



PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: September 14, 2021 **DIVISION:** 6
TIME: Morning Appointment
FILE: 07105004 **APPLICATION:** PL20170162
SUBJECT: Road Allowance Closure Item

APPLICATION: To close ± 3.28 acres of undeveloped Road Allowance located adjacent to the west and southwest corner of the SW-05-27-26-W4M for future land consolidation.

GENERAL LOCATION: Located approximately 1 mile west of Range Road 264 and on the north side of Township Road 270.

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

EXECUTIVE SUMMARY: A large waterbody blocks a portion of the road allowance of Township Road 270 and Range Road 265, which makes road construction infeasible. Closure of these portions of road allowance would not affect adjacent landowners to access to their lands and is anticipated to prevent the trespassing and dumping issues.

ADMINISTRATION RECOMMENDATION: Administration recommends approval as per Option #1.

OPTIONS:

- Option #1: Motion #1 THAT Bylaw C-8224-2021 be given first reading.
Motion #2 THAT Bylaw C-8224-2021 be forwarded to the Minister of Transportation.
- Option #2: THAT Bylaw C-8224-2021 be refused.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Xin Deng, Planning and Development Services



APPLICATION EVALUATION:

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

<p>APPLICABLE POLICY AND REGULATIONS:</p> <ul style="list-style-type: none"> • <i>Municipal Government Act;</i> • Municipal Development Plan; • Land Use Bylaw; • County Servicing Standards; and • Road Allowance Closure and Disposal Policy C-443. 	<p>TECHNICAL REPORTS SUBMITTED:</p> <ul style="list-style-type: none"> • None
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POLICY ANALYSIS:

The application was reviewed based on the Road Allowance Closure and Disposal Policy C-443.

TECHNICAL CONSIDERATIONS:

The proposed road allowance closure involves a portion of Township Road 270 and a portion of Range Road 265. A large water body covers these portions of the road allowances, making the road construction infeasible.

The Applicant has indicated that the public, unaware that this portion of Township Road 270 is a dead-end, are trespassing the Applicant’s property. For safety reasons, the Applicant proposes to close this portion of the road allowance of Township Road 270. Closure of this portion would not affect the adjacent landowners to access their lands. The adjacent lands to the west are all owned by Burnco (Attachment ‘D’, Site Context map). Burnco supports the proposal, as they can gain access through an Access Easement Agreement with the Applicant.

A portion of Range Road 265, adjacent to the subject land to the west, is disconnected from the rest of Range Road 265 in the north due to the water body. The Applicant proposes to close this portion of Range Road 265, and then consolidate it to their land for better management. The land located immediately north and south of the subject land is also owned by the Applicant (Attachment ‘D’, Site Context map), and access to these lands could be achieved through an Access Easement Agreement.

Alberta Transportation (AT) has no concern with the proposed road allowance closure.

Respectfully submitted,

Concurrence,

“Brock Beach”

“Kent Robinson”

Acting Executive Director
Community Development Services

Acting Chief Administrative Officer

XD/llt



ATTACHMENTS

ATTACHMENT 'A': Application Information

ATTACHMENT 'B': Application Referrals

ATTACHMENT 'C': Bylaw C-8224-2021 and Schedule A

ATTACHMENT 'D': Map Set