

August 10, 2020

3220-20-776-01277.000:

SANDPIPER RESORT
PO BOX 66
HARRISON MILLS BC V0M 1L0
c/o KELTIC DEVELOPMENT

BY EMAIL – junnn@kelticdevelopment.com

Dear Mr. Nan,

RE: HARRISON MILLS OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING AMENDMENT TO FACILITATE THE REDEVELOPMENT OF 14282 MORRIS VALLEY ROAD, ELECTORAL AREA C.

Thank you for sharing your redevelopment concepts for 14282 Morris Valley Road, Electoral Area C. The purpose of this letter is to provide an understanding of the two key planning and engineering processes that must be completed prior to consideration of zoning amendments.

This letter is intended as background to inform future discussions and is intended to be preliminary advice in advance of undertaking and planning or engineering processes.

Please be aware this letter is not an exhaustive list of anticipated requirements. As the redevelopment process proceeds we can expect unforeseen issues, concerns, or new directions that add time, cost, and scope to these planning and engineering processes and associated technical reports.

This letter is based on the FVRD's understanding of the proposed developments as presented by Jun Nan on July 20, 2020. As only preliminary and cursory concepts were discussed at our meeting, the FVRD reserves the right to modify this letter upon receipt of new information.

Our understanding of your proposal is as follows:

- Expansion of the hotel and resort uses;
- Development of new single family lot subdivisions (approximately 140-150 lots);
- Subdivide the property into separate titles to accommodate separate ownership of the golf course, resort and future residential lots;
- Connection to FVRD community water and sanitary systems.

Projects like this typically occur in two stages:

Stage 1: Bylaw Approvals and Servicing Review

- Official Community Plan Amendment
- Zoning Bylaw Amendment

Stage 2: Development Approvals

- Subdivision with the Ministry of Transportation and Infrastructure
- Development Permit(s)
- Building Permit(s)

The two stages can occur in tandem but Stage 2: Development Approvals cannot be finalized until Stage 1: Bylaw Approvals is complete.

STAGE 1: BYLAW APPROVALS AND SERVICING REVIEW

SERVICING REVIEW

Site Servicing is central to the technical feasibility of this proposal. As discussed, the covenant registered on title (charge# CA4273787) states that *"no buildings or structures shall be constructed or placed on the Lands until all required potable water supplies and sewage disposal systems are designed, constructed and installed, at the sole expense of the Grantor, to the satisfaction of the Director of Engineering and Community Services and in accordance with the Regional District's Development Procedures Bylaw and Electoral Area Sanitary Sewer Gap and Water Gap programs and project policies as amended or replaced from time to time."*

Local Servicing Plan

The FVRD Board's policy for sanitary sewer servicing in Morris Valley is detailed in the Electoral Area Sewer Management Plan; the following is an overview of the Board's current policy:

- A community sanitary system, or expansion of the existing community system, would be needed to accommodate the proposed development.
- A Local Sanitary Servicing Plan (LSSP) is required to evaluate the servicing needs of the Morris Valley area. This includes the four existing Morris Valley bareland strata subdivisions (Tapedera, Eagle Point, Rivers Reach and Harrison Lane), Sandpiper Resort, Sasquatch Inn. A complete list will be provided.
 - Total LSSP costs are estimated at \$50,000 (or more); FVRD would cover \$10,000 in order to incorporate options to service lands beyond your development site.
 - Remaining \$40,000 (estimated) to be funded by the applicant.
 - Cost of future phases to design local servicing (e.g. preliminary design) to be funded by the applicant.
 - The LSSP would be prepared by a qualified professional consultant working under the direction of the FVRD.

The FVRD's Engineering and Community Services Department will take the lead on working with you on the required Local Sanitary Servicing Plan. At this time we recommend scheduling a Local Sanitary Servicing Plan scoping meeting. The purpose of this scoping meeting will be to review requirements for the Local Sanitary Servicing Plan process. Prior to this meeting please provide the following information:

- A written description of the scope and scale of the development concept;
- An estimate of potential amount of sewage flows generated by the proposed development as well as any potential future development in the area in addition to the current sewage flows generated by the existing uses on the lands, prepared by a qualified professional;
- Preliminary Layout Map showing the locations of existing and proposed buildings and servicing;
- The FVRD's Engineering and Community Services Department has reviewed the *Sandpiper Development Feasibility Study* by Omega and Associates. While it is a good high level starting point for this exercise it does not satisfy the requirements of a Local Sanitary Servicing Plan as it does not consider the broader area that is required.

