



# LAND PLANNING AND TRANSPORTATION COMMITTEE REPORT

Meeting Date: April 18, 2017

**Subject: Bylaw No. 17/005 - Undeveloped Government Road Allowance Closure within the Parsons Creek Aggregates Project Area**

**APPROVALS:**

Jamie Doyle, Director  
Elsie Hutton, Acting Interim Chief Administrative Officer

**Administrative Recommendation:**

THAT proposed Bylaw No.17/005, to close an undeveloped government road allowance within the Parsons Creek Aggregates project area be recommended to Council for approval of first reading and scheduling of the required public hearing.

**Summary:**

Parsons Creek Aggregates has requested that an undeveloped government road allowance within the Parsons Creek Aggregates project area be closed in order to facilitate development of this project and address safety concerns related to public access within the area.

**Background:**

The Parsons Creek Aggregates Project is located approximately 4.1 km north of Fort McMurray within Township 90, Range 9, W4M (Attachment 2). The proponent has requested that the undeveloped government road allowance within the project area, which is under the control, direction and management of the Municipality, be closed so that this land can be transferred to the province and consolidated with existing and future dispositions.

If the proposed undeveloped road allowance closure is approved, the proponent will legally be able to control and manage access through the project area, which has an estimated life span of 35 years. Alternate and existing public roadways will provide access to and around the site.

In accordance with the *Municipal Government Act*, a road closure must be effected by a bylaw, which requires Council approval. 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.

The attached bylaw has been reviewed by the Land Title Office to ensure the accuracy of legal descriptions. The proposed undeveloped government road allowance closure has been circulated to internal municipal departments, Alberta Transportation, Alberta Environment & Parks and franchise and utility companies. No issues or concerns were raised.

**Budget/Financial Implications:**

There is no book value assigned to the road; 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 government road allowance closure as it will facilitate development of the Parsons Creek Aggregates project by consolidating these lands with adjacent dispositions. Further, public safety concerns related to traffic management issues through the quarry site will be addressed by diverting vehicle traffic through alternate routes around the site and away from quarry operations.

**Strategic Plan Linkages:**

Pillar 2 – Building Balanced Regional Services

**Attachments:**

1. Bylaw No. 17/005
2. Subject Area Map

**BYLAW NO. 17/005**

**A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO FOR THE PURPOSE OF CLOSING AND CREATING TITLE TO UNDEVELOPED GOVERNMENT ROAD ALLOWANCES**

**WHEREAS** application has been made to the Council of the Regional Municipality of Wood Buffalo to close an undeveloped government road allowance pursuant to the requirements of Section 22 of the *Municipal Government Act*, c.M-26, RSA 2000, as amended;

**WHEREAS** the Council of the Regional Municipality of Wood Buffalo deems it expedient to provide for the purpose of closing certain roads, or portions thereof, situated in the said municipality, and thereafter disposing of same;

**WHEREAS**, notice of the intention of Council to pass a bylaw has been given in accordance with Section 606 of the *Municipal Government Act*;

**WHEREAS**, Council was not petitioned for an opportunity to be heard by any person claiming to be prejudicially affected by the bylaw; and

**NOW THEREFORE BE IT RESOLVED** that the Council of the Regional Municipality of Wood Buffalo in the Province of Alberta hereby enact as follows:

1. The following described road allowance is hereby closed for the purpose of creating title subject to the right of access granted by other legislation:

MERIDIAN 4 RANGE 9 TOWNSHIP 90

ALL THAT PORTION OF THE ORIGINAL GOVERNMENT ROAD ALLOWANCE ADJOINING THE NORTH BOUNDARY OF THE NORTH HALF OF SECTION 19 WHICH LIES EAST OF A LINE DRAWN FROM A POINT ON THE NORTH BOUNDARY OF THE NORTH WEST QUARTER OF SECTION 19 \_\_372.13 METRES DISTANT EASTERLY FROM THE NORTH WEST CORNER OF THE NORTH WEST QUARTER OF SECTION 19 TO A POINT ON THE SOUTH BOUNDARY OF THE SOUTH WEST QUARTER OF SECTION 30 \_\_387.85 METRES DISTANT EASTERLY FROM THE SOUTH WEST CORNER OF THE SOUTH WEST QUARTER OF SECTION 30, AND WHICH ALSO LIES WEST OF A LINE DRAWN FROM A POINT ON THE SOUTH BOUNDARY OF THE SOUTH WEST QUARTER OF SECTION 30 \_\_1172.63 METRES DISTANT EASTERLY FROM THE SOUTH WEST CORNER OF THE SOUTH WEST QUARTER OF SECTION 30 TO A POINT ON THE NORTH BOUNDARY OF THE NORTH WEST QUARTER OF SECTION 19 \_\_1174.92 METRES DISTANT EASTERLY FROM THE NORTH WEST CORNER OF THE NORTH WEST QUARTER OF SECTION 19.

