

ITEM	3
MANAGER'S REPORT NO.	45
COUNCIL MEETING	June 20/77

Re: MUNICIPAL SUBDIVISION REFERENCE #8/76, D.L. 127  
ENCLOSURE OF WATERCOURSE

Following is a report from the Director of Planning dated June 10, 1977 concerning the subject subdivision. Since the final design of the subdivision and services are dependent on the treatment of the watercourse, Council direction is sought before proceeding further.

RECOMMENDATION:

1. THAT Council approve the enclosure of the watercourse within Municipal Subdivision #8/76.

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PLANNING DEPARTMENT  
JUNE 10, 1977

TO: MUNICIPAL MANAGER  
FROM: DIRECTOR OF PLANNING  
RE: MUNICIPAL SUBDIVISION REFERENCE #8/76  
D.L. 127

The Corporation currently owns vacant property in the block bounded by Union Street, Parker Street, Holdom Ave. and Howard Ave. which for some time has been proposed for eventual subdivision development under the R2 Residential zoning guidelines. It should be noted that an earlier proposal in 1972 for the use of this area for subsidized housing was not proceeded with since it was not compatible with the existing surrounding land use. Monies are currently reserved in the C.I.P. budget for services necessary to the subdivision of this property as shown on the attached sketch.

One of the development considerations of this subdivision is the treatment of an existing watercourse traversing the site in a south-west direction through legal lots 4, 5, 6 and 16. On a site visit in March of this year it was noted that the stream course was not well defined and that in fact it had more the appearance of a bog than a stream. This was further accentuated by the fact that there was no visible water movement. The aesthetic value of the subject area, therefore, lies more in the fact that it has not experienced any development than in the existence of the stream. Because of the area limitations it would not be possible to retain this watercourse in an open condition and still realize any development potential. Had this been a private subdivision we would, therefore, have recommended the enclosure of the stream as a condition of subdivision. Inasmuch as this is a Municipal subdivision and we are acting both as the developer and the Approving authority, we request Council direction on the subject of the watercourse enclosure.


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Should Council approve such enclosure, a further report will be forwarded on the servicing of the subdivision.

RECOMMENDATION:

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THAT Council approve the enclosure of the watercourse within Municipal Subdivision #8/76.

  
A. L. Parr,  
DIRECTOR OF PLANNING

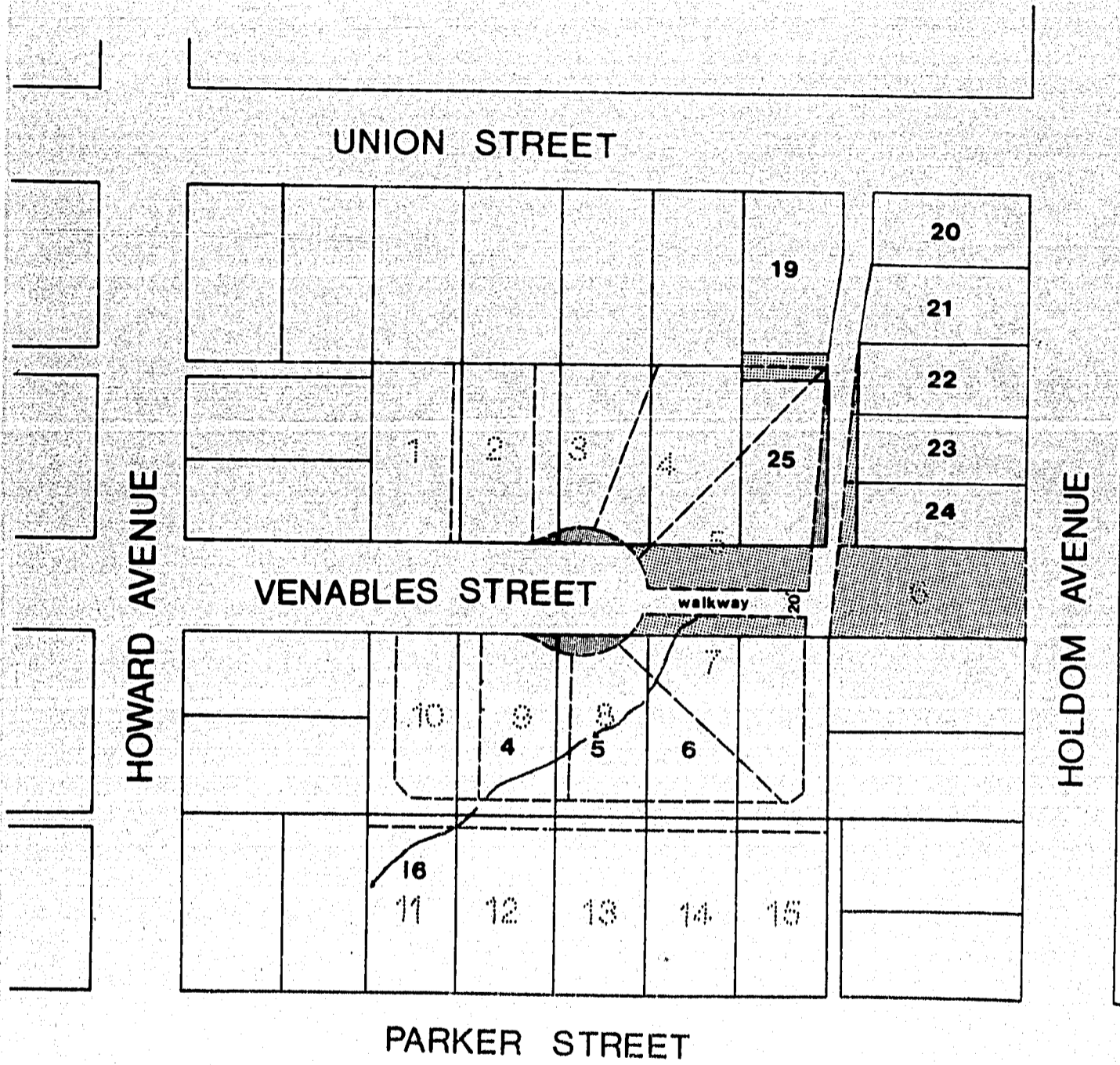
HR:ad  
Att.

cc: Land Agent  
Municipal Engineer

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MUNICIPAL SUBDIVISION - D.L. 127

Ref. No. 8/76



APPROX CREEK LOCATION  
 ROAD DEDICATIONS  
 ROAD CLOSURES  
 Scale 1" = 100'  
 MAY '77