

ITEM	4
MANAGER'S REPORT NO.	53
COUNCIL MEETING	1979 08 13

RE: SUBDIVISION REFERENCE #8/78
 LOT 4 EXC. N. 33', BLK. 4, D.L. 42, PLAN 9505
 LETTER FROM ESTELLE L. DESTREE WHICH APPEARED ON THE AGENDA
 FOR THE 1979 MAY 14 MEETING OF COUNCIL
 (ITEM 9, REPORT NO. 39, 1979 MAY 22)
 (ITEM 16, REPORT NO. 41, 1979 JUNE 11)

Background Information

1. May 14

Council received a letter dated 1979 May 08 from Estelle L. Destree.

2. May 22

A report on the history of Subdivision Reference #8/78 was tabled (Item 9).

3. June 11

A report containing additional information that Council requested was tabled (Item 16).

4. June 18

Mr. W. J. Babcock appeared as a delegation to address Council on behalf of Mrs. Destree. It was agreed that this matter would remain on the table until further information is made available.

5. July 16

Council lifted Items 9 and 16 from the table and directed that copies be sent to Mrs. Destree. It was understood that a further report containing answers on the inquiries that were raised by Council on this date will be submitted in the near future.

The attached report from the Director of Planning contains the information that Council requested on June 18 and July 16.

RECOMMENDATION:

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

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COUNCIL MEETING	1979 08 13

TO: MUNICIPAL MANAGER

1979 JULY 31

FROM: DIRECTOR OF PLANNING

SUBJECT: SUBDIVISION REFERENCE #8/78
Lot 4 exc. N. 33', Blk. 4, D.L. 42, Plan 9505

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RECOMMENDATION:

1. THAT this report be received for the information of Council.

REPORT

Arising from Council's discussion of the subject property on 1979 July 16, several motions were adopted. The Planning Department would comment on each motion as follows:

- (a) "THAT Mrs. Estelle L. Destree be advised that it has come to Council's attention that the owners in the area are apparently meeting with each other now on the question of a joint subdivision and that Council is awaiting the outcome of those meetings."

To date, Planning Department staff have had enquiries from one property owner who appears to be acting on behalf of the other owners, and it is our understanding that if a satisfactory solution can be agreed upon by all property owners, an application to subdivide will be submitted to the Planning Department.

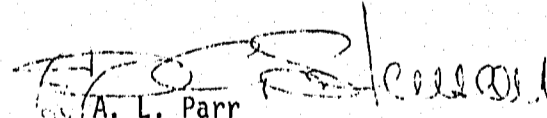
- (b) "THAT the Director of Planning submit a report on a phased method by which Mrs. Destree could subdivide her own property so that the bulk of the servicing costs could be attached to the final phase of her subdivision."

The Municipal Engineer has provided us with the attached estimate based on the creation of two lots as a first stage of subdivision. Further subdivision would involve road construction and further servicing requirements.

- (c) "THAT the Municipal Engineer submit a report on the drainage basin and a historical summary of the treatment of the low spot in the sanitary/storm sewers."

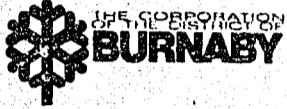
The Municipal Engineer has provided the attached information (memo dated 1979 June 27).

For the information of Council, the Planning Department has forwarded all the above information to Mrs. Destree by letter.


A. L. Parr
DIRECTOR OF PLANNING

CW/st
Atts.
cc: Municipal Engineer

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INTER-OFFICE COMMUNICATION

TO: DIRECTOR OF PLANNING DEPARTMENT: PLANNING DATE: 79 07 23
 FROM: MUNICIPAL ENGINEER DEPARTMENT: ENGINEERING OUR FILE # PIPER
 SUBJECT: SUBDIVISION REFERENCE NO. 8/78 YOUR FILE #
PIPER AVENUE

In reply to your memo of 79 07 03, we provide the following estimates and comments:

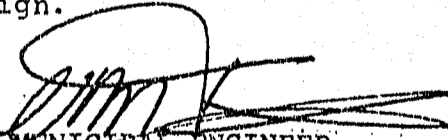
1. Water: A water service connection will be installed to proposed Lot 2 by the Municipality. This charge must be paid by the developer. \$ 400.
2. Storm Sewer: Construct a sewer on the proposed easement adjacent to the south property line of proposed Lot 2 as required by the Design Engineer. This work is to be constructed by the developer's contractor and is to be complete with a manhole, house connection and all other necessary appurtenances. An Engineering Design is required for this work. 4,100.
3. Sanitary Sewer: Sanitary sewer connections will be installed by the Municipality to Lot 1 (to serve the existing house on Lot 1) and to proposed Lot 2 from the existing main on Piper Avenue. The charges for installation of these connections (\$3,000. each) must be paid by the developer. 6,000.

TOTAL \$10,500.

The required 4% inspection fee for the above work is \$164.

An easement is required as shown on the attached sketch.

"As Built" drawings must be submitted for all works completed under an approved Engineering Design.


