
Deroche Local Area Plan
Advisory Planning Commission Meeting #2
July 29, 2010 7:00pm
FVRD Deroche office, 10220 North Deroche Rd, Deroche, BC

Present:

APC: Steve McDonald, Erik Lacey, Hardy Hooge, Lisa Weremchuk, Tom Cassel, Gillies Droucker, Lawrence de Voss

FVRD: Director Al Stobbart – Electoral Area “G”, Director Wendy Bales – Electoral Area “C” Graham Daneluz – Manager of Forward Plans, Dawn Smith - Planner

1. Welcome

Dawn Smith opened the meeting at 7:00 pm and welcomed the APC members. Following input from the previous APC meeting, staff has prepared a set of general principals to guide the LAP policy development on key elements such as; stormwater, sewage disposal, water supply, lot layout, density, building form/character, environmental protection and prepared a conceptual lot layout for discussion.

2. Approval of May 27, 2010 meeting notes (APC meeting #1)

The meeting notes from the May 27, 2010 meeting were reviewed and supported with no changes by the APC members.

3. Discussion

The policy principals were reviewed in conjunction with a draft conceptual lot layout for the Deroche bench. The meeting notes are grouped according to discussion for each of the policy principals.

Contribute to a vibrant and sustainable future for Deroche

The APC discussed the mix/proportion and size of new lots for the Deroche bench, which could include; (a) with community sewer and water - 0.15 acre, approx 12 lots, and (b) with community water and onsite septic - 0.33 acre, 10% or 14 lots, 0.50 acre 75% or 53 lots and to 1 acre, 15% or 7 lots; for a conservative estimated total of 86 lots. A conservation lands target of 50% is achievable under these densities, but one could expect that a developer could achieve a slightly higher lot yield with more site specific information. Geotechnical hazards and riparian zones would be avoided using a clustered lot layout. The conceptual lot layout was influenced by a number of contributing factors including existing property lines, aerial visuals along the ridge and sought to maintain a

sense of openness by having larger lots towards the centre flat area and increased density around the edges. House sizes would be in proportion to lot size. Management of house sizes could be addressed using lot coverage, setbacks, etc. The intent of having a range of lots as well as smaller lots is to provide a sense of community, affordability, meet a variety of housing needs (from family to empty nest) and preserve important forested and creek areas. Amenities can be used such as trails to help bring people together.

APC members noted that in agreement with Dawn Smith trails help get people out and social and therefore helps with the sense of community. APC members discussed the possibility of carriage homes and their regulations. Dawn Smith explained that a carriage home would require a new zone in the Regional District and would have to have both policy and community support. Carriage homes would provide choice, affordability options and mixed housing and would be possible on larger 1 acre lots. It was noted by an APC member that a senior's housing may be beneficial to the area.

Development planned and designed with nature in mind

Infrastructure choices associated with new development will be designed to reduce environmental impact. Dawn Smith cited narrower roads as one means to reduce surfacing and subsequent stormwater drainage, but with the added benefit of reduced speeds. A recently completed development at Cultus Lake was provided as an example where narrow road widths of 7 metres were used within the strata area. Roads widths are often based on terrain which affects storm drainage. The LAP will include visual examples of best management practices, including onsite stormwater disposal and limiting hard surfaces ie: choosing gravel surfacing and reduced road widths and driveway lengths. There was discussed regarding the hillside location of Deroche, and care needed to ensure stormwater disposal does not impacts lower areas. It was clarified that the LAP will likely state policy goal to ensure development addresses stormwater management, and the implementation details will identified at the time of development and rezoning.

APC members expressed concern about how specific/descriptive the plan would be. APC members noted that there should be a focus on having water drain into the ground, rather than traditional collection and dispersal to creeks.

Connect people and places in keeping with the rural setting

Dawn Smith reminded the APC members that privacy and safety were key concerns mentioned last meeting and that the design must maintain privacy and safety. She also explained that trails and roads are a way to connect people and place, bring residents together, and let children walk to school, etc.

APC members expressed concern about the construction and maintenance of trails. Dawn Smith explained that one way for the trails to be constructed and maintained is by having developers pay into a new service area, the Popkum linear park trails was provided as an example. Another concern from APC members was that a specific trail may pass through several properties. Dawn Smith acknowledged that co-ordination would be needed and the Plan will identify key considerations for trail design, including; consultation with residents, privacy, maintenance and safety.

