



Miscellaneous Municipal Item
REPORT TO COUNCIL
Request to Purchase an Undeveloped Road Allowance
November 13, 2024

Letter of Request information		File: Priddis Greens
LEGAL DESCRIPTION: Undeveloped road allowance between W ½ 30-22-03 W5M and E ½ 25-22-04 W5M containing ~ 7.7 acres		
LANDOWNER: Foothills County		
LICENCE APPLICANT: Township Planning + Design Inc. on behalf of Priddis Creek Developments Ltd.		
PROPOSAL: Request to Purchase an Undeveloped Road Allowance		
DIVISION NO: 4	COUNCILLOR: Suzanne Oel	
FILE MANAGER: Donna Fowler, Municipal Lands Administrator		

LOCATION

The undeveloped road allowance is located on the south side of Hwy 22 along 288 Street W, adjacent to the west side of Priddis Greens Golf and Country Club.

BACKGROUND

On October 25, 2023 the Applicant submitted a letter requesting Council's consideration to purchase the above noted undeveloped road allowance as part of a larger application to address a variety of issues within the applicants land holdings. Those other issues have been/are being addressed under separate staff reports to Council.

The subject road allowance is closed for licensing and is separated into 2 segments:

1. The 2.8 acre portion adjacent to the west side of NW 30-22-03W5 is licensed to Priddis Greens Golf and Country Club since 2006 and contains infrastructure associated with the golf course (cart paths)
2. The 4-acre portion adjacent to the west side of SW 30-22-03W5 is licensed to Green Valley Cow Camp Ltd. since 1979. This road allowance is crossed by Priddis Creek. The Licensee called to inquire about the possibility of this RDA being purchased by his neighbour and provided the following comments:

"As landowner (via Green Valley Cow Camp) of NE and SE quarters of Section 25 township 22 range 4 W5M I wish to say that the closure of the road allowance on the east border of those quarters is something we cannot support. If this road allowance were closed the SE quarter would no longer have access from a county road. Additionally, the road allowance provides a desirable buffer between us and the houses along Sunset Way which back onto our property. Further, since probably before I was born my father (and now myself) has leased the road

allowance along the SE quarter to augment our pasture. We value this arrangement and wish to continue it. I presume the Golf Course leases the road allowance alongside the NE quarter and we have no problem with that, but again closing what they now lease sets us up for big problems in the future for access to our property. Sincerely Michael Heimbecker per Green Valley Cow Camp"

Public works was asked to do a quick high-level review of the request and provided the following comments:

288 St W could be extended from the north another 750m. This could provide access the very NE corner of SE25. The topography is relatively flat with no slopes exceeding 7%. After the 750m there are grades roughly 30% going down the valley for 315 meters. This is followed by roughly 300m of valley bottom which is relatively flat with Priddis Creek running through it.

REQUEST OF COUNCIL

Option 1

If Council is amenable to the applicant's request, direct administration to proceed with a public hearing in order to consider the purchase of the undeveloped road allowance between W ½ 30-22-03 W5M and E ½ 25-22-04 W5M containing 7.7 acres, more or less.

Option 2

To request more information from the Applicant.

Option 2

Deny the applicants request, at this time.

