



STAFF REPORT

DATE: January 7, 2020

FILE: 0540-04 EASC

TO: Chair and Directors
Electoral Areas Services Committee

FROM: Dave Leitch
Chief Administrative Officer

RE: OCP AMENDMENT AND REZONING APPLICATION TO FACILITATE SENIORS' AND AFFORDABLE HOUSING

PLANNING FILE NO. 3320-20/CP 1B 19 and 3360-20/RZ 1B 19

ROLL NO.: 772 16152.000 **PID No.:** 005-814-553

APPLICANT: Cortes Island Seniors Society

LAND DESCRIPTION: The easterly 78 acres of the Frac. NE ¼ of Section 7, Cortes Island, Sayward District, as shown on plan deposited under DD 72008I, except Parcel A (DD 73523I) and except those parts in Plans 7861, 11864, 1300R, 20460, 36874, VIP51538, VIP52055, VIP71344 and VIP77176

CIVIC ADDRESS: 965 Beasley Road, Manson's Landing BC

OCP BYLAW: Bylaw 139 "Cortes Island Official Community Plan Bylaw, 2012"

DESIGNATION: Residential

PROPOSED OCP: Community Services

ZONING BYLAW: Bylaw No. 2455 "Electoral Area 'I' (Cortes Island) Zoning Bylaw, 2002"

EXISTING ZONE: Residential One (R-1)

PROPOSED ZONE: Community Services Two (CS-2)

PURPOSE

To consider an application to re-designate and rezone a 2.45-hectare portion of a 20.75-hectare parcel of land to facilitate the development of up to 22 seniors' and affordable housing units.

POLICY ANALYSIS

Part 14 "Planning and Land Use Management" of the *Local Government Act (LGA)* addresses local governments' roles regarding official community plans and zoning bylaws, namely Section 474 (Official Community Plans), s.479 (Zoning Bylaws) and ss.464 - 465 (Public Hearings on Bylaws).

EXECUTIVE SUMMARY

The Cortes Island Seniors Housing society proposes to help meet a critical community need by developing a mix of seniors' and affordable housing on a 2.45-hectare portion of a 20.75-hectare parcel situated at 965 Beasley Road, Mansons Landing. The proposal to develop up to 22 mixed rental housing units requires an Official Community Plan text amendment to the Community Services (CS) designation and a zoning bylaw to rezone from Residential One (R-1) to a new Community Services Two (CS-2) zone. The amendment to the CS designation would permit approximately ten residential units per hectare and the proposed CS-2 zone will allow 12 residential units per hectare to a maximum of 25 residential units per lot. Apart from a small density increase and the additional provision of affordable housing to the list of Principal Uses, all other bylaw requirements as they apply to the Community Services One (CS-1) zone will remain in force.

In addition to providing affordable housing for seniors' and low-income families, the proposal will provide public amenities including a trail connection between the existing seniors' facility, Mansons Landing and Cemetery Road, a forested buffer along the eastern boundary of the property for privacy and environmental purposes, and an off-road route to school for schoolchildren in the area. This proposal is deemed to be consistent with the overall intent of the OCP and characteristic of other land use in the area and it is therefore recommended that support be given to re-designate and rezone the 2.45-hectare portion of the property to Community Services / Community Services Two (CS-2). In support of this recommendation, Bylaw Nos 379 and 380 are attached for the Committee's consideration.

RECOMMENDATIONS

1. THAT the report from the Chief Administrative Officer be received;
2. THAT the Committee recommend that Bylaw Nos. 379 and 380 be forwarded to the Board for first and second reading;
3. THAT the Committee recommend the Board authorize a public hearing to consider Bylaws Nos. 379 and 380, and

THAT the public hearing be held at a date and time to be determined.

Respectfully:

Dave Leitch
Chief Administrative Officer

BACKGROUND

The applicants acquired the property in 2018 and secured funding from a variety of sources including the Victoria Foundation, CMHC and BC Housing in order to carry out suitability studies for the property to provide a source of affordable housing in Mansons Landing.

The proposed development will consist of eight 1-bedroom units, eight 2-bedroom units and four three-bedroom units, clustered in 8 different buildings between one and two storeys in height. Half of the units will be adaptable for wheelchair use and two of the larger units will offer the potential for a 'lock-off' studio apartment for further flexibility. All units will meet today's energy efficiency benchmarks as well as offering a rent structure that accords with Community Housing Fund requirements.

AGENCY REFERRALS

The application was referred to several agencies for their consideration. Comments received to date are summarized in the following table:

Agency	Comments
Advisory Planning Commission	Recommended support of the proposal.
BC Assessment Authority:	No response.
Fire Department – Cortes Island:	No response.
Ministry of Municipal Affairs and Housing:	No response.
FLNRORD – Environment:	Applicants to prepare RAR report with respect to watercourse crossing the property, limit vegetation clearance to times outside the nesting season for local birds and to prepare an erosion and sedimentation control management plan for the proposed development.
FLNRORD – Archaeology:	If an archaeological site is encountered during development, activity must be halted and the Archaeology Branch contacted for direction.
MoTI:	No response.
VIHA:	Development to comply with VIHA's <i>Subdivision Servicing Standards</i> of July, 2013.
First Nation	Comments
Homalco First Nation:	No response.
Klahoose First Nation:	No response.
Tla'amin Nation:	No response.

PLANNING ANALYSIS

The property at 965 Beasley Road is currently designated and zoned Residential (R-1). As the current Residential designation and zoning are inconsistent with the proposed seniors and affordable housing use, a re-designation to a CS designation and a rezoning to a proposed new CS-2 zone is required to facilitate the proposed development. The proposed OCP amendment and zoning amendment should not adversely affect residential use of the area or affect adjacent properties, as only 2.45 hectares are involved and could be considered an eastward extension of the existing seniors' facility at 951 Beasley Road. The proposal is compatible with the existing residential, commercial and public utility uses of nearby parcels and is consistent with the character of the area, which is made up of a mixture of land uses. Public amenities attached to the proposal include a trail connection between the existing seniors' facility, Mansons Landing and Cemetery Road, a continuous forested buffer along the eastern boundary of the property for privacy, rainwater absorption and wildlife purposes, and an off-road route to school for schoolchildren in the area.

Studies to date include a hydrogeological assessment and the suitability of the land for a wastewater treatment system. The hydrogeological assessment found that the principal aquifer is very productive, and the drilling of a new well to service the development will not impact the wells on adjoining properties. Also, there is a relatively permeable sand and gravel layer underlying the property which will assist in post-development ground infiltration runoff. Wastewater treatment on site will be provided by an advanced Type 2 treatment system, based on a peak daily design flow of 14,850 litres per day. The system will offer advanced monitoring via telemetry controls and has been certified for use with the proposed development. The site has low potential for archaeological remains, but the Ministry of Environment would like a Riparian assessment to be carried out with respect to the drainage ditch which bisects the property and discharges in the direction of Hague Lake.