Maintain and improve community services and infrastructure

Dawn Smith noted that the Ministry of Transportation has a design for North Deroche Road (they are aware of the upgrades that are needed) and costing for the road upgrades. The FVRD is working in partnership with the Ministry of Transportation to ensure we have

their support for the plan concepts now and avoid problems of them opposing future zoning. The Ministry is a key stakeholder, as they are the responsible for roads with the FVRD. There was a discussion regarding the need for a secondary access from the bench, given the Deroche creek fan and interface fire hazard. An emergency access, which could mean a gated gravel road will need to be addressed. Locations for these secondary access points are to be determined through discussions with property owners and Ministry of Transportation. APC members also expressed an interest in the Ministry of Transportation's guidelines for snow removal, and how this would affect the Deroche area.

Ensure rural character and connection to nature

The APC discussed how the LAP could support the community to ensure development creates vibrancy, volunteerism, connectedness – to know your neighbour, and environmental conservation, while maintaining the rural character. APC members felt that rural character means that the forest and creek habitats be maintained, and provide buffer areas between development. Tree preservation was noted as means to provide privacy, and retention of mature trees should be encouraged though not required where possible on new lots, while replacement tree planting should be required and shared conservation areas should be maintained to maintain the forested hillside character of Deroche. A regulatory bylaw approach to tree management was not desired; rather policies should provide guidance to illustrate community desires. The retention (where possible) and replanting of trees along North Deroche Road will provide a buffer for homes and create a near to nature feel as you enter the neighbourhood. Other elements of rural character were discussed, including the use of natural materials for infrastructure such as wooden road guard rails instead of steel, or rock faced culvert walls instead of utility like concrete siding. Dawn Smith provided an example of a concrete wall in Eagle Point which is adorned with wildlife images as a feature keeping nature in mind when it was constructed.

Design and layout of lots also play a role in maintaining rural character. The siting of homes and tree stands should provide a sense of space and privacy. APC members expressed an interest in enhancing privacy on small lots by having second floor deck restrictions, and ensuring new homes provided at ground living space outside rather than balconies overlooking neighbouring lots.

Additional Comments

Also the APC members feel that broader community consultation needs to take place before the LAP develops and more detailed concepts should be presented to the members with specifics.

4. Next Meeting

Using input from APC meetings #1 and #2, FVRD staff will prepare a more detailed set of guidelines, which would include sample house siting and sizes, infrastructure elements such as road widths and cross-sections.

5. Adjournment

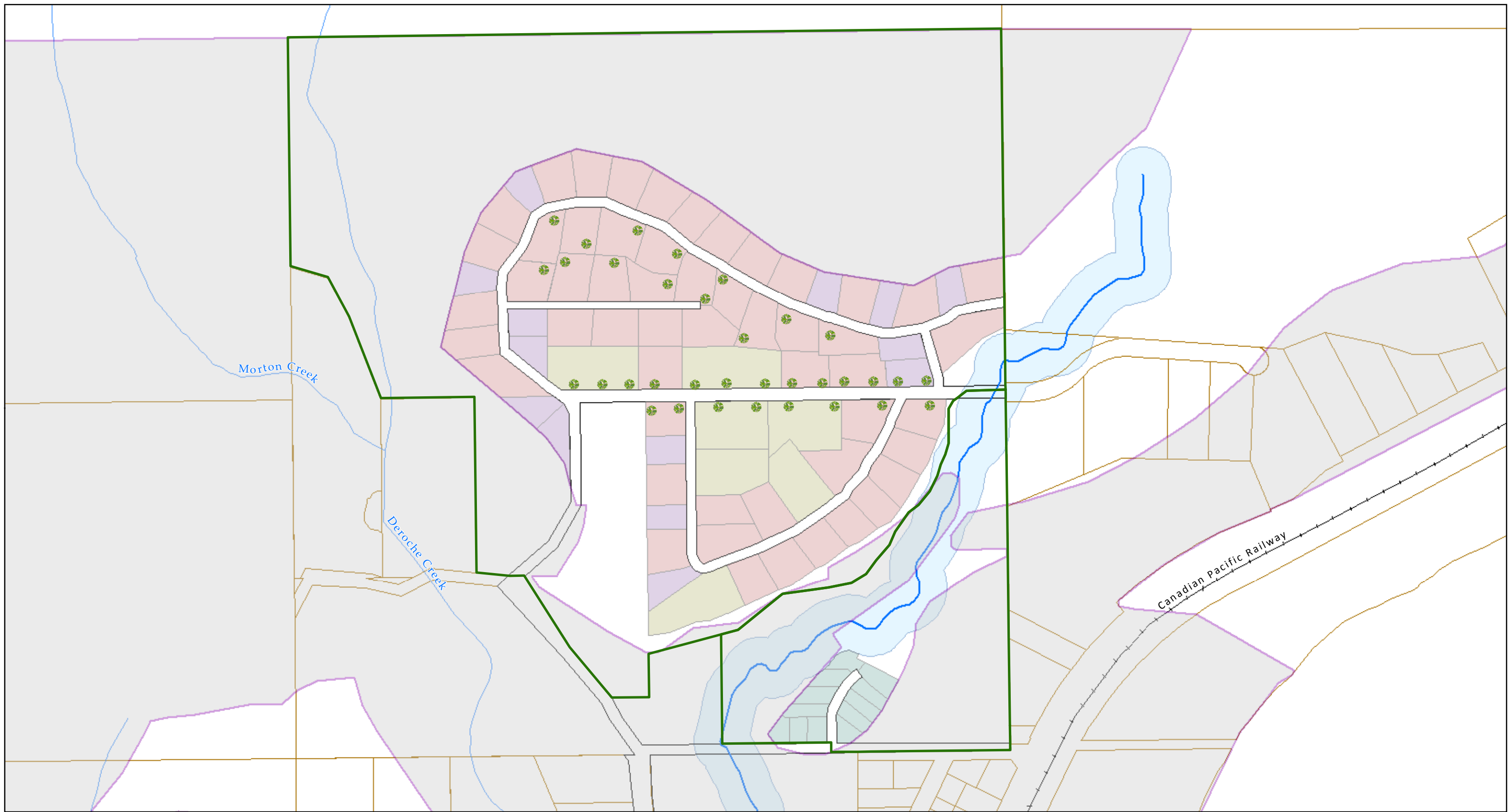
The meeting was adjourned at approximately 8:53 pm. FVRD staff will prepare draft notes for distribution and public access on the FVRD website.