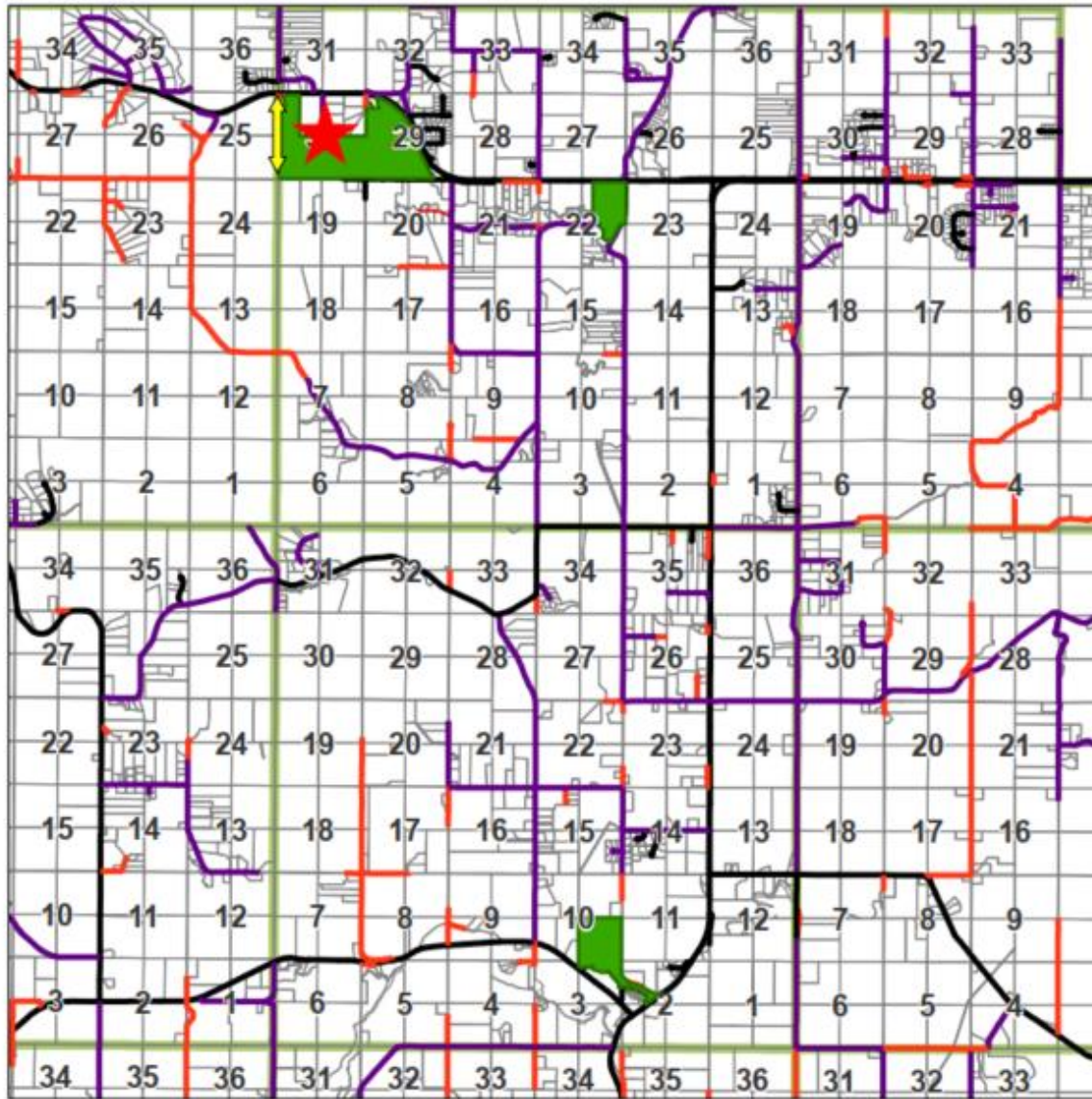
APPENDICES

APPENDIX A – Location Maps

APPENDIX B –Applicant Request Letter

**APPENDIX A:
LOCATION MAP**

Purchase of Road Allowance
on West Boundary of W 30-22-03W5M
Council Division 4



