



Corporate Report

NO: R119

COUNCIL DATE: June 26, 2006

REGULAR COUNCIL

TO: Mayor & Council DATE: June 22, 2006
FROM: General Manager, Engineering FILE: 3900-20(8830)
SUBJECT: Subdivision and Development By-law, 1986

RECOMMENDATIONS

The Engineering Department recommends that Council:

1. Approve amendments to Surrey Subdivision and Development By-law, 1986, No. 8830, as documented in Appendix "A"; and
2. Authorize the City Clerk to bring forward the necessary Amendment By-law for the required reading.

INTENT

The intent of this report is to seek Council's approval to adopt the amendments to Surrey Subdivision & Development By-law, 1986, No. 8830. (Attached as Appendix A)

DISCUSSION

In accordance with the current By-law, those lands zoned agricultural, acreage residential and some agro industrial, are permitted to develop or re-develop on the basis of a sewage disposal system meeting the requirements of the Regional Health Board. Recently the City was informed that the Health Board will no longer be reviewing applications for on-site septic disposal. As a result, Note 4. of the Servicing Requirements table is proposed to be amended to state that sewage disposal systems shall be designed and certified by an Authorized Person in accordance with the Sewerage System Regulation under the B.C. Health Act and the Ministry of Health Sewerage System Standard Practice Manual. Furthermore, the minimum lot size shall be 0.81 hectare (two acres). Holding tanks are not allowed within the Fraser Sewerage Area as defined by the GVS&DD.

The other By-law amendment involves marinas. In accordance with the Liquid Waste Management Plan prepared by the GVRD, it is proposed that all new marinas, or marinas undergoing renovation that exceed 50 percent of their assessed value, shall install pump-out facilities for access by pleasure craft. These facilities shall be connected to the municipal sewer system or be designed for handling by trucked liquid waste. The existing by-law permits servicing to the standards of the surrounding zone, which may be inappropriate, depending upon the location of the marina. This amendment is intended to protect the health of our waterways.

CONCLUSION

The proposed amendments are in line with Provincial legislation and regional policy. They are intended to improve the health of our natural environment through proper construction of facilities and safe disposal of liquid wastes.

Paul Ham, P. Eng.
General Manager, Engineering

RL/JLU/brb/kd2
Attachments

APPENDIX A

*Proposed Amendment to
Surrey Subdivision and Development By-law,
1986, No. 8830, as amended (the "By-law")*

APPENDIX A

Proposed Amendment to Surrey Subdivision and Development By-law, 1986, No. 8830, as amended (the “By-law”)

That the By-law be further amended as follows:

1. Amend Schedule “A”, Table 1, Notes to Abbreviations in Table 1, Note 4. as follows:
 4. A sewage disposal system designed and certified by an “Authorized Person” as defined, and in accordance with, the Sewerage System Regulation under the B.C. Health Act and Ministry of Health Sewerage System Standard Practice Manual. Minimum lot size shall be 0.81 hectare.

Holding tanks are not allowed within the Fraser Sewerage Area as defined by the GVS&DD.
2. For Land Use PC, PA-1, PA-2, PI, CCR, CPR, CPG, CPM, RMS-1, RMS-1A, and RMS-2, add the number 8., as a footnote reference, after the following text, “To the standards of the surrounding Zone”.
3. Add new Note 8. to Schedule “A”, Table 1, Notes to Abbreviations in Table 1, as follows:
 8. All new marinas, or marinas undergoing renovation that exceed 50 percent of their assessed value, shall install pump-out facilities for access by pleasure craft. As appropriate, these facilities shall be connected to the municipal sewer system or be designed for handling by trucked liquid waste.