

Agenda
 For Summer Village of Rochon Sands
 Regular Meeting of Council
February 7, 2023 @ 6:00 PM
 Municipal Office, and Via Zoom for Public

	Page #
1. Call to Order	
2. Approval of Agenda/Additions	
3. Public Hearing	
4. Delegations/Guests –	
4.1. RCMP – S/SGT. John England, Detachment Update	
4.2. SRFD – Mark Dennis – Jet Skis, RCMP Boat, Marina Boat Slips	
5. Approval of Previous Minutes	
5.1. SV Rochon Sands 01-10-2023 Regular Council Meeting Minutes	5
6. Business Arising from Previous Minutes	
6.1.	10
7. Financial Reports	
7.1. Financials Operations Rev Exp to Jan 31, 2022	16
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7.3. Financials Outstanding Taxes January 31, 2023	22
8. New Business	
8.1. RFP - Appointment of Assessment Review Board ARB C.R.A.S.C. Officials 2023	25
8.2. RFD – Alberta Safety Codes Annual Internal Review – and Accreditation Training Courses	26
8.3. RFD – Highway 835 Lot Extensions Project Update –Wilson Cruikshank & Bemoco Surveys – Actions to Date	28
9. Council/Committee Reports	
9.1. Mayors Report	
9.2. Councillor Reports	
10. CAO and Staff Reports	
10.1. CAO Written Report January 2023	36
11. Correspondence/Information/Reports	
12. In Camera – Land – Legal – HR	40
13. Next Regular Meeting Date – March 14, 2023	
14. Adjournment	

Regular Meeting of the Council
of the Summer Village of Rochon Sands held on
January 10, 2023, at 6:00 PM, at the Municipal Office,
#1 Hall Street, Rochon Sands, and
via Zoom on Electronic Devices.

Present: Mayor D. Hiller
Councillor J Byer
Councillor B. Brinson
Administrator Dean Pickering
Administrative Assistant Erin Weinzierl

Public (0):

1. Call to Order

Meeting called to order by Mayor Hiller @ 6:01 PM.

2. Approval of Agenda/Additions

7.7 Financials – GIC Report Update

RES 23-01-01 Motion by Mayor Hiller to accept the agenda as amended.

Carried

3. Public Hearing –

3.1. None scheduled.

4. Delegations/Guests –

4.1 None scheduled.

5. Approval of Previous Minutes

5.1. SV Rochon Sands 12-13-2022 Organization Meeting Minutes

RES 23-01-02 Motion by Mayor Hiller to accept SV Rochon Sands 12-13-2022 Organization Meeting Minutes as amended.

Carried

5.2 SV Rochon Sands 12-13-2022 Regular Council Meeting Minutes

RES 23-01-03 Motion by Councillor Brinson to accept SV Rochon Sands 12-13-2022 Regular Council Meeting Minutes as amended.

Carried

6. Business Arising from Previous Minutes

6.1. Snak Shak Construction Contractor – Interest RFI/RFG/Pre-qualifications

RES 23-01-04 Motion by Mayor Hiller to set the budget for the construction of the Snak Shak a maximum of \$700,000, with contingencies.

Carried

RES 23-01-05 Motion by Councillor Brinson to direct administration to put together a business and finance plan to ensure the viability of the project without a significant impact on the Summer Village of Rochon Sands' taxes.

Carried

6.2. Snak Shak Design Concept by Railside Design Stettler

Presented to Council. Next steps are to develop a business plan, including budgets, financing, and available grants, before the project is presented to the Rochon Sands residents for feedback and input. The Summer Village will not proceed with the New Snak Shak project until the business plan and financing is in place.

7. Financials

- 7.1. Financials Operations Rev Exp Dec 31, 2022
- 7.2. Financials Capital Rev & Exp Statement Dec 31, 2022
- 7.3. Financials Cheque Register Dec 31, 2022
- 7.4. Financials October Bank Reconciliation Dec 31, 2022
- 7.5. Financials Rev Exp Actual vs Budget Details December 31, 2022
- 7.6. Financials – Prov Parks Rev Exp December 31, 2022
- 7.7. Financials – RBC GIC Report Update

RES 23-01-06 Motion by Councillor Byer to accept the financial reports and statements as presented.

Carried

8. New Business

8.1. RFD – AB Environmental Protection – Septic tank too close on Beach Street

RES 23-01-07 Motion by Councillor Byer to direct the landowner to apply for a septic tank permit and inspection services from IJD.

Carried

RES 23-01-08 Motion by Councillor Byer to direct Administration to notify Alberta Safety Codes Enforcement Team to inspect the property with IJD Inspections.

8.2. RFD – Brownlee Law 2023 Emerging Trends in Municipal Law

Presented to Council. Council declined to go to the Emerging Trends in Municipal Law seminars, online or in-person training sessions.

8.3. RFD – Rochon Sands Provincial Park 2023 Sign Order AB Parks

Presented to Council.

8.4. RFD – Rochon Sands – The Narrows Provincial Recreation Area 2023 Sign Order AB Parks

Presented to Council.

8.5. RFD – Stettler Board of Trade – Big Jack Classic Fishing Derby Meeting – January 9

Presented to Council. No member of Council is planning to attend. The Rochon Sands Hall Board is looking after the event planning.

8.6. RFD - Clearview SD Local Government Education Conversation - 2023

Presented to Council. No Council members volunteered to register to attend the event.

9. Council/Committee Reports

9.1. Mayor's Report

- SRWA - Waste Management
 - Had an engineer come in and try to keep at \$72 per capita
 - Would like Administration to investigate the calculations used for the Summer Village.
 - County pulled their cardboard bins from the regional transfer stations.
- SMRWSC - Shirley McClellan
 - CAO at the County of Stettler will see if there is extra funding for the admin fees of the change of the bylaw for the Summer Village.

9.2. Councillors' Report

- Councillor Brinson
 - Nothing to report
- Councillor Byer
 - SRHA - Housing
 - Minutes and Agendas will be sent to Administration.
 - Many occupancies and would like to fill them.

- Would like to investigate an enclosed off-leash dog park since it was brought up with him by residents.
 - Would like Administration to look at options in the Summer Village or Provincial Park for an enclosed off-leash dog park.

