



**Miscellaneous Municipal Item**  
**REPORT TO COUNCIL**  
**Request to Purchase Undeveloped Road Plan**  
February 26, 2025

Letter of Request information		
LEGAL DESCRIPTION: Undeveloped road plan within SW 17-20-02 W5M between Plan 2411845 Blk 3, Lot 6 and Lot 7 containing ~ 1.22 acres		
LANDOWNER: Foothills County		
LICENCE APPLICANT: McChesney Contracting (Brad McChesney) and 2519089 Alberta Ltd. (Peter Sutherland)		
PROPOSAL: Request to Purchase Undeveloped Road Plan		
DIVISION NO: 3	COUNCILLOR: Barb Castell	
FILE MANAGER: Donna Fowler, Municipal Lands Administrator		
LOCATION		

The undeveloped road plan is located approximately 0.5km from the NW boundary of the Town of Diamond Valley, within an undeveloped cul-de-sac portion of Miners Road.

#### **BACKGROUND**

The Applicants jointly submitted the attached letter in 2024, to request Council's consideration to jointly purchase a portion of the above noted undeveloped road plan.

Administration requested that they hold their request until the eastern portion of that internal subdivision road was built and that the subdivision plan was properly registered with Land Titles. The applicants notified us in February 2025 that the road was now built, the plans were properly registered, and they wish to proceed with their application to purchase the undeveloped 1.22 acres between their properties.

The applicants own the parcels on the north and south sides of the subject road area, and should their application be successful, they would divide the land 1/2 to be consolidated into the north parcel (Lot 6) and 1/2 into the south parcel (Lot 7).

All surrounding parcels have secured direct access without further development of this portion of road plan. The large balance parcel to the west owns a 20m strip of land on the entire northern boundary of the quarter, which is registered as Roadway, in which to build an access road that would not require a new approach from either 176 St W or 402 Ave W.

## REQUEST OF COUNCIL

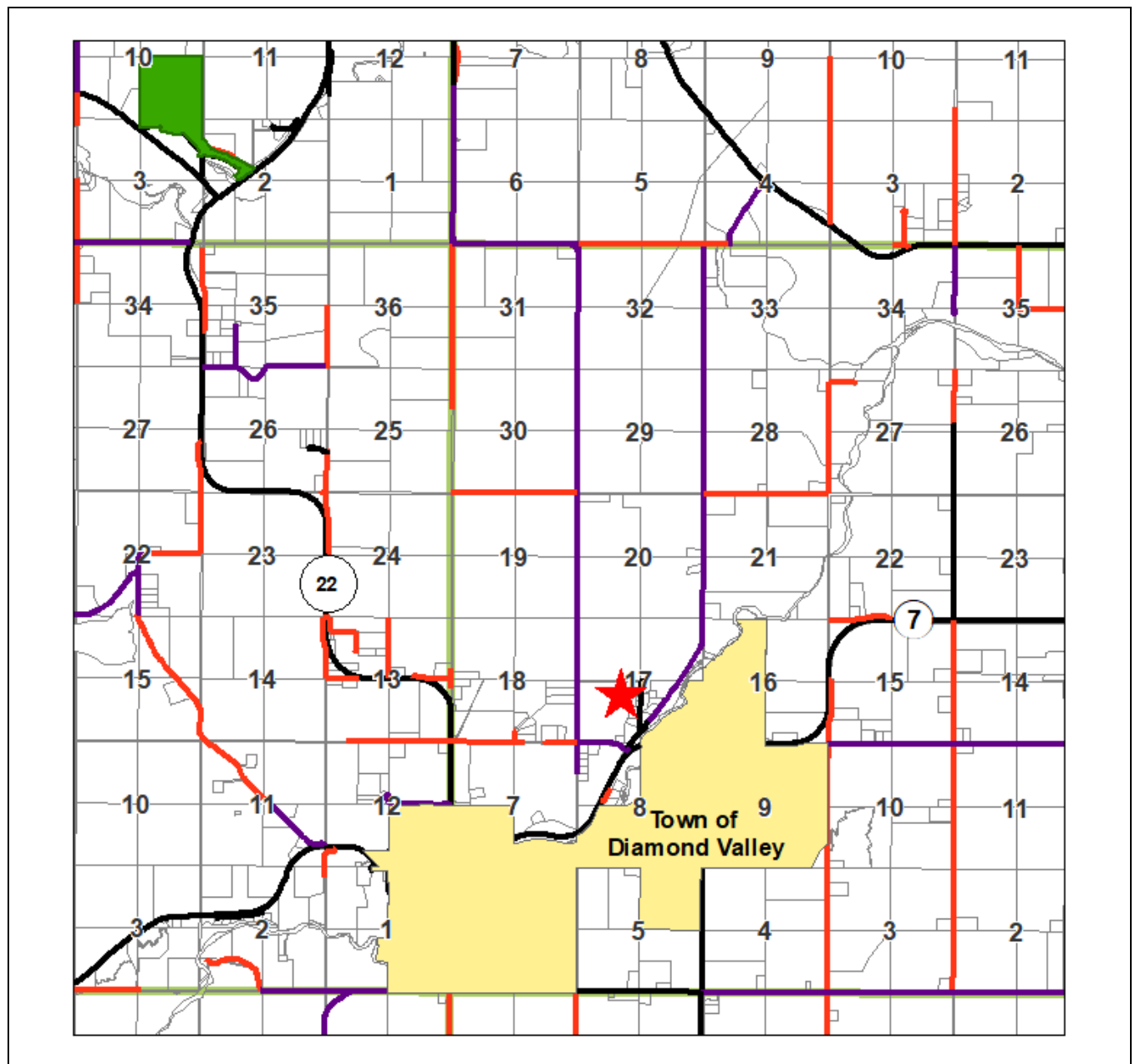
If Council is amenable to the landowner's request, direct administration to proceed with a public hearing in order to consider the road closure of the undeveloped road plan between Plan 2411845 Blk 3, Lot 6 and Plan 2411845 Blk 3, Lot 7 within SW 17-20-02 W5M containing ~1.22ac, for purchase and consolidation.

