



City of Richmond


Report to Council

To: Richmond City Council
From: Christine McGilvray
Manager, Lands and Property
Re: Highway Closure and Removal of Highway Dedication Bylaw 7727



Date: November 15, 2004
File: 12-8060-20-- INBOX/Vol
01

Staff Recommendation

That Highway Closure and Removal of Highway Dedication Bylaw 7727 be given 1st 2nd and 3rd readings.


Christine McGilvray
Manager, Lands and Property
(4005)

Att. 2

FOR ORIGINATING DIVISION USE ONLY					
ROUTED TO:		CONCURRENCE		CONCURRENCE OF GENERAL MANAGER	
Engineering	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>			
Law	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>			
Development Applications	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>			
REVIEWED BY TAG		YES	NO	REVIEWED BY CAO	
		 <input checked="" type="checkbox"/>	<input type="checkbox"/>	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	

Staff Report

Origin

In 2003, Mitchell Island Holdings (the "developer") subdivided lands at the westerly end of Mitchell Island dedicating lands for the construction of new roads that have yet to be constructed.

Findings Of Fact

The City has received a request from the developer to re-align the roads to create a more desirable lot for a prospective purchaser. Schedule A illustrates the old alignment and the proposed alignment. To effect the re-alignment of the roads the City will exchange lands of equivalent value and size with the developer. (Schedule B – Lands to be disposed of and new road to be dedicated). A simplified line drawing of the closures, dispositions and new road is also attached for information (Schedule C).

Analysis

To close a road and remove the previous dedication of the road the City must:

- (1) enact a Highway Closure Bylaw following public input
- (2) enact a Removal of Highway Dedication Bylaw following public input

The lands that were formerly dedicated as road can then be disposed of by the City following public input. The developer has agreed to dedicate to the City at no cost the lands required for the new alignment of the roads through their dedication on a plan of subdivision.


Urban Development staff support the road re-alignment and proposed land exchange.

Financial Impact

None. This transaction is being carried out at the request of the developer who will pay all costs related to surveys, registration, administration fees and any applicable taxes.

Conclusion

It is recommended that By-law 7727 be read 3 times; the highway closure, highway dedication removal and the disposal of the property be advertised following which the public will be afforded the opportunity to be heard prior to Council's consideration of the 4th reading of the by-law and the land disposition and acquisition.


Christine McGilvray
Manager, Lands and Property
(4005)



Highway Closure and Removal of Highway Dedication Bylaw

The Council of the City of Richmond enacts as follows:

1. The lands described as Parcel "A" and Parcel "B" on the Reference Plan prepared by Mike E. Shaw, B.C.L.S. dated September 13, 2004, attached as Schedule A, shall be stopped up and closed to traffic, cease to be a public highway and their highway dedication shall be removed.
2. Parcels "A" and "B" shall be disposed of to Mitchell Island Holdings or its designate, in exchange for lands shown "Dedicated as Road" on Subdivision Plan prepared by Mike E. Shaw, B.C.L.S. dated 27 October 2004 , attached as Schedule B.
3. The Mayor and Clerk are hereby authorized to execute the necessary documents to give effect to this Bylaw.

FIRST READING

SECOND READING

THIRD READING

PUBLIC NOTICE GIVEN

ADOPTED

MAYOR

CITY CLERK

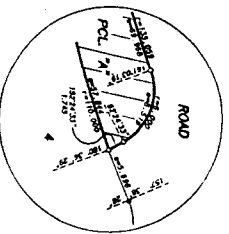
CITY OF RICHMOND
APPROVED for content by originating dept <i>[Signature]</i>
APPROVED for legality by Solicitor <i>[Signature]</i>

REFERENCE PLAN TO ACCOMPANY THE CITY OF RICHMOND ROAD CLOSING AND REMOVAL OF ROAD DEDICATION BY-LAW NO. 7727 OF A PORTION OF ROAD DEDICATED BY PLAN BOP 8423, DISTRICT LOTS 459 AND 1014, GROUP 1, NEW WESTMINSTER DISTRICT.

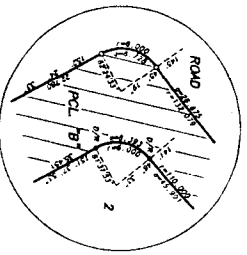
PLAN BCP _____
 DEPOSITED IN THE LAW FIRM OFFICE
 AT NEW BRUNSWICK, N.J.
 THIS _____ DAY OF _____
 DEPUTY ATTORNEY _____



