

Report of the Electoral Area G (Saltair)
Advisory Planning Commission
September 11, 2015

In attendance: Ted Brown, John Silins

Item 1 - Development Permit No. 01-G-15DP (Blount)

Randy and Debbie Blount, the owners of this property were unable to attend the APC meeting as they reside in New Westminster. However, they did provide a written submission to the Commission as follows:

Urgency: We would like to inform the Committee of the urgency to complete a third row of lock-block, backfill with gravel and compact as per Rysuk Geotech. Rysuk requires us to remove approximately 5 metres of sloughing (mud and clay) and replace it with fill. Our problem is safety and access to this area-as we get into more rains this area is not accessible with a small excavator and would require hand digging and packing out material with buckets, or wait till next summer and hope the bank remains stable. I have asked the CVRD for permission to complete this task more the once and Ryzuk sent a Email to CVRD June 15.

We consider that the pending completion of the wall construction and slope preparations will improve the current (in construction) conditions with regards to safety of the property users and also will reduce the potential for sloughing which would require extra removal work/costs prior to backfilling.

We were denied permission as the DPA was not yet involved. We were advised in mid July by the CVRD that our planning was all in place and to contact Mel of the APC. Mel came by the job site and could appreciate the urgency of removing mud/clay removal, Mel tried to schedule a meeting by Email with the APC to view the site. It didn't happen. We were advised by the CVRD around August 20 that Bev Suderman would replace Dana and be our new planner.

In closing : we live on the Main land we have limited time/holidays

If the weather conditions cooperates in the up coming weeks we may be able to secure the bank and/or advance with our landscaping plan.

Your attention to this matter is appreciated.

Randy and Debbie Blount

Discussion by the two APC members present included the following points:

- The bank in question is devoid of natural vegetation which is similar to other lots in this area.
- The bank height and steepness is much less than in many other areas of Saltair.
- The design of the retaining walls is similar to that of adjacent properties.
- While, as noted in the geotechnical report, the integrity of the existing shoreline wall is unknown, a site visit showed that this wall is similar to that of an adjacent property and that there are no visible signs of stress.
- This development permit should be proceeded with as quickly as possible in order the bank is not compromised as a result of the impending rainy season.

The APC members present at the meeting make the following recommendation to the CVRD:

That Development Permit Application No. 01-G-15DP be approved subject to the recommendations contained within the Ryzuk geotechnical report and implementation of the landscaping plan prepared by Dinter Nursery

Item 2 - Development Permit No. 04-G-15DP (Alan and Noreen Pate)

As was the case with the Blount application the Pates, who live in Alberta, were unable to attend the meeting. However, they also provided a written submission to the Commission as follows:

We did want to take this opportunity to highlight a few points for you in support of the development permit application for our property which falls within Electoral Area G – Saltair – Ocean Shoreline Development Permit Area. This development permit area requires a permit for the subdivision of land, construction within 30m of the

shore and the removal of vegetation. Our application at this time is for tree removal/ tree pruning to maintain the property and reduce potential hazards with our neighbors. The key proposed activities in the application are as follows:

- Top/prune (but not remove) trees on the bank slope to maintain the view while still providing for slope stability.*
- Remove a large mature fir tree in the center of the cleared area in order to site a residence there in the future.*
- Remove a number of large maples on the north side of the property which overhang our neighbor's residence and are a potential safety hazard for them.*
- Remove a number of immature trees (largely maples) in and around the cleared area of the property.*

As noted in the geotechnical report included in the application, none of these proposed activities will have a negative impact on the stability of the foreshore slope.

I trust that the Commission will find the application documents in order and be able to provide a positive recommendation back to the CVRD.

Best regards, Al and Noreen Pate

The APC members present at the meeting have no concerns with this application. There would appear to be considerable immature vegetation that has grown on the property in recent years which could be removed without affecting slope stability. Insofar as mature trees situated on the bank are concerned we note that these trees are only to be topped or pruned, again without impacting slope stability.

We also strongly support the removal of the mature maple trees close to the north boundary of the property. Contact was made with an owner of the property immediately to north who welcomed the removal of these trees and noted that large branches from these trees have fallen on to their house during winter storms.

The APC members present at the meeting make the following recommendation to the CVRD:

That Development Permit Application No. 04-G-14DP be approved.

Other Business - Follow up to DP 03-G-12DP

This development is the 16 unit housing project which is located at 11255 Chemainus Road. APC members who have been monitoring the implementation of this development have noted that the recent rains have made a channel along the side of the path to the beach from this development and that future downpours could eventually make this path dangerous. We note that one of our recommendations made to the CVRD in respect to this development read, in part, as follows:

That the Advisory Planning Commission recommend that the application be approved subject to the following matters being addressed to the satisfaction of the approving authority:

- 1. Provision of a storm water management plan for the site demonstrating how both surface and piped storm runoff will be handled without negatively impacting neighboring properties, the ocean shoreline bank or the beach. Further, that steps be taken to monitor the adequacy of this system until such time as the project is built out.*

In this regard we would respectfully request that the appropriate officials of the CVRD inspect this situation and take appropriate enforcement action.

Ted Brown
Chairman
Saltair Advisory Planning Commission