

**DATE:** September 28, 2021

**TO:** MAYOR AND COUNCIL

**NAME AND TITLE:** Deanna Wasnik, Director of Planning and Development

**SUBJECT:** 7920 Highway 97 Road Closure Bylaw No. 9245, 2021

**ATTACHMENT(S):** Appendix "A" – Proposed Road Closure  
Exhibit "A" – Location Map  
Exhibit "B" – Proposed Consolidation

**RECOMMENDATION(S):**

That Council GIVES FIRST AND SECOND READING to "City of Prince George 7920 Highway 97 Road Closure Bylaw No. 9245, 2021".

**PURPOSE:**

The purpose of this report is to request City Council's approval to close the road area as shown on Appendix "A" with the intent to sell the closed road area to the adjacent property owner, Citra Logistics Ltd. (location shown on Exhibit "A"). The proposed closure and sale provides the owner the ability to consolidate the unconstructed road area with their adjacent property to create access to their property.

Surrounding Land Use Table

North	Undeveloped industrial land
South	Hwy 97 South
East	Regional District of Fraser Fort George, Rural Residential
West	Fraserway RV

**POLICY/REGULATORY ANALYSIS:**

Under the "City of Prince George Officer Positions and Delegation of Authority Bylaw No. 8340, 2011, Amendment Bylaw No. 8663, 2015" Administration has approved the sale of the dedicated road area of 0.471 ha shown on Appendix "A" for purchase by the adjacent landowners, Citra Logistics Ltd.

Proposed Bylaw 9245, 2021 authorizes the City to close that road area as shown on Appendix "A" and remove its road dedication thereby allowing for consolidation of the 0.471 ha road area with the adjacent lands being Lot 1, District Lot 750, Cariboo District, Plan 16725 as shown by the heavy outlined area on the Proposed Consolidation attached hereto as Exhibit "B".

If approved, the bylaw and consolidation plan will be deposited at the Land Title Office to consolidate the road area with the adjacent Lot as shown on Exhibit "B" Proposed Consolidation.

The purchase price for the subject road area is \$93,500.00 plus GST. Administration considers this price to be fair market value for this area.

#### **OTHER CONSIDERATIONS:**

##### **Notification to Adjacent Property Owners**

As per the requirements set out in Section 40(3) and 94 of the *Community Charter*, the City of Prince George will give notice of Council's intention to adopt the proposed bylaw and the opportunity for the public to provide written comments. Written submissions received in response to the public notice for this application will be provided to Council for their consideration at the time third reading of the bylaw is proposed to be considered. Submissions received after the council meeting agenda has been published will be provided to Council as a handout on the day of the council meeting for their consideration during deliberations on the application.

##### **Referrals**

This application was referred to internal City divisions and external agencies for comments. The following comments were received through the referral process:

##### Ministry of Transportation and Infrastructure

As per Section 41(3) of the *Community Charter*, Bylaw No. 9245, 2021 requires approval from the Ministry of Transportation and Infrastructure prior to Final Reading.

##### Private Utilities

BC Hydro will require a statutory right of way. Telus Communications and Fortis BC do not have any concerns with this closure. Shaw, to date, has not provided comment in regards to this road closure, however, the notification required under s.40(4) *Community Charter* will be provided prior to adoption of the bylaw.

#### **ALTERNATIVES:**

1. Approve the bylaw
2. Approve the bylaw as amended
3. Refuse the bylaw
4. Defer or otherwise deal with the bylaw

Administration recommends that Bylaw No. 9245, 2021 be approved.

#### **SUMMARY AND CONCLUSION:**

Administration recommends that Council approve the sale, and closure, of a 0.471 ha area of road shown on Appendix "A". Should this road closure be approved, the portion of closed road will be consolidated with the property located northeast of the road closure area, and Bylaw No. 9245, 2021 and the consolidation plan will be deposited at the Land Title Office.

#### **RESPECTFULLY SUBMITTED:**

Deanna Wasnik, Director of Planning and Development

PREPARED BY: Jackie Bassett, Property Agent

#### **APPROVED:**

Walter Babicz, City Manager

Meeting Date: 2021/10/18