In addition to providing affordable housing for seniors and low-income families, this proposal is deemed to be consistent with the overall intent of the OCP and characteristic of other land use in the area. In light of this, support can be found to re-designate and rezone the 2.45-hectare portion of the property to CS / CS-2.

FINANCIAL IMPLICATIONS

Fees for the official community plan and rezoning application process have been applied in accordance with the Regional District's Planning Procedures and Fee Bylaw (Bylaw No. 5).

LEGAL IMPLICATIONS

This report and the recommendations contained herein follow the *Local Government Act* (LGA) and Regional District bylaws. This includes the zoning of land, which includes the surface of the water, set out in s.479 of the LGA.

CITIZEN/PUBLIC RELATIONS IMPLICATIONS

To date, the applicants have held a number of design workshops with invited members of the community. Should a recommendation of support be made for the application to proceed forward, public consultation will occur in the form of a public hearing, conducted in compliance with the requirements of ss.464 - 465 'Public Hearings', of the LGA, as required prior to final adoption of any proposed bylaw amendments.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

The planning department will be responsible for all aspects of the bylaw amendment process. Additionally, corporate services staff resources will be required during the public hearing process and the finalization of the adoption of the bylaws.

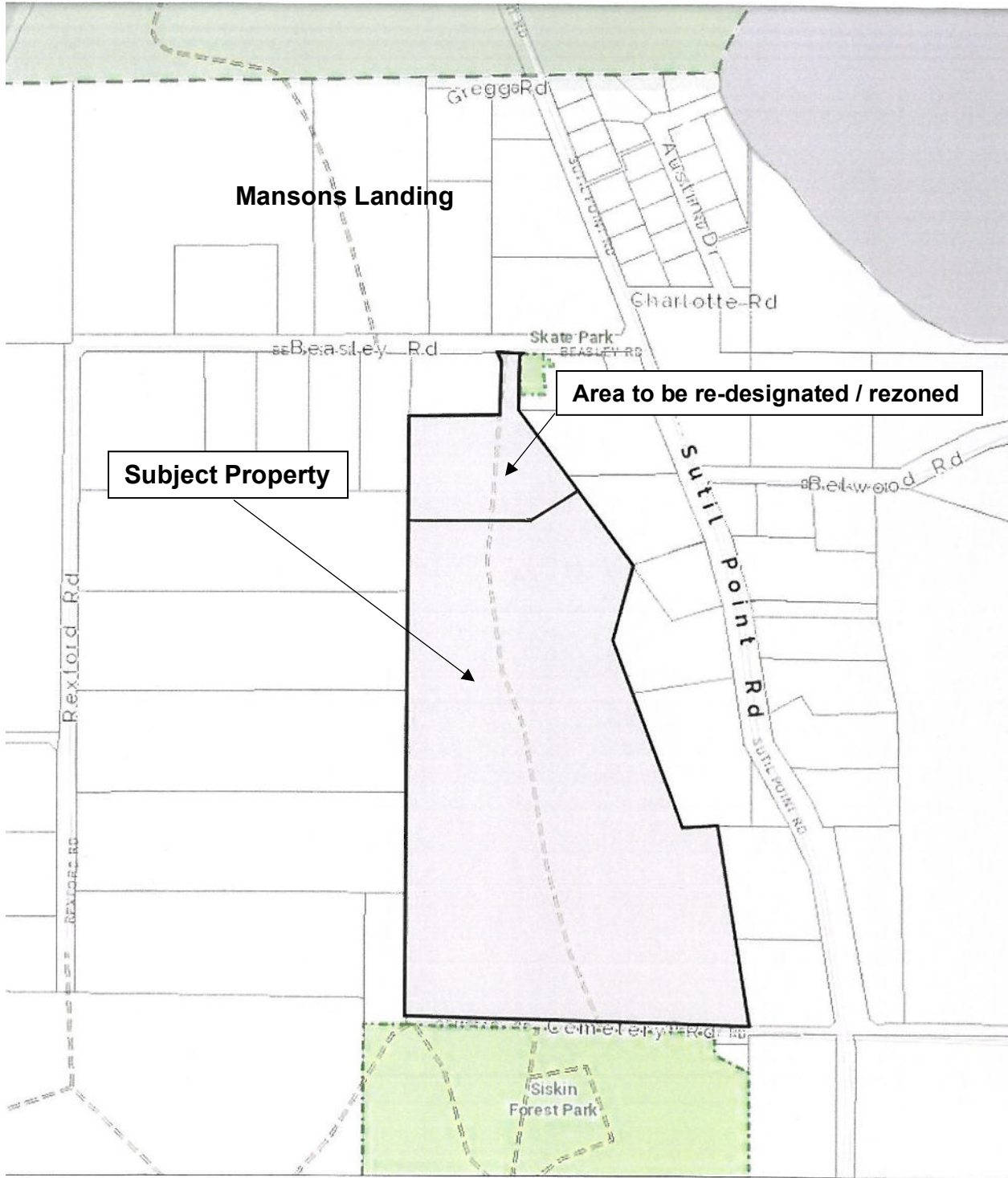
Submitted by:



