


**MISCELLANEOUS MUNICIPAL ITEM
PLANNING AND DEVELOPMENT REPORT TO COUNCIL
Road Naming Application
October 2, 2024**

COUNCIL DECISION RE: REQUEST TO NAME A NEW INTERNAL SUBDIVISION ROAD		
	APPLICANT: Kristi Beunder of Township Planning + Design Inc.	
PROPOSED ROAD NAME: Meadowlark Place		
LOCATION: The internal subdivision road is located within a portion of NE 21-21-29 W4, which is +/- 5 km south of the City of Calgary, +/- 8.5 km southwest of Rocky View County, directly south of Highway 552E and west of 32 Street East.		
PROPOSAL: To name a new internal subdivision road as Meadowlark Place.		
FILE MANAGER: Samantha Payne	DIVISION NO: 7	COUNCILLOR: R.D. McHugh

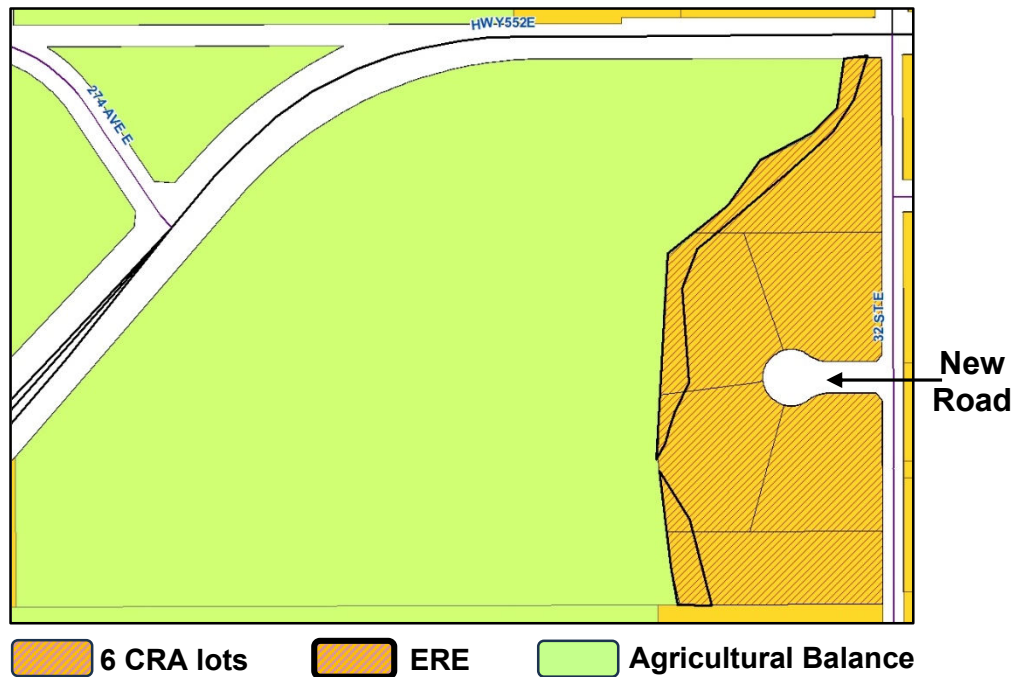
PURPOSE OF REQUEST

Application was received from Kristi Beunder of Township Planning + Design Inc. on behalf of 1651993 Alberta Ltd. – Scott Lower, to name a new internal subdivision road as *Meadowlark Place*. This road naming proposal was required to be submitted as a condition of the subdivision approval that created this new road. *The letter of request from the applicant, which contains a brief summary on the proposed road name is included under Appendix B of this report.*

BACKGROUND

On November 22nd, 2023 Council approved the subdivision of 6 new 3.14 to 3.28 acre Country Residential Sub-district “A” lots (CRA), with a total of 2.46 acres of Environmental Reserve Easement (ERE) that was registered over a portion of 4 of the new lots, leaving a 64.53 acre Agricultural District balance parcel. A new internal subdivision road was created to provide access to 4 of the new CRA lots.

This subdivision has been registered with land titles and is shown on the map to the right.



The new internal subdivision road has not yet been constructed.

CIRCULATION REFERRALS

The application was circulated to all necessary internal departments and external agencies. The responses received are summarized in the below table.

