

STAFF REPORT

To: Electoral Area Services Committee

Date: 2025-04-10

From: David Bennett, Planner II

File: 3320-20-2017-07445

Subject: Covenants for subdivision file 3320-20-2017-07445, 6 lot strata subdivision of 3636 Columbia Valley Road, Electoral Area H.

Reviewed by: Katelyn Hipwell, Manager of Planning
Graham Daneluz, Director of Planning & Development
Jennifer Kinneman, Chief Administrative Officer

RECOMMENDATION

THAT the Fraser Valley Regional District Board authorize its signatories to execute all documents relating to subdivision file 3320-20-2017-07445, 6 lot strata subdivision of 3636 Columbia Valley Road, Electoral Area H.

BACKGROUND

The owner of 3636 Columbia Valley Road is proposing to subdivide the property into six strata lots. The property is located in an area of wildfire risk and requires access restrictions to Columbia Valley Road.

The applicants for the above noted subdivisions have offered Land Title Act Section 219 covenants in favour of the FVRD relating to protection from wildfire and to prohibit access/driveways off of Columbia Valley Road. FVRD Board acceptance of these covenants is required prior to completion of the subdivision.

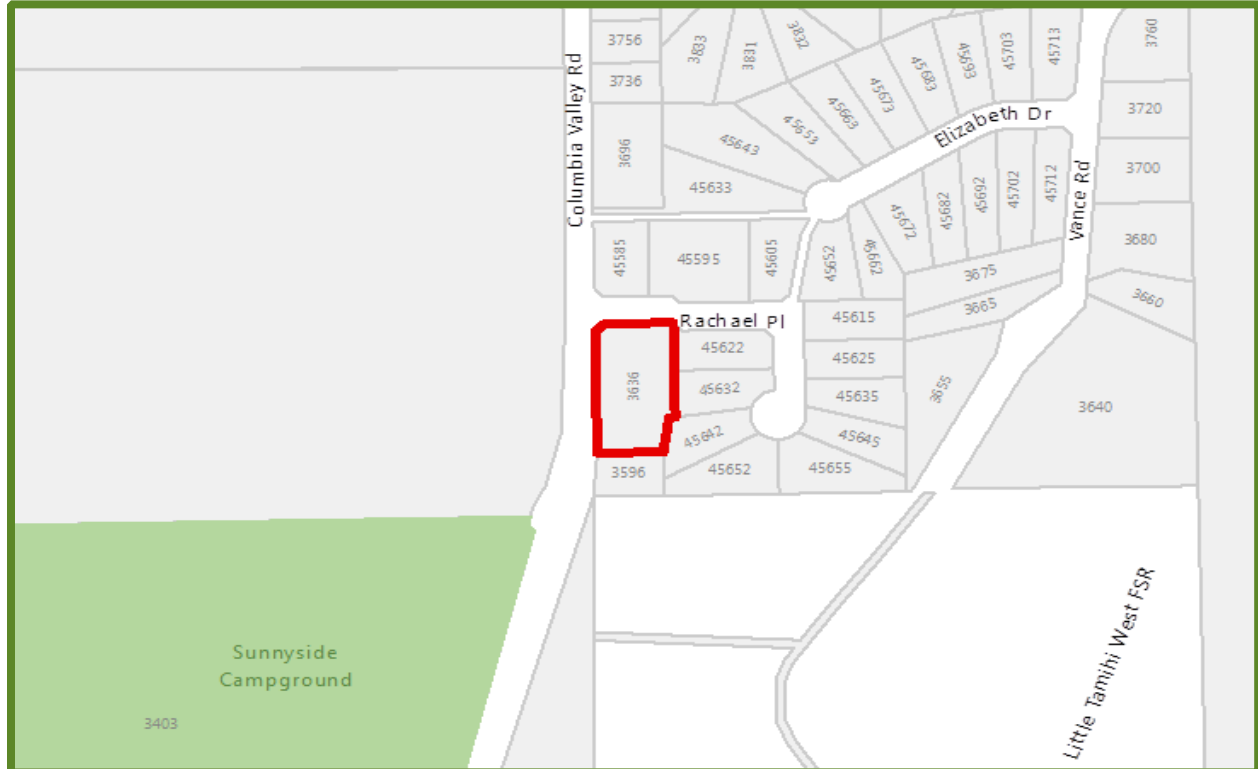
PROPERTY DETAILS

Electoral Area	H		
Address	3636 Columbia Valley Road		
PID	023-888-644		
Folio	733.03803.019		
Lot Size	1.151 acres		
Applicant	TOLAMIKA VENTURES LTD		
Current Zoning	Urban Residential (RS-1)	Proposed Zoning	No change
Current OCP	Suburban Residential (SR)	Proposed OCP	No change
Current Use	Vacant	Proposed Use	Subdivision (x6 lots)
Development Permit Areas	DPA 5-E (RAR)		
Agricultural Land Reserve	No		

