



## PLANNING

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<b>TO:</b>	Council	
<b>DATE:</b>	April 26, 2022	<b>DIVISION:</b> 4
<b>TIME:</b>	Afternoon Appointment	
<b>FILE:</b>	06632003	<b>APPLICATION:</b> PL20210152
<b>SUBJECT:</b>	Road Closure Application	

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**APPLICATION:** To close a 90-metre (295.2 feet) portion totaling  $\pm 0.28$  hectares ( $\pm 0.70$  acres) of Road Allowance west of SE-32-26-02-W05M to facilitate future consolidation.

**GENERAL LOCATION:** The road allowance is located approximately 900 metres south of Highway 567 (Big Hill Springs Road), 800 metres (0.5 mile) west of Range Road 24 on the east side of Hill Spring Meadows.

**EXECUTIVE SUMMARY:** Bylaw C-8285-2022 was given first reading on March 22, 2022.

The purpose of this application is to close a 90-metre portion of undeveloped government road allowance totaling  $\pm 0.28$  hectares ( $\pm 0.70$  acres) for the adjacent landowner to purchase and consolidate with the adjacent land to the east of the road allowance. This would allow the applicant to provide access to their land, without the requirement to construct a public road.

The application is consistent with the requirements of the Road Allowance Closure and Disposal Policy C-443, and Administration has no concerns with the proposed closure of this portion of the road allowance. The application aligns with all provincial regulations, and Alberta Transportation has no concerns at this time.

**ADMINISTRATION RECOMMENDATION:** Administration recommends that the road allowance closure application be referred to the Minister of Transportation before returning to Council for consideration of second and third reading in accordance with Option #1.

### OPTIONS:

- Option #1: THAT Bylaw C-8285-2022 be referred to the Minister of Transportation for approval.
- Option #2: THAT Bylaw C-8285-2022 be refused.

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### Administration Resources

Jasmine Kaur, Planning & Development Services

**AIR PHOTO & DEVELOPMENT CONTEXT:**



**APPLICATION EVALUATION:**

The application was evaluated based on the technical reports submitted with 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>• Municipal Development Plan (County Plan);</li> <li>• Land Use Bylaw; and</li> <li>• County Servicing Standards.</li> </ul>	<p><b>TECHNICAL REPORTS SUBMITTED:</b></p> <ul style="list-style-type: none"> <li>• No technical reports were submitted.</li> </ul>
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**POLICY ANALYSIS:**

The subject road allowance was dedicated when the Hill Spring Meadows community was created in 1978. The purpose of this road allowance was to provide access for future developments on the adjacent lands to the east.

The Applicant requests this road closure as it provides the only access to an agricultural lot approved, but not yet endorsed or registered, under the subdivision application PL20200181.

As a condition of the subdivision application, the Applicant was required to construct “a gravel road from Hill Spring Meadows to Lot 1 to County Regional Low Volume Gravel Road standard (400.8)” (approximately 95 m). However, the applicant submitted this application to close the road allowance as they intend to purchase and consolidate it with the newly subdivided lot to build a private driveway.

If the road allowance closure is approved, the previously approved subdivision will require amendment as the condition requiring construction of a road would not be pursued.

Policy C-443 notes the County can consider Closure and Disposal of undeveloped road allowances, and as the proposal is for closure of an undeveloped road allowance, the application is consistent with this policy.



A review of the application indicates that no landowners will be prevented from accessing their properties as a result of this closure. Administration has no concerns.

Respectfully submitted,

Concurrence,

“Brock Beach”

“Byron Riemann”

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Acting Executive Director  
Community Development Services

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Acting Chief Administrative Officer

JK/LH

**ATTACHMENTS:**

- ATTACHMENT ‘A’: Application Information
- ATTACHMENT ‘B’: Application Referrals
- ATTACHMENT ‘C’: Bylaw C-8285-2022 and Schedule A
- ATTACHMENT ‘D’: Map Set
- ATTACHMENT ‘E’: Public Submissions