## APPENDICES

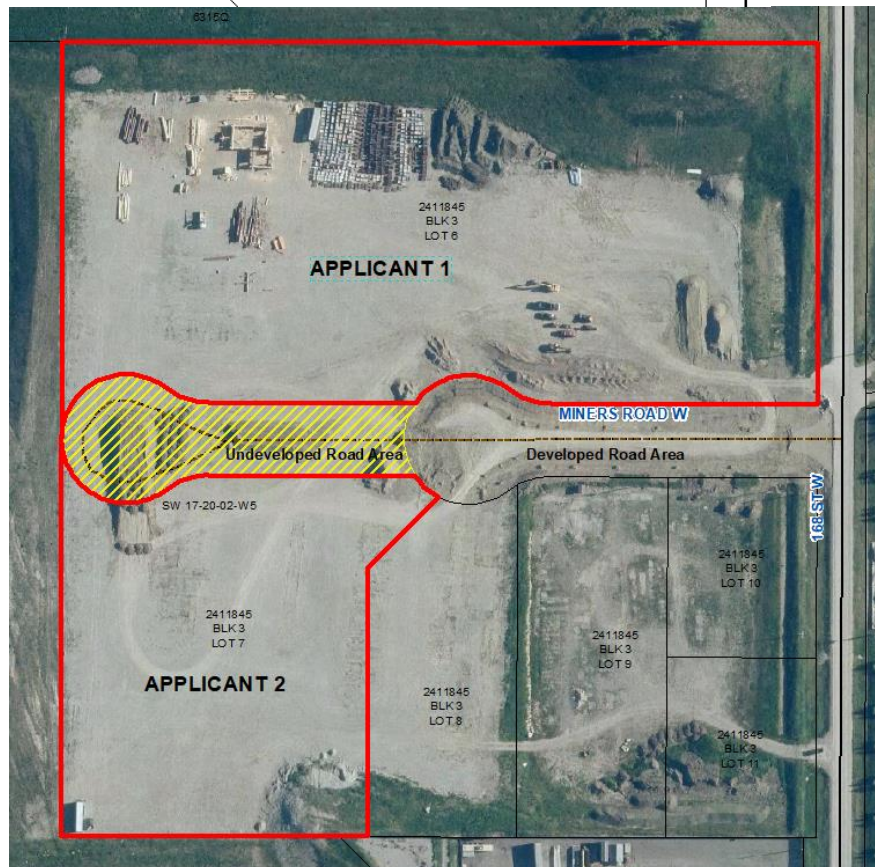
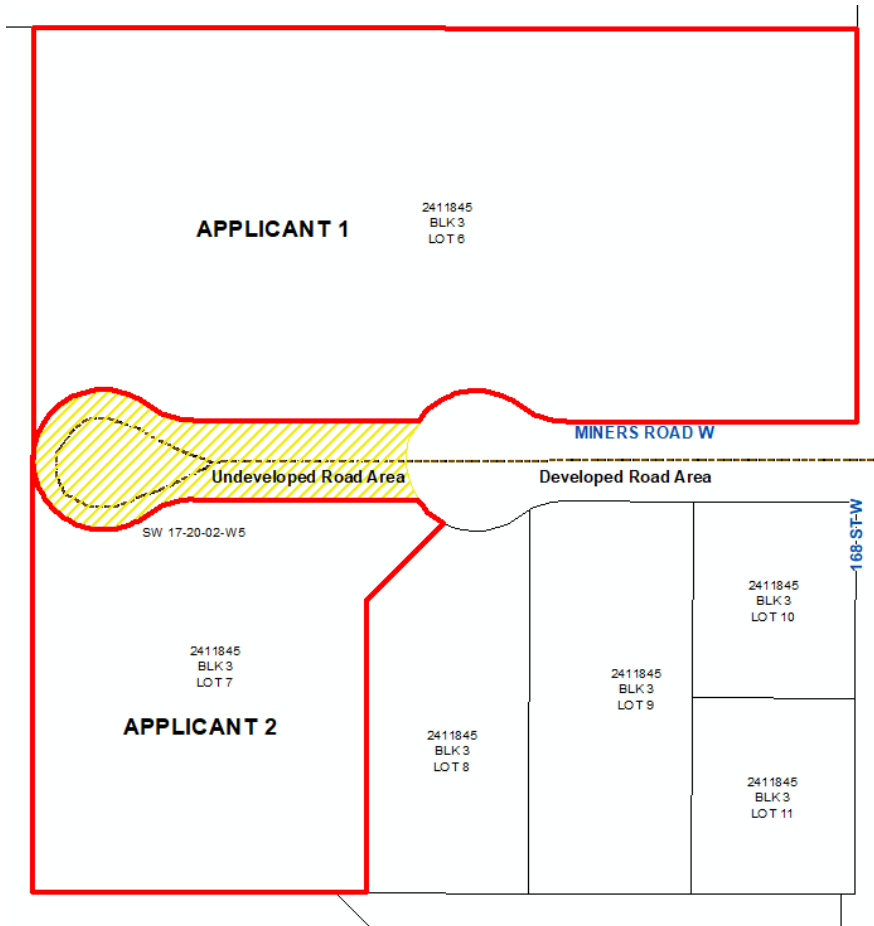
## APPENDIX A – Location Maps

