

## **COMMITTEE OF THE WHOLE - APRIL 22, 2002**

### **LANDELS INVESTMENTS INC. PINE VALLEY COURT SUBDIVISION 19T-99V10 AND 19T-00V22 SERVICING ALLOCATION**

#### **Recommendation**

The Commissioner of Development Services and Public Works recommends:

That the following resolution be passed allocating sewage capacity from the York/Durham Servicing Scheme and water supply from Pressure District No. 4 of the York Water Supply System.

1. Now therefore be and it is hereby resolved that the proposed Plan of Subdivision 19T-99V10 is allocated sewage capacity from the Woodbridge service area of the York/Durham Servicing Scheme, and water capacity from Pressure District No.4 of the York Water Supply System for an additional 9 units following the execution of a subdivision agreement to the satisfaction of the City.
2. Now therefore be and it is hereby resolved that the proposed Plan of Subdivision 19T-00V22 is allocated sewage capacity from the Woodbridge Service Area of the York/Durham Servicing Scheme, and water capacity from Pressure District No. 4 of the York Water Supply System for an additional 6 units following the execution of a subdivision agreement to the satisfaction of the City.

#### **Purpose**

This report represents a review of the proposed additional servicing allocation for the subject subdivision.

#### **Background - Analysis and Options**

Council approved water supply and sewage allocation on February 12, 2001, for a total number of 104 units to Plan of Subdivision 19T-99V10; and on June 25, 2001, for a total number of 80 units to Plan of Subdivision 19T-00V22.

The Plan of Subdivision 19T-99V10 was subject to a minor revision which was approved by the Community Planning Department, to accommodate the realignment of Tall Grass Trail and resulted in an increase of 6 units. Additional allocation is also required for the 3 part-lot units in Plan of Subdivision 19T-99V10 and 6 part-lot units in Plan of Subdivision 19T-00V22.

As a result, the total number of units have been increased from 104 to 113 for Plan of Subdivision 19T-99V10 and from 80 to 86 for Plan of Subdivision 19T-00V22.

Owing to the current capacity limitations in the Woodbridge Service Area, this is an over allocation which is acceptable to Regional Staff for the reasons that the Environment Assessment for the Peel Diversion had been completed and the Pine Valley Court Subdivision was draft approved.

Currently, pre-servicing of the Pine Valley Court Subdivision development is underway. The subdivision agreement is being finalized and is expected to be executed shortly. The developer has advised that it is his intention to clear all conditions of draft plan approval and proceed to registration of the Plan in the spring 2002.

## **Conclusion**

Staff recommends the allocation of sewage and water servicing capacity of an additional 9 units to Plan of Subdivision 19T-00V10 and an additional 6 units to Plan of subdivision 19T-00V22, in order that the developer may proceed with registration of the Plan. Should Council concur, the recommended resolution may be passed.

## **Attachments**

- I. Location Map

## **Report prepared by**

Seam Goh, Senior Engineering Assistant, ext. 8731  
Tony Ching, Development Engineer, Development Review, ext 8711  
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Respectfully submitted,

FRANK MIELE  
Commissioner of Development Services  
and Public Works

Bill Robinson, P. Eng.  
Executive Director of City Engineering  
and Public Works

SG/mp

# ATTACHMENT No. 1



## PINE VALLEY COURT SUBDIVISION - 19T-99V10 & 19T-00V22

Location: Part of Lot 3 & 4, Concession 7

### LEGEND

 SUBJECT LANDS



NOT TO SCALE

CITY OF WAGHAN - ENGINEERING DEPARTMENT

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