

ITEM 1

MANAGER'S REPORT NO. 84

COUNCIL MEETING Nov. 13/73

1. Re: Road Closure East of Sherlock and South of Kitchener

Following is a report from the Director of Planning regarding a proposed road closure east of Sherlock and south of Kitchener.

RECOMMENDATION:

THAT authority be granted to introduce a Road Closing Bylaw to enable closure and sale of the road allowance subject to the conditions that are noted in the Planner's report.

\* \* \* \* \*

PLANNING DEPARTMENT  
5 NOVEMBER, 1973

SUBJECT: ROAD CLOSURE EAST OF SHERLOCK AND  
SOUTH OF KITCHENER  
R.C. #9/73

The Planning Department has been approached by the owners of Lot 72 W62' with a proposal for closure of an adjacent 40' road allowance as shown on the attached sketch. They are proposing to consolidate this allowance with 13' of the lot directly to the south of it to form a 53' building lot. The department has investigated the proposal and would report that it is feasible.

The unimproved road allowance in question is 40' wide and has an area of 5,938 square feet. The Land Agent has estimated the value of this area to be \$14,964.77 and would recommend the sale of the allowance for this amount. The Engineer reports that 15' easements on the north and east sides must be obtained to protect existing storm facilities on the site.

We have received a letter from the applicant agreeing to complete the following conditions should the road closure be approved:

- 1) Our Land Agent estimates the value of the property as \$2.52 per square foot, or \$14,964.77 for the subject parcel which is 40' x 748.46'.
- 2) A 15' easement on the north side and on the east side must be provided to protect the existing storm sewer.
- 3) Sale of the 40' allowance is allowable only for consolidation with 13' of the parcel to the south.
- 4) All legal and survey costs for the closure by-law, consolidation and easements, must be borne by the applicant.

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The abutting owner to the north of the subject allowances has filed a letter with the Planning Department consenting to the closure. The abutting owner to the south is of course involved in the eventual consolidation and is agreeable to the closure.

RECOMMENDATION

THAT Council authority be granted to introduce a Road Closing By-law to enable closure and sale of the subject road allowance.

Respectfully submitted,

  
A. L. Parr,  
DIRECTOR OF PLANNING

HR:ea  
Attchmt.  
c.c. Municipal Clerk  
c.c. Municipal Solicitor

# PROPOSED ROAD CLOSURE

ITEM 1

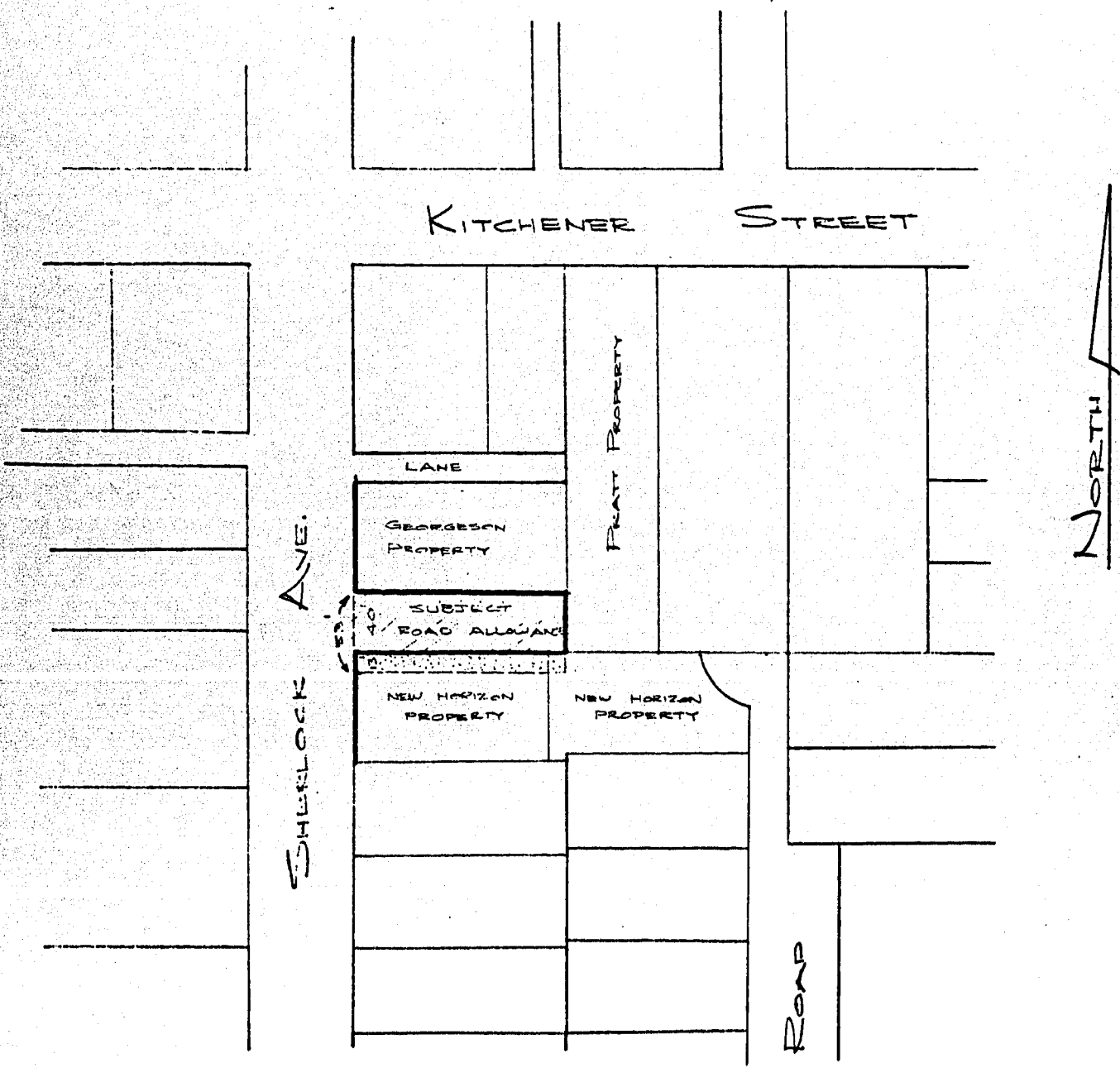
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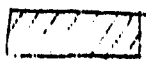
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FILE: 02.291/135

X-REF: S.D. 89/73

S.D. 189/72



 ROAD ALLOWANCE TO BE CLOSED.

 13' PARCEL WHICH WOULD BE CONSOLIDATED WITH THE CANCELLED R/W TO MAKE A 53' RESIDENTIAL LOT.

3  
1" = 100' 7/11  
SEPT. '73