



# **Corporate** NO: R024

# **Report** COUNCIL DATE: February 7, 2000

## **REGULAR COUNCIL**

**TO: Mayor & Council**    **DATE: February 1, 2000**

**FROM: Manager, Utilities**    **FILE: 5693-0230-00**  
**Engineering Department**

**SUBJECT: Sewer Servicing of Townhouse Proposal at Hazelmere Golf Course**

## **RECOMMENDATION**

That Council approve, in principle, the City taking over the ownership of the sanitary sewer forcemain servicing the Hazelmere Golf Course.

## **INTENT**

To establish a City position on the servicing of a townhouse development proposal adjacent to the Hazelmere Golf Course.

## **BACKGROUND**

In 1986, the City agreed that a private pumped sewer connection could be used by the Hazelmere Golf Club to resolve problems caused by the malfunctioning of their on-site sewage disposal system. In 1987, a Servicing Agreement was finalized which stated that servicing would be for the two lots shown in the attached figure; however, the agreement also stated that the servicing was for a "specific use" which was not defined in the agreement. One interpretation would be that the specific use would be the proposed land use at the time by the Hazelmere Golf Club, namely tourist commercial motel type units on the westernmost lot (i.e., most likely common ownership between the two parcels). This proposal has now changed to the current townhouse proposal which would almost certainly result in different ownership for the two lots.

The Servicing Agreement also established terms and conditions for the temporary connection (i.e., peak flow and daily volume limitations). To avoid downstream capacity problems in the Douglas area and so as not to pre-empt this development within the Douglas Service Area (now approved by Council as an NCP), the peak flow coming from the Hazelmere properties is limited to 5 litres a second and, in addition, there is a maximum

daily flow limitation of 215,000 litres.

## **DISCUSSION**

The servicing of two separate lots by the same private sewer pump station and service connection is contrary to the City by-laws, practices and servicing policies. The sewer by-law specifically requires that all parcels have frontage onto the City sewer system, with each parcel having its own service connection. The intent of this requirement is to ensure the orderly expansion of the sewer system and development, thereby avoiding the leapfrogging of urbanization and a multiplicity of private pumped connections. For orderly development in Surrey, it is very important that this by-law requirement be strictly adhered to.

### **Proposed Approach**

Based on discussions with the City Solicitor, the only mechanism that would meet the requirements of the by-law and accommodate the proposed development would be for the City to take ownership of the forcemain; thereby it would become the City sewer, with each parcel then needing its own service connection to this City sewer. The connection to the lot with the club house already exists and a new connection would be needed to service the lot with the proposed townhouses. Both these connections would include a small private pump which would overcome potential liability and responsibility problems of having one lot owner responsible for pumping sewage generated by another lot. Each lot would be responsible for its own pumping. For the purposes of the peak flow limitations to 5 litres a second, this peak flow would either have to be allocated between the parcels with a flow limitation to each or have a mechanism by which the pump stations would alternate in operation, i.e. only one pump station would operate at any one time. Appropriate Restrictive Covenants will be required to cover the operation of the pump stations and related sanitary sewer issues.

The outlined approach is only suggested here due to the reasons outlined below:

- a Servicing Agreement previously existed for the servicing of the two parcels.
- all the surrounding properties are zoned agricultural and are in the Agricultural Land Reserve, therefore development expansion to adjacent properties is unlikely.
- the City has no plans, nor will it have any such plans in the foreseeable future, for servicing of this area.

The proposed approach is not intended to establish a precedent for the servicing of other areas in the City where the above conditions do not apply.

### **Funding for Maintenance and Repair**

The routine operation and maintenance costs for the type of forcemain that the City proposes taking over is relatively small. However, as the City will be taking over infrastructure whose installation was not inspected by the City and which has a finite life with the potential for blockages or pipe breakages, it is proposed that the developer provide funding to cover a period of operation and maintenance costs, including cost provisions for repair of blockages or pipe breaks. Staff is currently reviewing this issue and it will be dealt with as part of the Servicing Agreement should this development be approved to proceed to this stage.

## **SUMMARY**

By the City taking over the forcemain, each parcel can have its own sewage connection to a City sewer and the requirements of the sewer by-law will be met. The operation and maintenance cost issues relating to the forcemain will be dealt with at a future stage.

Paul Ham, P. Eng.

Manager, Utilities

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Attachment

c.c. - City Solicitor

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