

DATE: October 26, 2018

TO: MAYOR AND COUNCIL

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

SUBJECT: Marleau Road - O'Grady Road Road Closure Bylaw No. 8988, 2018

ATTACHMENTS:

- Appendix A - Proposed Road Closure
- Exhibit A - Proposed Consolidation
- Exhibit B - Road Dedication
- Exhibit C - Location Map

RECOMMENDATION:

THAT Council GIVE FIRST and SECOND READINGS to "Marleau Road – O'Grady Road Road Closure Bylaw No. 8988, 2018.

PURPOSE:

This report is to obtain 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, Roman Catholic Episcopal Corporation of Prince Rupert. 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 1620m² (0.162 hectares) of dedicated road as shown on Appendix A for purchase by the adjacent landowner, Roman Catholic Episcopal Corporation of Prince Rupert.

Proposed Bylaw 8988, 2018 authorizes the City to close the road area as shown on Appendix A and remove its road dedication thereby allowing for consolidation of the 1620m² (0.162 hectares) portion of road area with the adjacent lands being Lot 1 District Lot 2003 Cariboo District Plan 9567 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 an exchange for road dedication required by the City of Prince George totaling 1620m² (0.162 hectares) from Lot 2 District Lot 2003 Cariboo District Plan EPP81720 as shown highlighted on Exhibit B. The value of the land exchange is considered to be of equal market value at \$80,060.00.

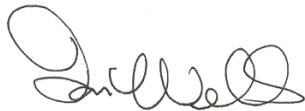
SUMMARY AND CONCLUSION:

Real Estate has conducted a circulation of the road closure proposal to various external utilities (Shaw Direct, BC Hydro, Fortis BC and Telus) which resulted in no concerns with this closure. FortisBC will require a Right of Way for existing facilities.

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

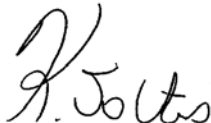
If approved, the bylaw, consolidation and road dedication plans will be deposited at the Land Title Office to consolidate the road area with the adjacent Lot as shown on Exhibit A Proposed Consolidation Plan and to dedicate road as shown on Exhibit B Proposed Road Dedication.

RESPECTFULLY SUBMITTED:



Ian Wells,
General Manager, Planning and Development

APPROVED:



Kathleen Soltis, City Manager
Meeting date: November 26, 2018

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