

Meeting Date: February 25, 2025

Subject: Bylaw No. 25/006 Road Closure of an Undeveloped Laneway within Block 2, Plan 198AS and Block 2 Plan 9423124

Approvals: Amanda Owens

Director

Jody Butz

Interim Chief Administrative Officer

Recommendation(s):

1. THAT Bylaw No. 25/006, to close an undeveloped laneway within Block 2, Plan 198AS, and Block 2, Plan 9423124 be read a first time; and
2. THAT the required Public Hearing be held on March 11, 2025.

Summary | Background:

Administration is recommending the road closure of an undeveloped laneway located between Morrison Street and MacDonald Avenue. The laneway is not functioning as intended or needed for future municipal use. The laneway dates back to a residential subdivision plan registered in 1913 and is now obsolete, as vehicular access for neighboring properties relies on MacDonald Avenue and Morrison Street

In order to facilitate the laneway closure, a bylaw is required. The original Bylaw No. 22/005 (Attachment 1) contains a clerical error in the legal description and therefore must be repealed. Replacing this, a new Bylaw 25/006 (Attachment 2) is proposed.

Should Council approve the closure of the laneway, next steps will include:

1. Transferring the land to adjacent property owners at a nominal rate, facilitating orderly development and removing the Municipality's interest of the unused laneway; and
2. Transferring irregularly shaped parcels of Municipal Land situated between 10127 MacDonald Avenue and Highway 63 to an adjacent site owner at fair market value. The land holds minimal value due to its inaccessibility.



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Alternatives:

Should Bylaw No. 25/006 not be approved, the laneway will remain open, hindering subdivision and consolidation with adjacent properties. Consequently, the Municipality will retain responsibility for the maintenance and liability associated with the laneway.

Budget | Financial Considerations:

The laneway currently holds no book value, meaning the Municipality will not incur a financial loss or gain from its closure.

The adjacent Municipal land will be sold at fair market value.

Strategic Plan Alignment | Impact:

This initiative supports Downtown Visualization by promoting orderly development within the area. Additionally, the passing of the proposed bylaw will correct the administrative error from the previous bylaw passed in 2022. This will ensure the Municipality's development goals for the downtown area are met while also addressing long-standing issues related to land use and property boundaries.

Rationale for Recommendation(s):

Administration supports the proposed bylaw because the laneway is no longer needed by the Municipality. It is an isolated land parcel situated between three private properties, which limits its utility. By disposing of this laneway, along with adjacent Municipal land, we can enhance the functionality and flow of Downtown Fort McMurray.

Attachment(s):

1. Proposed Bylaw No. 25/006
2. Bylaw No. 22/005
3. Subject Area Map



BYLAW NO. 25/006

A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO FOR THE PURPOSE OF CLOSING ROADWAYS

WHEREAS an application has been made to the Council of the Regional Municipality of Wood Buffalo to close municipal roadways pursuant to the requirements of Section 22 of the *Municipal Government Act*, c.M-26, RSA 2000, as amended (the “Act”);

AND WHEREAS the Council of the Regional Municipality of Wood Buffalo deems it expedient to provide for the purpose of closing certain roads, or portions thereof, situated in the said Municipality, and thereafter disposing of same;

AND WHEREAS roads within the urban service area of the Regional Municipality of Wood Buffalo, as a specialized Municipality, are deemed to be owned by the Municipality in accordance with an agreement with the Province of Alberta and in accordance with Section 20 of the Act;

AND WHEREAS Section 191(1) of the *Municipal Government Act*, empowers Council to amend or repeal a bylaw;

1. **NOW THEREFORE BE IT RESOLVED** that the Council of the Regional Municipality of Wood Buffalo in the Province of Alberta does hereby close the following described roadways, subject to the rights of access granted by other legislation:

A. PLAN 198AS, BLOCK 2

ALL OF THE LANE LYING NORTHWEST OF PLAN 012 5663
EXCEPTING THEREOUT ALL MINES AND MINERALS.

