



## PLANNING AND DEVELOPMENT SERVICES

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| <b>TO:</b>      | Council                  |                                |
| <b>DATE:</b>    | June 8, 2021             | <b>DIVISION:</b> 2             |
| <b>TIME:</b>    | Morning Appointment      |                                |
| <b>FILE:</b>    | 05707003                 | <b>APPLICATION:</b> PL20200127 |
| <b>SUBJECT:</b> | Road Closure Application |                                |

**APPLICATION:** To close Road Plan 3321Q thereby allowing consolidated of the lands into NW-07-25-03-W05M. Range Road 40 is proposed to be straightened along the original road allowance as part of this consolidation.

**GENERAL LOCATION:** Located along the west boundary of the Harmony Plan Area, on the east side of Range Road 40 within the NW-07-25-03W05M.

**LAND USE DESIGNATION:** Direct Control District (DC 129)

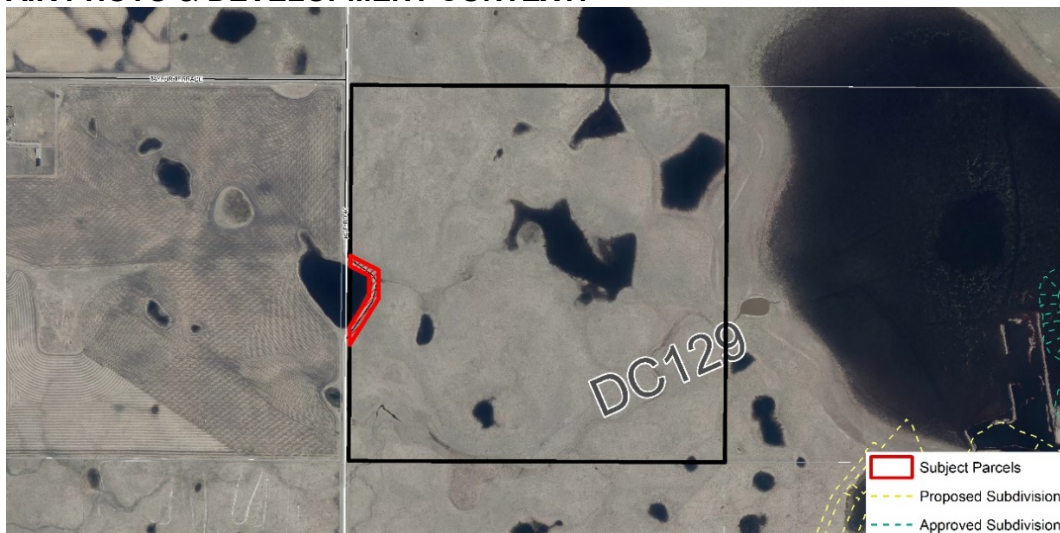
**EXECUTIVE SUMMARY:** The application has been reviewed within the context of the Road Allowance Closure and Disposal Policy C-443. The proposal is to re-align Range Road 40 to the original road allowance thereby removing the curve in the road that detours a low-lying wetland area. The applicant has obtained Water Act approval, dated June 9, 2020, for impacts to this wetland area proposed with the re-alignment of the roadway. Closure for consolidation of Road Plan 3321Q into the surrounding quarter section is anticipated to be further utilized within future stages of the Harmony Conceptual Scheme.

### OPTIONS:

Option #1:      Motion #1:      THAT Bylaw C-8175-2021 be given first reading.  
                          Motion #2:      THAT Bylaw C-8175-2021 be forwarded to the Minister of Transportation for further consideration

Option #2:      THAT Bylaw C-8175-2021 be refused.

### AIR PHOTO & DEVELOPMENT CONTEXT:



### Administration Resources

Logan Cox, Planning & Development Services

### APPLICATION EVALUATION:

The application was evaluated based on the technical reports submitted with the application and the applicable policies and regulations.

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| <b>APPLICABLE POLICY AND REGULATIONS:</b> <ul style="list-style-type: none"> <li>• <i>Municipal Government Act;</i></li> <li>• Municipal Development Plan;</li> <li>• Harmony Conceptual Scheme;</li> <li>• Direct Control District (DC 129);</li> <li>• Land Use Bylaw; and</li> <li>• County Servicing Standards.</li> </ul> | <b>TECHNICAL REPORTS SUBMITTED:</b> <ul style="list-style-type: none"> <li>• Approval Province of Alberta Water Act, R.S.A 2000, c.W – 3, as amended, signed by Andun Jevne, dated June 09, 2020.</li> </ul> |
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### POLICY ANALYSIS:

#### Land Use Bylaw

Any development on the proposed road allowance closure will be required to adhere to the Land Use Bylaw.

#### Conceptual Scheme

Closure for consolidation of Road Plan 3321Q has been considered through the conceptual scheme as part of the future development of the Harmony Plan Area. Straightening of Range Road 40 is shown throughout the document Figures with potential access to the development coming from multiple locations along this roadway.

#### Road Allowance Closure and Disposal Policy C-443

Policy C-443 notes the County can consider Closure and Disposal of undeveloped road allowances, the proposal is for closure of developed road allowance. Concerns regarding alignment with Policy C-443 will be mitigated by timing the final sale and consolidation with a Development Agreement and the use of a temporary Access Right-of-Way as required.

The final sale and consolidation of the road plan shall be conditional to the Applicant entering into a Development Agreement with the County to realign Range Road 40, where the Development Agreement may be a condition of future subdivision within the Harmony Plan Area. Once a Development Agreement is executed, a temporary access right-of-way shall be registered over the plan area, as required, to ensure public access until Range Road 40 is realigned.

### ADDITIONAL CONSIDERATIONS:

FortisAlberta has impacted facilities that will require a Utility Right of Way to be registered. This Right of Way agreement has been provided to the County to pass along to Alberta Transportation should the County support first reading to the proposed closure.

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

LC/ltt

**ATTACHMENTS:**

ATTACHMENT 'A': Application Information

ATTACHMENT 'B': Application Referrals

ATTACHMENT 'C': Bylaw C-8175-2021 and Schedule A

ATTACHMENT 'D': Map Set