



Subject: Proposed Stop Up and Close - Portion of Road Network off of Page Street

To: Council - Public Meeting

From: Office of the Chief Administrative Officer

Report Number: 2024-189

Meeting Date: November 26, 2024

Recommendation:

That Chief Administrative Office Report 2024-189 be received; and

That the Economic Development Officer be directed to bring forward a Stop Up and Close By-law for a portion of Page Street registered as a public highway and described as Part of PIN 64150-0070 the public highway Part of Bell St PI 785 Humberstone (AKA Page St) Lying Between Main St E & Dolphin St; Port Colborne, shown in Appendix A, to a future meeting of Council for consideration.

Purpose:

City staff are requesting Council approval to bring forward a Stop Up and Close By-law for a public highway described as Part of PIN 64150-0070 the public highway Part of Bell St PI 785 Humberstone (AKA Page St) Lying Between Main St E & Dolphin St; Port Colborne, shown in Appendix A.

Background:

The owners of the adjoining property located at 20 Main Street East (1000677999 Ontario Inc) (as shown in Appendix B) in discussion with Economic Development staff made a request to purchase the City property.

The subject property, as shown in Appendix A, is currently considered a City road. Therefore, before the City property can be divested, a Stop Up and Close process must be initiated, and a By-law must be approved by Council.

Discussion:

The subject parcel is not generating any tax revenue for the City and is not required for operational or maintenance reasons. The property is not zoned and would facilitate the continued development of the commercial business on the adjoining property.

Staff believe that a better use of this property would be achieved through private ownership. Closing this public highway, which is an unopened road allowance and selling it to the private sector would fulfill the goals of the surplus land review to support development opportunities and expand the City's tax base.

Proceeding with the Stop Up and Close By-law is one step in the future divestiture of this property which would be governed by the Sale of Land Sale Policy.

Internal Consultations:

Economic Development staff reviewed the request and circulated it to other departments for comments. Economic Development, Public Works, and Planning staff collaborated on the boundaries of the Stop Up and Close area requested in Appendix A. City departments have no plans for the property, and do not foresee any future use for the portion of the road network that is proposed to be closed in this report.

Financial Implications:

Costs associated with the divestiture of this property namely the public notice, will be recovered through the future land sale.

Public Engagement:

The Public Meeting notice was posted on the City's website starting on October 21st, 2024. The notice was also advertised for four consecutive weeks including October 31st, November 7th, 2024, November 14th, 2024 and November 21st, 2024, in the Welland Tribune as per the Public Notice Policy.

Any comments received are included as Appendix C.

Strategic Plan Alignment:

The initiative contained within this report supports the following pillars of the strategic plan:

- Welcoming, Livable, Healthy Community

- Economic Prosperity
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Conclusion:

Economic Development staff received a request from the owners of 1000677999 Ontario Inc. at 20 Main Street East to purchase a portion of the adjoining City property. The City property, as shown in Appendix A, is registered as a City road allowance. It is recommended that a Stop Up and Close By-law for a Part of PIN 64150-0070 the public highway Part of Bell St PI 785 Humberstone (AKA Page St) Lying Between Main St E & Dolphin St; Port Colborne be brought forward at a future Council meeting.

Staff have no concerns and are supportive of this to facilitate the continued development of the commercial development.

Appendices:

- a. Proposed Stop Up and Close – Portion of Road Network public highway
- b. Adjacent property
- c. Submitted Comments

Respectfully submitted,

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Report Approval:

All reports reviewed and approved by the Department Director and also the City Treasurer when relevant. Final review and approval by the Chief Administrative Officer.