

NO: R021

COUNCIL DATE: February 1, 2010

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **January 28, 2010**

FROM: **General Manager, Engineering** FILE: **5340-30**
7806-0317-00

SUBJECT: **Amendment to the Fraser Sewerage Area (FSA) Boundary to Add Portions of the Properties at 17076 Fraser Highway and 7700 - 168 Street**

RECOMMENDATION

The Engineering Department recommends that Council:

1. Endorse an application to the Greater Vancouver Sewerage and Drainage District (GVS&DD) to include in the GVS&DD Fraser Sewerage Area (FSA) the lots known as:
 - Lot 3 Except: Firstly, Part Subdivided by Plan 38942, Secondly, Part Dedicated Road on Plan BCP 21780, Section 19, Township 8, New Westminster District, Plan 5364 except for Block E; and
 - Block C of Lot 13, Section 19, Township 8, New Westminster District, Plan 38942 Part NW ¼, Except Firstly Parcel B (By-law Plan 86861), Secondly: Part Dedicated Road on Plan BCP 21780 (the “*Subject Properties*”);

as illustrated in Appendix I attached to this report;

2. Endorse an application to the Greater Vancouver Sewerage and Drainage District (GVS&DD) to exclude from the GVS&DD Fraser Sewerage Area (FSA) the lots known as:
 - Lot 17, Section 19, Township 8, New Westminster District, Plan 51794;

as illustrated in Appendix I attached to this report; and

3. Direct staff to forward these applications to the GVS&DD for consideration.

INTENT

The purpose of this report is to seek Council’s approval to forward an application to the GVS&DD to extend the boundary of the FSA to align with the developable area boundary in the City’s Official Community Plan (OCP) in relation to two properties on the south side of the Fraser Highway in Fleetwood, and to contract the boundary of the FSA to align with the revised Agricultural Land Reserve (ALR) boundary.

BACKGROUND

The GVS&DD has established four Sewerage Areas in Metro Vancouver, being the North Shore, Vancouver, Lulu Island West and Fraser all in accordance with the GVS&DD Act. Surrey falls within the FSA 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. By policy it only accepts an application for an amendment to the boundaries of a Sewerage Area 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 used to evaluate any such application before a decision is made. The considerations are:

- technical and operational impact;
- land use compliance;
- service level impact;
- local and community interests; and
- regional interests.

DISCUSSION

The owners of the *Subject Properties*, 17076 Fraser Highway and 7700 - 168 Street, submitted an application to include in the Fraser Sewerage Area portions of these properties, Portion A (0.99 hectares) and Portion B (0.13 hectares) as illustrated in Appendix I, which are part of development application number 7806-0317-00.

The owners of 17010 Fraser Highway and 17032 Fraser Highway have also submitted an application to exclude from the Fraser Sewerage Area a portion of this property, Portion D (0.31 hectares), as illustrated in Appendix I.

The property at 17076 Fraser Highway is outside the ALR and designated as “Suburban” under the Surrey OCP while the property at 7700 - 168 Street is currently in the ALR and designated “Agricultural” under the Surrey OCP. However, the Agricultural Land Commission (ALC) has recently approved an exclusion from the ALR of a triangle portion of 7700 – 168 Street, being Portion B as illustrated in Appendix I.

The property at 17010 Fraser Highway and 17032 Fraser Highway is now within the ALR as the ALC has recently approved an inclusion from the ALR of a triangle portion of property, being Portion D, as illustrated in Appendix I. The property at 17010 Fraser Highway and 17032 Fraser Highway is designated as “Suburban” under the Surrey OCP.

The City has received and is processing a development application for the *Subject Properties* and three other adjacent properties that include a rezoning of the properties to the RM-15 Multiple Residential Zone and the RF-12 Single Family Zone to allow development of 91 small single family lots and 83 townhouse units. The application also requires an OCP amendment from Agricultural and Suburban to Urban. The related amendment by-laws have been given third reading by City Council.

The Engineering Department has reviewed the application in relation to the GVS&DD considerations. The results are documented in the following sections:

Technical and Operational:	The proposed development will be serviced by an onsite pump station discharging into the City's sewer system. This is considered to be an acceptable approach to providing service to the subject area.
Land Use Compliance:	The subject portions of the lots are outside the ALR and Metro Vancouver's Green Zone. The proposed zoning, Multiple Residential RM-15, is consistent with the proposed OCP amendment and the related by-laws have received third reading.
Service Levels:	The proposed development can be accommodated by the City's sewer system.
Local and Community Interests:	The applications are consistent with the policies in the City's OCP and represent planned and orderly development of the area.

