

RE: REZONING REFERENCE NO 14/89
PROPOSED ROAD CLOSURE
5420 WOODSWORTH STREET

ACTING MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Planning & Building Inspection be adopted.

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TO: MUNICIPAL MANAGER 1989 APRIL 18

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #14/89
PROPOSED ROAD CLOSURE
5420 WOODSWORTH STREET
(SEE ATTACHED SKETCH)

PURPOSE: To seek Council authorization to introduce a Highway Exchange Bylaw and to delete a prerequisite condition in connection with the subject rezoning.

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RECOMMENDATIONS:

1. THAT Council authorize the introduction of a Highway Exchange Bylaw involving the closure of the lane allowance adjacent the subject site in exchange for dedication of a relocated lane allowance.
2. THAT the following be deleted as a prerequisite to the completion of the rezoning:
 - (c) The completion of all subdivision requirements.

R E P O R T

1.0 BACKGROUND INFORMATION:

- 1.1 Council, on 1989 March 20, adopted the recommendation of the Director Planning and Building Inspection that the subject rezoning be forwarded to Public Hearing on 1989 April 18 and that prerequisite conditions be established to the completion of the rezoning. The subject rezoning appears elsewhere on this Agenda for Second Reading.
- 1.2 On 1985 November 25, Final Approval was given to the subdivision which created the future Municipal Firehall site and the P5 zoned property located at 5420 Woodsworth Street. One of the conditions of this subdivision was dedication of a lane allowance in order to provide access to the future R3 District properties east of the subject site.

ITEM	4
MANAGER'S REPORT NO.	30
COUNCIL MEETING	89/04/24

2.0 GENERAL DISCUSSION:

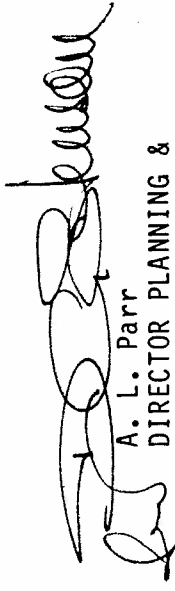
- 2.1 In connection with the subject rezoning application and future proposed R3 District subdivision of the subject property at 5420 Woodsworth Street, it is now considered appropriate to close the dedicated lane allowance and consolidate it with the subject property in exchange for a lane dedication relocated to the west side of the subject property (see attached sketch). The lands to **115** be exchanged are approximately equal in size and no compensation will be required by either party.
- 2.2 Secondary vehicular access to the future lots fronting Woodsworth Street and to the Firehall site and primary access for the residential lots fronting Canada Way could then be made available through additional lane dedication to be provided as a condition of the future subdivision of the subject property.
- 2.3 The following conditions will be the responsibility of the developer.
- a) Submission of the necessary Highway Exchange Bylaw plans and consolidation plans.
 - b) Payment of all legal and survey costs.
 - c) Completion of Rezoning Reference #14/89.
- 2.4 With regards to the prerequisite condition of the completion of all subdivision requirements, upon reflection it is noted that completion of rezoning to the R3 District is necessary before approval of a subdivision can be granted. It is therefore appropriate to delete the present prerequisite condition as noted above. Subdivision will subsequently be achieved through the normal approval procedures, and as previously indicated, will include a requirement for dedication of the additional lane allowance, and its attendant construction along with any other servicing works.

