

To: Electoral Area Services Committee

Date: 2023-03-09

From: David Bennett, Planner II

File No: 3060-20-2022-28

**Subject:** Covenants for the Protection of the Environment, Protection from Geohazards and Site Servicing relating to the subdivision of land and construction of a Medical Care Centre at 46090 Lougheed Highway Electoral Area C.

## RECOMMENDATION

**THAT** the Fraser Valley Regional District Board authorize its signatories to execute all documents relating to subdivision file 3320-20-2022-00504 and development permit file 3060-20-2022-28 for the proposed Medical Care Centre at 46090 Lougheed Highway Electoral Area C.

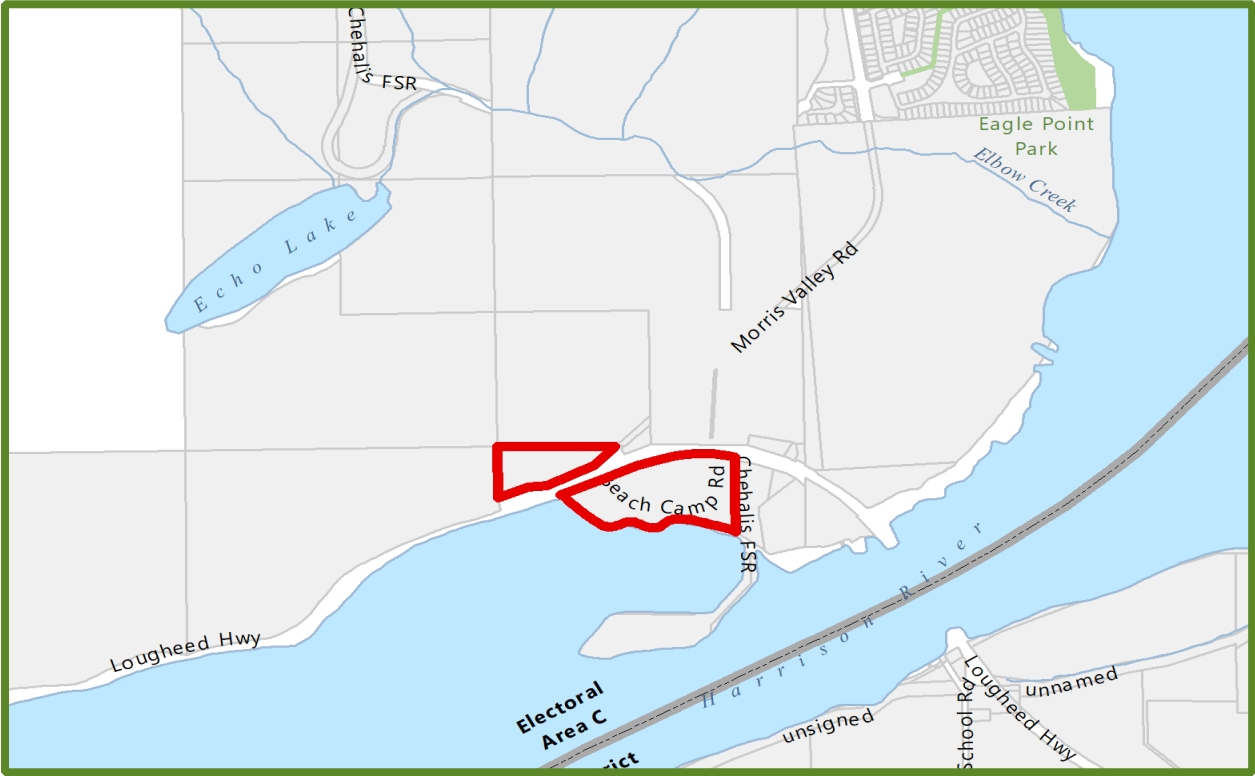
## BACKGROUND

PROPERTY DETAILS			
Electoral Area	C		
Address	46090 Lougheed Hwy		
PID	013-178-903		
Folio	776.06718.000		
Lot Size	25.476 acres		
Owner	Keltic (Beach Camp) Development Ltd.	Agent	Dave Woodman (MNP)
Current Zoning	Rural (R) & Highway Commercial (C-2)		
Current OCP	Rural (R)		
Current Use	Rural residences	Proposed Use	Medical care centre
Development Permit Areas	Geological Hazard DPA 1-C Environmentally Sensitive Habitat Resources DPA 2-C Riparian Areas DPA 3-C		
Agricultural Land Reserve	No		

## ADJACENT ZONING & LAND USES

North	^	Rural 1(R-1), Highway Commercial 1(HC-1), Sasquatch Inn, Lougheed Hwy
East	>	Rural 1(R-1); Chehalis FSR, rural residences
West	<	Rural Resource (RR); forest
South	v	Limited Use (LU); Harrison River

NEIGHBOURHOOD MAP



## PROPERTY MAP



## SUMMARY OF ISSUES

A new reconciliation agreement between the Sts'ailes and British Columbia will support Sts'ailes' social, cultural, economic and environmental goals, and increase prosperity for people in the lower Fraser Valley. As part of this agreement, Sts'ailes will purchase land within the Harrison Mills Neighbourhood Plan Area to build and operate a primary health care centre that will serve all residents on the north side of the Fraser River between Mission and Agassiz. This initiative aligns with the reconciliation agreement with the Province of British Columbia.

