

AGENDA FOR A REGULAR MEETING OF THE TRI-VILLAGE REGIONAL SEWAGE SERVICES COMMISSION, TO BE HELD WEDNESDAY, NOVEMBER 8<sup>th</sup>, 2023, IN PERSON & VIA ZOOM, AT SUNSET POINT ADMINISTRATION BUILDING, IMMEDIATELY FOLLOWING THE ORGANIZATIONAL MEETING.

1) Call to Order:

2) Acceptance of Agenda:

P. 1-2

a) November 8<sup>th</sup>, 2023 meeting agenda (*approve as is or with additions/deletions*)

3) Adoption of the Previous Minutes:

P. 3-6

a) September 13<sup>th</sup>, 2023 regular meeting minutes (*approve as is or with amendments*)

P. 7-9

b) October 30<sup>st</sup>, 2023 special meeting minutes (*approve as is or with amendments*)

4) Appointments/Delegations: n/a

5) Reports:

a) Chairperson:

(*that the Chairperson's Report, as verbally presented by \_\_\_\_\_, be accepted for information*)

b) Administration:

P. 10-24

i) Briefing Note – TVRSSC Title and Right-of-Ways

ii) Meeting with Legal re: MOU

P. 25

iii) Power Plus

iv) Budget

v)

(*that the Administration Report, as presented by Chief Administrative Officer Angela Duncan, be accepted for information*)

c) Financial Reports: n/a

d) Operations: System update – Jason Madge

(*that the Operator's Report, as presented by Jason Madge, be accepted for information*)

6) Bylaws & Policies:

P. 26-27

a) Bylaw 16-2023 "System Fees Bylaw"

(*That Bylaw 16-2023 "System Fees Bylaw" be read a second time.*)

(*That Bylaw 16-2023 "System Fees Bylaw" be read a third and final time.*)

7) Old Business:

a)

8) New Business:

a) 2024 Draft Operating & Capital Budget (*For discussion and/or approval*)

b) 2025-2029 Draft Capital Budget (*For discussion and/or approval*)

c) 2024 Interim Operating Budget

*(that an Interim 2024 Operating Budget be passed at ½ the 2023 Approved Operating and Capital Budget, and that this Interim 2024 Operating Budget cease to have any force and effect once the 2024 Operating and Capital Budget is approved)*

d)

9) Information Items:

P. 28

a) October 19, 2023 letter from Alberta Beach re: Alberta Beach Organizational Meeting

P. 29-31

b) October 26, 2023 email from RMA Insurance re: Insurance Renewal Update

c)

*(That the Board accept the information items, for information)*

10) Next Meeting Date & Location: January 10<sup>th</sup>, 2023 @ 7:00 p.m., Sunset Point Administration Building

11) Confidential Matters:

a) Memorandum of Understanding – Darwell Lagoon Commission and TVRSSC

*(Pursuant to section 197(2) of the Municipal Government Act, that the Board go into a closed meeting session at \_\_\_\_\_ p.m. to discuss the following: Memorandum of Understanding, Tri Village Regional Sewage Services Commission and the Darwell Lagoon Commission - Legal – Solicitor/Client Privilege - FOIPP Act Section 27).*

*(that the Board come out of closed meeting at \_\_\_\_\_ p.m.)*

*(further direction as given by the Board at meeting time)*

12) Adjournment:

**MINUTES OF A REGULAR MEETING OF THE BOARD OF THE TRIVILLAGE REGIONAL SEWAGE SERVICES COMMISSION IN THE PROVINCE OF ALBERTA, HELD ON WEDNESDAY, SEPTEMBER 13<sup>th</sup>, 2023, AT THE SUNSET POINT ADMINISTRATION BUILDING, COMMENCING AT 7:00 P.M.**

**IN ATTENDANCE**

Gwen Jones, Vice Chairperson/Director  
Alan Christiansen, Director  
Roger Montpellier, Director  
Kelly Muir, Director  
Keir Packer, Director (via Zoom)  
Daryl Weber, Director  
Angela Duncan, Chief Administrative Officer  
Jason Madge, Manager/Operator

**ABSENT**

n/a

**CALL TO ORDER**

Vice Chairperson Gwen Jones called the meeting to order at 6:59 p.m.

**ACCEPTANCE OF AGENDA**

Res. 23-346

Moved by Director Roger Montpellier that the September 13<sup>th</sup>, 2023 Regular Meeting Agenda be approved as presented.

CARRIED

**APPROVAL OF MINUTES**

Res. 23-347

Moved by Director Daryl Weber that the minutes of the July 11<sup>th</sup>, 2023 Regular Board Meeting be approved as presented.

CARRIED

**DELEGATIONS**

n/a

**REPORTS**

Res. 23-348

Moved by Director Kelly Muir that the Vice Chairpersons report, as verbally provided by Gwen Jones, be accepted for information.

CARRIED

**MINUTES OF A REGULAR MEETING OF THE BOARD OF THE  
TRIVILLAGE REGIONAL SEWAGE SERVICES COMMISSION IN  
THE PROVINCE OF ALBERTA, HELD ON WEDNESDAY, SEPTEMBER 13<sup>th</sup>,  
2023, AT THE SUNSET POINT ADMINISTRATION BUILDING,  
COMMENCING AT 7:00 P.M.**

Res. 23-349                      Moved by Director Roger Montpellier that the Tri Village Regional Sewer Services Commission obtain Environmental Liability Insurance, as per the quote from RMA Insurance, with a \$2 million limit.

CARRIED

Res. 23-350                      Moved by Director Al Christiansen that the Administration Report, as presented by Chief Administrative Officer, Angela Duncan, be accepted for information.

CARRIED

Res. 23-351                      Moved by Director Daryl Weber that the Year-to-Date Financial Report as of August 31<sup>st</sup>, 2023 be accepted for information, as presented.

CARRIED

Res. 23-352                      Moved by Director Kelly Muir that the Operator's Report, as presented by Jason Madge, be accepted for information.

CARRIED

**BYLAWS & POLICIES**

Res. 23-353                      Moved by Director Roger Montpellier that policy TVRSSC-POL-23-1, Purchasing and Procurement Policy, be approved as presented and further that the Emergency Situations Regarding the Sewer System Policy be rescinded.

CARRIED

Res. 23-354                      Moved by Director Al Christiansen that Policy TVRSSC-POL-23-2, Electronic Payment Policy, be approved as presented.

