

AGENDA FOR THE REGULAR MEETING OF COUNCIL FOR THE
SUMMER VILLAGE OF ROSS HAVEN IN THE PROVINCE OF ALBERTA TO BE
HELD ON AUGUST 8, 2024 AT THE ONOWAY CIVIC CENTRE – PUBLIC
PARTICIPATION IN-PERSON AND VIA ZOOM COMMENCING AT 7:00 P.M.

DETAILS FOR MEETING ACCESS POSTED ON THE ROSS HAVEN WEBSITE

1) Call to Order:

2) Acknowledgement:

(Read: "*We wish to acknowledge that the land on which we gather is Treaty 6 territory and a traditional meeting ground and home for many Indigenous Peoples, including Cree, Saulteaux, Niitsitapi (Blackfoot), Métis, and Nakota Sioux Peoples*".)

3) Acceptance of Agenda:

4) Adoption of the Previous Minutes:

- Minutes of the Regular Meeting – July 11, 2024

(Motion to approve minutes as read, or with amendments thereto)

5) Public Hearings: None scheduled.

6) Delegations: None

7) New Business:

a) Review of Ross Haven Planning Documents - Update

The Summer Village of Ross Haven is embarking upon a review of the Municipality's Planning Documents, including:

Statutory Plans -

Municipal Sustainability Plan (March 2010),

Intermunicipal Collaboration Framework (2019), and

Municipal Development Plan (Sept 2011).

Land Use Bylaw –

Land Use Bylaw 232a-10 (2010),

Amendment 253-13 (2013),

Amendment 257-14 (2014), and

Amendment 263-16 (2016).

Note: The above noted documents are on the Ross Haven website www.rosshaven.ca, plus an Office Consolidation of the Land Use Bylaw prepared in 2017 to make the content of the bylaw and amendments more readable.

P 4-9

**AGENDA FOR THE REGULAR MEETING OF COUNCIL FOR THE
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DETAILS FOR MEETING ACCESS POSTED ON THE ROSS HAVEN WEBSITE

It is your Council’s intent to review each document, identifying changes where needed. The Council and the CAO are planning to undertake this without any significant external aid or costs. The proposed schedule of Readings and Public Hearings is below.

Members of the community can provide their input by:

1. Sending your comments by email to our CAO at cao@rosshaven.com
2. Providing input during the open session at any of our monthly council meetings,
3. Providing formal input / submission at the Public Hearing for the proposed Bylaws.

Planning Document Review Timeline - 2025				
Name	First Reading	Public Hearing	Second Reading	Third Reading & Final Reading
Municipal Development Plan	June	September	October	November
Municipal Sustainable Plan	June	September	October	November
Intermunicipal Collaborative Plan	June	September	October	November
Land Use Bylaw	July	September	October	November

(Action as directed by Council at meeting time.)

c) Development Permit Update – 2023 - 2024

23DP03-27 Plan 4883 KS, Block 5, Lot 10 : 410 – 4 STREET
DEMOLITION OF AN EXISTING DETACHED DWELLING, CONSTRUCTION OF A SINGLE DETACHED DWELLING (175.8 SQ. M.) C/W ATTACHED GARAGE, INSTALLATION OF A SEWAGE COLLECTION SYSTEM AND DRILLING OF A WELL.

23DP04-27 Plan 4883 KS, Block 5, Lot 10 : 410 – 4 STREET
INSTALLATION OF AN IN-GROUND POOL.

24DP01-27 Plan 4883 KS, Block 7, Lot 8 : 508 – 5 STREET
CONSTRUCTION OF AN ACCESSORY BUILDING (8’ X 16’ = 11.9 SQ. M.).

24DP02-27 Plan 4100 MC, Block 11, Lot 32 : 832 – 8 STREET
CONSTRUCTION OF AN ACCESSORY BUILDING (8’ X 16’ = 16.7 SQ. M.).

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DETAILS FOR MEETING ACCESS POSTED ON THE ROSS HAVEN WEBSITE

(Action as directed by Council at meeting time.)

8) Financial Reports:

P 10-13

- a) July 2024 Financial Reports - Attached

(Motion to accept for information.)

9) Correspondence:

P 14-25

- i) LSAC Subdivision Referral 013SUB2024 – SW 15-55-03-W5M – Mayfair Park

Proposed creation of one (1) 7.4 +/- acre parcel from an unsubdivided quarter-section.

P 26-27

- ii) Letter from Fire Rescue International – Re: Temporary Fire Station within Ross Haven.

P 28-29

- iii) Letter from Fire Rescue International – Re: Fire Service Agreement – RH plans going forward.

10) Councillor Reports:

- a) Mayor
b) Deputy Mayor
c) Councillor

(Motion to accept for information.)

11) Administrator's Report

- a) CAO Report

(Motion to accept for information.)

12) Open Floor Discussion – (15 minute time limit)

13) Closed Session - None.

Adjournment: Next Meeting September 12, 2024 Regular Meeting of Council

MINUTES
REGULAR COUNCIL MEETING
SUMMER VILLAGE OF ROSS HAVEN, ALBERTA
July 11, 2024
IN-PERSON AND VIA ZOOM

ATTENDANCE

Mayor, Ray Hutschal – Via Zoom
Deputy Mayor, Lolita Chadd
Councillor, Dieter Brandt – Attended Late (7:37 P.M.)
CAO, Tony Sonnleitner

Gallery: 0 ZOOM: 4 Residents

CALL TO ORDER

Deputy Mayor, C. Chadd called the meeting to order at 7:00 p.m.

