

ITEM	7
MANAGER'S REPORT NO.	45
COUNCIL MEETING	June 20/77

Re: SUBDIVISION REFERENCE #29/77  
RESTRICTIVE COVENANT

Following is a report from the Director of Planning dated June 13, 1977 which outlines the requirement for a restrictive covenant to ensure adequate side yard setbacks for the subject subdivision.

RECOMMENDATION:

1. THAT the Municipal Council authorize the preparation and execution of a restrictive covenant pursuant to Section 24A of the Land Registry Act, as more particularly described in this report.

\* \* \* \* \*

PLANNING DEPARTMENT  
JUNE 13, 1977

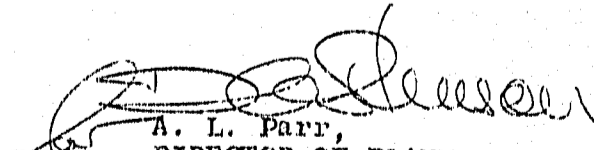
TO: MUNICIPAL MANAGER  
FROM: DIRECTOR OF PLANNING  
RE: SUBDIVISION REFERENCE #29/77  
RESTRICTIVE COVENANT

The subject property is located at 1790 Cliff Avenue as shown on the attached plan.

One of the conditions of subdivision approval required that any development on Lots 481 and 482 meet the side yard setbacks of the Zoning By-law for the R4 Residential Zoning District. In the subject case, this will result in minimum side yards of 5 feet and 7 feet for Lot 481, and 5 feet and 12 feet for Lot 482 (12 feet required for the south side yard). In order to ensure that these setbacks are maintained, it is necessary that a covenant under Section 24A of the Land Registry Act be registered over Lots 481 and 482 restricting all development to the above setbacks.

RECOMMENDATION:

THAT the Municipal Council authorize the preparation and execution of a restrictive covenant pursuant to Section 24A of the Land Registry Act, as more particularly described in this report.

  
A. L. Parr,  
DIRECTOR OF PLANNING

CW:ad  
Att.  
cc: Municipal Solicitor

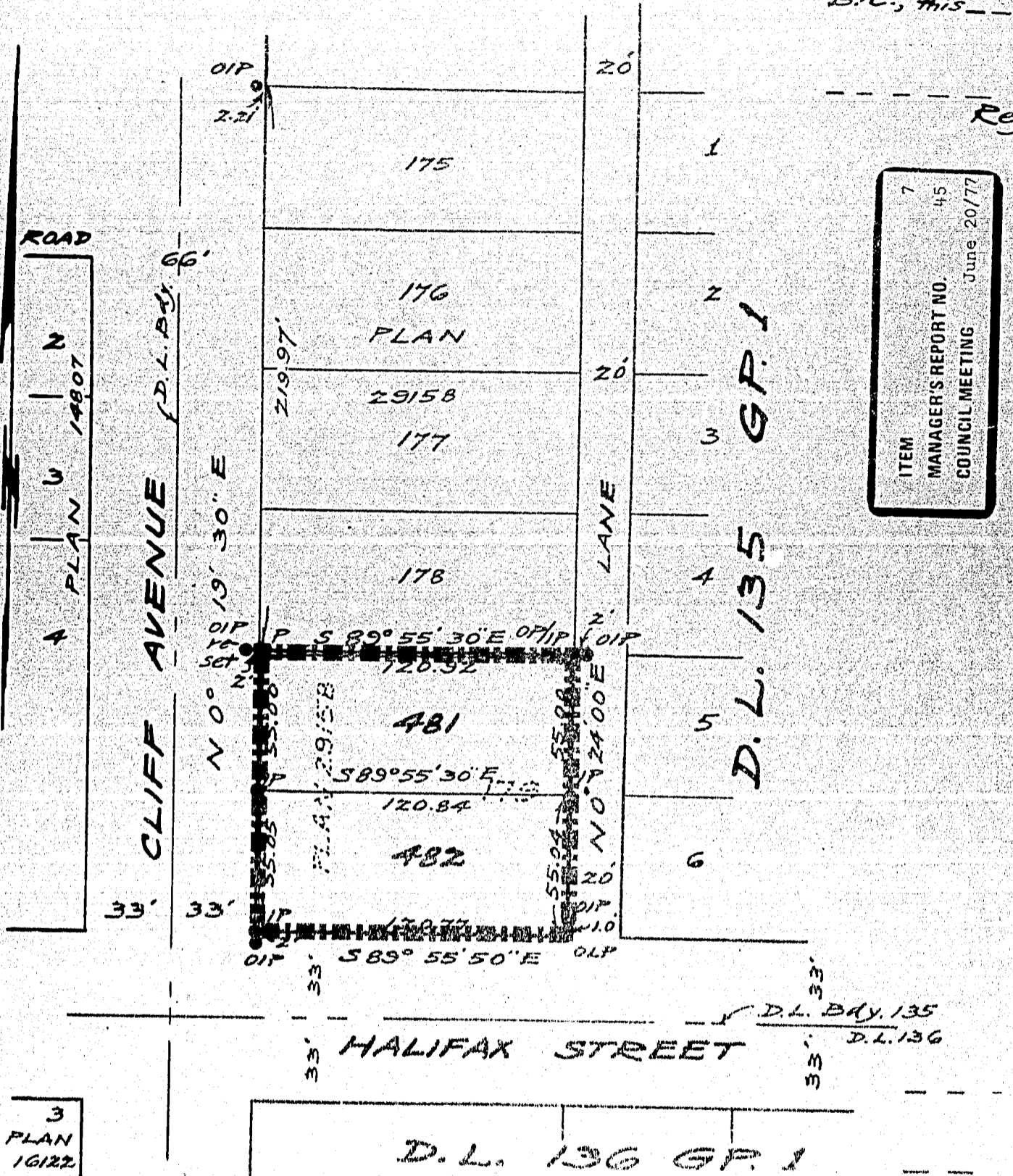
SUBDIVISION PLAN OF LOT 179  
DISTRICT LOT 135 GROUP 1  
PLAN 29158 NEW WESTMINSTER  
DISTRICT

PLAN

124

SCALE: 1 INCH = 50 FEET

Deposited in  
 Office at N  
 B.C., this



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 COUNCIL MEETING June 20/77

3  
 PLAN  
 16122

SCALE: 1" = 50'  
 JUNE '77 C.W.

"This plan lies within the Greater  
 Vancouver Regional District."

LEGEND  
 \* OIP denotes old  
 OOP denotes old