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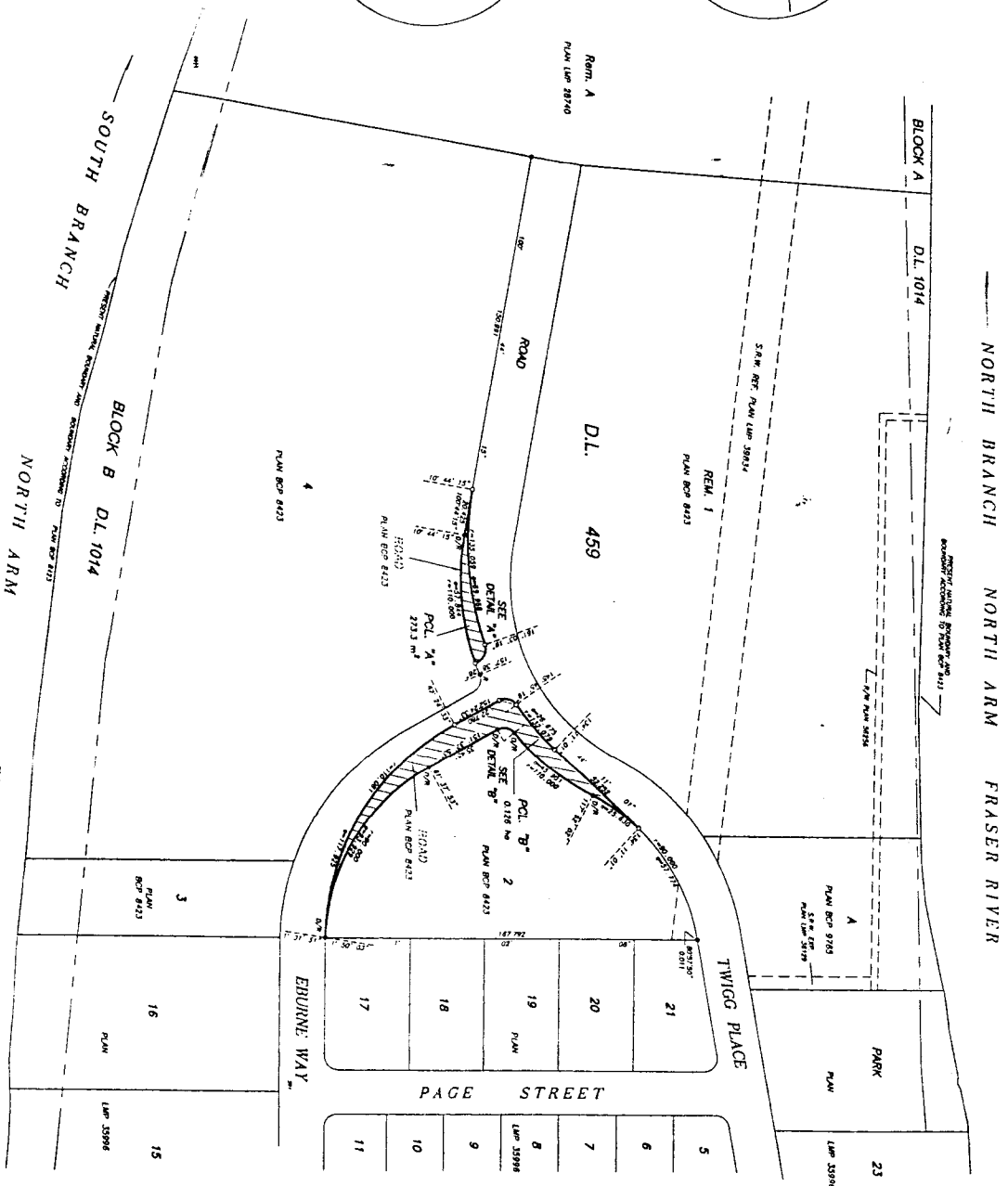
DETAIL "A"
NOT TO SCALE



DETAIL "B"
NOT TO SCALE

BOOK OF ATTRIBUTES (NOMO TO BE CLOSED)		DATE
DESCRIPTION		
Page 1	BOOK NAME BOOK 8123	23.3 10
Page 2	BOOK NAME BOOK 8123	0.79 10
TOTAL		0.53 10

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THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

THE CITY OF INDIANAPOLIS

WITNESSES

CLERK

WITNESSES TO JOHN BOWMAN

DECEASED OF WITNESSES

WITNESSES OF WITNESSES

SCHEDULE B

PLAN BCP

APPROVED BY THE LAND TITLE OFFICE
AT ANY INSTRUMENT, B.C.
DATE OF _____

RECORD NUMBER

OWNER:

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RECORD NUMBER

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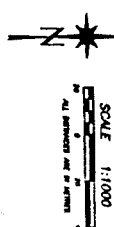
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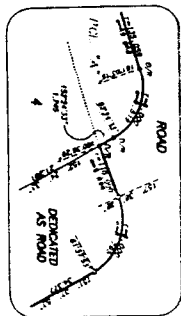
RECORD NUMBER

