

14. Re: Subdivision Reference No. 70/71  
Deer Lake Drive  
Design No. 710088

---

In order to provide sanitary sewers to this 4 lot subdivision, and possibly another 71 lots further West, approximately 590 feet of 10 inch diameter sanitary sewer must be laid. This sewer would be laid in an easement shown on the attached sketch, from Sperling Avenue west. We estimate the cost of constructing this sewer to be \$9,500. so the average cost per lot is about \$127.00. This cost would be charged against the Sewer Utility.

The Engineer points out that this sewer will be of benefit to the properties that it would pass through between Sperling Avenue and the subdivision, and could also be extended from the subdivision west to serve the properties along the south shore of Deer Lake (eleven immediately, and by future extension, approximately another 60 lots).

The Eagles property immediately West of Sperling Avenue between Deer Lake Drive and Raven Street is fully landscaped and the house is in the middle of the property, so it is not felt that it is likely to be subdivided in the near future. By the time it is subdivided, we will probably have developed a means of collecting a fee to recover some of this sewer servicing cost.

Under our present policy, the developer is entitled to request that the Municipality pay for the "extra" cost of the 10" sewer over the 8" sewer for the width of the subdivision, which could amount to approximately \$200.00.

An easement will also be required as shown on the attached copy of Sketch L-1273. This will have to be negotiated by the Municipality, and if it cannot be obtained at a reasonable cost, then this servicing proposal would become void. Authority will be requested of Council to accept and execute the easement once we know the cost.

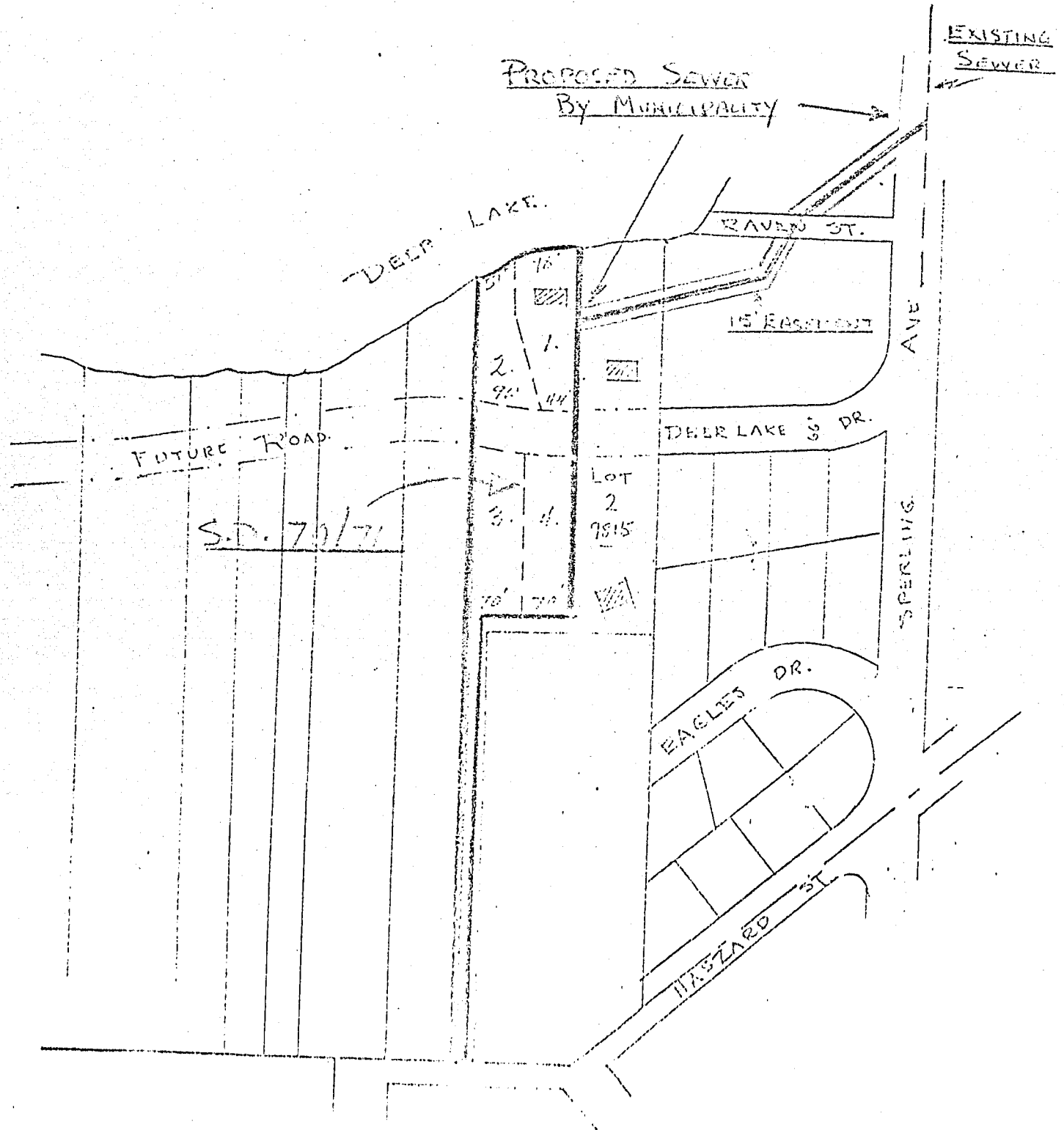
RECOMMENDATION:

