

Subject: **Bylaw 1916 - Road Closure – Undeveloped Road Allowance Adjacent Plan 4910S Block W**

Meeting Date: Tuesday, May 13, 2025

Prepared By: Deanna Keiver, Planning & Development Officer

Presented By: Deanna Keiver

Link to Strat Plan: Level of Service

Background/ Proposal	<p>The landowner, James Frison, has approached the County in his desire to purchase a portion of the undeveloped road allowance directly east of his property within the NE 8-33-23 W4. By closing the undeveloped road allowance, and ultimately purchasing the land and consolidating, it would allow him to develop within a larger building envelope without having to apply for variances from setbacks in the future.</p> <p>James Frison is the owner of Plan 4910S Block W. His parcel of land is triangular in shape which lends itself to be more difficult to develop on. Should Council and subsequently the Minister of Transportation approve the closure, it would be required of the applicant to survey, purchase, and consolidate the undeveloped road allowance with his lot. His lot is currently 5.4 acres, and the road allowance would add an additional 1.3 +/- acres to his lot.</p> <p>The closure of the undeveloped road allowance will not interfere with legal access to any other parcels. A forced road exists on the west side of his parcel which is access to the farmland east of the road allowance and the yard site further north is accessed by another County Road (Range Road 23-4).</p>
Discussion/ Options/ Benefits/ Disadvantages:	<p>Road Closures are governed by the Municipal Government Act Section 22, which states that a road must be closed by bylaw, must be advertised and must be approved by the Minister of Transportation prior to receiving 2<sup>nd</sup> Reading.</p> <p>Advertising was done in accordance with Bylaw 1772 and notices were sent to rural Kneehill County residents within one mile. Notices were sent to residents within the Town of Trochu which reside east of the railway. Referral agencies were also notified, including internal Kneehill County Departments. This process is like a Public Hearing for a Land Use Bylaw Amendment. A person who claims to be affected must be given an opportunity to be heard by Council.</p>