

To: Fraser Valley Regional District Board

Date: 2018-04-24

From: David Bennett

File No: 3320-20-2016-02722

Subject: Subdivision Covenant for 1045 Iverson Road, Electoral Area "H"

RECOMMENDATION

THAT the Fraser Valley Regional District Board authorize its signatories to execute all documents relating to the boundary adjustment subdivision of 1045 Iverson Road, Electoral Area "H", file 3320-20-02722.

STRATEGIC AREA(S) OF FOCUS

Support Environmental Stewardship
Foster a Strong & Diverse Economy
Support Healthy & Sustainable Community
Provide Responsive & Effective Public Services

PRIORITIES

Priority #2 Air & Water Quality

BACKGROUND

The owners of 1045 Iverson Road are completing a boundary adjustment subdivision to realign the property boundary between two existing lots in Columbia Valley. A stream runs through a portion of the lands. The owners are offering a 30m no-build covenant to prohibit any future construction or land alteration within 30m of the stream. This covenant requires FVRD Board approval prior to the FVRD's final approval for registration of the subdivision.

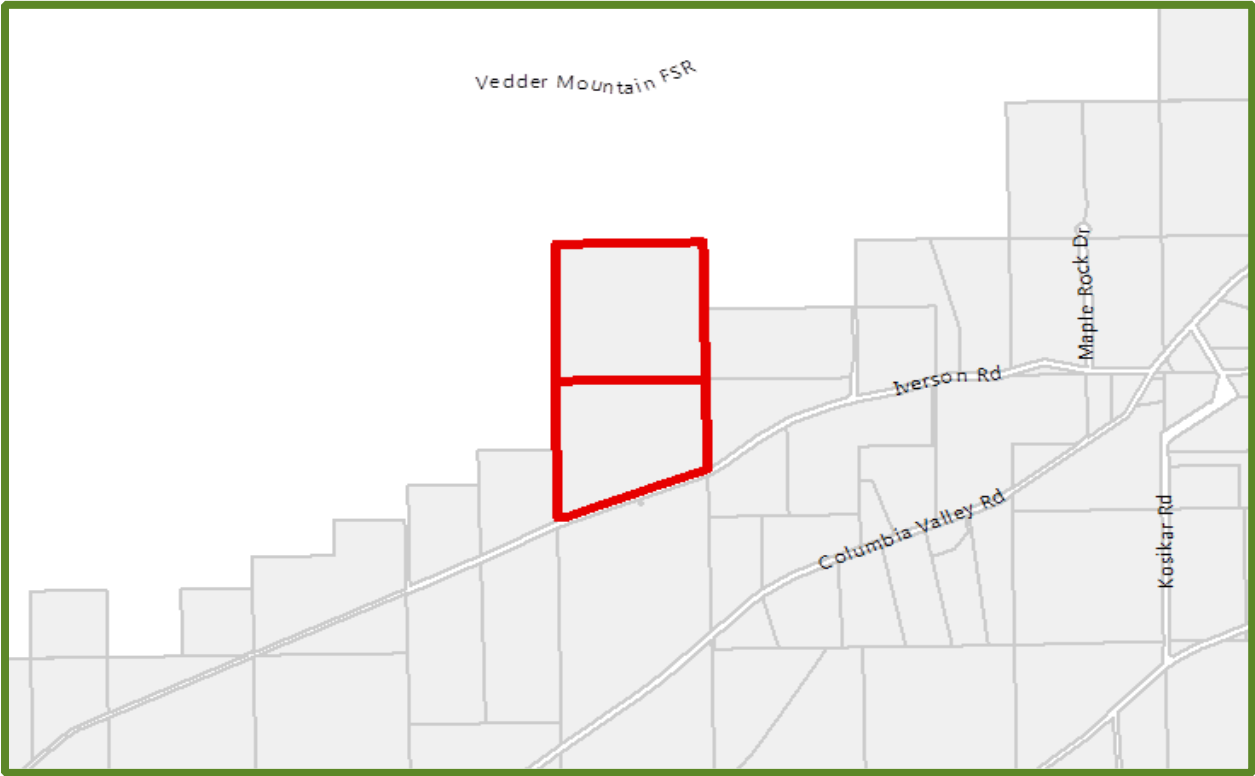
PROPERTY DETAILS

Electoral Area	H		
Address	1045 Iverson Road		
PID	013-493-515		
Folio	733.02917.900		
Lot Size	35.6 acres		
Owner	Gail Ryder	Agent	Michelle Ryder
Current Zoning	R & R-Ag	Proposed Zoning	No change
Current OCP	AG	Proposed OCP	No change
Current Use	Agricultural	Proposed Use	No change
Development Permit Areas	DPA 5-E (RAR)		
Agricultural Land Reserve	Yes		

