

ITEM	7
MANAGER'S REPORT NO.	70
COUNCIL MEETING	1978 10 10

RE: WATERCOURSE
SUBDIVISION REFERENCE #115/77

Following is a report from the Director of Planning regarding the proposed enclosure of a watercourse.

RECOMMENDATION:

1. THAT the recommendation of the Director of Planning be adopted.

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TO: MUNICIPAL MANAGER 1978 OCTOBER 03
 FROM: DIRECTOR OF PLANNING
 RE: SUBDIVISION REFERENCE # 115/77
WATERCOURSE

RECOMMENDATION:

1. THAT Council authorize the enclosure of the drainage course subject to the registration of a right-of-way plan and agreement as outlined in this report.

REPORT

Council has directed that the treatment of watercourses in all developments be reported on by the Planning Department.

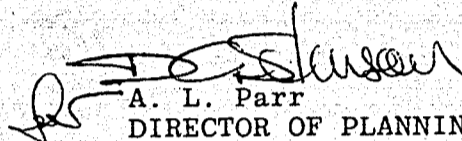
In the subject subdivision, an existing watercourse traverses the southeasterly portion of proposed Lot 147, D.L. 157 and 163, as shown on the attached sketch. A site visit which was conducted revealed that the watercourse has the appearance of a drainage ditch into which a larger watercourse flows from Lot 136 adjacent to proposed Lot 147. The watercourse flows rapidly through Lot 136 and its speed decreases when it reaches proposed Lot 147. The portion traversing proposed Lot 147 is overgrown with underbrush, has unstable banks, is narrow, and there is evidence of erosion. In general, its appearance is unattractive and that of a drainage ditch. Since it appears that a large volume of water is handled by the present drainage system which may not be adequate, we would, therefore, recommend that the drainage course through proposed Lot 147 be enclosed.

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For the information of Council, the initial stage of construction of the proposed sports complex has begun on the Corporation property to the south. Access into this site will be taken via the future Nelson Avenue extension. Towards the completion of the facilities, the watercourse traversing the easterly portion of the site will be enclosed when funds are available. This will enable the property to be developed to its full potential, provide the necessary parking, and improve the appearance of the site since this portion of the watercourse is similar in condition to that portion traversing proposed Lot 147.

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The Municipal Engineer has no objection to this proposal provided that the owner grants an easement over the area as shown on the attached sketch in accordance with the Engineering design drawings. An easement agreement will be prepared, executed and registered, together with the right-of-way plan.


A. L. Parr
DIRECTOR OF PLANNING

CW/nb

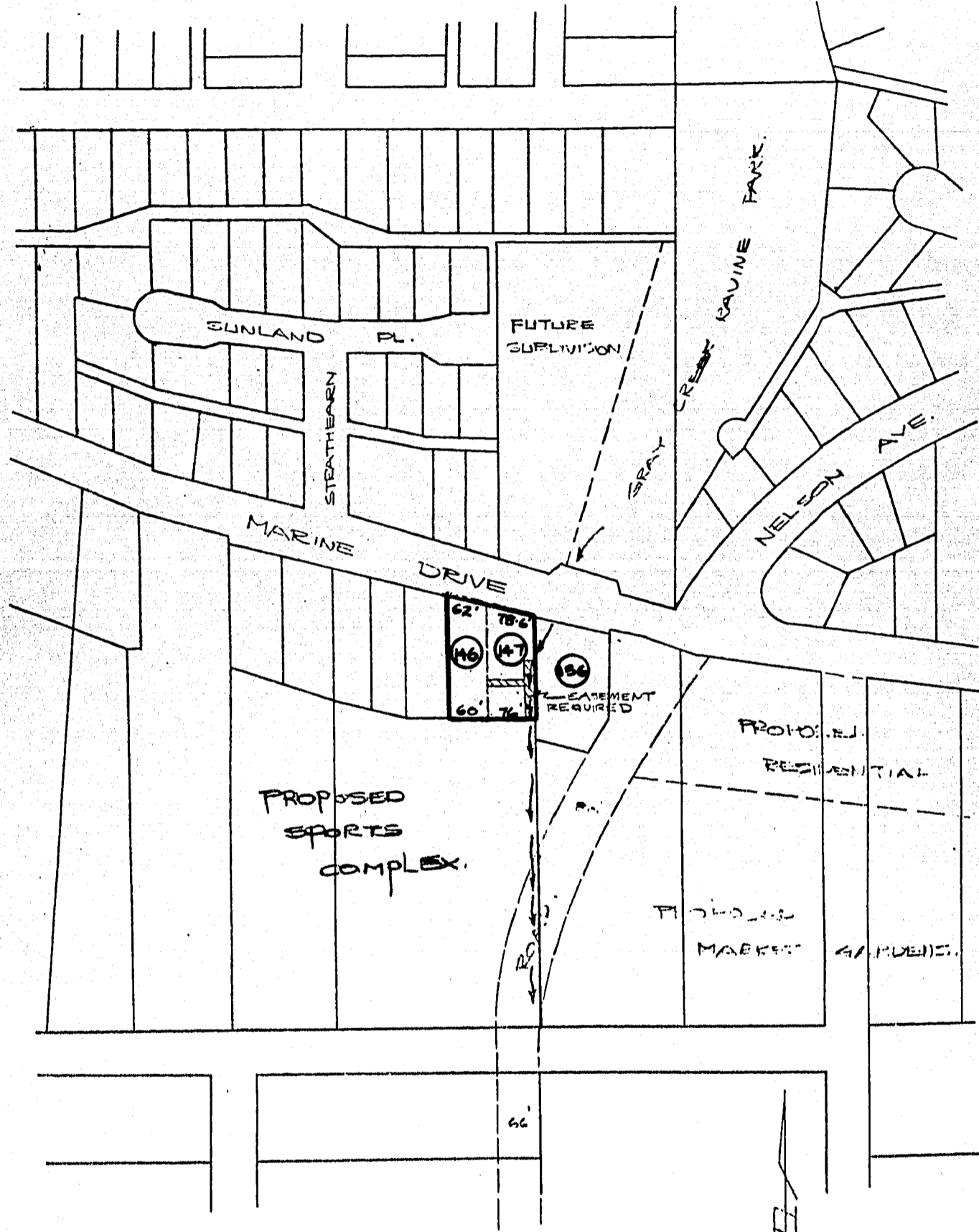
Att.

cc: Municipal Engineer
Municipal Solicitor

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D.L. 157/163
 Lot 118, Plan 42708.

S.D. #
 X.REF. S.D. # 43/75
 ZONE: R2



NOTE: OUTBUILDINGS AT REAR TO BE REMOVED
 COUNCIL APPROVAL ALSO FOR DRAINAGE COURSE TREATMENT.

1" = 200'
 OCT. '78 C.W.