

ITEM 18  
MANAGER'S REPORT NO. 33  
COUNCIL MEETING April 29/74

Re: Dedication of Lands to the Corporation for Eventual  
Inclusion in a Future Subdivision

Following is a report from the Approving Officer regarding the dedication of a four foot parcel of land to the Corporation for eventual consolidation in a future subdivision.

RECOMMENDATIONS:

THAT the Council authorize the receipt of the title to the four foot parcel of proposed Lot No. 5 as more particularly described in the Approving Officer's report, at no cost to the Corporation; and

THAT this parcel be made available to the owner of the south half of Lot 67, D.L. 92 at the time of subdivision of this parcel.

\* \* \* \* \*

PLANNING DEPARTMENT  
24 APRIL, 1974

SUBJECT: SUBDIVISION REFERENCE #228/73, LAKEVIEW AVENUE  
D.L.92, Lots 30S $\frac{1}{2}$ , 30N $\frac{1}{2}$ , Plan 1146 and  
Lot 67S $\frac{1}{2}$  and Lot 67N $\frac{1}{2}$

DEDICATION OF LANDS TO THE CORPORATION FOR  
EVENTUAL INCLUSION IN A FUTURE SUBDIVISION

The property in question is located on Lakeview Avenue and is shown on the attached sketch.

BACKGROUND

On November 14, 1973 the Planning Department received an application for subdivision of the above described properties. A subdivision configuration which reflected the subdivision potential of the balance of the land in this immediate area was subsequently prepared and tentative approval of subdivision was granted on December 29, 1973. This plan provides for the continuation of an existing lane between Lakeview Avenue and Brantford Avenue through to Lakeview. The geometry of the parcels which have a subdivision potential is such that, in order to create lots which conform to the requirements of the R5 zone, it is necessary that a 4 foot parcel from proposed Lot No.5 be consolidated with the parcel to the south. If it were not consolidated, the eventual dedication of a lane right-of-way through to Lakeview Avenue would mean that it would only be possible to create a 56 foot lot. Consequently, the Approving Officer required that the subdivider involve the owner of the parcel to the south of proposed Lot No.5, thereby ensuring that the subdivision would not make impracticable the future subdivision of the adjacent land.

This owner has refused to involve himself in the subdivision in any manner whatsoever. The subdivider of Lots 1 to 6 has agreed to make this 4 foot parcel available to the owner to the south at

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no cost. In spite of this, the owner refuses to accept the dedication in the hope of frustrating the subdivision proposal.

EXISTING SITUATION

The applicant for subdivision has worked towards completion of the requirements and conditions necessary to obtain final approval of subdivision and has acted in good faith. He is, however, unable to effect the required consolidation of the 4 foot parcel with the adjacent owner. The subdivider has proposed that the subject 4 foot parcel be deeded to the Corporation and made available to the adjacent owner at the time of subdivision of his property.


The Planning Department recommends that the Council accept the title to this parcel as proposed.

RECOMMENDATION

THAT the Council authorize the receipt of the title to the 4 foot parcel of proposed Lot No.5 as more particularly described in the foregoing report, at no cost to the Corporation, and:

THAT this parcel be made available to the owner of the south half of Lot 67, D.L.92 at the time of subdivision of this parcel.

