



ADMINISTRATIVE REPORT

Surplus land 16th Avenue

BACKGROUND:

The Town of Cochrane holds (3) three parcels of land at the South end of Sixteenth Avenue. The lots are abutting residential occupancies to the West and industrial to the East and South. Council finds it desirable to sell the parcel of land at a fair market price.

RECOMMENDATIONS/RESOLUTION:

That Council surplus lot 704, lot 716, 717 and lot 718 from Plan M114NB.

ANALYSIS & DISCUSSION:

The lots being surplus are zoned residential as per zoning by-law 968-2013. Council can re-zone the lots to commercial or industrial which would be a better fit for the location.

All of the lots have water and sanitary available and road access. The Town does receive request for such lots during the year, in recent years the Town has made all of its lots available for sale to the public at a fair market price.

RELEVANT POLICY/LEGISLATION:

Municipal Act
Official Plan, Town of Cochrane

STATEMENT OF DIRECTION & PRIORITIES/BUSINESS PLAN:

Mayor and Council shall encourage the development of publicly owned land in accordance with the policies of the Official Plan

Richard Vallee

CAO'S RECOMMENDATIONS:

Comments:

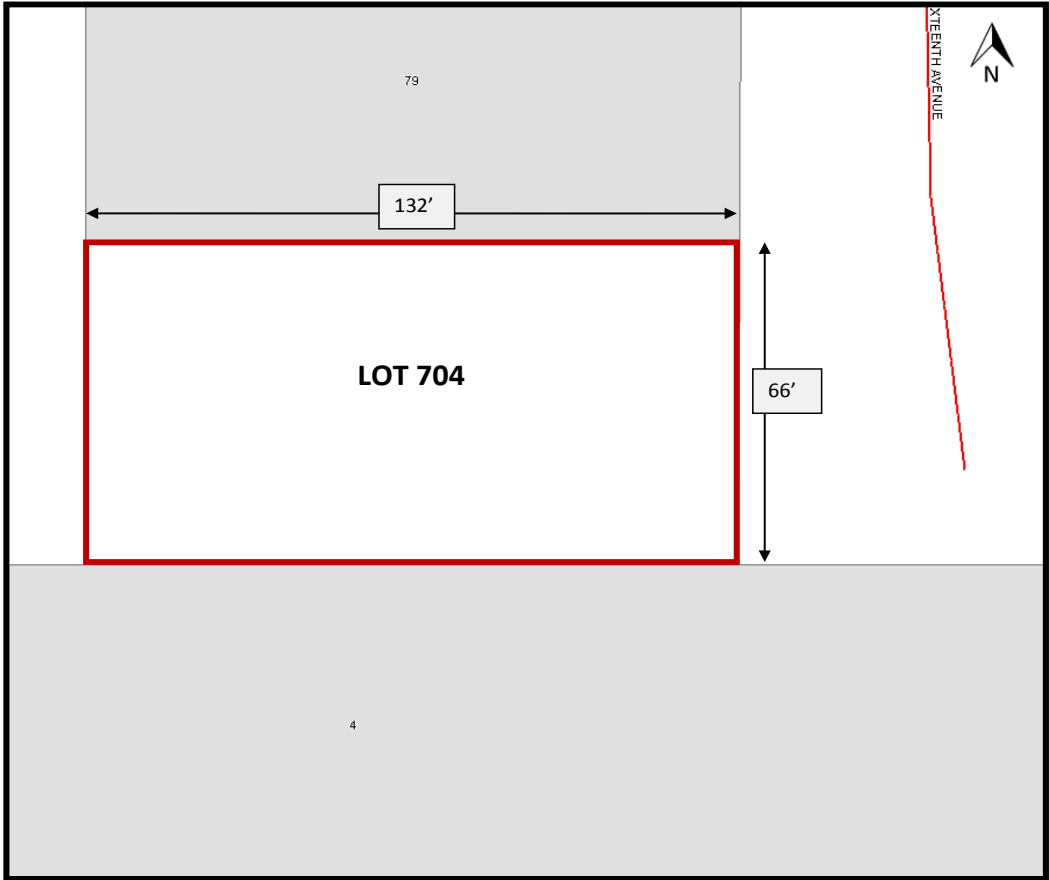
**J.P. Ouellette, CMO
C.A.O.**

DATE APPROVED BY COUNCIL:

