

Application for
Halfmoon Bay Official Community Plan
Amendment and Zoning Amendment in support of
The Arbutus Ridge Properties
Development Proposal, Truman Road



Submitted By:

**INF Planning and Design
Corporation**

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Very Coast Planning and Design



TABLE OF CONTENTS		PAGE #
1.0	INTRODUCTION	2
2.0	HISTORICAL OVERVIEW	2
3.0	SURROUNDING NEIGHBOURHOOD	3
4.0	SUBJECT PROPERTY CHARACTERISTICS	4
5.0	WHAT'S PROPOSED	6
6.0	OFFICIAL COMMUNITY PLAN AMENDMENT	7
7.0	ZONING AMENDMENT (REZONING)	11
8.0	DEVELOPMENT PERMIT AREA	12
9.0	NATURAL ENVIRONMENT REVIEW	12
10.0	WILDFIRE PROTECTION	12
11.0	COMMUNITY AND NEIGHBOURHOOD BENEFITS	13
12.0	FUTURE HOUSING NEEDS OF HALFMOON BAY AND AFFORDABLE HOUSING	15
13.0	TECHNICAL REPORTS LIST	17
14.0	CLOSURE	17

1.0 INTRODUCTION

On behalf of the property owner, INF Planning and Design Corporation (INF) is applying for an Official Community Plan (OCP) amendment and a Zoning amendment, in support of a future subdivision application for:

DISTRICT LOT 2394, GROUP 1 NEW WESTMINSTER DISTRICT EXCEPT PORTIONS IN (1) REFERENCE PLANS 1914 AND 2453; (2) PLANS 13000, 13040, 13970, 15440, 16096, 16097, 19176, 19177, 19698, 19739, 20500, 21274, 22130 AND 22995 PID: 013-272-047 (the Subject Property).

Specifically the changes requested are:

- OCP: change the OCP’s current land-use designation of the Subject Property from “Residential C” to “Residential A”. Note- this would match the adjoining neighbourhood’s designation and recommend a lot size of 1,000 square metres on average.
- Zoning Bylaw 310– change the Subject Property’s current “Subdivision District F” designation to “Subdivision District A” designation. This would match the adjoining neighbourhood and allow a minimum lot size of 1,000 sq. metres. The Subject Property’s current R-1, Residential One, zoning would remain unchanged.

2.0 HISTORICAL OVERVIEW

The Subject Property is the remainder portion of District Lot 2394 (DL 2394). Beginning in 1968, DL 2394 was developed by the Halfmoon Bay Development Company of which Len Van Egmond was president. More than a dozen subdivisions later, the surrounding neighbourhood of more than 90 lots is the result of development by that company.

This remainder Subject Property was initially designed to be subdivided into approximately 50 lots of an average 1,000 sq. metres (¼ acre) size. Fig. 1 indicates a conceptual subdivision layout from 1983.

The development slowed in the late 1980s. With a market crash and poor health, the last subdivision was completed in 1986.

In 1993 Len Van Egmond died and since that time the undeveloped Subject Property has continued to be owned by his family.

