


COMMENTS RECEIVED		Project: P2021-146
Comments:	<p><b>WASTE MANAGEMENT</b></p> <p>The <a href="#">Fraser Valley Regional District Regional Solid Waste Removal Bylaw No. 1495, 2018</a> requires that garbage, recyclables and compost must be collected separately. Owners or occupiers of commercial and institutional units must make their own arrangements for the separate collection of garbage, recyclables and compost.</p> <p>As per the <a href="#">Solid Waste Management Bylaw 5526-2015</a> and Schedule L of the <a href="#">Development and Subdivision Control Bylaw 5650-2017</a>, solid waste enclosures must be designed to provide adequate room for all waste streams and prevent access by dangerous wildlife. <b>The architectural drawings must show where and how garbage, compost and recyclables will be stored and accessed for collection.</b></p> <p>Overhead garbage bins for commercial garbage must be accessible by collection vehicles head-on, and not have any overhead obstructions, or they must be on casters, in which case there cannot be a slope on the access to the bins. Please refer to Schedule L of the <a href="#">Development and Subdivision Control Bylaw 5650-2017</a> (DSCB) for details on enclosure size, locations and access requirements.</p> <p>Storage requirements for all waste streams will depend on the collection frequency negotiated with a private contractor. Please refer to both applicable bylaws for complete details on waste management requirements.</p> <p><b>ENVIRONMENTAL</b></p> <p>The Qualified Environmental Professional's (QEP) draft detailed bio-inventory report designates approximately 70% of the site as Streamside Protection and Enhancement Area (SPEA), leaving 30% for development at the southern end of the site only. All SPEAs should be designated as Protected Natural Assets (PNAs) under the OCP, and formally protected on the property title.</p> <p>Development of the site must follow all recommendations outlined in Section 9 of the detailed bio-inventory, which includes not extending any development into SPEAs. It appears that the QEP's report does not specifically assign a SPEA to the north of the wetland, perhaps under the assumption that the 30-m SPEA on the south side will prevent any encroachment to the north.</p> <p>If trail development is a consideration, it can only be considered for non-SPEA PNAs, and a SPEA on the north side of the wetland should be delineated. This may not leave much, if any, non-SPEA PNA that could be considered for trail construction, and accessing it would involve encroachment of SPEAs and crossing a watercourse, which may require approval under the Water Sustainability Act (WSA). Trail construction into any PNAs on the site is therefore not recommended, unless a QEP confirms feasibility, and applicable provincial and federal legislation is adhered to.</p>	
Signature		
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