

RE: 1987 MUNICIPAL SUBDIVISION PROGRAM
 ADVANCEMENT FOR SERVICING AND SALE BY PUBLIC TENDER
 AND COST SHARING OF SERVICES
SUBDIVISION REFERENCE NO. 116/86

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendations of the Approving Officer be adopted.

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TO: MUNICIPAL MANAGER 1986 NOVEMBER 04

FROM: APPROVING OFFICER

RE: 1987 MUNICIPAL SUBDIVISION PROGRAM
 ADVANCEMENT FOR SERVICING AND SALE BY PUBLIC TENDER
 AND COST SHARING OF SERVICES
 SUBDIVISION REFERENCE #116/86

RECOMMENDATIONS:

1. THAT Council authorize the servicing of the subject municipal subdivision from the Tax Sale and Corporate Land Reserves designated for land assembly and development programs and subsequent sale of the proposed lots by public tender, together with cost sharing with the developer of the private lands to the east for preparation of survey plans, engineering design drawings, landscape plans, as well as installation of services and landscaping for the municipal Lots 'a' to 'f', inclusive.
2. THAT a Highway Exchange By-law be introduced for the closure of a portion of the cul-de-sac in exchange for further road dedication.

REPORT

1.0 SUMMARY/INTRODUCTION

We are in receipt of an application for subdivision of private lands east of lands owned by the Municipality. A subdivision layout yielding six lots for the Municipality has been prepared based on the existing R4 Residential District (see attached sketch). This area is not included within the boundary of Deer Lake Park.

It is now intended to advance this subdivision for concurrent servicing with the adjacent private lands, with sales proposed for 1987.

It is intended that the developer of the private lands to the east will arrange for preparation of all legal survey plans, highway exchange by-law plans, right-of-way plans, engineering design drawings, landscape plans, as well as installation of services and landscaping for the municipal Lots 'a' to 'f', inclusive, as well as for his Lots 1 to 6, inclusive. In this regard, the Municipality will participate in a cost sharing arrangement.

This subdivision appears in the 1987 Provisional Capital Budget - Municipal Subdivisions.

2.0

SERVICING REQUIREMENTS

The Director Engineering has provided a preliminary servicing estimate of \$22,000.00 as the Corporation's share for road works, water, storm, sanitary, underground wiring, boulevard planting and street lights.

It is estimated that the Corporation's share for engineering, survey and legal fees will be approximately \$3,000.00 (14% of the servicing costs).

A Parkland Acquisition Levy of \$5,598.00 is required (6 lots x \$933.00).

A 40 foot landscape buffer is required along the rear portion of Lots 'e' and 'f'. It has been estimated that the Corporation's cost will be approximately \$19,400.00 for plant material top soil, ground cover, labour, fencing and preparation of landscape plans.

The estimated market value of the six lots is \$450,000.00 A total of approximately \$50,000.00 is required for their creation and servicing. The estimated raw land value is \$292,565.00 The net revenue to the Municipality after servicing, allowance for the raw land value and sale by public tender is approximately \$107,000.00.

3.0

REQUIRED ROAD CLOSURE

As can be noted on the sketch, the cul-de-sac is to be shifted southward to allow for the extension of the road into the private lands to the east. As a result, a portion of the existing cul-de-sac road allowance needs to be closed and consolidated with the adjacent municipal lands.

It is proposed that this portion of road be closed via the Highway Exchange By-law method in exchange for the dedication of road within the subdivision.

Reports of the closure were circulated to the various agencies having an interest in the closure. Any utilities within the closure area will be relocated as a result of the new road configuration and, therefore, no easements will be required.

4.0

REQUIRED PLANS AND DOCUMENTS

As mentioned under Section 1.0 of this report, the developer of the private lands to the east will arrange for the preparation of all legal survey plans, highway exchange by-law plans, right-of-way plans, engineering design drawings and landscape plans covering his Lots 1 to 6, inclusive, and the Municipality's Lots 'a' to 'f', inclusive.

All items pertaining to the municipal subdivision and the private subdivision will be deposited concurrently in the Land Title Office.

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5.0 FINANCING

All costs associated with the Corporation's cost sharing arrangement for preparation of engineering design drawings, survey plans, landscape plans and documents are to be funded from the Tax Sale and Corporate Land Reserves designated for land assembly and development programs. The development is in accordance with our Capital Program and funds are available to finance the development. The proceeds from the sale of the municipal lots will be deposited back into this fund.

6.0 CONCLUSION

In order to advance the subdivision and servicing of the municipal lands, we are seeking Council authority to pursue a cost sharing arrangement with the developer of the private lands to the east.

A further report will be forwarded to Council outlining minimum values of the lots when they are offered for sale by public tender (subsequent to completion of servicing).