Deroche Local Area Plan

Ideas for Local Area Plan policy

1. Contribute to a vibrant and sustainable future for Deroche
 - a) Mix of housing types, lot sizes and affordability levels
 - b) Ensure appeal for a varied demographic including families and empty nester's
 - c) Neighbourhood design to bring residents together – know your neighbour
 - d) Create and support existing community services and facilities (trails, volunteerism, schools, community hall, commercial areas, etc)
2. Development planned and designed with nature in mind
 - a) Protect riparian areas
 - b) Conserve and supplement the forest area
 - c) Retain storm water onsite where possible
 - d) Manage and limit impervious surfaces (ie. paved areas)
 - e) Efficient service delivery for roads, septic/sewage and water supply
 - f) Create roads which are shorter and narrower to minimize impervious surfaces and encourage slower driving speeds.
3. Connect people and places in keeping with the rural setting
 - a) Provide a natural trail along riparian corridor between bench lands, school and commercial-community core.
 - b) Upgraded North Deroche Road with roadside trail (gravel surface)
 - c) Access and pathways within the neighbourhood and to road & riparian corridors
 - d) Ensure trail corridors maintain privacy and safety
4. Maintain and improve community services and infrastructure
 - a) Upgrade North Deroche Road
 - b) Provide secondary/emergency access from bench area
 - c) Development should provide long term benefit to community
 - d) Contribute and ensure a more financially sustainable community water system
5. Ensure rural character and connection to nature
 - a) Maintain natural features for community enjoyment including forest, creek and wildlife corridors.
 - b) Ensure a sense of space and privacy through careful house & vegetation placement and lot layout
 - c) Provide views to mountains, forest and lands beyond (ie. Fraser River & Mt. Cheam)
 - d) Use of rustic or natural elements for infrastructure and house exteriors (ie. wooden or stone materials).
 - e) Avoid suburban features such as curb and gutter, wide road widths, extensive street lighting, etc.

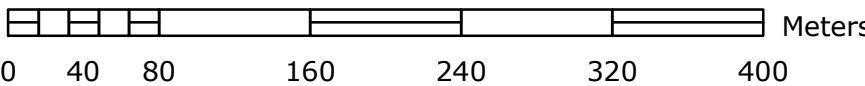


-  Creek/Stream
-  Railway
-  Unnamed Creek
-  Development Permit Area
-  Existing Land Parcel
-  Buffer of Deroche Creek (30m.)
-  Local Area Plan Boundary


- Land Parcel (~ size)**
-  0.15 Acre
 -  0.33 Acre
 -  0.5 Acre
 -  1 Acre

For Illustrative Purpose Only


Deroche Local Area Plan - Conceptual Lot Layout



Meters



Scale
1:4,000



Date Created:
July 29, 2010