



REPORT

To: Chair and Directors

Report Number: CS-BRD-004

From: Trish Morgan, General Manager of Community Services

Date: April 27, 2020

Subject: Sukunka Landslide Evacuation Order Rescind

RECOMMENDATION: [Corporate Unweighted]

That whereas, the property owner has provided the PRRD with a third party assessment of the property located at 8657 Hwy 97S, which states that there is no imminent risk for the next five years to life safety resulting from the landslide that took place on March 23, 2019 on the property, as the secondary residence at risk has been relocated 50m away from the riverbank;

That the Regional Board rescind the evacuation order for 8657 Highway 97 S on the Sukunka River, upon receipt of a signed Section 219 land use covenant between the PRRD and the property owner, that requires the property owner to adhere to all recommendations and directions contained in the March 3, 2020 Sanctuary Ranch Farms Assessment Report on 8657 Hwy 97S, by SNC Lavalin.

BACKGROUND/RATIONALE:

On March 23, 2019, a landslide occurred on a portion of 8657 Highway 29 S on the Sukunka River. At the time, a secondary home on the property was at risk of falling into the river. The Ministry of Forests, Lands and Natural Resource Operations and Rural Development conducted an initial assessment and determined that the location of the secondary home on the property was unsafe. They recommended that a subsurface investigation be conducted to determine if the site of the house (where it was located at the time of the landslide) could be safe for occupancy.

Since that time, the secondary home was moved from the original location and has been assessed by SNC Lavalin. In the Sanctuary Ranch Farms Geotechnical Assessment Report dated March 3, 2020, SNC Lavalin state:

"In the current condition, the new location is 50m from the original location and is set back sufficiently to remove an imminent risk."

The engineer has also suggested that they cannot guarantee safety of the home beyond 5 years, and recommends that the property owner:

- monitor the slide regression with the help of a qualified geotechnical engineer;
- consider moving the home a further 150m from the river bank and slide area; and
- limit saturation of the existing slide by re-directing water discharge.

While the report suggests that there is no imminent risk that requires the evacuation order to remain in place, it was recommended by legal counsel that the PRRD transfer all responsibility to the property owner for the ongoing adherence to the recommended actions contained in the SNC Lavalin report.

The property is not in a mandatory building inspection area. Legal counsel suggested that the PRRD send a letter to the property owner, reminding him that he is responsible to comply with the directions of his engineer. Staff further recommend the registration of a Section 219 land use covenant that will run with the land, to place the responsibility for adherence to engineering recommendations on the property owner. Registration of the covenant will also ensure that any future property owner is made aware of the limitations of the current location and the possible future safety risk, given that the evacuation order will no longer be in place.

Staff have spoken with the property owner who has stated he is willing to enter a Section 219 Land Use covenant with the PRRD.

ALTERNATIVE OPTIONS:

1. That the Regional Board provide further direction.

STRATEGIC PLAN RELEVANCE:

- ☒ Responsive Service Delivery
- ☒ Enhance Emergency Planning and Response Capacity

FINANCIAL CONSIDERATION(S):

None.

COMMUNICATIONS CONSIDERATION(S):

Should the Board wish to remove the evacuation order from the property, the owner will be advised both by phone and in writing of the decision. The evacuation order will also be removed from the PRRD's website.

OTHER CONSIDERATION(S):

None.

Attachments:

1. Excerpt from SNC Lavalin Sanctuary Ranch Assessment Report (March 3, 2020)
2. FLNRORD Assessment Report