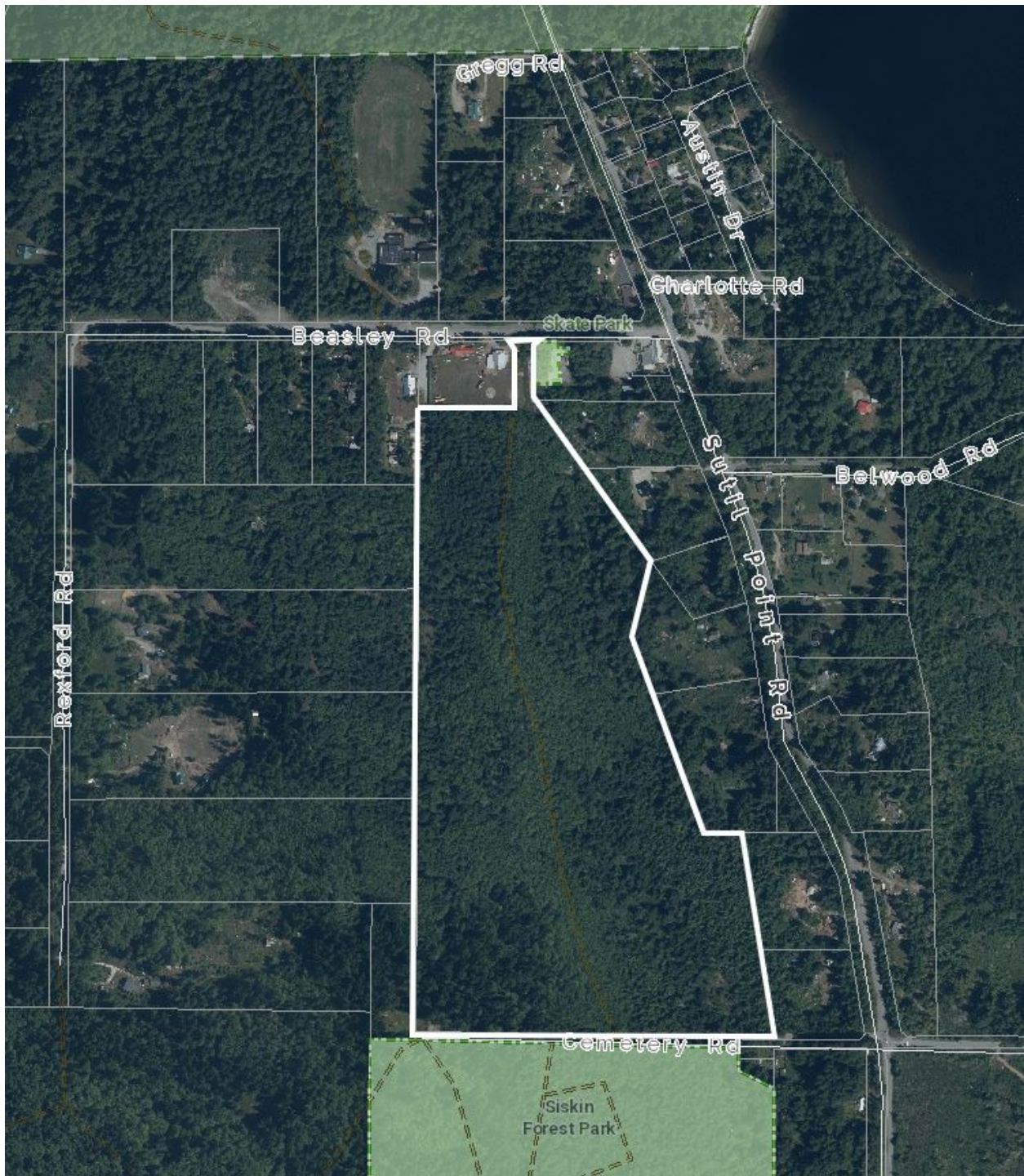
Aniko Nelson
Senior Manager, Community Services

Prepared by: J. Neill, Planner

Attachment: Bylaw Nos. 379 and 380



Location Map



Ortho photo of site in 2018



FOR: Cortes Island Housing Committee

Rainbow Ridge

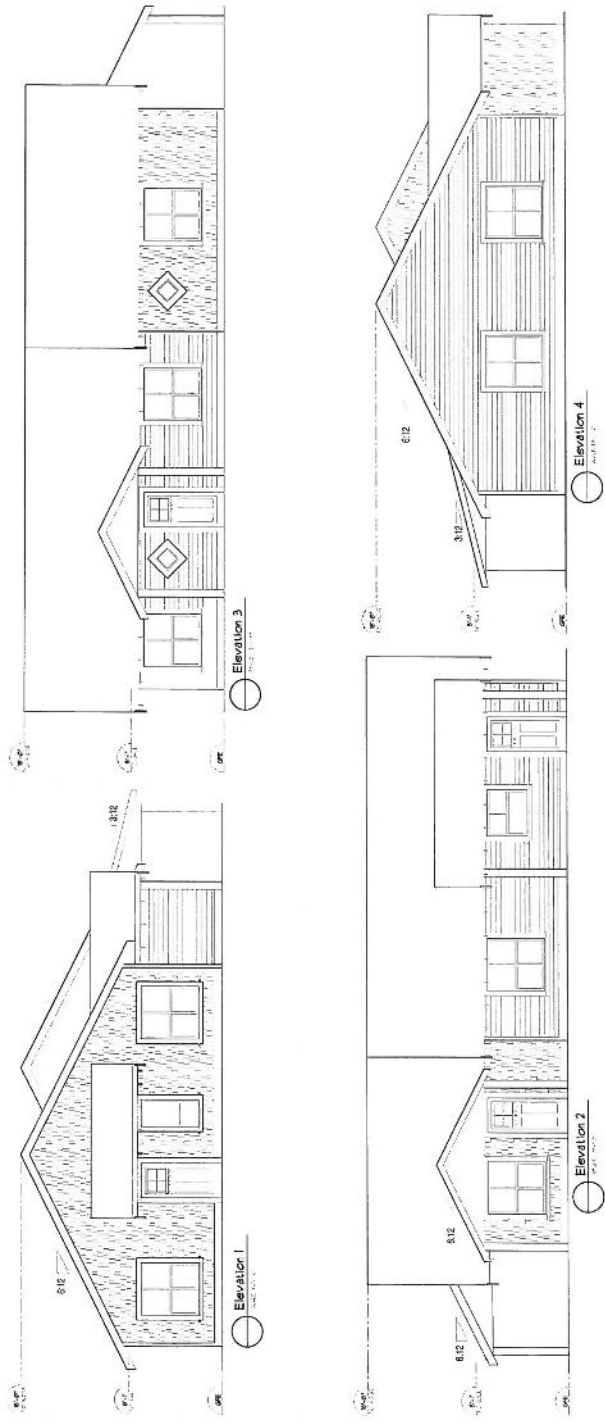
PROJECT NO: Building Type 1 Plans

SHEET NO: RZ 3.0



DATE: 10/1/2019
 DRAWN BY: JCS/BJP
 SCALE: 1/8" = 1'-0" (BY STANDARD)

PROJECT FILE:



