



Miscellaneous Municipal Item
REPORT TO COUNCIL
Request to Purchase an Undeveloped Road Allowance
June 26, 2024

Letter of Request information		File: PL1828-09N
LEGAL DESCRIPTION: Undeveloped road allowance between N ½ 9-18-28 W4M and S ½ 16-18-28 W4M containing ~ 7.97 acres		
LANDOWNER: Foothills County		
LICENCE APPLICANT: Roscoe and Janessa Waddell		
PROPOSAL: Request to Purchase an Undeveloped Road Allowance		
DIVISION NO: 1		COUNCILLOR: Rob Siewert
FILE MANAGER: Donna Fowler, Municipal Lands Administrator		
LOCATION		

The undeveloped road allowance is located approximately 1.6km East of Highway 2 and 6km Southeast of the Town of High River, within an undeveloped portion of 594 Ave East.

BACKGROUND

February 28, 2024:

Staff provided a brief presentation to Council for the consideration of the request of Roscoe and Janessa Waddell for the closure and purchase of the undeveloped road allowance adjacent to their property.

Council directed administration to proceed with a public hearing in order to consider the road closure of the undeveloped road allowance between N ½ 9-18-28 W4M and S ½ 16-18-28 W4M for purchase.

CIRCULATION:

The Application File was circulated internally and externally with responses as indicated:

Foothills County Website – Application file posted on June 12, 2024

Western Wheel Advertisement – June 12th and June 19th, 2024

Adjacent Landowner Circulation – No concerns to June 18, 2024

External Agencies Circulated with two concerns identified

- One concern from ATCO Gas (see Appendix B)
- One concern from Altalink (see Appendix B)

Internal Circulation – No Concerns although Public Works provided the following comments:

- Public Works has no concerns with the request. There are steep grades and bridges required if this road was ever to be built. All quarters (SW & SE 16, NW & NE 9) have access to developed County roads (136 ST E & 152 ST E)

REQUEST OF COUNCIL

OPTION 1 – APPROVAL

That Council grants first reading to bylaw ##/2024 to authorize the closure for purchase of the undeveloped statutory road allowance located adjacent to the north boundary the NW and NE quarters of Section 9, Township 18 Range 28 W4M, to be consolidated into the applicants adjacent parcels within the North half of Section 9, Township 10 Range 28 W4M.

Subject to ministerial approval and the applicant entering into Utility Right of Way Agreements with both Telus and Altalink, prior to second and third reading of the Bylaw.

OPTION 2 – POSTPONE

That Council postpones their decision to allow administration to gather more information