10. CAO Reports

10.1. CAO Written Report

RES 23-01-09 Motion by Mayor Hiller to accept Council/Committee and CAO reports as information.

Carried

10.2 Municipal Affairs – MAATI Training Courses

Presented to Council. Annual Municipal Affairs

11. Information/Reports

11.1. Draft BLIDP 20-18-2022 Steering Committee Minutes

RES 23-01-10 Motion by Mayor Hiller to accept all reports and correspondences as information.

Carried.

12. In-Camera

RES 23-01-11 Motion by Mayor Hiller to go in-camera at 7:48 pm.

Carried

RES 23-01-12 Motion by Mayor Hiller to come out of camera at 8:11 PM.

Carried

RES 23-01-13 Motion by Mayor Hiller to set a budget of a maximum of \$3000 to create a Park Plan for Rochon Sands Provincial Park.

Carried

13. Next Regular Meeting Date – February 7, 2023

14. Adjournment

RES 23-01-14 Motion by Mayor Hiller to adjourn Regular Council meeting at 8:12 pm.

Mayor

Administrator



SUMMER VILLAGE OF ROCHON SANDS

For the Period Ending January 31, 2023

For the month of

General Ledger	Description	2023 Budget	2023 Actual	2023 % Variance
*	General Administration	(12,946.00)	(159.47)	1.23
*	Protective Services	(480.00)	0.00	0.00
*	Transporation	(3,970.00)	0.00	0.00
*	Planning & Development	(5,350.00)	0.00	0.00
*	Recreation & Parks	(5,480.00)	0.00	0.00
*	Provincial Parks	(204,500.00)	0.00	0.00
*	Taxes & Penalties	(435,230.78)	(376.67)	0.09
*	Other Revenue	0.00	0.00	0.00
**	TOTAL REVENUE	(667,956.78)	(536.14)	0.08
*	Council & Legislative	10,000.00	0.00	0.00
*	General Administration	153,900.00	9,223.19	5.99
*	Policing	5,325.00	0.00	0.00
*	Fire Fighting & Preventive	20,000.00	0.00	0.00
*	Disaster Services	5,000.00	0.00	0.00
*	Bylaw Enforcement	1,000.00	0.00	0.00
*	Transportation	64,100.00	6,098.71	9.51
*	Water Department	9,000.00	0.00	0.00
*	Landfill & Recycling	11,300.00	170.00	1.50
*	Planning & Development	15,600.00	0.00	0.00
*	Parks & Recreation	40,069.00	1,301.72	3.25
*	Provincial Parks	148,718.00	4,771.33	3.21
*	Culture	3,500.00	0.00	0.00
*	Contingency	0.00	0.00	0.00
*	Requisitions	188,859.77	0.00	0.00
**	TOTAL EXPENSES	676,371.77	21,564.95	3.19
***	(SURPLUS)/DEFICIT-Before Amort	8,414.99	21,028.81	249.90

*** End of Report ***



SUMMER VILLAGE OF ROCHON SANDS

Cheque Listing For Council

2023-Feb-1
11:10:05AM

Cheque		Vendor Name	Invoice #	Invoice Description	Invoice Amount	Cheque Amount
Cheque #	Date					
202370001	2023-01-13	WEINZIERL, ERIN L				
202370002	2023-01-13	PICKERING, RICHARD D				
202370003	2023-01-10	641619 ALBERTA LTD.	12 13	PAYMENT NOV-DEC SEPT-OCT	870.19 850.50	1,720.69
202370004	2023-01-10	BOUNTY ONSITE	001-135079	PAYMENT STRAPPING SYSTEM FOR FIREWOC	892.50	892.50
202370005	2023-01-10	CANADA REVENUE AGENCY	38	PAYMENT DEC PR M202212	4,701.07	4,701.07
202370006	2023-01-10	EDWARDS, GAYLENE	968731	PAYMENT DECEMBER OFFICE CLEANING	105.00	105.00
202370007	2023-01-10	FIVE STAR VENTURES	28252 28297 28483 28587	PAYMENT DEC CARDBOARD DEC CARDBOARD DEC CARDBOARD DEC CARDBOARD	42.00 42.00 42.00 52.50	178.50
202370008	2023-01-10	FUTURE AG INC	IS74493	PAYMENT TRACTOR BATTERY	159.39	159.39
202370009	2023-01-10	MAINTENACNE ENFORCEMENT PROGRAM	3	PAYMENT MEP PAYMENT PR DECEMBER	1,689.48	1,689.48
202370010	2023-01-10	PICKERING, DEAN	10 8 9	PAYMENT JUNE TO DEC BLUE CROSS OCT-DEC TRAVEL COFFEE SUPPLIES	668.68 217.16 12.94	898.78
202370011	2023-01-10	PITNEY WORKS	3202011782	PAYMENT DECEMBER (PD JAN 16 ONLINE)	239.58	239.58
202370012	2023-01-10	STETTLER HOME HARDWARE	131446 131554 131575	PAYMENT SOAP DISPENSERS MARINA MARINA BATHROOMS MARINA BATHROOMS	58.78 84.97 26.50	170.25
202370013	2023-01-10	SUMMER VILLAGE OF WHITE SANDS	202350003	PAYMENT TIM'S TIME HELPING QUENTON	390.63	390.63
202370014	2023-01-10	SYBAN SYSTEMS	5440-26122022	PAYMENT 50% JANUARY	103.95	103.95
202370015	2023-01-10	VAN ELECTRIC	313	PAYMENT WIRING AND TIMER FOR LIGHT IN F	1,188.60	1,188.60
202370016	2023-01-11	RBC VISA	129 130 131 132 133 134 135 136	PAYMENT ADOBE RETURN XMAS LIGHTS XMAS LIGHTS CAR WASH INTELLO ALTALIS SVWS CORDLESS DRILL KIT INTEREST	17.84 (43.02) 50.98 17.60 13.64 55.13 312.90 0.47	425.54
202370017	2023-01-11	UNITED FARMERS OF ALBERTA	114428778	PAYMENT FUEL	1,570.44	1,570.44
202370018	2023-01-13	JOHNSON, QUENTON				
202370019	2023-01-31	WEINZIERL, ERIN L				
202370020	2023-01-31	PICKERING, RICHARD D				
202370021	2023-01-31	JOHNSON, QUENTON				
202370022	2023-01-31	APEX		PAYMENT		434.44



