



Road Closure Item: First Reading

Electoral Division: 3

File: PL20230138 / 06717003

Date:	March 12, 2024		
Presenter:	Michelle Dollmaier, Senior Planner		
Department:	Planning		
Approved by:	<input checked="" type="checkbox"/> Executive Director / Director	and/or	<input checked="" type="checkbox"/> Chief Administrative Officer

REPORT SUMMARY

The purpose of this report is to assess the proposed closure of a portion of undeveloped Road Plan 2479Q along Township Road 262, totaling ± 0.51 hectares (± 1.25 acres) for the purpose of consolidation with the SE-17-26-03-W5M.

The application was evaluated pursuant to policies and regulations of the *Municipal Government Act* and Council Policy C-443 (Road Allowance Closure and Disposal).

A previous application proposing to close the same road allowance was brought before Council in September 2022, and that application was tabled until an appraisal and land survey was submitted. The application was then refused in September 2023, as the Applicant was unwilling to provide an appraisal or land survey; instead, the Applicant provided rationale for transfer of the allowance for a nominal cost.

While the proposal is consistent with the applicable legislation and policies, the Applicant again does not wish to submit a survey plan or an appraisal for purchase of the Road Plan, and is respectfully requesting Council supports closure of the allowance and transfer of the land for a price of \$10.00. As such, Administration is recommending refusal of the application.

If Council supports the purchase price of \$10.00 for the undeveloped Road Plan, Administration has provided an alternative direction to include the submission of a Plan of Survey to close the road plan.

ADMINISTRATION'S RECOMMENDATION

THAT application PL20230138 be refused.

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### BACKGROUND

#### Location (Attachment A)

Located approximately 3.2 kilometres northeast of the town of Cochrane, at the northwest junction of Glendale Road and Township Road 262.



#### Site History (Attachment B)

On September 7, 2021, a public hearing to consider the road allowance closure was held and Council gave first reading to Bylaw C-8188-2021.

The Minister of Transportation (now Minister of Transportation and Economic Corridors) signed Bylaw C-8188-2021 on January 20, 2022.

On September 13, 2022, Council considered a request for second and third reading to the subject bylaw and to set the purchase price of \$10.00 for the sale of Road Plan 2479Q. A motion was made for the application to be tabled until September 5, 2023, for the Applicant to submit an appraisal for purchase of the land.

On September 5, 2023, Council refused the application as an appraisal was not received. Since the previous Bylaw expired, the proposal is being reviewed and processed under a new application.

#### Intermunicipal and Agency Circulation (Attachment C)

The application was circulated to all necessary internal and external agencies under the original application PL20210002.

No concerns were received.

#### Landowner Circulation (Attachment D)

The application was circulated to 12 adjacent landowners in accordance with the *Municipal Government Act* and County Policy C-327 (Circulation and Notification Standards) under the original application PL20210002. One letter of support was received from outside the circulation area.

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### ANALYSIS

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#### Policy Review (Attachment E)

The application is consistent with the requirements of Council Policy C-443 (Road Allowance Closure and Disposal) as the subject application is from an adjacent landowner, and the road plan is not required for use by the travelling public.

### COMMUNICATIONS / ENGAGEMENT

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Consultation was conducted in accordance with statutory requirements and County Policy C-327.

### IMPLICATIONS

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#### Financial

The alternate direction would result in the subject land being purchased for a nominal value below the market value of the land.

### STRATEGIC ALIGNMENT

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This report is a statutory obligation under the *Municipal Government Act*.

### ALTERNATE DIRECTION

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THAT Bylaw C-8490-2024 be given first reading.

THAT Bylaw C-8490-2024 be forwarded to the Minister of Transportation and Economic Corridors.

THAT a Plan of Survey and a purchase price of \$10.00 be set for of the road allowance area to be provided by the Applicant to the County prior to consideration of second and third reading.

### ATTACHMENTS

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- Attachment A: Map Set
- Attachment B: Application Information
- Attachment C: Application Referral Responses
- Attachment D: Public Submissions
- Attachment E: Policy Review
- Attachment F: Draft Bylaw C-8490-2024