CMM:ad

Atts.

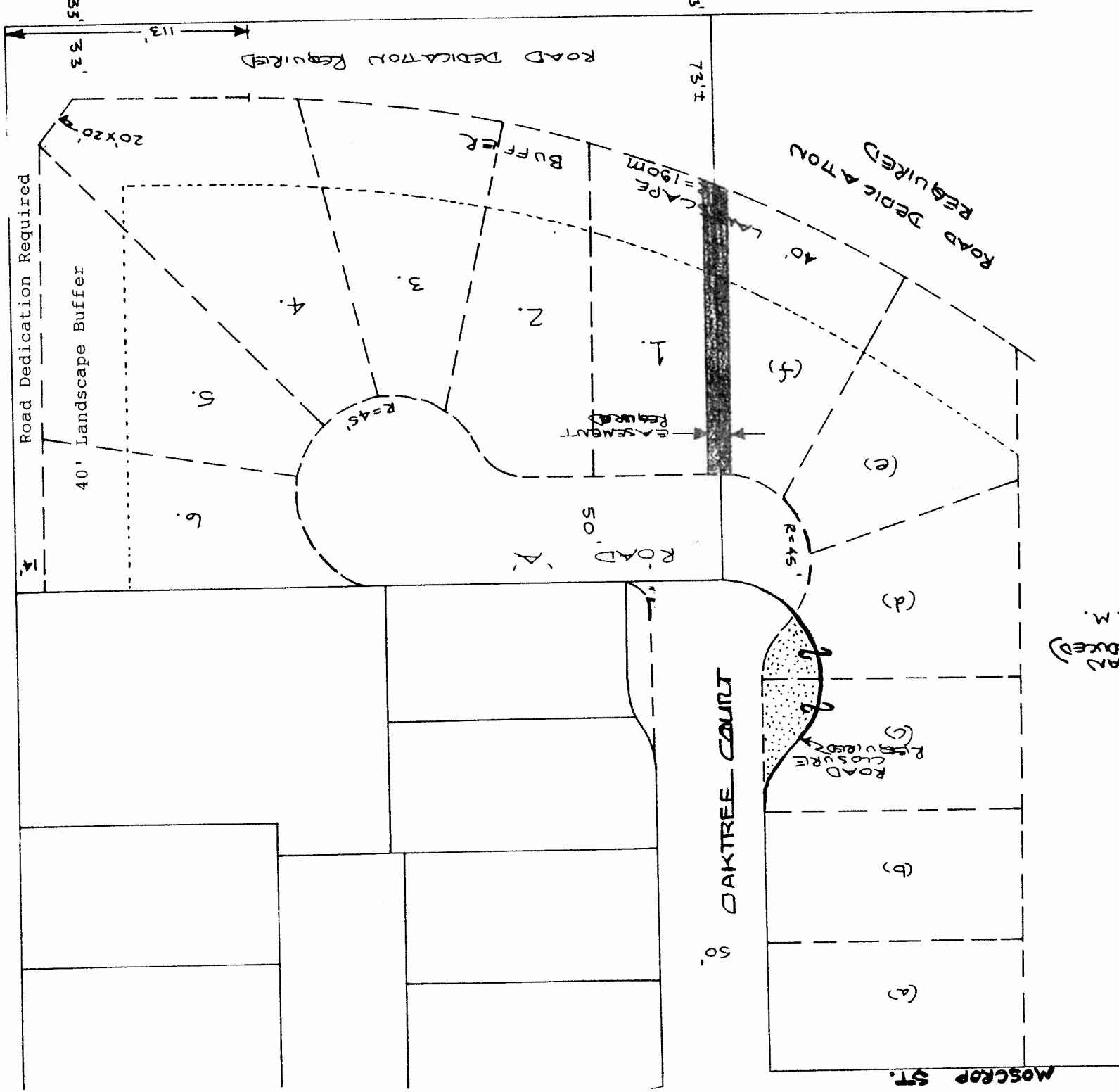
cc: Municipal Solicitor
Director Engineering
Director Finance
Director Recreation & Cultural Services
Director Administrative & Community Services
C.R. Lowther - Planner II


A.L. PARR,
APPROVING OFFICER

ITEM 17
MANAGER'S REPORT NO. 68
COUNCIL MEETING 86/11/17

ROYAL OAK AVENUE

170



MUNICIPAL LOTS - 'a' to 'f'

D.L. 82
REM. S&T LOT 6
PLAN 11987
S.D. REF. # 116/86
X REF. P.C. REF. # 17/80
SCALE: 1" = 60' (PLAN REDUCED)
1986 AUG. C.M.M.
ZONING: R4