SUMMER VILLAGE OF ROCHON SANDS

Cheque Listing For Council

2023-Feb-1
11:10:05AM

Cheque						Invoice	Cheque
Cheque #	Date	Vendor Name	Invoice #	Invoice Description		Amount	Amount
202370022	2023-01-31	APEX	31 32	DEC PARK GARAGE DEC PARK OFFICE		293.98 140.46	434.44
202370023	2023-01-31	DIRECT ENERGY , 770001455755	25	PAYMENT DEC		670.74	670.74
202370024	2023-01-31	DIRECT ENERGY , 770001455987	21	PAYMENT DEC		109.97	109.97
202370025	2023-01-31	DIRECT ENERGY , 770001456209	23	PAYMENT DEC		290.45	290.45
202370026	2023-01-31	DIRECT ENERGY , 770001779105	24	PAYMENT DECEMBER		89.06	89.06
202370027	2023-01-31	DIRECT ENERGY , 770001779345	22	PAYMENT DEC		1,382.97	1,382.97
202370028	2023-01-31	MAINTENACNE ENFORCEMENT PROGRAM	4	PAYMENT JAN		1,694.16	1,694.16
202370029	2023-01-31	PITNEY WORKS	3202011783	PAYMENT POSTAGE		328.96	328.96
202370030	2023-01-31	SYBAN SYSTEMS	5440-26012023	PAYMENT FEB		103.95	103.95
202370031	2023-01-31	TELUS COMMUNICATION	35 37	PAYMENT DEC DEC		51.08 66.78	117.86
202370032	2023-01-31	TELUS MOBILITY	20	PAYMENT CELL		90.25	90.25

Total 29,116.73

*** End of Report ***



SUMMER VILLAGE OF ROCHON SANDS

Tax Trial Balance (Debit Balances)

Trial Balance As Of

Roll #	Title Holder	Tax Levy	Accum. Penalty	Out. Penalty	Outstanding	Current	1 Year	2 Years	3 Years	Over 3
38		0.00	138.80	138.80	295.48	138.80	156.68	0.00	0.00	0.00
91		0.00	209.21	209.21	1,952.61	209.21	1,743.40	0.00	0.00	0.00



SUMMER VILLAGE OF ROCHON SANDS

Tax Trial Balance (Debit Balances)

Trial Balance As Of

Roll #	Title Holder	Tax Levy	Accum. Penalty	Out. Penalty	Outstanding	Current	1 Year	2 Years	3 Years	Over 3
		Tax Levy	4,392.38		Local Improvement Levy			0.00		
		Additional Tax Levy	0.00		Accumulated Penalty			348.01		
					Outstanding Penalty			348.01		
		Sub Ledger								
		Current	348.01							
		1 Year	1,900.08							
		2 Years	0.00							
		3 Years	0.00							
		Over 3	0.00							
		Outstanding	<u>2,248.09</u>							

*** End of Report ***

From: [Gerryl Amarin](#)
Subject: Appointment of ARB Officials 2023
Date: Tuesday, January 31, 2023 6:05:01 PM
Attachments: [image001.png](#)

Hello All,

Please be advised that the annual requirement for all participating municipalities to appoint the ARB officials for 2023 is now due.

(As per MGA section 454)

-

All municipalities are required to appoint by resolutions the following as your ARB officials for 2023.

ARB Chairman - Raymond Ralph

Certified ARB Clerk - Gerryl Amarin

Certified Panelists - Darlene Chartrand
Tina Groszko
Stewart Hennig
Richard Knowles
Raymond Ralph

If you have any questions concerning this request, please do not hesitate to contact me.
(I apologize if you have already received this information)

Gerryl Amarin, CPA | Manager, Finance Officer

Capital Region Assessment Services Commission (CRASC)
11810 Kingsway Avenue
Edm AB T5G 0X5
Direct: 780 297 8185



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From: [Accreditation](#)
To: info@rochonsands.net
Subject: 2022 Annual Internal Reviews - Training Sessions
Date: Wednesday, January 18, 2023 10:07:26 AM

Good day Melissa Beebe,

As you may already know, the 2022 Annual Internal Reviews (AIRs) have been made available through your Organization's Council Connect account and are due by March 31, 2023.

Since there are no changes to the 2022 Annual Internal Review form, you can download a copy of the [2020 AIR Instruction Book](#) or you can watch last year's webinars that are available on the Council's website on the [Annual Internal Review page](#).

Alternately, if you are looking for more of a guided experience on how to complete the 2022 Annual Internal Review, we will be offering AIR Training Sessions during the second week of February 2023.

These training sessions will be live, and we invite you to come prepared with your files so that you can work on your own AIR during the session where you can ask questions on items/issues as they arise.

Session numbers will be limited to 15 people, but more sessions will be added as required.

We will soon be sending out a Zoom invite and you are welcomed to share this invite with coworkers as necessary.

The Accreditation Business Unit
Safety Codes Council
toll-free 1-888-413-0099 option 3

From: [Accreditation](#)
To: info@rochonsands.net
Subject: 2022 Annual Internal Review - Training Session Zoom Meeting Invite.
Date: Thursday, January 19, 2023 10:08:59 AM

Hi Melissa,

You are receiving this invite as you are currently listed as a contact for Rochon Sands / White Sands.

This year we are offering Annual Internal Review (AIR) training as a workshop where you can attend and work simultaneously on your own organization's annual internal review form.

The first session will be provided on: **February 8, 2023, at 10:00 a.m.** and requires you to register by selecting the following link: https://us06web.zoom.us/meeting/register/tZYvceipqTgvE9I3_fWD-4p9KL2tS3hPyLNq

The second session will be provided on: **February 8, 2023, at 2:00 p.m.** and requires you to register by selecting the following link: https://us06web.zoom.us/meeting/register/tZakcempTkvGtElPEYh23_fx_IuusJkRVgY

The third session will be provided on: **February 13, 2023, at 10:00 a.m.** and requires you to register by selecting the following link: <https://us06web.zoom.us/meeting/register/tZ0sdOmtpjopGddIQaN9iDgKyXGCQmtIRpfC>

The fourth session will be provided on: **February 13, 2023, at 2:00 p.m.** and requires you to register by selecting the following link: <https://us06web.zoom.us/meeting/register/tZcvcOmhpzIqEtCyyuKyV0e4LJl0kFKwO4Zl>

After registering, you will receive a confirmation email containing information about joining the meeting.