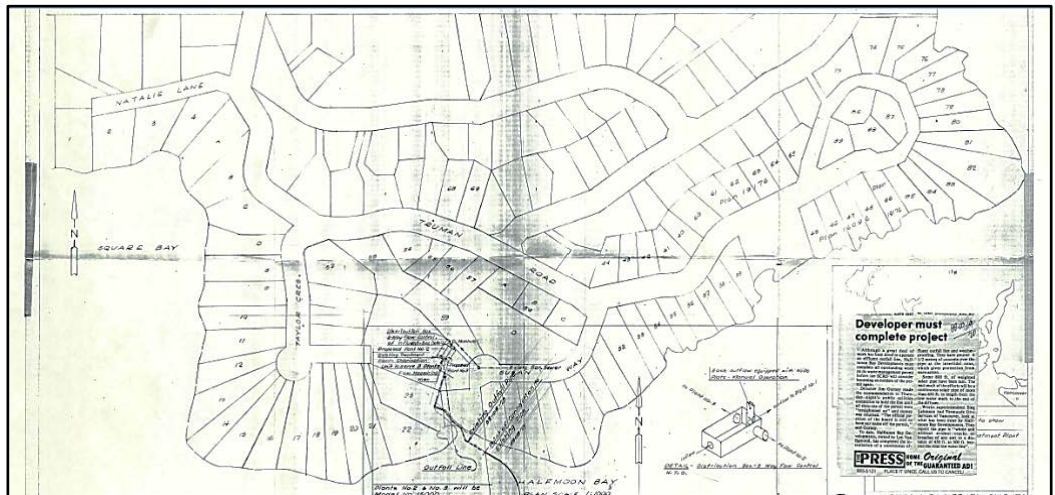


Fig. 1. – 1983 Historical Site Plan (courtesy of the SCRD).

In April 2014 the Halfmoon Bay Official Community Plan *Rural By Nature* was adopted.
<https://www.scrd.ca/files/File/Community/Planning/HMB%20Official%20Community%20Plan%20BL%20675/2018-SEP-27%20Consolidated%20Bylaw%20675%20with%20BL%20675.2.doc%20-%20Combined.pdf>

This set the stage for changes to Zoning Bylaw No. 310, 1987 with the establishment of Subdivision Districts and the inclusion of the Subject Property into Subdivision District F.

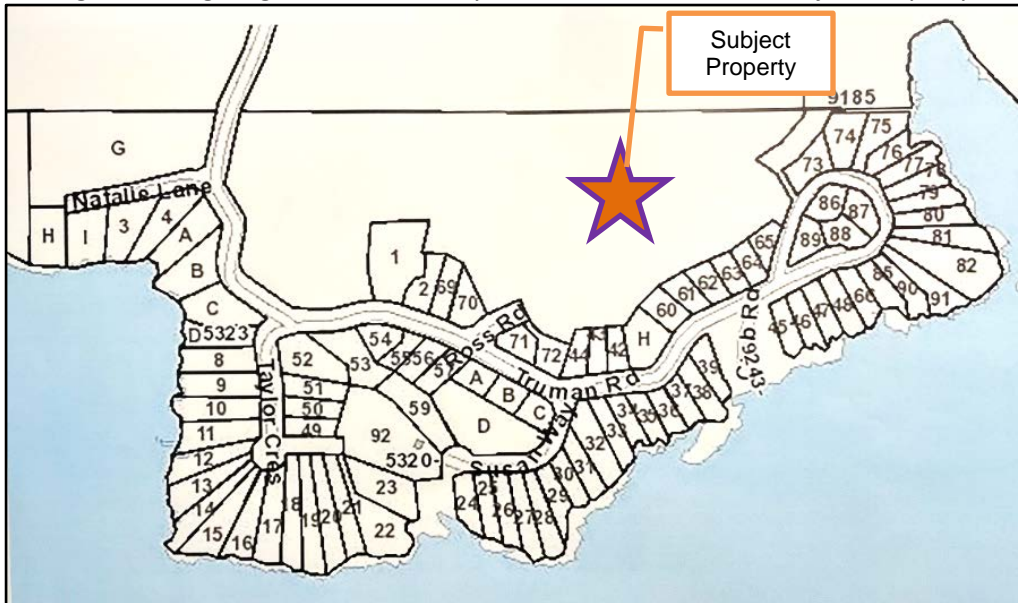
Although the Subject Property was the last piece of the Halfmoon Bay Development’s holdings it now has the potential for only a 6-lot subdivision.

3.0 SURROUNDING NEIGHBOURHOOD

The surrounding residential neighbourhood to the west, south and east of the Subject Property is well established. The +90 lots were created by multiple subdivisions of the parent property (DL 2394) from 1968 to 1986. All of the lots are zoned R-1 but are also designated as Subdivision District A.

The typical lot size in the surrounding neighbourhood is 1,070 sq. metres (0.26 acre). Individual lots range in size from 600 sq. metres to 9,967 sq. metres. Approximately 85 of the lots are developed with single family homes. Many of the lots are situated on the waterfront.

Fig 2. Existing neighbourhood lot layout with location of the Subject Property.