AW

BW:ap

Attachment

cc: Municipal Solicitor
Director Engineering


A. L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

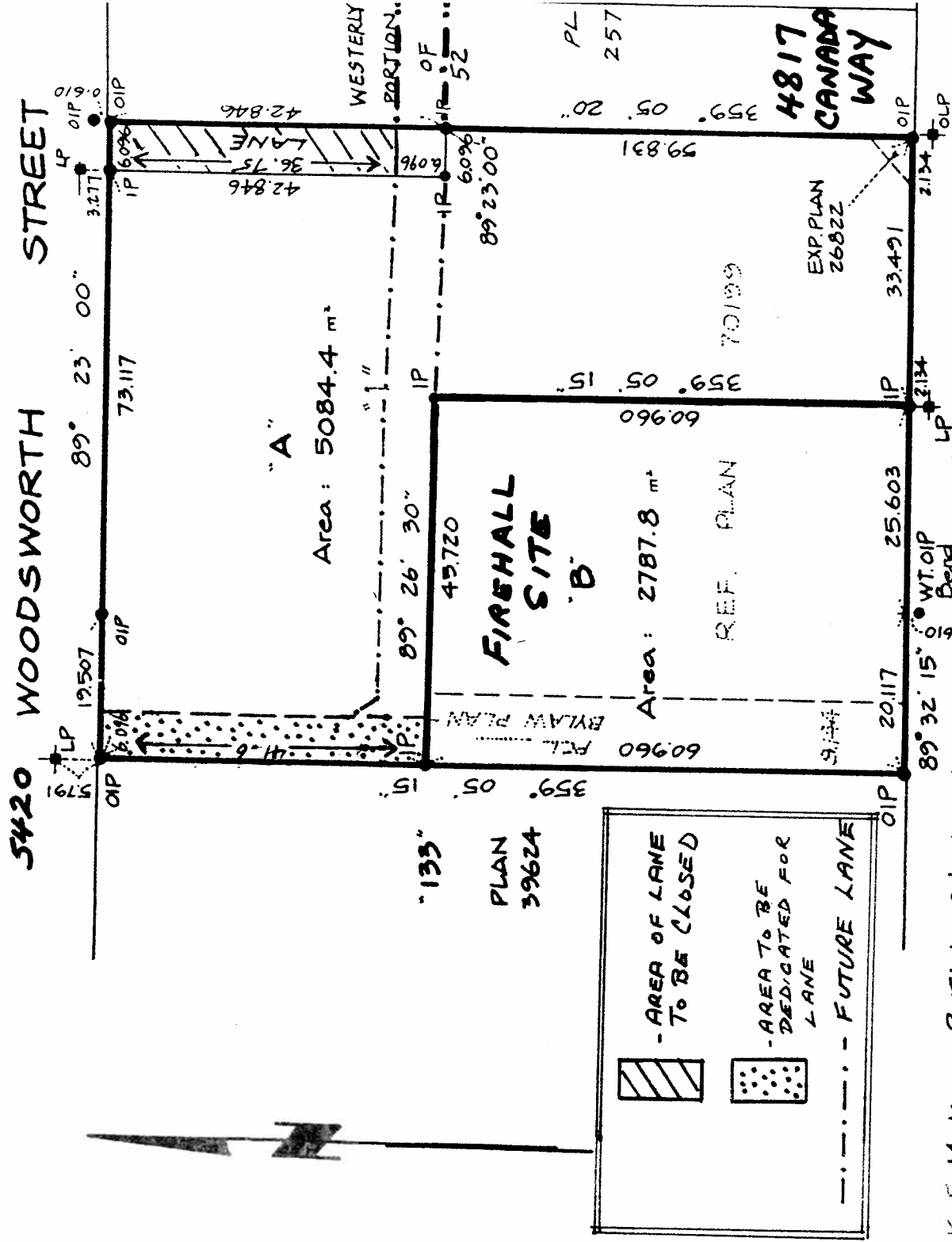
R.Z. REF. # 14/89
 ZONE: Proposed R3

1 DIVISION PLAN OF PARCEL 1 (REFERENCE PLAN
 ARCEL ----- (BYLAW PLAN -----); BOTH OF
 ISTRICT LOT 74 GROUP 1 NEW WESTMINSTER D

SCALE = 1:750



All distances are



K. F. Mak, a British Columbia Land
 or, of the Municipality of Delta,
 itish Columbia, certify that I was
 at and personally superintended
 survey represented by this plan and
 The survey and plan are correct.
 survey was completed on the 9th day
 October, 1985.

K. F. Mak
 B. C. L. S.

CANADA WAY
 Approved under The Land Title Act
 This 25TH day of NOVEMBER, 1988

[Signature]
 Approving Officer, Municipality of Burnab

All distances are in metres unle
 " This Plan lies within The Greater