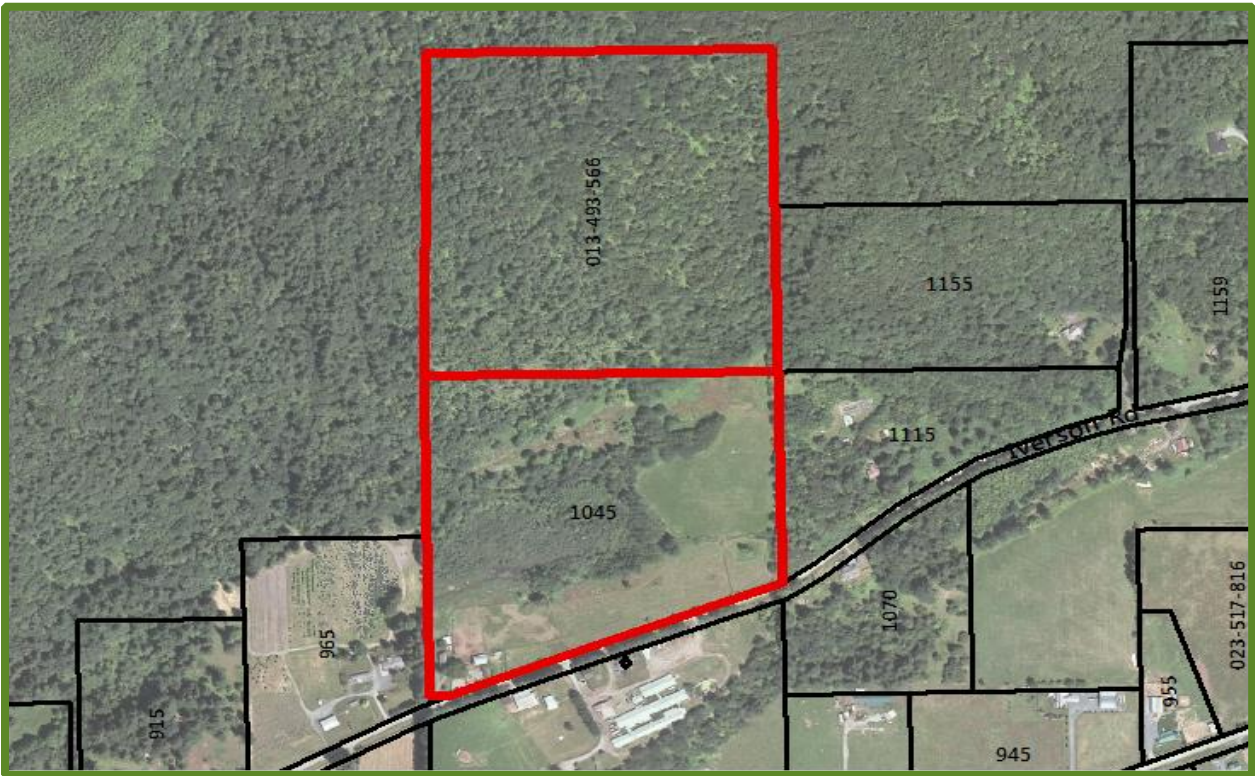
ADJACENT ZONING & LAND USES

North	^	Crown Land
East	<	Residential, R and R-Ag
West	>	Residential/Agricultural, R-Ag
South	v	Residential/Agricultural, R-Ag

NEIGHBOURHOOD MAP



PROPERTY MAP



DISCUSSION

All future construction and land alteration must be outside of the 30m stream setback. The proposed lots will have sufficient buildable area for future development to the south of the stream. The 30m setback is offered in-lieu of a riparian area regulation assessment report. The 30m setback being offered by the owners provides a significant riparian buffer which is equal to or greater than a buffer that may be established through the Riparian Areas Regulation. Registration of the proposed covenant will also exempt the owners from having to obtain a development permit for future construction, this will improve future building permit processing timelines.

COST

The costs for covenant registration are the responsibility of the owner.

CONCLUSION

Staff recommend that the FVRD Board authorize its signatories to execute all documents relating to the boundary adjustment subdivision of 1045 Iverson Road, Electoral Area "H", file 3320-20-02722.

COMMENTS BY:

Graham Daneluz, Deputy Director of Planning & Development	Reviewed and supported
Margaret Thornton, Director of Planning & Development	Reviewed and supported
Mike Veenbaas, Director of Financial Services	No further financial comment.
Paul Gipps, Chief Administrative Officer	Reviewed and supported