

Subject: Bylaw No. 22/005 Road Closure of Undeveloped Laneway within Block 2, Plan 198 AS**APPROVALS:****Linda Ollivier**_____
Director_____
Interim Chief Administrative Officer**Recommended Motion:**

1. THAT Bylaw No. 22/005, being a bylaw to close the remainder of an undeveloped laneway within Block 2, Plan 198 AS be read a first time.
2. THAT the required Public Hearing be held on Tuesday, June 14, 2022.

Summary:

Noral Toyota Dealership and Land Administration have been negotiating Noral Toyota's request to close and purchase the undeveloped laneway as shown on the subject area map attached to the proposed Bylaw No. 22/005. The undeveloped laneway closure requires an approved bylaw from Council to proceed with the land transaction.

Background:

Noral Toyota has requested to purchase portions of Municipal Land near their dealership in downtown Fort McMurray. To successfully process this request, the closure of the undeveloped laneway will require an approved bylaw by Council.

The undeveloped laneway and lots being requested are irregularly shaped and only hold contributory value. The sale will be processed utilizing the Chief Administrative Officer Bylaw No. 17/021 that identifies a disposition of a lot or parcel that the Chief Administrative Officer (CAO) considers too small or irregularly shaped can be approved by the CAO.

If the proposed undeveloped laneway closure is approved, the proponent will legally be able to purchase and develop the project area. This supports and aligns with Council's Strategic Plan priority of Downtown Revitalization.

In accordance with the *Municipal Government Act*, a laneway closure must be affected by a bylaw, which requires Council approval, and a public hearing must also be held after the bylaw is given first reading in order to provide an opportunity for individuals

who may be affected by the road closure to be heard by Council.

Budget/Financial Implications:

There is no book value assigned to the laneway; therefore, there will be no financial loss or gain realized by the Municipality as a result of the closure.

Rationale for Recommendation:

Administration supports the proposed undeveloped laneway closure as it will facilitate the purchase of Municipal Land as requested by Noral Toyota. The laneway will be consolidated into the existing Noral Toyota lot once the purchase and sale agreement is complete.

Strategic Priorities:

Downtown Revitalization

Attachments:

1. Bylaw No. 22/005 - Road Closure of Undeveloped Laneway with Block 2 Plan 198 AS