CARRIED



**MINUTES OF A REGULAR MEETING OF THE BOARD OF THE  
TRIVILLAGE REGIONAL SEWAGE SERVICES COMMISSION IN  
THE PROVINCE OF ALBERTA, HELD ON WEDNESDAY, SEPTEMBER 13<sup>th</sup>,  
2023, AT THE SUNSET POINT ADMINISTRATION BUILDING,  
COMMENCING AT 7:00 P.M.**

**OLD BUSINESS**

Res. 23-355

Moved by Director Daryl Weber that the Tri Village Regional Sewer Services Commission approve the Chief Administrative Officer, Management, and Administrative Services Agreement as presented.

CARRIED

**NEW BUSINESS**

n/a

**INFORMATION ITEMS**

Res. 23-356

Moved by Director Roger Montpellier that the board accept the following information items, for information:

- a) Alberta Beach – July 20, 2023 Letter regarding Council Board of Director Appointment to TVRSSC
- b) Alberta Beach – August 9, 2023 Letter regarding invitation to Council Open House.

CARRIED

**CONFIDENTIAL  
ITEMS**

Res. 23-357

Moved by Vice Chairperson Gwen Jones that pursuant to section 197(2) of the Municipal Government Act, the Board go into a closed meeting session at 7:52 p.m. to discuss the following:

- a) Legal – Solicitor/Client Privilege (FOIPP Act Section 27) – Memorandum of Understanding with Darwell Lagoon Commission
- b) Business Interests of a third party (FOIPP Act Section 16) – Fee structure for properties with multiple connections

CARRIED

**MINUTES OF A REGULAR MEETING OF THE BOARD OF THE  
TRIVILLAGE REGIONAL SEWAGE SERVICES COMMISSION IN  
THE PROVINCE OF ALBERTA, HELD ON WEDNESDAY, SEPTEMBER 13<sup>th</sup>,  
2023, AT THE SUNSET POINT ADMINISTRATION BUILDING,  
COMMENCING AT 7:00 P.M.**

The following individuals were present for the closed session:

Gwen Jones  
Keir Packer (via Zoom)  
Alan Christiansen  
Roger Montpellier  
Kelly Muir  
Daryl Weber  
Jason Madge  
Angela Duncan

Res. 23-358

Moved by Vice Chairperson Gwen Jones that the Board come out of closed meeting session at 9:02 p.m.

CARRIED

**NEXT MEETING DATE**

Confirmed as November 8, 2023 at 7:00 pm at the Sunset Point Administration Building.

**ADJOURNMENT**

As all matters have been addressed Vice Chairperson Gwen Jones declared the meeting adjourned at 9:03 p.m.

These minutes approved this 8<sup>th</sup> day of November, 2023.

\_\_\_\_\_  
Chairperson,

\_\_\_\_\_  
CAO, Angela Duncan

**MINUTES OF A SPECIAL MEETING OF THE BOARD OF THE TRIVILLAGE  
REGIONAL SEWAGE SERVICES COMMISSION IN  
THE PROVINCE OF ALBERTA, HELD ON MONDAY, OCTOBER 30, 2023, AT  
THE SUNSET POINT ADMINISTRATION BUILDING & VIA ZOOM,  
COMMENCING AT 7:00 P.M.**

**IN ATTENDANCE**

Gwen Jones, Vice Chairperson/Director  
Alan Christiansen, Director (via Zoom)  
Roger Montpellier, Director (via Zoom)  
Kelly Muir, Director  
Keir Packer, Director (via Zoom)  
Daryl Weber, Director  
Angela Duncan, Chief Administrative Officer  
Jason Madge, Manager/Operator

**ABSENT**

n/a

**CALL TO ORDER**

Vice Chairperson Gwen Jones called the meeting to order at 7:00 p.m.

**ACCEPTANCE OF  
AGENDA**

Res. 23-359

Moved by Director Kelly Muir that the October 2<sup>nd</sup>, 2023 Special Meeting Agenda be approved as presented.

CARRIED

**APPROVAL OF  
MINUTES**

n/a

**DELEGATIONS**

n/a

**REPORTS**

n/a

**BYLAWS & POLICIES**

Res. 23-360

Moved by Vice Chairperson Gwen Jones that Bylaw 16-2023 "System Fees Bylaw" be read a First Time.

CARRIED

**MINUTES OF A SPECIAL MEETING OF THE BOARD OF THE TRIVILLAGE  
REGIONAL SEWAGE SERVICES COMMISSION IN  
THE PROVINCE OF ALBERTA, HELD ON MONDAY, OCTOBER 30, 2023, AT  
THE SUNSET POINT ADMINISTRATION BUILDING & VIA ZOOM,  
COMMENCING AT 7:00 P.M.**

**OLD BUSINESS**

n/a

**NEW BUSINESS**

Res. 23-361

Moved by Director Roger Montpellier that the TVRSSC adjust the 2024 municipal requisitions to account for the 2023 requisition inconsistency in the 2024 fiscal year, with Val Quentin's total 2024 Requisitions being reduced by \$5401, Alberta Beach's total 2024 Requisitions being increased by \$2021, and Sunset Points total 2024 Requisition being increased by \$3380.

**INFORMATION ITEMS**

n/a

**CONFIDENTIAL  
ITEMS**

Res. 23-362

Moved by Vice Chairperson Gwen Jones that pursuant to section 197(2) of the Municipal Government Act, the Board go into a closed meeting session at 7:11 p.m. to discuss the following:

- a) Legal – Solicitor/Client Privilege (FOIPP Act Section 27) – Memorandum of Understanding with Darwell Lagoon Commission

CARRIED

The following individuals were present for the closed session:

Gwen Jones  
Keir Packer (via Zoom)  
Alan Christiansen (via Zoom)  
Roger Montpellier (via Zoom)  
Kelly Muir  
Daryl Weber  
Jason Madge  
Angela Duncan



**MINUTES OF A SPECIAL MEETING OF THE BOARD OF THE TRIVILLAGE  
REGIONAL SEWAGE SERVICES COMMISSION IN  
THE PROVINCE OF ALBERTA, HELD ON MONDAY, OCTOBER 30, 2023, AT  
THE SUNSET POINT ADMINISTRATION BUILDING & VIA ZOOM,  
COMMENCING AT 7:00 P.M.**

Res. 23-363                      Moved by Vice Chairperson Gwen Jones that the Board  
come out of closed meeting session at 8:11 p.m.  
CARRIED

Res. 23-364                      Moved by Director Kelly Muir that Administration amends  
the draft Memorandum of Understanding with the Darwell  
Lagoon Commission, as discussed.

