

## **CITY OF FORT SASKATCHEWAN**

### **Bylaw C14-15 – to Close Road Plan 822 1665 and to Consolidate into Lot 1, Block 37, Plan 102 6236**

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#### **Motion:**

That Council give first reading to Bylaw C14-15 to close a portion of Road Plan 822 1665 and to consolidate the remainder into Lot 1, Block 37, Plan 102 6236 in the Westpark area.

#### **Purpose:**

The purpose of this report is to present Council with information on Bylaw C14-15 to close Road Plan 822 1665, and to request consideration of first reading.

#### **Background:**

On November 20, 2014, Lenac Developments Ltd., Quattro Capital Inc., and Mercyr Consulting Ltd., (collectively the “Purchaser”) submitted an Offer to Purchase a 0.49ha (1.211ac) portion of Road Plan 822 1665. The Offer to Purchase was approved by Council at its January 13, 2015 regular Council meeting. A condition of the Offer to Purchase was that the subsequent Road Closure Bylaw would be approved.

On March 9, 2015, the Purchaser submitted a Road Closure Application to close the Road Right-of-Way legally described as Road Plan 822 1665 (Schedule A). The application was referred to the City of Fort Saskatchewan Project Management and Infrastructure Management Departments, and Alberta Transportation. None of the referrals had concerns with the proposed road closure.

In consultation with Project Management, it was determined the portion of Road Right-of-Way is considered excess. Should expansion of Highway 21 occur in the future, existing infrastructure has been designed to facilitate expansion in the center. The likelihood of expanding the roadway further is minimal, but should it become necessary a curb and gutter road standard would be required, which would reduce the right-of-way width requirement.

If Bylaw C14-15 is approved, Road Plan 822 1665 will be closed. The Road Plan will be redistricted from its current zoning as UR (Urban Reserve District) to C2 (Vehicle Oriented Retail and Service District). The Road Plan can then be consolidated with the adjacent parcel of land (Lot 1, Block 37, Plan 102 6236) during the subdivision process. Lot 1, Block 37, Plan 102 6236 is designated as C2 in the Westpark area adjacent to Highway 21 and Wilshire Boulevard.

If Council gives Bylaw C14-15 first reading, adjacent landowners will be notified by mail. As well, advertisements will be published in a local newspaper to notify community members of the scheduled Public Hearing. The target date for the Public Hearing is Tuesday, April 28, 2015, or as soon as practical thereafter, in Council Chambers at 6:00 p.m.

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

The Municipal Development Plan and Area Structure Plan provide policy direction for the subject area. Further analysis regarding how this proposed amendment aligns within such existing City policies will be outlined in the subsequent Public Hearing report to Council.

#### **Financial Implications:**

Analysis on the financial considerations will be examined and outlined in the subsequent Public Hearing report to Council.

**Alternatives:**

1. That Council give first reading to Bylaw C14-15 to close a portion of Road Plan 822 1665 and to consolidate the remainder into Lot 1, Block 37, Plan 102 6236 in the Westpark area.
2. That Council not give first reading to Bylaw C14-15, and advise how they wish to proceed.,

**Attachments:**

1. Bylaw C14-15
2. Schedule "A" - Map Amendment to Appendix A- Land Use Map Bylaw C10-13
3. Appendix "A" - Orthophoto with Existing Land Use Districts
4. Appendix "B" - Westpark Outline Plan Development Concept
5. Appendix "C" - UR Urban Reserve District
6. Appendix "D" - C2- Vehicle Oriented Retail and Service District

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File No.: Bylaw C14-15

Prepared by:	Matthew Siddons Current Planner, Planning & Development	Date: April 7, 2015
Approved by:	Troy Fleming General Manger, Infrastructure and Community Services	Date: April 8, 2015
Reviewed by:	Brenda Rauckman Acting City Manager	Date: April 8, 2015
Submitted to:	City Council	Date: April 14, 2015