CIRCULATION REFERRALS	
REFEREE	COMMENTS
INTERNAL	
GIS/Mapping	<p>The name of Meadowlark Place conflicts with the existing road name of Meadowlark Crescent in SW Calgary. Rocky View County also has an existing road name of Meadowlark Lane.</p> <p>Approving the proposed road name will lead to confusion of the delivery of goods and services and go against our standard naming practices.</p> <p>Numbering the new road would be called 277 Ave E. Numbering the new road would result in changing 20 existing addresses. Most of the addresses are mailing addresses.</p> <p>GIS recommends Council refuse the requested road naming request and suggest that the developer propose an alternative name for the road.</p> <p>Should Council choose to approve the road name, GIS recommends that the quadrant of East be added to the name - Meadowlark Place East (<i>This is done for all names outside of Hamlets</i>).</p>
Fire Chief	No concerns
Foothills Patrol	Supports the comments provided by GIS/Mapping, and further provided that the road should be numbered as it is more consistent with the area and provides clearer direction for emergency services and that non-numerical naming of roads should be limited to larger developments.
EXTERNAL	
Rocky View County	<p>Thank you for the circulation. We reviewed the proposed name Meadowlark Place, and this raised our concerns.</p> <p>Currently, we assigned eight municipal addresses using Meadowlark Lane here in Rocky View County since 2007. We would like to avoid any potential confusion for emergency services and mailing because of the similar road naming.</p>
Town of High River and Wheatland County	Both provided a response of no concern.
City of Calgary	The city was circulated; however, they did not provide a response.

REQUEST OF COUNCIL

Council is respectfully requested to review the road naming proposal and may wish to consider one of the following options:

Option 1 - Approval with the recommendation from GIS/Mapping to add the quadrant of East to the road name:

Council may choose to approve naming the new internal subdivision road located within a portion of NE 21-21-29 W4 as Meadowlark Place East.

Option 2 – Refusal:

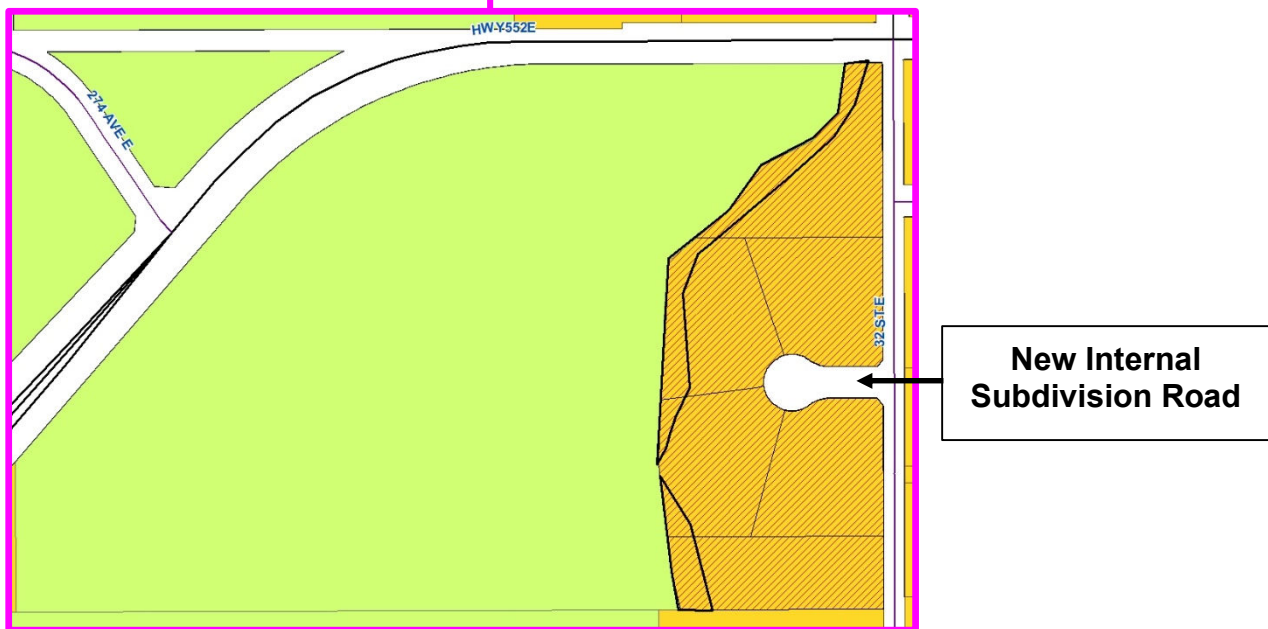
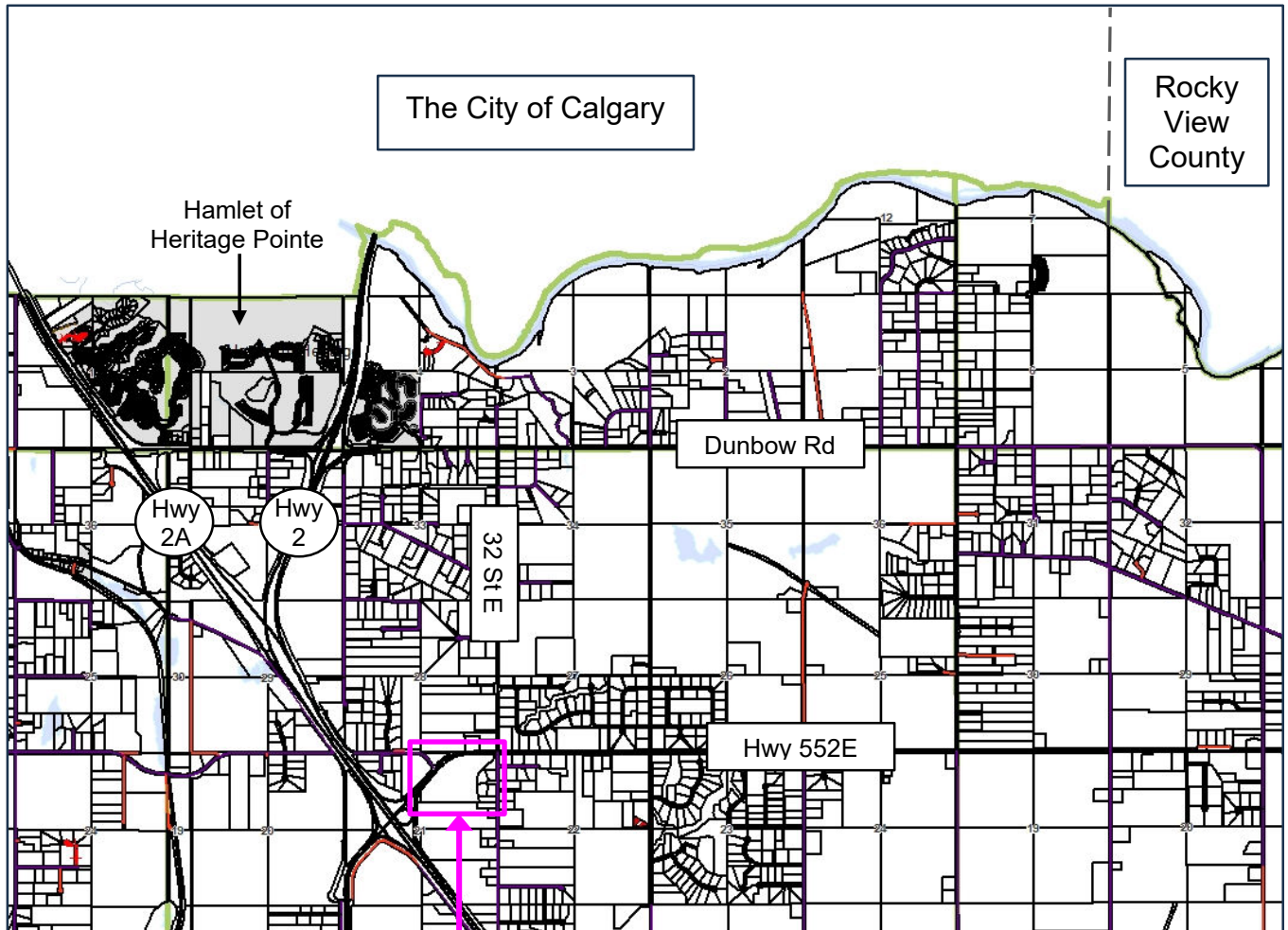
Council may choose to refuse the proposed road name of Meadowlark Place, as the proposed road name will lead to confusion of the delivery of goods and services and go against the County's standard naming practices. The applicant may wish to consider making a new road naming application that proposes an alternative name for the new internal subdivision road that is located within a portion of NE 21-21-29 W4.