The surrounding neighbourhood is serviced by SCR D municipal water and sanitary sewer services. The Square Bay Sewage Treatment Plant was constructed by Halfmoon Bay Developments and is now owned and operated by the SCR D. It was updated in 2018 and a new ocean outfall was installed. The outfall has a BC ocean discharge permit for 171 cubic metres of treated effluent per day.

There are no parks or playgrounds in the neighbourhood however there are two public access points to the rocky waterfront. Note, the closest playground is believed to be approximately 10 kilometres away, at the Halfmoon Bay Elementary School.

4.0 SUBJECT PROPERTY CHARACTERISTICS

Access

The Subject Property is accessed from Truman Road near the corner of Natalie Lane, in Halfmoon Bay. An access road into the Subject Property was made in the early 1980's and consisted of a 6 metre wide gravel road with drainage ditches either side. Ross Road also abuts into the Subject Property providing a second vehicle access point.



Fig 3. Location of 1980's gravel road layout marked in yellow with Truman Road property frontage marked in red.

Today, the gravel access roads serve as well-used walking and biking trails. The Subject Property is also used to access the extensive trail network found in the Crown Forest lands to the north.

Photo 1. The gravel roads built in the 1980's are now trails.



Physical Characteristics

The Subject Property is:

- Approximately 17 acres (6.88 hectares) in size
- South facing
- Sloped in a general north to south direction.
- Vegetation includes young alders, arbutus trees, young conifers, ferns, and moss and lichen covered rock.



Fig.4- Subject Property shown in dark

green with surrounding neighbourhood

Existing Infrastructure Services

The OCP’s Map 3- Essential Services identifies the Subject Property as served by the Square Bay Sewage Treatment Plant. The map also shows: the proximity and location to existing water mains; that the Subject Property is in the Fire Protection Area; and in the Solid Waste Disposal (collection) Area.

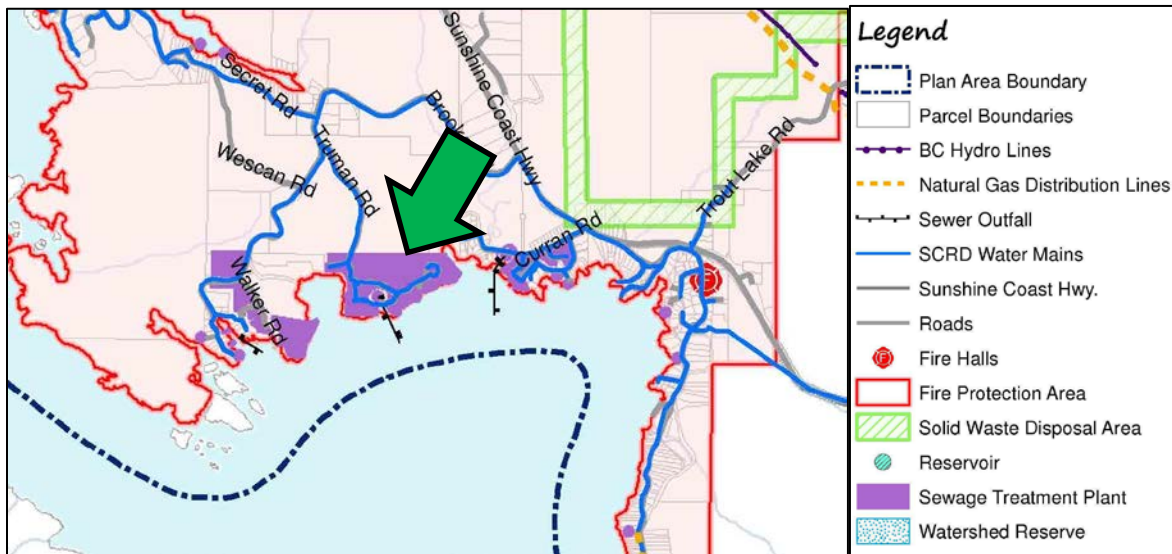


Fig. 5: Excerpt of OCP Map 3 Essential Services with green arrow locating Subject Property.