OPTION 3 – REFUSAL

That Council denies the application, at this time

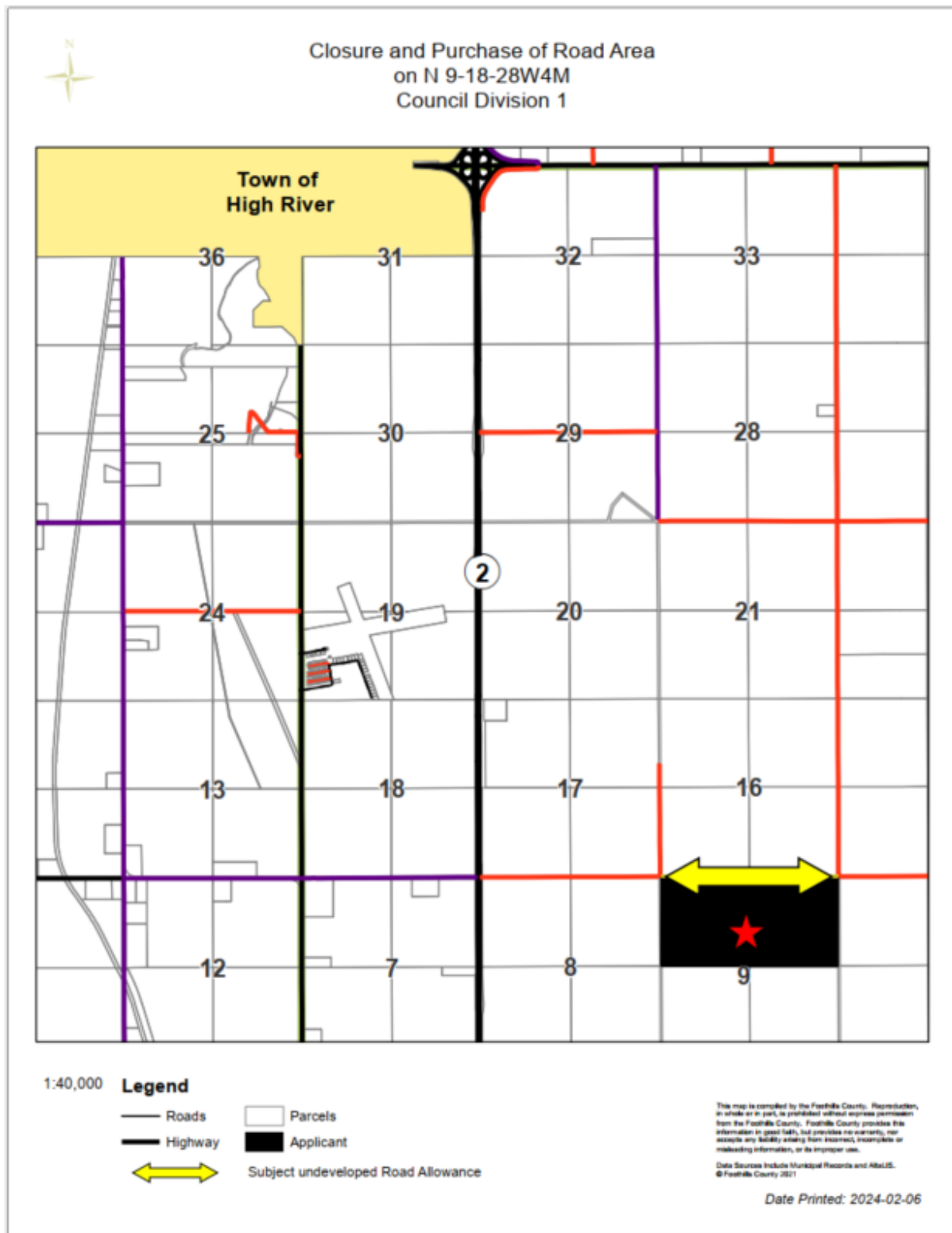
APPENDICES

APPENDIX A – Location Maps

APPENDIX B –ATCO and Altalink response to circulation

APPENDIX C – Draft Bylaw XX/2024

APPENDIX A: LOCATION MAP





Closure and Purchase of Road Area
on N 9-18-28W4M
Council Division 1



1:9,889

This map is compiled by the Foothills County. Reproduction, in whole or in part, is prohibited without express permission from the Foothills County. Foothills County provides this information in good faith, but provides no warranty, nor accepts any liability arising from incorrect, incomplete or misleading information, or its improper use.

Data Sources Include Municipal Records and Aerials.
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Date Printed: 2024-02-06

APPENDIX B: Telus and Altalink Circulation Response

Donna Fowler

From: circulations . <circulations@telus.com>
Sent: June 3, 2024 9:33 AM
To: FCLands
Subject: Re: Circulation for Public Lands File PL 1828-09N, Please Reply by June 10, 2024 - TELUS
FILE: ABROW-296
Attachments: PL1828-09N_Waddell_File.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

Good Day,

Thank you for including TELUS in your circulation (attached).

Please be advised that we have reviewed the proposed closure - kindly note that we will require a ROW Agreement for the portion of road that will be closed.

We kindly request the name of the Grantor and a description of the area to be closed be forwarded to rightofwayab@telus.com so that we can proceed with creating a Right of Way Agreement, for same.

We will send you the Right of Way Agreement, pre-executed, for your final execution and registration.

RIGHTS OF WAY FILE: **ABROW-296**

We kindly request that, if possible, our Rights of Way file number be quoted on upcoming agreements and related correspondence for this file.

Please correspond directly with rightofwayAB@telus.com further on this circulation regarding the required ROW Agreement.

Thanks

Jaylene Perkins (*she/her*)

Real Estate Specialist | TELUS Land Solutions Team
Customer Network Planning (CNP)
18811 107 Avenue NW, Edmonton, AB T5S 2L9

The future is friendly®

circulations@telus.com

Donna Fowler

From: Whitford, Paul (AltaLink) <Paul.Whitford@AltaLink.ca>
Sent: May 9, 2024 12:16 PM
To: Donna Fowler; FCLands
Subject: FW: EXT Δ - Circulation for Public Lands File PL 1828-09N, Please Reply by June 10, 2024
Attachments: PL1828-09N_Waddell_File.pdf; 8510006.pdf; N 9-18-28 NW4.PNG; SPIN MAP.PNG
Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from paul.whitford@altalink.ca. [Learn why this is important](#)

Hi Donna,

Further to our call today.

Please note that should this road be closed and transferred to a landowner AltaLink Management Ltd. will require a Utility Right of Way / Easement Agreement for our existing 1201L as it cross's the road allowance going North / South.

Should you have any questions please do not hesitate to call me.

