

RE: SUBDIVISION REFERENCE NO. 103/86
HASTINGS STREET AND RIDGEVIEW DRIVE, EAST OF DUTHIE AVENUE
SALE OF MUNICIPAL LAND AND HIGHWAY EXCHANGE BYLAW

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1989 June 21
FROM: APPROVING OFFICER

SUBJECT: SUBDIVISION REFERENCE #103/86
HASTINGS STREET AND RIDGEVIEW DRIVE, EAST OF DUTHIE AVENUE
SALE OF MUNICIPAL LAND AND HIGHWAY EXCHANGE BYLAW

PURPOSE: To seek Council's authority to negotiate the sale of a portion of Municipal land and for authority to enter into a Highway Exchange Bylaw.

RECOMMENDATIONS:

- 1.0 THAT the Municipal Solicitor be authorized to negotiate the sale of a portion of Municipal land, as more particularly outlined in this report.
- 2.0 THAT introduction of a Highway Exchange Bylaw be authorized, which involves closure of a portion of road allowance in exchange for dedication of a new portion of road, subject to the conditions outlined in this report.

R E P O R T

BACKGROUND:

As Council is aware, the Planning and Building Inspection Department is in receipt of an application to subdivide properties between Hastings Street and Ridgeview Drive, east of Duthie Avenue, as shown on the attached sketch.

On 1989 May 29, authority to dedicate Municipal Land for road, resulting in the creation of two Corporation-owned lots (lots 12 and 13 on sketch) for future sale, and authority to expend funds for servicing was granted.

Based on the foregoing, it is now in order to proceed with the conditions governing this subdivision. Two items require Council's authority, as follows:

1. Sale of Portion of Municipal Land:

In order to ensure that proposed Lots 8 to 11 can achieve the minimum area of 670 m², it is necessary for the owners to acquire a portion of Municipal land. The area is calculated to be approximately 0.75 m (2.46 ft.) by 40.528 m (132.96 ft.), as shown on the sketch. For information, proposed Lots 1 to 7 can meet the area required due to slightly greater existing lot depths and minor adjustments over private property than exists on proposed Lots 8 to 11.

Details of the negotiations for sale of this portion of land would be the subject of a further report.

ITEM	9
MANAGER'S REPORT NO.	45
COUNCIL MEETING	89/06/26

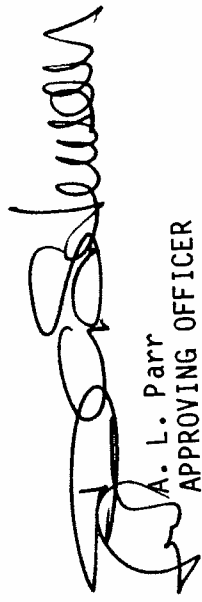
2. Highway Exchange Bylaw:

A small portion of road, which was previously dedicated at a time when the plan was to connect Ridgeview Drive to Pandora Street, is no longer necessary in view of the current proposal.

It is, therefore, considered appropriate to close that portion of road in exchange for a new dedication to extend Ridgeview Drive to the west abutting proposed Lot 1, as shown on the sketch, and subject to fulfillment of the following conditions by the developer:

