

REGULAR COUNCIL

TO: Mayor & Council **DATE: January 9, 2018**

FROM: General Manager, Engineering **FILE: 5340-30 (FSA)**

SUBJECT: Amendment to the Fraser Sewerage Area Boundary to Add a Portion of the Property at 5175 - 184 Street

RECOMMENDATION

The Engineering Department recommends that Council:

1. Endorse an application to the Greater Vancouver Sewerage and Drainage District (“GVS&DD”) Board for the inclusion of a portion of the property at 5175 - 184 Street, known as Section 5 Township 8 NWD Parcel A, Except Plan Firstly: PCL One (REF PL 32488), Secondly: PCL One (Bylaw PL 69906), REF PL 3883 of N 1/2 of N 1/2 of SE 1/4) into the GVS&DD Fraser Sewerage Area (“FSA”). The property is shown in the attached Appendix “I”; and
2. Direct staff to forward the application to the GVS&DD Board for consideration.

INTENT

The purpose of this report is to seek approval to forward an application to the GVS&DD Board for an expansion of the FSA boundary to include a portion of the property at 5175 - 184 Street.

BACKGROUND

The GVS&DD Board 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 Wastewater Treatment Plant.

The GVS&DD Board, in accordance with the GVS&DD Act, may amend Sewerage and Drainage Area boundaries. By policy, the Board only accepts an application for an amendment to the boundary of a Sewerage Area from a member municipality if the application is supported by a resolution from the Council of the municipality within which the amendment is proposed.

The GVS&DD Board 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 applicant for 5175 - 184 Street (the "Property") is seeking an amendment to the FSA boundary to support the expansion of an existing abattoir on the property. A portion of the Property is already within the FSA boundary and supports the existing agro-industrial business operations. The existing and proposed FSA areas on the Property are shown on Appendix "I".

The Property is within the Agricultural Land Reserve, outside the GVRD Green Zone and outside the Urban Containment Boundary. A development application is in process, Development Application No. 7915-0020-00, to rezone the Property from General Agriculture A-1 (95%) and High Impact Industrial IH (5%) to Comprehensive Development CD (based on A-1 and IH zoning designations) to allow for the proposed abattoir expansion.

At the Regular Council Land Use Meeting on July 24, 2017, Council considered the Planning Report to allow the redevelopment of an abattoir facility and continuation of agricultural uses. Council subsequently directed staff to refer the non-farm use application to the Agricultural Land Commission ("ALC") with support (Res. R17-2240).

On December 14, 2017, staff received a response from the ALC supporting the proposed non-farm use under Section 20(3) of the ALC Act (ALC File #54999, Res. #363/2017). With the ALC approval in place, staff are now moving forward with the resolution of remaining issues identified in the Planning Report. One of the remaining issues is to obtain GVS&DD approval to extend the FSA boundary on the Property to encompass the proposed abattoir.

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

Technical and Operational

The Property is currently serviced by a private pump and forcemain system with direct connection to Metro Vancouver's South Surrey Interceptor ("SSI"). Wastewater flows from this site do not currently discharge to the City's sewer system and are not proposed to discharge to the City's sewer system in the future. As such, there are no anticipated negative technical or operational issues for the City's sewer system.

The applicant may be required to upgrade the private pump and/or forcemain to convey the increase in wastewater to the SSI flow due to the proposed abattoir. There are no anticipated negative technical or operational issues to the GVS&DD's sewer system.

Land Use Compliance

As noted above, an application is in process to rezone the Property from General Agriculture A-1 (95%) and High Impact Industrial IH (5%) to Comprehensive Development CD (based on A-1 and IH zoning designations) to allow for the proposed abattoir expansion.

Service Levels

There are no anticipated negative impacts to the City's sewer system or the GVS&DD's sewer system.

Local and Community Interests

The application is in line with the City's objective to establish a built environment that is balanced with the City's role as a good steward of the environment.

SUSTAINABILITY CONSIDERATIONS

This report supports the objectives of the City's Sustainability Charter. In particular, this report relates to the Sustainability Charter themes of Infrastructure, and Economic Prosperity and Livelihoods. Specifically, amending the FSA to include a portion of the property at 5175 – 184 Street supports the following Desired Outcomes:

- All Infrastructure DO3: Infrastructure systems are designed to protect human health, preserve environmental integrity, and be adaptable to climate change impacts;
- Jobs and Skills Training DO1: Diverse and meaningful employment and business opportunities are available close to where people live, and provide incomes that can support a high quality of life; and
- Economy DO5: Locally owned companies are thriving, creating a robust local economy and retaining wealth and jobs in the community.

