DEVELOPMENT OFFICER'S REPORT
PLAN CANCELLATION BYLAW NO. 314-2026

APPLICANTS / OWNERS: [redacted]

DISTRICT: R - Residential

LEGAL DESCRIPTIONS: Lots 2 & 3, Block 4, Plan 4883 KS - Summer Village of Ross Haven (the "Lands").

PROPOSAL:

To cancel, by Bylaw, a portion of Plan 4883 KS to allow for the consolidation of Lots 2 & 3, Block 4, Plan 4883 KS into one new lot entitled Lot 2A, Block 4, Plan 4883 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 4883 KS to allow for the consolidation of the two lots that they own into one within the Summer Village of Ross Haven (See attached application, dated February 27, 2026). The subject lands are Plan 4883 KS, Block 4, Lot 2 and Plan 4883 KS, Block 4, Lot 3. Both lots are rectangular in shape, have frontage of 18.3 metres (60.0 ft.) on 3rd Street and on the Municipal Reserve – P3, depth of 39.6 metres (130.0 ft.), and an area of 724.7 sq. m. (7800 sq. ft.)(See attached location map). Lot 2 is developed with a Single Detached Dwelling and Accessory Building, while Lot 3 is vacant (see attached photographs). The lands are relatively flat, sloping Eastward.

RECOMMENDATIONS:

It is the recommendation of the Development Officer that favourable consideration be granted to approve the Plan Cancellation Bylaw No. 314-2026, 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.

Bylaw 314-2026

Plan 4883 KS, Block 4, Lot 2 : 322 – 3 Street



Plan 4883 KS, Block 4, Lot 3 : 323 – 3 Street



LOT CONSOLIDATION APPLICATION

LAND OWNER INFORMATION

Name: [redacted]

Mailing [redacted]

City/To [redacted]

Phone [redacted]

PROPERTY INFORMATION

Property #1 - Plan: 4883 KS Block: 4 Lot: 2

Property #2 - Plan: 4883 KS Block: 4 Lot: 3

Municipal Addresses: #1 322 3RD STREET ROSS HAVEN #2 323 3RD STREET ROSS HAVEN

I authorize the person(s), designated by the Municipality as designated in Section 542 of the Municipal Government Act, R.S.A. 2000, to enter my land for the purpose of conducting a site inspection in connection with my lot consolidation application.

I/we being the registered landowners of the above properties do hereby request the lands to be consolidated [redacted] one property by Order of Bylaw.

Registered Owner Signature: [redacted] Date: FEB 27, 2026

Registered Owner Signature: [redacted] Date: Feb. 27, 2026

The personal information provided by you is being collected under the authority of the *Municipal Government Act* and will be used for the purposes under that Act. The personal information that you provide may be made public, subject to the provisions of the *Freedom of Information and Protection of Privacy Act.*

The following MUST be submitted with the application:

- **Application and processing fee of $835.00 - Cheque made payable to Summer Village of Ross Haven or E-transfer.**
- **A current title for each property being consolidated. Titles can be obtained from any Registries Office – (ownership information must match exactly on each title).**
- **This application MUST be signed by all owners listed on title.**

Tony Sonnleitner – Development Officer
Box 2945 Stony Plain, AB T7Z 1Y4
pcm1@telusplanet.net 780-718-5479

LAND TITLE CERTIFICATE

S

LINC	SHORT LEGAL	TITLE NUMBER
0017 256 397	4883KS;4;2	112 189 040

LEGAL DESCRIPTION
PLAN 4883KS
BLOCK 4
LOT 2
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 5;3;55;8;SE

MUNICIPALITY: SUMMER VILLAGE OF ROSS HAVEN

REFERENCE NUMBER: 112 152 108

REGISTERED OWNER(S)

REGISTRATION	DATE (D/M/Y)	DOCUMENT TYPE	VALUE	CONSIDERATION
112 189 040	23/06/2011	TRANSFER OF LAND	$45,000	$45,000

OWNERS

[redacted]

AS JOINT TENANTS
(DATA UPDATED BY: CHANGE OF NAME 262019841)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
7462LA	02/09/1958	CAVEAT RE : RESTRICTIVE COVENANT CAVEATOR - ROSS REALTY LTD.

(CONTINUED)

LAND TITLE CERTIFICATE

S

LINC	SHORT LEGAL	TITLE NUMBER
0017 256 405	4883KS;4;3	252 185 861

LEGAL DESCRIPTION
PLAN 4883KS
BLOCK 4
LOT 3
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 5;3;55;8;SE

MUNICIPALITY: SUMMER VILLAGE OF ROSS HAVEN

REFERENCE NUMBER: 222 061 607

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
252 185 861	21/07/2025	TRANSFER OF LAND	$75,000	$75,000

OWNERS

[redacted]

AS JOINT TENANTS
(DATA UPDATED BY: 262285961)
(DATA UPDATED BY: 262285964)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
7462LA	02/09/1958	CAVEAT RE : RESTRICTIVE COVENANT CAVEATOR - ROSS REALTY LTD.

(CONTINUED)


3 ST
4883 KSD
4 STD

Bylaw 314-2026
Location Map: Plan 4883 KS, Block 4, Lots 2 and 3 : 322 and 323 – 3 Street



MGA Section 658 Cancellation of plan of subdivision

Cancellation of plan of subdivision

658(1) On the application of one or more owners of a parcel of land in a plan of subdivision, a council may by bylaw order the plan cancelled, in whole or in part.

(2) A council may pass a bylaw under subsection (1) only with the consent of

(a) the owners of the parcel of land in the plan of subdivision,

(b) every person shown on the certificate of title of the land in the plan of subdivision as having an estate or interest in it, and

(c) the Crown in right of Alberta, if the plan of subdivision shows a highway or road or other right of way vested in the Crown for which no certificate of title has been issued.

(3) A plan cancellation may not be effected only or primarily for the purpose of disposing of reserves.

(3.1) If all of a plan is cancelled, deferred reserve caveats and environmental reserve easements are also cancelled.

(4) If all reserve land has been cancelled from a plan of subdivision, the resulting parcel of land, if it is subsequently subdivided, may be subject to the provisions of this Part respecting reserves.

(5) If a plan is cancelled in part, a deferred reserve caveat may be placed against the consolidated certificate of title reflecting any reserve land that was cancelled and that will be owing if the parcel is subsequently subdivided.

BYLAW NO. 314-2026

SUMMER VILLAGE OF ROSS HAVEN

BEING A BYLAW OF THE SUMMER VILLAGE OF ROSS HAVEN, IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF CANCELLING A PORTION OF PLAN 4883 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 has consented to the proposed cancellation;

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

1. IT IS HEREBY ORDERED that the lands described as Lots 2 and 3, Block 4, Plan 4883 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 the cancelled lands be established as a single new lot known as Lot 2A, Block 4, Plan 4883 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 on this 8th day of October, 2026.

Read a second time on this 8th day of October, 2026.

Unanimous Consent to proceed to third reading on this 8th day of October, 2026.

Read a third and final time on this 8th day of October, 2026.

Signed this 8th day of October, 2026.

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Mayor – Ray Hutscal

_____

Municipal Administrator – Tony Sonnleitner