

# STAFF REPORT TO COUNCIL

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**DATE:** October 15, 2019

**TO:** MAYOR AND COUNCIL

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

**SUBJECT:** Preston Road Closure Bylaw No. 9039, 2019

**ATTACHMENTS:**

- Appendix A - Proposed Road Closure
- Exhibit A - Proposed Consolidation
- Exhibit B - Proposed Statutory Right of Way
- Exhibit C - Location Map

## RECOMMENDATION:

THAT Council GIVE FIRST and SECOND READINGS to “Preston Road Closure Bylaw No. 9039, 2019”.

## 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, Cedars Christian School. The proposed closure and sale provides the owner the ability to consolidate same with their adjacent property thereby creating a more desirable development parcel.

## 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 932.2m<sup>2</sup> (0.0932 hectares) of dedicated road as shown on Appendix A for purchase by the adjacent landowner, Cedars Christian School.

Proposed Bylaw 9039, 2019 authorizes the City to close the road area as shown on Appendix A and remove its road dedication thereby allowing for consolidation of the 932.2m<sup>2</sup> (0.0932 hectare) portion of road area with the adjacent lands being Lot A District Lots 1574 and 3050 Cariboo District Plan EPP28438 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:**

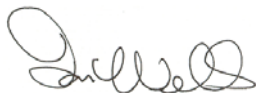
Purchase price for the road closure is being satisfied by exchange for a future trail statutory right of way required by the City of Prince George totaling 1100m<sup>2</sup> (0.110 hectares) through Lot A District Lots 1574 and 3050 Cariboo District Plan EPP28438 as shown highlighted on Exhibit B. The value of the land exchange is considered to be of equal market value at \$20,100.00.

**SUMMARY AND CONCLUSION:**

The Real Estate Division has conducted a circulation of the road closure proposal to various external utilities. Fortis BC does not have any concerns with this closure. BC Hydro, Telus Communications and Shaw Cable have advised that they will require Statutory Rights of Way.

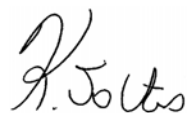
As the road area to be closed is located within 800 meters of an arterial highway, the Ministry of Transportation's approval is required.

If approved, the bylaw, consolidation and statutory right of way 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 Plan and dedicate the Statutory Right of Way for future trail as shown on Exhibit B Proposed Statutory Right of Way.

**RESPECTFULLY SUBMITTED:**

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Ian Wells,  
General Manager, Planning and Development

**APPROVED:**

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Kathleen Soltis, City Manager  
Meeting date: October 23, 2019

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