

PLANNING AND DEVELOPMENT SERVICES

TO:	Council	
DATE:	February 9, 2021	DIVISION: 6
TIME:	Morning Appointment	
FILE:	07122007	APPLICATION: PL20200140
SUBJECT:	Road Allowance Closure Item	

APPLICATION: To close a \pm 1.15 acre portion of undeveloped road allowance in order to consolidate with the adjacent lands on the east side of the road allowance.

GENERAL LOCATION: Located on the south side of Township Road 274 approximately 1.6 km east of Highway 9.

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

EXECUTIVE SUMMARY: The application is consistent with the requirements of the Road Allowance Closure and Disposal Policy. The proposed road allowance closure is not anticipated to cause potential access issues as the subject lands and adjacent lands can be accessed via Township Road 274. However, the potential future subdivision of the parcel to the east, bisected by a canal, may require that parcel to extend the range road approximately 800 m to the south, versus 275 m to the north should further subdivision or development be pursued. In considering present conditions, Administration has limited concerns for closing this portion of the road allowance.

ADMINISTRATION RECOMMENDATION: Administration recommends approval in accordance with Option #1.

OPTIONS:

- Option # 1: Motion #1 THAT Bylaw C-8100-2020 be given first reading.
 Motion #2 THAT Bylaw C-8100-2020 be forwarded to the Minister of Transportation for approval.
- Option # 2: THAT Bylaw C-8100-2020 be refused.
- Option # 3: THAT Council provide alternative direction.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Oksana Newmen, Planning and 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"> Road Allowance Closure and Disposal Policy 443 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> None
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POLICY ANALYSIS:

The Applicant has indicated the purpose of the road allowance closure is to allow for access to the rear portion of the property, as this portion of the property is inaccessible from the roadway due to the presence of the canal, and requires the road allowance to access.

There are two existing parcels without access south of the subject property and this closure will not alter the situation as the parcels will remain land-locked.

One item of consideration is that the parcel adjacent to and east of the proposed road closure currently has access to Township Road 274, but should the parcel subdivide in the future, the presence of the Western Irrigation District canal bisecting the parcel may result in a parcel without access if the portion of the parcel to the south of the canal is subdivided. This would then require extension of the roadway to the south at an increased distance of 800 m, versus 275 m should the road allowance remain open. Administration is not aware of any active plans for subdivision or development of the parcel. In considering present conditions, Administration has limited concerns for closing this portion of the road allowance.

TECHNICAL CONSIDERATIONS:

None

ADDITIONAL CONSIDERATIONS:

N/A

Respectfully submitted,

“Theresa Cochran”

Executive Director
Community Development Services

Concurrence,

“Al Hoggan”

Chief Administrative Officer

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APPENDICES:

ATTACHMENT ‘A’: Application Information
ATTACHMENT ‘B’: Application Referrals
ATTACHMENT ‘C’: Bylaw C-8100-2020 and Schedule ‘A’
ATTACHMENT ‘D’: Map Set