

To: Electoral Area Services Committee

Date: 2018-06-12

From: David Bennett, Planner II

File No: 3060-20-2018-10

Subject: Development Permit 2018-10 regarding the form and character of Phase II of Aquadel Crossing at 1885 Columbia Valley Road Electoral Area "H".

RECOMMENDATION

THAT the Fraser Valley Regional District Board issue Development Permit 2018-10 regarding the form and character of Phase II of Aquadel Crossing at 1885 Columbia Valley Road Electoral Area "H" to permit the construction of a mix of rancher and two storey single family detached resort residential dwellings;

AND THAT the Fraser Valley Regional District Board authorize amendments to the existing form and character covenant (charge CA5854378) to permit the form and character of Phase II of the development as detailed in Development Permit 2018-10

STRATEGIC AREA(S) OF FOCUS

Foster a Strong & Diverse Economy

Provide Responsive & Effective Public Services

BACKGROUND

Aquadel Crossing, located at 1885 Columbia Valley Road Electoral Area "H", is a single family resort residential community near Lindell Beach, Cultus Lake. The project is being subdivided and developed in phases.

The subdivision of Phase I of Aquadel Crossing is completed and homes are now under construction. Phase I includes 45 single family resort residential lots, 9 homes are finished and occupied.

The subdivision of Phase II of Aquadel Crossing is nearing completion. Phase II is situated on the North side of Spring Creek and includes 23 new single family resort residential lots.

The developers submitted a development permit application to amend the 2017 form and character development permit to permit a mix of two storey and single storey (rancher type) single detached homes within Phase II of the development.

