

COMMITTEE OF THE WHOLE –OCTOBER 18, 2004

ALLOCATION OF SEWAGE CAPACITY AND WATER SUPPLY CAPACITY 226878 HOLDINGS LIMITED 19T96V13

Recommendation

The Commissioner of Engineering and Public Works recommends:

That the following resolution be passed allocating sewage capacity from the York/Durham Servicing Scheme and water supply capacity from Pressure District No. 5 of the York Water Supply System to the proposed Plan of Subdivision 19T-96V13 for a total of 22 residential units:

“NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT the proposed Plan of Subdivision 19T-96V13 is reserved sewage capacity from the York/Durham Servicing Scheme via the Woodbridge Service Area and water supply capacity from Pressure District No. 5 of the York Water Supply System, for a total of 22 residential units. Said reservation to the proposed Plan of Subdivision shall automatically be revoked after a period of one year in the event that the aforementioned plan has not been registered.”

Purpose

The purpose of this report is to obtain Council approval for the allocation of sewage capacity and water supply capacity to Draft Plan of Subdivision 19T-96V13.

Background - Analysis and Options

The proposed Draft Plan of Subdivision 19T-96V13 226878 Holdings Limited is located on the north side of Hayhoe Lane west of Islington Avenue as illustrated on Attachment No. 1. The current plan requires the allocation of sewage capacity and water supply capacity for 22 single-family dwellings.

The proposed plan of subdivision was draft approved by the Ontario Municipal Board on April 16, 1999. The issue of servicing capacity may have been discussed at the Board, but Council did not give formal allocation prior to the approval of the Draft Plan of Subdivision in the usual manner.

From a servicing perspective, the existing Islington Avenue Trunk Sewer will provide the sanitary outlet for this development. This collector sewer is a Regional facility. Water supply to the subject development will be provided by the Pressure District No. 5 water system with the primary feed coming from the existing watermain on Hayhoe Lane.

The applicant has marketed the site to sell homes and the City has received numerous requests from interested purchasers. Furthermore, the applicant's consultant is currently finalizing the Construction Drawings and it is expected that the certified submission and a request for a subdivision agreement will be made shortly. Since servicing allocation was not granted at the Draft Plan approval stage, it is appropriate that Council allocate sewage capacity and water supply capacity to Draft Plan 19T-96V13 at this time in order that the developer may proceed with the development and subsequent registration of their plan.

Relationship to Vaughan Vision 2007

This development is part of OPA 240 and this report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

Conclusion

Sanitary servicing capacity for the subject development is immediately available through connection to the existing Islington Avenue Trunk sewer via Hayhoe Lane and water supply can be provided by the Pressure District No. 5 water system via the existing watermain Hayhoe Lane. Accordingly, it is appropriate that Council allocate sewage capacity and water supply capacity to Draft Plan of Subdivision 19T-96V13 at this time in order that the developer may proceed with the development and subsequent registration of the Plan. Should Council concur, the recommended resolution may be passed.

Attachments

I. Location Map

Report prepared by

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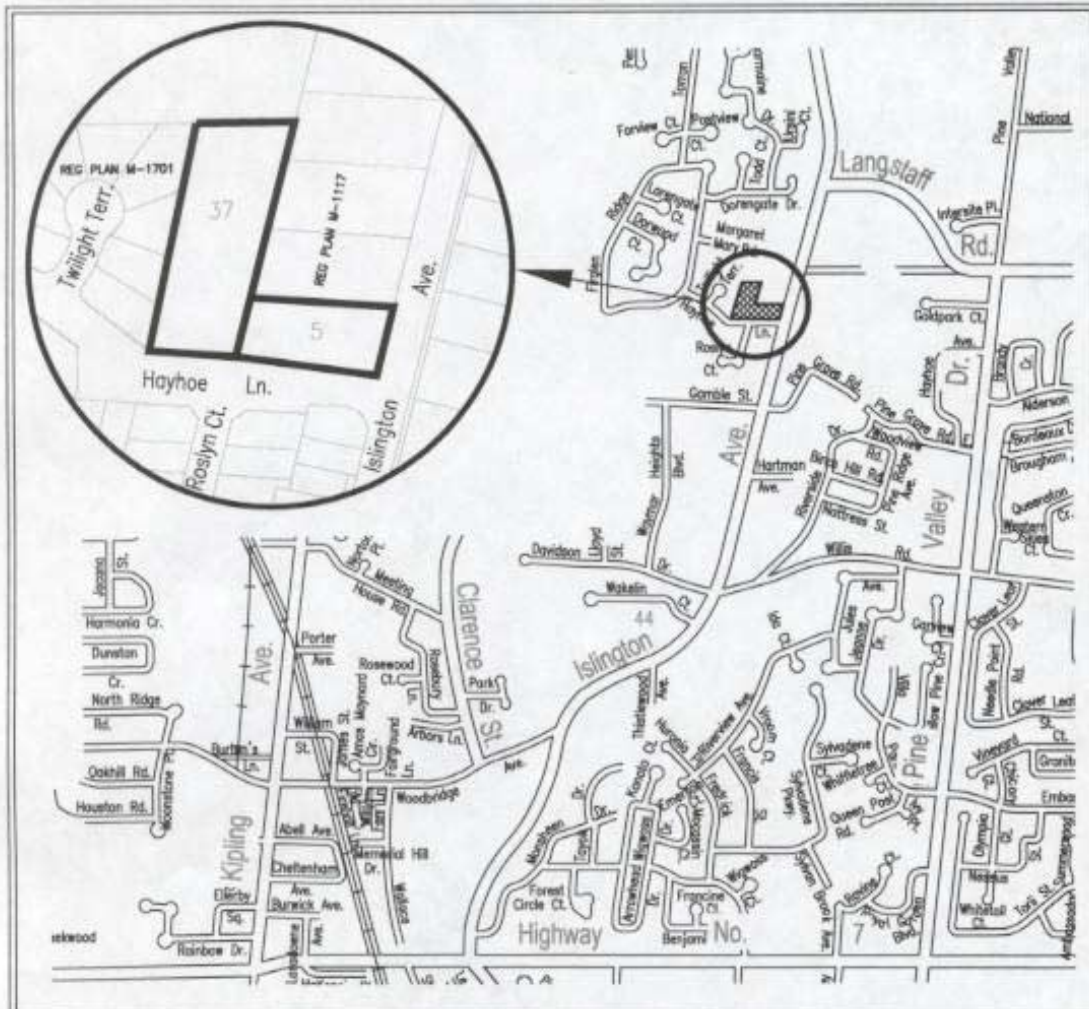
Respectfully submitted,

Bill Robinson, P. Eng.
Commissioner of Engineering and Public Works

Michael Won, P. Eng.
Director of Development/
Transportation Engineering

MD/FC

ATTACHMENT No. 1



SEWAGE CAPACITY & WATER SUPPLY ALLOCATION 226878 HOLDINGS LIMITED

19T-96V13

LOT 5, R.P. M-1117 & LOT 37, R.P. M-1701

LEGEND



SUBJECT LANDS

LOCATION : Part of Lot 10
Concession 7



NOT TO SCALE