5.0 WHAT'S PROPOSED

A conceptual subdivision layout (Fig. 5) is proposed which features:

- 50 residential lots with an average size of 1,135 square metres each.
- A 3,500 square metres (0.865 acre) neighbourhood park with access to Crown Land and trails beyond. It has outdoor recreation potential for: a children’s playground, an adult fitness circuit, community gardens, etc.
- A new road and public pathway network that follows the old gravel roads and is accessed from Truman and Ross Roads.
- Most new homes’ driveways will access from the new roads that will result in a minimal increase in traffic for the existing neighbourhood.
- Neighbourhood infrastructure improvements: to Truman Road; to the sewage treatment system; to stormwater management; and looping of the existing water main lines.



Fig. 6 - Proposed Subdivision Concept Plan with Park Dedication



Fig. 7- Proposed Subdivision Concept Plan with Lot Sizes

6.0 OFFICIAL COMMUNITY PLAN (OCP) AMENDMENT

To support the 1,135 square metre average lot size for the proposed subdivision, it is necessary to amend/change the OCP for this specific property. The OCP’s current land-use designation of the Subject Property is “Residential C” and the change proposed is to redesignate the property as “Residential A” to match the existing neighbourhood.

OCP	Existing Neighbourhood and Proposed Subject Property	Existing Subject Property
Designation	Residential A	Residential C
Minimum Parcel Size / Density	1,000 sq. metres (¼ acre) average of minimum	8,000 sq. metres (+/- 2 acres) average or minimum

OCP RESIDENTIAL OBJECTIVES AND POLICIES

- Note, our responses are bulleted under each italicised Objective or italicised Policy.

Many of the OCP's Residential Objectives can be met by the application.

9.1 To provide for a variety of housing types and parcel sizes.

- In the conceptual subdivision layout plan, lot sizes range from 743 sq. metres to 2,639 sq. metres with an overall average of 1,135 sq. metres. Not all lots will have views. This will create a variety of house sizes, types and purchase prices.

9.2 To ensure that parcel sizes and residential densities are appropriate for the level of services and utilities that can be provided and are compatible with the desired rural character.

- The proposal's density is aligned and compatible with the adjoining residential neighbourhood.
- All services and utilities will be provided.

9.3 To encourage subdivision layout, dwelling design and siting that respects natural attributes and opportunities for energy efficiency.

- New dwellings will generally have a north-south orientation making it ideal for passive solar homes and solar panel installations.

9.4 To provide for home occupation employment opportunities compatible in scale and character with a residential area.

- Home office opportunities will be encouraged.

9.5 To carefully plan new development to avoid residential sprawl.

- The proposed road network follows the existing gravel roads/trails that have been in place since the 1990's. The Subject Property is the remaining part of a much larger development that includes the existing neighbouring residential area.

9.6 To encourage development of land to be aesthetically pleasing and environmentally responsible.

- The inclusion of trails and pathways will continue to encourage residents to walk. New street trees along the new roads will improve the environment.

9.9 To encourage housing that meets the needs of a variety of income levels.

- The smaller lots will result in smaller and thus less expensive homes. Non-view lots will also be less expensive.
- Low density multifamily housing or an affordable housing land donation could be provided but with the lack of transit and amenities close-by this may not be the ideal location.

9.11 To include opportunities for food production within residential areas.

- There is an opportunity for food production by the inclusion of community gardens in the dedicated neighbourhood park.

9.12 To create walkable and connected neighbourhoods.

- The existing walking routes through the Subject Property will be maintained, linking the adjoining neighbourhood to the Crown Forest lands beyond.

OCP Land-use Designation- Residential A (Existing Neighbourhood and Proposed Designation)

The Residential A designation applies to properties that are located within areas serviced by SCR D owned and operated community sewer systems. The density in these areas is greater than the other two residential designations due to historic settlement patterns and zoning based on servicing provided by community sewage systems rather than by individual on-site septic fields.

- As shown on the OCP's Map 3 Essential Services, the Subject Property is in the area serviced by the sewage treatment plant that serves the adjoining residential area.

https://www.scrd.ca/files/File/Community/Planning/HMB%20OCP%20Review/Map3_EssentialServices_1.pdf

OCP Residential A Policies

9.14 Minimum parcel size in the Residential A designation is based on an average or minimum of 1,000 square metres for the purpose of subdivision.

