

STAFF REPORT TO COUNCIL

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DATE: September 7, 2021

TO: MAYOR AND COUNCIL

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

SUBJECT: 1655 Boundary Road Road Closure Bylaw No. 9194, 2021

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

RECOMMENDATION(S):

That Council:

1. APPROVES the sale of a 0.231 ha portion of City road adjacent to 1655 Boundary Road, shown on Appendix "A" and as outlined in the report dated September 7, 2021, from the Acting Director of Planning and Development Services, titled, "1655 Boundary Road Road Closure Bylaw No. 9194, 2021".
2. GIVES FIRST AND SECOND READINGS of "City of Prince George 1655 Boundary Road Road Closure Bylaw No. 9194, 2021".

PURPOSE:

The purpose of this report is to request Council 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, Far North Ventures Ltd. (located north of proposed road closure). The proposed closure and sale provides the owner the ability to consolidate the unconstructed road area with their adjacent property.

POLICY/REGULATORY ANALYSIS:

The potential sale exceeds the limit of \$100,000.00 delegated to the Director of Planning and Development Services under the "City of Prince George Positions and Delegation of Authority Bylaw No. 8340, 2011, Amendment Bylaw No. 8663, 2015", at an anticipated revenue of \$121,837.00. This value is considered to be market value for land in this location.

Proposed Bylaw No. 9194, 2021 authorizes the City to close the area of road shown on Appendix "A" and remove its road dedication thereby allowing for consolidation of the 0.231 ha road area with the adjacent lands being Lots 1-10 Block 45 District Lot 629 Plan 902 AND Lots 44-48 Block 45 District Lot 629 Plan 902 AND Parcel 1 District Lot 629 Plan PGP36552 as shown by the heavy outlined area on the Proposed Consolidation attached hereto as Exhibit "B".

STRATEGIC PRIORITIES:

Closing the road area and consolidating it with the adjacent lands will enable the approved sale to occur; as well, closure will address the following areas:

- Sustainable Fiscal Management
- Sustainable Infrastructure
- Diversifying our Economy

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 during the referral process:

Ministry of Transportation and Infrastructure

As per Section 52 of the *Transportation Act*, Bylaw No. 9194, 2021 requires the Ministry of Transportation and Infrastructure's approval prior to Final Reading and adoption.

Private Utilities

Telus Communications, BC Hydro, Fortis BC and Shaw Cable do not have any concerns with this closure.

SUMMARY AND CONCLUSION:

Administration recommends that Council approve the sale, and closure, of a 0.231 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 to the north of the road closure area, and Bylaw No. 9194 and the consolidation plan will be deposited at the Land Title Office.

RESPECTFULLY SUBMITTED:

Deanna Wasnik, Acting Director of Planning and Development Services

PREPARED BY: Jackie Bassett, Property Agent

APPROVED:

Walter Babicz, City Manager

Meeting Date: 2021/10/04