



REPORT TO THE BOARD

To: Curtis Slingerland, CAO
CC: Board of Directors, CCRD
From: Evangeline Hanuse, Corporate Officer
Meeting Date: March 10, 2022
Subject: Referral – Subdivision for 1572 Brothen Rd., Hagensborg (Updated)

Recommendation:

THAT the Board of Directors of the Central Coast Regional District authorizes Administration to submit the recommended comments and considerations regarding the Subdivision application for 1572 Brothen Rd., Hagensborg, to the Ministry of Transportation and Infrastructure.

Summary:

The province has received an application for subdivision within the Central Coast Regional District. As part of the process, the Regional District is invited to comment on the proposal. Landowners and property developers can apply to the Ministry of Transportation and Infrastructure (MoTI) for approval to subdivide land. A Provincial Approving Officer, appointed by the BC government, approves subdivision plans in regional district electoral areas after all requirements are met.

This application for a proposed subdivision is to provide residence for a relative on 1572 Brothen Road, Hagensborg, in accordance with s. 514 of the *Local Government Act*.

Referral Details:

Referral for Subdivision File 2022-00014
Request Sent: January 13, 2022
Response Due: February 10, 2022

It would be appreciated if you would examine this application from the viewpoint of your regulations and policies and give us your comments.

Patrick and Fawn Gunderson

Legal Description: LOT 3, SECTION 2, TOWNSHIP 2, RANGE 3, COAST DISTRICT, PLAN VIP51783

Upon evaluation of the proposal, Staff have identified the following considerations. It is recommended that these considerations be forwarded to MoTI as comments on the application.

Recommended Comments and Considerations:

1. MoTI should be aware that the subject parcel is within an Alluvial Fan hazard area as outlined in the Bella Coola Valley OCP.

2. The applicant should be made aware of Section 4.10.4 of the Bella Coola Valley Zoning Bylaw No. 71 which requires that residential dwelling units within an alluvial fan area shall be constructed with the underside of the floor system no lower than 0.6 metres above natural ground elevation.

3. From the materials provided it is unclear how the new Proposed Lot 2 will be serviced with water. The applicant should be made aware of the requirements as outlined in Section 207 of the CCRD's Bella Coola Valley Subdivision Servicing Bylaw No. 72, and in particular:
 - a. The Proposed Lot 2 must be supplied with a sufficient supply of potable water either by:
 1. Being connected to the Hagensborg community water system; or
 2. Having proof of availability of sufficient groundwater sources.

 - b. If the applicant is intending to service the new Proposed Lot 2 through a groundwater well, proof of availability of 2,275 litres of potable water per day per parcel is required. All Provincial regulations (i.e. BC Groundwater Protection Act and Regulation) will also need to be adhered to.

 - c. If the applicant intends to connect to the Hagensborg community water system, the applicant should be made aware that:
 - i. This water source is currently not potable and is under a drinking water advisory issued by Vancouver Coastal Health. Although the CCRD is working to upgrade the Hagensborg community water system, we understand that the proposed new treatment plant is not expected to be constructed until 2023 at the earliest.
 - ii. Connections to the Hagensborg community water system are understood to require that the applicant:
 - a. Submit a complete application package to the CCRD;
 - b. Pay a capital charge (\$3,000); and
 - c. Bear the costs of any and all installation expenses.
 - iii. It is understood to be preferable to the CCRD that the newly created Proposed Lot 2 be serviced with a new water service connection from Brothen Road and that no works and services associated with the Proposed Lot 2 enter onto or cross the adjacent Proposed Lot 1. Should any works and services to service the Proposed Lot 2 enter onto the Proposed Lot 1, an easement granted by the owner in favour of the Central Coast Regional District would likely be required.

 - iv. An extension of the existing water main on Brothen Road appears to be required to service / front the Proposed Lot 2. Unless there was a broader need to extend the CCRD water main further south / east along the Brothen Road right-of-way, such extension by the applicant could be quite costly.

 - v. Proximity to the nearest hydrant / standpipe from Proposed Lot 2 should be assessed as it pertains to fire protection.

4. It is currently unclear how the new Proposed Lot 2 will be accessed, as Brothen Road is not fully constructed to the proposed parcel boundary. Since the CCRD provides fire protection to the subject property, any access should be constructed to a level sufficient to permit fire truck access. If driveway access to Proposed Lot 2 were to be via an easement over Proposed Lot 1, fire truck access may be complicated.

5. The applicant should be aware that CCRD Fire Protection services requires a 12-foot debris free corridor be maintained on each side of any driveway.
6. The applicant and CCRD should be aware of the terms and conditions as outlined on restrictive covenant EE540, registered on the title of the subject property. These terms and conditions include, but are not limited to, a requirement that no further subdivision of lots be permitted unless protected by standard dykes. As previously noted, the legal description of land outlined in the covenant does not appear to reference the subject property, but rather the neighbouring property. If it is determined that the covenant is not actually applicable to the subject property, the covenant should be discharged from the title as a condition of final subdivision approval.

Additional Notes from the CCRD Consultant:

For new subdivisions looking to connect to the Hagensborg community water system, the CCRD's Subdivision Servicing Bylaw lists a quantity requirement of 2,275 L/day/parcel. In discussions with Chris Matthews, he indicated that there are currently 210-220 serviced properties in Hagensborg. Given the annual licenced diversion from Snootli Creek of 232,746 m³/year, 220 properties equates to 2,898 L/day/parcel.

In summary, it appears that there is sufficient capacity to support the single lot subdivision at 1572 Brothen Road. The one concern regarding adherence with the Subdivision Servicing Bylaw is the requirement that all new subdivisions be serviced with 'potable' water. As noted in my previous email, the Hagensborg water system is currently under a drinking water advisory issued by Vancouver Coastal Health and is not considered potable.

Overall Hagensborg Community Water System Capacity

Chris Mathews indicated that average water use for the Hagensborg system is approximately 300 m³/day, which is about half of the licenced volume. Based on these numbers, there appears to be plenty of source volume available in Snootli Creek and compliance with the Water Sustainability Act licence is most likely in line.

Regarding future connections to the system and compliance with the Subdivision Servicing Bylaw, the total licenced diversion volume from Snootli Creek divided by the 2,275 L/day/parcel requirement outlined in the bylaw yields a servicing potential of 280 lots. This suggests that an additional 60 lots could be accommodated.

Note that the current water use and the per parcel water allotment cited in the bylaw are considered higher than typical for a community water system. The proposed improvements to the Hagensborg water system infrastructure, coupled with water conservation initiatives, are expected to lower the per capita water demands. The CCRD may wish to revisit the water volume allotment cited in the Subdivision Servicing Bylaw; however, this is recommended to wait until the upgraded system is in place.

Options:

1. Send the referral discussion above to MoTI.
2. Do not submit comments on the application.

Submitted by: 

Evangeline Hanuse, Corporate Officer

Approved by: 

Curtis Slingerland, Chief Administrative Officer