

**DATE:** October 23, 2019

**TO:** MAYOR AND COUNCIL

**NAME AND TITLE:** IAN WELLS, GENERAL MANAGER, PLANNING AND DEVELOPMENT

**SUBJECT:** 2224 Queensway Road Closure Bylaw No. 9068, 2019

**ATTACHMENTS:** Appendix "A" - Proposed Road Closure  
Exhibit "A" - Proposed Consolidation  
Exhibit "B" - Location Map

**RECOMMENDATION:**

THAT Council GIVE FIRST and SECOND READINGS to "City of Prince George 2224 Queensway Road Closure Bylaw No. 9068, 2019".

**PURPOSE:**

This 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, Paradise Manufacturing Ltd. The proposed closure and sale provides the owner the ability to consolidate the closed road area with their adjacent property.

**POLICY/REGULATORY ANALYSIS:**

Under the "City of Prince George Positions and Delegation of Authority Bylaw No. 8340, 2011, Amendment Bylaw No. 8663, 2015" Real Estate Services has approved the sale of the dedicated road area of 298.4m<sup>2</sup> shown on Appendix "A" for purchase by the adjacent landowner, Paradise Manufacturing Ltd.

Proposed Bylaw 9068, 2019 authorizes the City to close that road area as shown on Appendix "A" and remove its road dedication thereby allowing for consolidation of the 298.4m<sup>2</sup> road area with the adjacent lands being Parcel B (PF12041) of Block 23 District Lot 417 Cariboo District Plan 1409 as shown by the heavy outlined area on the Proposed Consolidation Plan attached hereto as Exhibit "A".

**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

**FINANCIAL CONSIDERATIONS:**

The purchase price for the subject road area is \$9,636.00 plus GST. Administration feels that this price is fair market value.

**SUMMARY AND CONCLUSION:**

Real Estate Division has conducted a circulation of the road closure proposal to various external utilities. Telus Communications, BC Hydro, Shaw Cable and Fortis BC do not have any concerns with this closure.

As the road area to be closed is not located within 800 meters of an arterial highway, the Ministry of Transportation's approval is not required.

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

**RESPECTFULLY SUBMITTED:**



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Ian Wells,  
General Manager, Planning and Development

**APPROVED:**



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Kathleen Soltis, City Manager  
Meeting date: November 18, 2019

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