

ITEM 7  
MANAGER'S REPORT NO. 71  
COUNCIL MEETING 1979 10 22

RE: SUBDIVISION REFERENCE #76/79  
RESTRICTIVE COVENANT

Following is a report from the Director of Planning regarding a Restrictive Covenant for Subdivision Reference #76/79.

RECOMMENDATION:

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

\* \* \* \* \*

TO: MUNICIPAL MANAGER 1979 OCTOBER 16  
FROM: DIRECTOR OF PLANNING  
SUBJECT: SUBDIVISION REFERENCE #76/79  
RESTRICTIVE COVENANT

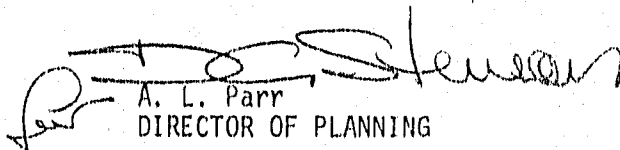
RECOMMENDATION:

1. THAT 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.

REPORT

The subject property is located on the south side of Gilpin Street, east of and abutting Cedarwood Street, as shown on the attached sketch. It is advised that the subdivision will occur via the method of description which has been approved by the Land Registry Office. The Registrar has confirmed that proposed Lot 1 will be described as the North 140 feet of Lot 22, D.L. 83, Gp. 1, Plan 1267, N.W.D., and proposed Lot 2 will be described as Rem. Lot 22, D.L. 83, Gp. 1, Plan 1267 except the North 140' thereof, N.W.D.

However, one of the conditions of final subdivision approval requires that residential development be prohibited on the Rem. Lot 22 until such time as the property is further subdivided and the new parcels provided with road frontage and access. Therefore, a restrictive covenant must be registered under Section 24A of the Land Registry Act to ensure that no residential development occurs on Rem. Lot 22, D.L. 83, Gp. 1, Plan 1267 except the north 140' thereof, N.W.D.

  
A. L. Parr  
DIRECTOR OF PLANNING

CM:st  
Att.  
cc: Municipal Solicitor

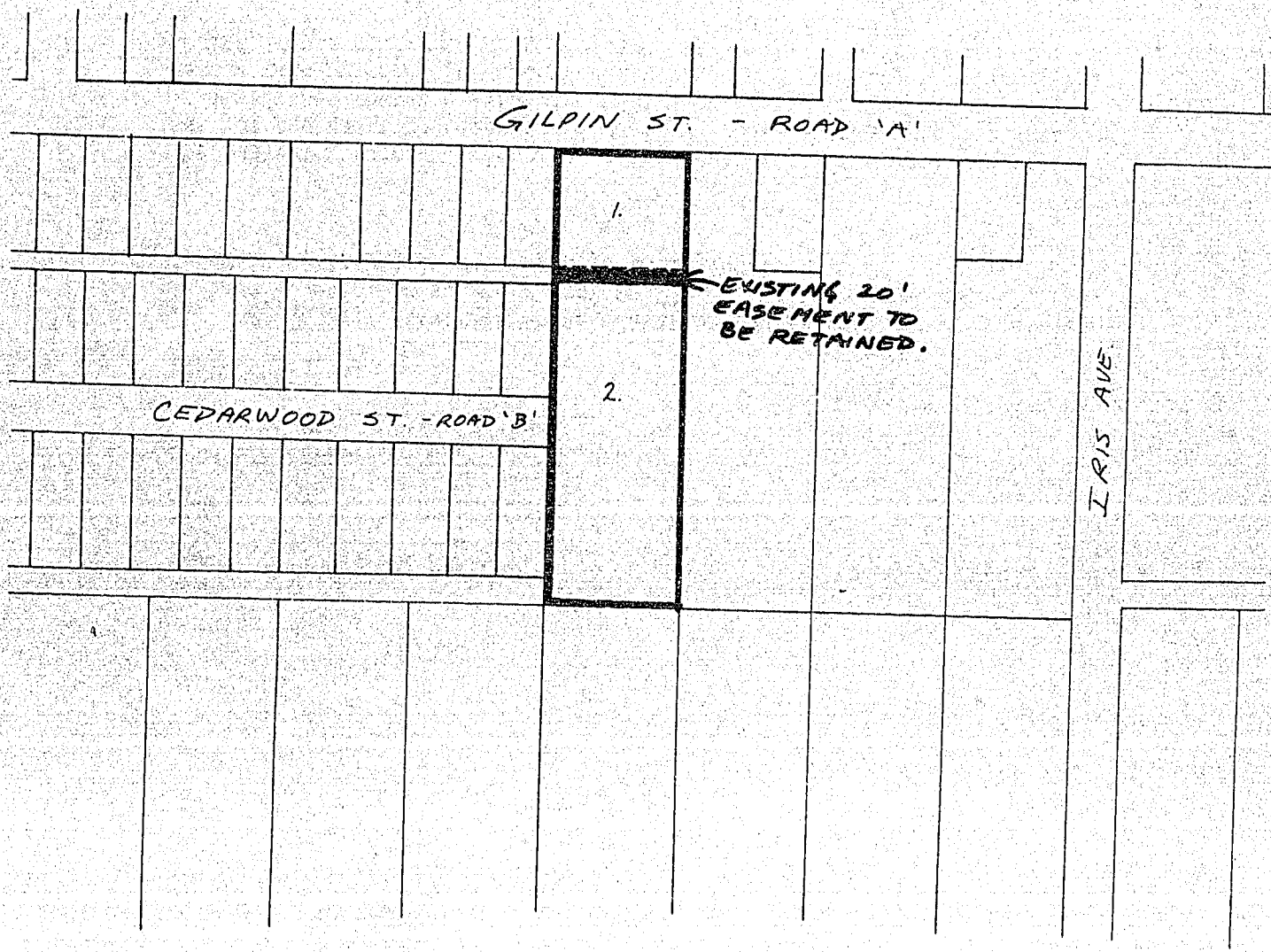
D.L. 83  
LOT 22  
PLAN 1267

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S.D. REF. #76/79

ZONING: R2

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NOTE: SUBDIVISION "BY DESCRIPTION"

NEW LEGAL AS PER LAND REGISTRY:

PROPOSED LOT 1 - N. 140 FT. OF LOT 22, D.L. 83,  
G.P. 1, PLAN 1267, N.W.D.

PROPOSED LOT 2 - REM. LOT 22, D.L. 83, G.P. 1,  
PLAN 1267 EXCEPT THE N. 140'  
THEREOF, N.W.D.

SCALE: 1" = 200'

1979 AUGUST

C.M.