



Corporate NO: R203

Report COUNCIL DATE: September 25, 2000

REGULAR COUNCIL

TO: Mayor & Council **DATE: September 8, 2000**

FROM: General Manager, Engineering **FILE: 7900 - 0107**

SUBJECT: Road Exchange at 34 Avenue and 156 Street (Page 104)

RECOMMENDATION

That Council authorize:

1. a road exchange to close a $\pm 1,585 \text{ m}^2$ ($\pm 1,7061 \text{ s.f.}$) unopened portion of 156 Street at 34 Avenue in exchange for a $\pm 858 \text{ m}^2$ ($\pm 9,236 \text{ s.f.}$) portion of PID No. 011-219-122 (15614 - 36 Avenue); and
2. the City Clerk to bring forward a Road Exchange By-law for First, Second and Third Readings by Council.

BACKGROUND

A. Property Location

The road allowance proposed for road exchange is located in the Rosemary Heights area at 34 Avenue and 156 Street and is subject to a Neighbourhood Concept Plan. The immediate area is primarily residential.

B. Plan Designations, Zoning and Land Uses

15614 - 36 Avenue is currently zoned A1 (General Agriculture Zone) and is used as a holding property.

The Official Community Plan designation for this area is Urban.

C. Purpose of Road Exchange

The developer is proposing an 18 lot subdivision with the addition of the closed road. In exchange, the developer

will dedicate a portion of land to provide for the realignment of 156 Street to 156A Street.

D. Process

Upon approval by Council, a reference plan prepared by the applicant is submitted to the Legislative Services Department requesting Introduction and Adoption of a Road Exchange By-law. In conformance with Section 525(4) of the Municipal Act, the exchange will be advertised for two consecutive weeks following the Introduction and First Reading at the Regular Council meeting. The advertisement provides information to the public at large on the details of the exchange and indicates that all pertinent data can be obtained from the Realty Section. All concerns from the public will be addressed prior to completion of the exchange. The City will execute transfer documents to transfer the road from the Crown. These documents, along with a consolidation plan provided by the developer, will effect the transfer and consolidation of road upon registration at the Land Title Office.

E. Conclusion

The road exchange allows the area to develop as prescribed in the Neighbourhood Concept Plan. The portion of road to be closed and consolidated is not needed for road purposes and does not affect the surrounding area.

It is recommended that Council approve the road exchange as outlined in this report.

Jorgen Johansen, P.Eng.
General Manager, Engineering

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Appendices

- I. Location Map
- II. Site Map
- III. Aerial Photograph of Site
- IV. Proposed Subdivision Layout