

ITEM 7  
MANAGER'S REPORT NO. 19  
COUNCIL MEETING Mar. 11/74

Re: Subdivision Reference #215/73  
Camrose Park Road Exchange

Following is a report from the Approving Officer regarding a proposed road exchange bylaw which is a condition for final approval of Subdivision Reference #215/73.

RECOMMENDATION:

THAT the subject bylaw be given three readings.

\* \* \* \* \*

PLANNING DEPARTMENT  
6 MARCH, 1974

SUBJECT: SUBDIVISION REFERENCE #215/73  
CAMROSE PARK ROAD EXCHANGE

BACKGROUND

During 1968, the Municipal Council rezoned the area bounded by Broadway, Lake City Industrial Park, the Lougheed Highway and Phillips Avenue to permit development of a residential subdivision by North American Contractors Ltd.

An overall subdivision plan was prepared for the area, which contains in addition to land owned by developers, approximately 19 acres of Municipal land which will become available for development once services are provided for the subdivision of the privately owned land.

North American Contractors developed one phase of the subdivision (22 lots) in 1968 and a further 5 lots in 1973. They are presently proceeding with a subdivision as shown on the attached sketch, which will provide an additional 39 residential lots. On December 4, 1973 the Approving Officer granted Tentative Approval of Subdivision with one of the requirements being the introduction and approval of a highway exchange by-law as shown on the attached sketch.

EXISTING SITUATION

The developer has proceeded with completing the conditions and requirements necessary for Final Approval of Subdivision. These include the preparation of a subdivision plan and a by-law plan to accompany the proposed road exchange by-law.

The Municipal Solicitor has prepared the necessary road exchange by-law and forwarded same to the Municipal Clerk's Office.

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RECOMMENDATION

The road exchange as proposed is a necessary part of the subdivision procedure and conforms with the configuration of the overall subdivision plan for both North American Contractors' property and the adjacent Municipal lands. In view of the foregoing I would recommend:

THAT the Council authorize the preparation and execution of a road exchange by-law as described herein; and THAT the Council give the appropriate first Three readings to the subject by-law.

Respectfully submitted,

  
A. L. Parr,  
APPROVING OFFICER

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

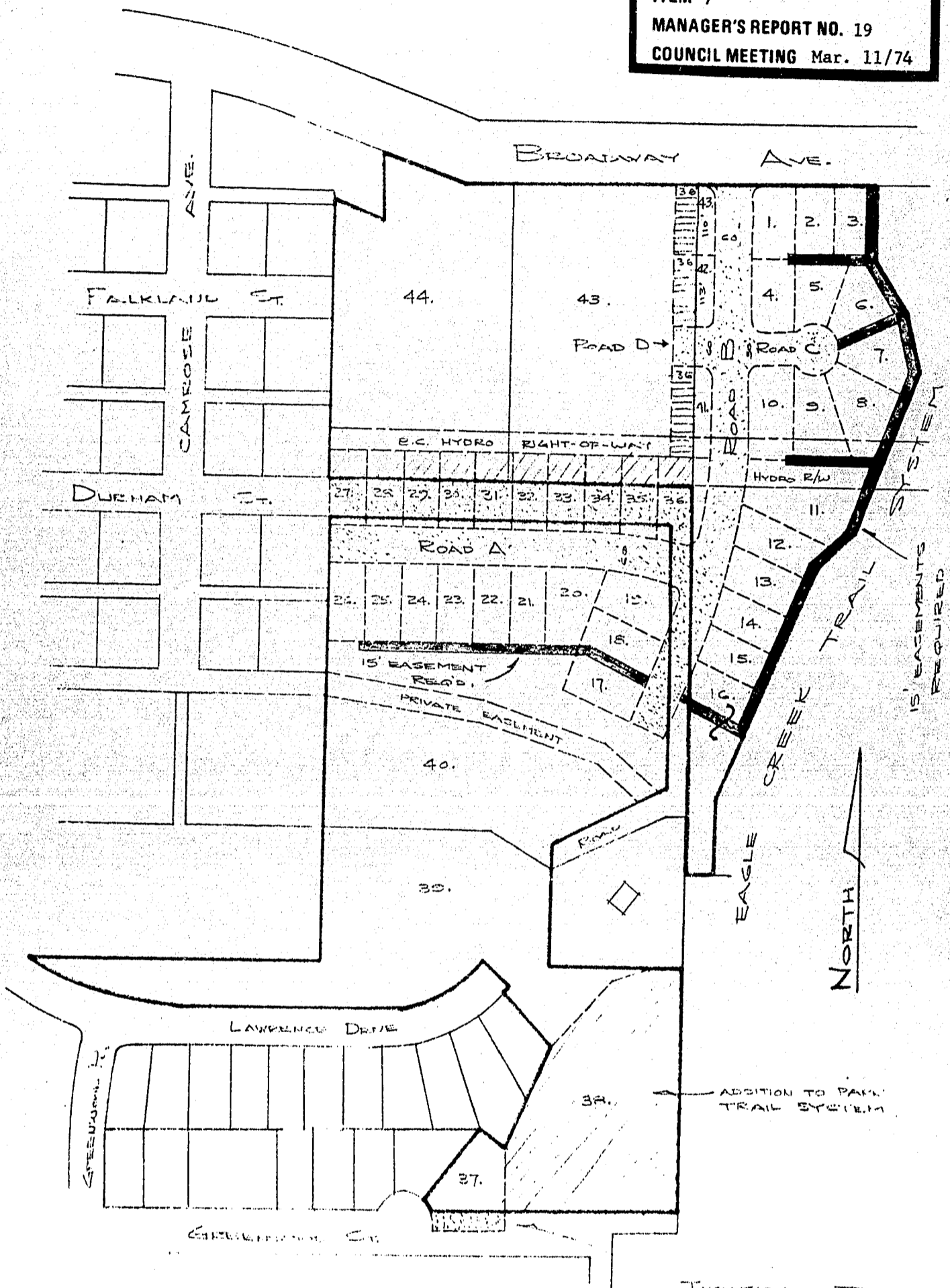
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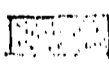
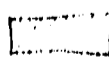
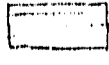
Map No. 3

#  
S.D. REF. 215/73  
X-REF. SD 231/67

ZONE: R2

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-  LANDS INVOLVED IN A HIGHWAY EXCHANGE BY-LAW.
-  PROPERTIES INVOLVED IN LAND EXCHANGE BETWEEN THE DEVELOPER & THE CORPORATION.
-  LAND TO BE PURCHASED FROM CORPORATION.

INCLUSION OF THIS Parcel IN THE HIGHWAY EXCHANGE BY-LAW MUST BE ACCEPTABLE TO THE LAND REGISTRAR.

1" = 200' H.E.  
OCT. '73