## **APPENDIX B –Applicant Request Letter**

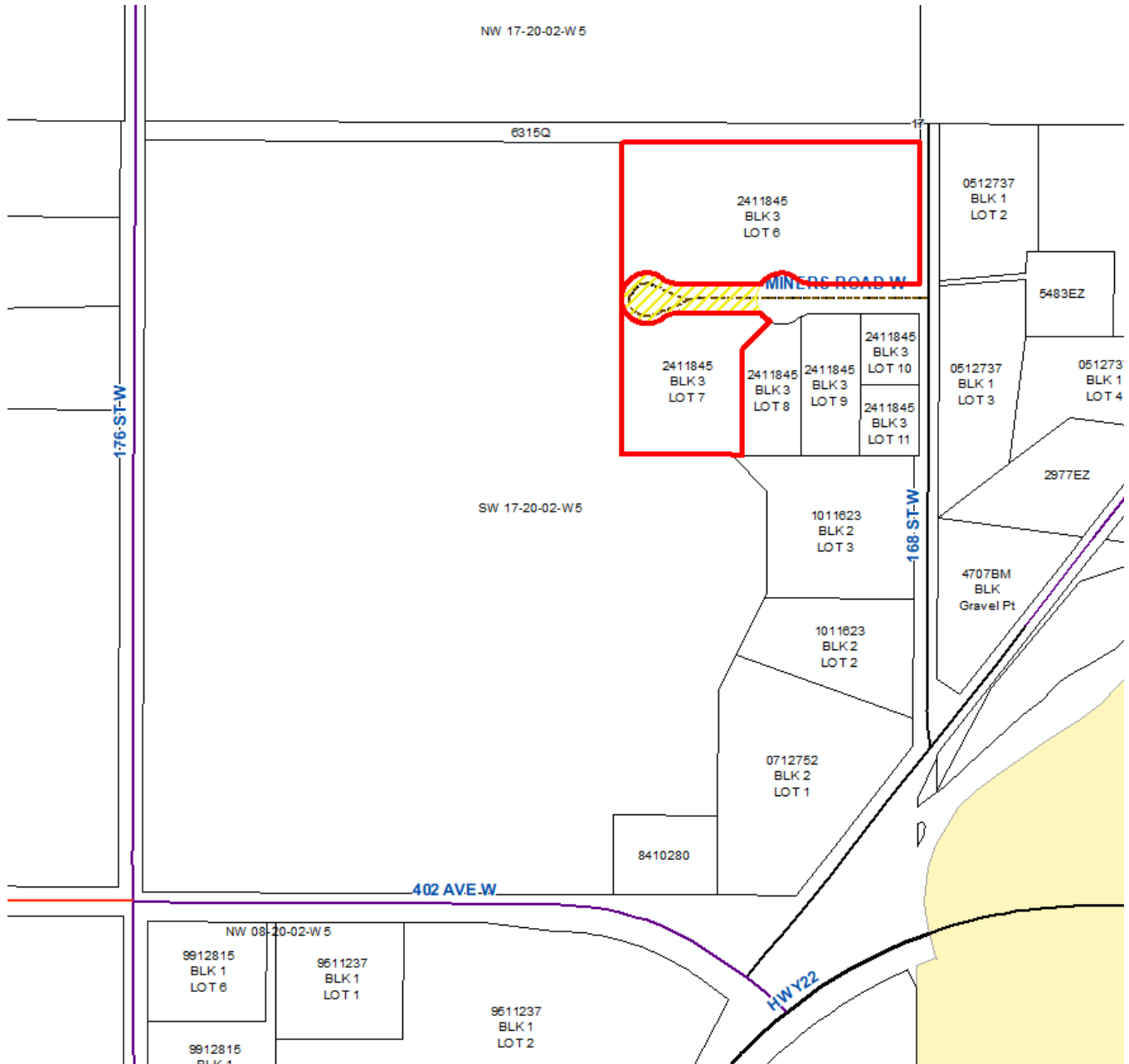
## APPENDIX A: LOCATION MAP



## MAPS SHOWING THE ROAD AREA & SUBJECT PARCELS



## MAP SHOWING THE SURROUNDING PARCELS



## APPENDIX B: APPLICANT REQUEST LETTER & SURVEY

To the Reeve and Council,

We recently purchased and were granted subdivision on a piece of industrial property just outside Diamond Valley. It's located in the S.W 1/4 Section.17, TWP. 20, RGE.2, W.5M. There's an existing road allowance that runs east to west. On the west end, it connects to Burnco property, but they have other access and don't need this road.

The Council has approved shortening the road since a half road is sufficient to access the subdivided lots on the north side and our neighbour's lot on the south side. In the spring, we and our neighbours to the north would like to put up a security fence around our properties. However, the unused part of the road allowance would need to be fenced on both sides, making it difficult to maintain and costly.

We kindly request the opportunity to buy back the small amount of land that the road allowance is on. This would make it cleaner, easier to maintain, and more secure.

Thank you for your consideration.

Sincerely,

Brad McChesney

Peter Sutherland