**NEXT MEETING DATE**      Confirmed as November 8, 2023 at 7:00 pm at the Sunset  
Point Administration Building.

**ADJOURNMENT**              As all matters have been addressed Vice Chairperson Gwen  
Jones declared the meeting adjourned at 8:12 p.m.

These minutes approved this 8<sup>th</sup> day of November, 2023.

\_\_\_\_\_  
Chairperson,

\_\_\_\_\_  
CAO, Angela Duncan

TVRSSC BRIEFING NOTE  
**TVRSSC Title and Right-of-Ways**

At the September 2023 Board Meeting, we discussed the rights-of-way (ROW) that are located on the TVRSSC lagoon property, specifically, the ROW that appears to run directly through the lagoon. At the meeting we discussed getting a cost estimate to remove this ROW from the title.

There is currently one caveat on title, registered by Lac Ste Anne County, which allows the county to undertake road widening in 2 places. Further information can be found in the attached documents. What appeared to be a road allowance on title turns out to be an old railway right-of-way, however, this ROW is not registered on the title for the lagoon property.

At this time, there is nothing to be removed from the title regarding the old railway ROW and the county's caveats will remain on title unless and until the county has cause to widen the road(s).

Encl: Email from Patriot Law including associated attachments

## Wildwillow Enterprises

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**From:** Michelle Gallagher <michelle@patriotlaw.com>  
**Sent:** November 1, 2023 12:21 PM  
**To:** Wildwillow Enterprises  
**Subject:** TriVillage Regional Sewage Services Commission - Caveat / Road / Right of Way Issue - Follow Up  
**Attachments:** 230925 - Title Search to sewage lagoon property - TVRSSC.pdf; 791009 - Caveat from LSAC re road - TVRSSC.pdf; Diagram sent by client re location of lagoon and road in question - TVRSSC.pdf; Map Search schematic (with notes re caveat details and railway right of way location)- TVRSSC.pdf; 6054AO - 3 (with area highlighted) - TTVRSSC.pdf; 231101 - Title Search to the one Railway Plan title in SV of Sunset Point - TriVillage Regional Sewage Services Commission.pdf

Angela,

The purpose of this email is to follow up on our telephone call of October 3, 2023. This call related to questions about removing a "road allowance" that the Commission assessed as being entirely within the boundaries of the sewage lagoon. In the interests of completeness, some of this email repeats content from a prior email so that you have a complete summary in one email for the benefit of your briefing to the Commission.

I had understood initially that the concern related to the caveat that is registered on title to the Commission's lands as instrument 792 246 708. That caveat was registered against the title back in 1979 by Lac Ste. Anne County. A copy of the title is attached. A copy of the caveat is also attached.

However, on investigation, it was identified that the County's caveat does not appear to relate to lands within the boundaries of the lagoon itself. It refers to the County's right to acquire land for road widening in 2 places:

- The most southerly 17 feet of land parallel and adjacent to the South boundary (of the parcel); and
- The first 34 feet parallel and adjacent to the easterly, southeasterly, and southerly boundaries of Road Plan 2211T (which is now Plan 577EO). I have attached the Land Titles records for both of those road plans.

I have also attached a land title map search schematic with highlighting and notes respecting the area affected by the caveat (and the railway plan discussed later below). So long as there is scope for either of the identified areas to have road widening, then the caveat remains valid.

However, it appears that the "road allowance" issue is really focused not on a road at all. You sent me a schematic (attached) with notations outlining the approximate lagoon location and the "road allowance" in question.

The highlighted area on your schematic is not a road. The "road allowance" area relates to a Canadian Northern Alberta Railway Right of Way Plan 6054AO. That right of way plan traverses a very long distance. I have attached a document that reflects the applicable part of the survey plan with the area in question highlighted. However, you will note that the Commission's title does not have an interest in respect of that right of way registered against it. It is identified on the map search for the lands in question but the title is not subject to it. There are separate titles issued for various parcels of land that exist within this right of way. Those are held mostly for lands within Sturgeon County. There is one parcel of land in Lac Ste. Anne County that relates to this right of way plan. There is also one parcel within the Summer Village of Sunset Point. I have attached the title related to the Summer Village of Sunset Point just for reference. A survey plan can remain in Land Titles records (and on a map search) for the purpose of confirming locations even when there is no associated instrument registered against a particular title.

In the end, it does not appear to me that there is anything to remove from the Commission's title in respect of this right of way plan. Let me know if there are any questions arising.

Michelle  
Michelle Gallagher, KC  
Lawyer  
Patriot Law  
Box 885, 5016 Lac Ste. Anne Trail S

Onoway, AB T0E 1V0

Tel: 780-967-2550

Fax: 780-967-2447

*If this email looks like it wasn't intended for you, please let me know right away and delete this e-mail message.*

Please note my new email address is [michelle@patriotlaw.com](mailto:michelle@patriotlaw.com)



LAND TITLE CERTIFICATE

S  
LINC                      SHORT LEGAL                      TITLE NUMBER  
0016 394 264            5;3;54;25;SW                      922 067 321

LEGAL DESCRIPTION

MERIDIAN 5 RANGE 3 TOWNSHIP 54  
SECTION 25  
QUARTER THE FRACTIONAL SOUTH WEST  
CONTAINING 61.1 HECTARES (150.90 ACRES) MORE OR LESS  
EXCEPTING THEREOUT:                      HECTARES                      (ACRES) MORE OR LESS  
A) PLAN 2211T            - ROAD                      0.069                      0.17  
B) PLAN 595EO            - ROAD                      0.878                      2.17  
C) PLAN 9023727        - ROAD                      1.63                      4.03  
EXCEPTING THEREOUT ALL MINES AND MINERALS  
AND THE RIGHT TO WORK THE SAME

ESTATE: FEE SIMPLE

MUNICIPALITY: LAC STE. ANNE COUNTY

REFERENCE NUMBER: 902 374 433

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REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
922 067 321	16/03/1992	TRANSFER OF LAND	\$25,000	\$1

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OWNERS

TRIVILLAGE REGIONAL SEWAGE SERVICES COMMISSION.  
OF BOX 277  
ALBERTA BEACH  
ALBERTA

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ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS
792 246 708	09/10/1979	CAVEAT CAVEATOR - THE COUNTY OF LAC STE. ANNE NO. 28.

