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Corporate Report

NO: R219

COUNCIL DATE: October 3,

2005

TO: Mayor & Council DATE: September 19,

2005

FROM: General Manager,

FILE:

4758-001

Engineering

Amendment - Fraser Sewerage Area Boundary for a

Portion of 16541 and 16550 Old McLellan Road

RECOMMENDATION

SUBJECT:

That Council approve and recommend to the Greater Vancouver Sewerage and Drainage District (GVS&DD) Board the inclusion of:

- a portion of Plan 1752 Remainder 1 located at 16550 Old McLellan Road; and
- a portion of Plan 11335 Lot H located at 16541 Old McLellan Road

as shown in Exhibit One, into the GVS&DD Fraser Sewerage Area, with a condition that only one service connection is allowed for each portion.

INTENT

To provide only one single service connection for a single family house to each of the southern portion of 16550 and 16541 Old McLellan Road by extending the Fraser Sewerage Area (FSA) to cover these areas.

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 and 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 establish policy that the District would only accept request from its member municipalities, usually by Council resolution, for amendment to the boundaries.

The District 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 that reflects the intent of these considerations.

DISCUSSION

The City has received applications from the owners for 16541 and 16550 Old McLellan Road for inclusions to the Fraser Sewerage Area. 6550 Old McLellan Road together with 16678 - 57A Avenue and 16565 - 56 Avenue is currently a subdivision application, proposing to divide three (3) lots into one (1) lot in the ALR and two (2) lots in

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 No capacity issue. Because the

Operational: 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.

Paul Ham, P.Eng. General Manager, Engineering

PH/rdd Attachment

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