



PLANNING AND DEVELOPMENT SERVICES

TO:	Council	
DATE:	February 9, 2021	DIVISION: 9
TIME:	Morning Appointment	
FILE:	06721004	APPLICATION: PL20200113
SUBJECT:	Road Allowance Closure Item	

APPLICATION: To close a \pm 4.00 acre portion of undeveloped government road allowance in order to consolidate with the adjacent land on the east side of it.

GENERAL LOCATION: Located approximately 2.4 km (1.5 miles) north of Township Road 262, and west of Glendale Road.

LAND USE DESIGNATION: Agricultural, General District (A-GEN)

EXECUTIVE SUMMARY:

The proposal meets the requirements of Road Allowance Closure and Disposal Policy C-443. This road allowance provides the sole opportunity to construct a public roadway to provide access to the adjacent lands to the west. Should this road allowance be closed, further subdivision and development potential on the adjacent lands would be limited, resulting in the creation of parcels without direct access to a municipal road.

ADMINISTRATION RECOMMENDATION: Administration recommends refusal as per Option #2.

OPTIONS:

Option #1: Motion #1 THAT Bylaw C-8097-2020 be given first reading.
 Motion #2 THAT Bylaw C-8097-2020 be forwarded to the Minister of Transportation.

Option #2: THAT Bylaw C-8097-2020 be refused.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Xin Deng, Planning & Development Services

**APPLICATION EVALUATION:**

The application was evaluated based on the technical reports submitted with the application and the applicable policies and regulations.

APPLICABLE POLICY AND REGULATIONS: <ul style="list-style-type: none"> • <i>Municipal Government Act;</i> • Subdivision and Development Regulations; • Municipal Development Plan; • Land Use Bylaw; and • County Servicing Standards. • Road Allowance Closure and Disposal Policy C-443 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • None
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POLICY ANALYSIS:

The application was reviewed based on the Road Allowance Closure and Disposal Policy C-443, and the proposal meets the requirements of the policy

TECHNICAL CONSIDERATIONS:

Due to topographic constraints of the Big Hill Springs Coulee, it was not feasible to construct a road within the original road allowance, and thus, Glendale Road was built away from the original road allowance, leaving the undeveloped road allowance as it is today.

The Applicant indicated that purpose of the road allowance closure is to prevent unwanted persons from accessing the area and to improve land security. The same landowner, who also owns the land to the north, submitted a similar proposal to close the north portion of the road allowance. That application (PL20200112) will be considered at the same Council meeting.

The adjacent lands to the west (SE-20-26-03-W05M) currently have direct access to Glendale Road through this road allowance. Even though the topography of the road allowance is steep in some sections, it is the sole suitable location to construct a municipal road to provide access to these adjacent lands. Should this road allowance be closed, further subdivision and development potential for these lands would be limited and could result in the creation of parcels without direct access to the municipal road. Therefore, Administration recommends refusal in accordance with Option #2.

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

Executive Director
Community Development Services

Chief Administrative Officer

XD/llt



ROCKY VIEW COUNTY

ATTACHMENTS

ATTACHMENT 'A': Application Information

ATTACHMENT 'B': Application Referrals

ATTACHMENT 'C': Bylaw C-8097-2020 and Schedule A

ATTACHMENT 'D': Map Set