

## PLANNING

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**TO:** Council  
**DATE:** January 10, 2023  
**FILE:** 07122007  
**SUBJECT:** Road Closure Application

**DIVISION:** 5  
**APPLICATION:** PL20200140

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**APPLICATION:** To close a  $\pm$  0.47 hectare ( $\pm$  1.15 acre) portion of undeveloped road allowance in order to consolidate with the adjacent lands on the west side of the road allowance.

**GENERAL LOCATION:** A portion of the undeveloped Range Road 262, located on the south side of Township Road 274 approximately 1.6 km east of Highway 9.

**EXECUTIVE SUMMARY:** The public hearing for Bylaw C-8100-2020 was held on February 9, 2021. Upon closure of the hearing, Council made motions to give first reading to Bylaw C-8100-2020 and to forward the Bylaw to the Minister of Transportation for approval.

Administration received the signed Bylaw C-8100-2020 from the Minister of Transportation on September 23, 2021, and it is now returning to Council for second and third reading to close the road allowance.

**ADMINISTRATION RECOMMENDATION:** Administration recommends approval in accordance with Option #1.

### OPTIONS:

- Option # 1:
- |           |  |
|-----------|--|
| Motion #1 | THAT Bylaw C-8100-2020 be given second reading.  |
| Motion #2 | THAT Bylaw C-8100-2020 be given third and final reading.   |
| Motion #3 | THAT the $\pm$ 1.15 acres of land be transferred to Paul and Sarula Larson subject to:<br><br>a) Sales agreement being signed at the appraised value of \$35,000.00<br><br>b) The terms of the sales agreement being completed within one year after Bylaw C-8100-2020 receives third and final reading. |
- Option # 2: THAT Bylaw C-8100-2020 be refused.

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### Administration Resources

Andrew Chell, Planning and Development Services

**AIR PHOTO & DEVELOPMENT CONTEXT:**



**BACKGROUND**

The subject land is an undeveloped road allowance providing access to one parcel, which is not included in a current ASP or a conceptual scheme. The subject road allowance runs adjacent to the applicant's land, which is bounded on the west by a Western Irrigation District canal (Rosebud River). Access to the southern portion of the property is restricted where the bank of the canal converges with the road allowance. The road allowance is proposed to be closed and consolidated into the land to provide adequate space to build a driveway for personal and emergency access to the southern portion of the parcel.

Closure of the road would not remove any adjacent parcels' access to the County road network.

The Applicant provided an appraisal for the portion of road plan being considered. The appraisal was completed on October 19, 2021, and values the subject lands at \$35,000 for the  $\pm 0.47$  hectare ( $\pm 1.15$  acre). The applicant has acknowledged the appraised value and wishes to proceed to the second and third readings of Bylaw C-8100-2020 and the subsequent purchase of the lands.

Alberta Transportation

Alberta Transportation has no issues or concerns regarding the proposed road closure; they will be notified again once Second, and Third Readings are given by Council and when the bylaw is registered at Land Titles.

Respectfully submitted,

Concurrence,

Brock Beach

"Doran Wandzura"

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Acting Executive Director  
Community Services

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Chief Administrative Officer

AC/rp

**ATTACHMENTS:**

ATTACHMENT 'A': Bylaw C-8100-2020 and Schedule 'A'

ATTACHMENT 'B': Map Set