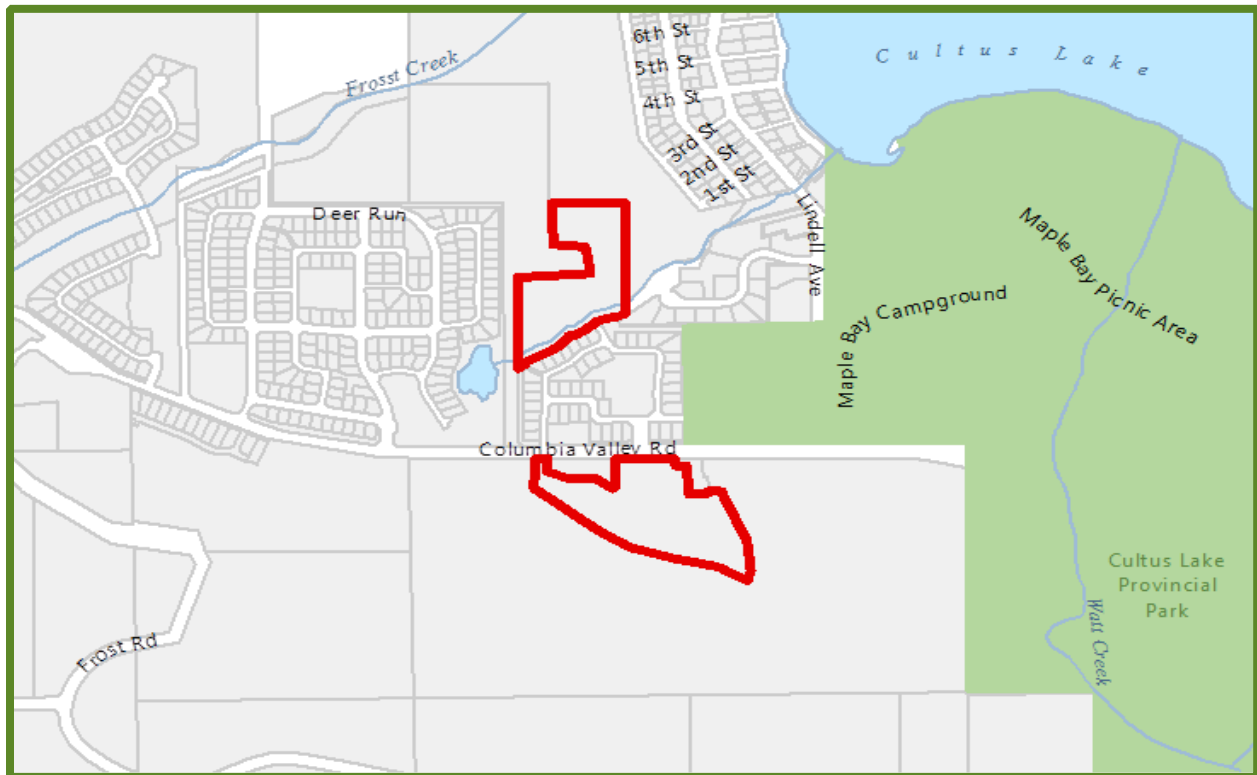
PROPERTY DETAILS

Electoral Area	H		
Address	n/a		
PID	030-179-122		
Folio	733.02970.001		
Lot Size	14.164 acres		
Owner	Aquadel Crossing Ltd.	Agent	Cody Les
Current Zoning	Private Resort Residential (PRD-1)	Proposed Zoning	No change
Current OCP	Resort (RT)	Proposed OCP	No change
Current Use	Vacant Land	Proposed Use	Residential
Development Permit Areas	DPA 4-E, 5-E, and 7-E		
Agricultural Land Reserve	No		

ADJACENT ZONING & LAND USES

North	^	Park Reserve (P-2)
East	>	Cultus Lake Provincial Park and Urban Residential (RS-1)
West	<	Campground / Holiday Park (CHP), Residential
South	v	Campground / Holiday Park (CHP), Residential

NEIGHBOURHOOD MAP



PROPERTY MAP



Development Permits for Form and Character are considered by the Electoral Area Services Committee and are issued by the FVRD Board. Public Notice for form and character development permits is not required by the FVRD or the *Local Government Act*, however, the applicants were encouraged to communicate with the adjacent stratas and ratepayers association and encouraged to obtain neighbourhood approval prior to submitting an application.

DISCUSSION

The developer is applying to amend the existing form and character development permit for Aquadel Crossing to allow smaller, single storey detached rancher style homes with a smaller floor area than the first phase of the development. Letters of support for this minor variation have been submitted from the surrounding community.

The lands are located in four (4) development permit areas. A Comprehensive Development Permit was issued for this property as part of the overall subdivision and development approvals for a 103 lot resort residential subdivision known as Aquadel Crossing, Permit 2017-01. Permit 2017-01 addressed geo-hazard, form and character, and environmental aspects of the project including riparian areas. No amendments to the riparian, geo-hazard or environmental aspects of the previously issued development permit are proposed with this application.

Frosst Creek Development Permit Area 1-E

The developer submitted Geo-hazard Reports to identify and mitigate hazards on the lands. Mitigation measures include minimum building elevations and slope setbacks. A covenant was also registered at the time of rezoning. A development permit was issued and is in effect for all of the development's phases. No amendments are proposed with this application.

Riparian Areas Development Permit Area 5-E

The RAR report that accompanies Development permit 2017-01 included a condition for a clear-span bridge crossing of Spring Creek. A covenant was registered on title to identify SPEA boundaries. In the summer of 2017, the developer did not install a clear-span bridge as per the conditions of Permit 2017-01, but rather three culverts. The Province determined that the three culverts were not authorized and ordered their removal and ordered an alternative crossing design. A Box Culvert design was then submitted by the developer and accepted by the Province. A new development permit was issued to rectify the creek crossing (development permit 2018-06). No amendments are proposed with this application.

Cultus Lake South Ground & Lake Water Quality Development Permit Area 7-E

The development must be connected to a FVRD owned and operated Class A+ waste water treatment system as detailed in a covenant registered at the time of rezoning. Construction of the waste water treatment plant is under review with the FVRD engineering department and the FVRD Building Department. Registration of Phase II subdivision requires FVRD Engineering approval. No amendments are proposed with this application.

