

STAFF REPORT TO COUNCIL

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DATE: February 14, 2022

TO: MAYOR AND COUNCIL

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

SUBJECT: 1595 Torpy Road Road Closure Bylaw No. 9286, 2022

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

RECOMMENDATION(S):

That Council GIVES FIRST AND SECOND READING to "City of Prince George 1595 Torpy Road Road Closure Bylaw No. 9286, 2022".

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, Prince George Global Logistics Park Inc. No. 0743999 (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 allow for future development.

Surrounding Land Use Table

North	Undeveloped AF land
South	Industrial Development & Hwy 97
East	City boundary – Regional District of Fraser Fort George
West	Undeveloped private land

POLICY/REGULATORY ANALYSIS:

Sections 40, 41 and 94 of the *Community Charter* provide for the municipal authority and notification process for road closures.

Under "City of Prince George Officer Positions and Delegation of Authority Bylaw No. 8340, 2011" Administration has approved the sale of the dedicated road area of 0.56ha shown on Appendix "A" for purchase by the adjacent landowners, Prince George Global Logistics Park Inc. No. 0743999.

This portion of road was dedicated on Plan EPP59528 on June 16, 2016 by the current owner, as a requirement of subdivision in conjunction with a proposed development. The proposed development did not proceed and the road was not constructed.

The owner has now returned to the City with an alternative development proposal which provides an access road on the north end of the parcel, as shown on Exhibit “C”. This new road proposed allows the existing road on the south portion of the property to be closed.

Since the existing road is being closed to facilitate the relocation of the road, and the road areas are exactly the same size in area, the purchase price for the subject road area is \$1.00.

Proposed Bylaw No. 9286, 2022 authorizes the City to close that road area as shown on Appendix “A” and remove its road dedication thereby allowing for consolidation of the 0.56ha road area with the adjacent lands being Lot 1, District Lot 748, Cariboo District, Plan 11713 Except Parts in Plans EPP6474 and EPP59528 as shown by the heavy outlined area on the Proposed Consolidation attached hereto as Exhibit “B”.

If approved, the bylaw, consolidation plan and road dedication plan will be deposited at the Land Title Office to consolidate the current road area with the adjacent Lot as shown on Exhibit “B” and dedicate the new proposed road area.

OTHER CONSIDERATIONS:

Statutory Notification

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 provide an opportunity for persons who consider they are affected by the bylaw to make representations to Council via 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:

Private Utilities

BC Hydro, Telus Communications and Fortis BC all require a Statutory Right of Way registered. Shaw, to date, has not provided comment in regards to this road closure, however, the notification required under s.40(4) of the *Community Charter* will be provided prior to adoption of the bylaw.

ALTERNATIVES:

1. Approve the bylaw
2. Direct Administration to provide further information
3. Reject the Bylaw and not proceed with the application

Administration recommends that Bylaw No. 9286, 2022 be approved.

SUMMARY AND CONCLUSION:

Administration recommends that Council approve the sale, and closure, of the 0.56ha 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 North of the road closure area, and Bylaw No. 9286, 2022 and the consolidation plan will be deposited at the Land Title Office, together with the road dedication plan.

RESPECTFULLY SUBMITTED:

Deanna Wasnik, Director of Planning and Development

PREPARED BY: Jackie Bassett, Property Agent

APPROVED:

Walter Babicz, City Manager

Meeting Date: 2/28/2022