

COMMITTEE OF THE WHOLE - APRIL 22, 2002

1200755 ONTARIO LIMITED ROSE VALLEY HOMES SUBDIVISION 19T-97V24 SERVICING ALLOCATION

Recommendation

The Commissioner of Development Services and Public Works recommends:

That Council pass the following resolution allocating sewage and water servicing capacity to the proposed Plan of Subdivision 19T-97V24 for a total of 24 residential units:

“NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT the proposed Plan of Subdivision 19T-97V24 is allocated sewage capacity from the Woodbridge Service Area of the York/Durham Servicing Scheme, and water capacity from Pressure District No. 6 of the York Water Supply System for a total of 24 residential units.”

Purpose

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

Background - Analysis and Options

The Rose Valley Homes Subdivision is located south of Rutherford Road and west of Weston Road in Woodbridge, as shown on Attachment No. 1. This proposed plan of subdivision was draft approved on March 3, 1998. On November 23, 1998, Council adopted the following recommendation regarding the reservation of sewage servicing capacity in the Woodbridge Service Area.

“That sewage servicing capacity of 268 units be reserved in the Woodbridge Service Area for residential subdivision development within approved Official Plans that precede OPA 400. This reservation shall return to Council after a period of one year in the event that the plan is not registered.”

This servicing capacity was reserved for proposed plans of subdivision in Woodbridge that were draft approved but had not yet advanced to the engineering and agreement stage. The proposed units in the Rose Valley Homes Subdivision were accounted for in this reservation of capacity. The Rose Valley Homes Subdivision plan has not been registered, accordingly, pursuant to Council's direction, the reservation of sewage capacity for this subdivision returned to Council on November 23, 1999 and remains available for allocation.

Currently, pre-servicing of the Rose Valley Homes 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 summer 2002.

Conclusion

Staff recommends the allocation of sewage and water servicing capacity to the Rose Valley Homes Subdivision, 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

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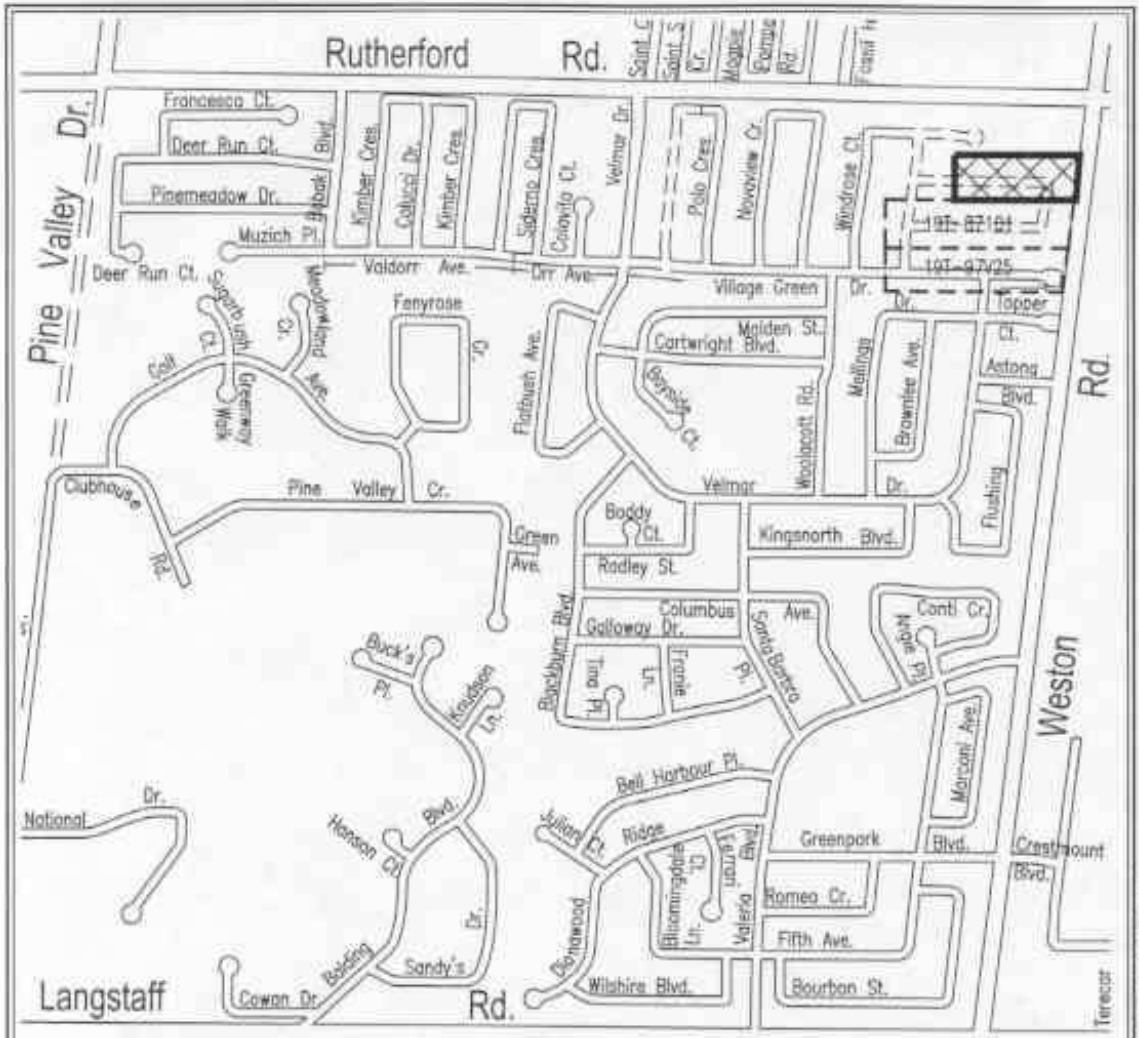
Respectfully submitted,

FRANK MIELE
Commissioner of Development Services
and Public Works

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

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ATTACHMENT No. 1



**1200755 ONTARIO LIMITED
ROSE VALLEY HOMES SUBDIVISION 19T-97V24
SEWAGE CAPACITY AND WATER SUPPLY ALLOCATION**

LEGEND

LOCATION : Part of Lot 15
Concession 6



SUBJECT LANDS



PROPOSED FUTURE ROADS



NOT TO SCALE

CITY OF WILKINSON - ENGINEERING DEPARTMENT

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