( CONTINUED )

13



TOTAL INSTRUMENTS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 25 DAY OF  
SEPTEMBER, 2023 AT 10:23 A.M.

ORDER NUMBER: 48427857

CUSTOMER FILE NUMBER: 20-0503



\*END OF CERTIFICATE\*

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THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED  
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**ALBERTA GOVERNMENT SERVICES  
LAND TITLES OFFICE**

IMAGE OF DOCUMENT REGISTERED AS:

**792246708**

ORDER NUMBER: 48427931

**ADVISORY**

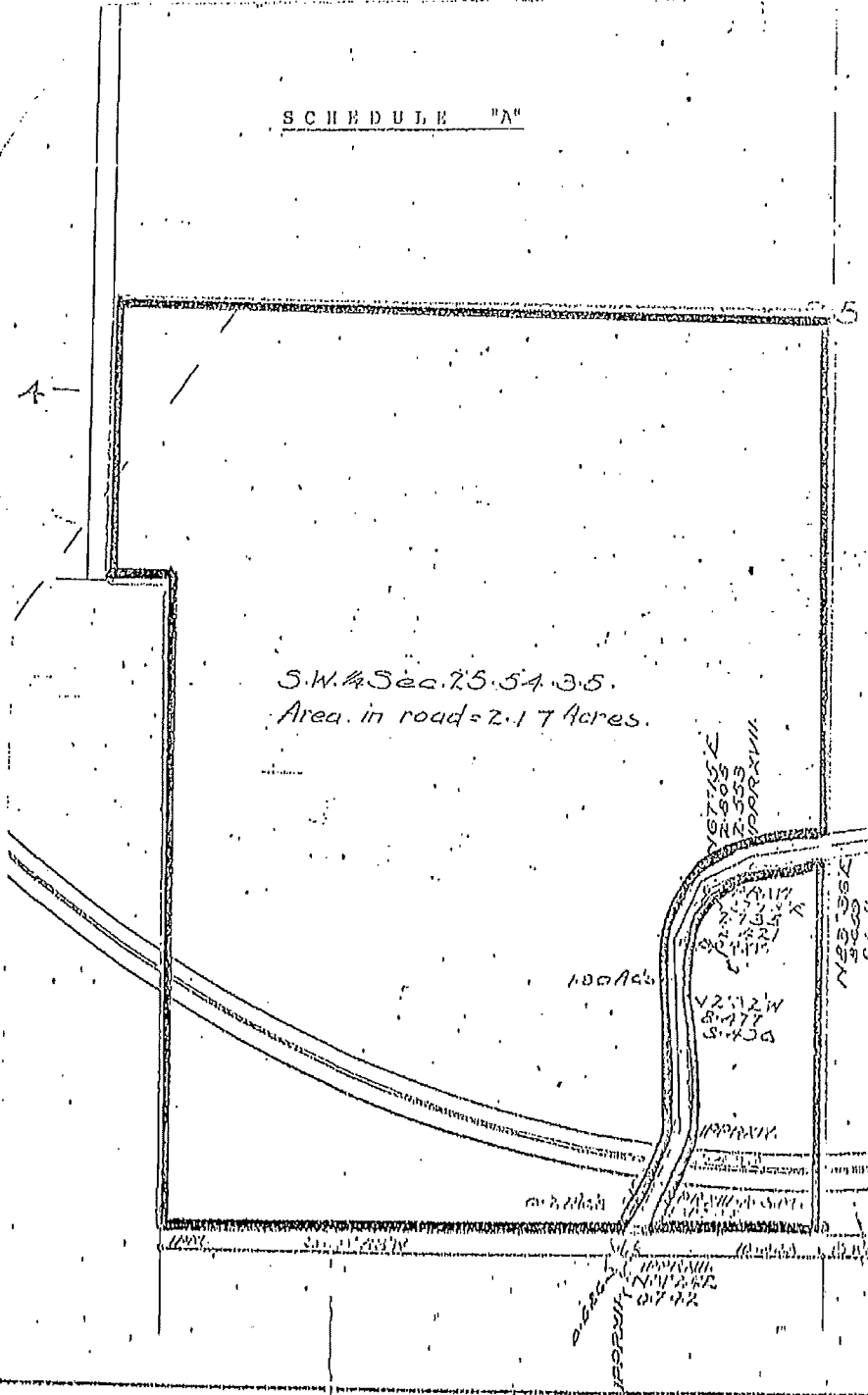
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Please contact the Land Titles Office at (780) 422-7874 if the image of the document is not legible.



SCHEDULE "A"

S.W. 1/4 Sec. 25-54-35.  
Area in road = 2.17 Acres.



SCHEDULE "E"

Form No. 117-1 (24) (6)

Preliminary Agreement for use in case of any Title  
or for any Work

MUNICIPAL DISTRICT OR COUNTY OF LAC STE. ANNE No. 28

**Know all Men** by these presents that I, **THE SUMMER VILLAGE OF ALBERTA BEACH**

of Alberta Beach,

in the Province of Alberta, a Municipal Corporation, (Occupation) for the consideration hereinafter

mentioned do hereby, for myself, my heirs, executors, administrators and assigns, grant and assign unto

the Municipal District or County of Lac Ste. Anne No. 28

the right to enter by their surveyors, workmen or agents upon the following lands, viz.  
The Fractional South West Quarter of Section Twenty Five (25) Township Fifty Four (54) Range Three (3) West of the Fifth Meridian containing 61.1 Hectares (150.90 Acres) more or less. EXCEPTING THEREOUT:  
(A) 0.069 Hectares (0.17 of an acre) more or less as shown on Road Plan 2211 T.  
(B) 0.878 Hectares (2.17 acres) more or less as shown on Road Plan 595 E.O.

Excepting thereout all mines and minerals and the right to work the same.  
COUNTY TO RECEIVE RIGHT OF ENTRY AND ASSIGNMENT OF:-

- (a) the most southerly seventeen (17) feet of land parallel and adjacent to the south boundary, and
  - (b) the first thirty four (34) feet parallel and adjacent to the easterly, southeasterly and southerly boundary of Road Plan 2211 T.
- for the purpose of the survey of a road widening upon or across the said land and also to make and construct such road widening and to take upon said land for the purpose all such workmen, teams, implements and machinery as may be necessary. And I agree to assign, transfer, convey or quit claim to the said Municipal District such portion of said land as may be ascertained by such surveyors, workmen or agents to be necessary for the construction of such road widening.

