



COUNCIL REPORT

Road Closure Item: First Reading

Electoral Division: 7

File: PL20210126 / 03223012

Date:	April 9, 2024		
Presenter:	Christine Berger, Planner 2		
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 created by subdivision Plan 2319 L for the purpose of consolidation with Block 3, Plan 2319 L within SW-23-23-27-W04M. The subject portion runs north-south through the center of Block 3, Plan 2319 L within SW-23-23-27-W04M. The closure is being proposed to facilitate a future development of a religious assembly use on the proposed consolidated lands. Separate applications for redesignation and a Master Site Development Plan (MSDP) to guide development of a religious assembly use are currently active and working through the process prior to being brought forward for a Public Hearing for Council's consideration.

The intent of processing the road closure application separately is to optimize application timing; first reading for the road closure bylaw would allow for the to proceed to the Minister of Transportation and Economic Corridors for signing. If Council were to support the the forthcoming redesignation and MSDP applications, Administration would then bring back the road closure item for second and third readings for consideration.

The application was evaluated in accordance with the policies and regulations of the *Municipal Government Act* and Council Policy C-443 (Road Allowance Closure and Disposal). The proposal is consistent with the applicable legislation and policies.

The subject road closure is being completed by bylaw as the undeveloped road was created through Plan of Subdivision in 1905 and is not eligible for closure by resolution, in alignment with Section 22 of the *Municipal Government Act*.

ADMINISTRATION'S RECOMMENDATION

THAT Bylaw C-8501-2024 be given first reading.

THAT Bylaw C-8501-2024 be forwarded to the Minister of Transportation and Economic Corridors.

THAT consideration of second and third reading of Bylaw C-8501-2024 be scheduled after the following:

1. the Applicant has provided a plan of survey and appraisal of the road allowance area to the County; and
2. the Applicant's redesignation and master site development plan applications (PL20210123 and PL20230075) have been considered by Council.



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BACKGROUND

Location (Attachment A)

Located within the hamlet of Langdon, north of 2 Ave NE and between Colwell Street NE and 3 Street NE.



Site History (Attachment B)

The subject undeveloped road was created by Subdivision Plan 2319 L, registered September 11, 1905.

Intermunicipal and Agency Circulation (Attachment C)

The application was circulated to all necessary internal and external agencies.

This application is not within an area guided by intermunicipal policy or requirements.

In addition to standard agencies, Alberta Transportation & Economic Corridors was circulated and has no concerns with the proposal.

Landowner Circulation (Attachment D)

The application was circulated to 1045 adjacent landowners in accordance with the *Municipal Government Act* and County Policy C-327 (Circulation and Notification Standards); 2 letters of support and 1 letter of concern were received.

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ANALYSIS

Policy Review (Attachment E)

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

Additionally, the proposed road closure could facilitate future development of a religious assembly on the site. Applications for redesignation of the site from Residential, Urban District (R-URB) to Special, Public Service District (S-PUB), as well as a Master Site Development Plan (MSDP) to support the proposed redesignation are currently being processed and will be brought to a future Public Hearing for Council's consideration. The road closure application is being processed separately as the subject road plan is not required by the County, and first reading would allow for the Bylaw to be forwarded to the Minister of Transportation and Economic Corridors for signing immediately. However, Bylaw C-8501-2024 would not come into effect unless second and third readings were completed; should Council give the subject bylaw first reading, Administration would not bring the bylaw forward for second and third readings until the associated Redesignation and MSDP applications were heard by Council and a decision was rendered.

The subject road closure is being completed by bylaw as the undeveloped road was created through Plan of Subdivision in 1905 and is not eligible for closure by resolution, in alignment with Section 22 of the *Municipal Government Act*.

COMMUNICATIONS / ENGAGEMENT

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

Subject to First Reading approval, Administration will forward Bylaw C-8501-2024 to the Minister of Transportation and Economic Corridors. Administration will endeavour to open a line of communication on expected Provincial administrative review timelines between the Applicant and the Minister's office.

IMPLICATIONS

Financial

No financial implications identified at this time.

STRATEGIC ALIGNMENT

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

ALTERNATE DIRECTION

No alternative options have been identified for Council's consideration.

ATTACHMENTS

- 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-8501-2024