 MUNICIPAL ENGINEER

DS:sp
 cc: () Design Engineer
 () Estimator

D.L. 42

S.D. 8/78

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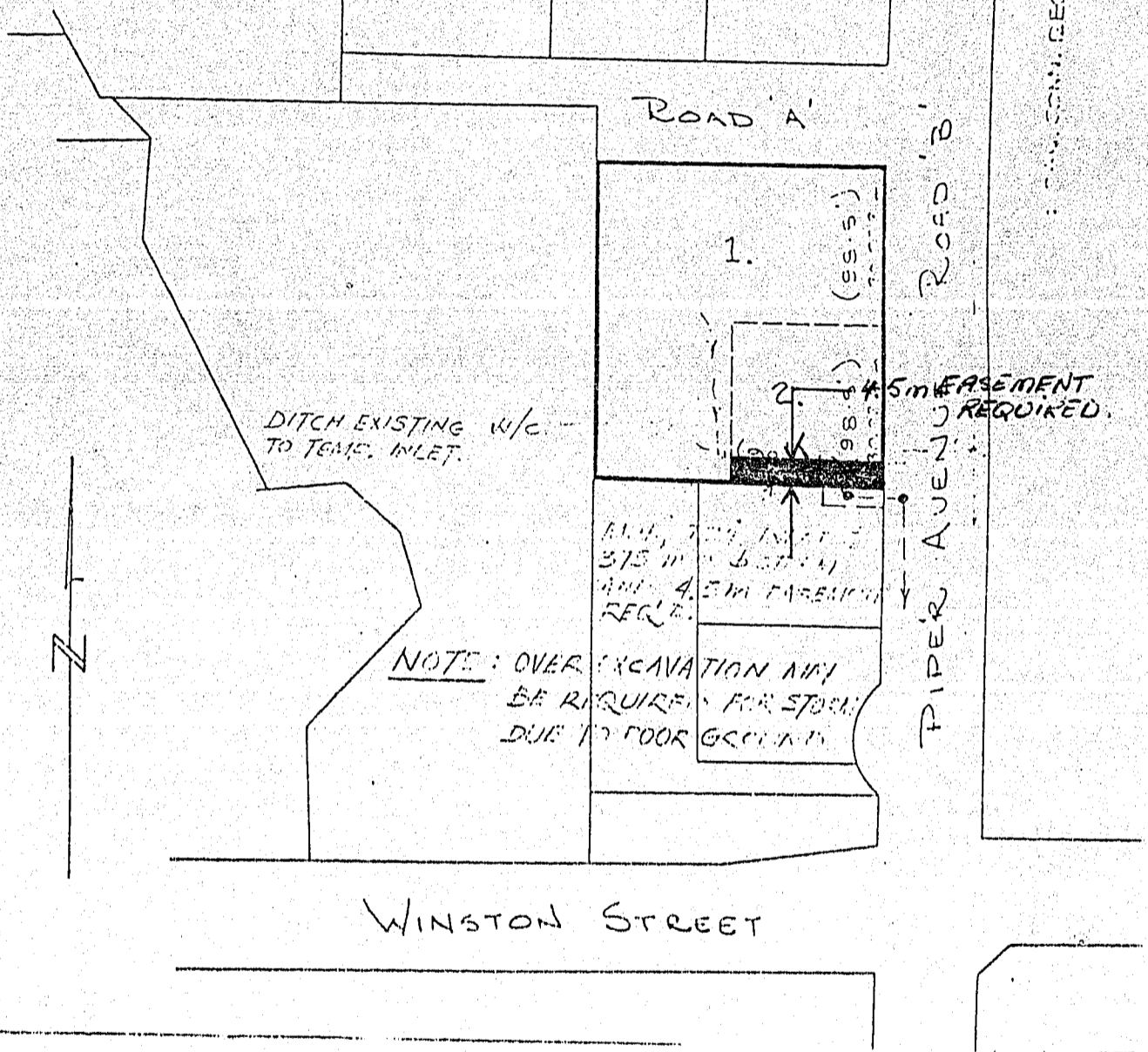
LOT 4 N¹/₂ EX N. 33'

ZONING R1

PLAN 9505

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THE PROPOSED LAYOUT
 IS SUBJECT TO THE
 APPROVAL OF THE
 TOWN ENGINEER AND
 THE TOWN BOARD.
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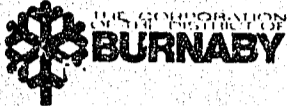
NOTE: SURVEYOR'S PLOT PLAN REQUIRED
 FOR EXISTING HOUSE & BUILDINGS
 ON LOT 1.

SCALE: 1" = 100'

1979 JULY C.W.

HYPOTHETICAL LAYOUT FOR INFORMATION PURPOSES

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INTER-OFFICE COMMUNICATION

TO: DIRECTOR OF PLANNING DEPARTMENT: PLANNING DATE: 79 06 27
FROM: MUNICIPAL ENGINEER DEPARTMENT: ENGINEERING OUR FILE #
SUBJECT: SUBDIVISION REFERENCE #8/78 YOUR FILE #
3887 PIPER AVENUE

With reference to the Municipal Clerk's memo, jointly addressed to your Department and ours, dated 79 06 21, for your continuation of the reporting to Council on the matter of the subdivision we answer the questions raised as follows:

- a) The watercourse that traverses the property in question originates south of Government Street and west of Piper and has a total of approximately six acres tributary thereto as shown shaded on the attached sketch.
- b) The subdivision that created Lots 106, 107 and 108 was approved in 1973 and, to the best of our knowledge, some filling had already occurred on the site causing the watercourse to be redirected at the north edge of the site towards Piper Avenue.
- c) The fill placed without permission of the Corporation and by persons unknown on Lots 106, 107 and 108 did not create the catchment area for the watercourse which, as we advised earlier, had already been established by aerial contours approximately 20 years old. However, the subdivision of Lots 106, 107 and 108 were required to pipe the watercourse as it existed at that time from Piper to the northerly limit of the subdivision.

[Signature]
MUNICIPAL ENGINEER

VDK:sp
Attach.

cc: () Municipal Manager
() Municipal Clerk

NOTE:

This memo contains information that was requested by Council on 1979 June 18.

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