

District of Barriere

REPORT TO COUNCIL

Date: March 22, 2021
To: Council

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From: C. Hannigan, Approving Officer

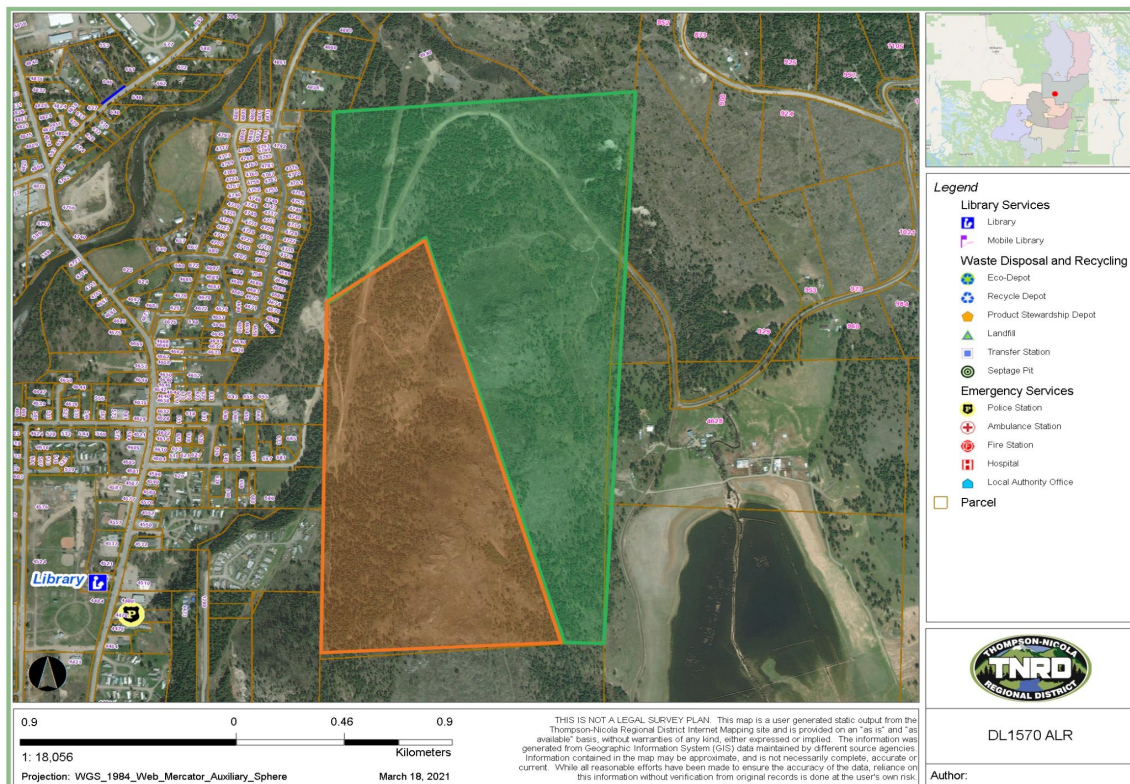
Re: Dixon Creek Rd. Subdivision (on DL1570 and draft proposal on DL57) Update

Background: This report is an update from the Dec 7, 2020 report regarding the two large properties up on the north end of Armour Mountain accessed via Dixon Creek Rd, DL1570 and DL57, the latter being the property which is the ongoing subject of the proposed District boundary extension. The developers are working together with the end product being one large Strata corporation with private roads and private servicing within the property boundaries.

With respect to the first property DL 1570 (122ha/302ac), which is intersected by Dixon Creek Rd., the entire property is currently zoned Small Holdings (SH) which allows 2ha (4.9ac) lots to be created by subdivision. However, much of the land (approx. 71ha/175ac) is in the Agricultural Land Reserve (ALR) as shown in green on the sketch below. The section of Dixon Creek Rd. which cuts through the property has never been dedicated as public road.

The developer has proposed approximately 20 new bare land strata lots on the portion of the lands that are not in the ALR (shown in orange) leaving a large retained lot comprising the entire ALR lands and most of Dixon Creek Rd. An Archaeological Impact Assessment (AIA) is being undertaken this spring as a joint contract for both DL1570 and DL57.

As well as this general update, this report requires Council direction on two items: consideration of a land dedication proposal; and, the satisfaction of the proof of water subdivision requirement through the District's agreement for access to bulk water at a District hydrant or other acceptable location for individual property owners in the Strata at a rate similar to the current residential rates.



At the December 7th Council meeting Council approved an SRW trail dedication to satisfy the provision of park land requirements for DL1570 be registered and that Council retain the ability to govern the use on these lands as opposed to restricting it in the SRW documents to non-vehicular. Also Council agreed that should the developer still be willing to allow public recreational use of some or all of the light green ALR lands that this be accomplished through either an easement which would guarantee long term use or simply through an agreement for use between the land owner and the District which would be renewed on a term basis similar to the land beside the AG Foods store.

Discussion: In more recent discussions regarding the ALR lands on DL1570, the developer is now considering donating all of the ALR lands to the District of Barriere for passive recreation, road purposes and potentially other ALR acceptable uses, should the District be willing to issue a donation receipt for the value of the lands minus the value of the 5% park land dedication that was required through the subdivision process. The current assessed value of the entire parcel is \$308,000. The ALR lands constitute 58% of the total lands which would equal a \$178,640 value minus \$15,400 (5% park land dedication) would mean the donation would have a fair market value (FMV) of \$163,240 for 71 ha (175 acres).

After extensive research, engineering and cost estimations around how to provide water to each property by:

- 1) connecting to the District of Barriere water system for these large rural lots in challenging topography, or
- 2) providing individual wells for each lot, which would be 400-500' deep wells with questionable success according to professional hydrogeological input (Cala Geoscience), or
- 3) a Strata community well which would require cost prohibitive treatment and storage reservoirs.

As a result, a 4th option of a rainwater harvesting collection system is being pursued subject to District approval for the provision of a long term supply of backup water. The owners (or possibly the Strata) would truck from a District hydrant (or other suitable location) at their own cost when/if necessary. According to installers, these individual home systems require 19 -20" of rain collected on a 2,000 sq ft roof which provides 10 -20,000 g of water. More information can be found at Adasak Rainwater collection system (<https://www.adasak.ca/rainwater>). The developers feel this is a viable option for their strata lots and are confident these systems will work for their project and result in using less District water per household than actual connection to the District's water system.

Each property would have point of use treatment similar to anyone using a source of surface water for their rural property. It is anticipated that each home would have 10-20,000 g for storage and would require 20-30 cu.m per month based on 250g/day. A covenant on the title of each Strata lot would inform a potential purchaser of the water situation and owners' responsibilities. The developers are requesting that the District resolve to provide these residential properties once developed, with the same amount of water as those on the District's water system at a similar price through the provision of District water as a back up to their rainwater systems. The water that would be provided would not be considered potable water or be subject to any District responsibility once it leaves the District system at the hydrant.

Recommendations:

- 1) That Council approve the issuance of a donation receipt in exchange for the donation of ALR lands greater than the required 5% park land dedication based on the most current assessment to establish FMV.
- 2) That Council agree to provide access to the District's bulk water, at the property owner's expense, to the bare land strata lots being proposed on DL1570 and DL57.

Prepared by: C. Hannigan