

**WAIVER OF NOTICE**  
**Rochon Sands Special Meeting of Council**

In accordance with Section 194 (4) of the *Municipal Government Act*, R.S.A. 2000, c.M-26 as amended, or repealed and replaced from time to time, notice of a Special Council Meeting is hereby waived as follows:

**DATE:** Wednesday, June 30, 2021

**TIME:** 6:00 p.m.

**PLACE:** Summer Village Rochon Sands, Rochon Sands Municipal Office, #1 Hall Street, Rochon Sands, T0C 3B0 and Zoom Meeting

**NATURE OF BUSINESS:**

1. Water Commission Line into Rochon Sands Provincial Park

Mayor Hiller \_\_\_\_\_

Councillor Brinson \_\_\_\_\_

Councillor Nichols \_\_\_\_\_

## SUMMER VILLAGE OF ROCHON SANDS

### Request for Decision (RFD)

**Meeting:** Special Council Mtg  
**Meeting Date:** June 30, 2021  
**Originated by:** Melissa Beebe, Chief Administrative Officer  
**Title:** SHIRLEY McLELLAN WATER LINE EXTENSION AND TRUCK FILL ROCHON SANDS  
**Agenda Item Number:** 1

#### **BACKGROUND/PROPOSAL:**

Special meeting of Council on June 22, 2021, Council motioned to not amend the park lease without having a proper plan and study from the water commission presented to Rochon Sands Council. In addition council advised that location 1 being presented for a water fill truck station at the Village Central park square was a no and that location 2 (Attached sketch IOP2 is counties municipal reserve location is a tight space for that type of service. Council proposed a location 4 which is located on sw quarter sec 19 twp40 rge 20 w5, (attached sketch IOP1)

Administration requested to have both map options be available for presentation to Council at this meeting. At this time, have received from Stantec the two options. I have attached a copy of all the options that were presented at the June 23, 2021 meeting and discussed as viable options. WSP and Administration are only able to advise on those discussions at that time.

#### **DISCUSSION/OPTION/BENEFITS/DISADVANTAGES:**

Stantec, WSP, County of Stettler and SV Rochon Sands met on June 23 to discuss strategies and next steps after the information received from Alberta Parks and Environment on that the feasibility of having a truck fill location at the park was not going to be viable or approved as it was presented at the meeting with them on June 17.

The discussion provided an overview of further options that included councils option to have discussions with the property owner of section 19, twp 40 rge 20 w5. The village and WSP offered to sit down with the owner and see if this was a viable option. County also presented that they have a parcel that was acquired from Kathy Henkin's subdivision that is a location a bit to the south and on the west side of hwy 835 where there is a tower located.

The village met with the landowner on June 25, 2021 to discuss the property. The owner is open to sell the property at a price. The county paid \$35,000 per acre and advised the village would need to review as it is not in a position to offer that value. The discussion entailed the property adjacent to the road and would have to acquire the road allowance as part of the purchase.

Investigating land values the assessor's preliminary opinion at roughly \$10,000/ac. We believe is enough added value incorporated at \$10K/ac to take into account the smaller "taking". As in the review a parcel at the four way stop is for sale at 144,000 but the parcel has no access and has not been approved for an access by the county. With that the parcel listed does not represent a fair market value for comparison.

**COSTS/SOURCE OF FUNDING (if applicable):**

Council options as follows:

1. Council may want to proceed with the acquisition of land from Bolin for the current truck fill station and for future consideration of a water treatment plant to provide urban servicing to the residents and MSI grant funding can be applied to land purchases that will benefit future servicing.
2. Council may want to have County of Stettler acting on behalf of the management of the water commission consider using the location south of Bolins that is located on the west side of hwy 835 with the communication tower and advise that county consider proceeding with that location which is a better consideration than the municipal reserve IOP 2 location..

**RECOMMENDED ACTION:**

1. Council to discuss and provide direction on next steps to WSP and Administration.

Reviewed by: **CAO:**\_\_\_\_Melissa Beebe\_\_\_\_\_



lo Dr

Pony Dr

Whittail Close

Buffalo Dr

Whittail Close

Whittail Close

Shady Dr

Sands St

Bay View St

Beach St

835

835

Google



# SUMMER VILLAGE OF ROCHON SANDS

Land Acquisition - Potable Water Truckfill Location

## Parcel Ownership Sketch

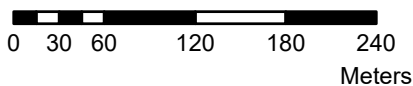
Legal: S.W. 1/4 SEC.19, TWP.40, RGE.20, W.4M.



1:5,000



- Approximate Truckfill Location
- Cadastral
- Subject Property



<b>REQUIRED FOR APPROXIMATE TRUCKFILL LOCATION=</b>	+/- 0.20 Ha	+/- 0.50 Ac
<b>Owner(s):</b>	1030723 ALBERTA LTD. AND 1031940 ALBERTA LTD.	
<b>LEGAL DESCRIPTION:</b>	PORTION OF S.W. 1/4 SEC.19, TWP.40, RGE.20, W.4M	
<b>CERTIFICATE OF TITLE NUMBER:</b>	032 119 126 +1	
<b>LINC NO:</b>	0027 163 815	

Owner \_\_\_\_\_ Witness \_\_\_\_\_ Date \_\_\_\_\_

Owner \_\_\_\_\_ Witness \_\_\_\_\_ Date \_\_\_\_\_

Date: 2021-06-25  
Drawn By: A. Lee

Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data. Distances/Areas are determined from digital drawing. To be confirmed by Field Survey.



# SUMMER VILLAGE OF ROCHON SANDS

## Land Acquisition - Potable Water Truckfill Location

### Parcel Ownership Sketch

Legal: S.E. 1/4 SEC.24, TWP.40, RGE.21, W.4M.



1:1,000




**OWNER(S):**  
**SUMMER VILLAGE OF ROCHON SANDS**  
 CT 182 176 760 +1

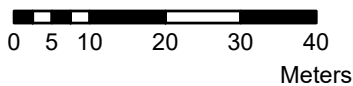
**AREA REQUIRED FOR PROPOSED TRUCKFILL LOCATION**  
 +/- 0.17 Ha  
 +/- 0.43 Ac

S.E. 1/4 SEC.24,  
 TWP.40, RGE.21, W.4M.

BLOCK 1  
 LOT 39  
 PLAN 182 2058



 Proposed Truckfill Location       Cadastral



<b>AREA REQUIRED FOR PROPOSED TRUCKFILL LOCATION=</b>	+/- 0.17 Ha	+/- 0.43 Ac
<b>Owner(s):</b>	SUMMER VILLAGE OF ROCHON SANDS	
<b>LEGAL DESCRIPTION:</b>	PORTION OF S.E. 1/4 SEC.24, TWP.40, RGE.21, W.4M LOT 38MR, BLOCK 1, PLAN 992 4620	
<b>CERTIFICATE OF TITLE NUMBER:</b>	182 176 760 +1	
<b>LINC NO:</b>	0037 993 565	

Owner \_\_\_\_\_ Witness \_\_\_\_\_ Date \_\_\_\_\_