

Report of the Electoral Area G (Saltair)
Advisory Planning Commission
September 23, 2015

In attendance: Ted Brown, Steve Neil, John Silins

Item 1 - Development Permit No. 02-G-14DP (Stalker, agent for Petro)

David Stalker and Tom Petro were in attendance to speak to this application and answer questions from the APC members.

Based on the applicants' presentation, questions posed by APC members and discussion amongst the APC members present, the following points were determined:

- The need for a development permit application occurred as a result of a CVRD water main break that occurred in July, 2014. Mr. Stalker was immediately contacted and was present at the site while water was still flowing from the broken pipe.
- The Ladysmith Fire Department was called and arrived at the site within ten minutes but was unable to shut the water off because they did not have the necessary key. CVRD staff were also called but took about an hour to arrive and shut off the water.
- Lewkowich Engineering was contacted to undertake a geotechnical assessment and determine whether or not the dwelling was still habitable. The Petros were unable to use the house for a week while the geotechnical assessment was completed.
- The geotechnical assessment determined that the dwelling was habitable on a temporary basis but that it would be in jeopardy once the heavy fall rains arrived.
- A development permit application was initiated and CVRD staff visited the site in early September of 2014. Staff initially advised that work could not proceed until a development permit was approved. However, given the findings of the geotechnical review that the house was in imminent danger of significant structural damage, work on a portion of the site was allowed to proceed immediately.
- At the time construction commenced a major slough occurred on the portion of the site for which temporary permission to proceed had not been given. A second geotechnical assessment was undertaken which determined that

the construction of that portion of the wall on the north side of the property was also required immediately in order to protect the structure. This work also proceeded.

- The APC members were advised that the cost of the retaining wall was in the order of \$120,000 which was entirely paid for by the owners. An additional \$30,000 damage resulting from the water main break occurred to the dwelling itself which was covered by the owners' home insurance. The owner also noted that \$120,000 cost of the retaining wall included an extra \$20,000 to cover the use of a more decorative form of concrete block.
- The new wall also includes a new perimeter drainage system to handle surface runoff from the property.
- The owner also advised that it was his intention to implement the landscaping plan prepared by Polster Environmental Services.

After consideration of this application the APC members present at the meeting made the following recommendation to the CVRD:

That Development Permit Application No. 02-G-14DP be approved subject to the implementation of the landscaping plan prepared by Polster Environmental Services.

Matters arising from the consideration of this application

The APC members present at the meeting wish to make two additional recommendations to the CVRD as a result of dealing with this application:

1. The CVRD should investigate and implement a much more expeditious development permit application process for dealing with emergency situations such as the one which necessitated this application. The normal timelines followed by the CVRD to process permits in instances such as this are not acceptable and need to be improved.
2. Local fire departments should be provided with the necessary equipment to shut off water lines when the situation warrants. As noted above, the response time for CVRD staff to arrive at the site was considerably longer than that of the Ladysmith Fire Department. Had the Fire Department been able to shut the water off when they arrived it is likely that there would have been significantly less damage.

Ted Brown
Chairman
Saltair Advisory Planning Commission