

ITEM	5
MANAGER'S REPORT NO.	35
COUNCIL MEETING	1981 07 27

RE: CONSTRUCTION OF TRUNK WATER MAIN THROUGH B C HYDRO LANDS IN
BIG BEND

MUNICIPAL MANAGER'S RECOMMENDATION:

1. *THAT the recommendations of the Municipal Engineer be adopted.*

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TO: MUNICIPAL MANAGER
FROM: MUNICIPAL ENGINEER
SUBJECT: CONSTRUCTION OF TRUNK WATER MAIN
THROUGH B.C. HYDRO LANDS IN BIG BEND

81 07 16

RECOMMENDATIONS:

1. THAT Council authorize staff to pursue negotiations with B.C. Hydro leading towards the establishment of the following:
 - (a) An easement to contain the subject water main.
 - (b) The provision of compensation for the easement.
 - (c) An agreement providing assurances for B.C. Hydro that the installation of this water main will not adversely affect the future industrial development of their lands to the south of this facility.
2. THAT once agreement in principle has been obtained on the foregoing, staff submit a further report providing the details of compensation together with a draft agreement.

SUMMARY:

The Municipality is proposing to construct a trunk water main through lands owned by South Burnaby Enterprises (B.C. Hydro). It is necessary to obtain an easement for this facility and B.C. Hydro has indicated certain conditions for the granting of this easement. These conditions are discussed in the following report and Council's authority is being requested to pursue negotiations to satisfy their requirements.

(cont'd)

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REPORT

BACKGROUND

Over the last several years, the Municipality has progressively installed trunk water mains in the Big Bend area to provide an adequate water supply for both consumption and fire requirements for existing and future development. Water mains have been constructed on Byrne Road and the Wiggins Street road allowance as shown on the attached Figure 1. In order to provide continuity of supply for daily use and fire protection, it is necessary to loop these mains as shown on Figure 1.

EXISTING SITUATION

The Municipality is able to take advantage of a 20% contribution from the Community Services Contribution Program (Federal/Provincial) for the construction of this facility. Under the terms of this agreement, the Municipality has received approval in principle and must obtain final approval by 1981 December 31. Moreover, 20% of the work must be substantially completed by the end of 1982 February.

The subject 12-inch diameter water main is proposed to be located in an easement adjacent to the G.V.S. & D.D. trunk sanitary sewer main which was recently installed through the B.C. Hydro lands as noted on the attached Figure 2. In view of the time constraints imposed on the Municipality, it is necessary to obtain a perpetual easement and temporary working space from B.C. Hydro for the installation of this water main as soon as possible.

Staff met with B.C. Hydro and obtained their agreement in principle to granting this required easement and working space; as was the case with the installation of the G.V.S. & D.D. sewer main, Hydro is requiring compensation for the easement. They further require the execution of an agreement providing assurance that the installation of this facility will not adversely affect the future industrial development of their lands to the south. For example, they require assurances that the future filling of their adjacent lands will not cause them to incur liability in the event that this water main is damaged as a result of the placement of fill material. Conversely, they require assurances that the installation of the water main will not cause any damage to their land. The Municipal Engineer is confident that these assurances can be provided with little risk. However, notwithstanding this fact, Hydro has insisted on the execution of an agreement providing these assurances.

In the case of the G.V.S. & D.D. sewer installation, \$25,000 was required to be paid for the perpetual easement and for the rental of working space during the construction period.

To expedite this matter, Council is being requested to authorize staff to pursue negotiations with B.C. Hydro on these matters on the understanding that a further report will be submitted once the amount of compensation has been determined and a draft agreement prepared.

