

RE: SUBDIVISION REFERENCE NO. 103/86  
HASTINGS STREET & RIDGEVIEW DRIVE  
EAST OF DUTHIE AVENUE  
Sale of a Portion of Land

ITEM 3  
MANAGER'S REPORT NO. 60  
COUNCIL MEETING 89/09/25

MUNICIPAL MANAGER'S RECOMMENDATION:

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

\* \* \* \* \*

TO: MUNICIPAL MANAGER  
FROM: APPROVING OFFICER  
SUBJECT: SUBDIVISION REFERENCE #103/86  
HASTINGS STREET & RIDGEVIEW DRIVE,  
EAST OF DUTHIE AVENUE  
Sale of Portion of Municipal Land

1989 September 20

PURPOSE: To obtain Council authorization for the sale of a portion of Municipal land to include in the subdivision between Hastings Street and Ridgeview Drive.

RECOMMENDATION:

- 1.0 THAT Council authorize the posting of a portion of Municipal land for sale by public tender, subject to consolidation with adjacent lands and the terms outlined in Section 2.0 of this report.

**R E P O R T**

1.0 BACKGROUND:

On 1989 June 26 (Item 9, Manager's Report No. 45) Council authorized the Municipal Solicitor to negotiate the sale of a narrow strip of Municipal land for inclusion with the above subdivision.

Attached is a sketch indicating the location of the land proposed to be sold. The aforementioned report stated a dimension of approximately 0.75 m (2.46 ft.) x 40.528 m (132.96 ft.). However, we have since received a preliminary survey which indicates, more precisely, an area of 0.906 m (2.97 ft.) x 40.52 m (132.94 ft.).

As was previously outlined, it is necessary for the owner to acquire this strip of land to ensure that proposed Lots 8 to 11 can achieve the minimum area of 670 m<sup>2</sup>. Further, for information, proposed Lots 1 to 7 can meet the area requirements due to slightly greater existing lot depths and minor adjustments over private property.

2.0 CURRENT SITUATION:

The Municipal Solicitor has now negotiated the sale and advises as follows:

"Based on a land residual approach, we would be prepared to support a recommendation that the .906 m x 40.52 m portion be posted for sale at a minimum value of \$16.65 per square foot."

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The final land area and total price will be confirmed by the formal survey plan. Additionally, the sale will be contingent upon the strip of land being consolidated with the adjacent lands.

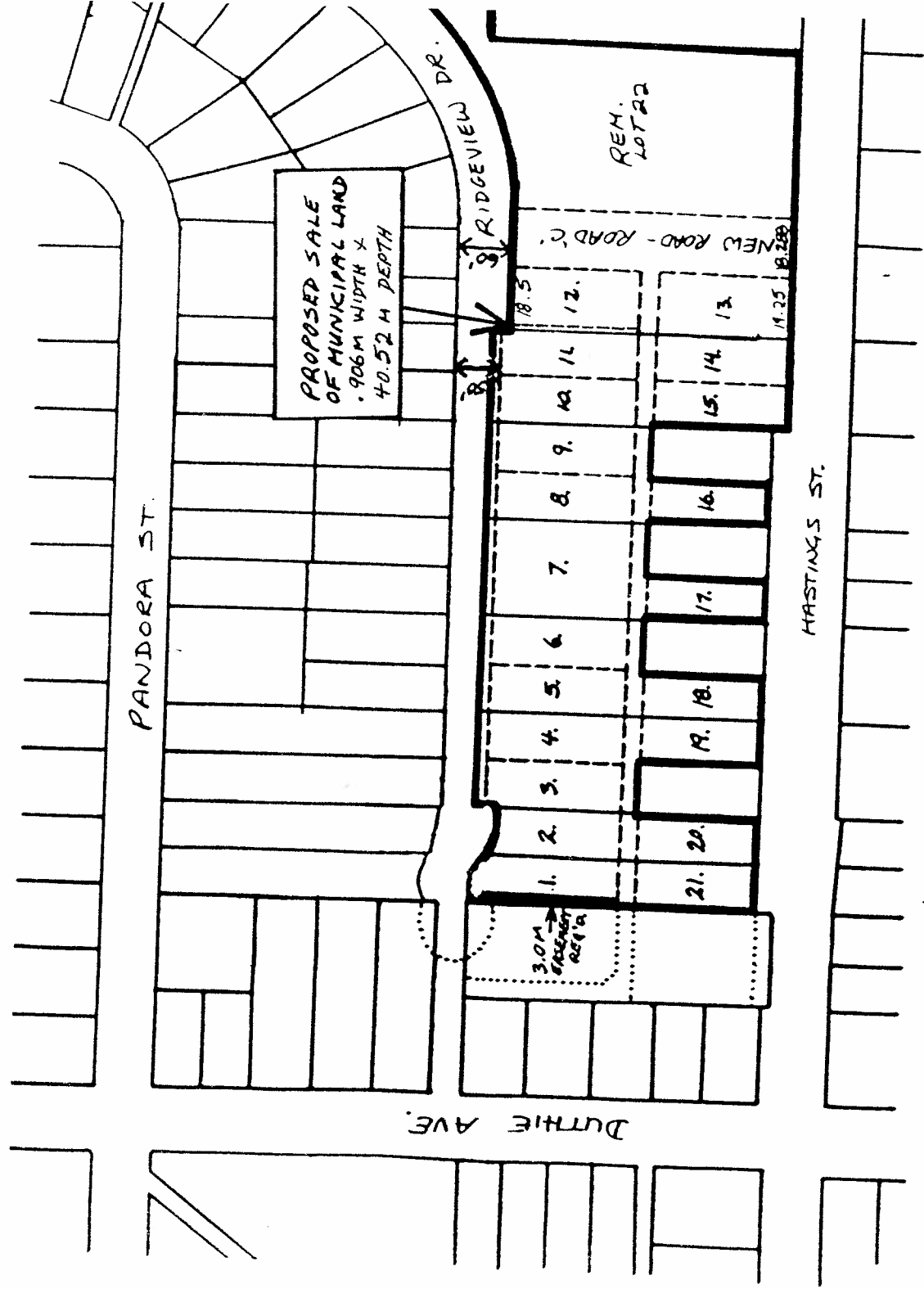
It is therefore appropriate at this time for Council to grant authority for posting the referenced portion of land for sale by public tender as outlined in this report.



A. L. Parr  
APPROVING OFFICER

CS:hr  
Att.  
cc: Municipal Solicitor

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SUBDIVISION REFERENCE # 103/86

SCALE 1:2000

SKETCH PLAN

