



Corporate Report

NO: R215

COUNCIL DATE: October 30, 2006

REGULAR COUNCIL

TO: Mayor & Council DATE: October 25, 2006
FROM: General Manager, Engineering FILE: 5340-30 (FSA)
SUBJECT: Amendment - Sewerage Area Boundary

RECOMMENDATION

The Engineering Department recommends that Council:

Approve and recommend to the Greater Vancouver Sewerage and Drainage District (GVS&DD) Board the inclusion of the following properties in to the GVS&DD Fraser Sewerage Area:

1. **5434 - 164 Street:** A Portion of Lot 2, Section 1, Township 2, Plan LMP28677, NWD Part NE1/4, Except Plan BCP6567, as shown in Exhibit 1;
2. **5446 (5438) - 152 Street:** District Lot 167, Plan 3904, NWD Parcel B, Group 2, Except Plan 4579 B/L PI 63368, LMP 15992, Parcel B (Ref PI 3904), Section 224(2)(A), as shown in Exhibit 2;
3. **14685 Winter Crescent:** Lot 2, District Lot 165, Plan 6413, NWD Except Plan 13492, 15196, 17141, 15738 & Exc 5.91 Ac from R/W Plan 25810, as shown in Exhibit 3; and
4. **14655 Winter Crescent:** District Lot 165, Plan 15738, NWD, Parcel B of Lot 2, Parcel B (Expl. PI 15738) of Lot 2, Plan 6413, as shown in Exhibit 3.

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.

DISCUSSION

(a) 5434 - 164 Street

The City has a request from the GVRD for inclusion of a portion of the property 5434 - 164 Street into the Fraser Sewerage Area. In 1995, as part of the negotiations to acquire property for the construction of the Cloverdale Pump Station, at the corner of 164 Street and Highway 10, GVS&DD agreed to accept a Municipal connection. The service connection was provided in about 1996. The property is zoned A-1. It is inside the ALR and the GVRD Green Zone but falls outside the FSA.

Because the GVRD and City agreed to this connection and the connection was already provided to the property, it is important to complete the records. As the property is within the ALR and the GVRD Green Zone, the FSA inclusion should only be applicable to the existing residential building footprint.

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

Technical and Operational:	The sanitary service shall be pump connection.
Land Use Compliance:	The subjected portion of the lot is designated agricultural, zoned A-1, and is inside the Agricultural Land Reserve.
Service Levels:	No impact to the City Sewer System.
Local and Community Interests:	In line with the City OCP; inside the ALR.

(b) 5446 (5438) - 152 Street

The Consultant, CitiWest Consulting Ltd., on behalf of the developer of the above property, is requesting the inclusion of the above property in to the FSA. There is a heritage building at the northwest corner of the property. According to Planning Department, the heritage site will be protected but building is permitted around it. West portion of the property is under a Temporary Use Permit for a private elementary school. The property has an existing sanitary service since 2003. It borders the FSA and is outside the ALR and the GVRD Green Zone.

Technical and Operational:	The sanitary service shall be a pump connection to the lower pressure system.
Land Use Compliance:	The lot is designated Industrial in the OCP, zoned A-1 and falls outside the ALR. Council has granted third reading to rezone this property to permit a private elementary school and a business park building.
Service Levels:	No impact to the City Sewer System.
Local and Community Interests:	In line with the City OCP; outside the ALR.

(c) 14655 and 14685 Winter Crescent

The Consultant, Aplin and Martin Consultants Ltd., on behalf of the developer of the above properties, is requesting the inclusion into the FSA. The lands are comprised of two legal parcels owned by EPTA Properties. The property borders the FSA on south side but falls outside. It is outside the ALR and the GVRD Green Zone.

Technical and Operational:	The sanitary service shall be a pump system until a City gravity sewer is available.
Land Use Compliance:	The lot is designated partially Urban and partially Suburban in the OCP, zoned A-1 and falls outside the ALR. Council has granted third reading to rezone this property to single family bare land strata residential.
Service Levels:	No impact to the City Sewer System.
Local and Community Interests:	In line with the City OCP; outside the ALR.

Comments from other City Departments were requested regarding the above properties to verify they are in good standing and none objected to these FSA inclusions.

CONCLUSION

Based on the above information, we support the requested extension of the FSA boundaries to include the existing residential building footprint at 5434 - 164 Street, and the properties 5434 - 164 Street, 5446 (5438) - 152 Street, and 14655 and 14685 Winter Crescent.

Paul Ham, P.Eng.
General Manager, Engineering

VL/JP/kd2/rdd
Attachment

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