



## PLANNING AND DEVELOPMENT SERVICES

<b>TO:</b>	Council	
<b>DATE:</b>	September 7, 2021	<b>DIVISION:</b> 9
<b>TIME:</b>	Morning Appointment	
<b>FILE:</b>	06717003	<b>APPLICATION:</b> PL20210002
<b>SUBJECT:</b>	Road Closure Application	

**APPLICATION:** To close  $\pm$  1.25 acres of the undeveloped road (Road Plan 2479 Q) in order to facilitate future consolidation with the subject land.

**GENERAL LOCATION:** Located approximately 3.2 kilometres northeast of the town of Cochrane, at the northwest junction of Glendale Road and Township Road 262.

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

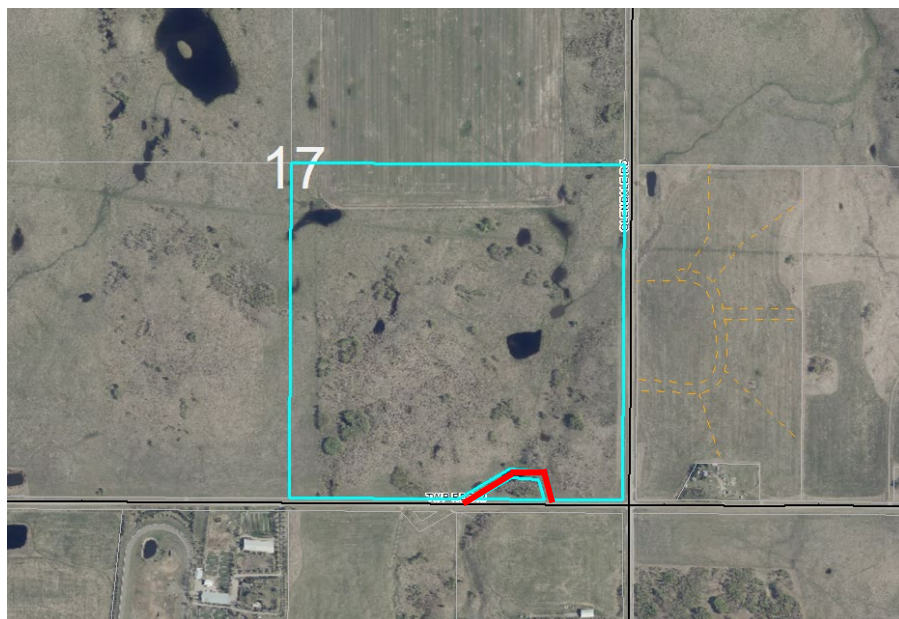
**EXECUTIVE SUMMARY:** The application is consistent with the requirements of Road Allowance Closure and Disposal Policy C-443 as well as all other applicable policies. The proposed road closure is to consolidate the undeveloped roadway into the surrounding quarter section thereby allowing a continuous parcel. The resulting closure of the road allowance is not anticipated to negatively impact access to the property.

### OPTIONS:

Option #1:     Motion #1:     THAT Bylaw C-8188-2021 be given first reading.  
                          Motion #2:     THAT Bylaw C-8188-2021 be forwarded to the Minister of Transportation.

Option #2:     THAT Bylaw C-8188-2021 be refused.

### AIR PHOTO & DEVELOPMENT CONTEXT:



**Administration Resources**  
 Reynold Caskey, Planning & Development Services

Subject property  
 Road allowance location

**APPLICATION EVALUATION:**

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

<b>APPLICABLE POLICY AND REGULATIONS:</b> <ul style="list-style-type: none"><li>• <i>Municipal Government Act;</i></li><li>• Rocky View County Plan;</li><li>• County Servicing Standards; and</li><li>• Road Allowance Closure and Disposal Policy C-443</li></ul>	<b>TECHNICAL REPORTS SUBMITTED:</b> <ul style="list-style-type: none"><li>• None</li></ul>
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**POLICY ANALYSIS:**

The application was reviewed based on the Road Allowance Closure and Disposal Policy C-443, and the proposal meets the requirements of the policy. Further review of applicable policy follows below.

County Plan

Access to the property is provided from frontages along Township Road 262 and Glendale Road. The proposed closure of the road allowance would not affect the existing roads along the perimeter of the subject site or potential future access.

**ADDITIONAL CONSIDERATIONS:**

The closure of Road Plan 2479 Q to consolidate the area into the surrounding quarter section is anticipated to have limited to no impact on surrounding neighbouring parcels. With Township Road 262 constructed in the statutory road allowance along the south boundary of the parcel, access to the subject and neighbouring parcels is present. The applicant has expressed a desire to consolidate the road plan to have a contiguous fence line along their south boundary and to limit conflicts with recreational users and trespassers.

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

RC/ltt

**ATTACHMENTS:**

ATTACHMENT ‘A’: Application Information  
ATTACHMENT ‘B’: Application Referrals  
ATTACHMENT ‘C’: Bylaw C-8188-2021 and Schedule A  
ATTACHMENT ‘D’: Map Set