

To: Electoral Area Services Committee

Date: 2018-05-08

From: Sterling Chan, Manager of Engineering and Infrastructure

File No: 3320-20-2016-04061

3320-20-2015-04298

Subject: Building Covenant for Stonewood Place Subdivision (Thompson Road, Electoral Area D)

RECOMMENDATION

THAT, in accordance with Covenants CA6199207 and CA5744615, the Fraser Valley Regional District Board authorize staff to issue up to a maximum of ten (10) additional building permits for new single family homes between subdivision files 3320-20-2016-04061 and 3320-20-2015-04298.

STRATEGIC AREA(S) OF FOCUS

Support Environmental Stewardship

Provide Responsive & Effective Public Services

PRIORITIES

Priority #1 Waste Management

BACKGROUND

Each lot within the recently completed 26 lot Stonewood Place Subdivision (FVRD subdivision file no 3320-20-2015-04298) located off of Thompson Road in Electoral Area D, has a covenant on title that controls activity on each lot. There a condition within the covenant, limiting the number of building permits that may be issued within the subdivision to 10 until a sewage treatment plant is in place to service the subdivision.

There is a similar covenant registered on the 12 lot Bunker Road Subdivision (FVRD subdivisions file no 3320-20-2016-04061), which is nearing completion. However, in this case no building permits may be issued until a sewage treatment plant is in place to service the subdivision.

Both subdivisions are being completed by the same developer and both will be serviced a sewage treatment plant which is currently under construction adjacent to the former Minter Gardens property. Until the sewage treatment plant is completed and has been commissioned, all sewage will be pumped and hauled offsite for disposal. The developer has entered into an agreement with the FVRD to assume the cost of this interim pump and haul operation. The reason behind the covenant was to limit the exposure of the developer and the FVRD under the pump and haul arrangement.

DISCUSSION

Sewage treatment is a biological process, which requires a certain amount of 'feed' to function correctly. When the covenant was originally contemplated, building permits were limited to 10 as that was the minimum threshold of homes feeding into the plant required to keep the biological process alive. In the time since, the sewage treatment technology to be used at this plant has been changed and the minimum number of homes needed to feed the plant is now between 15 and 20.

For the Stonewood Place Subdivision, the 10 building permits allowed under the covenant have all been issued. Progress on the construction of these homes is varied, while some homes have been completed and are now occupied, others have just poured foundations. Additionally, there were two show home permits issued as well as one existing home from the parent property. The developer has indicated that they have many more builders who would like to apply for building permits but cannot due to the covenant.

Construction on the sewage treatment plant has been on going and the plant itself is nearing completion. Installation of the disposal field, has not yet started as this must take place in dry weather conditions and is believed to be the critical path item. It is anticipated that construction will be completed by the end of August. Given this timeline, the need to have 15-20 homes completed prior to turning on the sewage treatment plant and the time it takes to apply for a building permit and construct a home it seems appropriate to consider allowing the issuance of additional building permits.

Staff are recommending to take in an additional 10 building permits immediately. These building permits would be processed but not issued until a certificate of completion for the sewage treatment plant (minus the disposal field) has been received from the engineer overseeing construction. The developer has requested that these additional 10 building permits be split between the 26 lot Stonewood subdivision and the 12 lot Bunker Road subdivision on an on demand basis.

Each of the covenants has been written with a clause stating that "the Regional District may, but shall in no way be obligated to, enforce any or all of the provisions of this Agreement and may waive or amend any requirements contained herein". Should the Board agree with Staff's recommendation the covenants would not require amendment in order to issue additional building permits.

COST

There are no costs associated with this report's recommendations.

COMMENTS BY:

Tareq Islam, Director of Engineering & Community Services

Margaret Thornton, Director of Planning & Development

Mike Veenbaas, Director of Financial Services

Paul Gipps, Chief Administrative Officer

Reviewed and supported.

Reviewed and supported.

Not available for comment.

Reviewed and supported.