RESOLUTION #:

Surplus Lots 704, 716, 717 & 718 Sixteenth Avenue



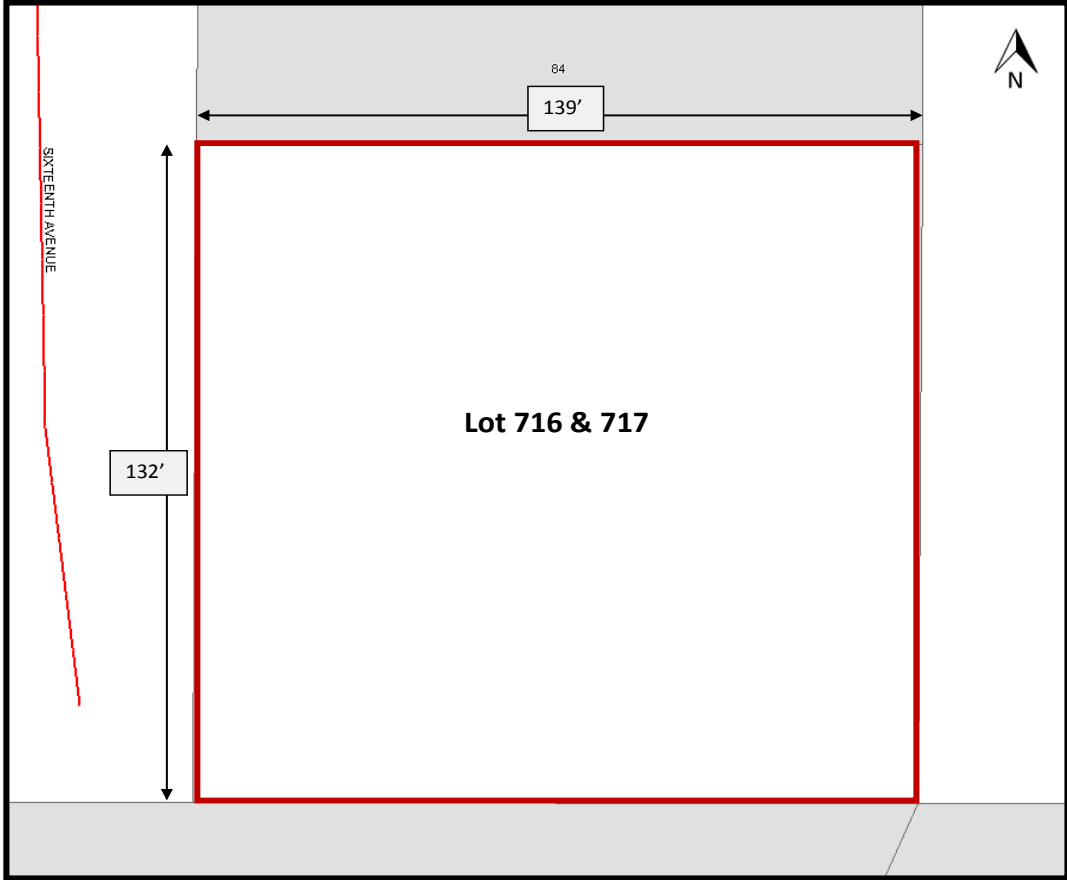


Surplus Lot 704
Legal Description: Lot 704, Plan M114NB
Depth: 132'
Frontage: 66'
Area: 8387 ft² (0.19 acre)
Zoning: R1 – Residential First Density Zone

Property Details

Lot 704

Municipality	Town of Cochrane
Region	District of Cochrane
Reference No.	
Street or Street No.	Sixteenth Avenue
Legal Description	PLAN M114NB LOT 704 PCL; 926LG
Size – Square Feet	8387 ft ²
Width & Length	Depth: 132' Frontage: 66'
Service Available	Yes
Purchase Price	
Zoning	R1 – Residential First Density Zone
Waterfront Property	No
Accessible by Road or Right-of-Way	Year Round Road Access
House on Property	No
Other description on Property	



Surplus Lot 716 & 717

Legal Description: Lot 716 and 717,
Plan M114NB

Depth: 139'

Frontage: 132'

