



## PLANNING POLICY

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**TO:** Council  
**DATE:** June 1, 2021  
**TIME:** Morning Appointment  
**FILE:** 04703006  
**SUBJECT:** Road Closure Bylaw C-8143-2021

**DIVISION:** 2  
**APPLICATION:** PL20200110

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**APPLICATION:** To close a  $\pm$  3.00 acre portion of road allowance and consolidate it with the adjacent parcel to the west (NE-03-24-03-W05M) to allow the Applicant to purchase and upgrade the road allowance.

**GENERAL LOCATION:** Located approximately 75 metres north of the Highway 8 and Range Road 32 junction extending north to the southern boundary of the road allowance that connects east to Elbow River Drive.

**EXECUTIVE SUMMARY:** The purpose of this application is to close a portion of the road allowance located north of the Highway 8 and Range Road 32 junction extending north to Elbow River Drive to allow the Applicant to purchase the road allowance. The Applicant intends to upgrade the existing road allowance to make it accessible by emergency vehicles and passable in the winter by personal vehicles.

Closing the subject road allowance does not affect opportunities for providing secondary access to the parcels along Elbow River Drive and Elbow River Road. Secondary access can be achieved at the time of subdividing the lands to the west of the subject road allowance, which would provide connection to the east/west road allowance that connects to Elbow River Drive. Access north to the Elbow River is not affected. Closing the subject road allowance would eliminate the opportunity to connect with Highway 8 to the south.

The application was assessed under the County Plan, County Servicing Standards, and the Road Allowance Closure and Disposal Policy C-443, and was found to be consistent with the relevant policies. The application aligns with all provincial regulations, and Alberta Transportation has no concerns at this time.

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

### OPTIONS:

- Option #1:      Motion #1:      THAT Bylaw C-8143-2021 be given first reading.
- Motion #2:      THAT Bylaw C-8143-2021 be forwarded to the Minister of Transportation.
- Option #2:                      THAT Bylaw C-8143-2021 be refused.

## AIR PHOTO & DEVELOPMENT CONTEXT:



## APPLICATION EVALUATION:

The application was evaluated based on the application and the applicable policies and regulations.

<p><b>APPLICABLE POLICY AND REGULATIONS:</b></p> <ul style="list-style-type: none"> <li>• <i>Municipal Government Act;</i></li> <li>• <i>MD of Rocky View/City of Calgary Intermunicipal Development Plan;</i></li> <li>• Municipal Development Plan (County Plan);</li> <li>• Land Use Bylaw;</li> <li>• County Servicing Standards; and,</li> <li>• Road Allowance Closure and Disposal Policy C-443.</li> </ul>	<p><b>TECHNICAL REPORTS SUBMITTED:</b></p> <ul style="list-style-type: none"> <li>• None required</li> </ul>
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## POLICY ANALYSIS:

### County Servicing Standards

The application was reviewed for compliance with the Rocky View County Servicing Standards. While the existing residential development along Elbow River Drive and Elbow River Road does not currently meet the County Servicing standards of requiring two emergency access points for 10 or more parcels (section 411), Administration concluded that closing this portion of the road allowance south of Elbow River Drive does not affect the potential for providing secondary access to the existing development; secondary access could be achieved through the lands to the west at a future development stage.

### Internal Policies

The application was reviewed in accordance with the Road Allowance Closure and Disposal Policy C-443 and the proposal meets the requirements of the policy because the application to close the road allowance is being submitted by a landowner adjacent to the subject road allowance. In addition, the road closure does not affect the travelling public and maintains opportunity for alternative routes to the public road Elbow River Drive.

**ADDITIONAL CONSIDERATIONS:**Background

The subject land is an undeveloped road allowance providing access to one parcel, which is not included in a current ASP or a conceptual scheme. The subject road allowance is the only access to the Applicant's parcel and is not currently maintained by the County. Due to the steep grade of the road allowance, emergency vehicles cannot access the Applicant's parcel, and inclement weather makes the road allowance impassable by personal vehicles. Closing the road allowance would allow the Applicant to purchase the road allowance and upgrade it to be accessible by emergency and personal vehicles at all times.

Highway 8 Twinning Project

Should this road allowance close, future public access south to Highway 8 would be eliminated. The Highway 8 Twinning project document indicates that the project aims to reduce the number of direct accesses onto the highway from adjacent developments. The project document also indicates that frontage roads (i.e. service roads) will be provided which connect to range roads to provide access for properties adjacent to Highway 8.

Alberta Transportation

After review, Alberta Transportation has no issues or concerns regarding the proposed road closure. However, the department will comment further if/when a complete 1st reading bylaw package is received.

Respectfully submitted,

Concurrence,

"Brock Beach"

"Kent Robinson"

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Acting Executive Director  
Community Development Services

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Acting Chief Administrative Officer

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**ATTACHMENTS:**

ATTACHMENT 'A': Application Information  
ATTACHMENT 'B': Application Referrals  
ATTACHMENT 'C': Bylaw C-8143-2021 and Schedule A  
ATTACHMENT 'D': Map Set  
ATTACHMENT 'E': Public Submissions