



Corporate Report

NO: R158

COUNCIL DATE: JUNE 25, 2007

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **June 22, 2007**

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 property 3632 Elgin Road, with legal description Lot 2, Section 28, Township 1, Plan 47318, NWD Part NE 1/4, Except Plan 57887, into the GVS&DD Fraser Sewerage Area (FSA).

INTENT

To align the Fraser Sewerage Area 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.

Also, City practices a similar policy (City Policy H-48) for handling FSA inclusion applications.

DISCUSSION

The owners and developers of the property 3632 Elgin Road, Ashland Holdings Ltd. & Pacific Kingfisher Properties Ltd., through their Engineering Consultant, Coastland Engineering and Surveying Ltd., have submitted a request to include the property into FSA. The whole of 4311.5 square metre property is requested for inclusion.

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

Technical and Operational: The sanitary service will be allowed only after the FSA inclusion and after the Elgin Sanitary Pump Station II has been completed and operational.

Land Use Compliance: The subject portion of the lot is designated Urban, zoned RA, and is outside the Agricultural Land Reserve (ALR).

Service Levels: No impact to the City sewer system.

Local and Community Interests: This application is in line with the City OCP, outside the ALR and GVRD Green zone.

Comments from other City departments were requested on the inclusion of the above property and no objections were received.

CONCLUSION

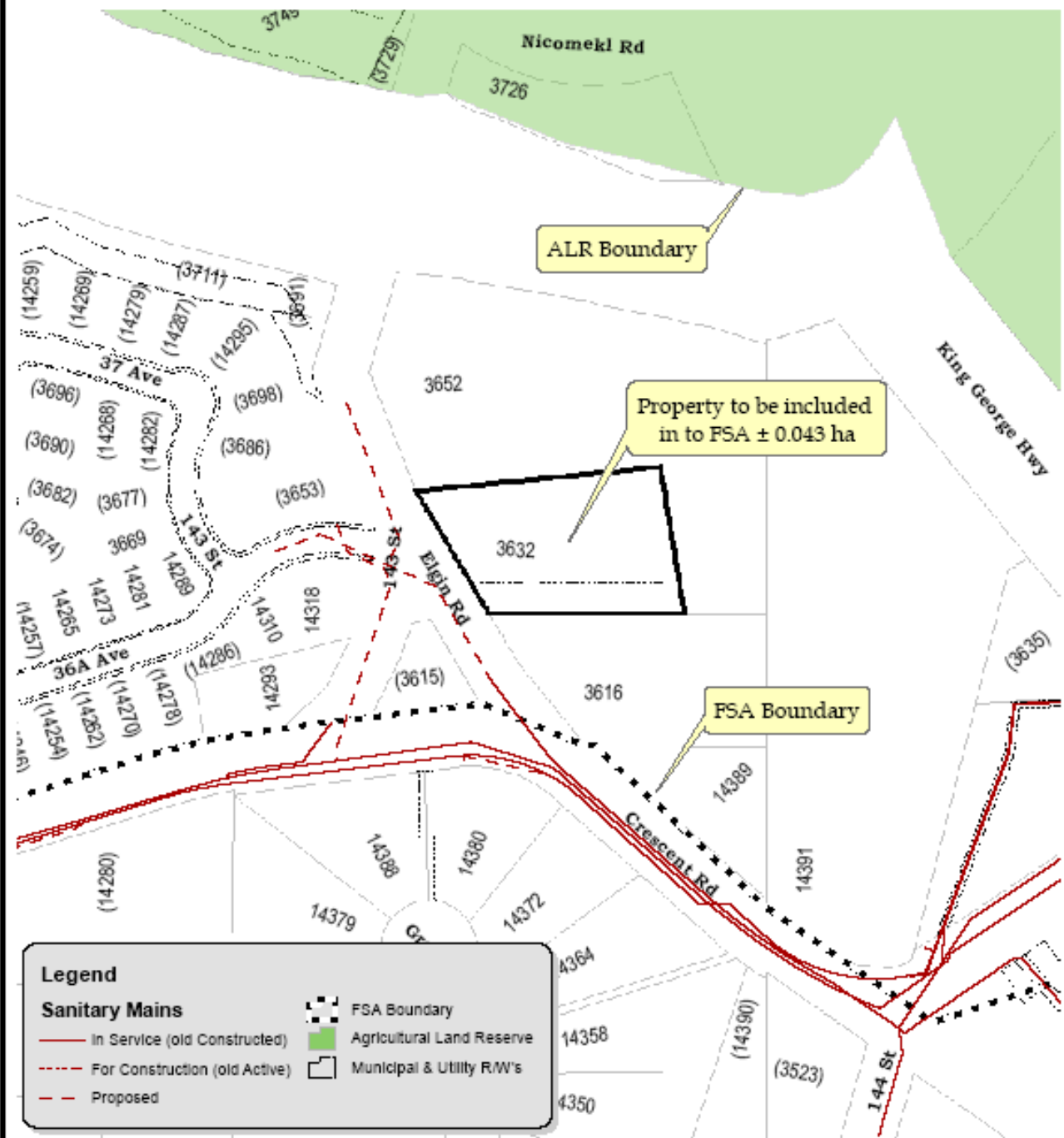
Based on the above information, we determine there are no significant impacts in extending the FSA boundary to include this property, subject to the sanitary servicing being provided after the completion of the Elgin sanitary pump station II (now under construction). With this, we support the requested extension of the FSA to include the property at 3632 Elgin Road.

Paul Ham, P.Eng.
General Manager, Engineering

VL/JP/brb:kd2

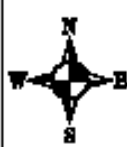
Appendix 1: Application for Inclusion to FSA

EXHIBIT ONE



PRODUCED BY ENGINEERING, GIS SECTION: June 15, 2007, JVO

Date of Aerial Photography: April 2006



APPLICATION FOR INCLUSION TO FSA: 3632 ELGIN RD

ENGINEERING
DEPARTMENT

The data provided is compiled from various sources and IS NOT warranted as to its accuracy or sufficiency by the City of Surrey.

This information is provided for information and convenience purposes only.

Lot sizes, Legal descriptions and encumbrances must be confirmed at the Land Title Office.

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