This invite can be easily forwarded to a colleague and if you have any questions or concerns regarding this training, please do not hesitate to contact the Accreditation Business Unit.

The Accreditation Business Unit
Safety Codes Council
toll-free 1-888-413-0099 option 3

From: [Daniel Wilson](#)
To: "[Murray Young](#)"; "Info@rochonsands.net"
Cc: "[Kevin Vennard](#)"; [Candace Mix](#)
Subject: RE: Judge's Order
Date: Thursday, February 2, 2023 12:26:35 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[3454_001.pdf](#)

Hi Kevin, thank you for taking my call.

If I am reading the attached map correctly it looks like the new boundaries would extend to the east. Any land that was "lost" appears in my mind to be land that was in the current road plan 982 2112. If this is the case I do not think we would require the consent of the land owner but the municipality that owns the road allowance?

Please advise.

Daniel Wilson
Barrister and Solicitor



LACOMBE | Ph : (403)782-3392 **Fax :** (403)789-0041
Address : 5025 51st Street, Lacombe, Alberta, T4L 2A3

STETTLER | Ph : (403) 742-4436 **Fax :** Fax: (403) 742-0345
Address : 4902 51st Street, PO Box 1240, Stettler, Alberta, T0C 2L0

WILSONLEGAL.CA

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From: Daniel Wilson
Sent: January 21, 2022 10:26 AM
To: Murray Young <m.young@bemoco.com>; Info@rochonsands.net
Cc: Kevin Vennard <k.vennard@bemoco.com>; Candace Mix <Candace@wilsonlegal.ca>
Subject: RE: Judge's Order

Good morning Kevin, I am setting up a meeting with the other land owner and wanted to confirm a

couple things:

1. In the attached images the portion in yellow is what the various lot owners are gaining (paying for).
2. In the second image the portion in pink is what 1030723 Alberta Ltd. & 1031940 Alberta Ltd. each to a undivided ½ interest will be giving up.

Assuming point 2 is correct, I anticipate the numbered companies will want to know how much land is there. Could I get an approximate amount?

I apologize for emailing you but am advised Murray is away.

Please note my email has changed as of January 1st. My current email address is daniel@wilsonlegal.ca

Thank you.

Daniel Wilson
Barrister and Solicitor

**WILSON
CRUICKSHANK**
LAW OFFICE

LACOMBE | Ph : (403)782-3392 **Fax :** (403)789-0041

Address : 5025 51st Street, Lacombe, Alberta, T4L 2A3

STETTLER | Ph : (403) 742-4436 **Fax :** (403) 742-0345

Address : 4902 51st Street, PO Box 1240, Stettler, Alberta, T0C 2L0

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If you have received this email in error, please notify us immediately by return email or by telephone at (403)742-4436 and delete this email and any reply to it. Thank you.

From: Murray Young <m.young@bemoco.com>

Sent: November 3, 2021 11:19 AM

To: Info@rochonsands.net; Dan Wilson <danw@schnell-law.com>

Cc: Kevin Vennard <k.vennard@bemoco.com>; Candace Mix <candacer@schnell-law.com>

Subject: RE: Judge's Order

Morning,

The last title search I have done on this was in January, 2019 and the owners of the balance of the quarter at that time was:
1030723 Alberta Ltd. & 1031940 Alberta Ltd. each to a undivided ½ interest.

We will also require Consent for the Judge's Order from the following:

- Lots 43 to 47, Block 1, Plan 932 1547
- Lot 34A & 48 MR, Block 1, Plan 992 0392

Should you have any questions or concerns, please do not hesitate to contact me.

Murray Young, ALS
Bemoco Land Surveying Ltd.
100, 6040 – 47 Ave
Red Deer, AB, T4N 1C2
403-342-2611
fax: 403-342-2910
m.young@bemoco.com

From: [Info@rochonsands.net](mailto:info@rochonsands.net) [<mailto:info@rochonsands.net>]

Sent: Tuesday, November 02, 2021 1:28 PM

To: Murray Young <m.young@bemoco.com>; 'Dan Wilson' <danw@schnell-law.com>

Cc: Kevin Vennard <k.vennard@bemoco.com>; 'Candace Mix' <candacer@schnell-law.com>

Subject: RE: Judge's Order

Good Afternoon All:

Can you advise which landowner that may be so I can forward the information required to Dan to get this completed.

Thanks

Melissa Beebe
Chief Administrative Officer
Summer Village of Rochon Sands and White Sands
#1 Hall Street, PO Box 15-11
Rochon Sands, AB T0C 3B0
Ph: 403-742-4717
Office Hours: Tues-Friday – 9 am to 4 pm

From: Murray Young <m.young@bemoco.com>

Sent: Tuesday, November 2, 2021 10:05 AM

To: Dan Wilson <danw@schnell-law.com>; info@rochonsands.net

Cc: Kevin Vennard <k.vennard@bemoco.com>; Candace Mix <candacer@schnell-law.com>

Subject: RE: Judge's Order

Hi Dan, if you look at page 2 sections j, k & l you will see that there is a small portion of the quarter section being added to the Roadway. We will require the Consent of the owner of the balance of the quarter as per my email to you in March.

Should you have any questions or concerns, please do not hesitate to contact me.

Murray Young, ALS
Bemoco Land Surveying Ltd.
100, 6040 – 47 Ave
Red Deer, AB, T4N 1C2
403-342-2611
fax: 403-342-2910
m.young@bemoco.com

From: Dan Wilson [<mailto:danw@schnell-law.com>]

Sent: Thursday, October 28, 2021 8:16 PM

To: Murray Young <m.young@bemoco.com>; info@rochonsands.net

Cc: Kevin Vennard <k.vennard@bemoco.com>; Candace Mix <candacer@schnell-law.com>

Subject: Re: Judge's Order

Hi Murray, can you confirm if there is a land owner that is losing any land. When I reviewed the maps it looked to me like the party losing was the municipality. My memory is not the greatest but I thought that when we discussed you indicated there was (or there might be) a land owner that was losing a tiny bit.

