

# STAFF REPORT TO COUNCIL

1100 Patricia Blvd. | Prince George, BC, Canada V2L 3V9 | www.princegeorge.ca

**DATE:** December 14, 2022

**TO:** MAYOR AND COUNCIL

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

**SUBJECT:** 3701 McLarty Crescent Road Closure Bylaw No. 9346, 2022

**APPLICANT:** Renaud Dutrisac and Emilie Jean-St-Michel  
**LOCATION:** Adjacent 3701 McLarty Crescent  
**DEDICATED ON ROAD PLAN:** 19954

**ATTACHMENT(S):** Appendix “A” – Proposed Road Closure  
 Proposed Consolidation Plan  
 Location Map

**RECOMMENDATION(S):**

That Council GIVES FIRST AND SECOND READING to “City of Prince George 3701 McLarty Crescent Road Closure Bylaw No. 9346, 2022”.

**PURPOSE:**

The purpose of this report is to permanently close a 244.9 m<sup>2</sup> portion of road (“Subject Area”) dedicated on Plan 19954, adjacent to the property located at 3701 McLarty Crescent, legally described as Lot 20 District Lot 2101, Cariboo District, Plan 19954 and to remove its road dedication for future disposal of the lands. The proposed closure and sale provide the adjacent owner with the ability to consolidate the unconstructed road area with their property to allow for the future construction of a shop.

Surrounding Land Use Table

North	McLarty Cres
South	Residential
East	Residential
West	McLarty Cres

#### **POLICY/REGULATORY ANALYSIS:**

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

Under the “City of Prince George Officer Positions and Delegation of Authority Bylaw No. 8340, 2011” Administration has approved the sale of the Subject Area to the adjacent landowners of 3701 McLarty Crescent.

The purchase price for the Subject Area is \$15,817.00 plus GST. Administration considers this price to be fair market value for this area.

Proposed Bylaw No. 9346, 2022 authorizes the City to close that area of road dedicated on Plan 19954, as shown on Appendix “A” and remove its road dedication thereby allowing for consolidation of the Subject Area with the adjacent lands being Lot 20, District Lot 2101, Cariboo District, Plan 19954 as shown by the heavily outlined area on the Proposed Consolidation Plan attached.

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

#### **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 first and second 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:

##### Ministry of Transportation and Infrastructure

The area of road proposed to be closed is not within 800 metres of an arterial highway, therefore, Bylaw No. 9346, 2022 does not require approval from the Ministry of Transportation and Infrastructure prior to Final Reading.

##### Private Utilities

BC Hydro, Telus Communications, and Fortis BC do not have any concerns with this closure. Shaw, to date, has not provided comment regarding this road closure, however, the notification required under s.40(4) of the *Community Charter* will be provided prior to adoption of the bylaw.

##### Adjacent Landowner Consents

Consents were not required for this road closure.

**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. 9346, 2022 be approved.

**SUMMARY AND CONCLUSION:**

Administration recommends that Council approve the sale, and closure, of the 244.9m<sup>2</sup> area of road shown on Appendix "A". Should this road closure be approved, the portion of the closed road will be consolidated with the property located at 3701 McLarty Crescent, and Bylaw No. 9346, 2022 and the consolidation plan will be deposited at the Land Title Office.

**RESPECTFULLY SUBMITTED:**

Deanna Wasnik, Director of Planning and Development

**PREPARED BY:** Jackie Bassett, Property Agent

**APPROVED:**

Walter Babicz, City Manager

Meeting Date: 1/16/2023

**REFERENCE PLAN OF ROAD CLOSURE TO ACCOMPANY BY-LAW No. 9346, 2022 (PRINCE GEORGE, BC) CLOSING A PORTION OF ROAD SHOWN DEDICATED ON PLAN 19954, DL 2101, CARIBOO DISTRICT**