In consideration of the foregoing I am to receive, after the issue by the Registrar of Certificate of Title,

Compensation of One (\$1.00) Dollar for land taken  
for road widening purposes.

*Approved*  
COUNTY OF LAC STE. ANNE NO. 28  
SARASOTA, ALBERTA  
*Sept. 24/79*

as compensation for such portion of said land as may be required for the construction of such road widening.

**In Witness Whereof** I have herunto subscribed my name this 30th day of August 19 79.

Signed by the end  
SUMMER VILLAGE OF ALBERTA BEACH  
in the presence of

*[Signature]*  
MAYOR (Signature)

*R. P. [Signature]*  
WITNESS

Municipal Secretary

NOTE--This Agreement, though of advantage in effecting settlement, is not binding upon the Municipal District until accepted by the Council.



# Caveat

TO THE REGISTRAR OF NORTH ALBERTA LAND REGISTRATION DISTRICT

TAKE NOTICE that I, County of Lac Ste. Anne No. 28  
(Insert name and address of Caveator)  
of Box 219, Sangudo, in the Province of Alberta, Municipal Government

claim (specify the estate or interest claimed)  
an interest under the provisions of an Agreement dated August 30th, 1979, (copy attached) whereby the County is to receive land for road widening purposes. The said land for road widening purposes to be as follows:- (A) the most southerly seventeen (17) feet of the quarter section parallel and adjacent to the south boundary of the quarter section and (B) the first thirty four (34) feet parallel and adjacent to the easterly, southeasterly and southerly boundary of Road Plan 2211T.

in The Fractional South West Quarter of Section Twenty Five (25) Township Fifty Four (54) Range Three (3) West of the Fifth Meridian containing 61.1 Hectares (150.90 acres) more or less. EXCEPTING THEREOUT:  
(A) 0.069 Hectares (0.17 of an acre) more or less as shown on Road Plan 2211 J, (B) 0.878 Hectares (2.17 acres) more or less as shown on Road Plan 595 E.O.  
Excepting thereout all mines and minerals and the right to work the same.


405510109

being lands described in Certificate of Title, 792018530 standing in the register in the name of The Summer Village of Alberta Beach and I forbid the registration of any person as transferee or owner of, or of any instrument affecting the said estate or interest, unless the instrument or certificate of title, as the case may be, is expressed to be subject to my claim.

I APPOINT County Council of the County of Lac Ste. Anne No. 28 at Box 219, Sangudo, in the Province of Alberta, as the place at which

notices and proceedings relating hereto may be served.

DATED this 4th day of October, A.D. 1979.

  
Signature of the Caveator or his Agent  
Arnold R. Roberstein, Commissioner

CANADA }  
PROVINCE OF ALBERTA } I,  
TO WIT: } of the  
} in the Province of Alberta,

make oath and say:

1. THAT I am the within-named Caveator.
2. THAT I believe that I have a good and valid claim upon the said lands and I say this Caveat is not being filed for the purpose of delaying or embarrassing any person interested therein or proposing to deal therewith.

SWORN before me at the  
of  
in the Province of Alberta,  
this day of  
A.D. 19

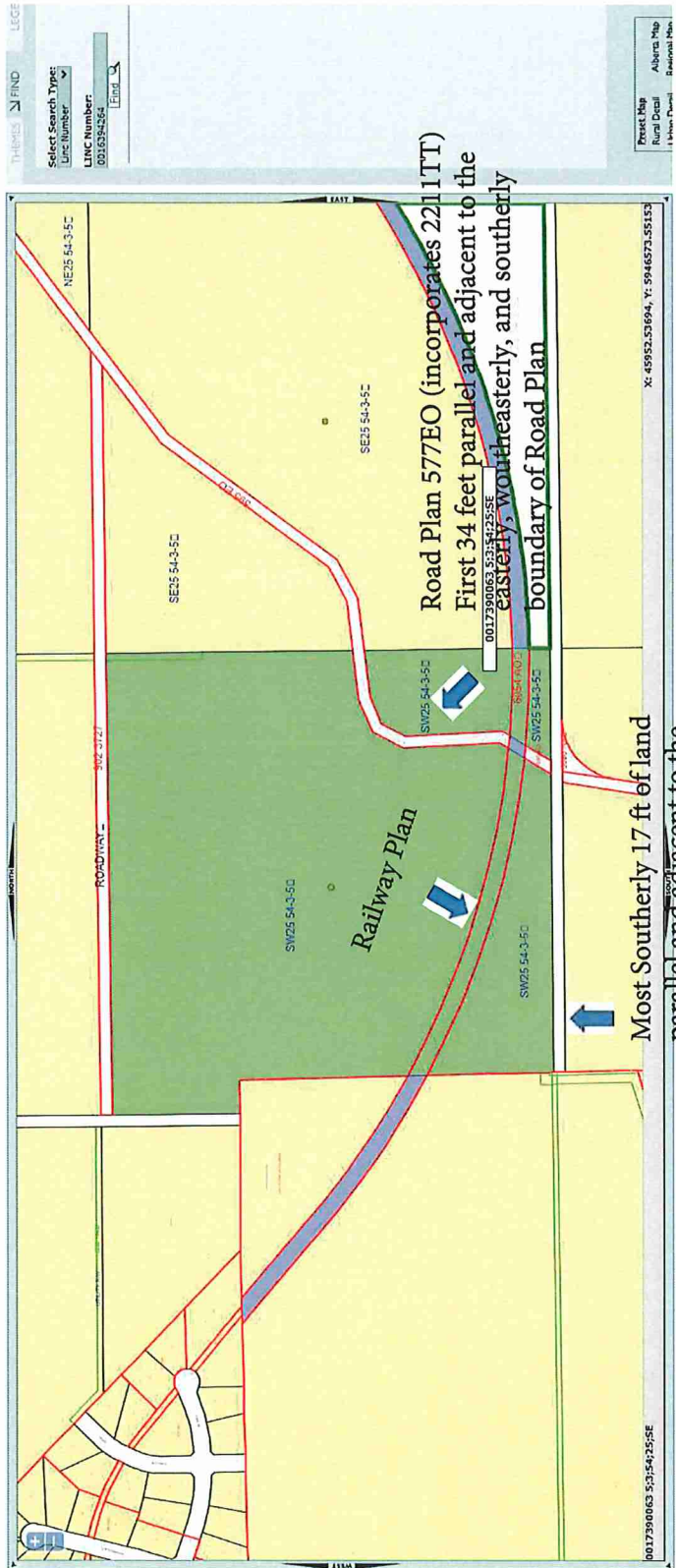
A. \_\_\_\_\_  
In and for the Province of Alberta.

