

ITEM
MANAGER'S REPORT NO. 3
COUNCIL MEETING 45
89/06/26

RE: SUBDIVISION REFERENCE NO. 49/85
ROAD RESERVATION BYLAW

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1989 June 20
FROM: APPROVING OFFICER
SUBJECT: SUBDIVISION REFERENCE #49/85
Road Reservation Bylaw
PURPOSE: To obtain Council authority for the preparation and introduction
of a Road Reservation Bylaw.

RECOMMENDATION:

1. THAT Council authorize the preparation and introduction of a Road Reservation Bylaw over a portion of 5750 Loughheed Highway to provide for the future development of the future Holdom overpass.

R E P O R T

The Planning and Building Inspection Department is in receipt of an application to subdivide property at 5750 Loughheed Highway into two lots under the existing M2 General Industrial District zoning as shown on the attached sketch.

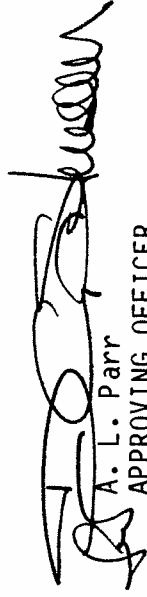
In order to accommodate the planned future development of the Holdom overpass involving a new road connection from Holdom Avenue to Kingsland Drive, the westerly portion of proposed Lot 2 and a small corner truncation at the southwesterly corner of proposed Lot 1 will ultimately be required for road allowance purposes. A Road Reservation Bylaw, together with the related Section 215 covenant agreement, is recommended to achieve the required protection of this area for acquisition in the future by the Municipality for road purposes. The owner of the land may use this reserved area for purposes such as non-required parking, non-required storage area, and landscaped area until it is acquired for road purposes, and this area will remain as part of the net site for site coverage contribution purposes, so that the development potential of the site is not unduly restricted. In the future the land will be acquired when it is required.

The development plans to be submitted by the applicant will have to incorporate appropriate setbacks, landscaping, and screening relative to the road reservation area.

All survey and legal costs associated with the preparation and registration of survey plans and related legal documents are to be borne by the subdivider.

CMM:hr
Att.

cc: Municipal Solicitor
Director Engineering


A. L. Parr
APPROVING OFFICER

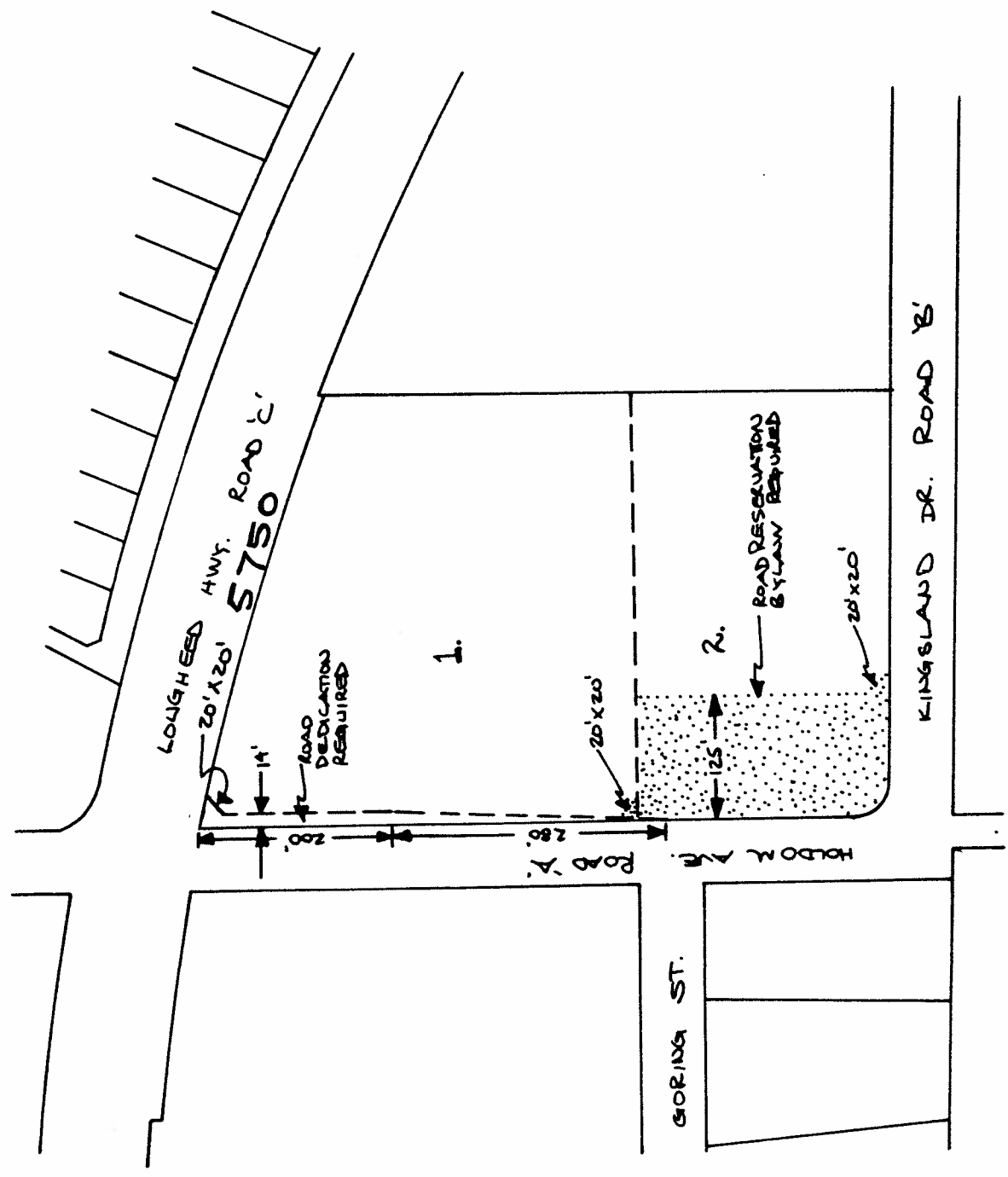
D.L. 130

S.D. REF. # 49/85

ZONING: M 2 & R 2 (45' STRIP ALONG LONGHEED)

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SCALE: 1:2000M
 1985 JUNE C.M.M.
 1988 NOV. C.M.M.