**PLAN EPP125477**

PURSUANT TO SECTION 120 OF THE LAND TITLE ACT AND SECTION 40 OF THE COMMUNITY CHARTER

THIS PLAN LIES WITHIN INTEGRATED SURVEY AREA NO. 39 PRINCE GEORGE, BC, NAD83 (CSRS) 4.0.0.BC.1

BCGS 93G,096



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF

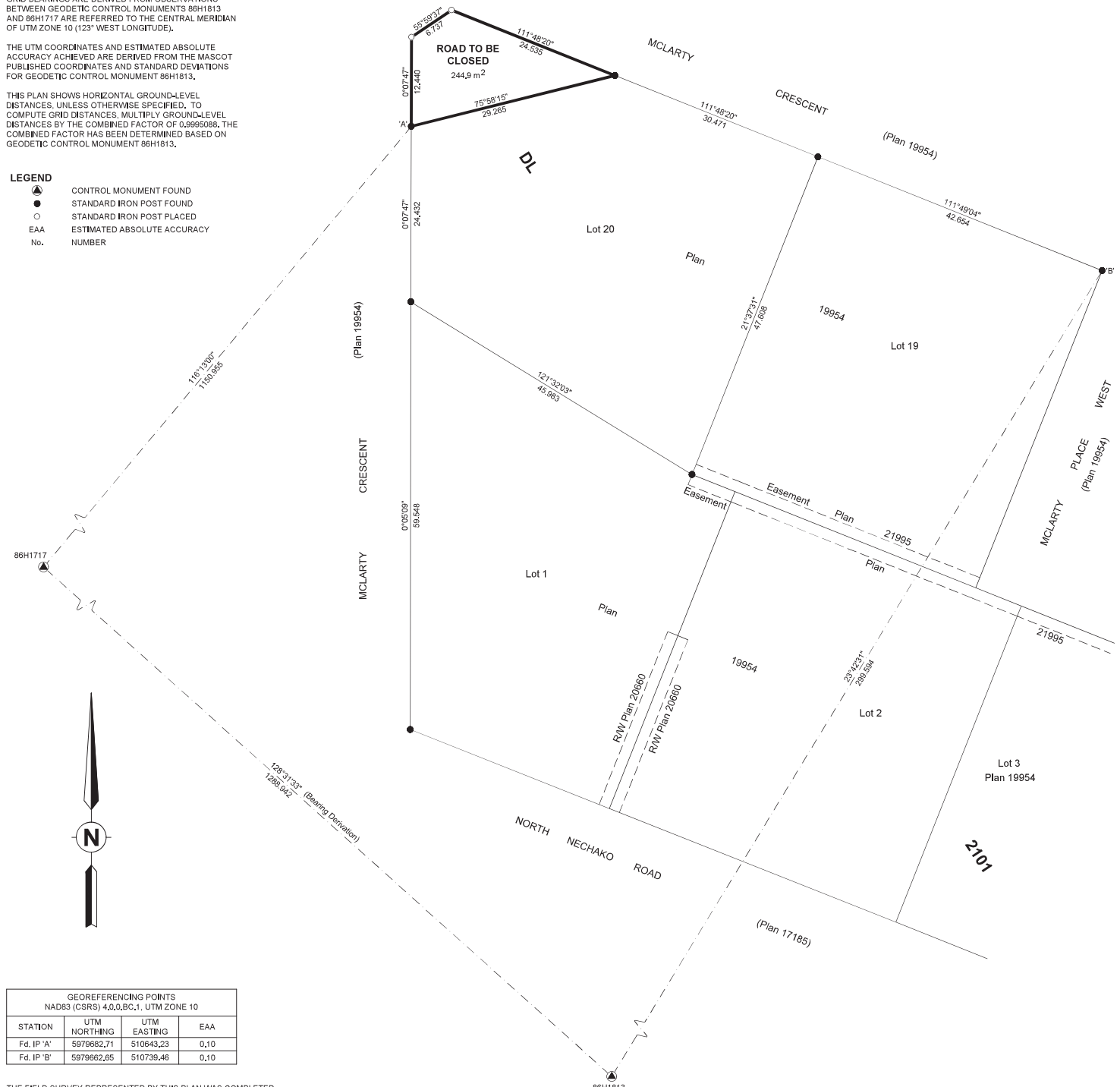
THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 560 mm IN HEIGHT (C-SIZE) WHEN PLOTTED AT A SCALE OF 1:400

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC CONTROL MONUMENTS 86H1813 AND 86H1717 ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 10 (123° WEST LONGITUDE).

THE UTM COORDINATES AND ESTIMATED ABSOLUTE ACCURACY ACHIEVED ARE DERIVED FROM THE MASCOT PUBLISHED COORDINATES AND STANDARD DEVIATIONS FOR GEODETIC CONTROL MONUMENT 86H1813.

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES, UNLESS OTHERWISE SPECIFIED, TO COMPUTE GRID DISTANCES. MULTIPLY GROUND-LEVEL DISTANCES BY THE COMBINED FACTOR OF 0.9995088. THE COMBINED FACTOR HAS BEEN DETERMINED BASED ON GEODETIC CONTROL MONUMENT 86H1813.

- LEGEND**
- ▲ CONTROL MONUMENT FOUND
  - STANDARD IRON POST FOUND
  - STANDARD IRON POST PLACED
  - EAA ESTIMATED ABSOLUTE ACCURACY
  - No. NUMBER



GEOREFERENCING POINTS NAD83 (CSRS) 4.0.0.BC.1, UTM ZONE 10			
STATION	UTM NORTHING	UTM EASTING	EAA
Fd. IP 'A'	5979682,71	510643,23	0,10
Fd. IP 'B'	5979682,65	510739,46	0,10

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 3rd DAY OF NOVEMBER, 2022  
SHAUNA C. GOERTZEN, BCLS 798

THIS PLAN LIES WITHIN THE REGIONAL DISTRICT OF FRASER-FORT GEORGE.

