

## Sunshine Valley Zoning Dialogue – Survey Response Summary

Individuals were asked to complete a brief survey as part of the Sunshine Valley Zoning Dialogue event on Saturday, July 24, 2010. The survey included three key questions and additional space for comments. A summary of the thirty five survey responses received is presented below, and a copy of the survey is attached for reference.

The survey results provided an opportunity for individuals to express their thoughts and concerns about the possibility of zoning for Sunshine Valley. The results in conjunction with public feedback at the community discussion will inform the Regional Board in determining whether to move forward with a zoning process in Sunshine Valley and subsequent public consultation.

### 1. Should the FVRD move forward with a public process to consider zoning?

Survey Response Question #1		
Yes	Unsure	No
24 (69%)	5 (14%)	6 (17%)

#### Comments:

- With the stipulation of a referendum.
- Basic zoning, not too detailed, mainly about public input into development.
- Providing it does not affect property values re: Hemlock Valley.
- To ensure coordinated planned use of land.
- It should co-operate with the review council in getting SV approved as an Incorporate Village who then would deal with zoning and many other matters.
- I believe there is great interest in at least looking into the process in depth.
- It will not solve any of problems we as a community face at this time; it will just add another level of government.
- Extra taxes without the ability to regulate/enforce the jurisdiction.
- Unzoned works fine.
- I need more information on this before answering this question.
- All over valley, not just undeveloped lands. Also need inspection services.
- I was unable to attend the meeting on July 24th and some of my questions or concerns may have been answered. At the point I am probably not in favor of the FVRD taking over the zoning function, but the discussion needs to take place and options considered.
- For un-developed land (x5)
- ...the Villages should not be included as they are already covered by their own rules.
- We should zone all unsold properties so that they would follow a theme of the valleys main desires. A recreational alpine community.

**2. Should the community have a greater say in land use and development in Sunshine Valley?**

Survey Response Question #2	
Yes	No
33 (94%)	2 (6%)

**Comments:**

- We all enjoy the current quality of life and would like to have a continued voice in what is developed in our area.
- The community should decide what is built on the property.
- There is no “community”.
- Indeed! Through the Incorporated Village.
- I believe every community would like a greater say in land use and development.
- Effective with appropriate regulatory provincial responsible ministries.
- With SVPD only. Tired of hearing gossip and second hand information.
- My understanding is that there is a mechanism in place within Sunshine Valley but it is not working as it does not appear to consider the community thoughts and is not transparent.
- We bought with a quality of life and lifestyle of a quiet alpine recreational community. Development and land use should match the sales pitch we were given at the time of purchase.
- The collective owners of the residences own far more value than the SVLD who owns only undeveloped lands. Yet they have the ability to undermine the value of our properties. This is the main concern – that they stay within the ideals of the valley being recreational use only.
- Branch Bend Drive is a dust bowl – street and lane.

**3. Are you satisfied with how development occurs in Sunshine Valley?**

Survey Response Question #3		
Yes	No	No Response
7 (20%)	26 (74%)	2 (6%)

**Comments:**

- Don’t like the fact I have had no say in an RV park that was constructed in Sunshine Valley.
- SVLD does what it likes and I want to see the community decide what it does.
- Although residents who do not live here permanently cannot always participate in meetings.
- No control/rules.
- S.V.P.
- There seems to be little information or notice until development has already commenced.
- It needs the jurisdictions and legislative authorities to go ahead and get things done.
- There is no plan, no oversight. It seems private landowners can pretty much do whatever they want.

- No opportunity for dialogue within the community. Values are not in keeping with community goals.
- My concern is not so much about the developments that have taken place but the lack of discussions, communications and explanations for new developments.
- There is no opportunity for community input. For what may be considered undesirable development.
- No problem to date, however, there is no process in place for the undeveloped lands.
- The trailer park was a surprise to most of us. It would have been nice to know what is going to possibly happen before it just happens.
- We must have some controls and balance between developers and residents.
- I do not trust SVDL to consider the valley's quality of life. They will sell to any buyer, regardless of that buyer's intended land use.
- There is a concern about any possible undesirable development in the future.

#### **4. Additional Comments:**

- We need to have more conversation and then put it to a referendum to get a vote on what they want. Once the plan and bylaw has been formed put it to the people to approve or deny it.
- How does zoning affect strata regulations and bylaws? Do non-property owners have a role?
- I am in favor a step in the right direction.
- We are in favor of zoning by the FVRD.
- Please spend real time in the Incorporation of Sunshine Valley.
- My biggest concern is whether the FVRD's zoning process is effected by geo-tech slide results and to what extent. Would a new independent study be done? Obviously we would be concerned that the FVRD take certain geo-tech reports and use them in the zoning process. This could potentially severely affect property values. I believe that most owners would like to see some oversight in land use, so that owners and developers have some restrictions in land use. The residents would like some input or at least notification on land use issues.
- A referendum supported by legit documents would be good and necessary. A real certified geo-tech report is necessary by a hands on person here not by someone sitting at a desk in Chilliwack. SVPD needs to provide more transparency and communication.
- I would like a referendum with a full zoning and bylaw before deciding.
- Grandfathering non-complying structures located in high risk areas area or are not able to apply for permits to repair or add onto property? Planning services today include what currently? How can the cost of bylaw enforcement, fee and permit administration costs be absorbed onto the current budget? Owners are the voice for property and responsible for complying with both provincial/federal laws. Please show the development cost changes (DCC) for parks, fire suppressions and water systems.
- I live in one of the stratas and we cannot enforce our own bylaws. We need the FVRD to provide zoning and inspection.
- I was at the meeting on 7/24/2010. It started good but as most do, deteriorated. It appears most existing people don't want to be told what they can or cannot say/do with their property. Let what is done be done! Reduce the unzoned area to include only the land that is already purchased. The remaining acreage should be zone (rezoned) (newly zoned) to reflect the desires and needs of the Sunshine Valley community. People want a quality of life that comes with living in an isolated rural community. We shouldn't fear a developer building a meat rendering plant or worse. Let's zone what is not purchased to

protect the valley's future.

- At the meeting the main concern was controlling the future development around the areas referred to as the villages. It is important to control the development that goes on to these undeveloped lands to ensure it is consistent with the (?) development, i.e. recreational in nature. As mentioned in the meeting, we do not want some type of objectionable business going up on the SVDL property. The problem with zoning the villages with very broad zoning is that they could be changed to tighten in the future at whim of the government. I think everyone is happy for the most part with the villages being regulated by their own bylaws. Please put this forth as an option at the next meeting.

DRAFT



# Sunshine Valley Zoning Dialogue

## Public Feedback Form

**We want to hear from you.** Please respond to the following questions and feel free to provide expanded comments. The Regional District wants your feedback on whether or not to proceed with a zoning process for Sunshine Valley, which would include further consultation and a public hearing.

Name: \_\_\_\_\_

Address: \_\_\_\_\_

How long have you resided in the area? \_\_\_\_\_

Are you a:      Full-Time Resident      Seasonal Resident

1. Should the Fraser Valley Regional District move forward with a public process to consider zoning?

Yes    No

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. Should the community have a greater say in land use and development in Sunshine Valley?

Yes    No

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. Are you satisfied with how development occurs in Sunshine Valley?

Yes    No

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Yes I would like join your email mailing list.

My email address is \_\_\_\_\_

**\*\*Please see over to make further comments\*\***

