

ITEM 10  
MANAGER'S REPORT NO. 43  
COUNCIL MEETING June 11/73

10. Re: Rezoning Reference #40/70

Following is a report from the Director of Planning regarding a proposal to register a restrictive covenant against the subject property.

RECOMMENDATION:

THAT the Director of Planning's recommendation be adopted.

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PLANNING DEPARTMENT

JUNE 11, 1973

RE: REZONING REFERENCE #40/70  
PROPOSED HEADQUARTERS BUILDING  
LOCAL 213, I.B.E.W  
RESTRICTIVE COVENANT

BACKGROUND

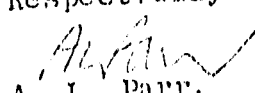
The subject redesignation of zoning from R4 to P2 was finally adopted by the Municipal Council on May 14, 1973. This rezoning applied to Lot 15 only as shown on the attached sketch. The Corporation has entered into an exchange of lands, with Electrical Estates Ltd. obtaining title to Lot 14 and Corporation obtaining title to Lot 16.

During the course of negotiation on the land exchange, the Planning Department expressed a desire to ensure that residential development would not take place on Lot 14. To this end, the Planning Staff and Mr. Constable, acting for Electrical Estates, mutually agreed to registering a Restrictive Covenant under Section 24A of the Land Registry Act to ensure that single family or two family dwellings would not be constructed on Lot 14. The Municipal Solicitor has pointed out that such a condition may be modified by Order of a Judge of the Supreme Court. However, it is a method of advising prospective purchasers of the unsuitability of residential use.

RECOMMENDATION:

THAT the Municipal Council authorize the Corporation's Legal Department to prepare a restrictive covenant under Section 24A of the Land Registry Act to be registered against Lot 14, Blocks 12/13, D.L. 79, Plan 2298 to ensure as far as possible that development for single family or two family purposes will be precluded.

Respectfully submitted,

  
A. L. Parr,  
DIRECTOR OF PLANNING

PB/mp

Attachment

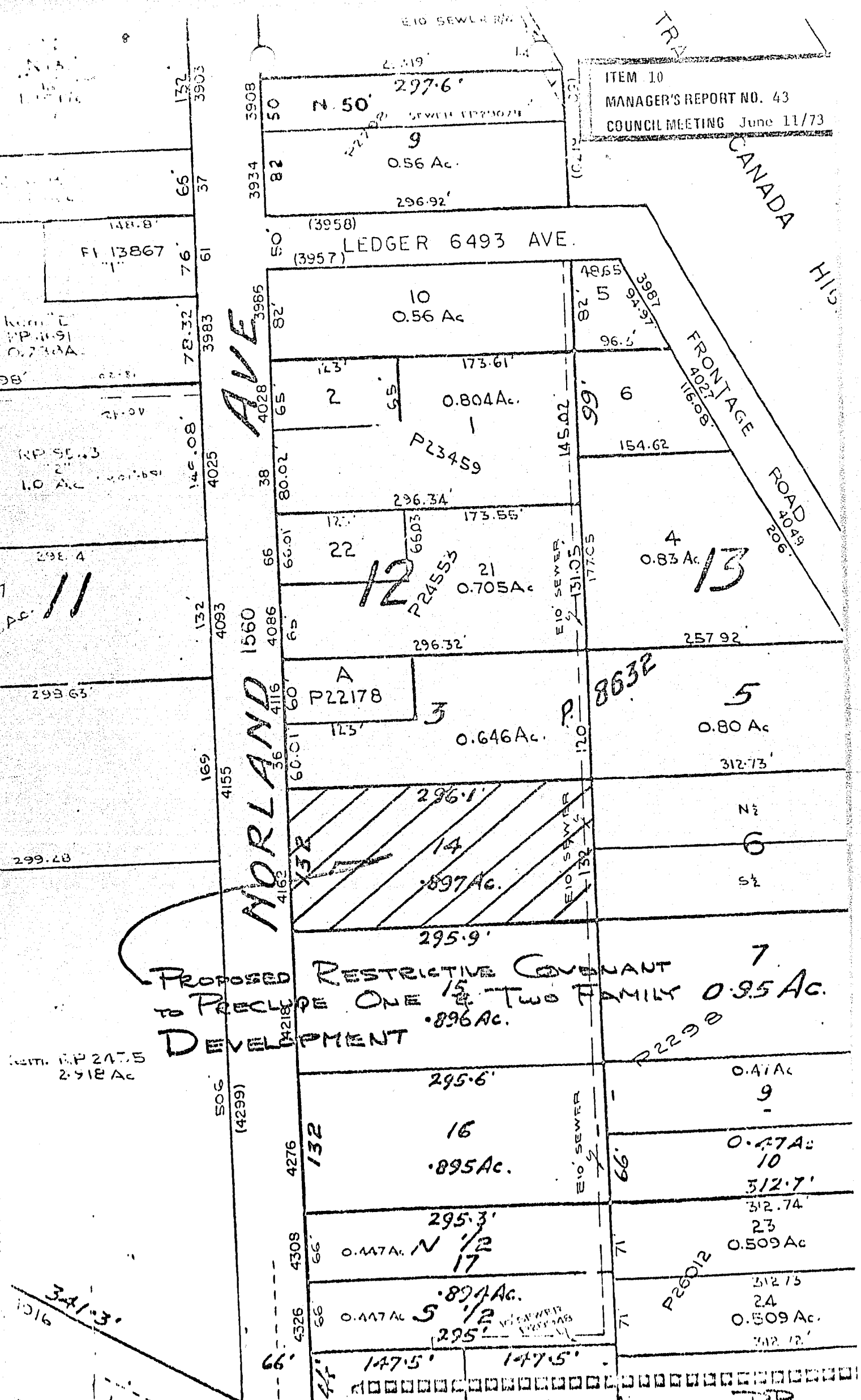
c.c. Land Agent  
Municipal Council

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FRONTAGE ROAD  
CANADA HILLS

LEDGER 6493 AVE.

MORLAND AVE



PROPOSED RESTRICTIVE COVENANT  
TO RECLUSE ONE 1/2 TWO FAMILY  
DEVELOPMENT

R.N. REF. # 40/70

1" = 100' 1/2'