
Proposed Closure of Right-of-Way – Portion of Wess Road – Rosewood Neighbourhood (Arbutus Properties)

ISSUE

Administration requests approval to close a portion of Wess Road between the intersection of Wess Road and Zimmerman Road and 225 Market Drive. This portion of Wess Road is not currently developed as roadway and is not open to traffic. This portion of right-of-way will be transferred to Arbutus Properties and combined with adjacent properties currently owned by Arbutus Properties for future development.

RECOMMENDATION

1. That City Council consider Bylaw No. 10039 - The Street Closing Bylaw, 2024 (No. 4);
2. That after closure the former right-of-way be transferred to Arbutus Properties; and
3. That all costs associated with closure be paid by the applicant, including Solicitor's fees and disbursements.

BACKGROUND

Arbutus Properties approached the City of Saskatoon about closing and purchasing a portion of the Wess Road undeveloped right-of-way and consolidating the portion with existing parcels in the Rosewood neighbourhood. The portion of undeveloped right-of-way is not needed for current or future transportation purposes.

The provincial Ministry of Highways requires compensation for this portion. The Ministry of Highways and Arbutus Properties have come to a compensation agreement for this portion of public right-of-way.

DISCUSSION/ANALYSIS

The following steps, in chronological order, have been completed as detailed in Table 1.

Table 1 – Proposed closure of right-of-way process summary

Date	Action	Comments
July 2019	Drawing of Proposed Road Closure completed.	Total area to be closed is 1.43 hectares.
July 2019	Review comments from Ministry of Highways are received. Ministry of Highways requires compensation and does not object.	Meridian Surveys initiated the circulation of the Proposed Road Closure drawing to Ministry of Highways, a required action under Section 13 of <i>The Cities Act</i> .
July 2024	Proposed subdivision is approved by Planning and Development.	Subdivision No. 3/17
September 2024	Public Notice, Bylaw and City Council report.	None.

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To complete this transaction, the Administration requires that City Council approve Bylaw No. 10039 - The Street Closing Bylaw, 2024 (No. 4) (Appendix 1).

A dead-end will be created and legal access to two parcels will be eliminated, however the owner of these two parcels (Edgar Properties V Ltd.) has agreed to purchase a portion of Wess Road from the Ministry of Highways to consolidate their properties with this right-of-way. That proposed closure report is also being discussed at the same meeting as this closure. With approval of both of these two closures/Bylaws, there will be no legal access concerns.

Utility agencies have been contacted with respect to the closure. SaskEnergy, SaskTel SaskPower and Shaw have easement requirements.

Communication activities are included with the requirement for Public Notice. No other communication activities are required.

FINANCIAL IMPLICATIONS

There are no financial implications to the City of Saskatoon as a result of this proposed bylaw.

OTHER IMPLICATIONS

Public Notice is required for consideration of this matter, pursuant to Section 3 (subsection b) of Policy C01-021, The Public Notice Policy. The following notice was provided:

- Advertised in The Star Phoenix on September 11, 2024 (Appendix 2).
- Posted on the City Hall Notice Board on September 6, 2024.
- Posted on the City of Saskatoon website on September 6, 2024.

There are no financial, social or environmental implications identified.

APPENDICES

1. Bylaw No. 10039 - The Street Closing Bylaw, 2024 (No. 4)
2. Public Notice – Proposed Closure of Right-of-Way – Portion of Wess Road

Report Approval

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