



COUNCIL REPORT

Disposal of Closed Road Allowance

Electoral Division: 5

File: 07328001

Date:	July 8, 2025
Presenter:	Dane Sokol, Municipal Lands Administrator
Department:	Asset Management

REPORT SUMMARY

The purpose of this report is to assess the consolidation of the closed road allowance that runs adjacent to the west boundary NW and SW-27-27-28-W4M. The road allowance was closed in 1974 by Bylaw C-959. The application proposes to consolidate the \pm 8.0 acres of the closed road allowance into the immediately adjacent land to the east, to create \pm 328 acres.

The application was evaluated against the *Municipal Government Act*, Disposal of Reserve Land, Former Reserve Land, and Fee Simple Land by Sale Policy C-313, and Sale of Fee Simple Land Procedure C-313C.

The applicant agrees with the appraised market value of the lands provided by Administration.

ADMINISTRATION'S RECOMMENDATION

THAT Council direct Administration to proceed with the sale of the 8.0 acre closed road allowance that runs adjacent to the west boundary NW and SW-27-27-28-W4M to the applicant Benjamin Thorlakson, subject to:

- A Sales Agreement being signed at the established value of \$34,000.00, plus all applicable taxes; and
- That all incidental costs to create the title and consolidation with the adjacent lands are at the expense of the applicant.

BACKGROUND

Location

Approximately 9.0 kilometers (5.6 miles) east of the City of Airdrie, the subject land has direct access via Township Road 274 (Attachment A).



Disposal of Closed Road Allowance

Site History

The 8.0-acre road allowance to the west of Section 27-27-28-W4M was closed April 5, 1974 – Bylaw C-959 (Attachment B and C).

Intermunicipal and Agency Circulation

The application was circulated to all necessary internal and external agencies (Attachment D).

Landowner Circulation

The application was circulated to 4 adjacent landowners in accordance with the *Municipal Government Act* and County Policy C-327 (Circulation and Notification Standards); no letters were received.

ANALYSIS

Administration reviewed Bylaw C-959 and could not determine why the parcel was not consolidated and titled at the time the bylaw was approved. The closed road allowance has remained in this state since Bylaw C-959 was approved on April 5, 1974.

The adjacent landowner, as the applicant, has now agreed to purchase the closed road allowance at appraised (fair) market value and consolidate the subject parcel into their immediate adjacent parcel to the east. No advertising was necessary as the transaction conforms with section 70(1) of the *Municipal Government Act*.

IMPLICATIONS

Financial

The road allowance was appraised at \$34,000 in 2024 (Attachment E). The proceeds from the sale will be received as revenue into the Tax Stabilization Reserve.

ALTERNATE DIRECTION

THAT Council directs Administration to decline the Land Sale Application for the closed road allowance and provide alternate direction.

ATTACHMENTS

Attachment A: Map Set

Attachment B: Sale of Former Reserve and Fee Simple Land Application

Attachment C: Bylaw C-959

Attachment D: Application Referral Responses

Attachment E: Consultant Land Appraisal

APPROVALS

Manager:	Steven Hulsman, Manager, Asset Management
Executive Director/Director:	Clint Warkentin, Executive Director, Financial & Business Services
Chief Administrative Officer:	Reegan McCullough, Chief Administrative Officer