RZ 4.0

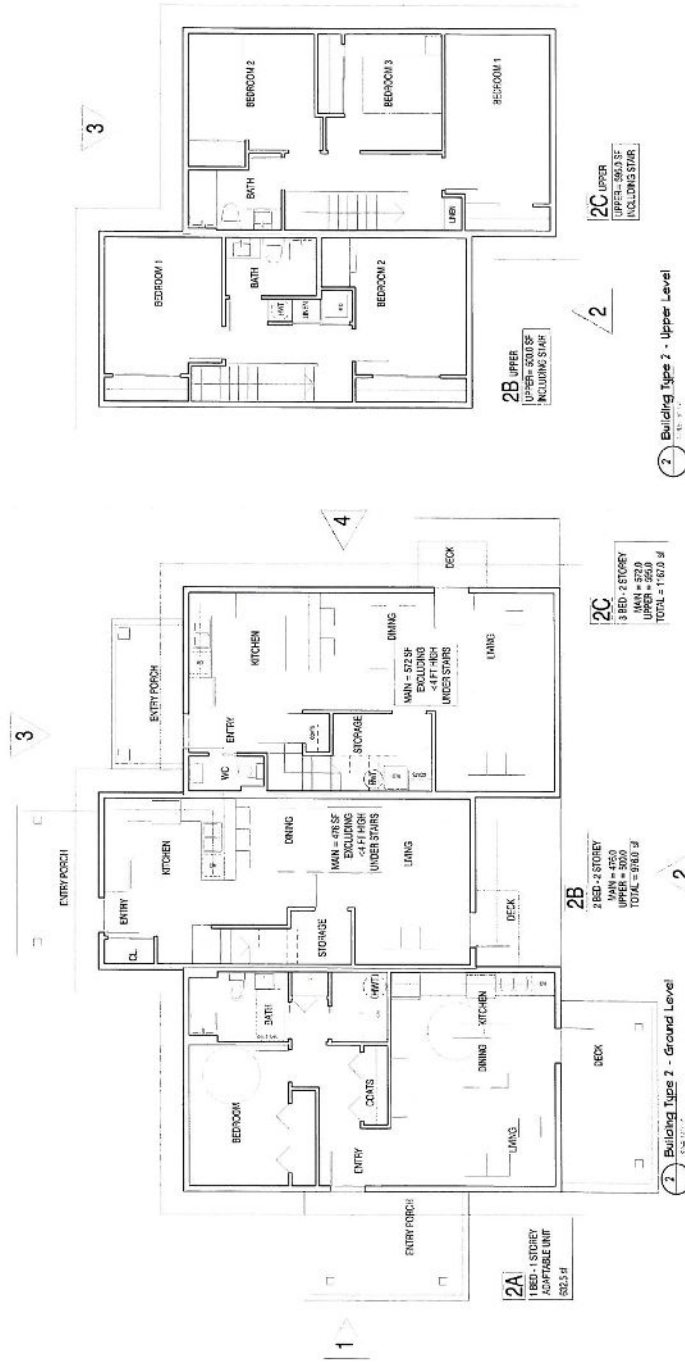
Building Type 1 Elevations



Rainbow Ridge

Cortes Island Housing Committee

19/02/2019



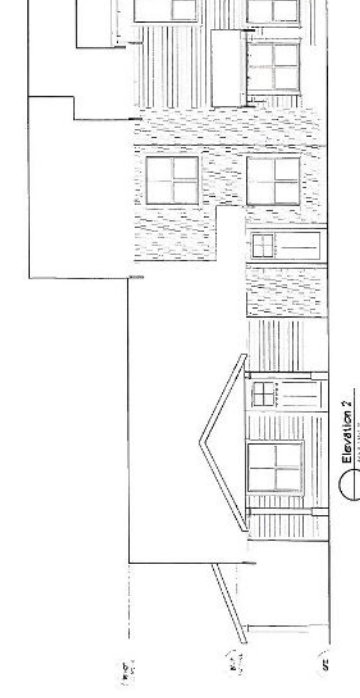
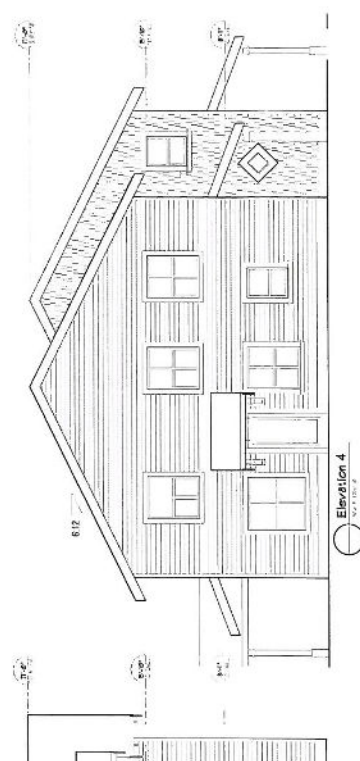
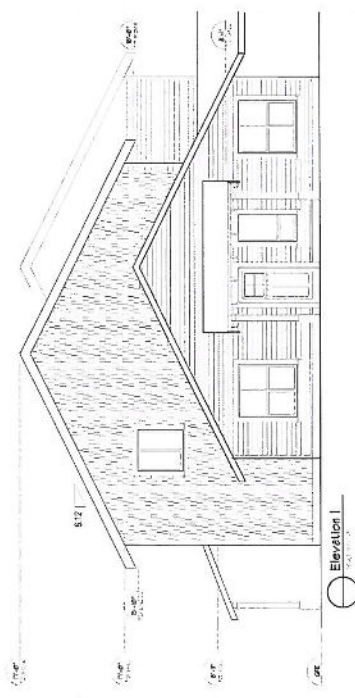
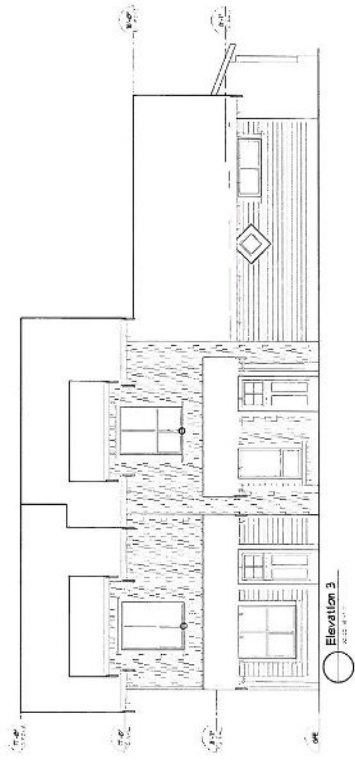
RZ 5.0

