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TO:

Corporate Report

NO: R203

COUNCIL DATE: September 6,

2005

REGULAR COUNCIL

Mayor & Council DATE: August 23,

2005

FROM: General Manager, FILE: 4758-001

Engineering 5250-20-47

SUBJECT: Amendment - Sewerage Area Boundary for a Portion

of 12191 Colebrook Road

RECOMMENDATION

That Council approve and recommend to the Greater Vancouver Sewerage and Drainage District (GVS&DD) Board the inclusion of a portion of Plan 6959, Rem. D, District Lot 51A, Group 2, New Westminster District, at 12191 Colebrook Road, as shown in Exhibit One, into the GVS&DD Fraser Sewerage Area.

INTENT

To align the Fraser Sewerage Area (FSA) with the City's Official Community Plan (OCP).

BACKGROUND

GVS&DD has established four Sewerage Areas in GVRD: North Shore, Vancouver, Lulu Island West and Fraser Sewerage areas in accordance with the GVS&DD Act. Surrey falls inside the Fraser Sewerage Area (FSA) that is serviced by the Annacis Island Treatment Plant.

Sewerage and Drainage Area boundaries are occasionally amended by the GVS&DD Board in accordance with GVS&DD Act. GVS&DD has an established policy that the District only accepts requests from its member municipalities, by Council resolution, for amendment to the boundaries.

The GVS&DD has also developed a set of considerations to be examined before decisions are made. The considerations are: financial impact; technical and operational impact, land use compliance, service levels impact, local and community interests, and regional interests.

Recently, the City has introduced a new policy on the criteria and procedure for handling FSA inclusion applications.

DISCUSSION

The City has an application from the owner of 12191 Colebrook Road for an inclusion of a portion of the property into the Fraser Sewerage Area. The application is for a portion of the lot that is designated and zoned residential, the remainder of the land is in the ALR. Currently the whole of this lot is outside the FSA. This lot fronts the GVRD main at the northeastern corner of the lot. GVRD has conditionally consented to the owner's request for a connection on their main, subject to inclusion in the FSA.

The City is in the final stages of negotiating to acquire a drainage right-of-way from this property. The agreement with the owner calls for the completion of the overall sewer boundary extension process as a condition for gaining the right-of-way.

In accordance with the City Policy H-48, Engineering reviews the applications and the considerations are as follows:

Technical No capacity issue. The and connection Operational:

will be either a pump connection or a Low Pressure System.

Land Use In line with Compliance: the current

> zoning and the OCP. The portion of the lot is outside the Agricultural Land Reserve.

Service No

Levels: significant

impact to the City Sewer System. In line with the City

Community Interests: OCP: outside the

ALR.

CONCLUSION

Local and

The owner of this property is requesting inclusion in FSA for that part of their land that is zoned Suburban Residential. This land fronts a GVRD sewer trunk and the GVRD has agreed, in principle, to provide a connection. As there is no significant impact for the extension of the FSA boundaries, we support the requested extension of the FSA boundaries to include the subject northern portion of lot at 12191 Colebrook Road.

> Paul Ham, P.Eng. General Manager, Engineering

PH/RL/rdd/amr/brb Attachment

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