



REQUEST FOR DECISION

MEETING DATE: September 13, 2021

TITLE: C-1171-21 – Road Closure – SW 1-53-27-W4 – First Reading

DIVISION: Planning & Infrastructure

SUMMARY:

First reading of Bylaw C-1171-21, a road closure bylaw that will close a 3.14 hectare portion of surplus Highway 16A road right-of-way, is being brought forward for Council's consideration. This closure of surplus road right-of-way will provide for additional development lands as planned within the East Pioneer Area Structure Plan.

Administration supports this Bylaw.

PROPOSED MOTION:

That first reading be given to Bylaw C-1171-21 – Road Closure – SW 1-53-27-W4.

BACKGROUND/ANALYSIS:

A 3.14 hectare area of surplus road right-of-way, identified as part of Highway 16A, is proposed for closure. The road area is registered under Plan 932 0639, Plan 752 0162, and Plan 1282 LZ, all of which is located within SW-1-53-27-W4. The closure area has been confirmed as surplus by a Highway 16A functional road study and, if closure is confirmed, the lands would be sold to the adjacent owners for consolidation into their future development areas.

This bylaw is required by the Registrar of Land Titles to issue a new certificate of title for the former portion of road closed by this bylaw. The new Plan number is assigned by Land Titles at the time of registration. Future subdivision applications will be required over time to confirm the ultimate road closure, and the excess road, once subdivided, will be sold for consolidation and registration with the abutting lands.

OPTIONS / ALTERNATIVES:

This proposal is for first reading only. Council may discuss and recommend changes at second reading. Alternatively, Council may choose not to give consideration to this bylaw by defeating the motion for first reading.

CONSULTATION / ENGAGEMENT:

The proposed road closure was circulated to internal departments for their review and comment. A public hearing will be scheduled prior to second reading of this bylaw.

IMPLEMENTATION / COMMUNICATION:

Upon third reading the road closure bylaw will be registered at Land Titles, and a title to these lands will be put into the name of the City of Spruce Grove. This title will be dispersed to adjacent lands through future subdivisions as required.

IMPACTS:

Approval of this Bylaw would enable the subdivision and sale of a portion of surplus road right-of-way for future development.

FINANCIAL IMPLICATIONS:

The City of Spruce Grove will receive fair market value for the sale of these surplus roadway lands.

STRATEGIC VISION ELEMENT:

n/a

RELATED GOAL:

n/a