

ITEM	3
MANAGER'S REPORT NO.	28
COUNCIL MEETING	1979 04 09

RE: PROPOSED LAND EXCHANGE - 5289 BYRNE ROAD CORPORATION AND BOSA BROS. CONSTRUCTION LTD.

Following is a report from the Parks and Recreation Administrator regarding a proposed land exchange.

RECOMMENDATION:

1. THAT the recommendations of the Parks and Recreation Administrator be adopted.

* * * *

TO: MANAGER

1979 April 05

FROM: PARKS AND RECREATION ADMINISTRATOR

RE: PROPOSED LAND EXCHANGE - 5289 BYRNE ROAD CORPORATION AND BOSA BROS. CONSTRUCTION LTD.

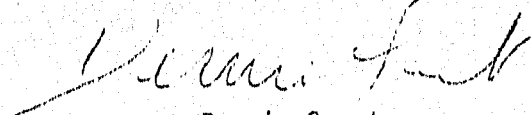
RECOMMENDATIONS:

1. THAT Council authorize the Legal and Lands Department to pursue the land exchange as illustrated on the attached Figure 3 on the basis of an equal exchange with no compensation to either party.
2. THAT Council authorize the preparation and execution of the survey plans and documents necessary to finalize this exchange with the cost to be borne by the Municipality.
3. THAT Council, upon completion of the exchange, authorize the preparation of a re-zoning by-law amendment as illustrated on the attached Figure 4, and that the re-zoning be advanced to the appropriate scheduled Public Hearing.

REPORT

The attached report from the Director of Planning was received by the Parks and Recreation Commission at its meeting of 1979 April 04.

The Commission adopted the recommendations contained therein.


Dennis Gaunt.

AG

c.c. Municipal Solicitor
Director of Planning
Municipal Treasurer
Municipal Engineer

ITEM 6
ADMINISTRATOR'S REPORT NO. 7
COMMISSION MEETING 79 04 04

1979 MARCH 29
OUR FILE: 03.301/D.L. 162

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TO: PARKS AND RECREATION ADMINISTRATOR
FROM: DIRECTOR OF PLANNING
SUBJECT: PROPOSED LAND EXCHANGE, 5289 BYRNE ROAD
CORPORATION AND BOSA BROS. CONSTRUCTION LIMITED

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BACKGROUND:

The subject property is located at the intersection of Byrne Road and Royal Oak Avenue as shown on the attached Figure 1. The properties to the north and west are owned by the Corporation and are, in the main, designated for park use in the Big Bend Development Plan as shown on the attached Figure 2. A small triangular portion of this property is within the Agricultural Land Reserve as shown on the attached Figure 3.

The private parcel is zoned M2 (General Industrial District) while the Municipal lands are zoned P3 (Park and Public Use District) as shown on the attached Figure 4.

EXISTING SITUATION:

The subject parcel is currently being developed as a wholesale lumber facility. The small triangular portion at the rear of the property is in the A.L.R. and cannot, therefore, be developed industrially.

The owner of this property has submitted a letter to the Corporation requesting that we enter into negotiations to exchange this parcel for the adjacent Municipal lands as illustrated on Figure 3. The Planning Department supports this exchange, as it is to our mutual advantage.

It should be noted that, in addition to requiring the private lands for Park Use as proposed in the Big Bend Development Plan, the acquisition of these lands will facilitate the proposed relocation of Byrne Creek.

It is therefore, recommended that that the Parks and Recreation Commission recommend to the Municipal Council that Council authorize the exchange of lands as illustrated on Figure 3 on the basis of an equal exchange with no compensation to either party.

RECOMMENDATIONS:

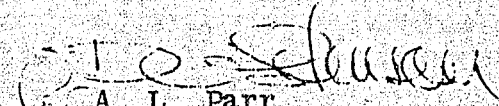
1. THAT the Parks and Recreation Commission recommend to the Municipal Council that Council authorize the Legal and Lands Department to pursue the land exchange as illustrated on the attached Figure 3 on the basis of an equal exchange with no compensation to either party.
2. THAT the Parks and Recreation Commission recommend to the Municipal Council that Council authorize the preparation and execution of the survey plans and documents necessary to finalize this exchange with the cost to be borne by the Municipality.

PROPOSED LAND EXCHANGE, 5289 BYRNE ROAD
CORPORATION AND BOSA BROS. CONSTRUCTION
LIMITED.....PAGE 2.....

