



Corporate Report

NO: R046

COUNCIL DATE: April 20, 2009

REGULAR COUNCIL

TO: Mayor & Council DATE: April 10, 2009
FROM: General Manager, Engineering FILE: 5340-30
SUBJECT: Amendment – Fraser Sewerage Area (FSA) Boundary
Addition of Part of the Property at 17910 Colebrook Road (SPCA Facility)

RECOMMENDATION

The Engineering Department recommends that Council endorse an application to the Greater Vancouver Sewerage and Drainage District (GVS&DD) for the inclusion into the GVS&DD Fraser Sewerage Area of the lot known as Lot B, Section 5, Township B, Plan 10311, New Westminster District as illustrated in Appendix I except for the following:

- Firstly: Part lying within the boundaries of the south 33 feet (Reference Plan 32488);
- Secondly: Parcel two (see E14842);
- Thirdly: Part dedicated as road on Plan BCP18862; and
- Fourthly: Part in Plan BCP38482.

INTENT

The purpose of this report is to seek Council's approval to forward an application to the GVS&DD for a minor expansion of the Fraser Sewerage Area (FSA) to rationalize the boundary of the FSA and include within the FSA the site of the proposed new SPCA facility at 17910 Colebrook Road.

BACKGROUND

The GVS&DD has established four Sewerage Areas in Metro Vancouver, being the North Shore, Vancouver, Lulu Island West and Fraser Sewerage areas, all in accordance with the GVS&DD Act. Surrey falls within the Fraser Sewerage Area that is serviced by the Annacis Island Treatment Plant.

The GVS&DD Board, in accordance with the GVS&DD Act, may amend Sewerage and Drainage Area boundaries. The GVS&DD has an established policy that it only accepts an application for an amendment to the boundaries of such Areas from a member

municipality if the application is supported by a Council resolution from the member municipality.

The GVS&DD has also developed a set of considerations that are to be evaluated before a decision regarding a boundary adjustment is made. The considerations are: technical and operational impact, land use compliance, service level impact, local and community interests, and regional interests.

DISCUSSION

A new 19,500 square foot Surrey Animal Shelter will be constructed upon the easterly 8-acre portion of a 46-acre City-owned lot in south Cloverdale. The facility is being constructed as a joint venture between the City of Surrey and the British Columbia Society for the Prevention of Cruelty to Animals (SPCA) Vancouver Regional Branch. The operation of the new state of the art Shelter that will serve the City and surrounding communities requires connection to the City's sewer system. The connection will also provide sewer service for an existing residence located in the northwest corner of the same lot, which is owned by the City and is being used by a Provincially-funded, non-profit society for short-term housing purposes.

The subject property is zoned A-1 and it is within the Agricultural Land Reserve (ALR) and the Metro Vancouver (MV) Green Zone. The application for FSA expansion will be applicable to the building footprints of the proposed SPCA building and the existing single-family residence as illustrated in Appendix I.

The Agricultural Land Commission has reviewed and approved the subdivision of the easterly 8-acre portion of the lot from the remainder of the lot for the purposes of the BCSPCA facility.

The Engineering Department has reviewed the application in relation to the following considerations:

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| Technical and Operational: | The sanitary sewer service will operate as a private pump connection to the City's sewer main, which will discharge into the GVS&DD Interceptor. |
| Land Use Compliance: | The subject portion of the lot is designated agricultural, zoned A-1, and is inside the ALR. The proposed shelter is a permitted ALR use under the City's A-1 zone. The ALC has approved the subdivision of the Lot to accommodate the proposed SPCA facility. |
| Service Levels: | There are no anticipated negative impacts to the City's sewer system. Metro Vancouver approval is required for the sewer connection. |

Local and Community
Interests:

The SPCA facility replaces an existing animal shelter that does not meet current standards and will provide animal services to the benefit of Surrey and potentially surrounding communities.

CONCLUSION

Based on the above discussion, we recommend that Council endorse an application to the GVS&DD to expand the Fraser Sewerage Area as described in this report and as illustrated in Appendix I.

Vincent Lalonde, P.Eng.
General Manager, Engineering

KZ/SM/brb:kd

Appendix I - Aerial Photograph of Site

APPENDIX I AERIAL PHOTOGRAPH OF SITE



PRODUCED BY ENGINEERING, GIS SECTION: April 2, 2009, CS

Date of Aerial Photography: April 2008



APPLICATION FOR INCLUSION TO F.S.A.: Building Footprints in 17910 Colebrook 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 consultation purposes only.
Lot size, Legal descriptions and encumbrances must be confirmed at the Land Title Office.

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