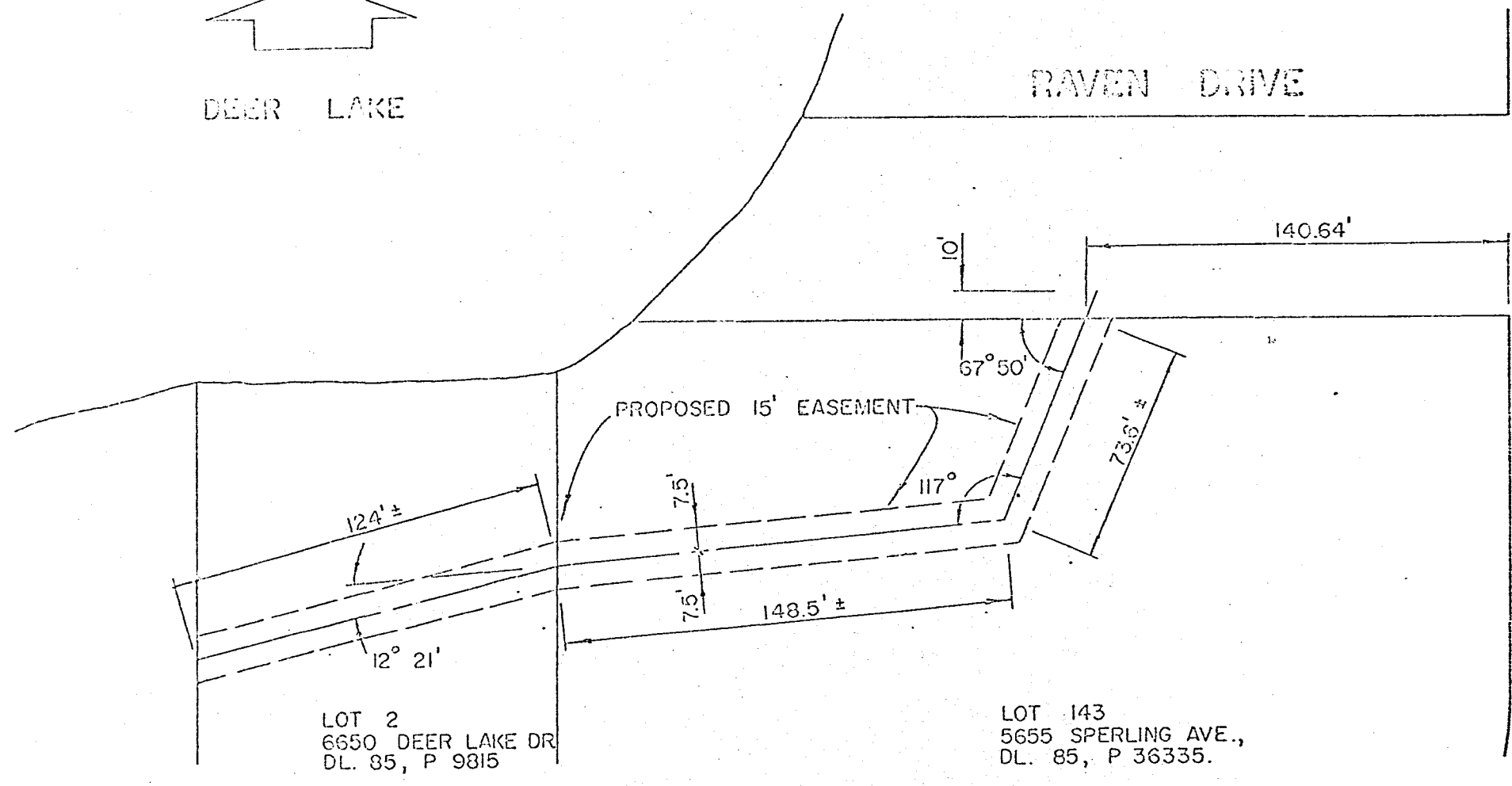
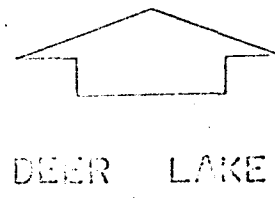
THAT authority be granted to contract this sewer extension at an estimated cost of \$9,500.00, subject to the satisfactory negotiation of the necessary easements at a reasonable cost and approval by Council of the acceptance and execution of them before any work proceeds.

ITEM 14  
MANAGER'S REPORT NO. 51  
COUNCIL MEETING Aug. 30, 71

LOT: 1  
D.L. 85  
PLAN: 9815

DD. RET. # 70/71  
ZONING: R1 RESIDENTIAL





LOT 2  
6650 DEER LAKE DR.  
DL. 85, P 9815

LOT 143  
5655 SPERLING AVE.,  
DL. 85, P 36335.

SPERLING AVE.

ITEM 14  
MANAGER'S REPORT NO. 51  
COUNCIL MEETING AUG. 30, 71

OWNER OF LOT 2 : E.E./G.F. JENSEN  
6650 DEER LAKE DR.,  
Bby. 2, B.C.

OWNER OF LOT 143 : B./VE. EAGLES  
5655 SPERLING AVE.,  
Bby. 2, B.C.

**PROPOSED EASEMENTS**  
THROUGH LOT 2, P 2315,  
& LOT 143, P 36335,  
DL. 85  
SOUTH OF RAVEN DRIVE  
WEST OF SPERLING AVE.

DESIGN  
GP AUG. 25, 1971  
*[Signature]*

1" = 50'

45