9.15 Properties exceeding 2,000 square metres may be permitted to have an auxiliary dwelling or a suite within the principle dwelling where community sewage capacity is accounted for and determined prior to issuance of a building permit.

9.16 Parcels exceeding 4,000 square metres may be permitted to have a second dwelling or duplex where community sewage capacity is accounted for and determined prior to issuance of a building permit.

9.17 Dwellings on adjacent parcels on smaller properties may be connected to provide row housing, based on the allowable density in this designation.

- With the density and lot sizes indicated in policy 9.14, the Subject Property can be subdivided into 50 lots.
- The community trail network and the access to the Crown Lands beyond will be maintained by the proposal.
- Since maximum allowable lot coverage is 35%, similar sized homes, to those in the existing neighbourhood, will be constructed.

OCP Land-use Designation - Residential C (Existing Designation of Subject Property)

The OCP states the rationale for inclusion of properties in the Residential C designation as:

... The properties are in the Residential C designation due to factors such as location, unstable lands with geotechnical hazards or bedrock waterfront.

- Location: The Subject Property is the last part of a much larger development that includes the neighbouring residential area of similar sized lots. The expansion of the existing infrastructure services and their capacity was originally planned for.
- Unstable Lands: The majority of the Subject Property is not in any identified unstable geotechnical hazard area, nor is it bedrock waterfront. A geotechnical study has been completed, and along with the 1980's Golder Engineering review of the property, has identified no issues, save for requiring geotechnical review of house foundations at the time of design and construction.
- Given the above, the inclusion of the Subject Property in the Residential C designation is inappropriate and should be amended.

OCP Residential C Policies:

9.21 Minimum parcel size in the Residential C designation is based on an average or minimum of 8,000 square metres for the purpose of subdivision.

9.22 Existing parcels exceeding 2,000 square metres may be permitted to have an auxiliary dwelling or a suite within the principle dwelling.

9.23 Existing parcels exceeding 4,000 square metres may be permitted to have a duplex.

9.24 Parcels exceeding 8,000 square metres may be permitted to have a second dwelling.

- With the density and lot sizes indicated in policies 9.21 to 9.24, the Subject Property can currently be subdivided into only 6 lots.
- The community trail network and the access to the Crown Lands beyond would inevitably be interrupted or eliminated by a 6-lot subdivision design.
- Since lot coverage would remain at 35% this could result in "McMansions" of up to 2,800 sq. metres, or 30,100 sq. ft. of buildings and decks at the ground level.

7.0 ZONING AMENDMENT (REZONING)

No changes are proposed to the Subject Property’s current R-1, Residential One, zoning. The proposed amendment to Zoning Bylaw 310 is to change the Subject Property’s current “Subdivision District F” designation to “Subdivision District A” designation. This would match the adjoining neighbourhood and would allow a minimum average lot size of 1,000 sq. metres (approx. ¼ acre).

Table 2: Comparison of Existing and Proposed Zoning		
Zoning	Existing Neighbourhood and Proposed Subject Property	Existing Subject Property
Designation	R-1 with Subdivision District A	R-1 with Subdivision District F
Minimum lot size	1,000 sq. metres (¼ acre)	Average 10,000 sq. metres (2.5 acres)
Uses	Single family dwelling Home Office If lot is over 2,000 sq. metres: One auxiliary dwelling unit (guest cottage or suite) Keeping of poultry and rabbits Bed and breakfast Horticultural product sales	Single family dwelling Home Office Second single family dwelling or an auxiliary dwelling unit (guest cottage or suite) Keeping of poultry and rabbits Bed and Breakfast Horticultural product sales Keeping of livestock
Allowable buildings and decks Coverage	35% (example: a 1,000 sq. metre lot can have 350 sq. metres or 3,767 sq. ft. of buildings and decks at the ground level)	35% (example: a 10,000 sq. metre lot can have 3,500 sq. metres or 37,600 sq. ft. of buildings and decks at the ground level)

The Subject Property can be subdivided into 6 lots with its current Subdivision District F zoning. Additional uses that could be made of these larger 2.5 acre lots are:

- the keeping of livestock, poultry and rabbits for domestic consumption
- the construction of a second single-family home or guest cottage or secondary suite
- a Bed and Breakfast operation
- horticulture product sales from plants, fruit and veg grown on site

8.0 DEVELOPMENT PERMIT AREAS

Located on the western edge, a small portion of the Subject Property appears in the SCR mapping of the *DPA 1B: Coastal Slopes Development Permit Area*.

