

ITEM	16
MANAGER'S REPORT NO.	70
COUNCIL MEETING	1980 11 17

RE: PROPOSED LAND EXCHANGE INVOLVING REDUNDANT
15TH AVENUE ROAD ALLOWANCE AND PRIVATE LANDS
DESIGNATED FOR AGRICULTURAL USE

Following is a report from the Director of Planning regarding the above subject.

RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1980 November 07
FROM: DIRECTOR OF PLANNING Our File No. S.D.#51/80
RE: PROPOSED LAND EXCHANGE INVOLVING REDUNDANT
15th AVENUE ROAD ALLOWANCE AND PRIVATE LANDS
DESIGNATED FOR AGRICULTURAL USE

RECOMMENDATIONS

1. THAT Council authorize the exchange of the closed portion of the 15th Avenue road allowance for Lots 2, 3 and 4, Block 12, D.L. 155A, Plan 1425, N.W.D. as shown on the attached Figure 1, on the basis of equal value, i.e. no additional compensation to either party.
2. THAT Council authorize the Municipal Solicitor to prepare and register the requisite documentation to consummate the exchange.
3. THAT, upon completion of the aforementioned exchange, Council authorize the preparation and introduction of a Road Closing By-law for the balance of the 15th Avenue road allowance south to Willard Street as illustrated on Figure 1.
4. THAT upon completion of the aforementioned road closure, the closed road allowance be consolidated with the adjacent Municipal lands shown on Figure 1.
5. THAT once the consolidation has been completed, staff be instructed to prepare and submit a report outlining the terms and conditions under which this parcel is to be offered for sale by Public Tender for agricultural use.

REPORT

SUMMARY

Council is being requested to approve a land exchange as compensation for the inclusion of a closed road allowance in a subdivision proposal. The value of the road allowance has been established at \$44,720 thereby making the potential acquisition costs of the lands to be received in exchange \$0.69 per square foot. The exchange is being recommended because it will give the Corporation an opportunity to consolidate and offer for sale other adjacent Municipal lands which are currently undeveloped.

BACKGROUND


On 1976 August 16 a Highway Exchange By-law involving a portion of the redundant 15th Avenue road allowance, as shown on Figure 1, received final adoption by Council. This closed parcel was to be included in a single family residential subdivision and the Corporation was to receive \$18,500 as compensation for the closed road allowance. The developer did not proceed with the subdivision and, therefore, the Corporation retained title to the closed parcel.

EXISTING SITUATION

The subdivision proposal has now been reactivated and accordingly, the Legal and Lands Department established a revised value of \$44,720 for the closed road allowance. The applicant is prepared to pay this amount, however, he has offered to exchange certain adjacent properties which he owns as payment. These adjacent Lots 2, 3 and 4, which are shown on Figure 1, are within the area of the Agricultural Land Reserve and they are designated for agricultural use in the Big Bend Development Plan. These properties comprise a total of 65,419 square feet (6,078 m²). The Legal and Lands Department has recommended acceptance of the proposed exchange on an even value basis. The value of the road allowance has been established at \$44,720 thereby making the acquisition costs of Lots 2, 3 and 4 to be \$0.69 per square foot (\$7.42/m²).

The Planning Department recommends the exchange as it will give the Municipality the opportunity to close the balance of the 15th Avenue road allowance and consolidate it with adjacent Municipal lands for sale as a farm unit. Not only will this permit the disposition of Corporation lands which have remained undeveloped, but the exchange will further implement the objectives of the Big Bend Development Plan.

Given Council's concurrence with the proposed land exchange, the next procedural step which is being recommended is to formally initiate the closure of the remainder of 15th Avenue and to follow through with the overall consolidation. Once this has been completed, staff will then submit a further report outlining the terms and conditions under which the consolidated parcel is to be offered for sale by Public Tender for agricultural use.


