

ITEM 5
MANAGER'S REPORT NO. 3
COUNCIL MEETING Jan. 19/76

Re: LETTER FROM BLOCK BROS. REALTY LTD. THAT APPEARED ON THE
AGENDA FOR THE JANUARY 12, 1976 MEETING OF COUNCIL (ITEM 4f)
SUBDIVISION REFERENCE #115/75

Appearing on last week's Agenda was a letter from Mr. Cal Apland, Sales Representative for Block Bros. Realty Ltd., regarding Subdivision Reference #115/75. Following is a report from the Director of Planning on this matter.

RECOMMENDATIONS:

1. THAT Council authorize the introduction of a highway exchange bylaw as shown on the attached sketch subject to the following conditions:
 - a) an equal exchange of lands on an equivalent or area-for-area basis with no allowance for compensation;
 - b) compensation in the amount of \$2.30 per square foot for those additional lands in the exchange which will be of benefit to the developer; and
 - c) preparation of the requisite bylaw plans by the developer; and
2. THAT Mr. Apland be advised accordingly.

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PLANNING DEPARTMENT
JANUARY 14, 1976

TO: MUNICIPAL MANAGER
FROM: APPROVING OFFICER
RE: LETTER FROM CAL APLAND RE: SUBDIVISION REF. #115/75


On November 7, 1975 the Approving Officer issued tentative approval to the subdivision shown on the attached sketch subject to certain conditions. We would reply to the letter submitted to Council on January 12 regarding these conditions as follows:

- 1) The developer has not been requested to "give up" a 40' landscape buffer area. The requirement is that the rear 40' of lots 1, 6, 7 and 9 be provided with a covenant protecting the natural and proposed vegetation. Fulfillment of this condition will enhance the lots involved rather than detracting from their value (see attached sketch).
- 2) Since Newgate Street was to be terminated approximately 130' east of Phillips Avenue, it was proposed that a highway exchange by-law be introduced replacing any redundant allowance area with the appropriate widening and cul-de-sac. As a result of such an exchange it appears that there will be a difference in area in favour of the developer. It is therefore proposed that the Corporation be compensated for this additional area. The Land Agent has valued the redundant road allowance at \$2.30 per square foot as determined by the final survey. The necessary survey work for the road exchange will be done by the developer in conjunction with his subdivision plan.

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RECOMMENDATION

- 1) THAT Council receive the above report for their information.
- 2) THAT Council authorize the introduction of a highway exchange by-law as shown on the attached sketch subject to the following conditions:
 - 1) an equal exchange on an area for area basis with no compensation.
 - 2) compensation in the amount of \$2.30 per square foot for those additional lands in the exchange which will be of benefit to the developer.
 - 3) preparation of the requisite by-law plans by the developer.


A. L. Parr
APPROVING OFFICER

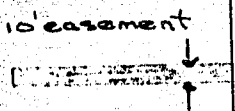
HR:cw
Att.

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D.L. 138
 LOTS 1, 2 PL. 1256
 123 EXC PL 33676
 PLAN 25924

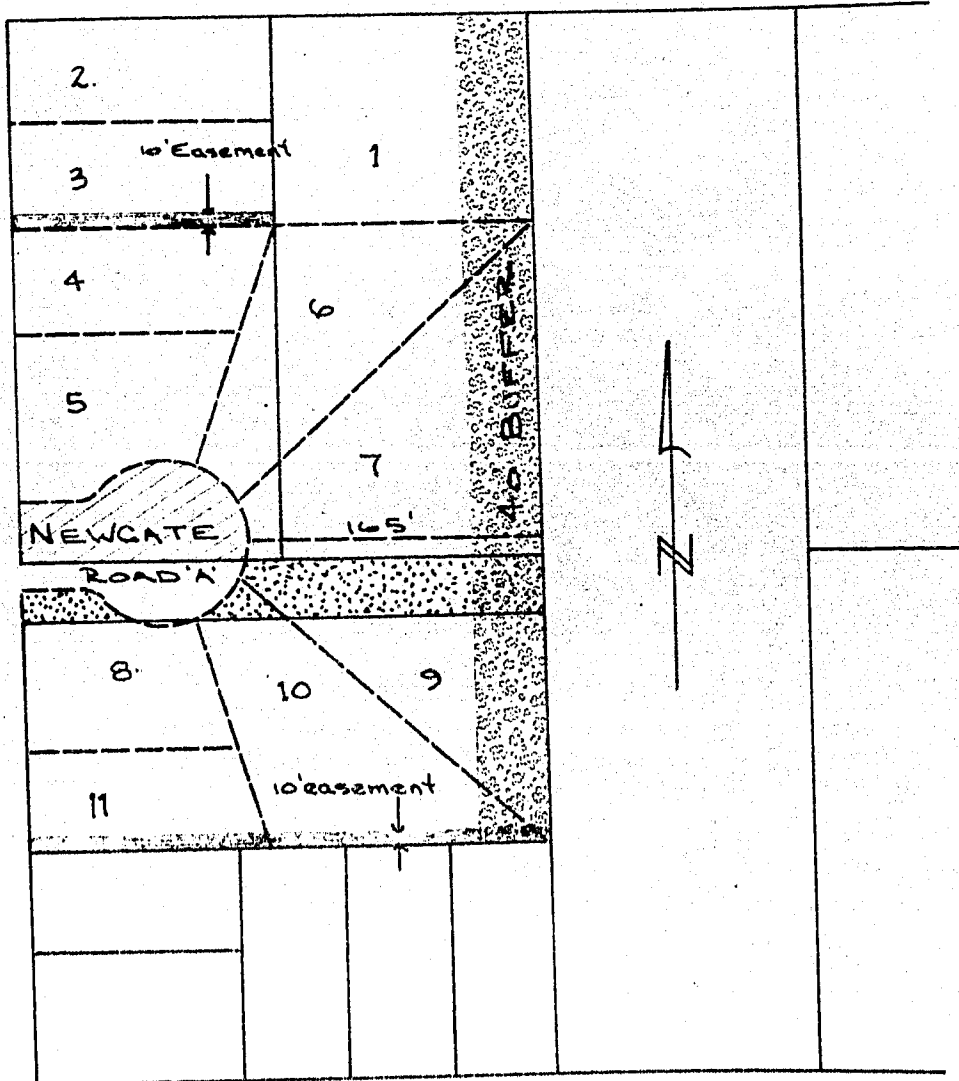
S.D. 115/75
 ZONING R2

NOTE: 40' LANDSCAPE
 BUFFER STRIP REQ'D
 OVER LOTS 1, 6-7 & 9.
 PLOT PLAN REQ'D
 FOR EXISTING
 BUILDINGS.
 ROAD TO BE
 CLOSED AND SOLD
 EXCHANGE BYLAW
 FOR REF# 4175
 ALL LOTS MUST
 HAVE 7200^{sq} MIN.
 60' WIDTH MIN.



PHILLIPS AVENUE

ROAD 'B'



CURTIS STREET ROAD 'C'

AUBREY STREET

SCALE 1" = 100'
 SEPT '75 NR