A preliminary geotechnical assessment report has been prepared and does not identify any high risks that would affect the development potential of the Subject Property.

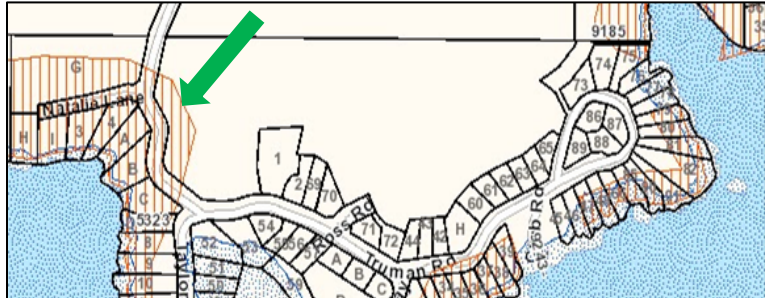


Fig. 8- Location of Development Permit Area 1B

9.0 NATURAL ENVIRONMENT REVIEW

The Subject Property is not in any identified Development Permit Area for environmental protection. Although a small portion of the Subject Property is shown on the OCP's Map7 Natural Resources as "Woodland". However the OCP's only mention of Map 7 is that it applies to remote properties - those outside of the previous OCP's boundaries.

Regardless, an in-depth environmental review of the Subject Property has been undertaken by Triton Environmental Consultants and states:

The site is a second growth forested area within the Coastal Western Hemlock (variant CWHxm1) biogeoclimatic zone that has been logged multiple times over the years. ...

Despite occurring in the Coastal Western Hemlock biogeoclimatic zone, no Western Hemlock (Tsuga heterophylla) was observed on the property and the site is dominated by Douglas-fir, Arbutus (Arbutus menziesii), and Western Red cedar (Thuja plicata) interspersed with Red Alder (Alnus rubra) and Lodgepole Pine (Pinus contorta). Dominant native understory vegetation included Salal (Gaultheria shallon), Sword Fern (Vaccinium parvifolium), Bracken Fern (Pteridium aquilinum), and Oceanspray (Holodiscus discolor). Dominant non-native species occurring around disturbed areas (e.g., the trailhead entrance) included Himalayan Blackberry (Rubus armeniacus), Trailing Blackberry (Rubus ursinus), Hairy Cats-ear (Hypochaeris radicata), and Scotch Broom (Taraxacum officinale). ...

The report recommends: ... *that any habitat alteration, including vegetation clearing, be conducted outside the March 1 to August 30 timeframe. And ... if any wildlife den or hibernacula are discovered (eg. bear dens, snakes within rocky areas, bats in trees), then work should be immediately halted until a QEP (Qualified Environmental Professional) can assess the situation on-site.*

10.0 WILDFIRE PROTECTION

Backing onto the Crown Land forest, there is potential for wildfire hazard. With proper protection measures and design choices, the risk of wildfire hazard to homes can be reduced by up to 95%. Fire Smart Canada provides development guidelines at: https://firesmartcanada.ca/wp-content/uploads/2022/01/FireSmart_Canada_Home_Development_Guide.pdf

The proposed development will implement a wildfire protection zone and measures in the form of covenants on the new properties ensuring that future houses are constructed with non-combustible roofing, non-combustible exterior siding and the installation of fire sprinklers. Any landscaping such as trees and shrubs will be required to setback by at least 1.5 metres (5 ft.) from houses.



Fig. 9 – Proposed Wildfire Protection Zone

11.0 COMMUNITY AND NEIGHBOURHOOD BENEFITS

11.1 Park Dedication

The conceptual subdivision layout includes a 3,500 sq. metres (0.865 acres) park that will provide recreation opportunities, such as a playground, and provide access to the forested Crown Lands and trail network to the north.