1:100,000

Legend

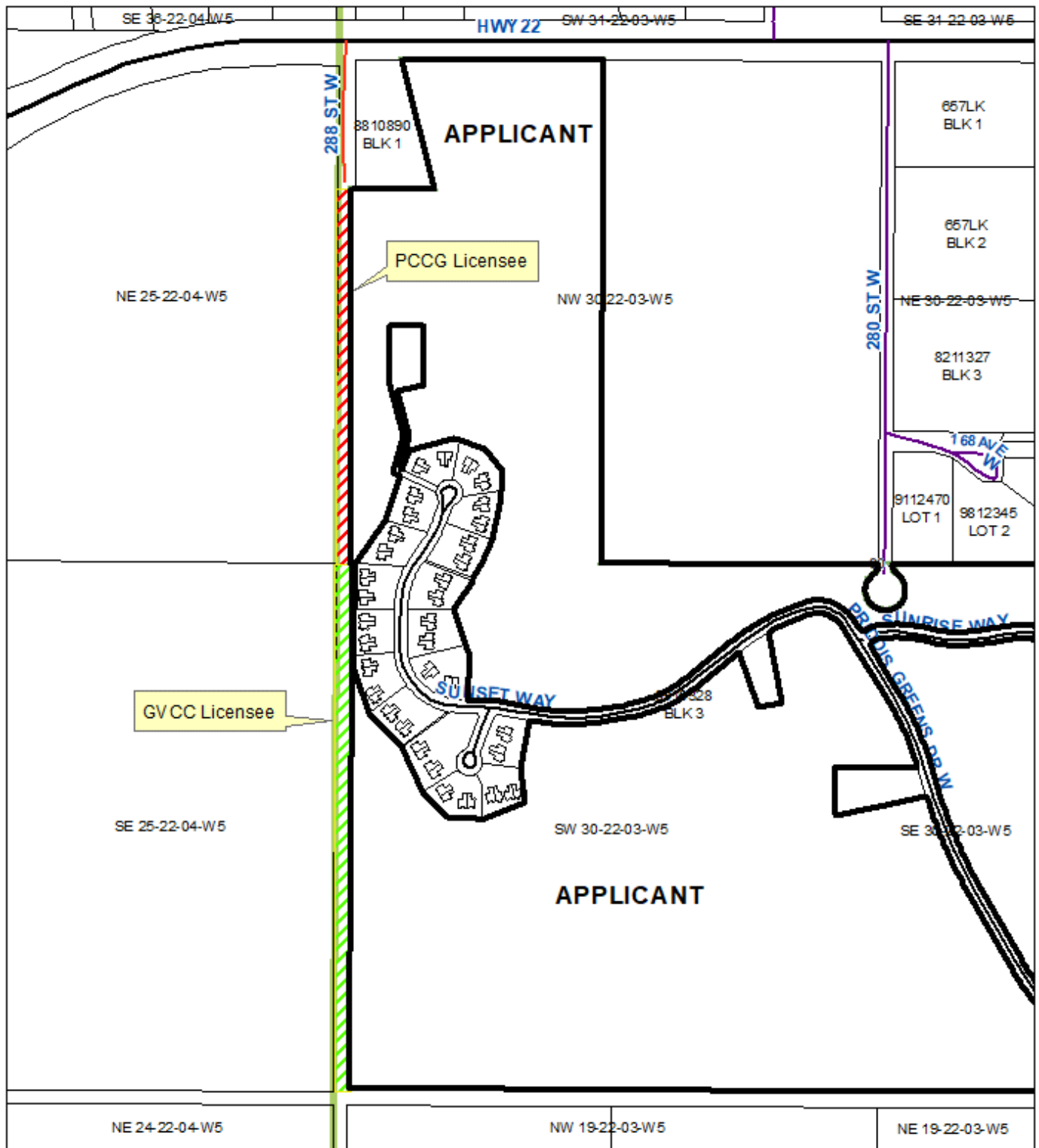
- Roads
- Highway
- ◻ Parcels
- ↔ Subject undeveloped Road Allowance

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Data Sources Include Municipal Records and Atlas.