B. PLAN 942 3124, BLOCK 2

ALL OF THE LANE CREATED BY PLAN 942 3124
LYING SOUTHEAST OF PLAN 198AS
EXCEPTING THEREOUT ALL MINES AND MINERALS

2. **NOW BE IT FURTHER RESOLVED**, with the passage of this road closure bylaw, that Road Closure Bylaw 22/005 is further hereby repealed.
3. This Bylaw comes into effect when it has received a third and final reading and has been signed by the Mayor and Chief Legislative Officer.

Read a first time this 25th day of February, 2025.

Read a second time this _____ day of _____, 2025.

Read a third and final time this _____ day of _____, 2025.

Signed and Passed this _____ day of _____ 2025

Mayor

Chief Legislative Officer

BYLAW NO. 22/005

A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO FOR THE PURPOSE OF CLOSING AND CREATING TITLE TO UNDEVELOPED LANEWAY

WHEREAS application has been made to the Council of the Regional Municipality of Wood Buffalo to close an undeveloped laneway pursuant to the requirements of Section 22 of the *Municipal Government Act*, c.M-26, RSA 2000, as amended;

WHEREAS the Council of the Regional Municipality of Wood Buffalo deems it expedient to provide for the purpose of closing certain roads, or portions thereof, situated in the said municipality, and thereafter disposing of same;

WHEREAS, notice of the intention of Council to pass a bylaw has been given in accordance with Section 606 of the *Municipal Government Act*;

WHEREAS, Council was not petitioned for an opportunity to be heard by any person claiming to be prejudicially affected by the bylaw; and

NOW THEREFORE BE IT RESOLVED that the Council of the Regional Municipality of Wood Buffalo in the Province of Alberta hereby enact as follows:

1. The following described laneway is hereby partially closed for the purpose of creating title subject to the right of access granted by other legislation:

Remainder of Lane within Block 2, Plan 198AS within River Lot 6, McMurray Settlement (Theoretic Township 89, Range 9, West of 4th Meridian)

Generally, as outline in red and identified as Lane Way Closure on the attached Subject Area Map.

2. This Bylaw shall become effective when passed.

READ a first time this 10th day of May, 2022.

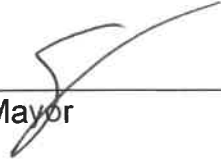
Mayor

Chief Legislative Officer


READ a second time this 14th day of June, 2022.

READ a third and final time this 14th day of June, 2022.

SIGNED and PASSED this 14th day of June, 2022.



