

## **CITY OF FORT SASKATCHEWAN**

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

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#### **Motions:**

1. That Council give second reading to Bylaw C2-17 to close a portion of road allowance in Westpark (West Lands Road Allowance).
2. That Council give third 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 second and third reading of the associated bylaw.

#### **Background:**

The subject road allowance runs diagonally through the southwest corner of Westpark, and is directly east of the Windsor Pointe community. The lands to be closed will be developed into the future Windsor Pointe community that will accommodate an estimated 1,455 residents. Landrex has submitted an application to close the northern section of the road allowance to facilitate this development.

This right-of-way was part of the original river lot system along the North Saskatchewan River. A survey plan from 1913 shows the proposed road right-of-ways for this area. Although this right-of-way had been set aside to accommodate a road, no physical road was ever built. The land is currently vacant.

Bylaw C2-17 would close the northern section of the road allowance. This road allowance is registered with Alberta Land Titles, and under its current designation, it can only be used for road purposes. Closing the road allowance will allow the land to be developed for residential land uses. Once closed, an appraised value would be determined and the City may choose to sell the lands to the developer.

The south portion of the road allowance will remain open. It will be used to accommodate the last section of Westpark Drive. Westpark Drive will be extended from Wilshire Boulevard in the south to Woodbridge Link in the north. Westpark Drive will serve as the main collector road for this area of Westpark.

Closing this road allowance will not limit public access to the Fort Saskatchewan Prairie. The Prairie is located north of the proposed Windsor Pointe area and east of West River's Edge Park. This area is accessible by vehicle from River Valley Drive to the north. The trails around the perimeter of the Prairie connect to the trail systems in West River's Edge Park and Westpark. The Windsor Pointe Outline Plan identifies a proposed trail connection from the north of the neighbourhood to the Fort Saskatchewan Prairie.

Bylaw C2-17 received first reading at the March 14, 2017 regular Council meeting.

### Referrals

This road closure application was sent to other City departments for review and comment. The road allowance has been deemed surplus, and there are no concerns with the closure.

The wording in Bylaw C2-17 has been vetted through the Alberta Land Titles office. This was done to ensure that the Bylaw and Road Closure Plan meet Land Titles requirements, and can be registered.

### **Community Feedback:**

At the time of writing this report, no comments from the public had been received.

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

The *Municipal Development Plan* (MDP) designates this area as “Developing Community Area (DCA)”. The MDP supports greenfield development that follows an efficient and logical pattern of phasing.

The *Westpark Area Structure Plan* identifies that the south section of the road allowance will become part of the Westpark Collector road. The north section of the road allowance is designated as “Low Density Residential”.

### **Financial Implications:**

Following the road closure, an offer to purchase the land could be considered by the City. An offer would be accompanied by an appraisal to determine the value of the surplus lands.

### **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

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Approved by:	Dean McCartney Acting Director, Planning and Development	Date: March 31, 2017
Reviewed by:	Troy Fleming Acting City Manager	Date: April 3, 2017
Submitted to:	City Council	Date: April 11, 2017