Respectfully submitted,

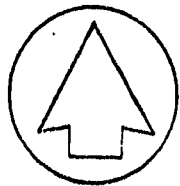
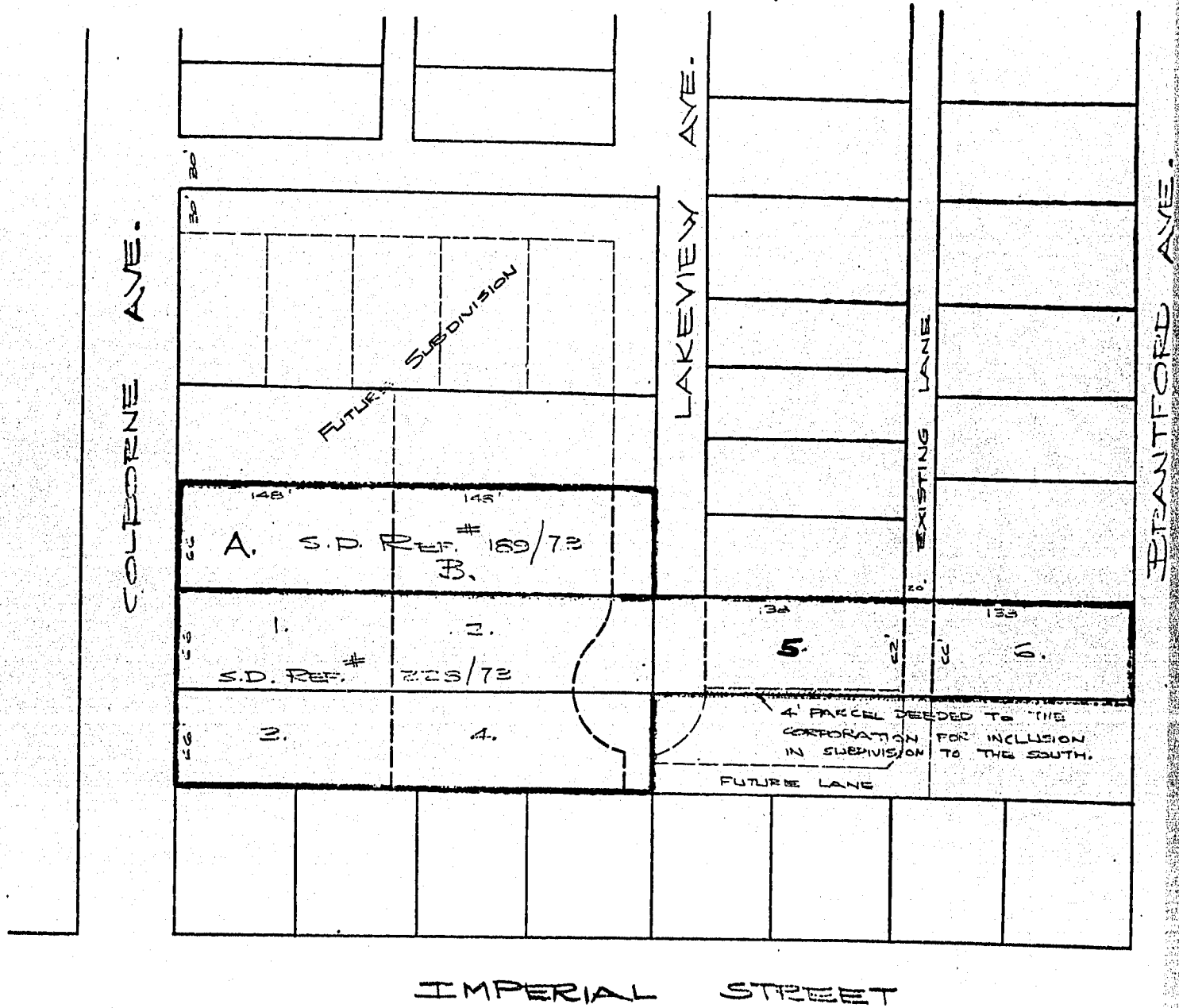
  
A. L. Parr,  
APPROVING OFFICER


PB:ea  
Attchmt.

S.D. REF. # 228/73

ZONE: RS

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 SUBJECT 4 PARCEL WHICH IS TO BE DEEDED TO THE CORPORATION FOR INCLUSION WITH PROPERTIES TO THE SOUTH OF LOTS 5 & 6 AT THE TIME OF SUBDIVISION.

1"=100' PB 38  
APR. '74