to assess the capacity and requirements for fire protection. Costs need to be considered as a part of the Servicing Financial Feasibility Study.
First Nations	Response 2, providing immediate sanitary service for the Sq'ewlets First Nation . Providing future growth servicing capacity for Sq'ewlets First Nation	FVRD would take ownership and operation of the proposed sewer system. Dialogue with SFN is required to understand intentions, anticipated sewage flows, future development, costs and the potential for a service agreement.
Garbage/Solid Waste	Response 10, we will explore the options for a better garbage collection system	Solid waste capacity, needs and costs need to be considered as a part of the Servicing Financial Feasibility Study.
Ground water	Response 26, ongoing monitoring of the	Monitoring plan details required

	lake would be completed. Response 30, The water will be tested by the applicant prior to the development and during the development process.	(scope/terms of reference).
Pedestrian movement to and from the site.	Response 34, a new trail network will be designed on site.	The crossing of Loughheed Highway is required in the applicant's Traffic Report (pg 39 Section 8.2). Additional design and inclusion in the Servicing Financial Feasibility Study.
Increased pressure on public access to Lake Errock	Response 39, As the access to the lake and the lake itself is public, we can't control what people do as Lake Errock is owned by the government	Additional demand on lakefront park needs assessment The applicant is proposing 27 acres of park space. Community Park service area requirements and costs to be included in the Servicing Financial Feasibility Study.
Roads/traffic/emergency access	Traffic Impact Assessment completed	The details of the pedestrian crossing of Highway 7 remain outstanding. A second access/egress to the development site needs consideration to address emergency evacuation and first responder access.
School Capacity	Response 5, Our conversation with Mission Public School District is ongoing.	Consultation with Mission School District is required.
Sewer - noise, smell, look	Response 17, the facility will be built to look unassuming and noise to be contained within the facility. The wastewater treatment system would only produce minor earth smell.	Local Sanitary Servicing Plan Required. Odor prevention plan, noise plan and building design to be provided. Sewer Servicing to be included in the Service Area Financial Feasibility Plan