

RE: SUBDIVISION REFERENCE NO. 75/88
ROAD CLOSURE REFERENCE NO. 3/88
PROPOSED CLOSURE OF A PORTION OF PHILLIPS AVENUE NORTH OF CURTIS STREET

ACTING MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1988 December 20

FROM: APPROVING OFFICER

RE: SUBDIVISION REFERENCE #75/88
ROAD CLOSURE REFERENCE #3/88
PROPOSED CLOSURE OF A PORTION OF PHILLIPS AVENUE
NORTH OF CURTIS STREET

PURPOSE: TO OBTAIN COUNCIL AUTHORITY FOR THE CLOSURE AND SALE OF A PORTION
OF PHILLIPS AVENUE NORTH OF CURTIS STREET

RECOMMENDATION:

1. THAT Council authorize the introduction of a Road Closing Bylaw involving the closure of a portion of Phillips Avenue north of Curtis Street, subject to the conditions outlined in this report.

1.0 BACKGROUND

As a result of a subdivision application by the owner of 7391 Curtis Street, the Planning and Building Inspection Department reviewed the existing road allowance to the east of the lot (see attached sketch). The road allowance is undeveloped and is considered redundant for road use.

The subject lot is insufficient in area to permit the subdivision into two lots under the present R4 Residential Zoning district. An approximate 0.95m (3.1 ft.) portion of the road allowance, if closed and consolidated with the site, will provide the required lot area.

Reports of the proposed closure were circulated to the various agencies having an interest in the subject road allowance. There are no utilities located within the road closure area.

2.0 CURRENT SITUATION

When all reports were received, the Planning and Building Inspection Department sent a letter to the applicant stating that the proposed road closure would be contingent upon completion of the following conditions by the applicant:

- a). Consolidation of the road closure area with proposed Lots 1 and 2.
- b). Payment of compensation to the Corporation in the amount of \$12.27 per square foot for the road closure area (approximately \$9,177.96 for approximately 748 square feet - to be confirmed by legal survey plan).

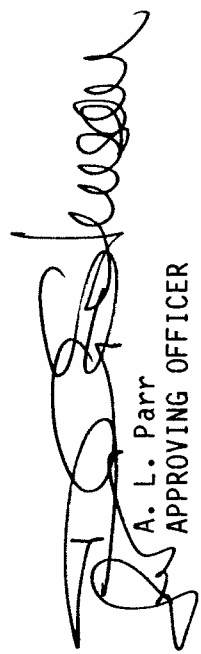
Re: S.D.Reference #75/88
R.C.Reference # 3/88
Proposed Closure of a Portion of
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- c) Submission of all necessary road closing bylaw plans, consolidation plans and subdivision plans.
- d) Execution of all necessary documents involved with the closure and transfer.
- e) Payment of all legal and survey costs by the applicant.

The Planning and Building Inspection Department has received the applicant's written concurrence with the above conditions.


A. L. Parr
APPROVING OFFICER

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

