



Corporate NO: R159

Report COUNCIL DATE: July 10, 2000

REGULAR COUNCIL

TO: Mayor & Council **DATE: July 4, 2000**

FROM: General Manager, Engineering **FILE: 0065-012**

SUBJECT: Delegation to Council - January 31, 2000Port Kells Community Association - Latimer Creek Protection

RECOMMENDATIONS

1. That Council receive this report for information; and
2. That copies of this Report be forwarded to the Port Kells Community Association and the Township of Langley.

INTENT

To inform Council about issues raised by the delegation and to outline the planning process that Surrey is participating in with the Township of Langley pertaining to Latimer Creek.

BACKGROUND

On January 31, 2000, Wally Sandvoss and Bob Cattermole appeared as a delegation before Council to voice concerns over three issues, namely:

- Siltation problems caused by the construction of the Dorothy Peacock Elementary School along the north tributary of Latimer Creek, and changes to Federal Department of Fisheries & Oceans (DFO) required setbacks of 30 metres from the top-of-bank.
- Stormwater management within the proposed development of the new 200 Street interchange within the Township of Langley.

- Business Park designation for lands with Langley draining to the south tributary of Latimer Creek, the most fisheries productive tributary of the Latimer Creek watershed.

DISCUSSION

The City of Surrey and the Township of Langley are working together on a Master Drainage Plan for Latimer Creek to both outline a strategy for new development and ensure the values of the watershed are preserved as much as possible. The area involved is shown on the attached Figure 1.

As part of the Master Drainage Plan process, staff from both municipalities and the consulting team met with members of the Port Kells Community Association executive on May 4. A number of issues brought up by the delegation were discussed in detail.

Langley Township staff informed us that environmental monitoring of the north tributary is being conducted on behalf of the School board in Langley Township for Dorothy Peacock School according to DFO requirements. It was acknowledged that there were some deficiencies in the school construction and these are in the process of being rectified.

Preservation areas to provide a buffer between development and the adjacent streams are very important in maintaining good ecological function in the streams. Our understanding is that the Township is identifying conservation areas including significant watercourses to be protected for fish and wildlife habitat. The Township will, through the use of development permit areas, require non-disturbance areas next to streams in accordance with B.C. Environment and Federal Fisheries & Oceans requirements, with the provision that the Township will support alternatives, provided a net gain in current environmental values is achieved. This is consistent with the approach applied in the City of Surrey.

The compatibility of the environmental values of the south tributary and the planned business park and commercial land use is an important issue for the Master Drainage Plan to address. Surrey staff are involved in recommending standards, reviewing the stormwater management options and helping to address the concerns of the Port Kells Community Association. A public open house was held on June 1 in Langley to present the draft stormwater management plan to the public for comment. Members of the Port Kells community attended and expressed general concern over the extent of commercial development and its potential impact to streams and fish habitat. It is Surrey's position that Langley, in addition to financing and constructing stormwater detention ponds, will need to implement more sustainable standards, such as are being considered for East Clayton, to limit impacts of development on the overall watershed hydrology.

CONCLUSION

City staff, as well as staff from the Township of Langley and the consulting team for the Latimer Master Drainage Plan, met with the executive of the Port Kells Community Association to discuss the issues brought up in the delegation to Council on January 31 of this year. Issues of required setbacks from creeks and deficiencies in the construction of the Dorothy Peacock School in Langley are being dealt with directly with the Provincial and Federal environmental agencies. The City is reviewing the Latimer Creek Master Drainage Plan to help address the overall concerns of the Port Kells Community Association. A public open house was held on June 1. Members of the Port Kells community attended and provided comment, as outlined previously in this Report.

Jorgen Johansen, P. Eng.

General Manager, Engineering

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Attachment

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