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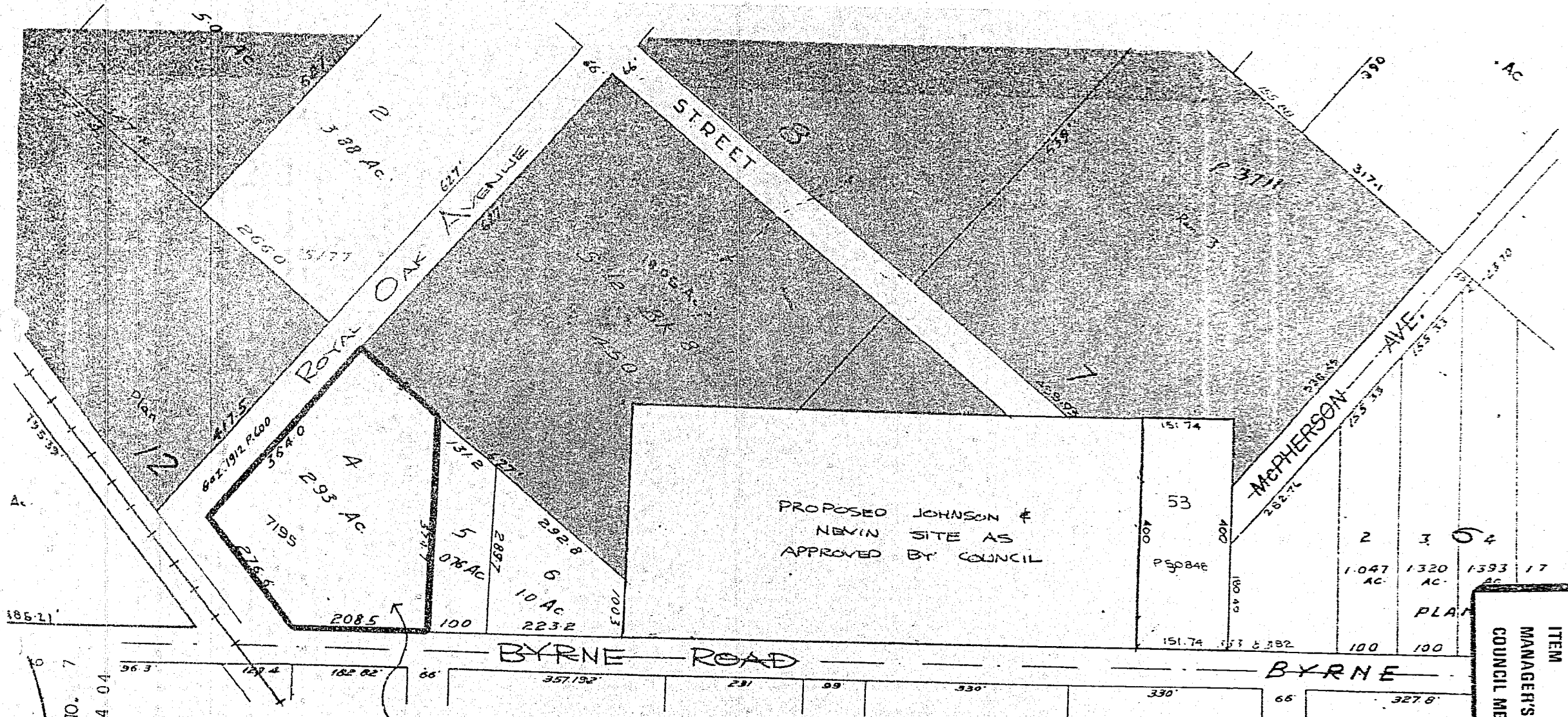
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3. THAT the Parks and Recreation Commission recommend to the Municipal Council that upon completion of the exchange, Council authorize the preparation of a rezoning by-law amendment as illustrated on the attached Figure 4, and that the rezoning be advanced to the appropriate scheduled Public Hearing.


A. L. Parr
DIRECTOR OF PLANNING

PB/sam
Attachments

cc: Municipal Manager
Municipal Solicitor
Municipal Engineer
Municipal Treasurer



5289 BYRNE ROAD


 MUNICIPAL LANDS.