	McEhanney Associates Land Surveying Ltd.	<b>PLAN ID.</b> 23410690500-VL-REFE-001
	12-556 North Nechako Road Prince George, BC V2K 1A1 T250-561-2229	

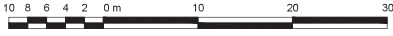
**REFERENCE PLAN OF CONSOLIDATION OF  
CLOSED ROAD, PLAN EPP125477; AND  
LOT 20, PLAN 19954; ALL IN DISTRICT LOT 2101,  
CARIBOO DISTRICT**

**PLAN EPP125478**

PURSUANT TO SECTION 100(1)(b) OF THE LAND TITLE ACT

THIS PLAN LIES WITHIN INTEGRATED SURVEY AREA NO. 39  
PRINCE GEORGE, BC, NAD83 (CSRS) 4.0.0.BC.1

BCGS 93G.096



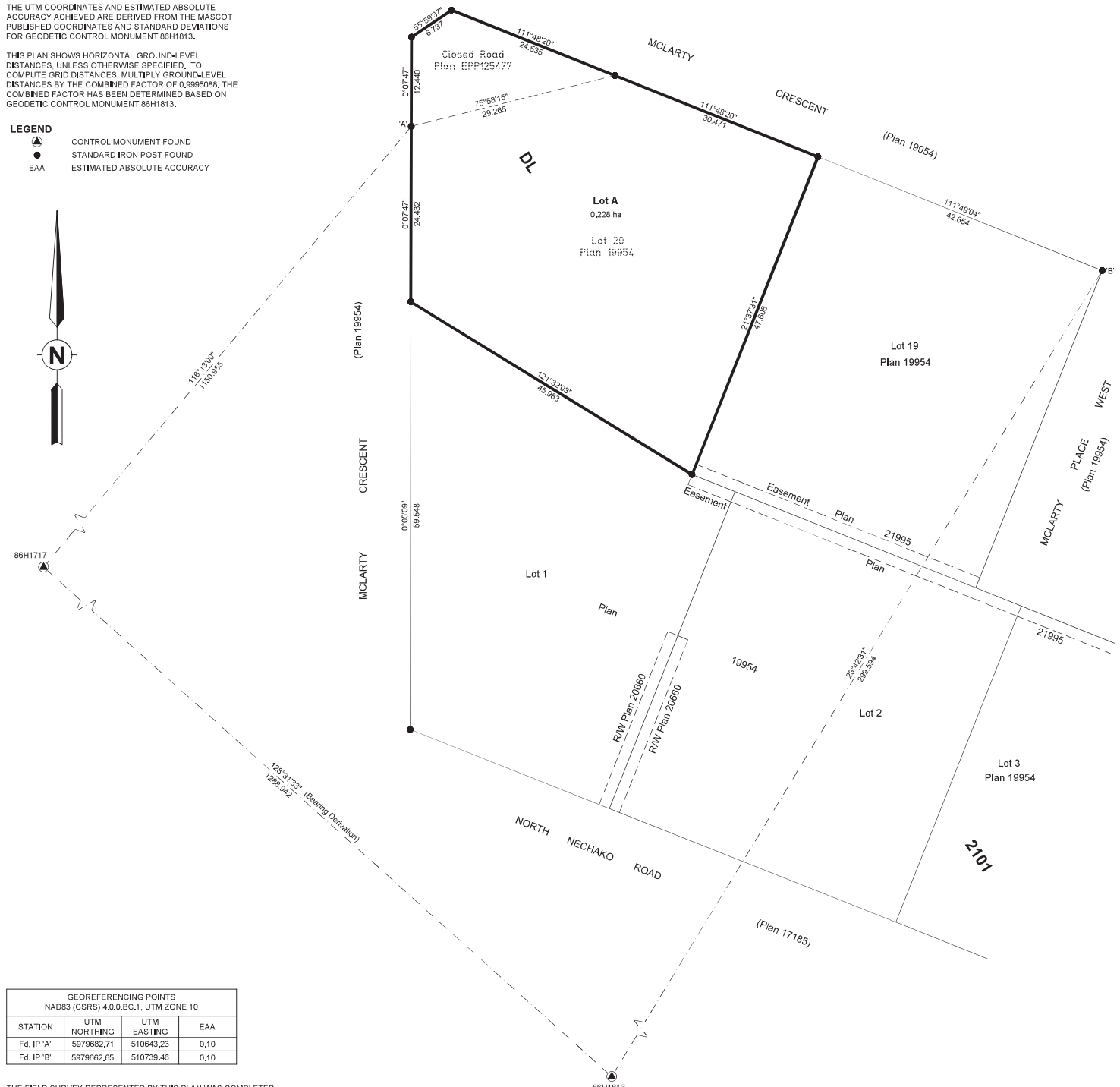
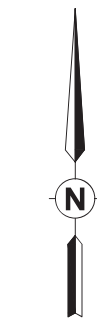
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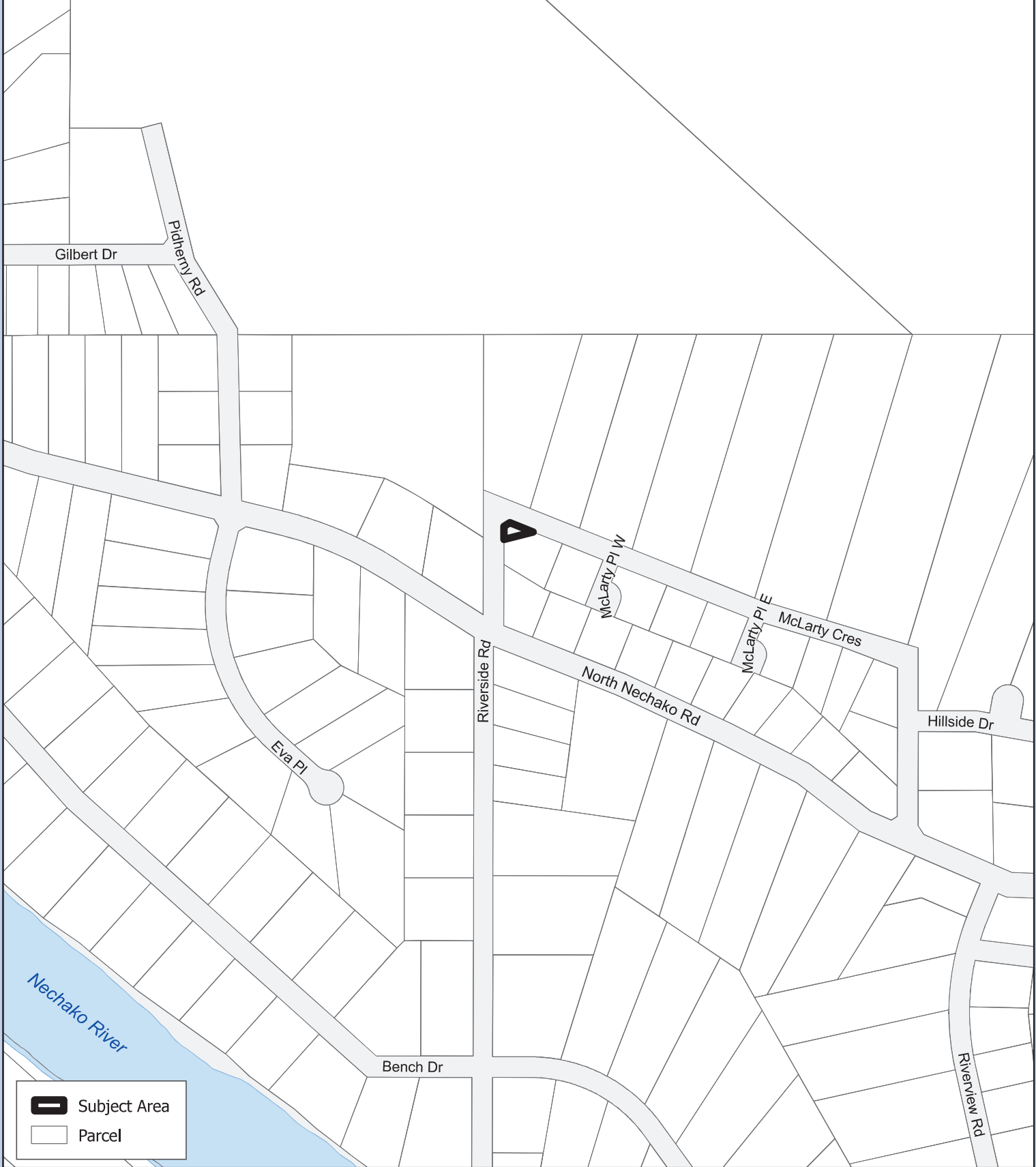
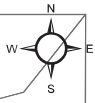
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 Subject Area

 Parcel



Coordinate System: NAD 1983 UTM Zone 10N  
 Projection: Transverse Mercator  
 Datum: North American 1983

1:5,000

**Location Map**

Road adjacent McLarty Crescent Lot 20 DL 2120 CD Plan 19954