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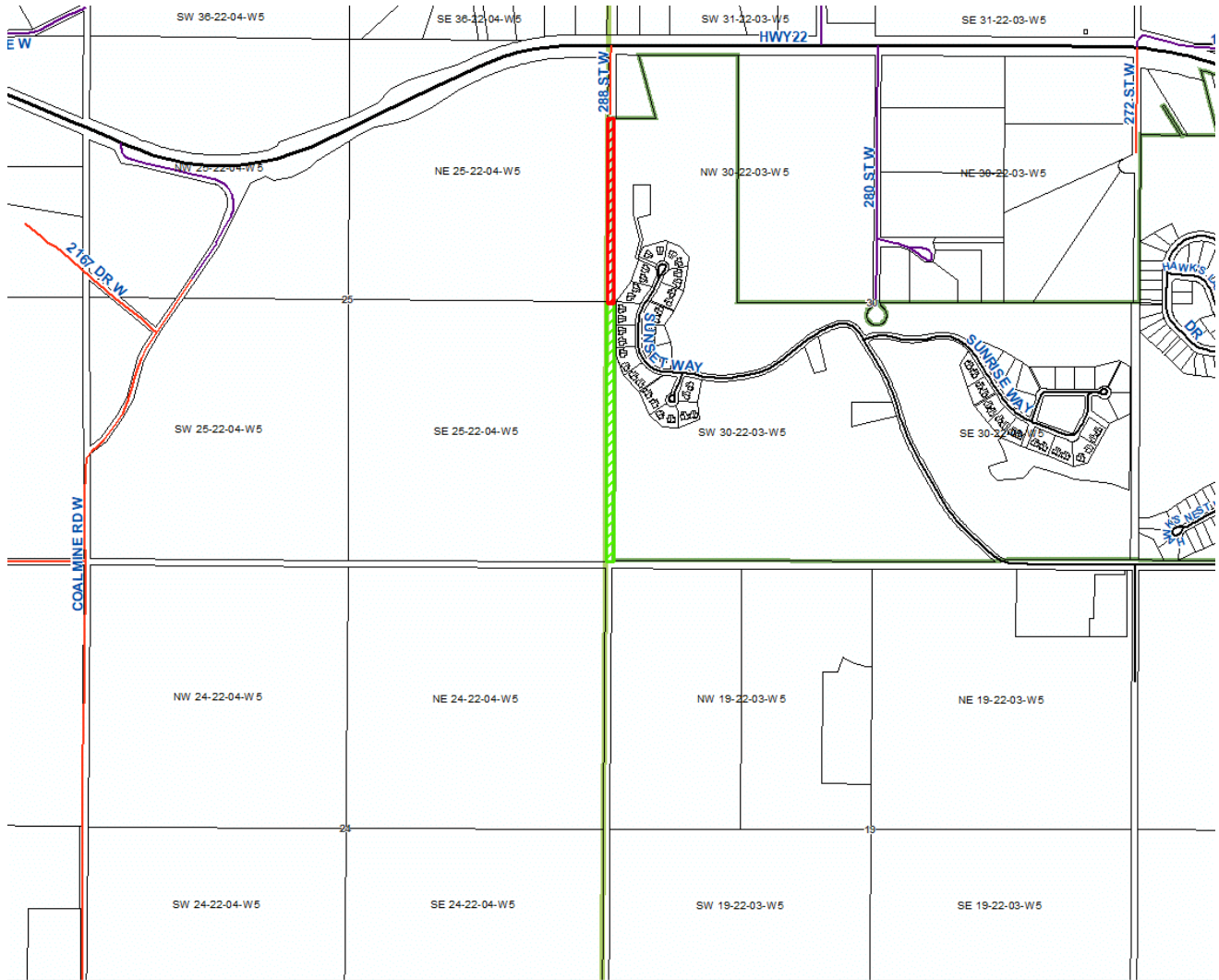
SEGMENT 1



SEGMENT 2



MAP SHOWING ROADS LEADING TO AND FROM THE SURROUNDING PARCELS



APPENDIX B: APPLICANT REQUEST LETTER

321-259 Midpark Way SE | Phone: 403.880.8921
Calgary, AB T2X 1M2 | TWPplanning.com



Foothills County
Box 5605
High River, AB
T1V 1M7

10.25.23

ATTN: Samantha Payne, Planning Coordinator

RE: Application for Road Closure for lands legally described as the west half of PTN 30-22-3 W5M within Foothills County containing 7.07 acres.

Landowner: Priddis Creek Developments Ltd.
Leasehold Title: Greens Golf and Country Club

Dear Mrs. Payne,

Please find enclosed the following in support of the above-mentioned Road Closure:

- A formal application for Road Closure;
- A formal application for road closure and purchase for the road allowance on the west side of the golf course as it runs along the west side of NW/SW 30-22-3 W5M;
- A Letter of Authorization allowing Township Planning + Design Inc. to Act as agent for the landowner (Priddis Creek Developments Ltd.) and leasehold title holder; (Priddis Greens Golf and Country Club)
- A Credit Card Authorization the Road Closure for Purchase (\$100.00 filing fee + \$300.00 initial application fee = \$400.00); and
- A copy of the Site Plan.

We are requesting the above-mentioned road allowance be closed for a point south of the existing approach to the parcel on the west side south of Highway 22 described as the NW 25-224-4W6M. It appears the landowner to the west has a long driveway to the south end of this site internally that access the principal residence and is removed from the road allowance. The road allowance south of this point is heavily treed and contains infrastructure associated with the Golf Course (golf cart pathway). The portion of the road allowance west of the SE 30-22-3 W5M is undevelopable and contains a drainage course and topography that would preclude its use. There are alternate means of access for landowners south of the golf course, via the golf course lands, to their properties.

Please note, a road allowance running though the golf course in the west side of SW 29-22-3W5M has previously been closed and we are requesting that Foothills County sell or swap +/- 2.89 acres of land with the landowners in order to protect the golf course facilities outside of the Municipal Reserve in this area.

Should you have any questions or require more information, please do not hesitate to contact the undersigned.