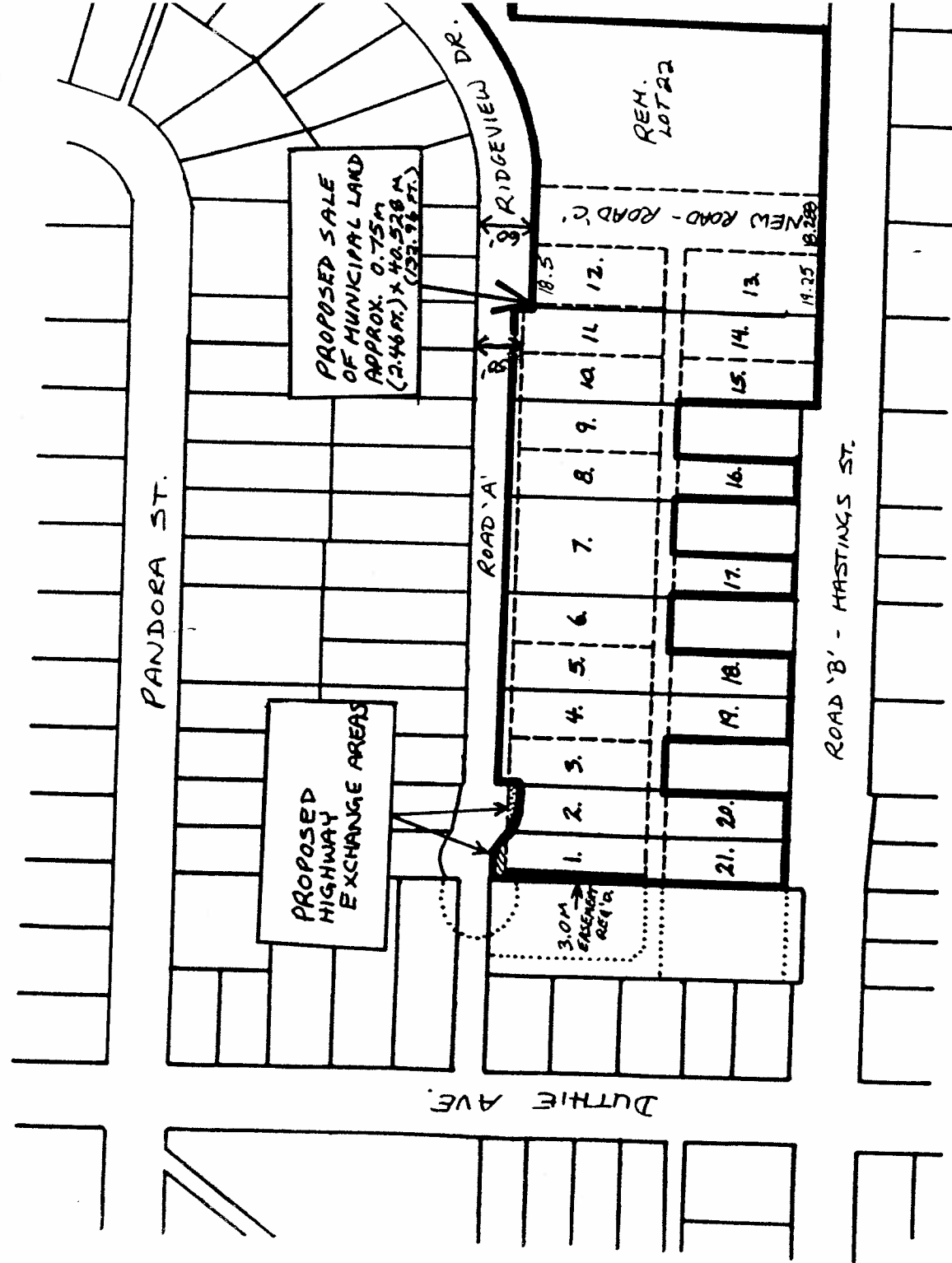
- (i) Consolidation of the proposed minor closure with proposed Lot 2.
- (ii) Dedication of the required portion for road.
- (iii) Granting of any necessary easements.
- (iv) Submission of the required Highway Exchange Bylaw and Subdivision plans.

The applicant has submitted a letter dated 1989 May 17 concurring with the above conditions.


A. L. Parr
APPROVING OFFICER

CS:hr
Att.
cc: Municipal Solicitor
Director Engineering
Director Finance

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NOTE: [Hatched pattern] - PROPOSED CLOSURE
 [Dotted pattern] - PROPOSED DEDICATION } VIA HIGHWAY EXCHANGE BYLAW

SUBDIVISION REFERENCE # 103/86

SCALE 1:2000

SKETCH PLAN

