



## **PLANNING AND DEVELOPMENT SERVICES**

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**TO:** Council  
**DATE:** January 26, 2020 **DIVISION:** 5  
**TIME:** Morning Appointment  
**FILE:** 03330003 **APPLICATION:** PL20200075  
**SUBJECT:** Road Closure Bylaw C-8095-2020

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### **POLICY DIRECTION:**

Road Allowance Closure and Disposal Policy C-443.

### **EXECUTIVE SUMMARY:**

The purpose of this application is to close, for consolidation purposes, the segment of the road allowance located to the north of Block: 3 Plan: 1820 AM. The adjacent land owner to the south of the subject road allowance wishes to purchase this strip of land to consolidate onto their property.

The application was reviewed based on the Road Allowance Closure and Disposal Policy C-443 and meets the general requirements of that policy.

### **ADMINISTRATION RECOMMENDATION:**

Administration recommends approval in accordance with Option #1.

**DATE APPLICATION RECEIVED:** June 26, 2020  
**DATE DEEMED COMPLETE:** June 26, 2020

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**PROPOSAL:** Public hearing to consider Bylaw C-8095-2020 to close for consolidation purposes, a segment of the Road Allowance located to the north side of Block: 3 Plan: 1820 AM. The purpose of this application is to integrate the road into the lot directly adjacent on the south.

**LEGAL DESCRIPTION:** Block: 3 Plan: 1820 AM

**GENERAL LOCATION:** Part of Road on Plan 1820 AM (74th Avenue SE) within SW 1/4 Sec 30, Twp 23 Rge 28 W4M.

**APPLICANT:** Rick Balbi Architect Ltd. (April Kojima)

**OWNERS:** 1599203 Alberta Ltd. (Davinder Sehrai)

**EXISTING LAND USE DESIGNATION:** Commercial, Local Rural District (C-LRDs h.18)

**GROSS AREA:** ± 0.47 acres

### **PUBLIC & AGENCY SUBMISSIONS:**

The application was also circulated to a number of internal and external agencies; those responses are available in Attachment 'A'.

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### **Administration Resources**

Althea Panaguiton, Planning and Development Services

**BACKGROUND:**

The applicant is requesting to close this road allowance to purchase and consolidate the lot into the southern parcel. The landowner on the south has an existing truck trailer service operation with an active development permit application for addition to the site.

The road plan was registered on March 16, 1912. It appears that there are no roads along the east to west portion that can connect to this existing road allowance. The eastern portion of the road plan has been closed under Plan 051 1209. Adjacent parcels to the road allowance have direct access to a developed road.

The subject land has been identified as part of a preferred option for a connection within the larger regional storm water infrastructure to assist with storm water conveyance. Due to the larger water issues in the area, it would be beneficial to include a registration of an easement on title as a condition of sale to protect the County's interest for storm water maintenance.

The application meets the policy requirements under Road Allowance Closure and Disposal Policy C-443.

**OPTIONS**

- |            |   |   |
|------------|---|---|
| Option #1: | Motion #1                                   | THAT Bylaw C-8095-2020 be given first reading.                                      |
|            | Motion #2                                   | THAT Bylaw C-8095-2020 be forwarded to the Minister of Transportation for approval. |
| Option #2: | Motion #1                                   | THAT Bylaw C-8095-2020 be refused.  |
| Option #3: | THAT Council provide alternative direction. |   |

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

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Executive Director  
Development Services

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Chief Administrative Officer

AP/llt

**ATTACHMENTS:**

- ATTACHMENT 'A': Application Referrals  
 ATTACHMENT 'B': Bylaw C-8095-2020 and Schedule A  
 ATTACHMENT 'C': Map Set