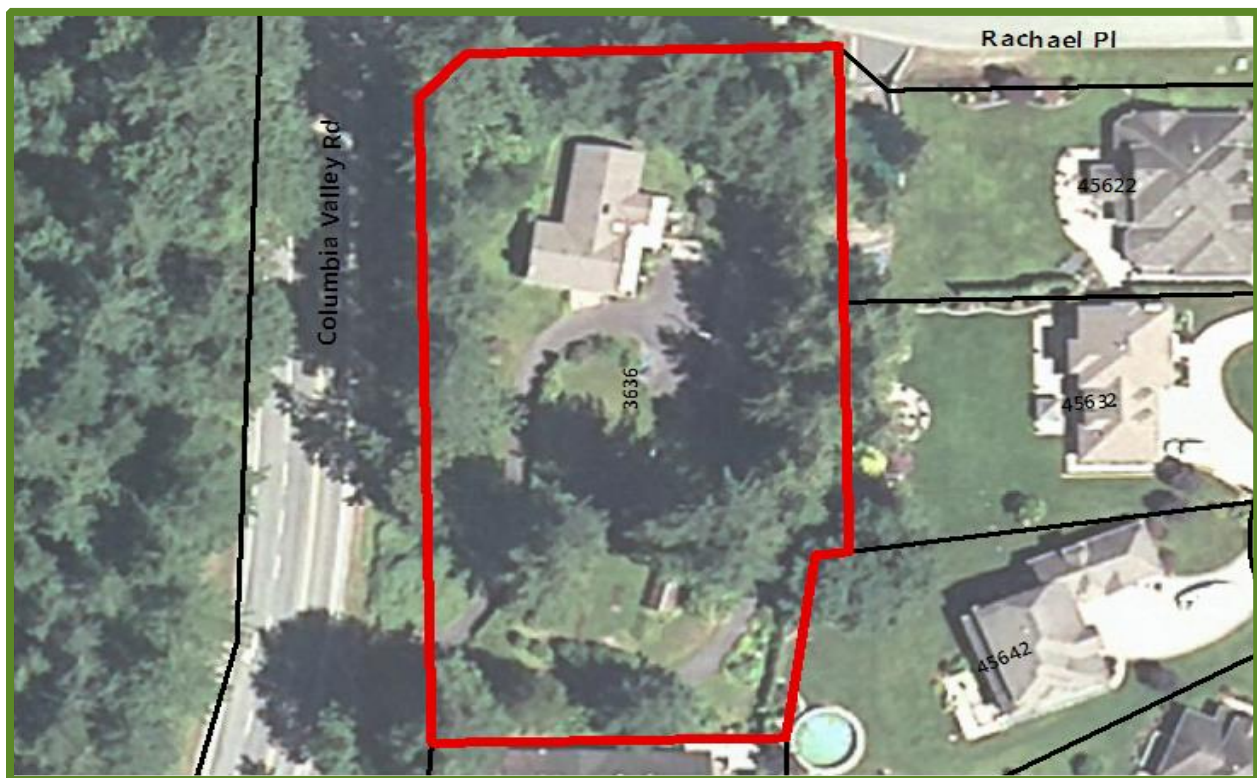
ADJACENT ZONING & LAND USES

North	^	Urban Residential (RS-1) / Residential
East	>	Urban Residential (RS-1) / Residential
West	<	Park Reserve (P-2) / Park
South	v	Urban Residential (RS-1) / Residential

