



VILLAGE OF BELCARRA

"Between Forest and Sea"

4084 BEDWELL BAY ROAD, BELCARRA, B.C. V3H 4P8

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April 4, 2006

File: 3360-20-05-01

0735681 BC Ltd.
2185 Austin Avenue
Coquitlam, B.C.
V3K 3R9

Attention: Chris Kayat

Dear Mr. Kayat:

Re: **Subdivision Application – Preliminary Layout Review**
Lot 2, Plan 1063, Sec. 31 & 36, Twp. 39 NWD

Further to your revised subdivision application of 24 October 2006, the Approving Officer has reviewed your application and offers the following comments that should be addressed prior to submitting a final subdivision plan to the Approving Officer for approval.

1) Zoning Bylaw – Minimum Property Size

The subject property is zoned RS-1A. Within the RS-1A zone, the minimum lot size for a single-family dwelling is 4,047m² (1 acre) and 8,094m² (2 acres) for a duplex. Based upon the attached plan, there are no lot sizes so indicated. However given review of previous plans it appears that all 4 fee simple lots would be a minimum of 8,094m² (2 acres) in size. Please ensure that the lot size for each lot is indicated on your final subdivision plan.

2) Access

Notwithstanding the requirements of Section 75(1)(a) of the *Land Title Act* that all lots be provided access by a public road, the subject property will not be serviced by a public road. Pursuant to Section 75(3) of the *Land Title Act*, the Approving Officer is prepared to grant relief to the request of 75(1)(a) given the absence of any public roads in the area.

Section 75(1)(b) of the *Land Title Act*, requires that public access be provided to the sea every 400 metres for a subdivision of this type. Due to the isolated location of the site and the lack of public road access, the Approving Officer is prepared to recommend to the Minister of Transportation pursuant to Section 76 of the *Land Title Act* that relief from compliance with Section 75(1)(b) be granted. Please contact the Village on this matter.

Providing access to adjacent lands will not be required with this subdivision.

3) Internal Access

Your proposal is to provide a common pedestrian access route on site that would function as the physical access to each of the 4 lots. It is our understanding that the access would commence at the northwestern corner of your property on Indian Arm, climb up the hill on the adjacent property (Lot 3) and then traverse the hillside. At this point, you have not

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provided us with any information regarding the width or type of surface for the common access route. When you have decided on these details, please submit the details to us for review. As a condition of subdivision approval, you will be required to enter into a restrictive covenant with the Village that will require that an all-weather pedestrian access be constructed prior to the issuance of building permits. Access easements will be required for the entire internal access for both the stairway on Lot 3 and the internal route on each of the 4 lots. Please note that an all-weather float on Indian Arm will be required to accommodate an emergency vessel.

4) Water Supply

It is our understanding that you intend to service the subdivision with a private community system. As part of the review of previous subdivision applications for this property, the Fraser Health Authority had recommended that private wells be utilized to provide a water supply for each lot. The Approving Officer also suggests that you pursue that course of action. Should you however wish to consider a private community system, you will be required to meet the requirements and regulations established by the Provincial Government pursuant to the *Drinking Water Protection Act* for such a system. May we suggest that you contact Mr. Steven Chan of the Fraser Health Authority for further information on this matter.

Please note that the Village will not be accepting surface water as source of potable water. Please also note that our Subdivision and Servicing Bylaw requires that the water system satisfy minimum quality and quantity requirements. Your subdivision will not be approved until each lot is serviced with potable water and any necessary Provincial approvals have been secured. Should a private water system be utilized, you will be required to secure the ongoing operation, maintenance and testing requirements that apply to a waterworks system.

Given the isolated location of the site, the water system shall be designed to include fire fighting stand pipes, water main sizing, and reservoir capacity.

5) Sewage Disposal

According to your revised proposal, each lot will be serviced with individual septic tanks and fields. In order for your subdivision to be approved by the Approving Officer, we will need confirmation in writing from a Professional Engineer with experience in in-ground sewage disposal confirming that each lot can be provided with a septic system that satisfies Provincial regulations.

In preparing your final subdivision design, the following parameters should be considered in order to avoid treated effluent crossing a lot line:

- a) that for a conventional septic system, a 50 foot setback from all property lines down slope of the disposal field be allowed for; and
- b) that for a performance based system, a 25-foot setback from all property lines down slope of the disposal field be allowed for.

6) Drainage

As a condition of subdivision approval, you will be required to prepare and submit a drainage plan to the Village for review and acceptance that will identify the manner in which storm water will be handled particularly with respect to the bank and the avoidance of any geotechnical concerns.

