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Corporate Report

NO: R293

COUNCIL DATE: Deember 6,

2004

REGULAR COUNCIL

TO: Mayor & Council DATE: November 15, 2004

FROM: General Manager, Engineering FILE: 7804-0075

SUBJECT: Road Closure at Bell Road and 164 Street

RECOMMENDATION

That Council authorize the City Clerk to bring forward a By-law for First, Second, and Third Readings by Council to close and remove the dedication as highway of a $\pm 33,044$ ft.² ($\pm 3,070$ m²) unopened portion of 164 Street.

BACKGROUND

A. Property Location

The road allowance proposed for road closure is located in the Cloverdale area at Bell Road and 164 Street. The immediate area is primarily residential.

B. Plan Designations, Zoning, and Land Uses

The property comprising the development located at 16496 Bell Road is currently zoned R-A (One Acre Residential) and is a holding property for single family residential development. The property is located within the West Cloverdale North Neighbourhood Concept Plan.

The Official Community Plan designation for this area is Suburban.

C. Purpose of Road Closure

The developers are proposing a 22 lot residential subdivision with the addition of the closed road.

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 will allow the developers to proceed with their 22 lot residential subdivision.

As required under Section 40 (4) of the Community Charter, all utility companies potentially affected by this 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