

**SUMMER VILLAGE OF WEST COVE
AGENDA - ADDITIONS**

Wednesday, October 2nd, 2024 – 6:30 p.m.

West Cove Community Hall & via Zoom

As per Bylaw 448-2018 there will be no audio/video recordings of Meetings

1.	<u>Call to Order</u>		
2.	<u>Agenda</u>		N/A
3.	<u>Minutes:</u>		N/A
4.	<u>Appointments</u>		
5.	<u>Bylaws:</u> <i>Bylaw 496-2024 Consolidation Lots 1 & 2, Block 7, Plan 6983 Pages 83-87</i>	b)	Bylaw 496-2024, a Bylaw to consolidate Lots 1 and 2, Block 7, Plan 6983KS within the Summer Village of West Cove. The Development Officers report is attached. <i>(that Council give 1st reading to Bylaw 496-2024 as is or as amended)</i> <i>(give second reading to Bylaw 496-2024 as is or as amended)</i> <i>(give unanimous consent to consider third reading to Bylaw 496-2024 as is or as amended)</i> <i>(give third and final reading to Bylaw 496-2024 as is or as amended)</i>
6.	<u>Business</u>		
7.	<u>Financial</u>		N/A
8.	<u>Councillors' Reports</u>		N/A
9.	<u>Administration Reports</u>		N/A
10.	<u>Information and Correspondence</u>		N/A
11.	<u>Closed Session</u>		
12.	<u>Adjournment</u>		

**DEVELOPMENT OFFICER'S REPORT
PLAN CANCELLATION BYLAW NO. 496-2024**

APPLICANTS / OWNERS: Anthony Lindsay Austin Fields & Patricia Jane Fields

DISTRICT: R - Residential

LEGAL DESCRIPTIONS: Lots 1 & 2, Block 7, Plan 6983 KS : 1101 & 1102 – 11 Street
(Summer Village of West Cove)

PROPOSAL:

To cancel, by Bylaw, a portion of Plan 6983 KS to allow for the consolidation of Lots 1 & 2, Block 7, Plan 6983 KS into one new lot entitled Lot 1A, Block 7, Plan 6983 KS.

REGULATIONS:

M.G.A. Section 658 Cancellation of plan of subdivision

COMMENTS:

The applicants have requested His Worship Mayor and Council's favourable consideration of their application to cancel a portion of Plan 6983 KS to allow for the consolidation of the two lots that they own into one within the Summer Village of West Cove (See attached application, dated September 11, 2024). The subject lands are Plan 6983 KS, Block 7, Lot 1 and Plan 6983 KS, Block 7, Lot 2. Lot 1 has frontage of 15.24 m (50.0 ft.) on Municipal Reserve P8 and 9.14 m (30.0 ft.) on Eleventh Street, and is bounded by the Municipal Reserve Lot P8 on the West, an average depth of 57.6 m (188.9 ft.) and an area of approximately 877.3 sq. m. (9443.3 sq. ft.). Lot 2 has frontage of 15.24 m (50.0 ft.) on Eleventh Street, an average depth of 53.7 m (176.2 ft.) and an area of approximately 818.6 sq. m. (8811.3 sq. ft.). Both Lots are bounded by the waters of Lac Ste. Anne on the North. Lot 1 is undeveloped and has a grass area utilized for recreation; while Lot 2 is developed with a Single Detached Dwelling and a small accessory building (See attached location map and photographs). The request for the Bylaw is to allow for future development plans.

RECOMMENDATIONS:

It is the recommendation of the Development Officer that favourable consideration be granted to approve the Plan Cancellation Bylaw No. 496-2024, as requested, to allow for the consolidation of the subject two (2) lots, for the following reasons:

1. The proposal conforms to the requirements of the Land Use Bylaw and does not impinge upon the economic development of the Lands.
2. The proposal satisfies the requirements of *Municipal Government Act*, RSA 2000, Ch. M-26, Section 658.
3. It has been typical for His Worship & Council to look favourably upon such applications.

