

RE: PROPOSED PIPING OF WATERCOURSE
2751 PRODUCTION WAY

LOT 62, EXC. PTS. ON PLAN 36166 AND 35621, D.L. 56/57, PLAN 31569

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Planning & Building Inspection be adopted.

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TO: MUNICIPAL MANAGER 1983 MARCH 09

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

RE: PROPOSED PIPING OF WATERCOURSE
2751 PRODUCTION WAY
LOT 62 exc. pts. on PLAN 36166 & 35621, D.L. 56/57, Plan 31569

RECOMMENDATION:

1. THAT Council authorize the enclosure and piping of a watercourse traversing the easterly portion of the subject property, as more particularly outlined in this report.

REPORT

BACKGROUND:

We received a request from an engineering firm acting on behalf of the developer to enclose and pipe a watercourse traversing the easterly portion of 2751 Production Way (see attached sketch) in order to accommodate site development under the current M3 Heavy Industrial District. It is intended that the site be developed by cut and fill procedures to form level building areas.

Information obtained from Engineering "as built" records indicated that sections of this watercourse system have been piped (in the residential/commercial area of Burnaby 200 and in Lake City Industrial Park) as noted on the sketch.

It is considered, therefore, that piping of this section would not be disruptive to this particular watercourse system.

EXISTING SITUATION:

Upon receipt of this request and a preliminary examination of the watercourse system, Planning sought comments from the Environmental Health and Engineering Department. Following are their reports and recommendations:

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1. ENVIRONMENTAL HEALTH:

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The Chief Public Health Inspector forwarded the proposal to the Ministry of Environment for review. The following observations and recommendations were submitted by the Ministry:

Observations: "The majority of the creek flowing down the east side of the property is enclosed. It becomes an open watercourse just before entering Stoney Creek.

Stoney Creek has been the focus of Salmonid Enhancement Projects. Since 1980, programs have been initiated to substantially increase stocks of salmon (coho, chum) and sea-run trout (cutthroat, steelhead) for recreational and educational purposes.

While our office has no objection to the proposed works, Section 41 of the Water Act requires the proponents to make application for approval to Water Management, Ministry of Environment."

Recommendations:

"In order to protect downstream fisheries values, we request that all works be subject to the following conditions:

- 1) Culvert construction and all associated activities should be undertaken and completed between July 1 and September 15 of any year.
- 2) Excavation and construction procedures shall be undertaken in such a manner so as to prevent the release of silt-laden waters and other deleterious substances from the site. This can be accomplished by constructing the diversion and enclosures in isolation of the stream flow.
- 3) Habitat Protection Technician, John Van Hove (584-8822), is to be notified a minimum 5 days prior to commencement and again 5 days prior to completion of construction activities.

Finally, oil and gasoline in storm water runoff originating from light industrial facilities should be controlled. To further ensure and maintain good water quality downstream, we recommend the incorporation of oil/grease interceptors into the storm drainage design."

The Chief Public Health Inspector has no further requirements in addition to the above.

2. ENGINEERING:

The Director Engineering has no objection to the proposed piping subject to the following conditions:

- "1) The storm sewer must be designed and constructed to Municipal standards, i.e., the developer must submit engineering design drawings for approval, pay inspection fees, and receive construction approval from the Engineering Department.
- 2) The developer must submit 6.0 m Municipal drainage right-of-way plans for registration and sign the appropriate right-of-way agreement."

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The foregoing was conveyed to the engineering firm for concurrence to the conditions. They have advised, in writing, that except for the timing of construction, the conditions will be met. Apparently, the July 1 to September 15 construction timing required by the Ministry will conflict with the developer's construction schedule. They have discussed the problem with the Ministry of Environment and have obtained their permission to construct the culvert prior to July 1 as long as the creek is diverted during construction. The Habitat Protection Technician of the Ministry will be contacting the Chief Public Health Inspector to confirm this revised condition. Upon checking with the Environmental Health Department staff verbally, we have been advised that they would have no objections to this amendment.

We are, therefore, submitting the proposal to Council for their concurrence to the piping subject to the foregoing conditions and revised condition.

CW:ad
Att.