I anticipate the court will want to ensure that they have been contacted and are consenting. IF my memory is indeed correct then can you please confirm the amount "lost"

Thank you



Daniel J. Wilson
Barrister and Solicitor

Email: danw@schnell-law.com

Stettler Office

Phone: (403) 742-4436

Fax : (403) 742-0345

4902 51 Street

PO Box 1240

Stettler, Alberta T0C 2L0

Red Deer Office

Phone : (403) 342-7400

Fax : (403) 340-0520

#504, 4909 49 Street

Red Deer, Alberta T4N 1V1

www.schnell-law.com

From: Daniel Wilson <danw@schnell-law.com>
Date: Monday, October 4, 2021 at 11:01 AM
To: Murray Young <m.young@bemoco.com>, "info@rochonsands.net" <info@rochonsands.net>
Cc: Kevin Vennard <k.vennard@bemoco.com>
Subject: Re: Judge's Order

Good morning, Murray, I assume you are aware, but Jason ended up moving to BC. He was my contact there I am not sure if he has been replaced and if so, who that is. I believe where we left it was that consent was going to be obtained from the landowners that are impacted. My recollection is that the Summer Village was going to be contacting them.



Daniel J. Wilson
Barrister and Solicitor

Email: danw@schnell-law.com

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From: Murray Young <m.young@bemoco.com>
Date: Monday, October 4, 2021 at 10:52 AM
To: Daniel Wilson <danw@schnell-law.com>, "info@rochonsands.net" <info@rochonsands.net>
Cc: Kevin Vennard <k.vennard@bemoco.com>
Subject: RE: Judge's Order

Hi Dan, can you up date me on how you are making out with obtaining the Consents for the Judge's Order as per the following email.

Should you have any questions or concerns, please do not hesitate to contact me.

Murray Young, ALS

Bemoco Land Surveying Ltd.
100, 6040 – 47 Ave
Red Deer, AB, T4N 1C2
403-342-2611
fax: 403-342-2910
m.young@bemoco.com

From: Murray Young
Sent: Wednesday, March 31, 2021 11:56 AM
To: Dan Wilson <danw@schnell-law.com>; info@rochonsands.net
Cc: Kevin Vennard <k.vennard@bemoco.com>
Subject: Judge's Order

Dan, I now have the approval of the attached Judge's Order from Land Titles. You will need to obtain the consent of all parties affected including the owners of the balance of the quarter, the owner of Lot 34A, Block 1, Plan 992 0392 and the owners of lots 43 to 47, Block 1, Plan 932 1547 which will be included with the affidavit I will sign as Exhibit B. Dan can you update me as to where you are with the Consents?

We will also need to do the field survey which will adjust the lot corners in accordance with the Order. The cost associated with this is \$2000, Jason can you confirm payment or provide a purchase order? Once I have confirmation from Jason I will schedule the field survey.

Should you have any questions or concerns, please do not hesitate to contact me.

Bemoco Land Surveying Ltd.
Murray Young, A.L.S.
403-342-2611
m.young@bemoco.com

From: [Kevin Vennard](#)
To: [Daniel Wilson](#); info@rochonsands.net; [Murray Young](#)
Cc: [Candace Mix](#)
Subject: RE: Judge"s Order
Date: Friday, February 3, 2023 11:57:22 AM
Attachments: [image007.png](#)
[image008.png](#)
[image009.png](#)
[Schedules and Details.pdf](#)
[Judges Order Rev Mar 24-21.pdf](#)
[20200527 Letter re Plan Correction Young Hagen \(91\) SIGNED.pdf](#)

Hello Dan,

From review of the below email and info in our file, the lands in question have already been addressed and indicated as per Murrays email dated November 2nd 2021. The Judges order was already approved in March 31, 2021 and forwarded to your office. We were awaiting the consents from the affected land owners from either the Summer Village or your office. The land owners may have changed since we originally pulled titles.

The director of survey has already authorized Murray to obtain the order, see attached, and we only require the consent by the looks of it.

Please let me know if we can help any further.

Kind regards

Kevin Vennard ALS.
(403) 342-2611 Office
(403) 586-4656 Cell

BEMOCO LAND SURVEYING LTD.
PROFESSIONAL LAND SURVEYORS

From: Daniel Wilson <daniel@wilsonlegal.ca>
Sent: February 3, 2023 8:23 AM
To: info@rochonsands.net; m.young@bemoco.com
Cc: [Kevin Vennard <k.vennard@bemoco.com>](mailto:k.vennard@bemoco.com); [Candace Mix <Candace@wilsonlegal.ca>](mailto:Candace@wilsonlegal.ca)
Subject: RE: Judge's Order

Good morning Dean, from my perspective I think the first step is to confirm that land that is being lost or absorbed is within the road allowance and who owns it. The second step, regardless of if it is the road allowance, in my mind is to obtain the consent from this entity or person. I believe the order is drafted, and then it can be presented to the director of surveyors. Hopefully, they will sign off on it. It can then go before a Justice for signature and hopefully they will grant it. Then it will be sent to land titles.

This is obviously only my perspective of the steps that need to occur and Murray, Kevin and yourself my differ. I believe Murray has been a part of obtaining similar orders in the past so he may have

more insight that I do.

Daniel Wilson
Barrister and Solicitor

**WILSON
CRUICKSHANK**
LAW OFFICE

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Address : 5025 51st Street, Lacombe, Alberta, T4L 2A3

STETTLER | Ph : (403) 742-4436 **Fax :** (403) 742-0345

Address : 4902 51st Street, PO Box 1240, Stettler, Alberta, T0C 2L0

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From: info@rochonsands.net <info@rochonsands.net>

Sent: February 2, 2023 1:34 PM

To: Daniel Wilson <daniel@wilsonlegal.ca>; 'Murray Young' <m.young@bemoco.com>

Cc: 'Kevin Vennard' <k.vennard@bemoco.com>; Candace Mix <Candace@wilsonlegal.ca>

Subject: RE: Judge's Order

Hi Daniel Wilson,

Can someone please call me at the Summer Village of Rochon Sands Office? I am currently working on this file to give an updated report to Council. Several of the landowners involved in this lot sale and clot consolidation process have announced their intent to launch a legal appeal and lawsuit to either recover their funds or to claim the property they have purchased from the Summer Village of Rochon Sands.

