

PLANNING AND DEVELOPMENT SERVICES

TO:	Council	
DATE:	February 9, 2021	DIVISION: 9
TIME:	Morning Appointment	
FILE:	06721002	APPLICATION: PL20200112
SUBJECT:	Road Allowance Closure Item	

APPLICATION: To close a ± 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 3.22 km (2 miles) north of Township Road 262, and west of Glendale Road.

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

EXECUTIVE SUMMARY: The application is consistent with the requirements of Road Allowance Closure and Disposal Policy C-443. Future access to the adjacent lands would rely solely on the subject road allowance, as other road allowances within the vicinity are either quite steep or closed. Should this road allowance be closed, the adjacent lands would become land locked.

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

OPTIONS:

- Option #1: Motion #1 THAT Bylaw C-8096-2020 be given first reading.
 Motion #2 THAT Bylaw C-8096-2020 be forwarded to the Minister of Transportation
- Option #2: THAT Bylaw C-8096-2020 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 Big Hill Springs Coulee, it is 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 same landowner, who also owns the land to the south, submitted a similar proposal to close the south portion of the road allowance. That application (PL20200113) will be considered at the same council meeting.

The adjacent lands to the west (NE-20-26-03-W05M) are currently undeveloped. Future access to the adjacent lands would rely on the following three options:

Option 1 - The road allowance in the northeast (referred to the Access Option #1 – map set).

However, it contains slopes in excess of 30%, making the extension of Township Road 264 difficult.

Option 2 - The road allowance of Big Hill Springs Trail in the northwest (referred to the Access Option #2 – map set). However, this road allowance was closed in 1982 due to steep slopes and proximity to Big Hill creek.

Option 3 - The subject road allowance (referred to the Access Option #3 – map set). It appears that future access to adjacent lands would be solely dependent on the subject road allowance, and slopes for this are approximately 15%, which is more feasible to support road construction.

Should this road allowance be closed, the adjacent land would become land locked.



ROCKY VIEW COUNTY

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

XD/llt

ATTACHMENTS

ATTACHMENT ‘A’: Application Information

ATTACHMENT ‘B’: Application Referrals

ATTACHMENT ‘C’: Bylaw C-8096-2020 and Schedule A

ATTACHMENT ‘D’: Map Set