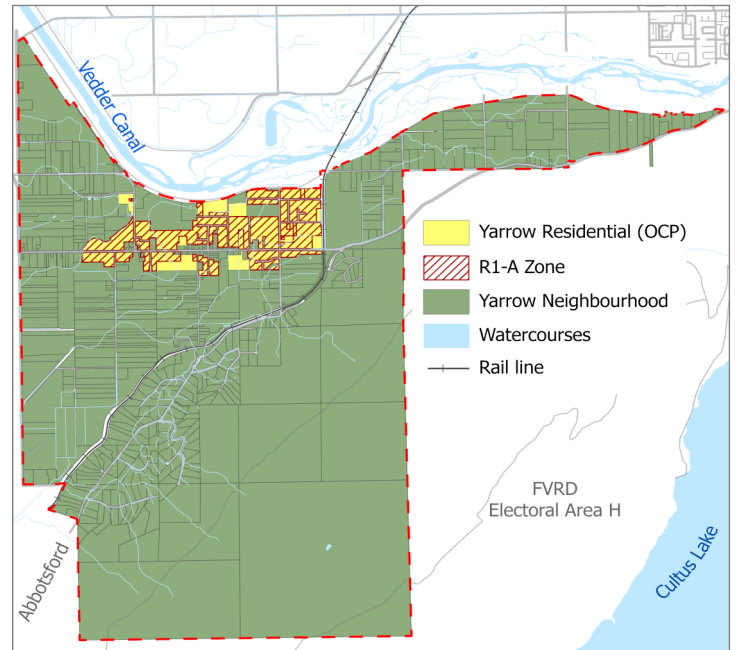


# Yarrow Septic System Density Guidelines

## Background

Yarrow is mostly rural and includes approximately 175 hectares of land in the floodplain south of the Vedder River. Land use is primarily residential with a commercial/institutional district in the centre, and industrial properties in the west. Yarrow is not served by the City of Chilliwack’s sanitary sewer system. All properties in Yarrow rely on septic systems to dispose of wastewater.

Groundwater levels are naturally high year-round, and with increasing development density, the following guidelines address the risk that the cumulative effects of individual septic systems could cause groundwater levels to rise and impact public health, the environment and property. The guidelines apply to any application for rezoning, subdivision or building permitting on all properties in the subject area.



## Regulation

All sewerage systems must comply with all applicable legislation including, but not limited to, the *Sewerage System Regulation* pursuant to the *Public Health Act*. For residential properties in the Yarrow Neighbourhood, as established by the City’s “*Official Community Plan Bylaw*”, as amended, the maximum total gross floor area of all buildings and structures for residential use shall not exceed the following:

Total Gross Floor Area of Dwelling and Accessory Dwelling Units (m <sup>2</sup> )	Minimum Lot Size (Hectares)
Up to and including 350m <sup>2</sup>	Less than 0.50ha
Up to and including 465m <sup>2</sup>	0.50ha
Up to and including 580m <sup>2</sup>	0.70ha

## Accessory Dwelling Units

For properties which are within the Yarrow Neighbourhood, as established by the City’s “*Official Community Plan Bylaw*”, as amended, an accessory dwelling unit shall only be permitted subject to a satisfactory independent hydrogeological assessment indicating that the proposed accessory dwelling unit can be accommodated on the lot.

## Special Regulation

The City may, at the Engineer’s discretion, permit an increase in total gross floor area contingent on, but not limited to, the following conditions:

1. A covenant is registered on title for the subject property limiting any further increase in gross floor area of all dwellings and accessory dwellings;
2. The applicant provides a hydrogeological assessment of the subject property and all neighbouring properties prepared by a Qualified Professional that demonstrates that the proposed septic system design complies with all applicable legislation; and
3. The hydrogeological assessment demonstrates that soil capacity in the area and proposed septic system design can support the increased loading caused by the proposed development without causing an environmental or public health hazard and without causing positive groundwater mounding at the property line. Please refer to the City’s Hydrogeological Study Terms of Reference for what is expected in a Hydrogeological report.

For more information, please contact the City of Chilliwack Engineering Department at [utilities@chilliwack.com](mailto:utilities@chilliwack.com) or 604.793.2907.

This information sheet has been prepared to provide guidance only. It is neither a bylaw nor a legal document. Please consult the applicable City bylaws and Provincial regulations for definite requirements and procedures.