11.2 Maintaining Public Access Across the Subject Property

Currently the general public cross the private lands of the Subject Property through a trail system that follows the proposed new road network. Thirty years ago, as part of the remaining piece of the overall development, the previous developer mapped and constructed preliminary gravel roads to access and service their planned 50-lot subdivision. This unfinished private road system has become part of the fabric of the local neighbourhood as many use it for hiking, walking their dogs or to access the Crown Land trail system beyond.

The new subdivision development proposal includes a road network that would maintain current pedestrian and cycling routes throughout the Subject Property and provide access to the Crown Land trail system through the dedicated park.

With its existing zoning, should the Subject Property be developed as a single estate lot, the public access to the trail system would disappear altogether. Even if six lots are developed following the current zoning designation, the layout of the private lots would preclude the access to the trails from all of the current access points that lead into the Subject Property.

11.3 Upgrades to Truman Road and Ross Road

A Traffic Impact Assessment study was completed for the proposal. It identified the narrow portion of Truman Road that borders the Subject Property. Truman Road has a section of S curve with insufficient sight distance and a roadway that is not wide enough for two lanes of traffic. Accidents have already taken place at this location. Specific mitigation measures need to be studied and implemented with this development proposal.

The report also identified drainage improvements needed for the existing portion of Ross Road.

If the Subject Property is developed into one or six lots, then its existing trail network may disappear into private lots. If that is the case, then in order to access the Crown Land trails, pedestrians will need to mix with motor vehicles on Truman Rd., including the S curve portion.



Fig. 10 - Location of S Curve.

11.4 Stormwater Management Upgrades

Existing houses on the lower side of Truman Road are periodically flooded with stormwater during large rain events. This may be the result of undersized culverts, blocked culverts and/or insufficient storm ditch capacity. The tributary catchment area of storm water includes a large area up to the top of the hill, which is mainly covered with bedrock with low or zero infiltration rate. Any stormwater falling on the hillside quickly travels to Truman Road in a very short period of time.

The development proposal will conduct a systematic stormwater management study of the entire area. Measures, such as improved storm ditches of proper capacity throughout the existing neighbourhood, will be implemented to intercept the stormwater. Stormwater filtration can also be implemented before the water is carried into the ocean.



Photo 2. Existing stormwater control requires assessment

11.5 Sewage Treatment System Upgrades

The proposal includes upgrades to the existing sewage treatment system, which will boost the sewage treatment capacity, prolong the life of the system, and extend the outfall pipe. These upgrades will likely result in reduced SCRD Sewer User Fees for the neighbouring property owners who are connected to the existing system.

11.6 Water System Upgrade and Development Cost Charges (DCC's) Contribution

The proposal includes providing looping into the water main system of the existing neighbourhood thereby improving the water quality and flow.

A 50-lot subdivision development will contribute to the SCRD's capital Water DCC's in the amount of \$177,968.00.

11.7 Wildfire Protection Measures

As mentioned previously, utilising the wildfire protection measures of non-combustible exterior materials, modified landscaping and fire sprinklers, will help prevent wildfire and fire-spread. This proposed development in turn will create a buffer from the Crown Land forest to the existing neighbourhood and greatly reduce the risk of fire-spread to existing surrounding homes.

11.8 Existing Driveway Access Easement Finalised and New Driveways

One neighbouring lot owner has permission to drive across the Subject Property to access and egress their home but does not have a legal easement registered on title. An easement will be established as part of the proposed development to rectify this issue.

With the proposed subdivision layout, the majority of the new driveways will be accessed from the new roads. This will result in minimal effects - traffic increase on Truman Road and the existing neighbourhood.

12.0 FUTURE HOUSING NEEDS OF HALFMOON BAY AND AFFORDABLE HOUSING

A section of the Sunshine Coast Housing Needs Report (September 2020) summarises and identifies the future housing needs of Halfmoon Bay (page 84):

“Halfmoon Bay experienced more steady population growth compared to other SCRD electoral areas between 2001 and 2016, a trend that is projected to continue to 2025 when the population is projected to be approximately 2,786. This area is projected to see the highest rate of population growth of all SCRD electoral areas. Unlike other areas, Halfmoon Bay is projected to see a similar increase in the number of working age people as compared to seniors. However, it is important to note that the working age group encompasses a larger range of ages compared to other age groups. Halfmoon Bay is still projected to see an overall increase in median age as well as a decrease in average household size, as there may be more households comprised of couples without children or individuals living alone.”

