

# **CITY OF FORT SASKATCHEWAN**

## **Request for Decision**

### **Bylaw C2-20 - To close the Windsor Pointe Road Right-of-Way in Meridian 4 Range 23 Township 54.**

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#### **Motion:**

That Council give second and third readings to Bylaw C2-20 to close a portion of Government Road Allowance within Meridian 4 Range 23 Township 54.

#### **Purpose:**

The purpose of this report is to present Council with information regarding the closure of road right-of-way lands and to request consideration of second and third readings of the associated bylaw.

#### **Recommendation:**

That Council give second and third readings to Bylaw C2-20 to close a portion of Government Road Allowance within Meridian 4 Range 23 Township 54.

#### **Background:**

The road right-of-way to be closed is a remnant from the original Quarter Section land subdivision in the area.

In 2003, the Westpark Area Structure Plan identified that the road right-of-way would not be needed for future development.

On November 14, 2019 Landrex Inc. applied to close a portion of the road right-of-way.

#### **Summary Analysis:**

The road right-of-way is at the east edge of West Rivers Edge Park. The land is not being used for road purposes. The Westpark Area Structure Plan identifies that the road right-of-way is not needed for future development. The affected land is covered in vegetation.

WSP submitted the application on behalf of Landrex Inc. The purpose of application is to accommodate the development of a sanitary lift station, shown as Area "A" in Appendix A. The lift station will service the Windsor Pointe Neighbourhood. The rest of the closed road right-of-way lands will be retained as natural park space.

As per Section 2.10.2 of Land Use Bylaw C10-13, when a public roadway loses its designation through a road closure bylaw, the roadway lands shall have the same land use designation as the most restrictive Land Use District abutting the lands. Once closed, the road right-of-way lands will take on the PR - Parks and Recreation District zoning.

The government road allowance description included as part of Bylaw C2-20 has been reviewed by Alberta Land Titles, and deemed acceptable for registration at their office.

### **Plans/Standards/Legislation:**

This application follows the City's Planning policies and Strategic Plan. The Municipal Development Plan designates the lands as "River Valley Green Belt". The Westpark Area Structure Plan designates the lands as "Park".

### **Financial Implications:**

The developer would be required to cover the costs for registering the road closure plan with Alberta Land Titles. The closed road right-of-way lands would remain municipal property.

### **Internal Impacts:**

This application was circulated to internal City departments for review and comment. No concerns were raised.

### **Communication Plan:**

Administration provided notice of the Public Hearing in the Fort Saskatchewan Record for two consecutive weeks before the Public Hearing date. In addition, the City placed a notice on the City's website, and promoted the Public Hearing on the City's Twitter and Facebook feeds. A notice of public hearing was mailed to all property owners within 100 metres of the site.

### **Attachments:**

1. Bylaw C2-20
2. Appendix A – Road Closure Plan
3. Appendix B – Aerial Map
4. Appendix C – Related Policies

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File No.: Bylaw C2-20

Prepared by:	Matthew Siddons Current Planner	Date: May 5, 2020
Approved by:	Shree Shinde Manager, Current & Long Range Planning	Date: May 7, 2020
Approved by:	Craig Thomas Director, Planning & Development	Date: May 8, 2020
Reviewed by:	Janel Smith-Duguid General Manager, Infrastructure & Planning Services	Date: May 11, 2020
Reviewed by:	Troy Fleming City Manager	Date: May 14, 2020
Submitted to:	City Council	Date: May 26, 2020