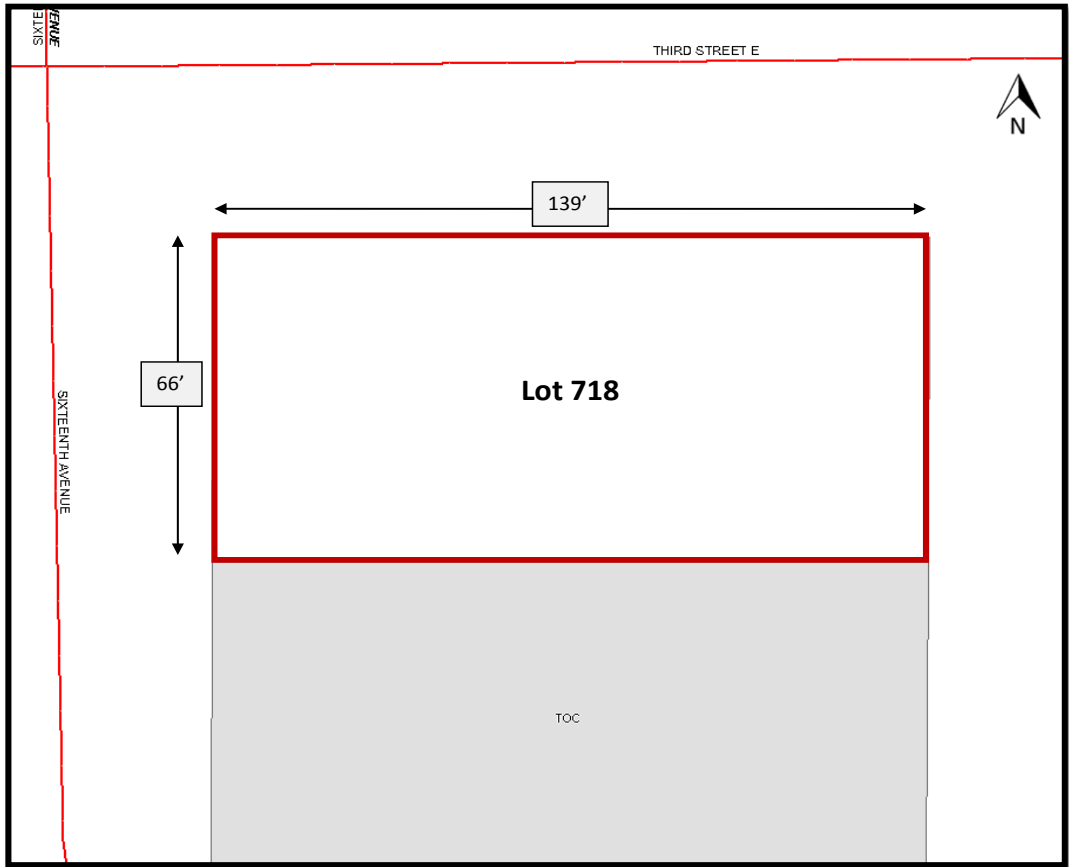
Area: 18354 ft² (0.42 acre)

Zoning: R1 – Residential First
Density Zone

Property Details

Lot 716 & 717

Municipality	Town of Cochrane
Region	District of Cochrane
Reference No.	
Street or Street No.	Sixteenth Avenue
Legal Description	PLAN M114NB LOT 716 717 PCL; 1242LG
Size – Square Feet	18,354 ft ²
Width & Length	Depth: 139' Frontage: 132'
Service Available	Yes
Purchase Price	
Zoning	R1 – Residential First Density Zone
Waterfront Property	No
Accessible by Road or Right-of-Way	Year Round Road Access
House on Property	No
Other description on Property	



Surplus Lot 718

Legal Description: Lot 718, Plan M114NB

Depth: 139'

Frontage: 66'

Area: 9172 ft² (0.21 acre)

Zoning: R1 – Residential First Density Zone

Property Details

Lot 718

Municipality	Town of Cochrane
Region	District of Cochrane
Reference No.	
Street or Street No.	Sixteenth Avenue
Legal Description	PLAN M114NB LOT 718 PCL; 2323LG
Size – Square Feet	9172 ft ²
Width & Length	Depth: 139' Frontage: 66'
Service Available	Yes
Purchase Price	
Zoning	R1 – Residential First Density Zone
Waterfront Property	No
Accessible by Road or Right-of-Way	Year Round Road Access
House on Property	No
Other description on Property	