

ITEM	14
MANAGER'S REPORT NO.	81
COUNCIL MEETING	1979 11'26

RE: RESTRICTIVE COVENANTS FOR SUBDIVISION REFERENCE #108/78
(a) LANDSCAPE BUFFER
(b) PRINCIPAL BUILDING SETBACK

Following is a report from the Director of Planning regarding restrictive covenants for Subdivision Reference #108/78.

RECOMMENDATION:

- (1) THAT the recommendations of the Director of Planning be adopted.

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TO: MUNICIPAL MANAGER 1979 NOVEMBER 20
FROM: DIRECTOR OF PLANNING
SUBJECT: SUBDIVISION REFERENCE #108/78
Restrictive Covenants - A. Landscape Buffer
B. Principal Building Setback

RECOMMENDATIONS:

- 1. THAT Council authorize the preparation and execution of a restrictive covenant pursuant to Section 215 of the Land Title Act to protect the planting within the 12.192 m (40 ft.) buffer area as outlined in Section A of this report.
- 2. THAT Council authorize the preparation and execution of a restrictive covenant pursuant to Section 215 of the Land Title Act to observe a principal building setback of 27.432 m (90 ft.) from Winston Street, as outlined in Section B of this report.

REPORT

The subject property is located on the north side of Winston Street, west of Phillips Avenue, as shown on the attached plan.

A. LANDSCAPE BUFFER

One of the conditions of subdivision approval requires that a 12.192 m (40 ft.) wide landscaped buffer be provided across the rear/side portion of proposed Lot 202, D.L. 44 in alignment with the north property line of Winston Street. A landscape plan for this buffer area has been prepared by a qualified Landscape Architect and approved by all departments concerned. A bond covering the value of the planting scheme has been submitted, together with a 4% inspection fee to guarantee completion of the landscaping. A restrictive covenant must be registered under Section 215 of the Land Title Act against the above noted lot in order to protect the planting within the 12.192 m buffer area. Installation of the landscape buffer will be the responsibility of the owner; maintenance inside the fence will also be the responsibility of the owner, with the area outside being maintained by the Corporation.

198

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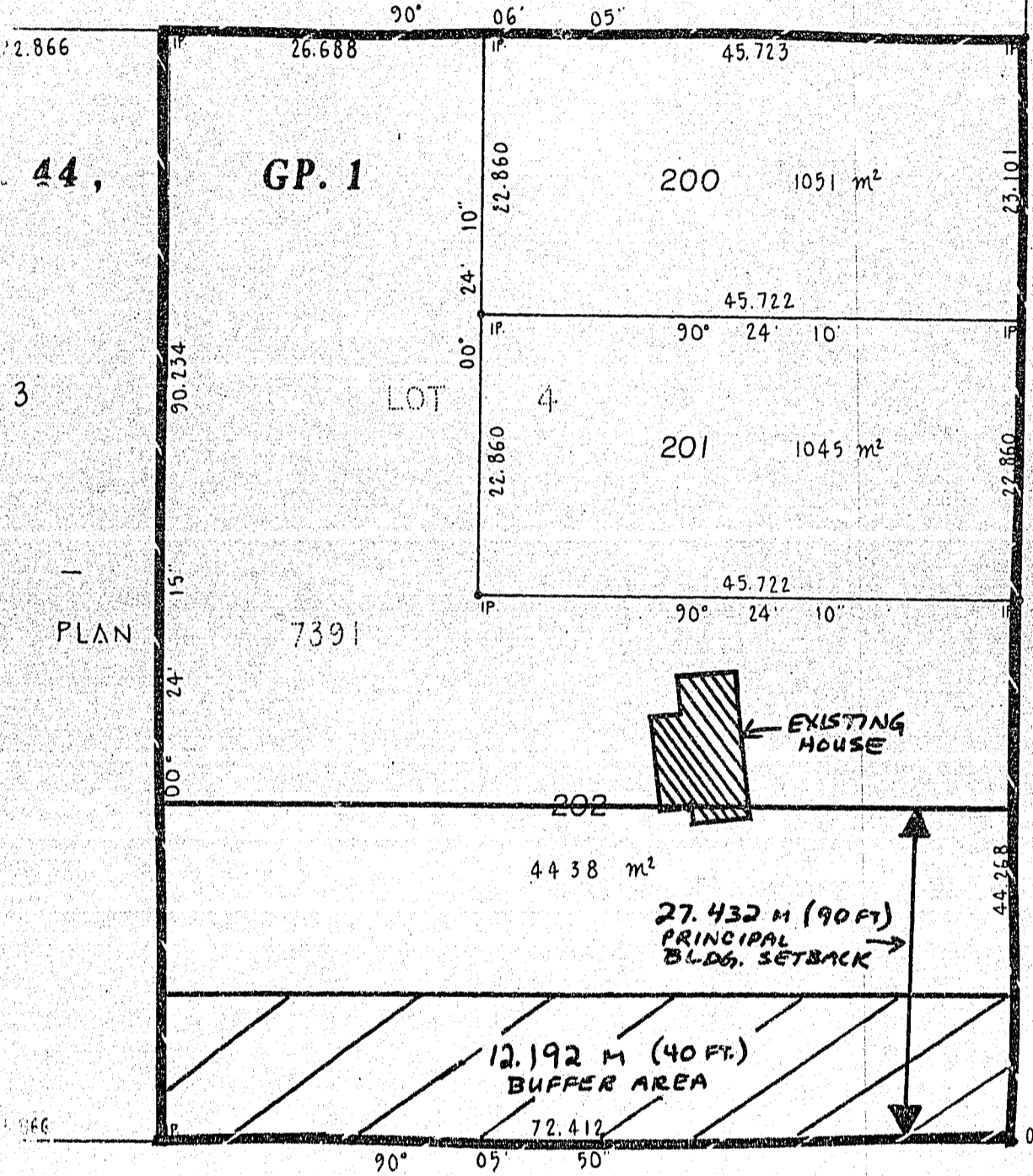
PLAN 56017

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90° 06' 30" 95.274

2 PLAN 3454

PART 2 PLAN 7391



GOVERNMENT STREET - WINSTON ST.

PHILLIPS AVENUE

154
 SCALE 1:500 M
 S.D. REF. #108/78