

NO: R067

COUNCIL DATE: April 12, 2010

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **April 7, 2010**

FROM: **General Manager, Engineering** FILE: **5340-30**

SUBJECT: **Amendment to the Fraser Sewerage Area (FSA) Boundary to Add Portions of the Property at 6890 - 176 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 developable portions of the lot known as:
 - Lot 2, Plan LMP 46179 of Section 17, Township 8, NWDas illustrated in Appendix I attached to this report; and
2. Direct staff to forward the application 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 include the developable area of the lot known as 6890 - 176 Street that is located in North Cloverdale.

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 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 will only accept an application for an amendment to a Sewerage Area boundary from a member municipality if the application is supported by a Council resolution from that 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 levels impact;
- local and community interests; and
- regional interests.

DISCUSSION

The owner of the property at 6890 - 176 Street submitted an application to the City to include this lot in the FSA. The lot is outside both the Agricultural Land Reserve (ALR) and Metro Vancouver's Green Zone.

The City is processing a development application for this lot that includes a rezoning of the property to Townhouse Cluster, and RF-12 and RF-G Single Family Zone to allow development of 24 single family lots and 15 townhouse units. The application also required an OCP amendment from Agriculture to Suburban and an NCP amendment. The related amendment by-laws have been given third reading by City Council.

Portions A, B, and C of this lot, as illustrated in Appendix I, represent creeks, creek setbacks, and park dedication. These portions will remain green areas and are not proposed for inclusion in the FSA.

In accordance with City Policy H-48, Engineering staff has reviewed the application and the related considerations, and reports as follows:

Technical and Operational:	The proposed development will be serviced by gravity sanitary sewer collection, which is acceptable to the City.
Land Use Compliance:	The portions of the lot proposed for inclusion in the FSA are both outside the ALR and outside the Metro Vancouver Green Zone. The proposed zoning of the lot, Townhouse Cluster, RF-12 and RF-G, is consistent with the proposed OCP and NCP amendments 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:	This application is consistent with the policies in the City's OCP and the West Cloverdale North NCP and represents planned and orderly development of the area.

CONCLUSION

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

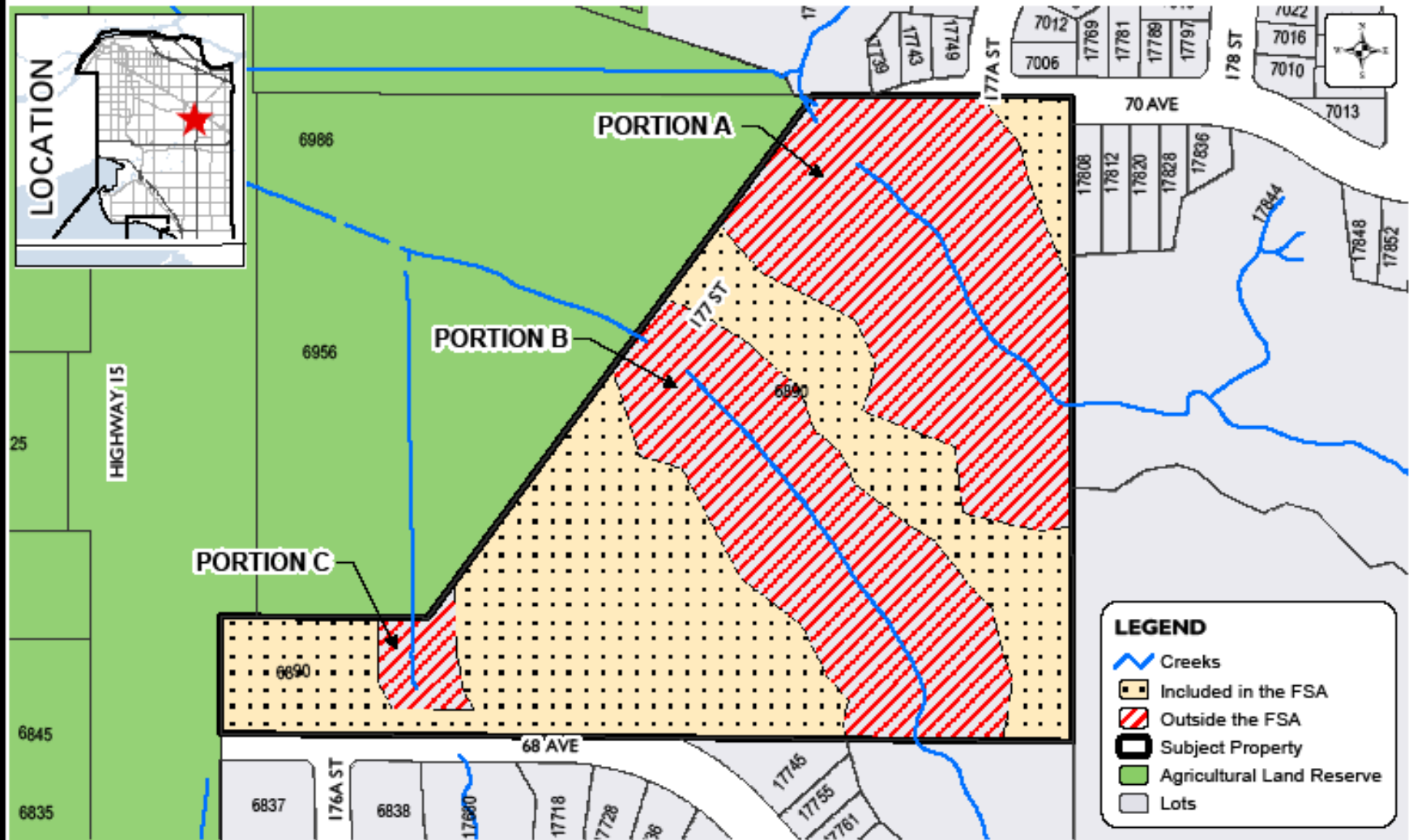
1. Endorse an application to the GVS&DD to include in the GVS&DD FSA the developable portions of the lot known as:
 - Lot 2 Plan LMP 46179 of Section 17, Township 8, NWDas illustrated in Appendix I attached to this report; and
2. Direct staff to forward the application to the GVS&DD for consideration.

Vincent Lalonde, P.Eng.
General Manager, Engineering

JA/SM/brb

Appendix I - Application for Inclusion in the FSA of 6890 - 176 Street (site map)

APPENDIX I



Produced by GIS Section: March 23, 2010, AW



**APPLICATION FOR INCLUSION
TO FSA: 6890 176 STREET**

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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**ENGINEERING
DEPARTMENT**