A. L. Parr
DIRECTOR OF PLANNING

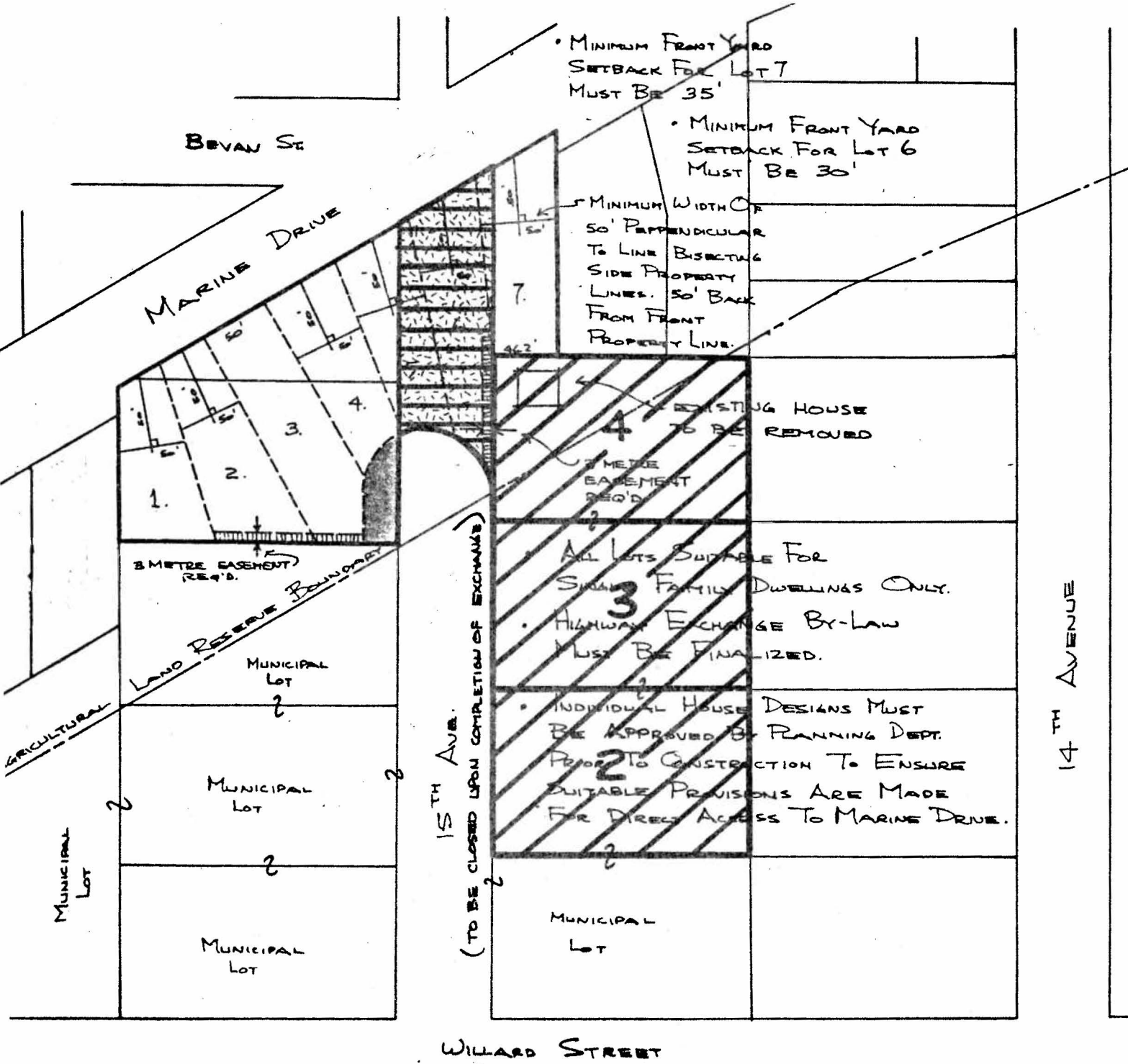
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Attach.

c.c. - Municipal Solicitor

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S.D. #51/80,
 D.L. 155A





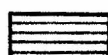
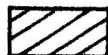
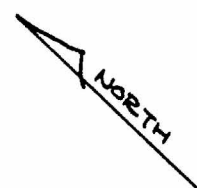
-  LANDS CLOSED VIA HIGHWAY EXCHANGE IN 1976.
-  LANDS DEDICATED VIA HIGHWAY EXCHANGE IN 1976.
-  CLOSED 15TH AVE. ROAD ALLOWANCE PROPOSED FOR EXCHANGE.
-  PRIVATE LOTS 2, 3 & 4 TO BE ACQUIRED BY CORPORATION VIA EXCHANGE.

FIGURE 1



PROPOSED LAND EXCHANGE

1" = 100' FB
 1980 Nov. 06

