



Corporate Report

NO: R263

COUNCIL DATE: DECEMBER 17, 2007

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **December 17, 2007**
FROM: **General Manager, Engineering** FILE: **5340-30**
SUBJECT: **Amendment - Sewerage Area Boundary for 14293 Crescent Road and
3615 Elgin Road**

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 into the Fraser Sewerage Area:

1. **14293 Crescent Road:** Section 28, Township 1, Plan 10141, NWD Part NE 1/4, Pcl. A (Exp. Plan 10141), Timber Lot 18, as shown in Exhibit One;
2. **3615 Elgin Road:** Lot 18, Section 28, Township 1, NWD Plan Exp. 10409, Part NE 1/4, Timber Lot 18, as shown in Exhibit One.

INTENT

To seek Council's approval for a minor expansion of the Fraser Sewerage Area (FSA) to rationalize the boundary and include two small parcels of land.

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

The owner of the property at 14293 Crescent Road has submitted a request to include the property into the FSA. As can be seen from the attached map, this property and the adjacent gas station are the only remaining projects west of Elgin Road that are not in the sewer area. These properties are outside the ALR and the GVRD Green Zone. An application for rezoning from RA zone to CD has been finalized to consolidate 14293 Crescent Road with the adjacent bare land strata. However, a 'no build' restrictive covenant is in place until the sewer area boundary is adjusted. The gas station at 3615 Elgin Road has existed at its present site for many years and expansion of the sewer boundary would allow it to connect to the sanitary sewer. Consequently, it is proposed that the City request that the sewer area boundary be adjusted to include these two properties.

In accordance with the City Policy H-48, comments on the specific criteria are as follows:

Technical and Operational:	No capacity issue.
Land Use Compliance:	An application for rezoning from RA to CD to consolidate with the adjacent lot. The property is outside the Agricultural Land Reserve and the GVRD Green Zone.
Service Levels:	No impact to the City Sewer System.
Local and Community Interests:	In line with the City OCP; outside the ALR.

CONCLUSION

This is a minor expansion of the sewer area to rationalize the boundary and include two small lots in the sewer area. There is no significant impact due to the extension of the FSA boundaries, and it is recommended that the City request an extension of the FSA boundaries to include these properties.

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General Manager, Engineering

PH/SM/brb

Attachment: Exhibit One