

THE CORPORATION OF THE DISTRICT OF BURNABY

January 22, 1965.

HIS WORSHIP, REEVE EMMOTT,
AND MEMBERS OF THE MUNICIPAL COUNCIL:

Gentlemen:

REPORT OF THE POLICY COMMITTEE

Your Committee would report as follows:

(1) Construction of buildings on property not serviced by water distribution system of the Municipality

Your Committee received a report from the Municipal Manager indicating that it would be desirable for the Corporation to have a policy respecting the construction of homes or other buildings to be used for human habitation on property not served by our water distribution system.

We were informed that the Health Department favours a restriction on the construction of such buildings because:

- (a) The installation of a septic tank and disposal field, coupled with the provision of a well water supply can create health problems. This potential health problem is compounded due to the requirements for modern housing, including the necessary outbuildings and approaches.
- (b) The cost to the Municipality of taking water samples and analyzing them is considerable and, even with such measures, it does not remove all possible danger since contamination could take place between samplings.
- (c) Impurity and the inadequacy of well water leads to the demand for the installation of a Municipal water supply, which is invariably costly - especially where density is a factor.
- (d) Even though there are small properties which, due to topography, could utilize and contain a satisfactory well water supply within their boundaries, the continuing development of adjoining small properties would lead to a health problem of considerable magnitude.

Your Committee feels that there is a great deal of merit in restricting the erection of buildings on property not serviced by the water supply system of the Municipality and would therefore recommend that the "Burnaby Health By-Law" be amended by providing:

"That no building to be used for human occupancy be permitted to be constructed or moved onto property not serviced by the utility water supply system of the Municipality if the said property contains less than 1.6 acres and has a frontage of less than 175 feet and further, that an applicant for a permit to provide a building to be used for human occupancy on a property having dimensions in excess of those just cited which is not serviced by the said utility water system

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produce satisfactory proof to the Medical Health Officer of the Municipality that a sufficient supply of pure and wholesome water can be maintained by alternative methods."

It is understood that the foregoing recommendation, when implemented by the passage of an amendment to the Health By-Law, will not be retroactive and will therefore only apply to presently undeveloped properties.

EW/dew