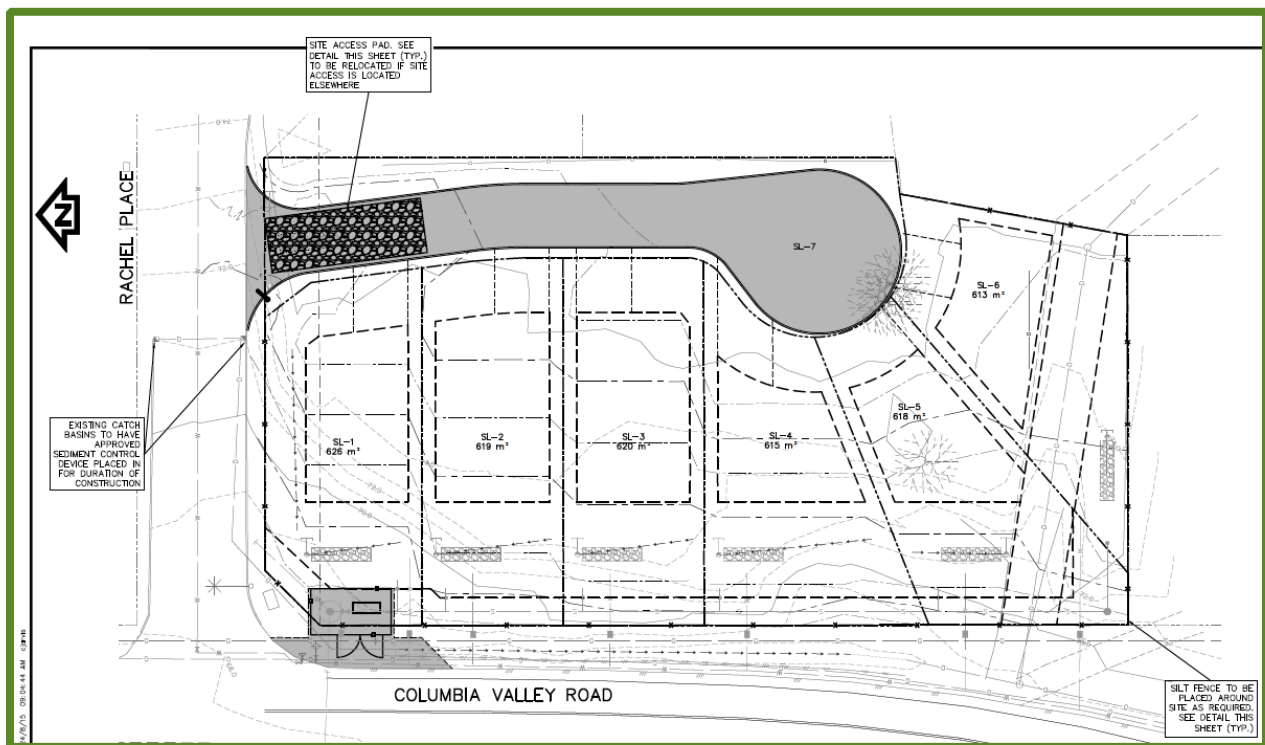
NEIGHBOURHOOD MAP



PROPERTY MAP



Subdivision Layout



DISCUSSION

Section 219 of the Land Title Act, R.S.B.C. 1996, c. 250 permits the registration of a covenant of a positive or negative nature in favour of the Province and the Regional District in respect of the use of land or the use of a building on, or to be erected on, the land. The Grantors desire to offer these covenants and the Regional District may now decide to accept these offers. The covenants will be implemented through the building permit process.

Wildfire Protection

3636 Columbia Valley Road is located in a Moderate Fire Interface hazard area. In accordance with Official Community Plan policy 10.4.3 an assessment of the site for susceptibility to wildfire (from conditions both on and off-site) and mitigation of the hazard is required. A site specific wildfire hazard report prepared for this application recommended requirements for future buildings and landscaping to minimize risks. A covenant is required to implement these recommendations.

Columbia Valley Road – Access Restriction

Five of the proposed lots are located adjacent to Columbia Valley Road. The FVRD's recommendation to the Approving Officer is that the developer enter into a Restrictive Covenant pursuant to Section 219 of the Land Title Act to establish the condition that no direct access to Columbia Valley Road shall be permitted. Access to the proposed lots will be from an internal strata road that will have direct access to Racheal Place. This will ensure that there will be no new driveways with access to Columbia Valley Road.

COST

All costs for covenant registration are the responsibility of the applicant.

CONCLUSION

The FVRD does not currently have Proforma covenants for Section 219 covenants relating to wildfire or road access. Therefore, resolutions from the FVRD Board to accept these types of covenants are required from time-to-time.

Staff recommend the Fraser Valley Regional District Board accept the offers of Land Title Act Section 219 covenants in favour of the FVRD regarding wildfire and access and authorize the execution of all legal documents for subdivision file 3320-20-2017-07445, 6 lot strata subdivision of 3636 Columbia Valley Road, Electoral Area H.