



To: Curtis Slingerland, CAO
CC: Board of Directors, CCRD
From: Evangeline Hanuse, Corporate Officer
Meeting Date: April 7, 2022
Subject: Referral – Subdivision Application – Douglas Drive and Highway 20

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 Douglas Drive and Highway 20 to the Ministry of Transportation and Infrastructure.

THAT the Board of Directors of the Central Coast Regional District requests that the Owner of the Subdivision on LOT 1, SECTION 10, TOWNSHIP 4, RANGE 3, COAST DISTRICT, PLAN 21093, EXCEPT PART IN PLANS 30348 AND 40080, provide 5% of the subdivided land as park land to the Central Coast Regional District.

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 subdivide property for residential purposes. Their application states there is a shortage of housing in the Bella Coola Valley and the owners would like to help fill the demand. The owners propose to have the development connected to the Noosatsum community water system.

Referral Details:

File number 2022-01120
Request sent: March 21, 2022
Response due: May 5, 2022
Patrick Gunderson

Legal Description: LOT 1, SECTION 10, TOWNSHIP 4, RANGE 3, COAST DISTRICT, PLAN 21093, EXCEPT PART IN PLANS 30348 AND 40080.

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. The subject parcel is located within a High Interface Fire Hazard area as per the Bella Coola Valley Community Wildfire Protection Plan (CWPP). While the CWPP does not outline strict requirements, the applicant should be made aware of the risks and recommendations outlined in the Plan, including:
 - a. People are encouraged to ensure that conifer trees in the vicinity of their homes are pruned to a height of at least 2m. Branches overhanging houses or balconies should also be pruned back.
 - b. The clearing of brush and other woody fuels from at least 10 m from homes and infrastructure is also encouraged.
 - c. Residents are encouraged to work to minimize dry grass fuel loading in roadside ditches.
 - d. Residents are encouraged to make sure driveways are maintained to allow safe and quick access for fire trucks.
 - e. Residents are encouraged to acquire and maintain their own water delivery systems for initial attack suppression, especially in areas of limited or reduced fire department coverage. Equipment could be stockpiled by neighbourhood (ie Salloompt, Firvale and Stue) for communal use or individually.
 - f. Residents in remote areas are encouraged to take S-100 fire fighting training.
4. The southern portions of the subject parcel contain steep slopes. The Approving officer should consider, prior to subdivision approval, the provision of a geohazard / geotechnical report undertaken by a professional engineer or geoscientist which certifies the land may be used safely for the intended use, and that the proposed development will not adversely affect the safety of adjacent lands by increasing the possibility of geotechnical hazards. The report should specifically address:
 - i. the potential geotechnical hazards posed to the proposed parcels and adjacent lands, including recommendations to mitigate any such hazards;
 - ii. the suitability of the site for residential development, including the provision of details of any special requirements such as development setbacks from the toe of slope; and
 - iii. the suitability of, and any special requirements related to, water, sanitary, storm and other utility corridors associated with the proposed subdivision.
5. Residential development of the proposed Lot 7 in particular appears to be severely limited due to steep slopes. Any geotechnical report as outlined in Note 4 above should specifically address the suitability of this lot for residential development, including recommended mitigation to any such hazards and/or any special requirements.

6. Division 11, Part 512 of the *Local Government Act* outlines the requirement that a minimum of 10% of the perimeter of a parcel being created by a subdivision front on a highway. Based on the proposed subdivision plan provided, it appears as though this requirement is not being met for proposed Lots 4, 5 and 7.
7. The applicant is proposing an access easement for a shared driveway through Lot 9 to access Lot 10. Such an easement should be registered on the title of both proposed parcels as a priority charge.
9. Based on available imagery, it appears as though a gravel pit may be encroaching onto the southwest corner subject property.
10. As per Division 11, s. 510 of the *Local Government Act*, if an official community plan contains policies and designations respecting the location and type of future parks, the local government may determine whether the owner must provide land under subsection (1) (a) or money under subsection (1) (b).

The CCRD Official Community Plan states that the Regional District will determine for each individual subdivision whether 5% of the subdivided land or money in lieu may be required. In general, the Regional District will require land to be dedicated as park land as a condition of subdivision approval in cases where suitable land exists, both in terms of terrain and location, for the development of an active park, for being part of a trail system, or for protection/preservation of an environmental amenity.

In s. 510(14) of the *Local Government Act*, if an owner pays money for park land under this section, the municipality or regional district must deposit this in a reserve fund established for the purpose of acquiring park lands.

11. The applicant is understood to be proposing a connection to the Noosatsum water system for potable water. Confirmation of adequate capacity, water quality and similar should be sought from the Noosatsum Improvement District as per Section 207 of the CCRD's Subdivision Servicing Bylaw.

Options:

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

Submitted by: Evangeline Hanuse
Evangeline Hanuse, Corporate Officer

Approved by: 
Curtis Slingerland, Chief Administrative Officer