



CORPORATE REPORT

To: CAO for the Electoral Area Services Committee
From: David Bennett, Planner II

Date: 2019-02-12
File No: 3320-20-2016-04061
3320-20-2015-04298

Subject: Building Covenant for Stonewood Place Subdivision (Thompson Road, Electoral Area D)

RECOMMENDATION

THAT, in accordance with Covenants CA6199207 and CA5744615, the Fraser Valley Regional District Board authorize staff to issue additional building permits for new single family homes between subdivision files 3320-20-2016-04061 and 3320-20-2015-04298 to support the operation of the Waste Water Treatment Plant at 9980 Llanberis Way. The total number of additional building permits to be issued shall be determined by the Director of Engineering and Community Services.

STRATEGIC AREA(S) OF FOCUS

Support Environmental Stewardship
Provide Responsive & Effective Public Services

PRIORITIES

Priority #1 Waste Mangement

BACKGROUND

Each lot within the recently completed 26 lot Stonewood Place Subdivision (FVRD subdivision file no 3320-20-2015-04298) located off of Thompson Road in Electoral Area D, has a covenant on title that controls activity on each lot. There a condition within the covenant, limiting the number of building permits that may be issued within the subdivision until a sewage treatment plant is in place to service the subdivision. There is a similar covenant registered on the 12 lot Bunker Road Subdivision (FVRD subdivisions file no 3320-20-2016-04061), which is now complete.

Both subdivisions are being completed by the same developer and both will be serviced by the sewage treatment plant adjacent to the former Minter Gardens property at 9980 Llanberis Way. Until the sewage treatment plant is commissioned, all sewage is being pumped and hauled offsite for disposal. The developer has entered into an agreement with the FVRD to assume the cost of this interim pump and haul operation. The reason behind the covenant was to limit the exposure of the developer and the FVRD under the pump and haul arrangement.

DISCUSSION

Sewage treatment is a biological process, which requires a certain amount of 'feed' to function correctly. When the covenant was originally contemplated in the Stonewood subdivision, building permits were limited to 10 as that was the minimum threshold of homes feeding into the plant required to keep the biological process alive.

In May 2018, FVRD staff recommended the issuance of an additional 10 building permits for new homes as the sewage treatment technology used at this plant changed and the minimum number of homes needed to feed the plant increased to be between 15 and 20.

Construction on the sewage treatment plant is now complete. Before the plant is commissioned, there must be adequate flows feeding the plant, both in terms of quantity and quality of effluent.

20 building permits were released between these two subdivisions. However, builders are not completing the construction and occupation of the previously released 20 building permits as quickly as hoped. This further release of additional building permits is required to ensure that the minimum number of homes are built and occupied in order to commence operation of the plant. Staff are recommending to take in additional building permits immediately. The total number of building permits to be issued will be determined by the Director of Engineering and Community Services.

The developer has requested that additional building permits be split between the 26 lot Stonewood subdivision and the 12 lot Bunker Road subdivision on an on demand basis.

Each of the covenants has been written with a clause stating that "the Regional District may, but shall in no way be obligated to, enforce any or all of the provisions of this Agreement and may waive or amend any requirements contained herein". Should the Board agree with Staff's recommendation the covenants would not require amendment in order to issue these additional building permits.

COST

There are no costs associated with this report's recommendations.

CONCLUSION

In accordance with Covenants CA6199207 and CA5744615, the Fraser Valley Regional District Board authorize staff to issue additional building permits for new single family homes between subdivision files 3320-20-2016-04061 and 3320-20-2015-04298 to support the operation of the Waste Water Treatment Plant at 9980 Llanberis Way. The total number of additional building permits to be issued shall be determined by the Director of Engineering and Community Services.

COMMENTS BY:

Tareq Islam, Director of Engineering & Community Services	Reviewed and supported.
Margaret Thornton, Director of Planning & Development	Reviewed and supported.
Graham Daneluz, Deputy Director of Planning & Development	Reviewed and supported.
Mike Veenbaas, Director of Financial Services	Reviewed and supported.
Paul Gipps, Chief Administrative Officer	Reviewed and supported.