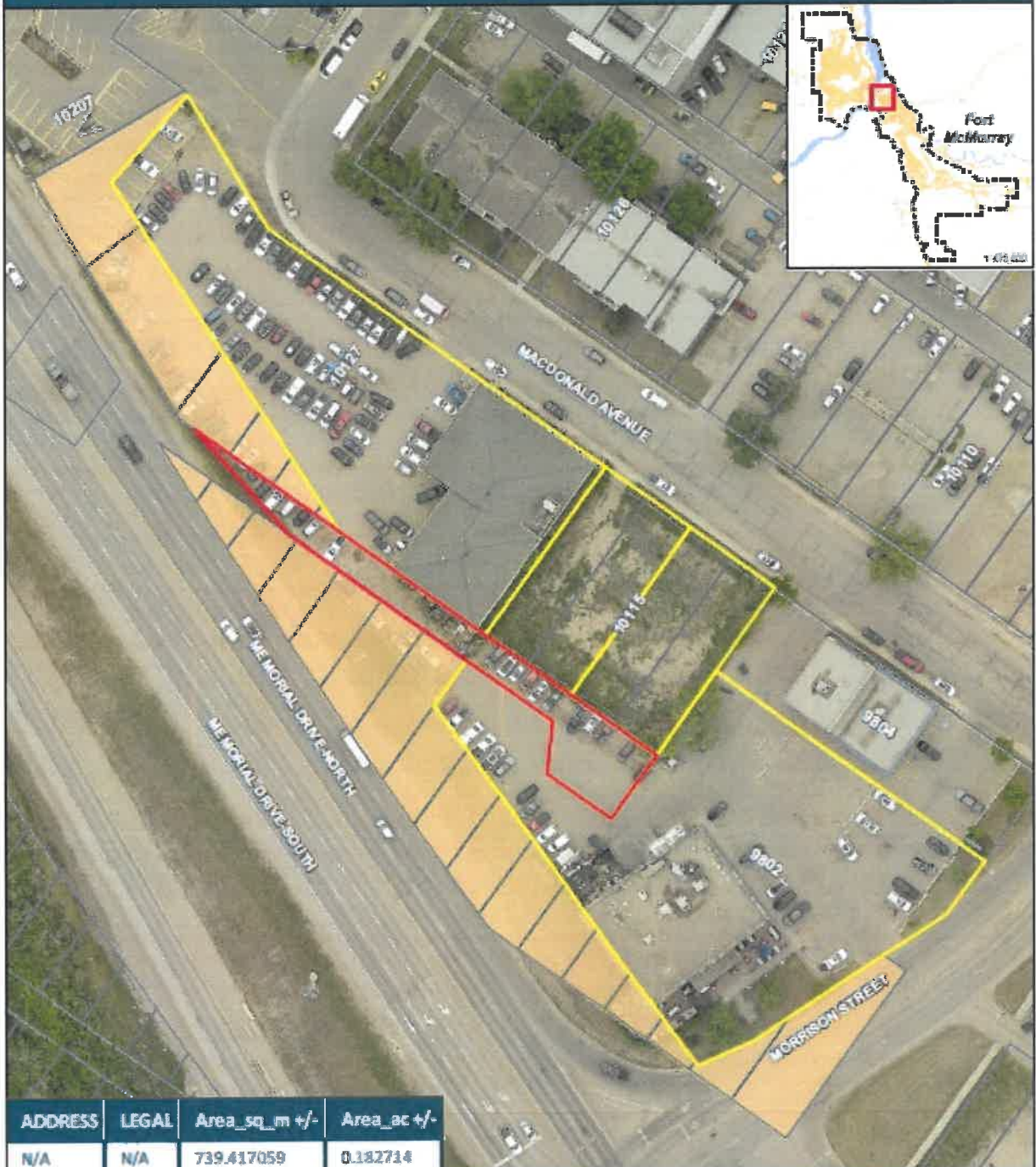
Mayor



Chief Legislative Officer

SUBJECT AREA MAP

Bylaw No. 22.005



 Laneway Closure	 Survey Parcels
 Private Ownership	 RMWB Lands



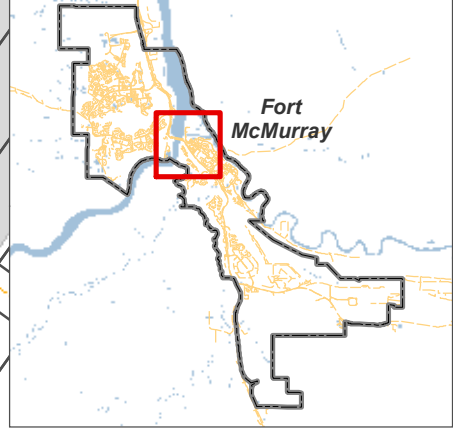
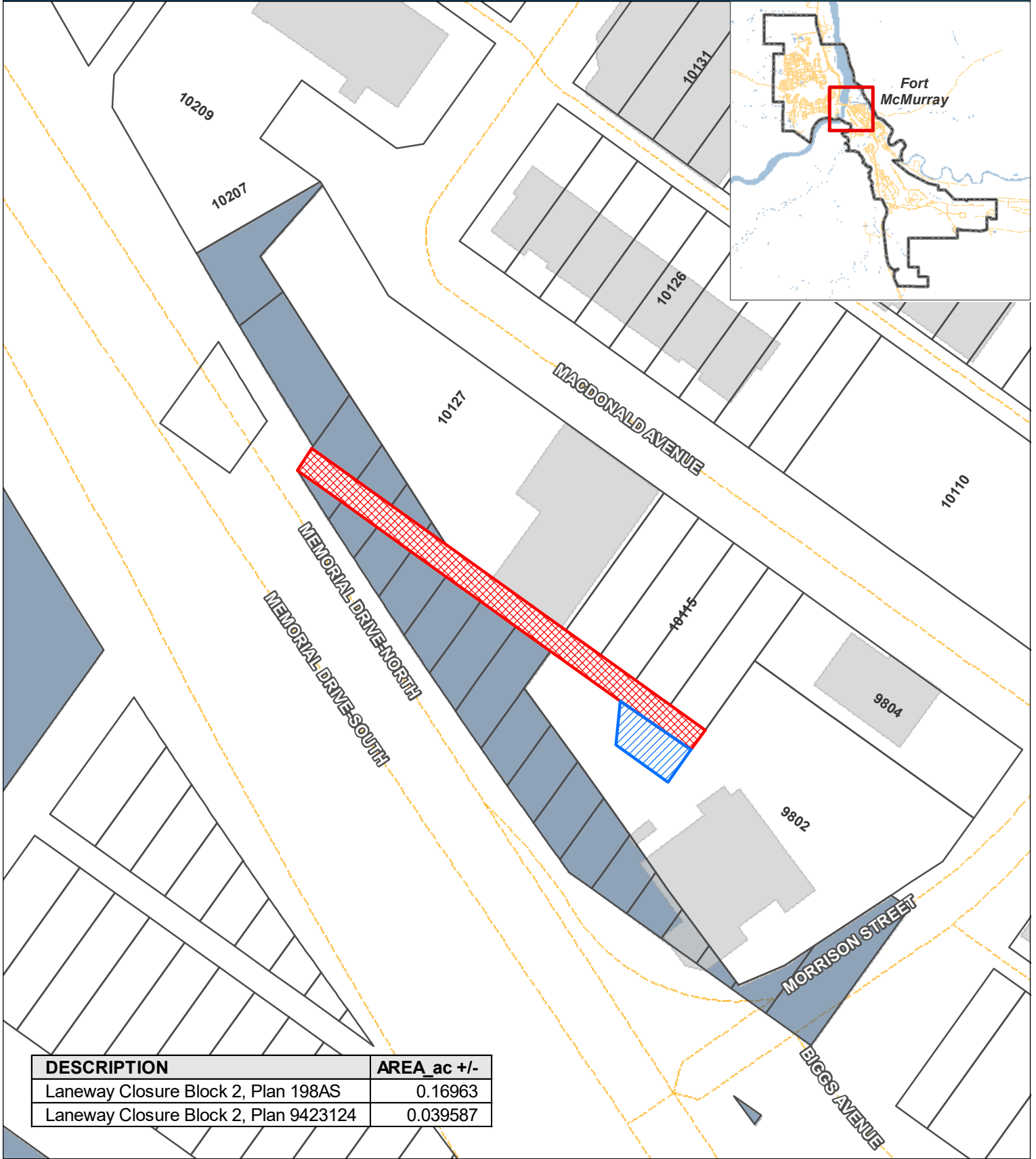


Map Produced by
Planning & Development
780.561.9999
18 Jan 2021

SUBJECT AREA MAP

Block 2, Plan 198AS and Block 2, Plan 9423124

Bylaw 25/XXX



DESCRIPTION	AREA_ac +/-
Laneway Closure Block 2, Plan 198AS	0.16963
Laneway Closure Block 2, Plan 9423124	0.039587

- Laneway Closure Block 2, Plan 198AS
- Laneway Closure Block 2, Plan 9423124
- Survey Parcels
- Building Outlines
- RMWB Lands
- Roadways



1 cm = 12 m



Map Produced by the Geographic Information System Group on 05 Oct 2023
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