



Corporate Report

NO: R073

COUNCIL DATE: April 5, 2004

REGULAR COUNCIL

TO: Mayor & Council
FROM: General Manager, Engineering
SUBJECT: Road Closure at 110 Avenue and 161 Street

DATE: March 29, 2004
FILE: 7803-0267

RECOMMENDATION

That Council authorize the City Clerk to bring forward a By-law for consideration by Council to close and remove the dedication as highway of a ±8,988 ft.² opened portion of 161 Street at 110 Avenue.

BACKGROUND

A. Property Location

The road allowance proposed for road closure is located in the Fraser Heights area between 110 Avenue and 110A Avenue at 161 Street. The immediate area is primarily residential.

B. Plan Designations, Zoning and Land Uses

The properties comprising the development are located at 16071 and 16085 - 110 Avenue and are not subject to a Neighbourhood Concept Plan. Both properties are currently zoned RA (One Acre Residential) and are used as holding properties.

The Official Community Plan designation for this area is Urban.

C. Purpose of Road Closure

The developers are proposing an eight lot residential subdivision with the addition of the closed road. In exchange the developer will dedicate portions of land for the future widening of 110A Street and the realignment of 161A Street.

D. Process

Prior to final approval of Council, a reference plan prepared at the applicant's expense will be submitted to the Legislative Services Department requesting Introduction and Adoption of a By-law to close and remove the dedication as highway. Prior to Final Adoption of the By-law, in conformance with Sections 40 (3) and 94 of the Community Charter, notice of the closure will be advertised for two consecutive weeks in a local newspaper, and a notice will be posted at City Hall. The advertisement provides information to the public at large on the details of the closure and indicates that all pertinent data can be obtained from the Realty Services Division. All concerns from the public will be addressed prior to completion of the closure. In addition, as required under Section 40 (4) of the Charter, notice of the City's intention to close the road will be directed to all utility companies considered to be affected by the proposed closure. Legislative Services will then request Council to provide Final Adoption of the By-law. Upon completion of these requirements, the By-law will then be registered at the Land Title Office. The Realty Services Division will then advertise the disposition of the road in a local newspaper and will post a notice at City Hall as prescribed under Sections 26 and 94 of the Charter. The advertisement and notice will contain a description of the land. Upon completion of these items, a final report will be submitted to Council to approve the sale. The City will then prepare

transfer documents to transfer the road to the applicant, and registration will take place at the Land Title Office.

E. Conclusion

The road closure allows the developers to proceed with their eight lot residential subdivision. The portion of road to be closed and consolidated is not needed for road purposes and does not affect the surrounding area.

As required under Section 40 (4) of the Community Charter, all utility companies potentially affected by the road closure have been consulted. All have advised that the closing of this portion of road does not affect their services.

Paul Ham, P. Eng.
General Manager, Engineering

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Appendices

- I. Site Map
- II. Aerial Photograph of Site