Similarly, the FVRD's Engineering and Community Services Department will take the lead on working with you on the required community water servicing.

INTERIM DEVELOPMENT ON LANDS CURRENTLY ZONED FOR L-4 PERMITTED USES.

Completion of the LSSP and water servicing is required before the FVRD can make a determination with respect to extending community services to the subject property. We are willing to consider interim servicing arrangements (for example, on-site servicing) to accommodate development of land uses permitted within the existing L-4 zone. Further discussion of this would be required to identify and assess acceptable options.

OFFICIAL COMMUNITY PLAN AMENDMENT

Harrison Mills-Morris Valley is a gateway to the Harrison recreation and resort area. It has world-class natural landscapes and provincially significant populations of eagles and sockeye salmon. Careful land use planning is necessary to protect environmental values, coordinate land use and ensure appropriate services and amenities are provided.

The current OCP for the Harrison Mills-Morris Valley area was adopted over 20 years ago with a rural, resource and suburban residential land use vision for the area. This older vision needs review to address the emerging interest in resort development for Harrison Mills and develop OCP policies to guide the transition to new and expanded land uses.

The proposed development introduces a significant land use change for the Harrison Mills area. As we discussed, it would require significant amendments to the official community plan (OCP) to provide a planned framework for land use in Harrison Mills, including plans for essential services, protection of the environment and recreation. In this respect, the proposal is premature. Staff would not be prepared to support such a land use change in the absence of a robust and current framework of planning policies to ensure compatible land uses, responsible water and sewer services, the protection of the environment, integration of the development with surrounding land uses, recreational amenities and community benefits.

The FVRD does not have the resources to expedite a Harrison Mills OCP policy update to meet your proposed timelines. The OCP update is not scheduled in the short term.

To accommodate your proposed development in the timeframe you have indicated, the FVRD Board may consider an OCP amendment process involving robust community engagement and the development of new OCP policies undertaken by a consultant group selected and lead by the FVRD but funded by the developer.

Planning oversight and co-ordination of the engagement process, connection of the technical reports to planning policy and overall development of Plan itself will be important. The FVRD would provide guidance and advice to direct the planning consultant as they prepare the Plan policies.

ZONING BYLAW AMENDMENT

The Official Community Plan amendment will develop policies for technical reporting and public review of future rezoning applications within the Plan area. The OCP must be adopted prior to adoption of any zoning bylaw amendments, however the OCP and rezoning processes may proceed in tandem.

In support of a zoning bylaw amendment application, we anticipate the following technical reports would be needed:

- Conceptual land use plan
- Archeological Impact Assessment (AIA)
- Environmental Assessment and Riparian Area Assessment Approval
- Traffic and Access Impact Assessment
- Geo-Hazard Assessment
- Parks and Outdoor Recreation
- Traffic Impact Assessment and Pedestrian Movement
- Engagement Plan

The technical reporting requirements and terms of reference will be refined through the development of OCP policies. Therefore it may be premature to initiate certain technical reporting for a zoning bylaw amendment application prior to the development of the Plan policies.

We expect that the technical reports and information would be completed and satisfactory to the Fraser Valley Regional District in advance of the 1st reading of the Zoning Bylaw Amendments. Depending on the timing of the development of OCP policies, consideration of First Reading of a zoning bylaw amendment application may have to occur later in the OCP process, but the intent would be to have both processes completed in tandem.

The information and requirements outlined in this letter are valid on the date issued. Additional information may be required as the application progresses or if bylaws and/or legislation change.

Thank you for your proposal and we are committed to working with you in good faith. If you require and clarification on any of the information in this letter, please contact David Bennett, Planner II at 604-702-5052 or email dbennett@fvrd.ca

Yours truly,

David Bennett, MCIP, RPP
Planner II

cc: Wendy Bales, Director Electoral Area "C"
Graham Daneluz, Director of Planning and Development
Tareq Islam, Director of Engineering and Community Services