FIGURE 1


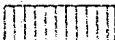
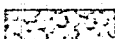
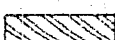
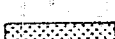
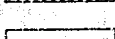
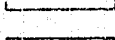
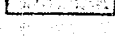
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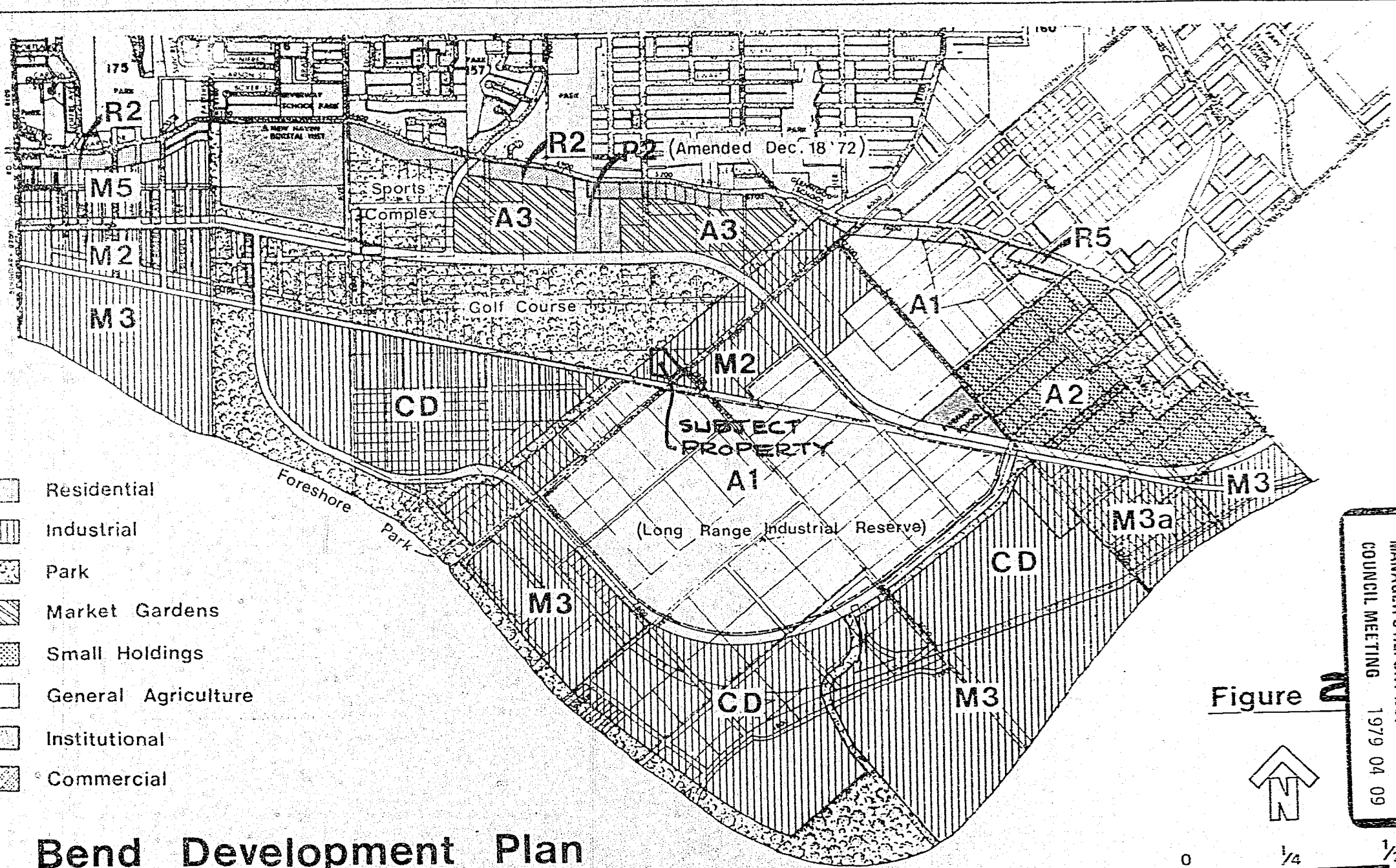
1" = 200' FB
1979 March

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 ITEM ADMINISTRATOR'S REPORT NO. 7
 COMMISSION MEETING 79 04 04

-  Residential
-  Industrial
-  Park
-  Market Gardens
-  Small Holdings
-  General Agriculture
-  Institutional
-  Commercial