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7) Fire Protection

Based upon the comments from the Fire Chief of the Sasamat Volunteer Fire Department, you will be required to satisfy the following as a condition of final subdivision approval:

- a) register a section 219 covenant on title for each lot acknowledging that responses from Fire Department will be limited and not timely due to the isolated location of the site;
- b) register a section 219 covenant on title for each lot specifying a minimum side yard setback of 3 metres (10 feet) over and above the 1.5 metre (5 feet) that exists in the Zoning Bylaw;
- c) register a section 219 covenant on title for each lot specifying that all residential and accessory buildings in excess of 55 square meters will be sprinkled to NFPA standards;
- d) provide an on-site fire suppression water supply complete of standpipes and hose cabinets, capable of reaching each house. The quantity of water within the reservoir shall be designed to meet domestic, sprinklering, and standpipes needs, recognizing that that the sprinklering could be stand alone systems. Please consult the Fire Chief for further information; and
- e) preparation of a Wildland Interface Protection Plan by a qualified professional with experience in evaluating the risk of forest fires and wildland interface areas. The report should identify measures that should be implemented to reduce the risks associated with forest fires, specifically focusing on building design and materials, building setbacks, and vegetation management.

8) Parkland

As a condition of final subdivision approval, you will be required to deposit with the Village a cheque in the amount of 5% of the value of the land as of the date of this letter. Please provide us with a professional appraisal indicating the property value.

9) Geotechnical Concerns

It is recognized that Took Engineering had prepared a previous geotechnical report dated 19 September 2002 as part of the previous subdivision application. As a condition of final subdivision approval, you will be required to provide the Village with a report prepared by a geotechnical engineer confirming the findings of the previous report and addressing the following:

- a) the required setbacks for any buildings along the escarpment, that being the steep slope emanating from Indian Arm; and
- b) the potential for rockfall or slippage for the lands in the rear portion of the lots and any precautions that may have to be followed.

These requirements are established to ensure that the Approving Officer has not approved a lot for building that may be subject to hazard without understanding the nature of the hazard, and prescribing any required remedial actions.

A restrictive covenant will be required to reflect the findings of the report, the intent of which is to ensure that the owners of the property become aware of the geotechnical concerns, and that future buildings will be required to adhere the engineer's recommendations.

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10) Environmental Issues

You will be required to satisfy the conditions outlined in the letter from MOELP dated 23 March 1998 (stream protection). Regarding the MOELP letter dated March 18, 1998, (flood protection) you will be required to enter into a section 219 restrictive covenant with the Village.

11) Vancouver Port Authority

In the past, the Vancouver Port Authority had no objection to the proposed subdivision. With respect to a waterlot licence, you will be required to satisfy Vancouver Port Authority's requirements.

12) Hydro and Telephone Service

Since there is no hydro or telephone service to the area, you will be required to arrange for service as you see fit. We would request that you disclose to potential purchasers of your lot that these lots have not been serviced with hydro and telephone if that is the approach that you will be taking.

13) Taxes

All outstanding taxes must be paid in full prior to final approval.

14) State of Title Certificate

A current (within 30 days) State of Title Certificate is required to be submitted with the subdivision plan for final approval.

15) Final Subdivision Approval and Fees

When submitting your Plan of Subdivision for final approval, please provide enough copies so that the municipality can retain 3 paper prints. Once approved by the Approving Officer, it will be your responsibility to register the Plan and any other documents with the Land Title Office. We would expect that upon registration of the subdivision, that your solicitor will provide the municipality with copies of all registered documents, including 1 reproducible copy, 2 paper prints, and an electronic version of the Plan of Subdivision.

A subdivision fee of \$500.00 for final subdivision approval is payable by way of certified cheque. Please note that should the Village incur costs attributable to your subdivision in excess of what has been collected from you in the way of application fees, then you will be required to reimburse the Village accordingly prior to final approval.

The Approving Officer recognizes that there may be modifications to the final layout to take into account matters that may arise as you proceed through the next stages of the process.

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The Preliminary Layout Review (PLR) shall not in any way be considered as final approval as required under the Land Title Act. This PLR is valid for one (1) year from the date of this letter and may be extended upon application to the Village in writing.

Should you have any questions, please do not hesitate to contact the writer.

Yours truly,



Lynda Floyd
Approving Officer

cc: Larry Scott, Building Inspector and Fire Chief
Michael Rosen, Planning Consultant
Steven Chan, Fraser Health Region
Sharon Houghton, Private Moorage, Vancouver Port Authority