

ITEM 15
MANAGER'S REPORT NO. 62
COUNCIL MEETING 85/10/07

RE: REZONING REFERENCE NO. 52/85
8720 GOVERNMENT ROAD

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Planning & Building Inspection be adopted.

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TO: MUNICIPAL MANAGER 1985 OCTOBER 01

FROM: DIRECTOR PLANNING & BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #52/85
6.279 ACRE PORTION OF PARCEL B, REF. PL. 17411, BLK. 12, D.L.
10, PLAN 3054

FROM: A2 SMALL HOLDINGS DISTRICT
TO: CD COMPREHENSIVE DEVELOPMENT DISTRICT
(BASED ON THE P10 RECREATION VEHICLE PARK DISTRICT)

ADDRESS: 8720 GOVERNMENT ROAD

RECOMMENDATION:

1. THAT a copy of this report be sent to the applicant, Van Dyk & Sons Contractors Ltd., the Federal Ministry of Fisheries & Oceans, Provincial Ministry of Environment and the Sapperton Fish and Game Club.

REPORT

1.0 BACKGROUND INFORMATION:

- 1.1 On 1985 July 29 Council gave favourable consideration to the subject rezoning request to establish a recreational vehicle park on the subject site and agreed to advance the application to a Public Hearing on 1985 September 10.

1.2 Arising from discussion of the development proposal at the Public Hearing were several concerns regarding protection of the natural environment of the immediate area around the site and more specifically the fish habitat in the adjacent Brunette River and Stoney Creek. As a result, staff was requested to meet with the relevant government agencies and report back to Council prior to Third Reading of the bylaw outlining the measures that will be taken to resolve these environmental concerns.

2.0 GENERAL DISCUSSION:

2.1 On 1985 September 20, a meeting was convened to discuss the specific environmental concerns regarding the development proposal with representatives from the Federal Department of Fisheries and Oceans, the Provincial Ministry of Environment - Fish and Wildlife Branch, the Sapperton Fish and Game Club, the applicant and his design engineer, and staff from the Planning & Building Inspection Department, Engineering, Parks & Recreation and Environmental Health. On that occasion, the following basic concerns were identified:

1. That an appropriate buffer zone be established adjacent to the Brunette River and Stoney Creek to assist in protecting the natural fish habitat.
2. That appropriate measures be taken to control and treat any substances originating from the development which would be deleterious to aquatic life.
3. That measures be taken to control surface water runoff during the construction phase of the proposed development and the maintenance of the natural flow regime of deleterious substances from the site into the Brunette River and Stoney Creek.


2.2 In reference to the concerns outlined above and specifically item #1, staff outlined at the meeting that the applicant is required as a prerequisite to rezoning to dedicate the southerly 50 ft. and the easterly 150 ft. of the subject site for park purposes. The easterly 150 ft. which contains a portion of Stoney Creek will be left entirely undisturbed. The applicant's surveyor has also confirmed that the minimum distance between the proposed new east property line of the site and the most westerly bend of Stoney Creek will be 63.9 ft. which satisfies the concerns of the Federal Department of Fisheries and Oceans. The southerly 50 ft. area for park dedication will be relatively undisturbed with the applicant required to provide selective tree planting and the installation of a crushed limestone trail.

The applicant will also be required to upgrade the existing driveway that extends east from Cariboo Road along the north side of the Brunette River to the site. Consistent with the wishes of the Federal and Provincial authorities, all of the road improvements will be accommodated on top of the existing "bench" so that there will be no disturbance to the Brunette River. Engineering design of this road will be submitted to the Federal Department of Oceans & Fisheries and the Provincial Department of Environment for their perusal. The actual construction of the road will be undertaken during the summer time when the salmon are not spawning.

- 2.3 In reference to item #2 regarding control and treatment of substances originating from the development site, the applicant will be providing appropriate sanitary sewer facilities that will connect to the Municipal sanitary system. Each trailer pad will be provided with proper sanitary hook-up and the vehicle washing facility provided within the development will drain into the sanitary sewer system. All storm drainage from the sanitary sewer will be handled in the usual manner with on-site catchment and drainage. Two grease interceptors will be employed to minimize the risk of deleterious substances draining into the Brunette River. The design of these systems must be reviewed and approved by the Engineering and Environmental Health Department in the usual manner. Review and approval by the Federal & Provincial Agencies will be undertaken accordingly. The Environmental Health Department will also monitor the development periodically to ensure that the systems continue to operate appropriately.
- 2.4 In reference to item #3 regarding measures to control surface runoff during the construction stage of the project, the applicant's Engineer indicates that provision will be made to direct all surface runoff to a siltation pond located within the lowest portion of the site. This siltation pond will allow sediments to be deposited on the bottom of the pond allowing treated water to flow into the Brunette River through a culvert. No storm drainage from the site will be directed into Stoney Creek. Prior to the issuance of any permits to install temporary storm drainage facilities to accommodate sedimentary control, the Environmental Health Department will review and approve all facilities in consultation with the Federal and Provincial authorities.

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cc: Chief Public Health Inspector
Director Engineering
Director Recreation & Cultural Services
Chief Building Inspector


A. L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION

