



PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: March 9, 2021 **DIVISION:** 1
TIME: Morning Appointment
FILE: 03913043/3044/3045/3075/3076/3001 **APPLICATION:** PL20200054
SUBJECT: Road Closure Item – Bragg Creek

APPLICATION: To close for consolidation purposes, two segments of Road Allowance and Lane located within the Hamlet of Bragg Creek, adjacent to the North side of Lot 1, Block 10, Plan 1911357. The purpose of this application is to integrate the Roads and undeveloped Lane to allow for a future comprehensive development plan.

GENERAL LOCATION: Located in the hamlet of Bragg Creek.

LAND USE DESIGNATION: Commercial, Local Urban District (C-LUDS), C-LUDS p0.6, Residential Urban District (R-URB)

EXECUTIVE SUMMARY: The application is consistent with the requirements of Road Allowance Closure and Disposal Policy C-443.

OPTIONS:

- Option #1: Motion #1 THAT Bylaw C-8072-2020 be given first reading.
Motion #2 THAT Bylaw C-8072-2020 be forwarded to the Minister of Transportation for approval.
- Option #2: THAT application PL20200054 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.

<p>APPLICABLE POLICY AND REGULATIONS:</p> <ul style="list-style-type: none"> • <i>Municipal Government Act;</i> • Municipal Development Plan; • Greater Bragg Creek Area Structure Plan; • Land Use Bylaw; and • County Servicing Standards. 	<p>TECHNICAL REPORTS SUBMITTED:</p> <ul style="list-style-type: none"> • None
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POLICY ANALYSIS:

Interim Growth Plan

Not applicable.

Land Use Bylaw

Any development on the proposed road allowance closure, in this case a future mixed-use development, will be required to adhere to the Land Use Bylaw.

Greater Bragg Creek Area Structure Plan

The ASP speaks to retaining options that may provide for pathway alignments as a priority, where statutory road allowances should be retained and considered for present and future trail alignments. It is noted that the proposed road closure that runs north and south is identified as future Community Pathway. As such, the future development proposal of the parcel will need to consider accommodation of a future community pathway.

ADDITIONAL CONSIDERATIONS:

Following is an overview of the two segments:

- Segment 1: River Drive North (Road lying between Lots 3 and 4, Block 5, Plan 191 1358 and Lot 7, Block 1, Plan 1741 EW)
 - This segment of road allowance is an existing County road that connects to Balsam Avenue to the north. It provides access to four properties, all of which are owned by the Applicant. No adjacent landowners are being impacted for this segment.
 - The Greater Bragg Creek ASP shows a community pathway alignment through this road allowance. This pathway alignment can be captured as part of the overall development plan for the site, which includes pathways in the submitted Master Site Development Plan. The plan seeks to consolidate numerous parcels, in addition to the road allowances, in order to facilitate a more optimal pedestrian and vehicle network on the site
 - For these reasons, Administration has no further concerns for closing this segment of the road allowance



Segment 2: Undeveloped Road Allowance (Portion of Lane lying south of Lot 3, Block 5, Plan 191 1358 and Lots 4 to 7 (inclusive), Block 1, Plan 1741 EW and North of Lot 2 PUL, Block 12, Plan 191 1819, and north of Lot 1, Block 10, Plan 191 1357)

- This segment of road allowance is currently undeveloped. There are five properties that back onto this undeveloped laneway, of which, four properties are owned by the Applicant and one owned by the County.
- For the area south of Lot 13, Block 1, Plan 131 1759, Fire Services has requested this portion of the road allowance not be closed as it provides secondary emergency access to these properties.
- Several service providers, including Rocky View County Utility Services, Telus, FortisAlberta, ATCO Gas are requesting a utility right-of-way for the respective services.
- The road allowance is currently being used as a laneway by a number of businesses for service deliveries.
- Closing this segment of Road Allowance would allow the Applicant to facilitate a more comprehensive development plan including the ability to locate future buildings closer to the property lines (ie. lesser of a setback requirement). Assuming all access and utility right-of-way agreements will be satisfied and secured, Administration has no concerns for closing this segment of the road allowance.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

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- APPENDICES:**
 ATTACHMENT ‘A’: Application Information
 ATTACHMENT ‘B’: Application Referrals
 ATTACHMENT ‘C’: Bylaw C-8072-2020 and Schedule A
 ATTACHMENT ‘D’: Map Set
 ATTACHMENT ‘E’: Public Submissions