SCHEDULE "A"

S.W. 1/4 Sec. 25, S4, T5.  
Area in road = 2.17 Acres.

Approximate  
location of  
Lagoons

Road allowance?







LAND TITLE CERTIFICATE

S  
LINC                      SHORT LEGAL                      TITLE NUMBER  
0014 671 267            6054AO;RLY;HB                      012 258 805

LEGAL DESCRIPTION

RAILWAY PLAN 6054AO  
THE MOST WESTERLY PORTION OF RIGHT-OF-WAY LYING  
WITHIN THE HUDSONS BAY COMPANY RESERVE OF THE  
LAC STE ANNE SETTLEMENT, CONTAINING 3.29 HECTARES  
(8.12 ACRES) MORE OR LESS.  
EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 5;3;54;HB  
ESTATE: FEE SIMPLE

MUNICIPALITY: SUMMER VILLAGE OF SUNSET POINT

REFERENCE NUMBER: 942 265 895

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REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
012 258 805	22/08/2001	TRANSFER OF LAND	\$75,000	\$75,000

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OWNERS

THE SUMMER VILLAGE OF SUNSET POINT.  
OF 48 IRONWOOD POINT  
ST.ALBERT  
ALBERTA T8N 6C7

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ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION	DATE (D/M/Y)	PARTICULARS
NUMBER		
2030JW	16/02/1955	UTILITY RIGHT OF WAY GRANTEE - FORTISALBERTA INC. 320-17 AVE SW CALGARY ALBERTA T2S2V1 AS TO PORTION OR PLAN:5543HW

( CONTINUED )

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ENCUMBRANCES, LIENS & INTERESTS

PAGE 2  
# 012 258 805

REGISTRATION  
NUMBER DATE (D/M/Y) PARTICULARS

(DATA UPDATED BY: TRANSFER OF UTILITY RIGHT  
OF WAY 002312976)

(DATA UPDATED BY: CHANGE OF NAME 042547342)

782 232 734 12/10/1978 UTILITY RIGHT OF WAY  
GRANTEE - STE ANNE NATURAL GAS CO-OP LIMTIED.

902 197 586 05/07/1990 UTILITY RIGHT OF WAY  
GRANTEE - TRIVILLAGE REGIONAL SEWAGE SERVICES  
COMMISSION.

922 021 976 27/01/1992 DISCHARGE OF UTILITY RIGHT OF WAY 902197586  
PARTIAL  
EXCEPT PLAN/PORTION: 9123195

172 148 450 13/06/2017 UTILITY RIGHT OF WAY  
GRANTEE - WEST INTER LAKE DISTRICT REGIONAL WATER  
SERVICES COMMISSION.

232 197 195 23/06/2023 DISCHARGE OF UTILITY RIGHT OF WAY 172148450  
PARTIAL  
EXCEPT PLAN/PORTION: 2321547

TOTAL INSTRUMENTS: 006

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 1 DAY OF  
NOVEMBER, 2023 AT 11:32 A.M.

ORDER NUMBER: 48764074

CUSTOMER FILE NUMBER: 20-0503

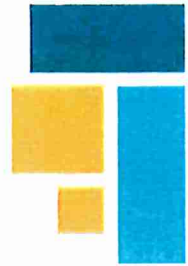


\*END OF CERTIFICATE\*

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED  
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,  
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM  
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,  
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PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING  
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

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Effective as of the 23<sup>rd</sup> day of September, 2023 (the "Effective Date").

AMENDING AGREEMENT

1. Alberta Municipal Services Corporation ("AMSC") and Tri-Village Regional Sewer Services Commission (the "Participant") are parties to a Power+ Agreement, dated August 4, 2022 (the "Power+ Agreement"). AMSC and the Participant desire to amend the Power+ Agreement.
2. As of the Effective Date, the Power+ Agreement is hereby amended as follows:
  - a. Section A of the Introduction is deleted and replaced with: "A. AMSC is a subsidiary of the Association of Alberta Municipalities ("Alberta Municipalities"), an organization which represents municipalities within Alberta;"
  - b. The definition of "Electricity Maximum Price" in Schedule "A" is deleted and replaced with: "s) "Electricity Maximum Price" means \$0.0695/kWh";
  - c. The definition of "Long-Term Electricity Purchase Price" in Schedule "A" is deleted and replaced with: "cc) "Long-Term Electricity Purchase Price" means the fixed price, in \$/kWh, of electricity to be supplied to the Participant by AMSC";
  - d. If the "Deal End Date" in either the "Electricity Product Table" or "Green Power Product Table" in Schedule "B" is a date later than December 31, 2029, then the "Deal End Date" is deleted and replaced with "December 31, 2029";
  - e. The columns marked "2030", "2031", "2032" and "2033" in the "Electricity Volumes Table" in Schedule "B" are deleted; and,
  - f. The columns marked "2030", "2031", "2032" and "2033" in the "Green Power Volumes Table" in Schedule "B" are deleted.
3. AMSC and the Participant agree that references in Schedule "D" to "Alberta Urban Municipalities Association" will be amended to reflect the name change to "Association of Alberta Municipalities".
4. This Amending Agreement may be executed in any number of counterparts, each of which when so executed will be deemed to be an original and all of which, when taken together, will constitute one and the same Amending Agreement. Each of the parties to this Amending Agreement will be entitled to rely on delivery of a facsimile or electronically transmitted copy of this Amending Agreement and acceptance by each party of any such facsimile or electronically transmitted copy will be legally effective to create a valid and binding agreement between the parties to this Amending Agreement in accordance with the terms of this Amending Agreement.
5. This Amending Agreement is made pursuant to and shall be governed by and construed in accordance with the laws of the Province of Alberta and the federal laws of Canada applicable therein.
6. All capitalized terms not otherwise defined herein shall have the meaning ascribed to them in the Power+ Agreement.
7. Except to the extent amended by this Amending Agreement, the terms and provisions of the Power+ Agreement shall continue in full force and effect, unamended, in accordance with the terms thereof.
8. This Amending Agreement shall constitute an agreement in writing, executed by each of AMSC and the Participant for the purposes of Section 14.3 of the Power+ Agreement.

