

ITEM 26

MANAGER'S REPORT NO. 84

COUNCIL MEETING Dec. 16/74

Re: Proposed Land Exchange

1. Rear Portion of Lot 1, Blk. 2, D.L. 42, Plan 10871
7691 Government Road (M. Andreone)
2. Lot 89, D.L. 188, Plan 38681 (Municipality)
(Item 3, In Camera Report No. 85, November 13, 1973)
(Item 1, In Camera Report No. 58, September 3, 1974)
(Item 1, In Camera Report No. 64, September 30, 1974)

Following is a report from the Director of Planning regarding the subject property.

RECOMMENDATION:

1. THAT the Municipal Council approve the subject land exchange with the boundaries of Lot 1, Plan 10871, D.L. 42 to be as shown on the attached plan.

PLANNING DEPARTMENT
DECEMBER 13, 1974

TO: MUNICIPAL MANAGER

FROM: DIRECTOR OF PLANNING

RE: SUBDIVISION REFERENCE #91/74 (ANDREONE)

PROPOSED LAND EXCHANGE:

1. REAR PORTION OF LOT 1, BLOCK 2, D.L. 42, PLAN 10871
7691 GOVERNMENT ROAD (M. ANDREONE)
2. LOT 89, D.L. 188, PLAN 38681 (CORPORATION)

BACKGROUND

The Municipal Council, on December 2, 1974, authorized an exchange of the subject properties.

It was suggested in Council that the property line at the north-east portion of the property should be the centre line of the creek and that the property line should follow the configuration of the creek in order to provide a walkway on the north side of the creek without involving private property.

Staff was directed to investigate the feasibility of locating the property line as outlined above.

EXISTING SITUATION

The Municipal Surveyor has prepared a plan showing the precise location of the creek through Lot 1, Plan 10871 (copy attached). The Planning Director met with Mr. Andreone to discuss the matter and would report as follows.

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Mr. Andreone was of the opinion that the rear property line should be aligned with that of his neighbours to the east and produced westward until it met with the creek, at which time it should then follow the creek alignment. Mr. Andreone's house is located near the creek and he was emphatic in his desire to maintain an adequate rear yard.

The Planning Director concurred with Mr. Andreone in this regard. However, rather than having the balance of the rear property line follow the centre line of the creek, the Planning Director felt that it should fall on the southern edge of the creek, thereby placing the majority of the creek entirely within the park.

Mr. Andreone and the Planning Director agreed that this proposal was the most viable and was an equitable solution. The attached sketch shows the proposed line.

RECOMMENDATION

THAT the Municipal Council approve the subject land exchange with the boundaries of Lot 1, Plan 10871, D.L. 42 to be as shown on the attached plan.

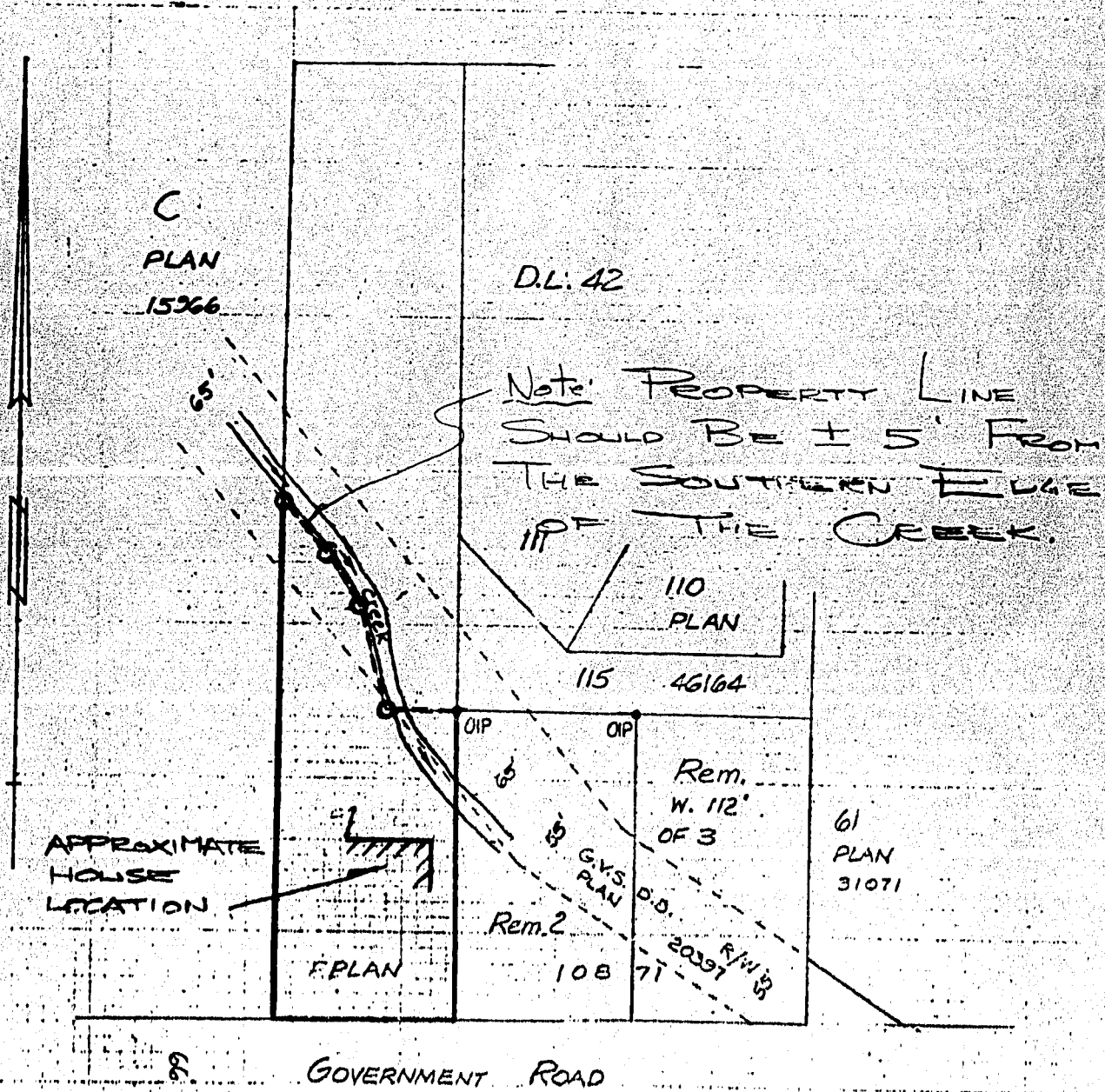

A. L. Parr
DIRECTOR OF PLANNING

PB:cr
Attchmt.

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PLAN SHOWING LOCATION OF CREEK
THROUGH LOT 1 OF BLOCK 2, D.L. 42,
GROUP 1, PLAN 10871, N.W.D.

Scale: 1 in. = 100 ft.



Surveyed Dec. 5, 1974 by B.O.

Design Division
 Engineering Dept
 File: 740928

Chkd. *[Signature]*