

COMMITTEE OF THE WHOLE – MAY 21, 2002

WOODBIDGE ESTATES INC. WOODBIDGE ESTATES SUBDIVISION 19T-87101 SERVICING ALLOCATION

Recommendation

The Commissioner, Development Services recommends:

That Council pass the following resolution allocating sewage and water servicing capacity to the proposed Plan of Subdivision 19T-87101 for a total of 40 residential units:

“NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT the proposed Plan of Subdivision 19T-87101 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 Woodbridge Estates 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 6, 1996. 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 Woodbridge Estates Subdivision were accounted for in this reservation of capacity. The Woodbridge Estates 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 Woodbridge Estates 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 Woodbridge Estates 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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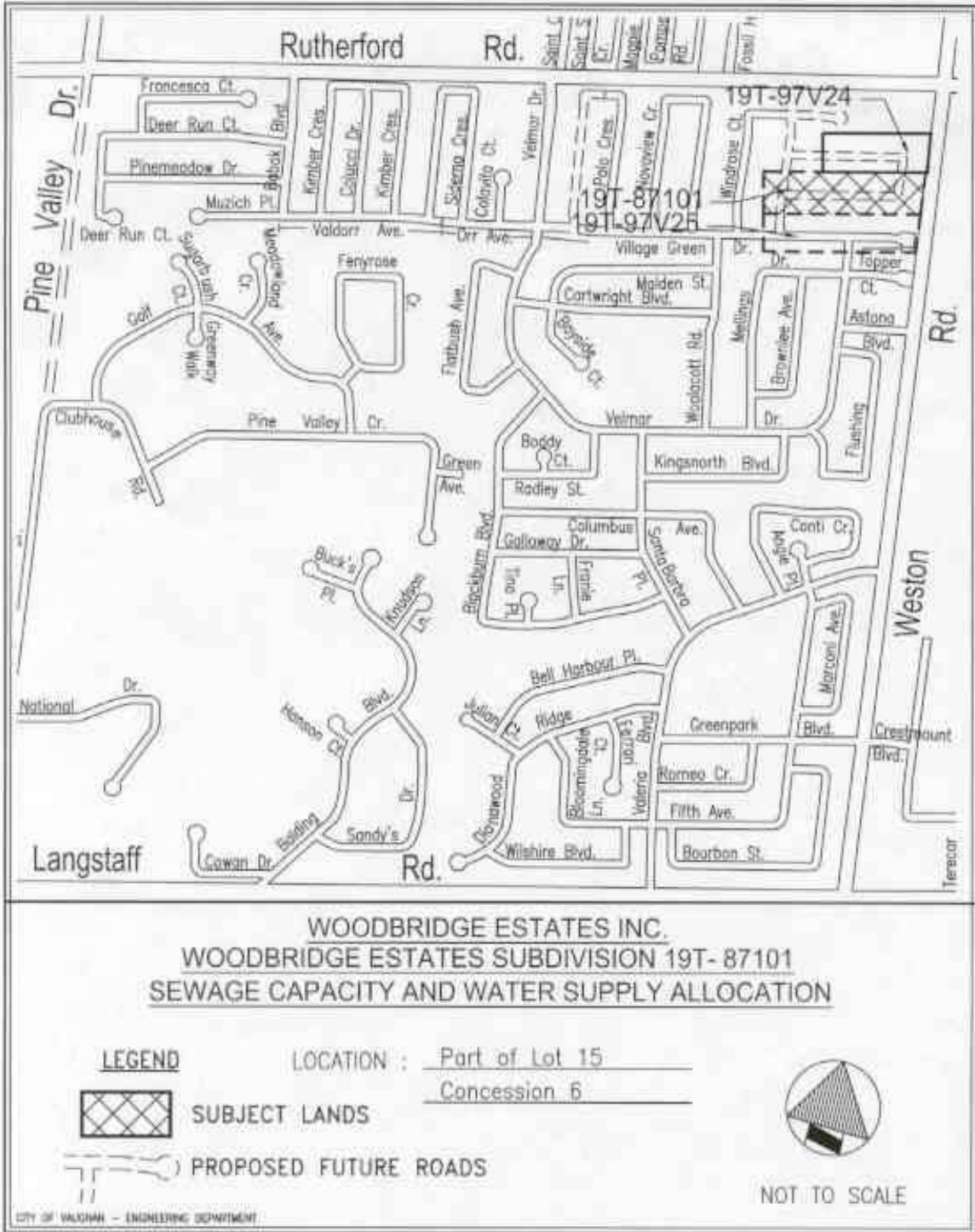
Respectfully submitted,

FRANK MIELE
Commissioner, Development Services

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

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ATTACHMENT No. 1



WOODBIDGE ESTATES INC.
WOODBIDGE ESTATES SUBDIVISION 19T- 87101
SEWAGE CAPACITY AND WATER SUPPLY ALLOCATION

LEGEND



SUBJECT LANDS



PROPOSED FUTURE ROADS

LOCATION : Part of Lot 15
Concession 6



NOT TO SCALE

CITY OF VALDIAH - ENGINEERING DEPARTMENT

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