



4516 47 Ave

Trina Lamanes <tlamanes@sylvanlake.ca>

Tue, Oct 10, 2023 at 3:28 PM

Good afternoon Dennis,

I understand you had come in today asking about the property at 4516 47 Ave and that you had a question regarding road widening. We were able to check with Public Works and there will be road widening that will need to be taken which includes a 3.0 meter wide strip plus a corner cut which totals approximately 50 square meters. This would be taken at the time of a development application (eg. Subdivision or development permit).

Kind regards,

Trina Lamanes
Senior Planner



Town of Sylvan Lake | Brilliant All Year
5012 48th Avenue, Sylvan Lake, Alberta T4S 1G6
T 403 887 1185 | Ext 243 | F 403 887 3660 | sylvanlake.ca

The Town of Sylvan Lake respectfully acknowledges that the land on which we gather is Treaty 6 territory, home to the Métis Nation of Alberta, Region 3. These lands are traditional meeting grounds, gathering places, and travel routes for many Nations, including the Cree, Dene, Blackfoot, Métis, Saulteaux, and Nakota Sioux. We are grateful for the Traditional Knowledge Keepers and Elders who are still with us today and those who have gone before us. We acknowledge and thank all the many First Nations, Métis, and Inuit whose footsteps have marked these lands for centuries.



4516 47 Ave

Trina Lamanes <tlamanes@sylvanlake.ca>

Tue, Oct 10, 2023 at 4:15 PM

Thank you Dennis

As per the Municipal Government Act section 661, 662, 650 and/or 651 a municipality may require needed road widening prior to approving a subdivision or development permit. The engineering standards for roads are not registered on title.

The lot coverage would be calculated on the area less the road widening that would be taken. You may use the Town's GIS on our website to determine the taxes on the current parcel and you would not pay taxes on the strip of road widening once it is transferred to the Town. You can click on the parcel in the map and a box will appear in the right hand lower corner and if you scroll down you can click on "calculate taxes" <https://geo.sylvanlake.ca/townmap/>

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Kind regards,

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Cheers,



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