

To: His Worship Mayor Harrison and Council
Date: September 13, 2023
Subject: Road Closure Bylaw No. 4589
A portion of 42 Street S.W., dedicated on Plan 27888, shown on Reference Plan EPP132032
Applicant: ABC Storage

MOTION FOR CONSIDERATION:

THAT: the Bylaw entitled City of Salmon Arm Road Closure Bylaw No. 4589 be read a first, second and third time;

AND THAT: Final reading of City of Salmon Arm Road Closure Bylaw No. 4589 be subject to:

- 1) Compliance with Section 26 (Notice of Proposed Property Disposition) and Section 94 (Requirements for Public Notice) of the Community Charter; and
- 2) Payment of no less than \$9,648.91 to the City of Salmon Arm prior to December 31, 2023.

STAFF RECOMMENDATION:

THAT: The motion for consideration be adopted.

PROPOSAL:

The owner of Lot 1, Township 20, Range 10, W6M, Plan KAP 48302 (ABC Storage) at 431 42 Street S.W. wrote to Council in January 2023 offering to purchase a portion of the 42 Street SW road right of way that had been fenced and removed from public travel (Appendix 1). The area fenced was approximated at that time at 112 square metres, and the amount of \$5,904.87 was based on a pro-rated amount of the assessed value of the land.

BACKGROUND:

Until the recent Trans Canada Highway upgrades, 42 Street SW was an industrial cul de sac, accessed from 1 Avenue SW. The cul de sac was required to allow adequate turning movements. Since the highway improvements have been completed, 42 Street SW is now connected directly to the new highway intersection and roundabout, and forms the principal access into the Gleneden area. The cul de sac is no longer required for traffic movements, and so that portion of the cul de sac bulb that has been fenced by the applicant can be closed and disposed of, with no impact on traffic movements.

At the time of the initial application, it was believed that the portion of road behind the new fence was about 112 square metres in area. With the preparation of a land survey plan, the area behind the fence and proposed to be closed is 183.3 square metres.

The current area of the parcel adjacent to the cul de sac is 7,390.22 square metres, and has a 2023 Assessed value of \$389,000. This yields a per square metre land value of \$52.64. If this amount per square metre is applied to the proposed area to be closed and disposed of, at 183.3 square metres, the cost would be = **\$9,648.91**.

The required public notices and advertising would be conducted prior to the sale of the closed portion of road to the adjacent land owner and consolidated with the adjacent parcel. All costs related to the survey and the transfer would be borne by the applicant. Disposition of the closed portion of road only makes sense if it is consolidated with the adjacent parcel, so an offer for sale is not proposed.



Gary Buxton
Director of Planning & Community Services