

## CITY OF FORT SASKATCHEWAN

### Bylaw C2-17 - Close a Portion of Road Allowance in Westpark (West Lands Road Allowance)

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#### **Motion:**

That Council give first reading to Bylaw C2-17 to close a portion of road allowance in Westpark (West Lands Road Allowance).

#### **Purpose:**

To present Council with information regarding the closure of a portion of road allowance and to request consideration of first reading of the associated bylaw.

#### **Background:**

The subject road allowance runs diagonally through the southwest corner of Westpark.

Landrex Inc. has submitted an application to close the northern section of the road allowance. This right-of-way was part of the original river lot system along the North Saskatchewan River. A road was never constructed in the road allowance, and the land remains vacant.

This area will be developed as part of the future Windsor Pointe neighbourhood. Windsor Pointe will be approximately 25.38 ha (62.71 ac) in size and at full build out, and will accommodate an estimated 1,455 residents. Westpark Drive will be extended and serve as the main collector road for this area.

The southern portion of the road allowance which will not be closed will be used to complete Westpark Drive. Westpark Drive will be extended from Wilshire Boulevard in the south to Woodbridge Link in the north.

Bylaw C2-17 would close the northern section of the road allowance. Once closed, an appraised value would be determined and the City may choose to sell the lands to the developer.

The wording included in the implementing bylaw has been provided by Land Titles to ensure acceptance.

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

In the City's *Municipal Development Plan*, the area is designated as "Developing Community Area (DCA)". In the *Westpark Area Structure Plan*, the south section of the road allowance is identified to become part of the Westpark Collector Road. The north section of the road allowance is identified to be developed for "Low Density Residential" uses. Further details and analysis regarding applicable policies will be outlined in the subsequent report to Council.

As per the *Municipal Government Act*, if Council gives Bylaw C2-17 first reading a Public Hearing will be scheduled. Affected landowners will be notified by mail and a Public Hearing advertisement will be published in the local paper for two consecutive weeks. The target date for the Public Hearing is April 11, 2017, and will be held in Council Chambers at 6:00 p.m.

**Financial Implications:**

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

**Attachments:**

1. Bylaw C2-17
2. Appendix A - Tentative Road Closure Plan
3. Appendix B - Aerial Map
4. Appendix C - Westpark Area Structure Plan- Land Use Concept Map
5. Appendix D - Windsor Pointe Outline Plan- Land Use Concept Plan

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File No.: Bylaw C2-17

Prepared by:	Matthew Siddons Current Planner, Planning & Development	Date: March 1, 2017
Approved by:	Janel Smith-Duguid Acting Director, Special Projects	Date: March 7, 2017
Reviewed by:	Troy Fleming Acting City Manager	Date: March 8, 2017
Submitted to:	City Council	Date: March 14, 2017