SUBDIVISION PLAN OF
- LOT 1 EXCEPT PART SUBDIVIDED BY PLAN BCP9765;
DISTRICT LOTS 459 AND 1014, PLAN BCP8423;
- LOT 2, DISTRICT LOT 459, PLAN BCP8423;
- LOTS 3 AND 4, DISTRICT LOTS 459 AND 1014, PLAN BCP8423;
- PART OF LOT 1 EXCEPT FIRSTLY: PART PLAN LMP35996,
SECONDLY: PART PLAN BCP8423, DISTRICT
LOTS 459, 1014, 5091, 5587 AND 5782, PLAN LMP28740;
- PARCELS A AND B, BY-LAW PLAN BCP8423;
FORMERLY ROAD, PLAN BCP8423;
ALL OF GROUP 1, NEW WESTMINSTER DISTRICT
B.C.G.S. 926.025

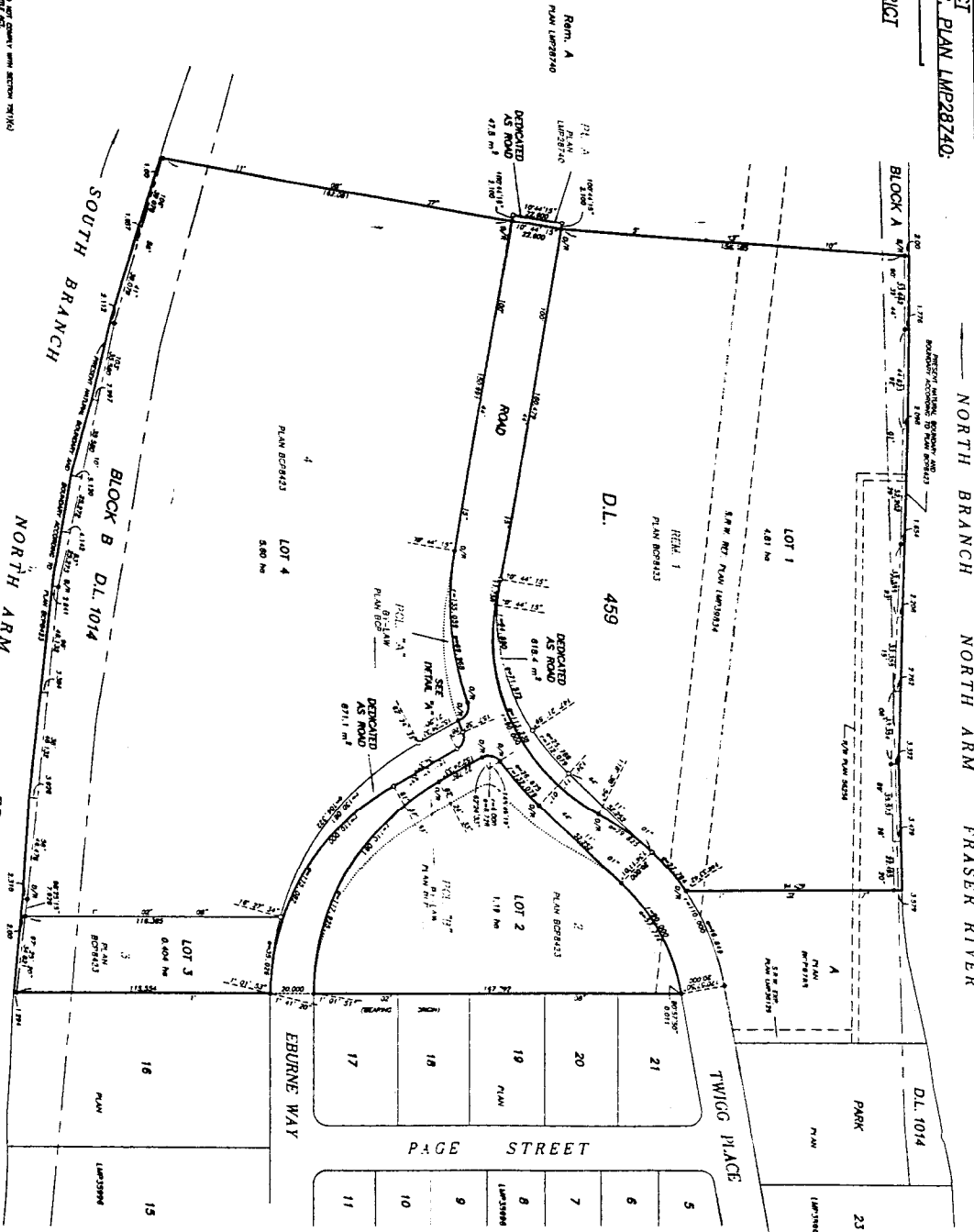


LEGEND

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DETAIL "A"
NOT TO SCALE



THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

APPROVED BY THE LAND TITLE OFFICE
AT ANY INSTRUMENT, B.C.
DATE OF _____

RECORD NUMBER

RECORD NUMBER

OWNER:
RECORD NUMBER
DATE OF _____

SKETCH PLAN OF HIGHWAY CLOSURE
AND REMOVAL OF HIGHWAY DEDICATION
BY-LAW 7727