OCP PART 11. DENSIFICATION STRATEGIES TO SUPPORT AFFORDABLE HOUSING

In support of the application, the Halfmoon Bay OCP contains objectives and policies. They are:

Applicable Objectives:

11.3 Integrate housing development with the rural context.

11.4 Use density bonus in appropriate areas to encourage density increase and affordable housing contribution

11.5 Use housing agreements to secure affordable housing

Applicable Policies:

11.9 Developments exceeding established density limits of the Official Community Plan and or the zoning bylaw and creating a total of more than 3 lots, may be considered through an amendment to the Official Community Plan and / or the zoning bylaw for areas designated Residential outside of village hubs or similar settlement cluster areas, subject to all of the following criteria:

(a) Water supply, solid waste collection, stormwater management, sewage treatment facility, regional fire protection, traffic circulation and convenient access to major roads and community amenities can all be appropriately provided and the development design is compatible with the surrounding rural environment; and

- The Subject Property is included in SCRD service areas for water supply, solid waste collection, sewage treatment, and regional fire protection and it is reasonably convenient to major roads and community amenities. Stormwater management will be an important component of the proposal's detailed design. Traffic circulation and road improvements will also be provided.
- The subdivision proposal is the continuation and last part of the much larger existing neighbouring residential area. The proposed density equals that of the existing surrounding residential area.

(b) A contribution to affordable or special needs housing must be made in the form of housing unit, land, money or other types of provision and registered with a housing agreement in accordance with the Local Government Act and approved by the Regional District Board.

- The Subject Property is not near any transit, employment, shops or services making it a poor location for affordable housing. However, recognizing the need for affordable housing on the Sunshine Coast, the Developer is prepared to provide an affordable housing contribution and has identified the following three OPTIONS:
 1. A monetary contribution to be negotiated. (donation to the SCRD or the SC Affordable Housing Society) Example: the Town of Gibsons Community Amenity Policy recommends a developer's contribution of \$10,000 per lot.
 2. Compulsory outfitting of new homes for secondary suites (to increase rental housing). Example: Whistler. This would require further change to the zoning bylaw.
 3. Construction on-site of (for-purchase) low density, multifamily housing (townhouse or duplexes) on 2 to 3 of the new lots. This would require further change to the zoning bylaw.

13.0 TECHNICAL REPORTS LIST

The following is a list of technical reports submitted in support of the application:

REPORT TITLE	AUTHOR AND CONSULTING COMPANY	REPORT DATE
Site Visit, Truman Road Feasibility Study (Environmental Review)	Brent Matsuda R.P. Bio TRITON Environmental Consultants Inc.	12 Nov 2021
Preliminary Archaeological Field Reconnaissance	Avery Lawrence, BA and Kenzie Jessome, MA INSITU Consulting Inc.	June 2021
Geotechnical Assessment	Gang (Will) Dong P.Eng. INF Planning and Design Co.	6 Nov 2021
Traffic Impact Assessment	Jin D. Yang Phd. P.Eng.	15 Nov 2021
21-645 Square Bay Wastewater Treatment Facility Options	Luke Nelissen EIT., Saman Khoddam M.Sc., and Mike Seymour ASCT, P.L.Eng. MSR Solutions Inc.	November 2021

14.0 CLOSURE

The Subject Property is the remainder part of the much larger neighbouring development that began in the late 1960's. A 1983 conceptual plan shows a final phase with 50 single family lots. At that time gravel roads were constructed that have since become trails.

The current proposal follows that original plan and road network, creating a maximum of 50 new single family lots. The proposal matches the density of the existing neighbourhood.

The Subject Property is included in infrastructure service areas (water, sewer, fire protection, etc.). It has no geotechnical hazards nor environmental protection issues.

The development will bring benefits to the community and neighbourhood by:

- Making infrastructure improvements to existing infrastructure services systems (sewage treatment, water mains, stormwater, roads, etc.)
- Providing a wildfire protection zone to buffer the existing neighbourhood
- Providing a dedicated park for neighbourhood outdoor recreation.
- Making an affordable housing contribution.