Thank you,

Paul

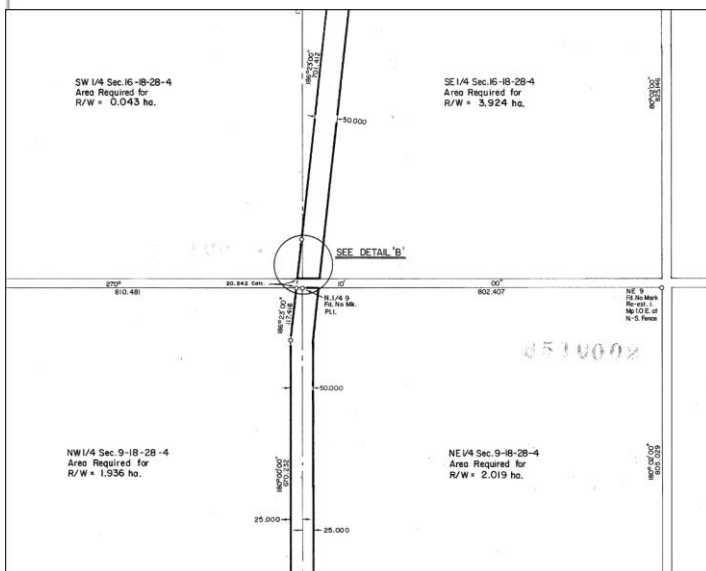
Paul Whitford, SR/WA, Surface Land Coordinator

T (403) 267-4422 C (403) 512-5704 E paul.whitford@altalink.ca

AltaLink A Berkshire Hathaway Energy Company

2611 – 3rd Avenue SE, Calgary, AB, T2A 7W7

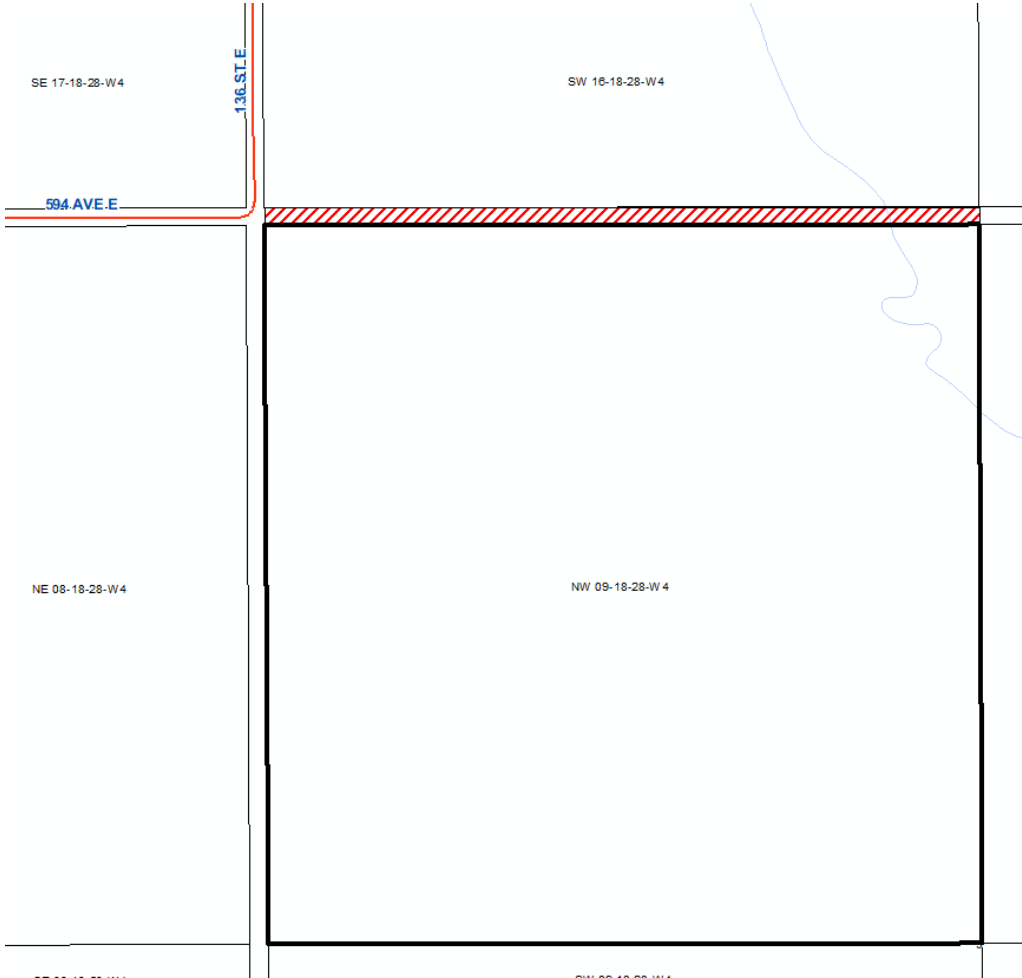
www.altalink.ca



Chief Administrative Officer

SCHEDULE "A"
(Site Plan)

Parcel A



Parcel B