CONCLUSION

Based on the above discussion, it is recommended that Council:

1. Endorse an application to the Greater Vancouver Sewerage and Drainage District (GVS&DD) to include in the GVS&DD Fraser Sewerage Area (FSA) the lots known as:
 - Lot 3 Except: Firstly, Part Subdivided by Plan 38942, Secondly, Part Dedicated Road on Plan BCP 21780, Section 19, Township 8, New Westminster District, Plan 5364 except for Block E; and
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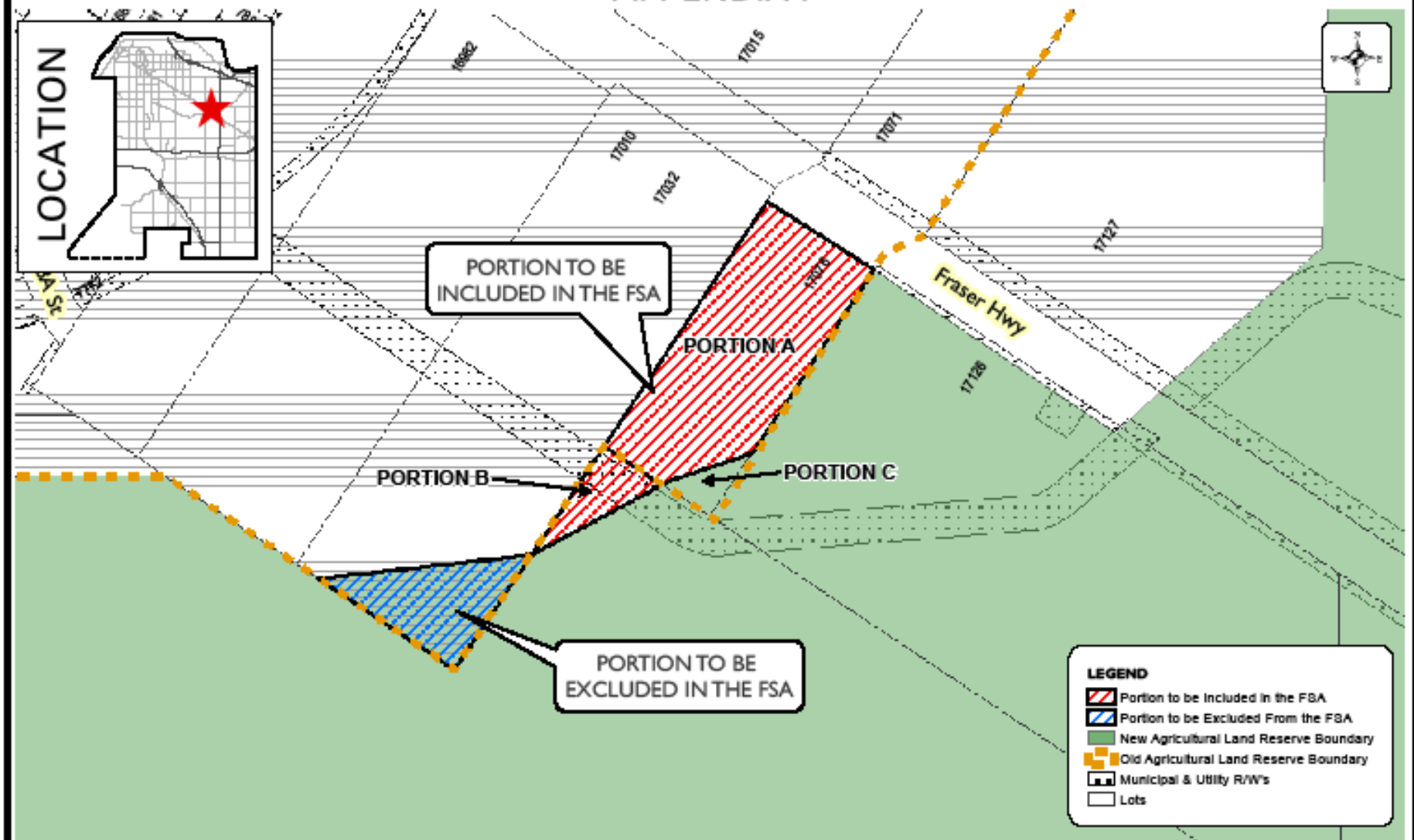
3. Direct staff to forward these applications to the GVS&DD for consideration.

Vincent Lalonde, P.Eng.
General Manager, Engineering

JA/SM/brb

Appendix I - Application for Inclusion to FSA: 17076 Fraser Highway and 7700 - 168 Street

APPENDIX I



Produced by GIS Section: January 28, 2010, AW



APPLICATION FOR INCLUSION TO FSA: 17076 FRASER HWY AND 7700 168 ST

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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CorporateReports\Eng-Utilities\
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