



PLANNING AND DEVELOPMENT SERVICES

TO:	Council	
DATE:	June 22, 2021	DIVISION: 9
TIME:	Morning Appointment	
FILE:	06935001, 06936001/002, 07901003/004	APPLICATION: PL20200159
SUBJECT:	Road Closure Application	

APPLICATION: To close portions of two road allowances totalling \pm 11.95 acres known as Township Road 270 and Range Road 51, 260 metres east of the intersection of Wildcat Hills Road and Grand Valley Road; located along the southern boundaries of SW-1-27-5-W5M, and SE-1-27-5-W5M, and on the west side of NW-36-26-5-W5M. If successful, these portions of road allowances would be consolidated with the adjacent parcels on each side.

GENERAL LOCATION: Located approximately 7 kilometres northwest of the town of Cochrane; located east of the intersection of Wildcat Hills Road and Grand Valley Road.

LAND USE DESIGNATION: Agricultural, General District (A-GEN)

EXECUTIVE SUMMARY: The application is consistent with the requirements of Road Allowance Closure and Disposal Policy C-443. The subject lands are all under common ownership by Simpson Ranches, in addition to extensive land holdings in the area. The landowners currently lease the road allowances for cattle grazing and have done so for decades. The landowners seek to consolidate the lands for this purpose. As such, there is a limited impact on adjacent or nearby landowners.

Sufficient road allowances exist for current landowners to access their parcels, and the landowner has no plans to sell the lands in the near future. The presence of a proposed regional pathway as provided in the Open Space Master Plan would require coordination between the County and the landowner to shift the location onto nearby lands owned by the applicants.

OPTIONS:

Option #1: Motion #1: THAT Bylaw C-8115-2020 be given first reading.
 Motion #2: THAT Bylaw C-8115-2020 be forwarded to the Minister of Transportation.

Option #2: THAT Bylaw C-8115-2020 be refused.

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.

APPLICABLE POLICY AND REGULATIONS: <ul style="list-style-type: none"> • <i>Municipal Government Act;</i> • Municipal Development Plan; • Land Use Bylaw; and • County Servicing Standards. 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • No technical reports submitted
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POLICY ANALYSIS:

County Plan

Discussion regarding road allowance closure is not included in the County Plan.

Land Use Bylaw

Road allowance closure is not considered by the Land Use Bylaw.

ADDITIONAL CONSIDERATIONS:

The application for road closure initially included areas that have since been removed based on concerns raised by Administration and Alberta Transportation.

Alberta Transportation submitted preliminary concerns regarding the application. They noted that legal access, and the possibility of physical access via the road allowance to the east portions of NE-35-26-5-W5M and SE-2-27-5-W5M, and the entire ¼ sections of the SW-1-27-5-W5M and NW-36-26-5-W5M may be impacted. Based on these comments, the applicant made revisions to the application.

Administration had shared the concerns by Alberta Transportation, and together with the applicant, have proposed the road allowance closures as provided in this application. The amendment removed the closure of the allowance of the approximate 260m of the Township Road 270 allowance immediately east of Grand Valley Road to the allowance of Range Road 51 and the requirement that the parcels east of Grand Valley (within NE-35-26-5-W5M) and the entirety of NW-36-26-5-W5M be combined into a single parcel to provide for available frontage to Grand Valley Road if required.

Separately, a review of the Open Space Master Plan, adopted in May 2011, indicates a proposed regional pathway along the east-west closure area. Administration had initial concerns regarding the possibility of impacting future pathways, however, the applicant has indicated willingness to engage with the County in determining an alternate suitable pathway location within the vicinity of the proposed pathway. A condition could be added to the sales agreement, requiring the landowners to work with the County to secure an easement for the future pathway. Based on the applicant's commitment to work with the County on future pathway planning through their lands, Administration feels the matter can be addressed.

Based on the foregoing, should Council grant first reading to the road closure application, Administration recommends that the requirement to combine the parcels east of Grand Valley (within NE-35-26-5-W5M) and the entirety of NW-36-26-5-W5M and to provide alternate routing of the regional pathway be required.

Administration, therefore, recommends approval of the road closures, subject to the requirements above.



Respectfully submitted,

Concurrence,

“Brock Beach”

“Kent Robinson”

Acting Executive Director
Community Development Services

Acting Chief Administrative Officer

ON/lt

ATTACHMENTS:

ATTACHMENT ‘A’: Application Information
ATTACHMENT ‘B’: Application Referrals
ATTACHMENT ‘C’: Bylaw C-8115-2020 and Schedule A
ATTACHMENT ‘D’: Map Set