Our next Municipal Council Meeting is February 7, 2023, at 6:00 PM. Would it be possible to get a written report or verbal update on the file via Zoom meeting or in person? From Wilson Cruikshank or Bemoco Surveys, or both?

Council needs some direction.

Sincerely,

Dean Pickering
Chief Administrative Officer
Summer Village of Rochon Sands
#1 Hall Street, Rochon Sands, AB
Tel: 403.742.4717

From: Daniel Wilson <daniel@wilsonlegal.ca>
Sent: Thursday, February 2, 2023 12:27 PM
To: 'Murray Young' <m.young@bemoco.com>; 'Info@rochonsands.net' <info@rochonsands.net>
Cc: 'Kevin Vennard' <k.vennard@bemoco.com>; Candace Mix <Candace@wilsonlegal.ca>
Subject: RE: Judge's Order

Hi Kevin, thank you for taking my call.

If I am reading the attached map correctly it looks like the new boundaries would extend to the east. Any land that was “lost” appears in my mind to be land that was in the current road plan 982 2112. If this is the case I do not think we would require the consent of the land owner but the municipality that owns the road allowance?

Please advise.

Daniel Wilson
Barrister and Solicitor

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CRUICKSHANK**
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Address : 5025 51st Street, Lacombe, Alberta, T4L 2A3

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From: Daniel Wilson

Sent: January 21, 2022 10:26 AM

To: Murray Young <m.young@bemoco.com>; Info@rochonsands.net

Cc: Kevin Vennard <k.vennard@bemoco.com>; Candace Mix <Candace@wilsonlegal.ca>

Subject: RE: Judge's Order

Good morning Kevin, I am setting up a meeting with the other land owner and wanted to confirm a couple things:

1. In the attached images the portion in yellow is what the various lot owners are gaining (paying for).
2. In the second image the portion in pink is what 1030723 Alberta Ltd. & 1031940 Alberta Ltd. each to a undivided ½ interest will be giving up.

Assuming point 2 is correct, I anticipate the numbered companies will want to know how much land is there. Could I get an approximate amount?

I apologize for emailing you but am advised Murray is away.

Please note my email has changed as of January 1st. My current email address is daniel@wilsonlegal.ca

Thank you.

Daniel Wilson
Barrister and Solicitor

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CRUICKSHANK**
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From: Murray Young <m.young@bemoco.com>

Sent: November 3, 2021 11:19 AM

To: Info@rochonsands.net; Dan Wilson <danw@schnell-law.com>

Cc: Kevin Vennard <k.vennard@bemoco.com>; Candace Mix <candacer@schnell-law.com>

Subject: RE: Judge's Order

Morning,

The last title search I have done on this was in January, 2019 and the owners of the balance of the quarter at that time was:

1030723 Alberta Ltd. & 1031940 Alberta Ltd. each to a undivided ½ interest.

We will also require Consent for the Judge's Order from the following:

- Lots 43 to 47, Block 1, Plan 932 1547
- Lot 34A & 48 MR, Block 1, Plan 992 0392

Should you have any questions or concerns, please do not hesitate to contact me.

Murray Young, ALS
Bemoco Land Surveying Ltd.
100, 6040 – 47 Ave
Red Deer, AB, T4N 1C2
403-342-2611
fax: 403-342-2910
m.young@bemoco.com

From: Info@rochonsands.net [<mailto:Info@rochonsands.net>]

Sent: Tuesday, November 02, 2021 1:28 PM

To: Murray Young <m.young@bemoco.com>; 'Dan Wilson' <danw@schnell-law.com>

Cc: Kevin Vennard <k.vennard@bemoco.com>; 'Candace Mix' <candacer@schnell-law.com>

Subject: RE: Judge's Order

Good Afternoon All:

Can you advise which landowner that may be so I can forward the information required to Dan to get this completed.

Thanks

Melissa Beebe
Chief Administrative Officer
Summer Village of Rochon Sands and White Sands
#1 Hall Street, PO Box 15-11
Rochon Sands, AB T0C 3B0

Ph: 403-742-4717

Office Hours: Tues-Friday – 9 am to 4 pm

From: Murray Young <m.young@bemoco.com>

Sent: Tuesday, November 2, 2021 10:05 AM

To: Dan Wilson <danw@schnell-law.com>; info@rochonsands.net

Cc: Kevin Vennard <k.vennard@bemoco.com>; Candace Mix <candacer@schnell-law.com>

Subject: RE: Judge's Order

Hi Dan, if you look at page 2 sections j, k & l you will see that there is a small portion of the quarter section being added to the Roadway. We will require the Consent of the owner of the balance of the quarter as per my email to you in March.

Should you have any questions or concerns, please do not hesitate to contact me.

Murray Young, ALS
Bemoco Land Surveying Ltd.
100, 6040 – 47 Ave
Red Deer, AB, T4N 1C2
403-342-2611
fax: 403-342-2910
m.young@bemoco.com

From: Dan Wilson [<mailto:danw@schnell-law.com>]

Sent: Thursday, October 28, 2021 8:16 PM

To: Murray Young <m.young@bemoco.com>; info@rochonsands.net

Cc: Kevin Vennard <k.vennard@bemoco.com>; Candace Mix <candacer@schnell-law.com>

Subject: Re: Judge's Order

Hi Murray, can you confirm if there is a land owner that is losing any land. When I reviewed the maps it looked to me like the party losing was the municipality. My memory is not the greatest but I thought that when we discussed you indicated there was (or there might be) a land owner that was losing a tiny bit.