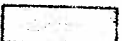
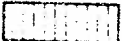



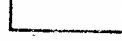
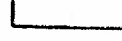
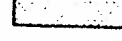
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MUNICIPAL ENGINEER

c.c. () Director of Planning
() Municipal Solicitor

Big Bend Development Plan

Adopted March 27, 1972

-  Residential
-  Industrial
-  Park
-  Market Gardens
-  Small Holdings
-  General Agriculture
-  Institutional
-  Commercial

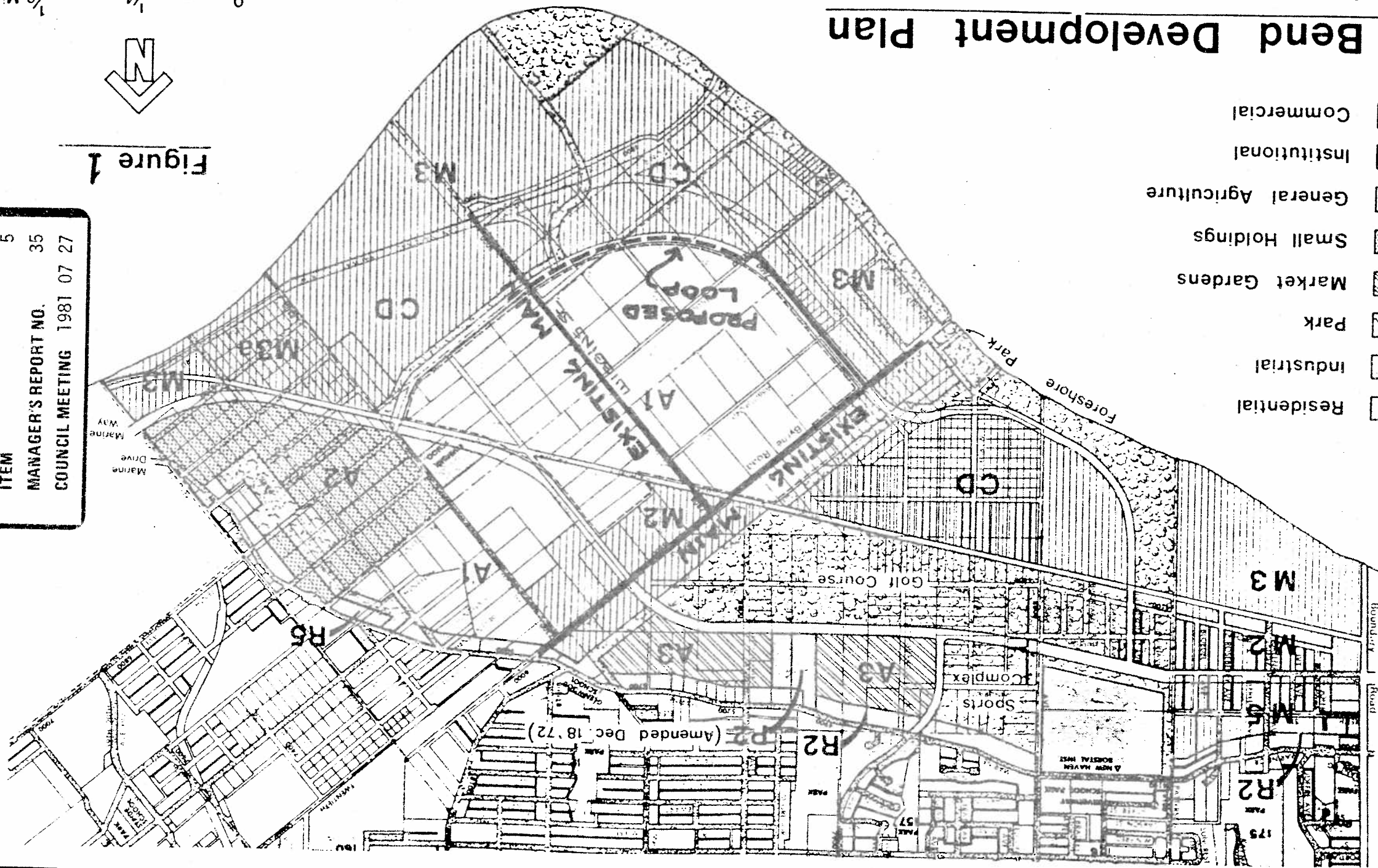
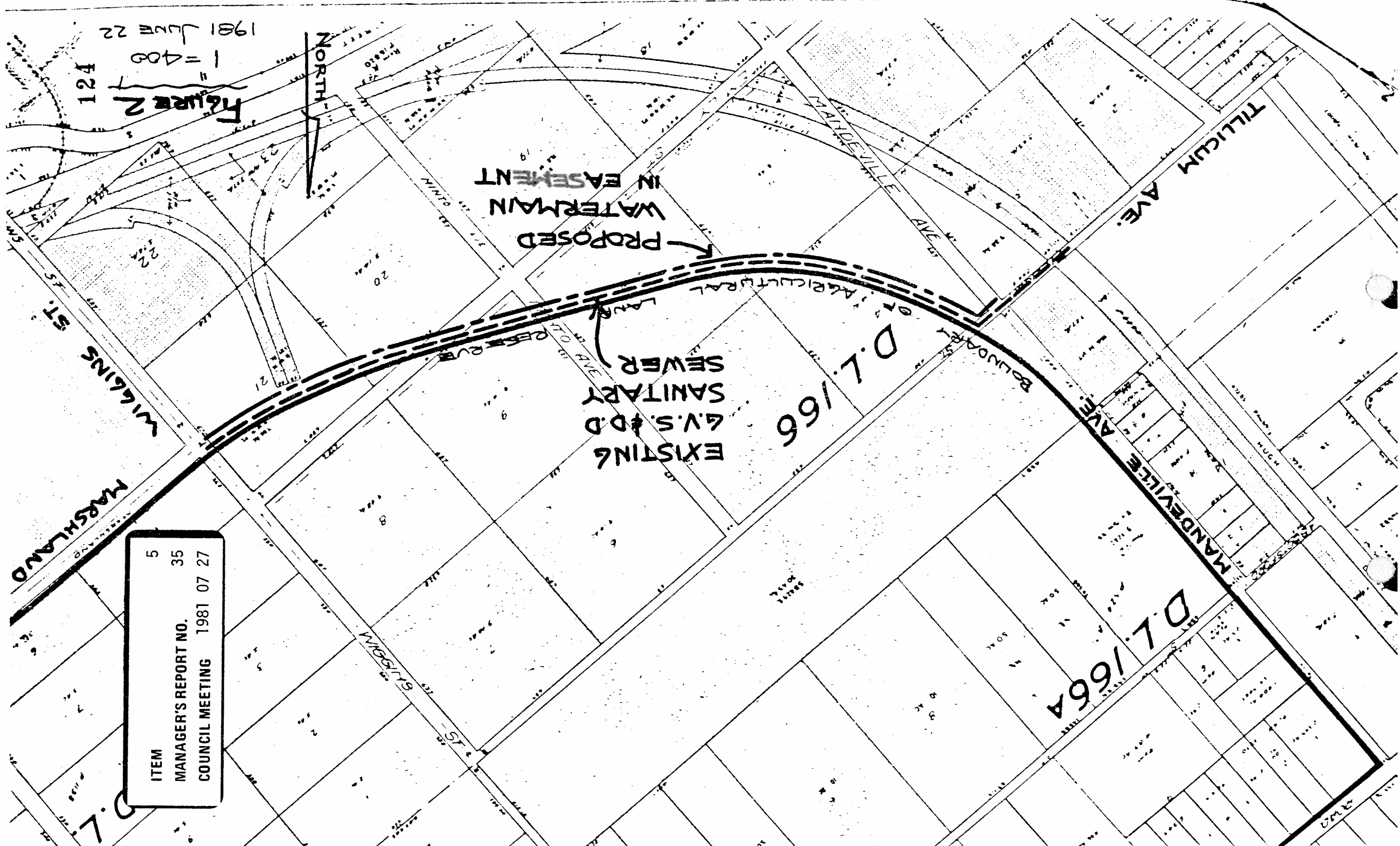


Figure 1

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1981 June 22
 1" = 400'
 Figure 2
 124

NORTH

PROPOSED
 WATERMAIN
 IN EASEMENT

EXISTING
 SANITARY
 SEWER
 4.V.S.#D.D.

D.L. 166

D.L. 166A

WILKINS ST.

MASHLAND

GUSMAN ST.

MANDREVILLE AVE.

MANDREVILLE AVE.

TILGUM AVE.

BOUNDARY ST.

AGRICULTURAL