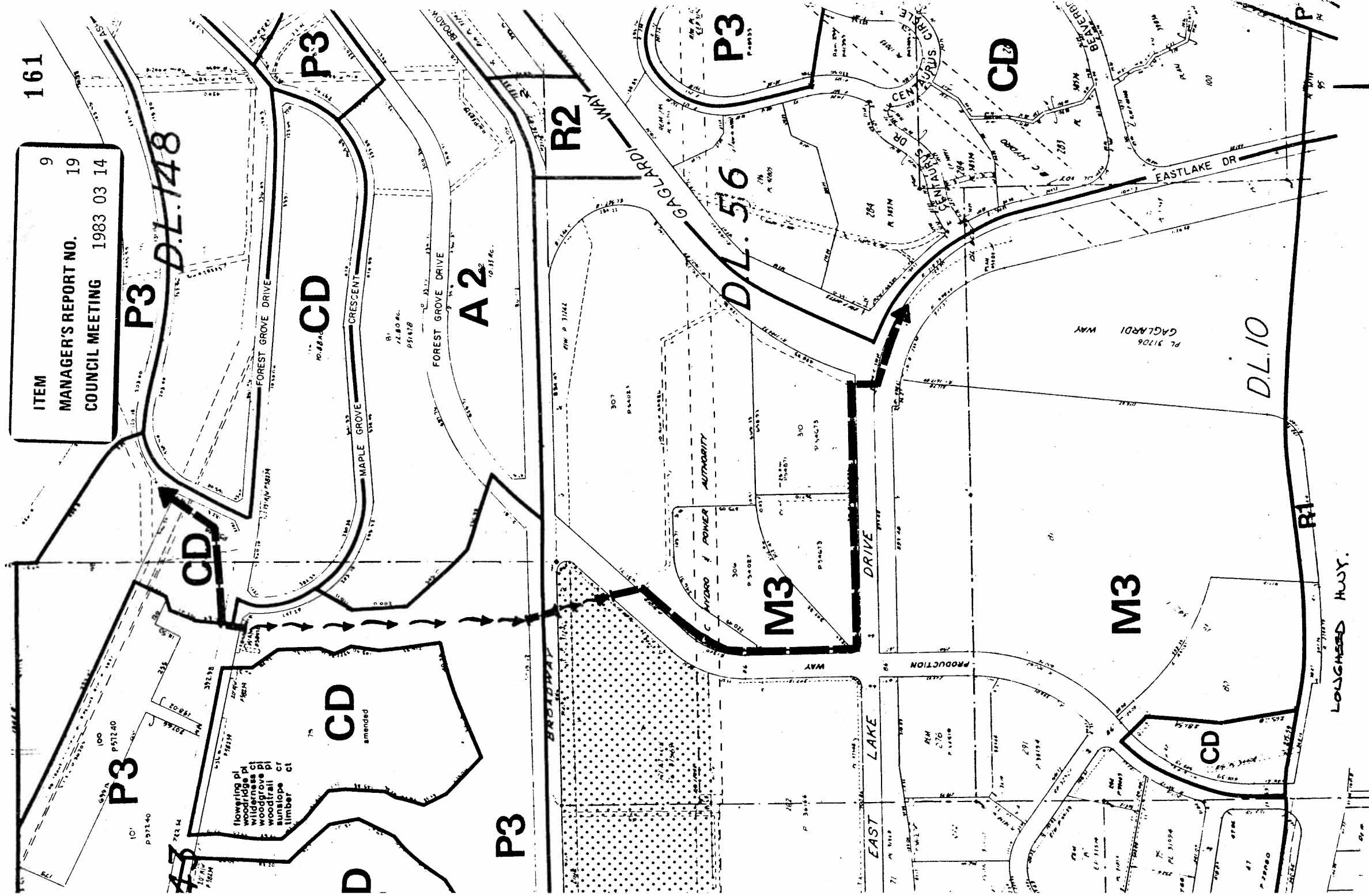
cc: Director Engineering
Chief Public Health Inspector



A. L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION

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- PIPED SECTION OF WATERCOURSE SYSTEM
- - - - - OPEN SECTION OF WATERCOURSE SYSTEM
- ▨ SUBJECT PROPERTY

SCALE: 1"=400'
1983 MARCH C.W.