I anticipate the court will want to ensure that they have been contacted and are consenting. IF my memory is indeed correct then can you please confirm the amount "lost"

Thank you

Daniel J. Wilson
Barrister and Solicitor
Email: danw@schnell-law.com



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#504, 4909 49 Street
Red Deer, Alberta T4N 1V1

From: Daniel Wilson <danw@schnell-law.com>
Date: Monday, October 4, 2021 at 11:01 AM
To: Murray Young <m.young@bemoco.com>, "info@rochonsands.net" <info@rochonsands.net>
Cc: Kevin Vennard <k.vennard@bemoco.com>
Subject: Re: Judge's Order

Good morning, Murray, I assume you are aware, but Jason ended up moving to BC. He was my contact there I am not sure if he has been replaced and if so, who that is. I believe where we left it was that consent was going to be obtained from the landowners that are impacted. My recollection is that the Summer Village was going to be contacting them.



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Barrister and Solicitor

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From: Murray Young <m.young@bemoco.com>
Date: Monday, October 4, 2021 at 10:52 AM
To: Daniel Wilson <danw@schnell-law.com>, "info@rochonsands.net" <info@rochonsands.net>

Cc: Kevin Vennard <k.vennard@bemoco.com>

Subject: RE: Judge's Order

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Murray Young, ALS
Bemoco Land Surveying Ltd.
100, 6040 – 47 Ave
Red Deer, AB, T4N 1C2
403-342-2611
fax: 403-342-2910
m.young@bemoco.com

From: Murray Young

Sent: Wednesday, March 31, 2021 11:56 AM

To: Dan Wilson <danw@schnell-law.com>; info@rochonsands.net

Cc: Kevin Vennard <k.vennard@bemoco.com>

Subject: Judge's Order

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Should you have any questions or concerns, please do not hesitate to contact me.

Bemoco Land Surveying Ltd.
Murray Young, A.L.S.
403-342-2611
m.young@bemoco.com

CAO Report

January 1, 2023 to January 31, 2023

- Maintenance and repairs have been done to the outdoor washrooms. Significant rot was discovered under soffits of the village office/community hall above the office door that will have to be repaired in 2023.
- PCPS invoices have come in the work from PCPS much higher than expected. Cost sharing with the SMRWSC has been discussed, but there has been no progress yet.
- Rochon Sands snow removal has gone smoothly this month, with only a few minor issues as we established the priorities and expectations. We have responded to resident requests and extra services required by a few seniors on Beach Street East. We made a decision to add hot sand to the road ways coming down the hills, the highway 835 hill, after it was reported a car slid into the ditch coming down the hill. We also did the intersections with Stop signs. The village office parking lot was also sanded after and a few slip/falls in the parking lot.
- The house construction and site development at 2 Choke Cherry Lane has proceeded quickly, and the Municipal Assessor has been out to determine the Assessment Value of the property now that it is 75% complete.
- The family at 6 Choke Cherry Lane, has been notified of the progress, additional estimates/quotes for the costs of doing the driveway access, engineering, surveying the property, cutting down trees, moving the gas lines, grading the driveway and gravel to finish the job. The Village Lawyer is working on an Easement Agreement for the new driveway access will need to be created for 6 Choke Cherry Lane using the Summer Village of Rochon Sands Municipal Reserve (MR). The engineers have provided survey and drawings for accessing from Choke Cherry Lane. The Family has agreed to cover the costs for the driveway access road.
- No additional progress on the AB Lands Lease with Ashley Kelly of Alberta Environment, on providing information for the LOC and Recreation Lease document schedule, the LOC and Lease Documents are being prepared Alberta Environment, Contracts and Legal team. GOA legal or contracts team is working on the first draft of the contracts to present to Council. The Summer Village is documenting all of the items – benches, parking lots, fences, structures, and power poles, disc golf structures, for the Recreation

Lease Schedules. We will need to have a meeting with Ashley Kelly and her Director soon.

- An analysis and report will be created for the 35 registered dock and mooring applicants in 2022, compared to the previously 53 registered applications in 2019. We will be sending out yellow tags to every dock, mooring, boat lift owner that applied for a permit in 2022 to attach to their units. It will be part of the LOC Recreation Lease documentation.
- The Narrows Recreation Area fallen and dead tree clean-up has gone well this Fall and Winter, with the good wood being turned into firewood for sale at the Parks, and the lesser wood being donated to the Rochon Sands Bay Skating Rink, and the Rochon Sands Hall. We have finished placing wire mesh and wiring up the large tree bases to prevent additional losses.
- The Camp Reservations Canada online booking services implementation is well underway, and will be ready for the start of the season. We have been taking test bookings online, and have e-mailed a number of our frequent guests to try the system. The new system will be fully operational for the public use on March 1, 2023. We are already receiving requests for reservations for 2023. We are looking into the capabilities for Point of Sale (PoS) functionality for use in the sale of other products and services. We need to schedule a meeting about the online marketing and social media services to improve their revenue by increasing bookings. Campers will be able to book their sites using an online map, or an online campsite list. Campers will also be able to pre-book and pay for firewood, ice, and other supplies that will be available through the office store.
- Bryce from Van Electric is working on quotes electrical projects in the Summer Village for the following: 1) Upgrading and cleaning up the Community Hall Panel, 2) Cost estimates for applying for a Community Facility Enhancement Grants for Emergency Backup Power Generac generator for the Community Hall and Office, 3) Moving the power poles in the Rochon Marina parking lot and Bay, upgrading to LED heads, trenching the power lines in around the Rochon Bay Marina Area, will have to wait until we can get LOC & Recreation Lease TFA approvals.
- Tax Collection program went well in 2023, every property made a payment, and only 2 properties have any outstanding funds owing from the 2022 Tax Year Notices. No properties will require a Tax Collection Caveat registered on the Titles, or need for a Tax Recovery Auction in 2023.

