

ITEM 9
MANAGER'S REPORT NO. 85
COUNCIL MEETING 1979 12 17

RE: SUBDIVISION REFERENCE #90/79
RESTRICTIVE COVENANT

Following is a report from Director of Planning regarding a Restrictive Covenant for Subdivision Reference #90/79

RECOMMENDATION:

1. THAT the recommendation of the Director of Planning be adopted.

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TO: MUNICIPAL MANAGER 1979 DECEMBER 11
FROM: DIRECTOR OF PLANNING
SUBJECT: SUBDIVISION REFERENCE #90/79
Restrictive Covenant


RECOMMENDATION:

1. THAT Council authorize the preparation and execution of a restrictive covenant pursuant to Section 215 of the Land Title Act, as more particularly described in this report.

REPORT

The subject property is located on the south-west corner of Bryant Street and Gilley Avenue, as shown on the attached plan.

One of the conditions of subdivision approval requires that any development on proposed Lot 206, D.L. 93, meet the side yard setbacks of the Zoning Bylaw for the R5 Residential Zoning District. In the subject case, this will result in a minimum side yard of 1.5 m (4.92 feet) on the west side of Lot 206, and a minimum sideyard of 3.0 m (9.84 feet) on the east side yard of Lot 206. In order to ensure that these setbacks are maintained, it is necessary that a covenant under Section 215 of the Land Title Act be registered over Lot 206 restricting all development to the above setbacks since the width of the subject lot is substandard for the zoning district in which it is located. The purpose of the covenant is to inform future owners that the subdivision has been approved on the basis that future buildings must conform in all respects with normal requirements of the Zoning Bylaw.

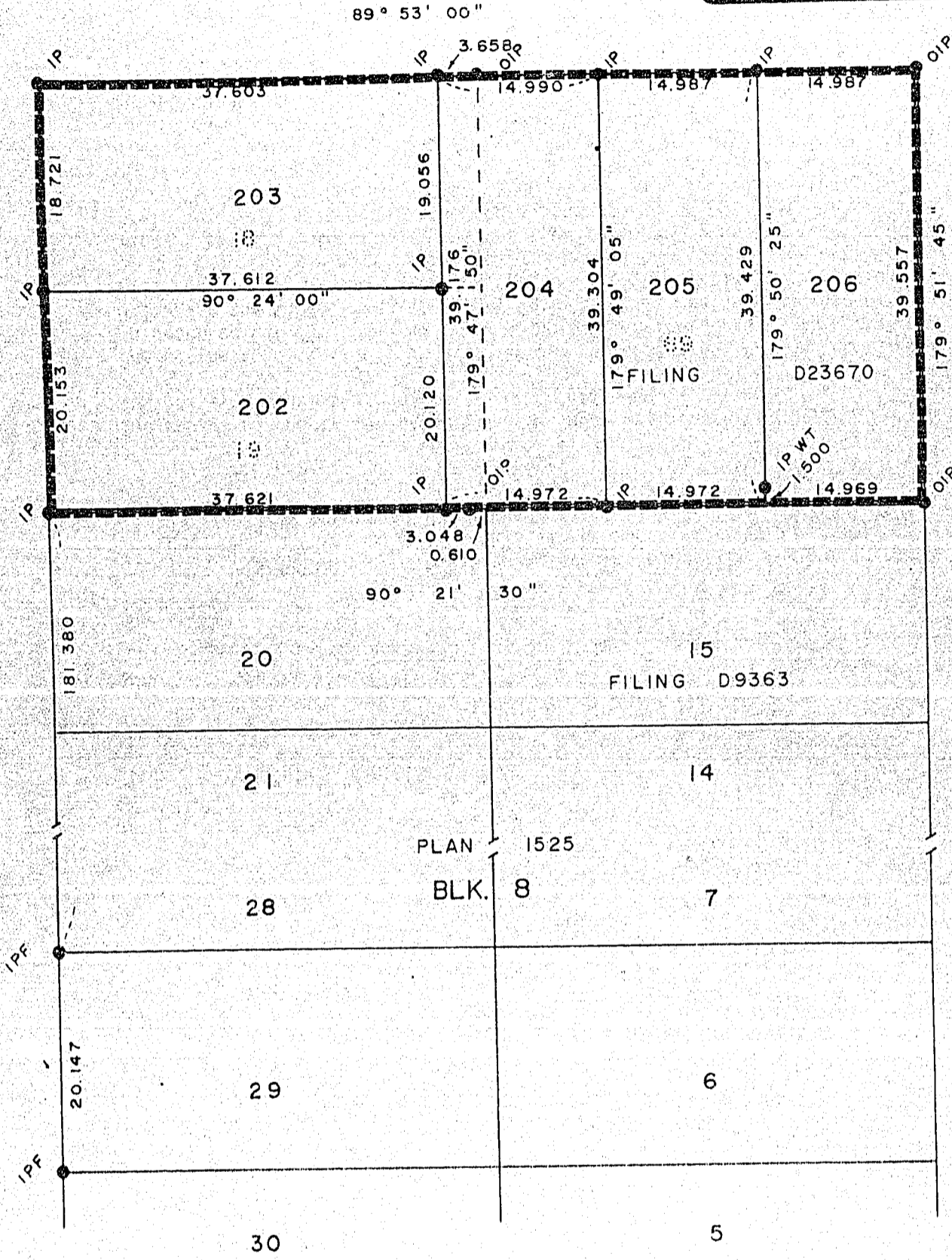

A. L. Parr
DIRECTOR OF PLANNING

CM:st
Att.
cc: Municipal Solicitor

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BRYANT ST.

125



OWNERS AS TO LOT 19

OWNER AS TO LOT 69

WITNESS AS TO BOTH SIGNATURES

WITNESS

SCALE 1:500 M
 SUBDIVISION REF. # 90/79

OCCUPATION & ADDRESS OF WITNESS

OCCUPATION & ADDRESS OF WITNESS

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