

COMMITTEE OF THE WHOLE - JANUARY 7, 2002

TRI-DIN DEVELOPMENT CORPORATION TRI-DIN SUBDIVISION 19T-97V25 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-97V25 for a total of 40 residential units:

“NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT the proposed Plan of Subdivision 19T-97V25 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 40 residential units.”

Purpose

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

Background - Analysis and Options

The Tri-Din 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 May 4, 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 Tri-Din Subdivision were accounted for in this reservation of capacity. The Tri-Din 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 Tri-Din 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 to the Tri-Din 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

Tony Magliocchi, Senior Engineering Assistant, ext. 8253
Tony Ching, Development Engineer, Development Review, ext 8711
Brendan Holly, Senior Manager Development/Transportation Engineering, ext 8250

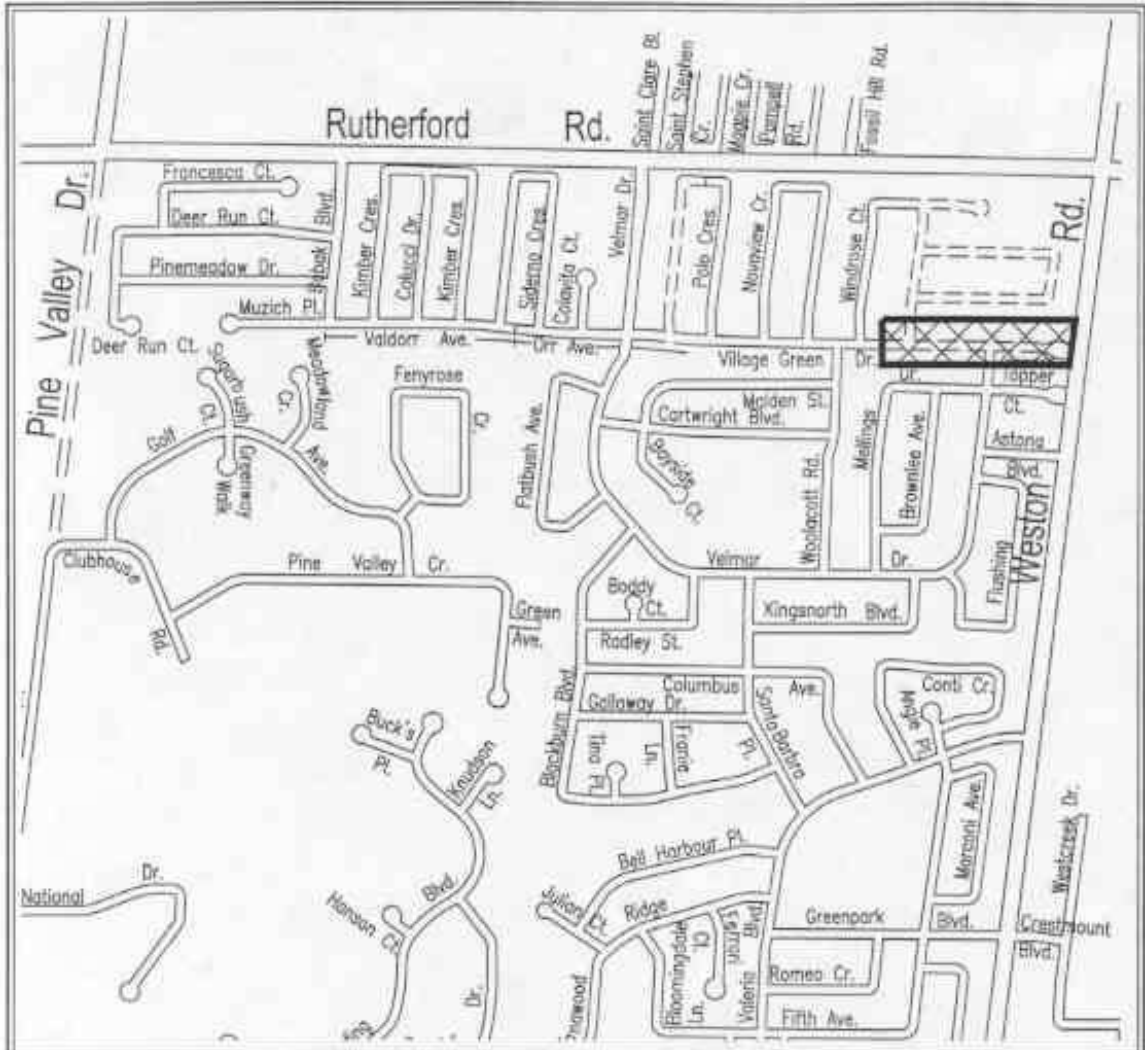
Respectfully submitted,

FRANK MIELE
Commissioner of Development Services
and Public Works

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

TM/mr

ATTACHMENT No. 1



**TRI-DIN DEVELOPMENT CORPORATION
 TRI-DIN SUBDIVISION 19T-97V25
 SEWAGE CAPACITY AND WATER SUPPLY ALLOCATION**

LEGEND



SUBJECT LANDS



PROPOSED FUTURE ROADS

LOCATION : Part of Lot 15
Concession 6



NOT TO SCALE

CITY OF WINSTON-SALEM - ENGINEERING DEPARTMENT

Drawing name: R:\GIS\HWY\BROOKLUP\SUBDIVS\19T-97V25.dwg