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Bylaw 496-2024
Photographs of the Lands: Plan 6983 KS, Block 7, Lots 1 & 2 : 1101 & 1102 11
Street

Lot 1:

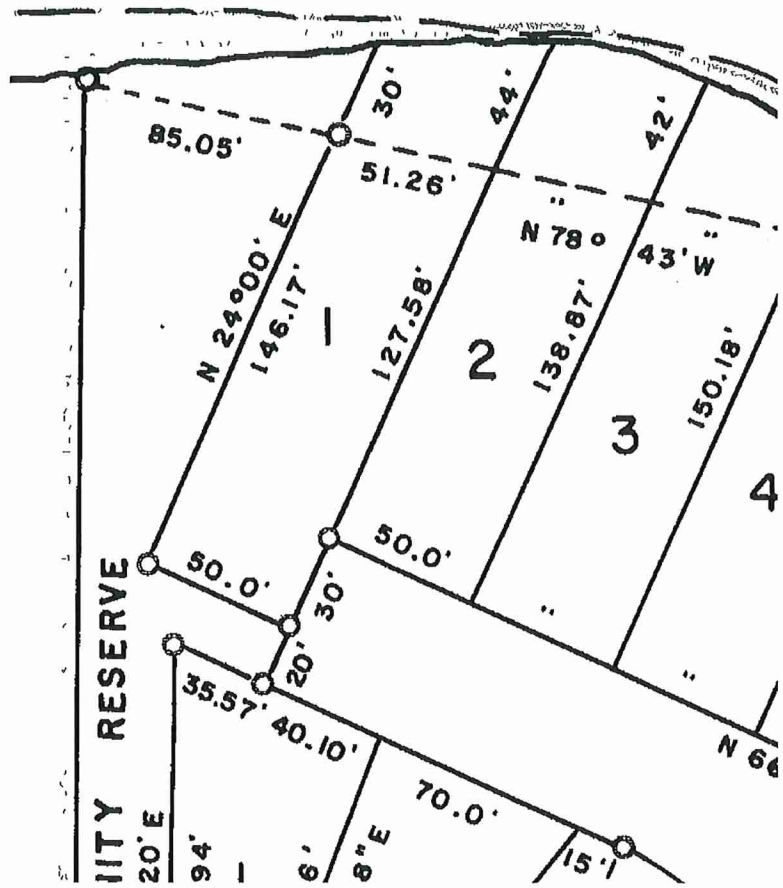


Lot 2:



Bylaw 496-2024

Plan Cancellation Plan 6983 KS, Block 7, Lots 1 & 2



A BYLAW OF THE SUMMER VILLAGE OF WEST COVE, IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF CANCELLING A PORTION OF PLAN 6983 KS

WHEREAS Section 658 of the Municipal Government Act empowers a municipality to cancel a plan of subdivision in whole or in part;

AND WHEREAS the owners of the parcels of land in the portion of the plan to be cancelled have consented to the proposed cancellation;

AND WHEREAS every person shown on the certificates of title of the lands in the plan of subdivision as having an estate or interest in it have consented to the proposed cancellation;

NOW THEREFORE the Council of the Summer Village of West Cove in the Province of Alberta, duly assembled, hereby enacts as follows:

1. IT IS HEREBY ORDERED that the lands described as Lots 1 and 2, Block 7, Plan 6983 KS are to be cancelled from the plan of subdivision of record which is registered in the Land Titles Office for the North Alberta Land Registration District.
2. IT IS FURTHER ORDERED that the cancelled lands be established as a single new lot known as Lot 1A, Block 7, Plan 6983 KS.
3. THIS ORDER shall not be effective unless filed by the applicant in the office of the Registrar within NINETY DAYS from the date of this Order.

THE REGISTRAR for North Alberta Land Registration District shall make all cancellations, issue all certificates of title and do such things as necessary, in his opinion, to give effect to this Order; including, but not restricted to, carrying forward all encumbrances, charges, liens, interests, and reservations as to mines and minerals in the existing certificate(s) of title.

ANY EXPENSES in the connection with carrying out this Order shall be borne by the applicant.

READ A FIRST TIME THIS 2nd DAY OF October, AD 2024.

READ A SECOND TIME THIS 2nd DAY OF October, AD 2024.



READ A THIRD AND FINAL TIME THIS 2nd DAY OF October, AD 2024.

SIGNED AND PASSED THIS 2nd DAY OF October, AD 2024.

Mayor

Municipal Administrator

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