Building Type 2 Plans



Rainbow Ridge

Cortes Island Housing Committee



RZ 6.0

Building Type 2 Elevations

Rainbow Ridge

Cortes Island Housing Committee

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RZ 7.0

Building Type 3 Plans

Rainbow Ridge

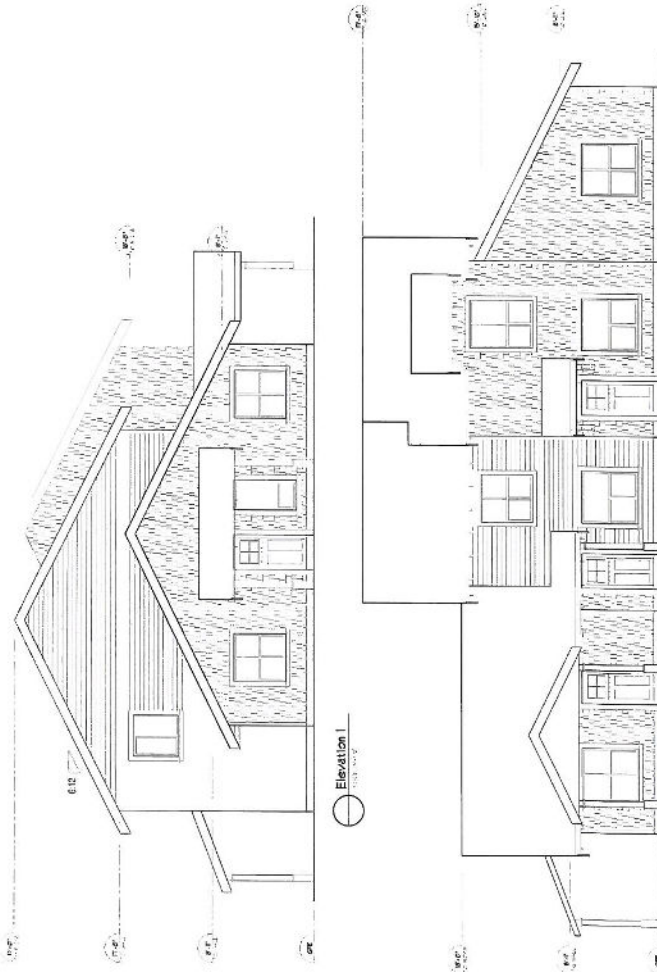
Cortes Island Housing Committee

CP 1B 19 / RZ 1B 19



1835

2017/18



Cortes Island Housing Committee

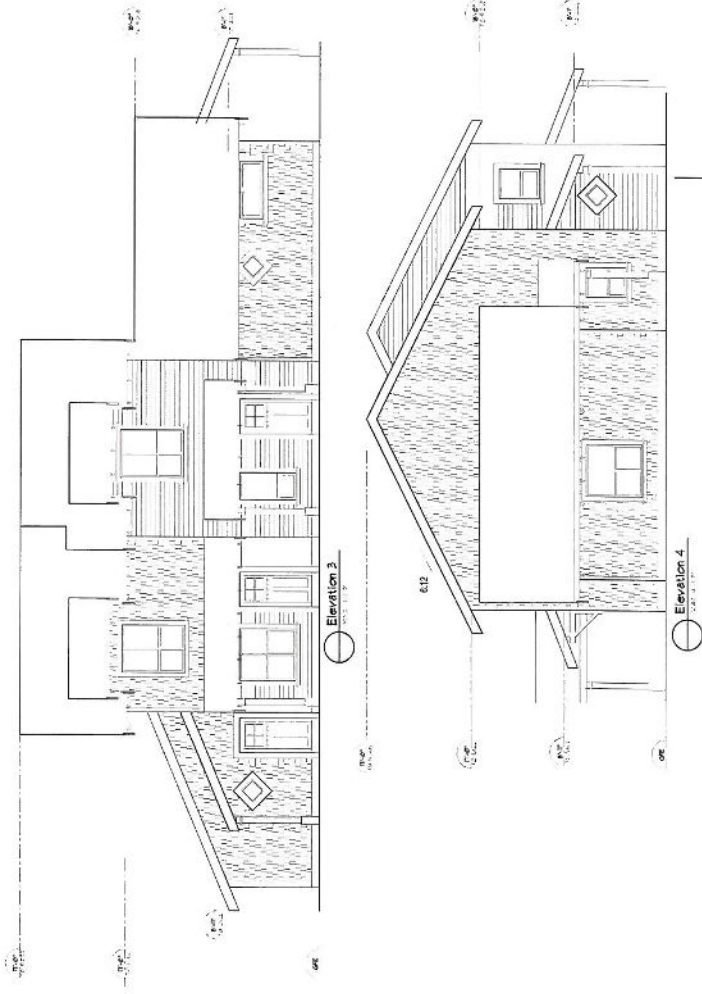
Rainbow Ridge

Building Type 3
Elevations 1-2

RZ 8.1

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SCALE: 1/8" = 1'-0"





Cortes Island Housing Committee

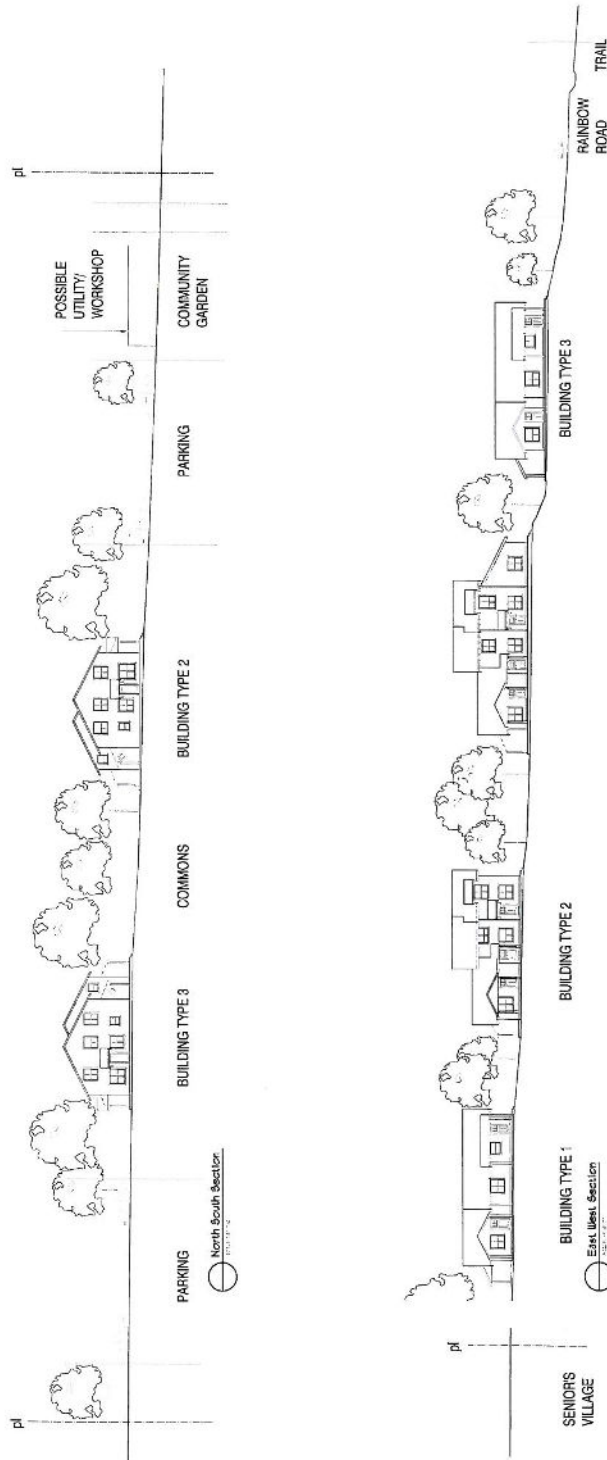
Rainbow Ridge

Building Type 3
Elevations 3-4

RZ 8.2



1985
178' x 140' (15.000)