CONCLUSION

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

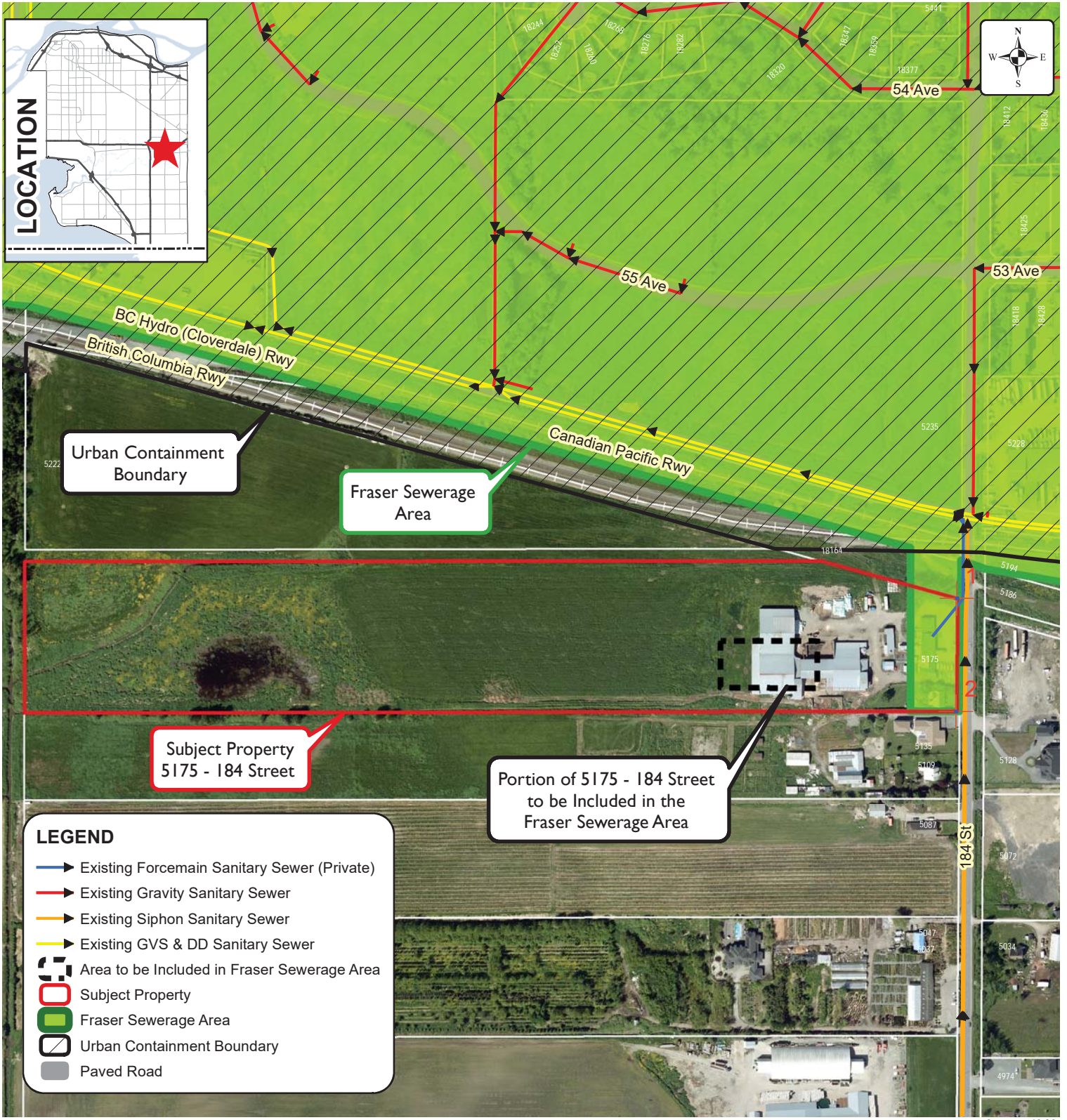
- Endorse an application to the Greater Vancouver Sewerage and Drainage District ("GVS&DD") Board for the inclusion of a portion of the property at 5175 - 184 Street, known as Section 5 Township 8 NWD Parcel A, Except Plan Firstly: PCL One (REF PL 32488), Secondly: PCL One (Bylaw PL 69906), REF PL 3883 of N 1/2 of N 1/2 of SE 1/4) into the GVS&DD Fraser Sewerage Area ("FSA"). The property is shown in the attached Appendix "I"; and
- Direct staff to forward the application to the GVS&DD Board for consideration.

Fraser Smith, P.Eng., MBA
General Manager, Engineering

JA/SLW/ggg/cc

Appendix "I" – Aerial Photograph of Site

AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: 22-Dec-2017, C9W

Aerial Photo: May, 2017

Scale: 1:4,500 0 40 M



**Application for Inclusion to the FSA:
5175 - 184 Street**

**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.