

Corporate NO: R241

Report COUNCIL DATE: December 3, 2001

REGULAR COUNCIL

TO: Mayor & Council **DATE: November 26, 2001**

FROM: General Manager, Engineering **FILE: 7900-0176**

SUBJECT: Road Exchange at 34 Avenue and 144 Street (Page 102)

RECOMMENDATION

That Council authorize:

1. a road exchange to close a $\pm 7,820 \text{ m}^2$ ($\pm 84,177 \text{ ft.}^2$) unopened portion of 34 Avenue at 144 Street in exchange for a $\pm 10,110 \text{ m}^2$ ($\pm 108,827 \text{ ft.}^2$) portion of PID No. 012-193-062 (14216 - 34 Avenue); and
2. the City Clerk to bring forward a Road Exchange By-law for consideration by Council.

BACKGROUND

A. Property Location

The road allowance proposed for road exchange is located in the Elgin area at 34 Avenue and 144 Street and is not subject to a Neighbourhood Concept Plan. The immediate area is primarily residential.

B. Plan Designations, Zoning and Land Uses

The properties comprising the subdivision are all currently zoned RA (One Acre Residential) and are used as holding properties.

The Official Community Plan designation for this area is Suburban.

C. Purpose of Road Exchange

The developer is proposing a 106 lot subdivision with 59 lots to be included in this first phase. In exchange for the portion of road to be closed, the developer will dedicate a portion of land for future road.

D. Process

Upon approval by Council, a reference plan prepared at the applicant's expense 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 Local Government Act, notice of the exchange will be advertised for two consecutive weeks in a local newspaper 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 Services Division. All concerns from the public will be addressed prior to completion of the exchange. The City will execute transfer documents to transfer the road on behalf of 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 development to proceed. 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. Subdivision Layout