

ITEM	15
MANAGER'S REPORT NO.	17
COUNCIL MEETING	Mar. 7/77

Re: PROPOSED LAND EXCHANGE
SUBDIVISION REFERENCE #37/76

Following is a report from the Director of Planning regarding a proposed exchange of lands with the developer of Subdivision Reference #37/76.

RECOMMENDATIONS:

1. THAT Council approve the dedication of 16,466 square feet for road "C" by the introduction and passage of a Highway Exchange By-law involving the redundant Pandora Street allowance and the east half of proposed road "C".
2. THAT Council authorize the transferral of portions "a" and "b" to the developer subsequent to completion of the Highway Exchange By-law.
3. THAT both of the above be conditional upon the transfer of the 18,158 square feet in lieu of the dedication of the east half of road "C" and the transfer of portions "c" and "d" to the Corporation by the developer.

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PLANNING DEPARTMENT
1 MARCH, 1977

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
SUBJECT: LAND EXCHANGE - SUBDIVISION REFERENCE #37/76

BACKGROUND:

The Planning Department is in receipt of an application for the subdivision of properties as shown on the attached sketch. As can be noted on the attached sketch, the subject land is directly adjacent to the conservation area. In order to facilitate a workable attractive development, it is proposed that one half of the road allowance shown as road 'C' be dedicated by the Corporation from lands within the conservation area. In lieu of the area to be dedicated it is proposed that the developer deed a triangular area of 18,158 square feet to the northeast of road 'C' to the Corporation. The development of road 'C' which is the responsibility of the developer will benefit the Corporation by providing access to the conservation area.

Located on the south side of the subject lands is the Pandora Street allowance which has been determined as redundant. It is proposed that this allowance be closed from where road 'C' intersects it, west to the projection of road 'B' to meet Pandora. It is further proposed that two small triangles of land shown on the sketch as 'a' and 'b' be transferred to the developer with the remainder of the closed allowance being held by the Corporation for inclusion in the development of municipal lands to the south. In this regard, two triangular areas shown as 'c' and 'd' on the attached will be deeded to the Corporation for eventual municipal development.

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In total, the area being transferred to the Corporation will be approximately 19,900 square feet and the area being transferred from the Corporation will be approximately 18,000 square feet, 16,466 square feet of which is for road dedication. The developer will be responsible for all survey, legal and registration costs involved in the above outlined transactions. Any services within the Pandora Street allowance will be protected by easement.

RECOMMENDATION

THAT Council approve the dedication of 16,466 square feet for road 'C' by the introduction and passage of a Highway Exchange By-law involving the redundant Pandora Street allowance and the east half of proposed road 'C'.


THAT Council authorize the transferral of portions 'a' and 'b' to the developer subsequent to completion of the Highway Exchange By-law.

THAT both of the above be conditional upon the transfer of the 18,158 square feet in lieu of the dedication of the east half of road 'C' and the transfer of portions 'c' and 'd' to the Corporation by the developer.

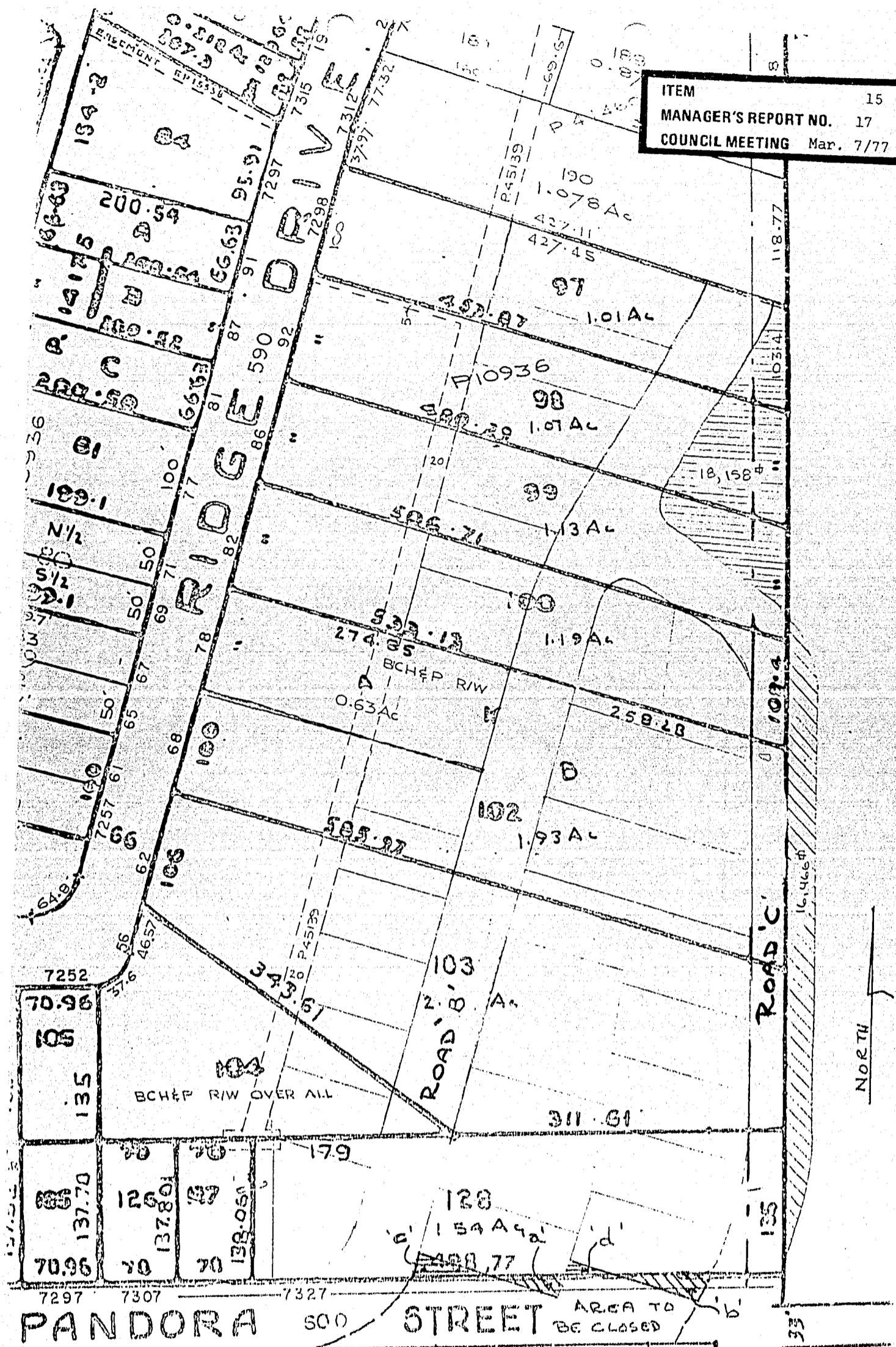
HR:ea
Attchmt.

C.C. Land Agent

Municipal Treasurer


A. L. Parr,
DIRECTOR OF PLANNING

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PANDORA STREET 500 AREA TO BE CLOSED

SCALE 1" = 100'