

the residential zone. 16541 Old McLellan Road has an approved subdivision that is currently under construction. The applications are for the southern portion for each of these lots. The subject southern portions of both lots that are in the ALR, and zoned A-1, are at the fringe of the FSA and the ALR boundaries. In reviewing with the City Policy H-48, both applicants have conditional approvals from Agricultural Land Commission (ALC) for a service connection to the City sewer. In addition, these lots front an existing City sanitary sewer that is currently under construction.

Because these areas under consideration are in the ALR, we recommend only a single connection servicing only one residential building for each of the portion be allowed. A restrictive covenant shall be registered on the land title to enforce this condition.

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

Technical and Operational:	No capacity issue. Because the surcharge and odour issue from the GVRD main at Highway 10, the connection should be a pump connection for both applicants.
Land Use Compliance:	Conditional approval for a service connection to the City sewer is given from ALC. Only one service connection servicing only one residential unit for each portion would be allowed.
Service Levels:	No significant impact to the City Sewer System.
Local and Community Interests:	No significant issue.

CONCLUSION

The owners of the properties are requesting inclusion in FSA for part of their lands that is in the ALR. These lands front a City sewer and ALC has conditionally approved a service connection for each of these lands. 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 southern portions of Lot 16541 and 16550 Old McLellan Road.

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Attachment

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