ACKNOWLEDGED AND AGREED by the parties as of the Effective Date.

Participant  
 Per:   
 Name: Angela Duncan  
 Title Chief Administrative Officer

AMSC  
 Per:   
 Name: Dan Rude  
 Title Chief Executive Officer

**BYLAW NO. 16 -2023**  
**TRIVILLAGE REGIONAL SEWAGE SERVICES COMMISSION**

**A Bylaw of the Trivillage Regional Sewage Services Commission of the Province of Alberta to establish fees for the delivery of sewage services from the Trivillage Regional Sewage Services System to Members of the Commission**

---

**WHEREAS** the Commission has, within the Commission's annual Budget, calculated and set out the fees for sewage services to be charged to Members, and

**WHEREAS**, pursuant to the *Municipal Government Act* c. M-26, R.S.A. 2000, s. 602.07(1), the Commission must pass a bylaw governing the fees to be charged for services provided, and

**NOW THEREFORE the Board of the Commission Enacts as follows:**

**Short Title:**

1. This Bylaw may be referred to as the **"System Fees Bylaw"**

**Definitions:**

2. In this Bylaw:
  - a. "Commission" shall mean the Trivillage Regional Sewage Services Commission.
  - b. "Customer" shall mean those parties that receive the services from the Commission.
  - c. "Member" shall mean a municipality that is a member of the Commission.
  - d. "Serviceable Lot" means the number of parcels in the municipality that have a tap off and are, or could be, connected to the sewer system (not including exempt properties), or, in the case of the Sunset Point Church Camp, it shall be the number of connections to the internal collection system. The number of "serviceable lots" shall be provided annually by member municipalities, except in the case of the Sunset Point Church Camp, which will be 103.

**Rate Calculations**

3. Members shall be charged within each calendar year on the following basis; The expenses in the annual operating budget, as approved by the Commission, shall be divided amongst the members on the basis of the established agreement.
4. The established agreement is as follows; Alberta Beach 63.43%, Sunset Point 23.53%, and Val Quentin 13.04%.

5. The Commission bills each member quarterly on March 15, June 15, September 15, and December 15.
6. The annual Lagoon Debenture payment of \$135,314 is split on the same basis as the operating expenses and billed semi-annually on March 15 and September 15, until such time as the final debenture payment is made on March 15, 2032.
7. In addition to the above, an annual Revitalization Levy of \$300.00 per serviceable lot will be charged. The Lift Station Upgrade Debenture payment of \$117,404 shall be paid using funds from the annual Revitalization Levy, until such time as the final debenture payment is made on December 15, 2041.

**Bylaw in Effect**

8. This Bylaw shall take effect on November 8<sup>th</sup>, 2023 and repeals Bylaw 9-2015.

**READ A FIRST TIME this 30<sup>th</sup> day of October, 2023**

**CARRIED**

**READ A SECOND TIME this 8<sup>th</sup> day of November, 2023**

**CARRIED**

**READ A THIRD TIME AND DULY PASSED this 8<sup>th</sup> day of November, 2023**

**CARRIED**

**DATED this 8<sup>th</sup> day of November, 2023.**

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Chief Administrative Officer  
Angela Duncan



a.c



# Alberta Beach

Box 278 • Alberta Beach • Alberta • T0E 0A0  
Telephone: 780-924-3181 • Fax: 780-924-3313

October 19, 2023

**Re: Alberta Beach Organizational Meeting**

Council of Alberta Beach held their Organizational Meeting on October 17<sup>th</sup>, 2023. The results of their Organizational Meeting are as follows;

<b>Mayor.....</b>	<b>Kelly Muir</b>	<a href="mailto:kellymuir@albertabeach.com">kellymuir@albertabeach.com</a>
<b>Deputy Mayor.....</b>	<b>Bill Love</b>	<a href="mailto:aboffice@albertabeach.com">aboffice@albertabeach.com</a>
<b>Councillor.....</b>	<b>Debbie Durocher</b>	<a href="mailto:debbiedurocher@albertabeach.com">debbiedurocher@albertabeach.com</a>
<b>Councillor.....</b>	<b>Tara Elwood</b>	<a href="mailto:taraelwood@albertabeach.com">taraelwood@albertabeach.com</a>
<b>Councillor.....</b>	<b>Daryl Weber</b>	<a href="mailto:aboffice@albertabeach.com">aboffice@albertabeach.com</a>

