

ITEM 2  
MANAGER'S REPORT NO. 61  
COUNCIL MEETING Sept. 29/75

Re: SALE OF CORPORATION LAND WEST OF MacDONALD BETWEEN  
MYRTLE AND REGENT STREET  
D.L. 69, LOTS 4, 5 & 6 of BLOCK 11, LOTS 9W $\frac{1}{2}$  & E $\frac{1}{2}$ , B and  
7 of BLOCK 11 and PARCEL B (BYLAW PLAN 45273)

The subject properties (see attached sketch) lie to the west of a Municipal site that was previously consolidated, serviced and sold in May, 1973. The services involved in the site that was sold were such that the subject area can now be consolidated and, with very little additional servicing, sold. In order to recapture some of the original costs of servicing, it is recommended that the subject properties be made available for sale by public tender, as more specifically outlined in the following report from the Director of Planning.

The proposed rezoning would be in conformity with development plans for this area.

RECOMMENDATIONS:

1. THAT the subject properties be offered for sale by public tender subject to the following conditions:
  - (a) Consolidation by the Municipality of all eight properties into one site of approximately 1.2 acres and the dedication of road allowance to allow for the eventual construction of Regent Street as a cul-de-sac; and
  - (b) The properties to be rezoned from R5 (Residential) to M5 (Light Industrial) before they are advanced to a sale position; and
  - (c) Installation of required additional servicing costing approximately \$9,450 as estimated by the Municipal Engineer, to be installed and paid for by the purchaser; and
  - (d) The granting of a 10 foot easement as shown on the sketch; and
2. THAT completion of the sale will require the acceptance and submittal of a suitable plan of development.

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TO: MUNICIPAL MANAGER

PLANNING DEPARTMENT  
SEPTEMBER 19, 1975

FROM: DIRECTOR OF PLANNING

RE: SALE OF CORPORATION LAND WEST OF MacDONALD BETWEEN  
MYRTLE AND REGENT STREET  
D.L. 69, LOTS 4, 5 & 6 of BLOCK 11, LOTS 9W $\frac{1}{2}$  & E $\frac{1}{2}$ , B and  
7 of BLOCK 11 and PARCEL B (BYLAW PLAN 45273)

The subject properties shown on the attached sketch are owned by the Corporation and are within an area proposed for eventual rezoning to the M5 Industrial category. When the adjacent municipal properties to the east were consolidated and transferred to Vanant Development Company, the east-west lane separating Lots 4 to 6 and Lots 7 to 9 was cancelled, with the Corporation taking title to this allowance. The sale of the captioned lots and cancelled lane by public tender is recommended, subject to the prior completion of the following items by the Corporation:

1. Consolidation of all eight parcels into a site of approximately 1.2 acres.
2. Dedication of road allowance to allow the eventual construction of Regent Street as a cul-de-sac.
3. Rezoning of the consolidated site from R5 to M5 Industrial. To this end, a rezoning bylaw is being introduced for the site.

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4. Provision of storm sewer and water facilities which have been estimated as costing approximately \$9,450 by the Municipal Engineer.

**RECOMMENDATION**

THAT Council approve the sale of the subject properties by public tender subsequent to completion of the above noted items and subject to the submittal of a suitable plan of development.



A. L. Parr  
DIRECTOR OF PLANNING

HR:cw  
Att.

D.L. 69

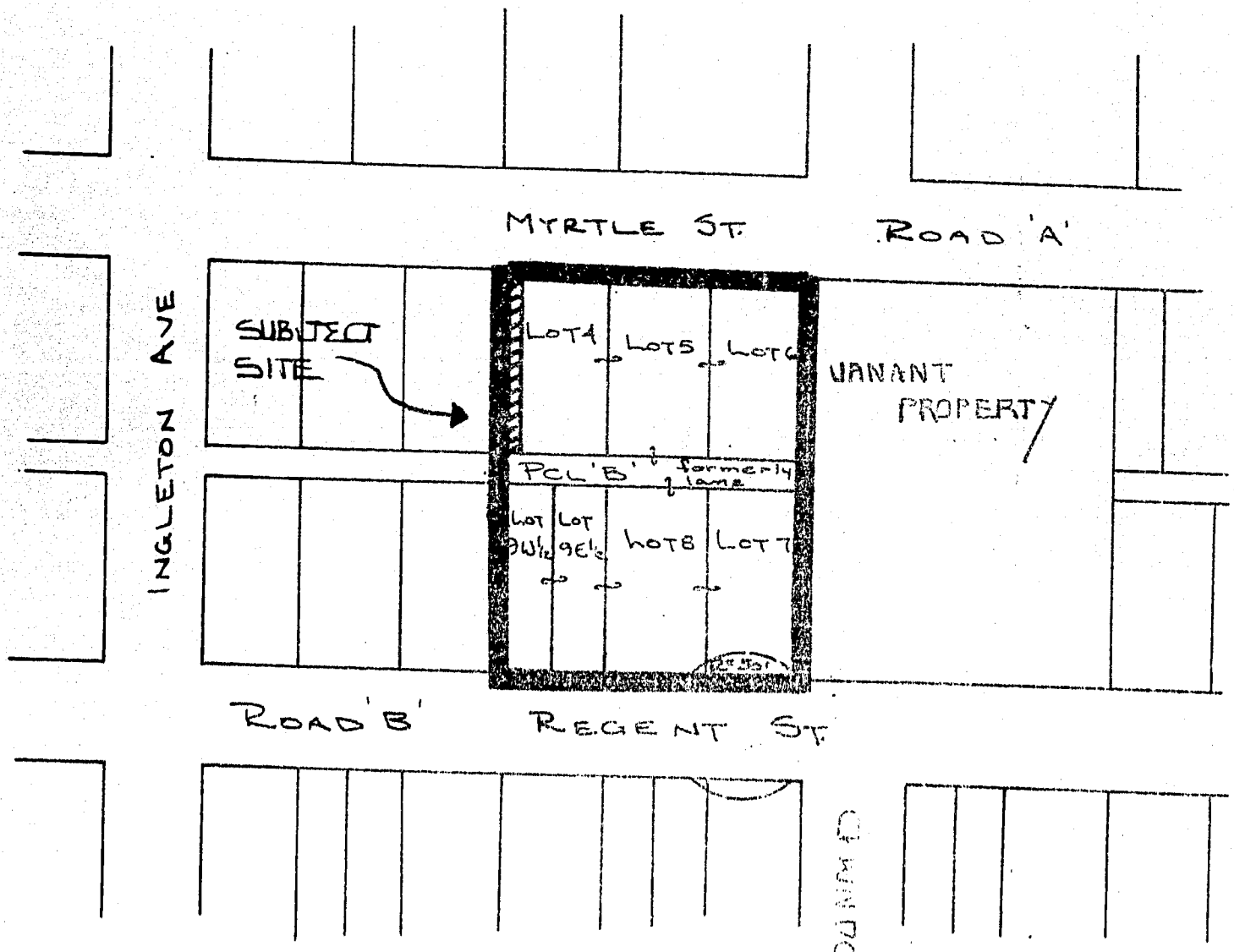
S.D.

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BLOCK 11

ZONING PROPOSED M5

LOTS 4, 5, 6, 7, 8, 9 W'12 + E'12 + 3' BY LAW PL 45273



WILSON

SCALE 1" = 100'  
JULY 75 HR.

REQUIRED CASSMENT [unclear]

