

DATE: May 18, 2017

TO: MAYOR AND COUNCIL

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

SUBJECT: 857 Wolczuk Road Closure Bylaw No. 8737, 2017

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

RECOMMENDATION:

THAT Council GIVE FIRST and SECOND READINGS to "857 Wolczuk Road Closure Bylaw No. 8737, 2017".

PURPOSE:

This report is to obtain City Council's approval to close a 0.43 acre portion of road dedicated on Plan 1360 with the intent to sell that closed portion of road to the adjacent property owner, Horst Thiele. The proposed closure and sale will resolve the issue of an encroachment of a building onto City road.

POLICY / REGULATORY ANALYSIS:

Under the "City of Prince George Officer Positions and Delegation of Authority Bylaw No. 8340, 2011, Amendment Bylaw No. 8663, 2015" Real Estate Services has approved the sale of approximately .43 acres (.175 ha) of road as shown on Appendix "A" for purchase by the adjacent landowner, Horst Thiele.

Proposed Bylaw 8737, 2017 authorizes the City to close that portion of road dedicated on Plan 1360, District Lot 2166, and part of road dedicated on Plan 9233, District Lot 823, Cariboo District as shown by the area outlined in heavy black on the attached Reference Plan to Accompany Bylaw No. 8737, 2017 attached as Appendix A, and remove its highway dedication thereby allowing for consolidation of the road with the adjacent lands being Lot A District Lot 2166 Cariboo District Plan 27963 shown by the heavy outline area on the Reference Plan of Consolidation attached as Exhibit A.

STRATEGIC PRIORITIES:

Closing this portion of road and consolidating it with the adjacent land owner's parcel will provide the adjacent land owner with a more uniform site thereby addressing the following Council goals of:

- Sustainable Fiscal Management
- Sustainable Infrastructure
- Diversifying our Economy

FINANCIAL CONSIDERATIONS:

The purchase price for the road is \$6,250.00 plus GST, which is considered to be market value.

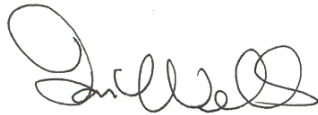
SUMMARY AND CONCLUSION:

Real Estate Services has conducted a circulation of the road closure proposal to various internal departments which resulted in no concerns. External utilities (Shaw Direct and Fortis BC) also had no concerns with this closure. Telus and BC Hydro have advised that they will require a Right of Way for the joint BC Hydro and Telus poles located within the road closure area.

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

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

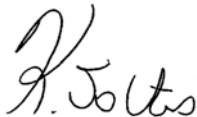
RESPECTFULLY SUBMITTED:



Ian Wells,
General Manager of Planning and Development

REPORT PREPARED BY: Sheila Cupp, Property Administrator

APPROVED:



Kathleen Soltis, City Manager
Meeting date: May 29, 2017