

Re: LETTER FROM CHARLOTTE ROZMAN THAT WAS ON THE AGENDA
FOR THE JUNE 14, 1976 MEETING OF COUNCIL (ITEM 44)
R.Z. REF. #15/75 - 6483 TRAPP AVENUE
(Item 23, Report No. 43, June 10, 1974)
(Item 19, Report No. 51, July 12, 1974)
(Item 12, Report No. 61, September 29, 1975)
(Item 23, Report No. 33, May 17, 1976)

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Appearing on the agenda two weeks ago was a letter from Charlotte Rozman regarding her property at 6483 Trapp Avenue. Mrs. Rozman, in her correspondence, made reference to a member of the Health Department who informed her that "the easiest way of solving the sanitary problem would be to hook-up on the other side of Fenwick Street with the New Westminster sewer system. However, if this should be rejected due to administrative problems, there is no objection to instal (sk) two septic tanks on a subdivided property...". Following is a reply on this comment from the Chief Public Health Inspector:

"The subject property was inspected by District Health Inspector A.S. Hamade on June 2nd, 1976, in relation to the control of sewage. Mr. Hamade discussed the situation with Mrs. Rozman, who stated that she wished to subdivide the property into two (2) lots and further, that while she had the approval of New Westminster officials to connect these properties to the New Westminster sanitary sewer, the Council of Burnaby had not approved of this action due to administrative problems (complications relating to sewer charges) and had requested information as to "alternative methods of sewage control. Mrs. Rozman questioned Mr. Hamade as to whether the property could be subdivided into two (2) lots and the two lots rely on septic tank and tile field disposal methods for the control of sewage? Mr. Hamade stated that while sewer connection would be the most efficient, he would believe that, judging from area only, the lots could support sewage control by septic tank and tile field disposal methods, but that he would discuss the situation with his superior, who would be reporting on this subject.

Mr. Hamade reported his action to his supervisor, who requested that a percolation test be carried out in accordance with the Provincial Sewage Control Regulations. Mr. Hamade met Mrs. Rozman on June 11th, 1976, and designated the locations of test holes necessary to the percolation test. On June 14th, 1976, Mr. Hamade inspected the test holes in the company of Mrs. Rozman and from information obtained from the examination of these test holes advised Mrs. Rozman that there was no possibility of controlling sewage from this property in its present state by the use of septic tank and tile field disposal methods.

On June 21st, 1976, the pertinent property was inspected by the Chief and Senior Public Health Inspectors, who are of the opinion that the subdivision of property addressed as 6483 Trapp Avenue should not be considered at this time due to the lack of a Burnaby sanitary sewer and the difficulty, if not impossibility, of the satisfactory control of sewage by septic tank and tile field disposal methods.

The reasons for the withholding of Health Department approval are:

- (1) The property is affected by springs and seepage.
- (2) The property has a high water table, i.e., 12" below grade, a condition unacceptable for a disposal field system.
- (3) Unsatisfactory percolation rates.
- (4) The sub-surface soil is not conducive to satisfactory absorption for septic tank disposal fields.

RECOMMENDATION

THAT this property, 6483 Trapp Avenue, not be considered for subdivision at this time."

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The preceding reply from the Chief Public Health Inspector is also intended to provide Council with the additional information that was requested on May 17th when the previous report on this matter was tabled (Item 23, Report No. 33).

As further noted in a report that Council received on May 17, 1976, the municipality has no sanitary sewer available nor are there any sewers proposed for construction in the foreseeable future and the proposal to connect the property to the City of New Westminster sewer was not approved by the Municipal Council because of the complications relating to sewer charges.

RECOMMENDATIONS:

1. THAT Item 23, Report No. 33 dated May 17, 1976 be lifted from the table; and
2. THAT any proposals for rezoning and subdivision in this area be held in abeyance pending the preparation of a community plan; and
3. THAT a copy of this report be sent to Charlotte Rozman.