APPENDICES

APPENDIX A: LOCATION MAP

APPENDIX B: APPLICANT'S LETTER OF REQUEST

APPENDIX A: LOCATION MAP



 6 New CRA lots  ERE  Agricultural Balance

APPENDIX B: APPLICANT'S LETTER OF REQUEST

110-259 Midpark Way SE
Calgary, AB T2X 1M2

Phone: 403.880.8921
TWPplanning.com



Foothills County
Box 5605
High River, AB
T1V 1M7

August 7, 2024

ATTN: Reeve Miller and Members of Council

RE: Application for Road Naming – Meadowlark Place
NE 21-21-29 W4M
Landowners: Scott Lower, 1651993 Alberta Ltd.

Dear Reeve Miller and Members of Council,

This letter seeks approval to dedicate this road name as Meadowlark Place within the Foothills County.

Meadowlark Place is comprised of one small internal cul-de-sac servicing 4 Country Residential parcels (please refer to the attached figure). Western Meadowlarks can be seen in this area infrequently; however, this is a bird of Foothills County we wish to acknowledge.

Thank you for your consideration of our request. Should you have any questions or concerns please do not hesitate to contact the undersigned.

Sincerely,
Township Planning + Design Inc.

A handwritten signature in black ink, appearing to read "Kristi Beunder", is written over a series of horizontal lines.

Kristi Beunder, B.A., M.E.Des.
RPP MCIP
Senior Planner / Principal

Cc: Scott Lower, 1651993 Alberta Ltd.