Big Bend Development Plan

Adopted March 27, 1972

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Figure 11

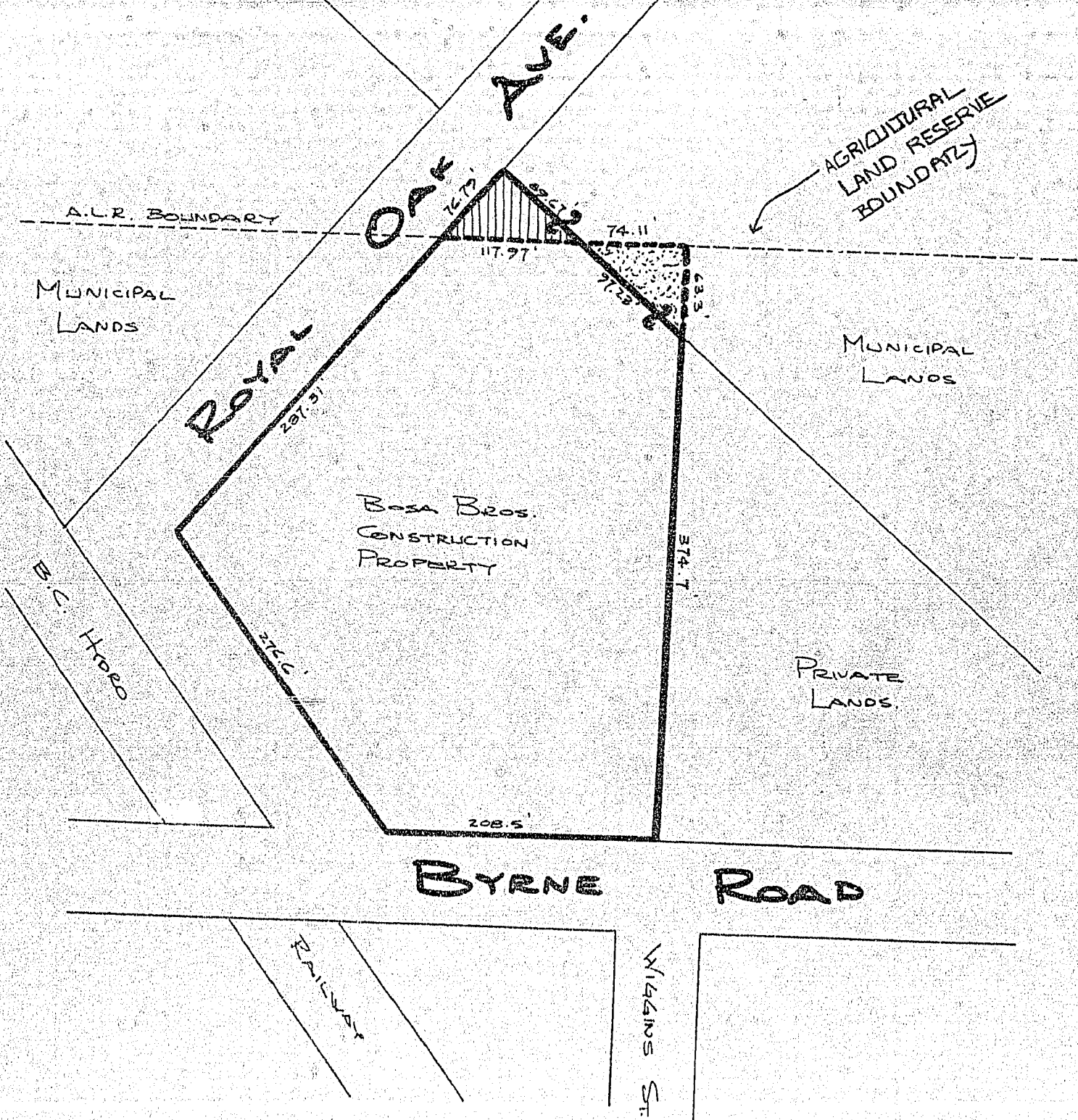


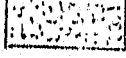

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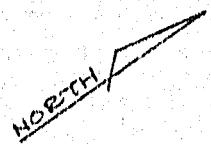
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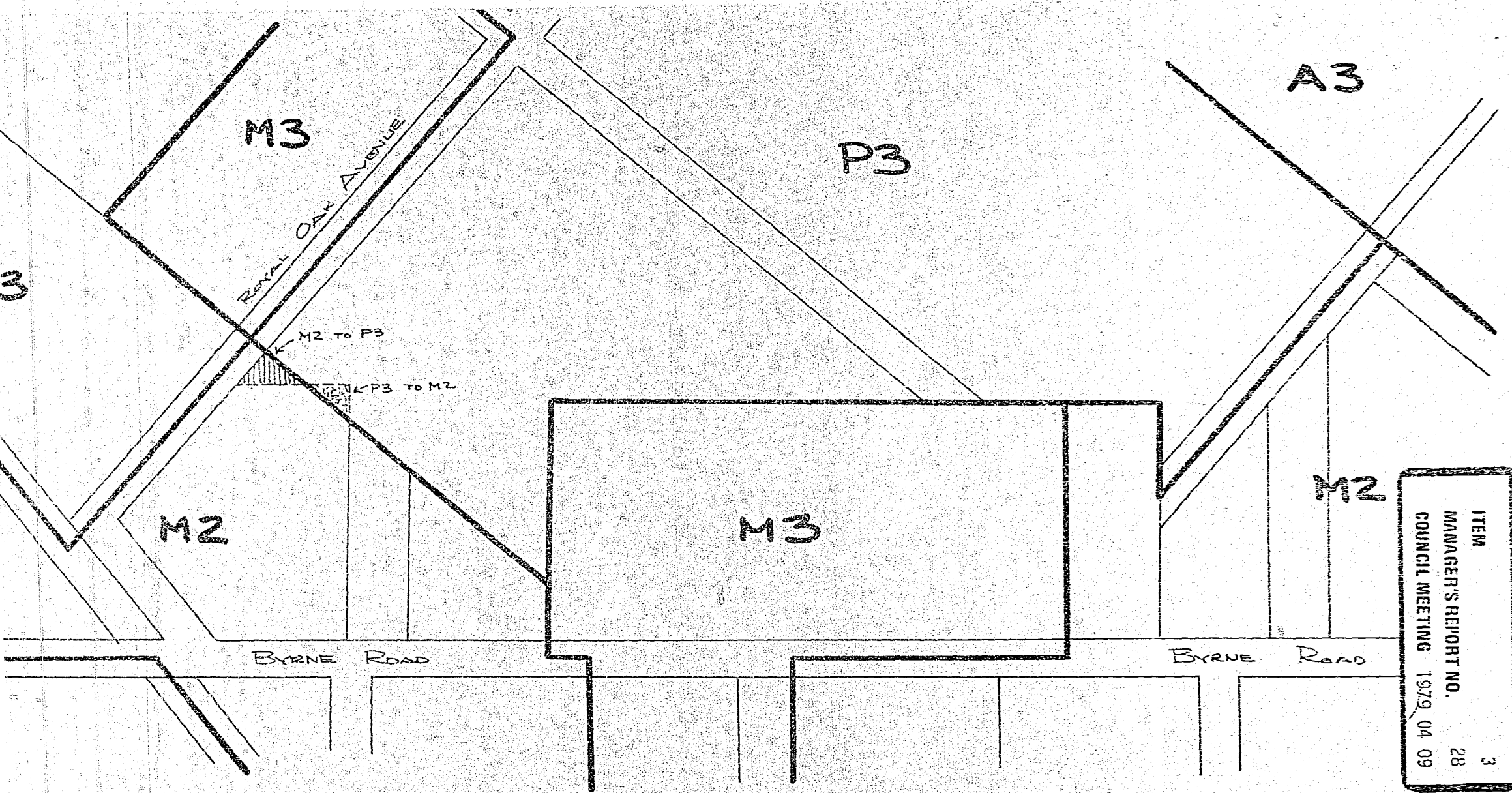
-  MUNICIPAL LANDS IN PROPOSED EXCHANGE (2346 #)
-  PRIVATE LANDS IN PROPOSED EXCHANGE (3443 #)

**PROPOSED
 LAND EXCHANGE**

FIGURE 3

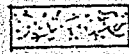



1" = 100' FB
 1979 MARCH



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FIGURE 4 - PROPOSED
REDESIGNATION OF ZONING

-  TO BE REZONED FROM P3 TO M2
-  TO BE REZONED FROM M2 TO P3

1" = 200' PB
 1979 MARCH

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