2. This Bylaw shall become effective when passed.

READ a first time this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Chief Legislative Officer

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Minister, Alberta Transportation

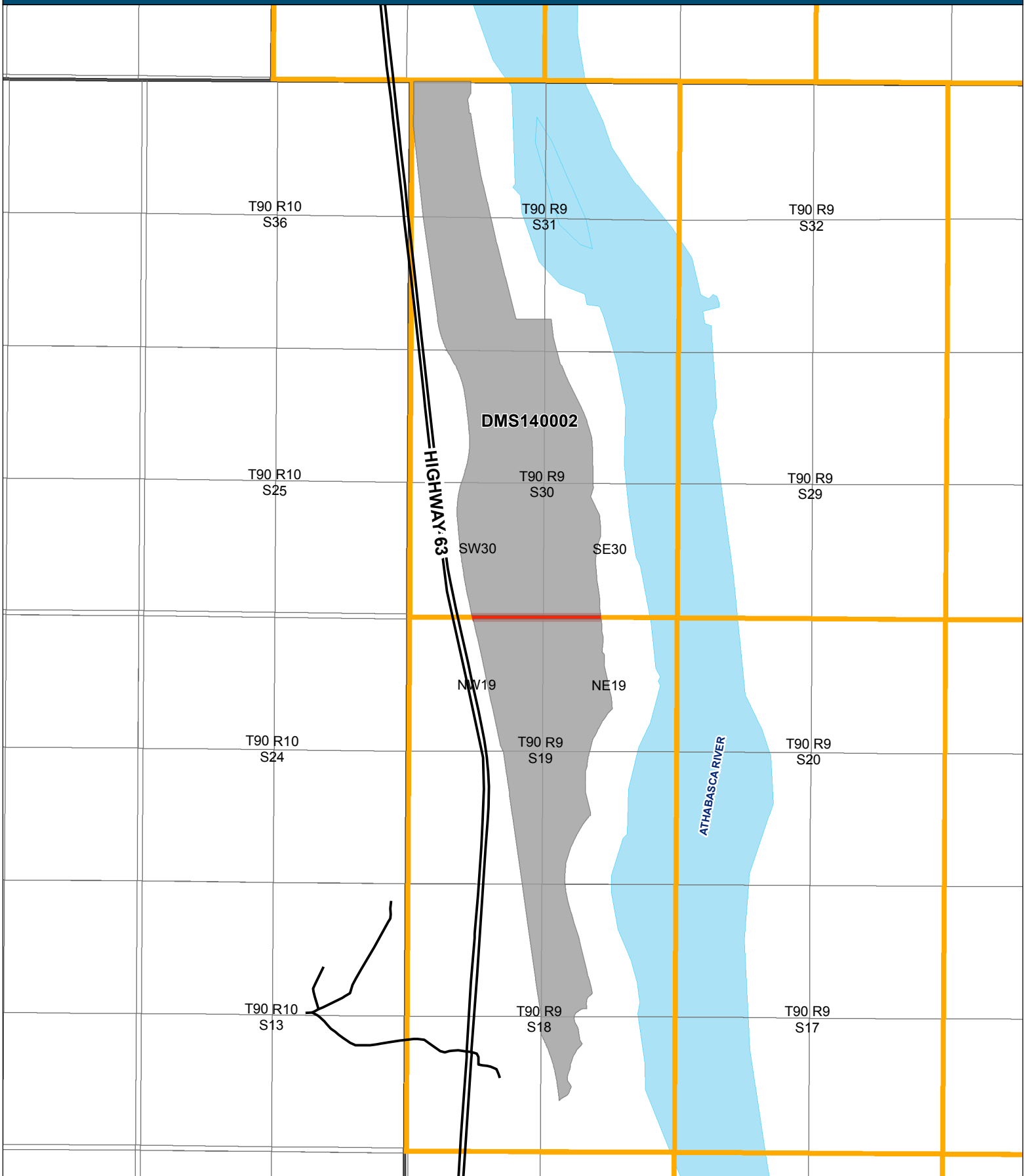
READ a second time this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

READ a third and final time this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

SIGNED and PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Chief Legislative Officer



- Road Closure
- Surveyed Road Allowances
- Approved Project Area
- Water

1 cm = 300 meters