RZ 9.0

Site Sections



Rainbow Ridge

Cortes Island Housing Committee

PROJECT 122

Cortes Community Housing Rainbow Ridge Development Statistics - Proposed Phase 1									
Development Statistics		hectares	m ²						
Overall Development Site		20.5							
Gross Lot Area (Phase 1)		2.45							
Road Dedication (Phase 1)		0.45							
Net Lot Area (Phase 1)		2.0							
Remaining Development Site (Future Phases)		18.05							
Total Gross Floor Area (Phase 1)		0.1675	1675.0		Note: GFA is calculated by measuring to the outside faces of all exterior walls				
Floor Space Ratio (Phase 1)		0.08							
Total Building Footprint Area (Phase 1)		0.1286	1286.0		Note: This figure is lot coverage for buildings only				
Total On-Grade Decks Footprint Area (Phase 1)		0.0289	289.0		Note: This figure is lot coverage for decks & entry porches only				
Total Building & Decks Footprint Area (Phase 1)		0.1575	1575.0		Note: This figure is total lot coverage - includes buildings, decks, & entry porches				
Site Coverage (Phase 1)		0.08							
Minimum Residential Setbacks to									
north pl (building 2)			metres						
south pl (building 8)			47.00						
west pl (building 8)			31.80						
east pl @ road ROW (building 4)			35.53						
Minimum Accessory Setbacks			metres						
building 9 to north pl			7.62						
building 9 to west pl			31.24						
building 10 to north pl			7.62						
building 10 to west pl @ road ROW			6.0						
Building Types									
Area sf					Building Type 1	Building Type 2	Building Type 3	Total Building Area	
Area m ²					6,638.0	5,551.0	5,843.0	18,032.0	
Total No. Building Types on Site					616.6	515.6	542.8	1,675.0	
Unit Types					4	2	2		
1A - 1 bed / 1 storey - Adaptable Unit		Area sf	Area m ²	No. Units	Unit Types				
1B - 2 bed / 1 storey - Adaptable Unit		632.5	58.8	4	1 bed - Adaptable Units				
2A - 1 bed / 1 storey - Adaptable Unit		1,027.0	95.4	4	2 bed - Adaptable Units				
2B - 2 bed / 2 storeys		632.5	58.8	2	2 bed				
2C - 3 bed / 2 storeys		976.0	90.7	2	3 bed				
3A - 1 bed / 1 storey - Adaptable Unit		1,167.0	108.4	2	3 bed - incl. "Flex Studio" Units				
3B - 2 bed / 2 storeys		632.5	58.8	2					
3C - 3 bed / 2 storeys - Includes "Flex Studio" Unit		976.0	90.7	2					
Total Unit Count		1,313.0	122.0	20					

Plans, elevations and floor space calculations

Cortes Island Seniors Society
Box 27, Manson's Landing BC
VOP 1K0

October 10th, 2019

RE: Rezoning / OCP Amendment Application – Rainbow Ridge – 965 Beasley Rd

To: Director Anderson and the Strathcona Regional District Board

I am pleased to submit on behalf of the Cortes Island Seniors Society (CISS) an application to rezone 2.45 ha (6.05 ac) of the northern portion of this 20.76 ha (51.3 ac) property. Our proposed rezoning would allow for the development of up to 20 units, plus the possibility of 2 flex studio units, of affordable rental housing on a newly subdivided lot. The housing will serve families, seniors and other households who are struggling to find and hold onto suitable and affordable housing. Some of the units may also be market rental housing, leading to a mixed-income neighbourhood and meeting the requirements of funders such as BC Housing.

The proposed lot would be 2 ha, with an additional 0.45 ha dedicated as public road. We are proposing rezoning from the current R-1 zone to a new zone, similar to CS-1 zone, which would allow for the proposed affordable rental housing. We are also requesting an Official Community Plan amendment to a land use designation consistent with the proposed zoning.

This proposal is supportable for a number of key reasons:

- The well-documented need for affordable rental housing on Cortes Island as per the 2018 Regional Housing Needs Assessment, 2017 LEAP Report, 2013 Housing Survey and 2012 Official Community Plan (OCP).
- Over 100 households have expressed an interest in living at Rainbow Ridge and registered their interest at www.CortesCommunityHousing.org our project website.
- Rainbow Ridge is within walking distance of Mansons Landing, the main village centre on Cortes Island, for which the OCP "encourages the direction of density for residential and commercial uses in the Mansons Landing area."
- The property overlays a deep, large sandy aquifer with ample high quality water as per our hydrologist's report, which confirms that an additional 20-22 small households will have no impact on neighbour's wells or long term aquifer capacity.
- The property has soils suitable for in-ground sewage disposal, which will first be treated by an Advantex Type 2 treatment system.
- The property is a previously disturbed (logged) site with no sensitive ecosystems within the proposed development area.
- We will implement a progressive rainwater management strategy that will include infiltration of water into the soils, directing water into surrounding forests, cleaning with constructed rain-gardens / wetlands and, if required, infiltration into the deeper sand layers to avoid flooding of neighbours;

these strategies will help ensure the development does not have a negative impact on our downslope neighbours or on Hague Lake.

- Clustered housing development in 8 duplex & triplex buildings will minimize our neighbourhood footprint, allowing for more significant tree retention and forest conservation than a more widely dispersed development pattern.
- Clustered housing is way to cost-effectively build affordable housing while we strive to maintain and preserve the cherished Cortes rural lifestyle.

Background

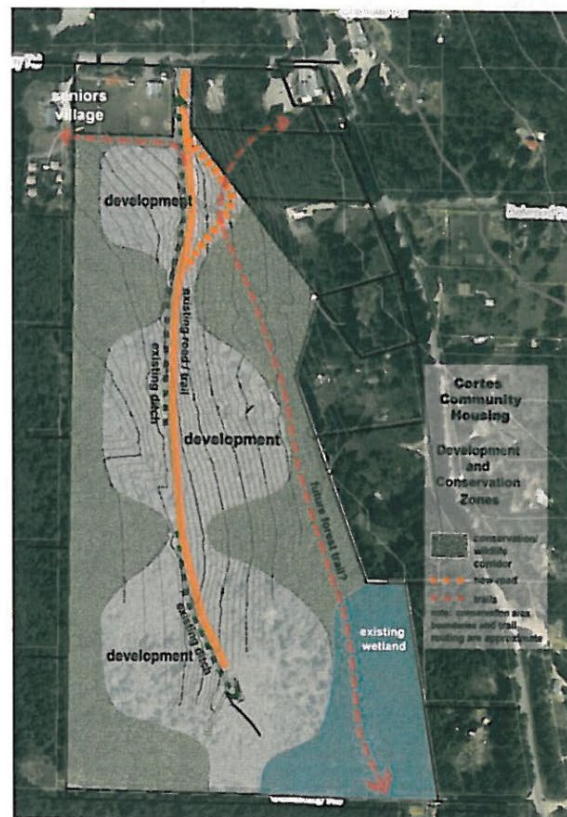
In March 2018 the CISS acquired 965 Beasley Road for the purpose of meeting community housing needs. The Housing Committee of the CISS has been leading the community consultation, fundraising, neighbourhood and development planning process. In addition to the significant community financial support in this project, we have received financial support from the Rural Dividend Fund, Victoria Foundation, CMHC and BC Housing. BC Housing responded positively to our September 2018 application to their Community Housing Fund and has indicated support for the project concept. They are providing financial support at this pre-development stage and have indicated a strong likelihood that the project will be selected the next round of funding (expected in spring of 2020). Our goal is to have the property appropriately rezoned in advance of their next funding call.

