Sewer Area Extension Evaluation Summary

Applications to extend the Sewer Area are reviewed with consideration given to a number of factors including: consistency with local policy and land use designations; the technical, operation and financial impacts of the proposed extension; and the goals, objectives and land use designations of the Regional Growth Strategy.

An application has been received for the properties at 4800 and 5133 Springs Boulevard to permit the subject property to be included in the Delta Sewer Area in order to allow for a townhouse development with approximately 1.56 hectares (3.9 acres) of net developable land (Area 1, as shown on Fig. 1), plus a 310.6 m^2 (3,343 ft^2) area for a sanitary pumping system serving the Tsawwassen Springs community (Area 2b, as shown on Fig. 1), a 1,730 m^2 (0.4 acre) area for tennis and pickleball courts (Area 2a, as shown on Fig. 1), and a 1,792.1 m^2 (0.4 acre) area for golf course maintenance (Area 6, as shown on Fig. 1), into Delta's sanitary sewer system.

The property is currently designated Agricultural in Delta's Official Community Plan and Metro Vancouver's Regional Growth Strategy and is inside Metro Vancouver's Urban Containment Boundary. The lands are also located within the Agricultural Land Reserve. The subject property is located adjacent to the Tsawwassen First Nation and lands designated General Urban in Delta's Official Community Plan and Metro Vancouver's Regional Growth Strategy. The applicant has submitted applications to exclude part of the subject property from the Agricultural Land Reserve and to amend the land use designations in Delta's Official Community Plan and Metro Vancouver's Regional Growth Strategy from Agricultural to General Urban.

There is a proposed 150mm diameter sanitary sewer forcemain located in Area 2b, as shown on Fig. 1. Sanitary flows from the subject property would be pumped to the proposed sanitary sewer forcemain from Area 1, as shown on Fig. 1. The average flow rate from the development is estimated at approximately 1.05 litres per second, and a peak discharge rate of 3.82 litres per second. This additional flow can be accommodated within Delta's collection system, and will enter into Metro Vancouver's South Surrey interceptor at Swenson Way and Highway 91.

Metro Vancouver approval is required in order to extend the Sewer Area. The applicant is requesting consideration of their sewer area extension request in conjunction with the applications to amend the local and regional land use designations. Sites within the Urban Containment Boundary which are designated General Urban would be eligible for sewerage services, subject to Greater Vancouver Sewerage and Drainage District technical considerations, provided that the proposed development complies with the applicable policies under the General Urban designation. In the absence of specific criteria, Delta staff have evaluated the proposal in the same manner as has been done for previous sewer area extensions. A summary of the areas evaluated is presented in the table below.

Financial	The proposed sewer extension would be paid for by the owners at the time of connection. There would be no capital cost to Delta or Metro Vancouver. If connected, the land owner would be charged regular sewer charges offsetting financial impacts of operating Delta's overall sewer system.
Land Use Compliance	The proposed residential use requires an amendment to Delta's Official Community Plan and Metro Vancouver's Regional Growth Strategy.
Service Levels	The applicant has indicated that the anticipated average flow rate from the proposed industrial development is 1.05 litres per second, and a peak flow rate of 3.82 litres per second.
Technical/ Operational	This incremental increase in flow can be accommodated within Delta's existing sanitary sewer collection system.
Local Community	The proposed residential use would be compatible with the adjacent residential uses in South Delta.
Regional Concepts	The applicant is already included in the Urban Containment Boundary in Metro Vancouver's Regional Growth Strategy

Fig.1:
Site Areas

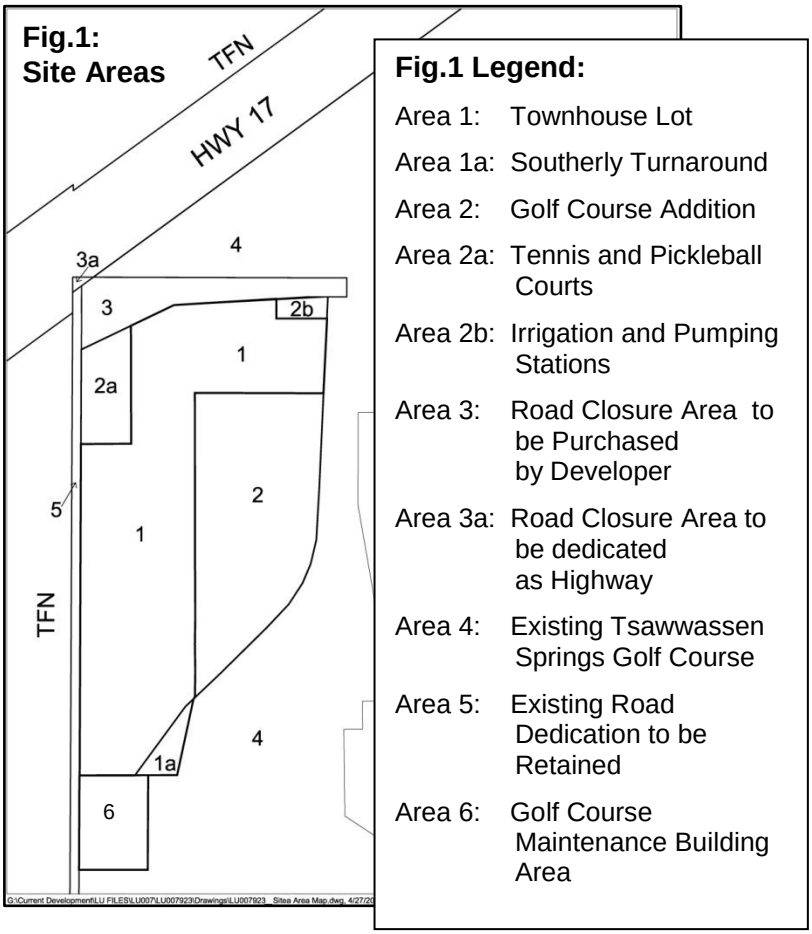

Fig.1 Legend:

Area 1: Townhouse Lot

Area 1a: Southerly Turnaround

Area 2: Golf Course Addition

Area 2a: Tennis and Pickleball Courts

Area 2b: Irrigation and Pumping Stations

Area 3: Road Closure Area to be Purchased by Developer

Area 3a: Road Closure Area to be dedicated as Highway

Area 4: Existing Tsawwassen Springs Golf Course

Area 5: Existing Road Dedication to be Retained

Area 6: Golf Course Maintenance Building Area