Cultus Lake Resort Form and Character Development Permit Area 4-E

This development is located in an area of high recreational and aesthetic amenities, such as Cultus Lake, and this area experiences high intensity of visitation and recreational use. Development in this area is highly visible, and, in turn, relies on the natural beauty and recreational amenity of the area. Visual values and recreational amenity are integral to the economy and community of these areas. Accordingly, there is a need to ensure that resort development is of a form and character which does not detract from the aesthetic experience of the area or resort uses and visual values on adjacent parcels. Development should reflect, and enhance the natural landscape of the area in which it is located. In addition, the concentration of resort development in nodes such as Cultus Lake South requires that developments are carefully designed to coordinate and be compatible with adjacent developments to create a cohesive functional resort node.

2015 Original Form and Character Design Control Covenant

In 2015, prior to the adoption of the rezoning bylaw that re-designated the lands PRD-1 to permit this 103 lot single family homes resort residential development, a covenant was registered on title detailing the form and character requirements for future construction on the lands. The covenant included elevation drawings for future clubhouse buildings, residential buildings and includes colour schematics. The covenant drawings were made available prior to the public hearing for the rezoning and were reviewed by the FVRD Board prior to covenant registration and zoning adoption.

2017 Phase I Form and Character Development Permit and Amended Covenant

In 2017, the developers made their formal submission for a form and character development permit for the project. The design drawings differed from the design drawings attached to the 2015 covenant. There were no changes to the layout, density, buffers or location of amenities reviewed at public hearing. The FVRD Board consider these new design drawings an approved the issuance of the comprehensive form and character development permit.

2018 Phase II and Character Development Permit and Amended Covenant

The developers wish to construct smaller, single storey homes in Phase II.

The developers were instructed to consult with the Lindell Beach neighbourhood (Spring Creek Strata, the Cottages at Cultus Lake Strata, and the Lindell Beach Ratepayers Association) and obtain written support prior to submitting an application to amend the form and character development permit. Letters of Support from the Lindell Beach Ratepayers Association, the Cottages as Cultus Lake strata, and the Spring Creek Strata were submitted with the application.

In support of the application, a revision to the comprehensive architectural theme was developed. The overall design theme for Phase II is changed slightly to include single storey rancher style homes with smaller floor areas than the homes in the first phase of the project.

The new homes in Phase II will incorporate all of the rural and modern elements seen in Phase I. This development permit will guide all future construction with respect to the form and character of individual homes within Phase II. This permit does not address changes to any future phases of the project (the final phases are located on the south side of Columbia Valley Road).

COST

Development permit application fee \$350.00 paid

Covenant amendment – developer is responsible for costs associated with covenant registration.

New development will add 103 parcels and assessment of the new construction to the service areas which will help to either offset these costs increases or reduce the existing service participant's costs. All costs for the operation and maintenance of the community sewer system are the responsibility of the parcels within the service area.

CONCLUSION

To obtain a form and character development permit, applicants submitted a written report, prepared by a Member of the Architectural Institute of British Columbia, outlining the design rationale for the development, including statements explaining how the design responds to the guidelines of this development permit area and 'fits' in relation, form, character and scale to nearby development and the natural environment.

FVRD staff also review the application to ensure compliance with the development permit area guidelines. Applicants who meet the guidelines of the development permit areas are entitled to the issuance of a development permit.

Letters of support from neighbouring the Spring Creek strata, the Cottages as Cultus Lake strata and the Lindell Beach Ratepayers Associated were submitted.

The Board may now consider issuance of this development permit. Staff recommend issuance of this development permit and that the Regional Board amend the existing form and character covenant to reflect the designed submitted for the development permit for Phase II. Other options for the Board's consideration are:

OPTION 2 Refuse the Development Permit

THAT the Fraser Valley Regional District Board **refuse** Development Permit 2018-10.

OPTION 3 Refer to the Development Permit back to Staff

THAT the Fraser Valley Regional District Board **refer** the application for Development Permit 2018-10 to FVRD staff.

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 comments.

Paul Gipps, Chief Administrative Officer

Reviewed and supported