



MoT File 2014-02749

Date Nov/05/2014

PRELIMINARY REPORT

Re: Proposed Conventional Subdivision Application for: Section 14 Texada Island District, Except part by Plan BCP35231, PID 011-774-134

Comments:

Note: This application is to establish 4 lots (3 plus remainder). One of the lots (proposed lot 2) will be donated to the community water system.

PAO's;

(2014 07-17) email comments:

From: Moore, Jeffrey TRAN:EX
Sent: Thursday, July 17, 2014 2:36 PM
To: Monson, Clint TRAN:EX
Subject: Subdivision File 2014-02749

Good afternoon Clint,

I have taken a look at the application and offer the following comments.

Overall the layout looks good but I am not sure what roads are proposed to be constructed. I am guessing that the applicant is proposing to dedicate the two half-roads but not to construct them. Is the proposal to construct the extension of Carter Road and the proposed road to create the link to Shelter Point Road? Please ensure that any construction meets Ministry requirements and that the applicant is provided with a Design Criteria Sheet and the Engineer of Record requirements.

- Proposal is to construct roads from Shelter Point Rd up to proposed lot 1. (Clint)

With the size of the lots, finding a suitable area for a septic system should be easy to deal with but I don't see anything in the file stating how water supply will be achieved. The application mentions that Lot 2 is being donated for a community water so I am wondering if the community system is their proposed supply.

- Water to each lot to be provide by drilled wells on property. (Clint)

Thanks.

Jeffrey Moore, ASCT

Provincial Approving Officer

PRRD;

(2014 07-24) Board decision:

Local District Address

Powell River Office - Lower Mainland District
6953 Alberni Street
Powell River, BC
Telephone: (604) 485-3610 Facsimile: (604) 485-3611

THAT the Board concur with the recommendation of the Planning Committee to advise the Ministry of Transportation and Infrastructure that the Powell River Regional District supports the proposed subdivision of Section 14, Texada Island District, except Plan BCP35231, located along Shelter Point Road into 4 lots ranging in size from 5.8 to 194 hectares as per the subdivision plan submitted by Emery & Rae Land Surveying dated April 24, 2014, provided that proposed Lot 2 is to be granted, sold, or otherwise conveyed to a qualified regulatory authority for its use in administering the provision of water to neighbouring properties.

VCHA;

(2014 07-24) letter:

Sewage disposal

1. Proposed Lot 1 – the applicant has demonstrated the presence of suitable soils and area for the installation of an on-site sewerage system and a reserve sewerage system on this property. Due to the large lot size, a restrictive covenant does not appear to be necessary for these purposes. However, due to the presence of a number of spring-fed wells on proposed lot 2 immediately south of this proposed lot we would recommend no sewage disposal systems be installed within 300 feet (100 metres) of the south property line. This should not present any challenges given the large lot size.
2. Proposed Lot 2 is intended to be created for the sole purpose of providing an ongoing domestic water source for the adjacent community. Therefore, the applicant has not attempted to demonstrate suitable conditions and area on this proposed lot for a primary and a reserve sewerage system. We fully support the creation of this lot provided it is deemed to be only suitable for the purpose of providing a domestic water supply and would thus not be eligible for any development other than that related to the provision of domestic water from the date of approval forward.
3. Proposed Lot 3 - the applicant has demonstrated the presence of suitable soils and area for the installation of an on-site sewerage system and a reserve sewerage system on this property. Due to the large lot size, a restrictive covenant does not appear to be necessary for these purposes.
4. Remainder of Section 14 – a single family residence is present on this property and is serviced by an on-site sewage disposal system installed under health permit in 1997. The sewage disposal system appears to be functioning adequately. The applicant has demonstrated suitable soil conditions and area for a reserve sewerage system to be installed on this property.

Water supply system

The applicant is proposing lots 1 and 3 would be serviced by an individual drinking water well. The remainder of Section 14 is presently serviced with an individual drinking water well and would continue to be.

Proposed Lot 2 would not be developed and would therefore not require a drinking water supply as such, although it is intended and appears capable of supplying a significant volume of water to other adjacent lots. Individual water supplies are not under our jurisdiction. The following comments are provided as information only, and will not be further followed up by VCH. It is recommended that the applicant consider the following:

- The wells should be constructed with best engineering practices and to comply and the Ground Water Protection Regulation (BC Reg. 299/2004).

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- It should be demonstrated that the wells are capable of providing a minimum of 2720 liters/day (500 gallons/day) on a sustained basis throughout the year.
- A complete chemical/mineral and bacteriological analysis of the water should be performed by an accredited lab.
- If required, professional recommendations should be provided on the type of *point of use* or *point of entry* treatment device required to treat any unacceptable parameters identified in the water analysis.

We would therefore have no objection to this subdivision proceeding at this time.

Yours truly,

Dan Glover, C.P.H.I.(C)

Registered Environmental Health Officer/Drinking Water Officer

BC Hydro;

N/A

Telus;

N/A

Canada Post (for large developments);

N/A

Sliammon FN (Tla'Amin);

N/A

ALC (Agriculture Land Commission);

The ALC has given preliminary approval which expires October 02, 2016

Any other affected Agencies (Title Results);

N/A

My evaluation:

1. State title encumbrances:
 - ALC land reserve.
2. Topography:
 - Sloping East to West towards the ocean, I did not notice any rockfall/cliff hazards. Creek meanders onto and off of the property along the North boundary
3. Site regraded:
 - No
4. Road/Land drainage:
 - Did not notice any issues. Property mostly undeveloped, most precipitation would go to ground.
5. Natural hazards (flooding, erosion, landslip, rockfall, avalanche, wildfire):
 - Forested area so possible wildfire potential.
6. Contaminated site:
 - No

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7. Surrounding land use:
 - Mostly residential.
8. Conform with OCP:
 - N/A
9. ALC comments/approval:
 - Approval granted
10. Archaeology / First Nations interests:
 - None
11. Environmental value (riparian zone, wildlife, sensitive ecosystem):
 - Creek along North boundary
12. Roads adequate for additional traffic:
 - Yes
13. Posted speed limit:
 - 70 km/h
14. Access to all lots:
 - Yes
15. Off street parking:
 - Yes
16. Access to lands beyond:
 - Yes, along West and East boundary. No dedication proposed along the North boundary.
17. Access to water:
 - N/A
18. Alternate access:
 - Yes, road to the West.
19. Crossings (Pipeline, Hydro/Tel, Railroad) require covenants:
 - N/A
20. Other:
 - N/A

Recommendations:

PLA subject to the following conditions;

1. Road construction requirements
 - a. EOR policy compliance
 - b. Road designs to be provided for approval (must be sealed).
 - c. Permit for road intersection with Shelter Pt Rd works.
 - d. 10m, 75mm thick, paved asphalt apron required for new intersection with Shelter Pt Rd.

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- e. Hammer head turn-around required at end of half cul-de-sac.
- 2. Creek return to Crown.
- 3. Confirmation that all concerns with VCHA have been addressed.
- 4. Confirmation that all concerns with PRRD have been addressed.
- 5. Hard surfaced 6m apron required at Rem. Existing residential access since accessing paved road (Shelter Pt Rd).
- 6. Assurance that the proposed lot 2 will become property of community water provider.

Clint Monson, CET

Area Manager, Development Technician

Clint.Monson@gov.bc.ca

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