**Committee Appointments:**

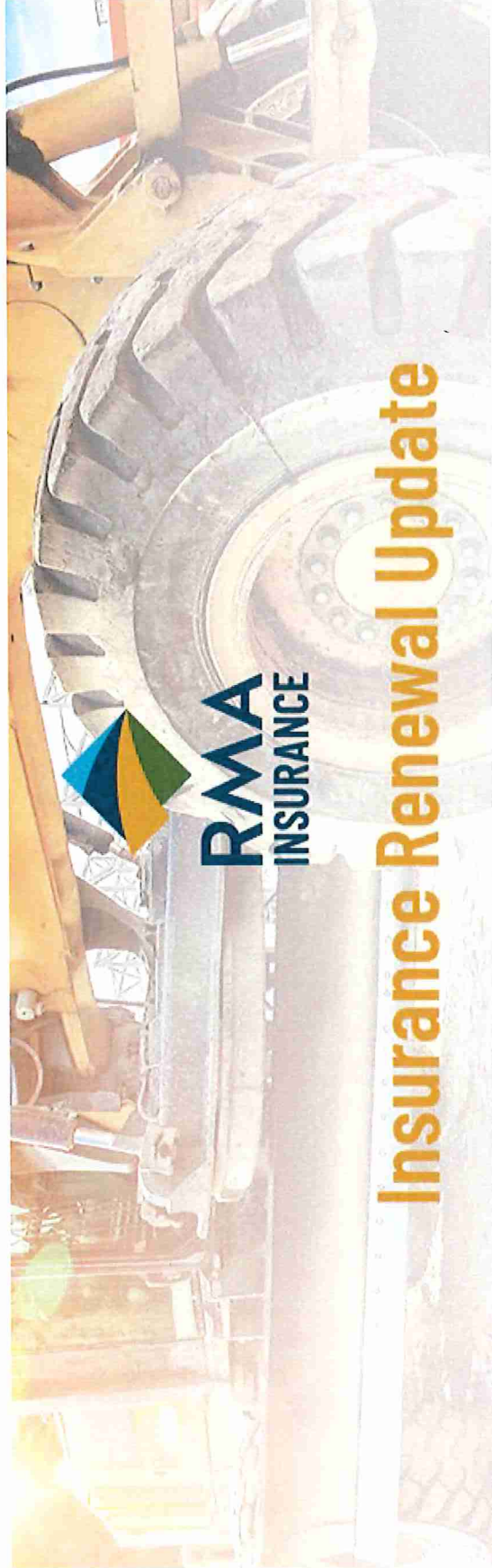
- Alberta Beach Ag Society Agriplex Operations Committee – Mayor Muir and Councillor Elwood as alternate
- Alberta Beach Ag Society Beachwave Park Operations Committee – Councillor Durocher
- Alberta Beach Campground Advisory Committee – Deputy Mayor Love and Councillor Elwood
- Alberta Beach Inter-municipal Development Plan Steering Committee – Councillor Elwood and Councillor Weber
- Alberta Beach Library Board – Councillor Elwood
- Alberta Beach Museum & Archives – Councillor Durocher
- Alberta Beach Public Works Advisory Committee – Deputy Mayor Love and Councillor Elwood
- Beachwave Park Stakeholders Committee – Councillor Durocher
- Community Futures Yellowhead East – Councillor Weber and Councillor Elwood as alternate
- Community Policing Advisory Committee (CPAC) – Councillor Elwood
- Emergency Advisory Committee – All Council members
- Ste. Anne Summer Village Regional Emergency partnership – Councillor Elwood
- FCSS Trivillage Committee – Mayor Muir
- Highway 43 East Waste Commission – Councillor Weber and Deputy Mayor Love as alternate
- Inter-municipal Collaboration Framework (ICF) Committee – Councillor Elwood and Councillor Weber and Mayor Muir as alternate
- Lac Ste. Anne East End Bus – Deputy Mayor Love
- Lac Ste. Anne Foundation – Councillor Weber
- Lake Isle and Lac Ste. Anne Water Quality Management Society – Councillor Durocher
- Land Use Bylaw Review Committee – Councillor Durocher and Councillor Elwood
- Municipal Planning Commission – All Council members
- Onoway Regional Fire Services Steering Committee – Councillor Elwood
- Partners In Progress Committee – Mayor Muir
- Regional Trail Master Plan Steering Committee – Mayor Muir and Councillor Elwood
- Ste. Anne Recreational Lake Use Committee (SARLUC) – Mayor Muir and Councillor Weber
- Sturgeon River Watershed Alliance – Councillor Weber
- Trivillage Regional Sewage Service Commission – Mayor Muir and Councillor Weber
- Water Distribution Feasibility Study Steering Committee – Mayor Muir and Councillor Elwood and Councillor Durocher as alternate
- West Inter Lake District (WILD) Water Commission – Councillor Elwood and Councillor Durocher as alternate
- Yellowhead Regional Library Board – Councillor Elwood and Councillor Weber as alternate

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**Wildwillow Enterprises**

**From:** Mallory Gray <Mallory@rmainurance.com>  
**Sent:** October 26, 2023 10:19 AM  
**Subject:** November 2023 Insurance Renewal Update

We want to inform you that the message below is a duplicate of an email that was mistakenly copied to an RMA Insurance contact list earlier this morning. This was due to a human error, and we take full responsibility for it. We have verified that the message was not sent to anyone outside the RMA Insurance membership and that it did not include any confidential information. We value your privacy and trust, and we are taking steps to prevent this from happening again. Thank you for your understanding and cooperation.



Dear valued member,

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9.6

As the RMA Insurance leadership team finalizes negotiations with our insurance partners for the upcoming renewal, we wanted to take a moment to acknowledge the factors that have impacted our organization (and yours) this year and share the steps we are taking to adapt, so we can better support you.

This has been another year of significant issues, from wildfires, floods, droughts, and other natural disasters, to general inflation across all industries. At home and abroad, we have seen increases in all areas, including cost of living, building materials, and more. Some of the specific items impacting our negotiations include:

- Wildfires in Alberta, British Columbia, Northwest Territories, and even Hawaii
- Hailstorms, tornados, hurricanes, and other natural disasters across Alberta and North America
- Claims experience of the RMA Insurance program
- Inaccurate or erroneous property values

#### **Wildfire Response**

Unfortunately, 2023 has been the worst wildfire season on record, due to dry conditions and hotter-than-usual temperatures. Our RMA Insurance staff are currently researching tools that will aid subscribers in dealing with wildfires. We are looking into financial assistance to cover expenses incurred when dealing with wildfires. We also hope to aid in protecting municipal insured assets so that local firefighting teams can focus attention elsewhere.

#### **Property Values**

At RMA Insurance, we ensure that property appraisals are conducted on our entire portfolio approximately once every six years. This process begins with the highest-valued properties and gradually covers our entire book of business. Typically, this comprehensive project spans a duration of three years to finalize. We will be restarting this appraisal process in the coming year.

#### **Cyber**

With the ever-changing cyber landscape, we are always investigating unique approaches to ensure you, our members, can source the coverage you need. This year, we will be offering increased cyber limits through Genesis. Watch your inbox for additional information on this exciting program enhancement and specific requirements which could affect your participation.

#### **Negotiation Process**

This renewal, we expect to limit insurance rate increases to 5 – 7%. We will also try to ensure that inflationary increases will remain the same as in 2022, with property holding at 7%, and heavy equipment holding at 15%. We have factored inflation into the past few years and will continue doing so in the future. It is a priority of ours to ensure that we regularly review of the values on your schedules.

If you have any questions or concerns, please do not hesitate to contact us.

Despite any challenges that may arise, we want to emphasize that we are firmly dedicated to being part of your team. Our commitment is unwavering, and we will continue to deliver exceptional service and the most competitive pricing possible, taking all relevant factors into account. We appreciate your continued support and trust in RMA Insurance.

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Sincerely,

**Mallory Gray**  
*Manager of Member Services*  
587.671.0191  
[mallory@RMAinsurance.com](mailto:mallory@RMAinsurance.com)

For more information, visit: [RMAinsurance.com](http://RMAinsurance.com)



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