The lands that will be purchased are a 5-acre portion of the existing 25-acre parcel known as Beachcamp, 46090 Lougheed Highway. A subdivision is proposed to create the 5-acre parcel for the proposed health care centre.

To support the subdivision application and building permit application, covenants relating to geohazard protection, environmental protection as well as site servicing are required. These covenants are not proforma and therefore require FVRD Board authorization. Proforma covenants are standard covenants that have been pre-approved by the Board.

## **Submitted Technical Reports**

### **Geo-Hazard Assessment**

46090 Lougheed Hwy, Harrison Mills, BC, dated October 20, 2020 prepared by Madrone Environmental Services Ltd and Professional Opinion of Flood Construction Level for 46090 Lougheed Highway, Harrison Mills, dated November 28, 2022, prepared by Madrone Environmental Services Ltd.

### **Environmental Impact Assessment**

Development Permit Report 46060 Lougheed Highway Harrison Mills, BC dated January 13, 2023 prepared by Madrone Environmental Services Ltd and Raptor and Herpetofauna Habitat Assessment & Summary of Mitigation Measures – 46090 Lougheed Highway, Harrison Mills, B.C. dated November 22, 2022 prepared by Madrone Environmental Services Ltd.

## **Required Technical Reports**

Riparian Areas Protection Regulation report. This report will establish riparian setbacks from Harrison Bay.

## **DISCUSSION**

### **Site Description**

The property is located in Electoral Area C in Harrison Mills south of Highway 7 and north of Harrison Bay. A portion of the property is covered by an archaeological site and the entire property is in a significant archaeological potential area. The proponent has commissioned an archaeological impact assessment that identifies any known archaeological values on the property. The proposed development is adjacent to but not within the archaeological site. A portion of the property is currently used for residential uses (small dwellings and recreational vehicles are located on the property). An access road runs through the site in a U shape. The site was used as a work camp/residential use leaving a fragmented pattern of previous developments and patches of mature forested areas.

### **Proposal**

The proposal is to clear a portion of the mature forested area located in the North East portion of the lands for a medical care centre. A subdivision of the parent parcel is proposed to create a 5-acre parcel for the medical care centre. No other development is considered. The site plan for the medical centre is attached for reference.

## COVENANT SUMMARY

### **Geotechnical Hazard Covenant**

The site-specific geotechnical study meets the FVRD terms of reference for geohazard reports and establishes a Flood Construction Level for the lands.

### **Environmentally Sensitive Habitat Resources / Riparian Covenant**

Environmental Impact Assessment study meets the terms of reference which are laid out in the document Terms of Reference for a Bio-Inventory available from the Ministry of Environment, Ecosystems Branch and establishes leave strips from wildlife habitat areas and migration corridors. A riparian areas protection regulation report is required to establish setbacks from Harrison Bay.

### **Building Permit/Subdivision Servicing Covenant**

A building permit is required for the proposed medical care centre. A covenant in favour of the FVRD is required prior to the issuance of a Building Permit. This covenant will confirm on-site servicing requirements and connections to future community sanitary and water systems when available.

## ADDITIONAL INFORMATION

### **Archeological Impact Assessment**

Although not required by the official community plan or other FVRD bylaws, the owner submitted an **Archeological Impact Assessment completed by Sts'ailes Heritage Consultants**. This assessment confirms that the proposed land clearing and construction will not conflict with archeological resources.

## COST

The costs associated with covenant registration and report preparation are the responsibility of the applicant.

## CONCLUSION

These non-proforma covenants require FVRD Board authorization. Staff recommend that the FVRD Board authorize staff to enter into these agreements to facilitate the development of the medical care facility and its associated subdivision.

## COMMENTS BY:

**Hasib Nadvi, Manager of Planning:** reviewed and supported

**Graham Daneluz, Director of Planning & Development:** reviewed and supported

Kelly Lownsborough, Director of Corporate Services/CFO: Reviewed and supported.

Jennifer Kinneman, Chief Administrative Officer: Reviewed and supported.

#### ATTACHMENT

- Attachment 1: Proposed Medical Centre Site Plan