

To: Fraser Valley Regional District Board

Date: 2018-02-27

From: Johannes Bendle, Planner I

File No: 3320-20 2017-05385

Subject: Section 219 Covenant for Subdivision at 52405 Yale Road, Electoral Area "D"

RECOMMENDATION

THAT the Fraser Valley Regional District accept the offer of a covenant establishing conditions to connect to a community sewer system when available for proposed subdivision creation of " Lot 1" at 52405 Yale Road, Area "D" .

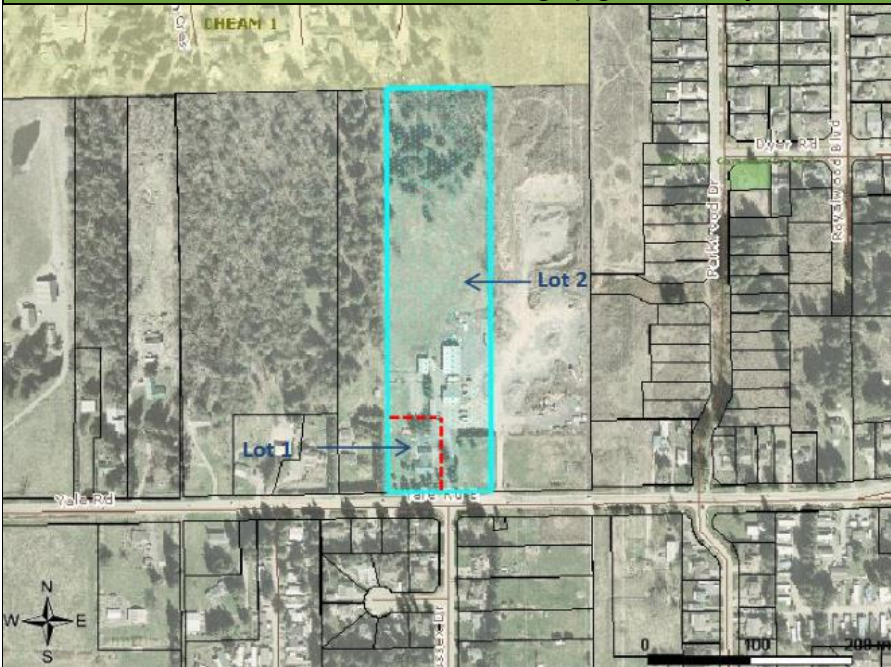
STRATEGIC AREA(S) OF FOCUS

Foster a Strong & Diverse Economy

Provide Responsive & Effective Public Services

BACKGROUND

The developer, Nordelle Holdings Inc., has applied for a two lot subdivision for 52405 Yale Road, Area "D", legally described as Lot 2, Section 1, Township 3, Range 29, West of the 6th Meridian, New Westminster District Plan 11400 (PID 009-522-395). The proposal is to subdivide off the current house on the property and develop the remaining lot in the future. The FVRD requires that the property owner enter into a covenant requiring the smaller lot with the house to connect to community sewer system once available.

Address: 52405 Yale Road, Area D	
	Owner
	George Armstrong
	Agent
	Nordelle Holdings Ltd.
	EA
	D
	Zoning
	Country Residential (CR)
	OCP
	Suburban Residential (SR)
	DPA
	DPA 6-D (RAR)
	Size
	4.042 ha
Proposal: Lot 1(0.415 ha) Lot 2 (3.627 ha)	

DISCUSSION

The developer, Nordelle Holdings Inc., has applied for a two lot subdivision to subdivide a 4 ha lot. The plan is to subdivide off the current house on the property and 0.415 ha of land. The developer plans to further subdivide and develop the 3.627 ha remainder lot in the future.

The *Fraser Valley Regional District Subdivision and Development Servicing Bylaw* require lots sized 0.225 ha to 0.499 ha to be connected to a community water supply as well as connected to a community sewer system when available. The subject property is connected to community water but there is no community sewage system available to connect to at this time. Therefore, the FVRD is requiring the owner to enter into covenant to connect proposed Lot 1 to a community sewer system once available. The *Fraser Valley Regional District Subdivision and Development Servicing Bylaw* does not require community water supply or community sewage system for lots sized 1ha or greater. Therefore, the FVRD does not require a covenant for proposed Lot 2; however, if proposed Lot 2 is further subdivided then connection to community water supply and community sewage system will be required.

COST

All costs associated with the covenant registration will be borne by the property owners.

CONCLUSION

The proposed subdivision requires the property owner to enter into a covenant for proposed Lot 1 to connect to a connected to a community sewer system when available in order the subdivision to be finalized.

COMMENTS BY:

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

Subdivision Plan