- There has been no update from the Rochon Sands Bay Marina Association. I do not know if they have achieved Society Status. The Summer Village will have to arrange a meeting between the Marina Board and Ashley Kelly of Alberta Environment, Parks and Lands. The main outstanding issue is legal status and marina PLPD insurance, which is not in compliance with the LOC Lease Agreement. They will have to apply for their own Marina user and guest liability, auto mobile and fire insurance. When the Rochon Sands Marina Association becomes a Society, they will also be able to apply for grants and do fund raisers.
- A complete historical file for the outstanding process and legal issues regarding the realignment property lines along Sands Street and the Highway 835. We have spoken with both Bemoco and the new lawyer from Wilson Cruickshank Law. I am working on a timeline and the next steps in the process for completing the stalled project. They are trying to verify the one landowner. The Judge's Order was supplied to the new Law firm. The process will continue this winter, with an attempt to have all the purchases completed in the future. I will make copies of the timelines for Council.
- The Summer Village has applied for the Canada Summer Jobs Program for the Parks workers for 2023. Advertisements and will be posted for summer jobs on Job Boards and on the Summer Village website. So far we have had 3 applicants for the 2023 season.
- Community Online GIS Update. Parkland Regional Community Planning agency is currently hosting the Village of Rochon Sands online GIS system. The updated customer, property owner, property data, assessment and tax data will be GIS compliant with future Geographical Database Systems (GIS) map layers and online search applications. We can now provide name and addressing information to Stettler Emergency Services personnel for Fire and Ambulance responses. The Summer Village of Rochon Sands hopes to have more searchable online GIS property and information system available for both Council and Administration use in 2023.
- We have been researching costs and grants for community composting, community gardens. Parks staff been identifying possible locations for the future community gardens. Parks is on board with a community composing project, to use the cuttings, seaweed, ash, leaves and branches to keep waste out of the landfill, and to create compost to be used in the community. We will need to survey the community to see if there would be an interest in community gardens locations.
- Village Engineering and Planning: We have had several meetings with WSP after the SMRWSC meetings, and with Alberta Environment, Land and Parks, about Beach Street East beach and berm systems, potential processes, timelines and designs that will meet the needs of the community and the local residents. The Village engineer WSP received

the design documentation for the Rochon Bucket fill from the Stettler County Engineers, Stantec, and they are prepared to present the information to SV Rochon Sands Council. WSP will also be updating the Rochon Sands Shoreline survey maps, proposed future line locations, future waling trail locations, and future location of the Rochon Water reservoir.

- Proposals and quotes have been received for minor communication, information technology (IT) and security upgrades for the Village office and Community Hall. To date minor upgrades have been made to add UPS power backup batteries, and surge protection, which was installed below the desks. We still need to finish the off-site backups or cloud server backups of the daily, weekly and regular full system back-up configuration of our systems. Both communities are currently at risk under the current method and system.
- The Alberta Health Services Inspector came to the Village to inspect the Hall well and to test the water quality. We completed and repaired deficiencies with the well head enclosure. Ongoing water samples will be sent into Alberta Health Services. The AHS Inspector returned to do his inspection of the completed work, and to inspect the Rochon Sands Community Hall well, he also inspected the Community Hall, and noted a few minor deficiencies that will have to be worked on. 1) the front door lower door gap – has no weather barrier, 2) the tile under the small kitchen sink needs to be repaired.
- AHS Inspector expressed concerns about the municipal owned Snak Shak. He asked for Council to provide him with a plan for future replacement of the building, as it will not pass an inspection for a public facility. It no longer meets code, the floor is sagging, and foundation beams show signs of rot, and many other items. He didn't want to do a full inspection currently, but he does want a Plan.
- Concept Designs by Railside Design Stettler has been completed with building options. We are working on the cost estimates and funding plans to replace the building and to add additional municipal bathroom services to the Village Square site. Several development and funding ideas and design ideas have come forward. Negotiations on a long-term lease with Kaz. Grants and funding models will be discussed before the plans are brought forward for community consultation and input. Request for Information (RFI), Request for Quotes (RFQ) have been sent out to a list of local/regional construction contractors, based on the Railside Design concept drawings.
- Council requested the Development of a Business Plan for the Snak Shak Building Development, including Capital Grants, Operational Grants, Donations, Financing and Leasing for the project. We met with the Rural Development Network who helps communities and businesses with Business Plans, Grants and Loan applications for community based projects.

- Preparations continue on the Rochon Sands Strategic Plan, Economic Development Plans, and community branding and marketing plans. Alberta Economic Development, Tourism, and Rural Economic Development have been contacted to start the process of developing proposals for accessing grant funding, regional partnerships and attracting private sector investment money into the Summer Village of Rochon Sands. A lot of good ideas for developing Rochon Sands and Rochon Park area have come forward.
- Analysis of the Summer Village of Rochon Sands grants has been completed and presented by Laurie Tait. We have advised Council of unapplied for Grants from Municipal Infrastructure, and Municipal Sustainability Initiative Capital and Operating FGTF/BCCF. There is also money in several older grant programs that is being held for Rochon Sands. Rochon Sands needs to develop Strategic Capital Plans to apply for matching dollar grants, practice grant stacking, as well as new regional community partnership grants and rural economic development grants.
- Summer Village staff are required to attend Alberta Safety Codes – Quality Management Plan and Reporting Training on February 8th, and February 13th,
- The Summer Village has started preparing the Grant Writing Application Templates for the Summer Village for the Community Facility Enhancement Program (CFEP) Grants and Community Initiative Programs (CIP) Grants. We are hoping to get some applications out in partnership with the Rochon Sands Community Hall. Grant research continues and is ongoing.
- Electric Vehicle (EV) Charging Station grants have been successfully awarded to 2 Villages and 1 Summer Village. We have contacted them about the grant content and their application process to secure the grants in 2022. We hope to follow their success and make the same applications in 2023.

From: [Mark Macleod](#)
To: info@rochonsands.net
Cc: [Jennifer Macleod](#)
Subject: Safety Concern
Date: Thursday, January 26, 2023 3:10:38 PM

I just wanted to send a quick email so that I have it in my records and so you do as well. The hill to get to our cabin at 47 Bayview Street is always plowed but never sanded. My issue is that my 80 year old father who as a pacemaker is concerned about visiting because of the unsafe condition of the hill if there was an emergency situation. Without the hill being sanded an ambulance or fire truck would not be able to access our property. I am sure the Village is on a very tight budget but I do feel this is a very important safety issue that needs to be addressed. Could you please give me some feedback. If you prefer to call my cell number is 403-588-6684.
Thank you in advance.



Mark Macleod

P 403.352.5222

A 106-179 Clearview Drive, Red Deer County, AB, T4E 0A1

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