Our Vision

The vision for 965 Beasley Road is that it supports community needs for housing and other community purposes in a sustainable way for generations to come. At this time we are proposing 20 (+2) units of rental housing. How and if any of the remaining property is developed will be determined at a later date through community involvement, public consultation and rezoning processes.

Our broad vision for the property was developed through two design workshops attended by invited community members, representing a diverse spectrum of the Cortes Community, including some of our neighbours. The results of our design workshops were presented publically at the end of each session and have been posted on our website –

www.cortescommunityhousing.org. We also completed a variety of technical overview studies, which helped shape our vision. As generally illustrated to the right our vision



includes:

- Maintaining a community trail connection from Mansons Landing to Cemetery Road. At the outset this will include a roadside path and continued access along the old forest road. We hope to build a forest trail in the future.
- Maintaining a continuous forested wildlife corridor along the western boundary. Within the northern portion of the site that corridor is approximately 30m wide. Our vision does not include daily human use of this zone except for sewage disposal fields (which will maintain significant forest cover) and a trail to the Seniors Village / Health Centre along the northern property boundary.
- Maintaining a continuous forested buffer along the eastern boundary. This forested area will be important for wildlife and rainwater absorption, but will also include a forest trail (as funding allows) and provides a green belt for privacy of neighbour's acreages along Sutil Point Road.
- Including two forested east-west wildlife corridors approximately 40-50 m wide, except for possible future road crossings. Note that it is uncertain if or when a road would go all the way through the property to Cemetery Rd.
- Protecting the wetland area to the south east.
- Possible future clustered development further south on the property, if and when approved by the community.

We are not proposing to rezone the remainder of the property at this time as we do not have a specific plan for its development nor can we presuppose future community needs. Our vision does not include meeting all of the Cortes Island affordable housing needs in Mansons Landing and believe we should also serve that need in other village centres such as Whaletown and Squirrel Cove.

Project Proposal

The project plans submitted with our application illustrate the project plan. We distributed a mix of one-bedroom (8 units), two-bedroom (8 units) and 3-bedroom (4 units) in 8 different buildings, some are one-storey, some two-storey. All the one-bedroom units and 4 of the two-bedroom units are designed as adaptable units. An innovative aspect of our project design is that two of the three bedroom units include a flexible main floor master bedroom/studio suite that could house a dependent elder, independent teen, or be locked off to create a separate studio apartment for a single person. This lock-off studio design provides enhanced flexibility in how we serve community housing needs.

All the units are modest sized and are consistent with the BC Housing Design Guidelines. This includes targeting Step 4 (very energy efficient) of the BC Building Code. We are assuming a rent structure that meets the Community Housing Fund requirements with 20 %t of the units with a deep subsidy for those on fixed incomes, 50% of the units as rent-g geared-to-income (RGI - set at 30% of gross household income) for lower income households, and 30% of the rents at market rates for moderate income households. This is summarized in the table on the next page.

	Deep Subsidy		RGI*		Market**		
	Units	Rent	Units	Rent	Units	Rents	
1 bedroom	2	\$375	5	\$570*	1	\$950**	* RGI rents estimate only, depends on household income ** Market rents estimate only, pending BC Housing approval
2 bedroom	2	\$570	4	\$650*	2	\$1150**	
3 bedroom	0	\$660	1	\$975*	3	\$1350**	
Total	4 / 20%		10 / 50%		6 / 30%		

We are submitting a series of plans with our application, which illustrate a few key project elements:

1. A 20m public road with a roadside path; the road veers east past the fire hall/skate park to allow for the 20 (+2) units of housing to not be broken up by a road. The curved road will also help slow traffic through this new family-oriented neighbourhood.
2. Two surface parking areas that allow for parking near, but not immediately adjacent all units.
3. A central common gathering area with connecting paths.
4. A communal gardening area.
5. A separate accessory storage building.
6. A rainwater management built-wetland east of the new road.
7. In-ground sewage disposal along the western portion of the property; the sewage disposal area will require thinning but not removal of all the trees, providing a privacy green belt in this area.
8. A trail connection to the Seniors Village / Health Centre property. We expect this to also allow access for children to the school and an off-road route to Mansons Landing.

Capacity

We have evaluated the capacity of the property to support development of 20 (+2) units of housing and are attaching two reports in support of our rezoning application.

Hydrogeological Assessment of Potential Impact of Proposed Rainbow Ridge Affordable Rental Housing Project

This report documents that the hydrogeology of the area is comprised of a relatively deep layer (up to 120 m) of fine to median sand, or Quadra Sands. The main aquifer in these sands is recharged by seepage from Hague Lake and has excellent water quality, low risk of contamination and has significant volumes. Drawing water from this aquifer will have no discernable impact on our neighbour's wells. There are, in the Mansons Landing area, some perched (e.g. closer to the surface) aquifers, but we will drill to the deeper water level. Indeed, CISS recently drilled a new well into this deep layer and found excellent quality water with a sustained capacity of approximately 20 gpm.

The report also indicates that the surface layer of soils is approximately 1m thick and underlain by a relatively, but not completely, impermeable layer. This means a higher water table and near-surface groundwater flows at rainy times of the year. Currently the ditch on the west side of the old logging road / existing trail likely captures much of this groundwater flow and directs it to Beasley Rd, where it travels via ditch, storm water pipe, ditch again and then a small creek to Hague Lake. The report recommends various methods to encourage infiltration of rainwater from buildings and parking areas into the soils of the site where it can be taken up by plants and trees. There is evidence of near-surface groundwater flows, the report notes that one method to ensure that the development does not have negative impacts on neighbours or Hague Lake is to provide for infiltration via raingardens / built wetland through the near-surface impermeable layer into the Quadra Sands below. The large volume and depth of the Quadra Sands will be a natural filter. Alternatively, raingardens / built wetland can discharge clean water overland, which will require collaborating with our neighbours to ensure no negative impacts.

Should the property be rezoned and funding secured for the affordable housing development we will work with a qualified specialist to design a rainwater management regime that seeks to:

- Restore natural water flows without impacting our neighbours
- Clean rain water and any ground-water flows from the septic disposal fields

Report from Ron McMurtrie and Associates, Wastewater System Specialists

This report documents the capacity of the soils to support in-ground wastewater disposal (drainfields) for 20 units in relation to the installation of advanced type 2 treatment on-site sewerage systems. The drainfields are proposed to be parallel to the contours within the forest zone along the western boundary. The soil depth above the limiting layer is identified as between 70-90 cm and supports a mix of shallow-trench (soil depths 75 cm to 90 cm) and at-grade system (soil depths 60 cm-75 cm). The trees within the disposal area will have to be thinned somewhat to accommodate the drainfields. Micro-dosing in the drainfield will help limit damage to tree-root systems.

