

ITEM 5

MANAGER'S REPORT NO. 21

COUNCIL MEETING Mar. 24/75

Re: Road Exchange - Boundary/Scott/Joffre  
D.L. 161 - 8658 Boundary Road

Following is the report of the Planning Director which proposes the introduction of a highway exchange by-law in connection with development of a site at 8658 Boundary Road.

RECOMMENDATION:

1. THAT Council authorize the introduction of a road exchange by-law subject to the conditions contained within the report of the Planning Director.

\* \* \* \* \*

PLANNING DEPARTMENT  
MARCH 18, 1975

TO: MUNICIPAL MANAGER

FROM: DIRECTOR OF PLANNING

RE: ROAD EXCHANGE - BOUNDARY - SCOTT - JOFFRE D.L. 161

BACKGROUND

The owners of the property known as 8658 Boundary Road are attempting to assemble an M5 Industrial site as outlined on the attached sketch. As can be noted, there is a 10' wide redundant lane allowance separating the Boundary Road properties and the Joffre Avenue properties. The Land Agent has estimated the value of this lane to be \$2.51 per square foot and the developer, Intercon Construction Management Ltd., has agreed to paying this amount of compensation. In order to expedite the closure and sale of this lane allowance as quickly as possible, it is proposed that the mechanics of the cancellation be accomplished by introducing a highway exchange bylaw. The developer has agreed to exchange a strip of property on the south side of his site equal to the area of the lane being cancelled. This strip of road dedication will form part of the future road widening which is required for the construction of Marine Way. The following conditions will apply to the road exchange:

1. An equal area for area road exchange as determined by survey.
2. Compensation to the municipality in the amount of \$2.51 per square foot of lane allowance cancelled.
3. Consolidation of all properties into one site upon completion of the road exchange bylaw.
4. Granting of any necessary easements required to contain any existing or proposed services or the relocation of any existing services.
5. Preparation of all required survey plans by the developer.

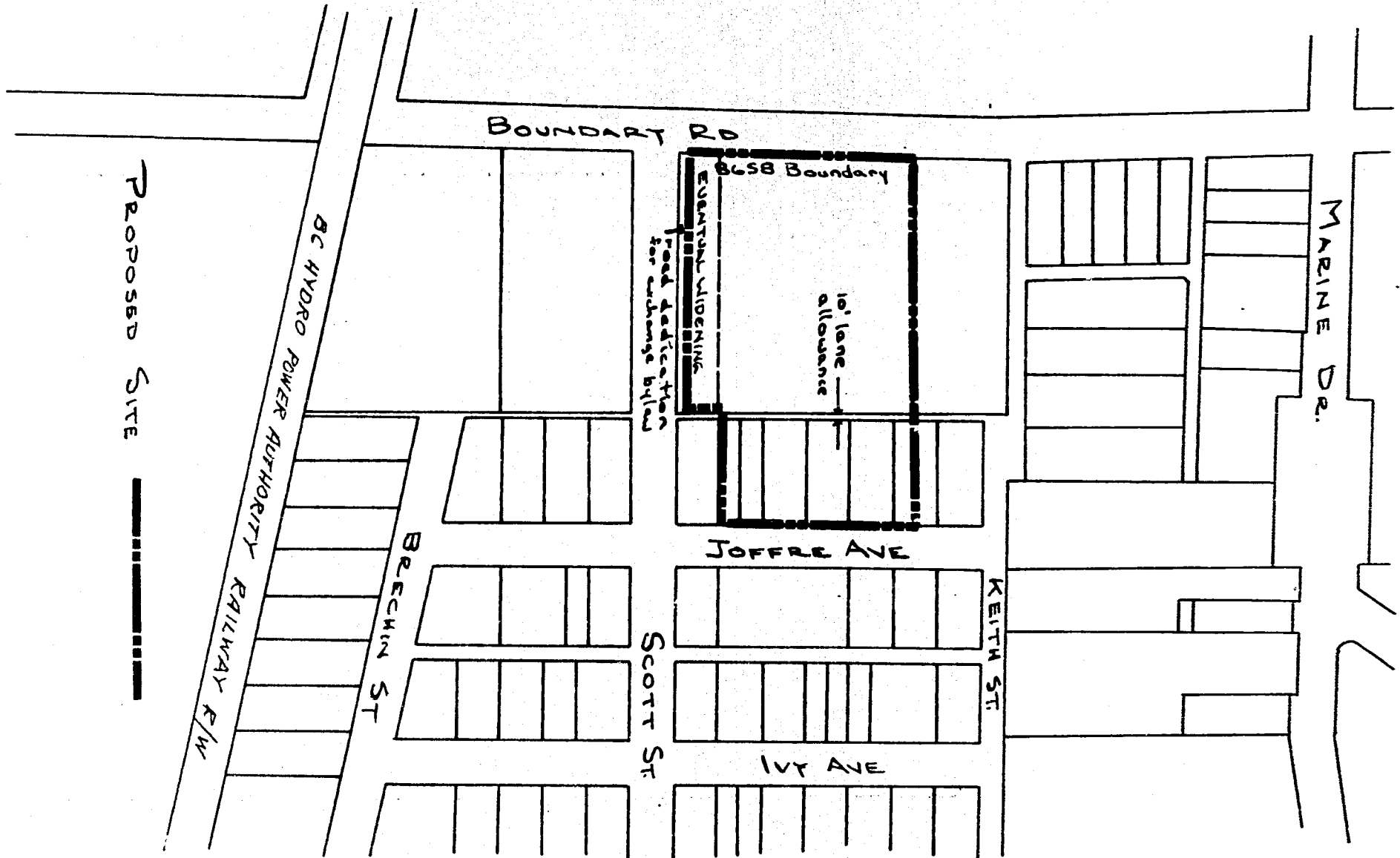
RECOMMENDATION

THAT Council authorize the introduction of a road exchange bylaw subject to the conditions outlined above.

  
A. L. Parr  
DIRECTOR OF PLANNING

HR:cw  
Attchmt.

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NORTH

SCALE 1" = 20'  
MARCH '75 HR

PROPOSED SITE