The “advanced” type 2 treatment system is identified as AdvanTex by Orenco systems. A type 2 treatment system is defined as achieving effluent with a Biochemical Oxygen Demand (BOD) of 45 mg/l and Total Suspended Solids (TSS) of 45 mg/l. The “advanced” Type 2 system will achieve improved performance of approximately 10-20 mg/l for BOD and TSS, reduced fecal coliform levels and increased nitrogen reductions. Improved nutrient reductions (over typical in-ground wastewater disposal) is based in part on the AdvanTex system, but also due to the location of drainfields within the forest zone and planting of the drainfields with appropriate vegetation to facilitate nutrient uptake and removal of contaminants in the biologically active rhizosphere.

Additional considerations include:

- The proposed development area was logged 32 years ago. It has been naturally regenerating and is comprised of a mix of forest areas dominated by alder and other areas with mixed alder

and young conifers. The site falls within the CWHxm1, coastal western hemlock xeric maritime1 biogeoclimatic zone.

- An ecological overview assessment found no sensitive or rare species or ecosystems within the proposed development area.
- We cannot provide overhead power lines from Beasley Rd due to helicopter flight path requirements for the helipad at the Fire Hall. We are exploring alternatives to underground power with poles and overhead lines via statutory rights-of-way over our neighbours' property.
- Consultation with the Ministry of Transportation (MoT) has indicated general support for the proposed subdivision and public road dedication.
- MoT has indicated their preference that the road be designed to accommodate 50km/h vehicle travel speeds; we don't believe such travel speed are necessary or appropriate in the local context, but have worked with a traffic engineer to satisfy ourselves that we can meet the 50km/h design criteria if ultimately required to do so.
- MoT would like any walking path or trail within the public road right-of-way to be linked to a maintenance agreement with the Strathcona Regional District (potentially as a designated trail that connects Mansons Landing Provincial Park to the SRD's Siskin Lane Trails and Smelt Bay Provincial Park) or an appropriate alternative entity.

Hague Lake Watershed Impact

We recognize the significant community concern about the health of Hague and Gunflint Lake watershed and support the efforts of the Friends of Cortes Island (FOCI) to protect and restore it. The lakes have had significant and smaller algal blooms and we have heard some concern that developing Rainbow Ridge will make this problem worse. We have consulted with FOCI, reviewed the lake monitoring reports and consulted with qualified professionals. It is not clear to what degree nutrients from a fully functioning advanced Type 2 treatment system with in-ground sewage drainfields would be a potential contributing factor. Other possible nutrient loading sources include historic (now in the lake sediments) and current sources such as: failing septic tanks / fields, composting, garden fertilizers, outhouses, untreated grey water, farming and lakeshore development.

Our best understanding is that given – 1) the distance of our proposed sewage drainfield (800 m) from Hague Lake, 2) the travel route of water from the proposed sewage drainfield area – underground and then maybe via surface ditch, and 3) the opportunities for plant uptake and settling out of the water column along the way – that our development will have no impact or virtually no impact on the lakes. However, in addition we have developed the following strategies that we trust will significantly reduce the risk of this development having any impact:

- Investing in an Advantex Type 2 sewage treatment system;
- Distributing our disposal field within the trees on our site, which will facilitate nutrient uptake by trees and plants;
- Testing ground water coming out of the disposal fields (and responding accordingly); and
- Using the road ditch to direct groundwater to a built wetland, for further plant uptake and nutrient removal (east of the new road).

Conclusion

Rainbow Ridge will help meet a critical community need: affordable housing. Lack of adequate and affordable housing is having a negative impact on the Cortes Island community and population in so many ways: losing young people off-island, forcing long-time residents and seniors to leave, having serious financial, mental health and physical health impacts on a portion of the population, and impacting the economic wellbeing and vibrancy of the Island. We have worked hard to develop a proposal that will work for Cortes Islanders, will provide a great place to live, is fundable by BC Housing and others, is sensitive to our neighbours, and minimizes our impact on the environment to the greatest extent possible.

We look forward to presenting our proposal to you and receiving your support,

Cordially,

Elizabeth Anderson

Elizabeth Anderson,
Housing Committee Board Liaison, Cortes Island Seniors Society

Applicants' written brief

409.1.1 Community Services

In addition to the General Settlement policies, the following policies are also applicable respecting the Community Services land use designation:

- a. The Community Services land use designation is intended to permit moderate density development in community nodes.
- b. The Community Services land use designation is intended to permit a mix of community service uses that provide residential, health, social and recreational services to the Cortes Island Community.
- c. Lands designated Community Services shall generally be restricted to a minimum parcel size of not less than 1 hectare, except in cases where smaller parcel sizes can be justified to meet Plan and community objectives and the land can be adequately serviced.
- d. Lands designed Community Services shall generally be up to 10 residential units per **hectare** and may include a mix of residential and services uses on the same parcel.
- e. Notwithstanding item 409.1.1(d), increased densities may be permitted in limited circumstances where clustering of units at higher densities helps to achieve Plan and community objectives.

Amendment

**OCP Objectives and Policies – Part 400
(Proposed amendment in bold)**

607.1	COMMUNITY SERVICES TWO (CS-2)
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- 1) **PERMITTED PRINCIPAL USE**
 - a) Seniors and affordable housing.

- 2) **PERMITTED ACCESSORY USES**
 - a) Accessory buildings and structures.

- 3) **CONDITIONS OF USE**
 - a) Residential use is limited to 12 dwelling units per hectare to a maximum of 25 dwelling units per lot.
 - b) No parking, loading or outdoor storage areas shall be located within 1.5 metres of any property line, except where the abutting lot is zoned Residential One, Rural Residential One or Rural One; in which case the setback requirement shall be increased to 4.5 metres.
 - c) All outdoor storage shall be screened from any abutting property.
 - d) For every building or structure to be erected or enlarged, off-street parking is to be located on the subject property.

- 4) **SITING AND HEIGHT OF BUILDINGS AND STRUCTURES**
 - a) Except where otherwise specified, the setbacks and height requirements for buildings and structures within the Community Services Two (CS-2) zone shall be set out in the table below:

Type of Structure	Maximum Height	Required Setback from all Property Lines
Principal & Accessory	10.0 metres	7.5 metres

- 5) **LOT COVERAGE**
 - a) The maximum lot coverage of all buildings and structures shall not exceed 40% of the total lot area.

- 6) **SUBDIVISION REQUIREMENTS (SEE ALSO PART 500)**

Minimum Lot Area:

 - a) When connected to community water and/or sewerage system: 8000 square metres.
 - b) When serviced by well and approved septic disposal system: 1.0 hectare.

(Note: Prior to construction of a dwelling on a property, or alteration of a dwelling to incorporate a suite, Environmental Health approval shall be obtained.)

END • CS-2
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Proposed Community Services Two (CS-2) Zone