AGENDA

Res. A24-066

Moved by Mayor, R. Hutschal that the meeting agenda be adopted with the addition of:

7d) FCSS Grant Funds.

CARRIED

MINUTES

Res. A24-067

Moved by Deputy Mayor, L. Chadd that the following meeting minutes be approved:

- a) Minutes of the Regular Meeting – June 13, 2024.

CARRIED

DELEGATIONS

None

PUBLIC HEARINGS

None

NEW BUSINESS

- a) **P5 – 5/6 Street Parkway – Drainage Project Discussion**

Review of correspondence from adjacent landowners was reviewed, and discussion ensued. No motion was made by members of Council.

MINUTES
REGULAR COUNCIL MEETING
SUMMER VILLAGE OF ROSS HAVEN, ALBERTA
July 11, 2024
IN-PERSON AND VIA ZOOM

b) Review of Ross Haven Planning Documents – Update.

Mayor, R. Hutschal provided an update on the progress of the Review of the Ross Haven Planning Documents, expressing that the expected timelines be extended to the Spring of 2025.

The Summer Village of Ross Haven is embarking upon a review of the Municipality's Planning Documents, including:

Statutory Plans -

Municipal Sustainability Plan (March 2010),
Intermunicipal Collaboration Framework (2019), and
Municipal Development Plan (Sept 2011).

Land Use Bylaw –

Land Use Bylaw 232a-10 (2010),
Amendment 253-13 (2013),
Amendment 257-14 (2014), and
Amendment 263-16 (2016).

Note: The above noted documents are on the Ross Haven website www.rosshaven.ca, plus an Office Consolidation of the Land Use Bylaw prepared in 2017 to make the content of the bylaw and amendments more readable.

It is your Council's intent to review each document, identifying changes where needed. The Council and the CAO are planning to undertake this without any significant external aid or costs. The proposed schedule of Readings and Public Hearings is below.

Members of the community can provide their input by:

1. Sending your comments by email to our CAO at cao@rosshaven.com
2. Providing input during the open session at any of our monthly council meetings,
3. Providing input at the Council Open House. The next Council Open House is scheduled for Fall 2024 (Date and Time TBD) at the Municipal Shop (700 Parkins Avenue).
4. Providing formal input / submission at the Public Hearing for the proposed Bylaws.

Planning Document Review Timeline

**MINUTES
REGULAR COUNCIL MEETING
SUMMER VILLAGE OF ROSS HAVEN, ALBERTA
July 11, 2024
IN-PERSON AND VIA ZOOM**

Name	First Reading	Public Hearing	Second Reading	Third Reading & Final Reading
Municipal Development Plan	March	June	July	August
Municipal Sustainable Plan	March	June	July	August
Intermunicipal Collaborative Plan	March	June	July	August
Land Use Bylaw	April	July	August	September

No Action to be taken on this item – Information Only.

c) Development Permit Update – 2024.

No new Development Permits. No Action to be taken on this item – Information Only.

e Development Report be accepted for information.

CARRIED

d) Review of FCSS Grant Funding Monies.

Res. A24-068

Moved by Mayor, R. Hutschal that the entire amount of FCSS funding allocated to the Summer Village of Ross Haven be dedicated for use by the Ross Haven Community League (RHCL). Further, a cheque in the amount of \$6141.00 be issued to the RHCL.

CARRIED

**MINUTES
REGULAR COUNCIL MEETING
SUMMER VILLAGE OF ROSS HAVEN, ALBERTA
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IN-PERSON AND VIA ZOOM**

FINANCIAL REPORTS

a) Financial Statements

Res. A24-069

Moved by Deputy Mayor, L. Chadd that the June 2024 financial statements be received as information.

CARRIED

CORRESPONDENCE

Letter from Landowner on 7th Street Expressing the Brightness of the Lighting upon the face of the Municipal Shop.

Res. A24-070

Moved by Deputy Mayor, L. Chadd that Administration discuss the matter with Public Works, and also engage the subject landowner to facilitate a resolution to the concern.

COUNCILLOR REPORTS

- a) Mayor, Ray Hutscal - Verbal**
- b) Deputy Mayor, Lolita Chadd – Verbal**
- c) Councillor, Dieter Brandt – No Report**

Res. A24-071

Moved by Mayor, R. Hutscal that the Councillor Reports be received as information.

CARRIED

CAO REPORT

a) CAO, Tony Sonnleitner - Attached

Res. A24-072

Moved by Mayor, R. Hutscal, that the Parkway Storage Policy POL-003-2022, with respect to the disposal of chattels stored upon the Parkways in contravention of the Policy be enforced after June 15, 2025.

CARRIED

Res. A24-073

Moved by Mayor, R. Hutscal, that the CAO report be received as information.

CARRIED

**MINUTES
REGULAR COUNCIL MEETING
SUMMER VILLAGE OF ROSS HAVEN, ALBERTA
July 11, 2024
IN-PERSON AND VIA ZOOM**

OPEN FLOOR

Members of the community availed themselves of the opportunity to speak to Council at this meeting.

**CLOSED SESSION –
CONFIDENTIAL ITEM**

None

NEXT MEETING(S)

- Organizational Meeting of Council August 8, 2024 at 7:00 p.m.
- The next regular meeting of Council is scheduled for August 8, 2024 immediately following the Organizational Meeting. The meetings will be held at the Onoway Civic Centre and via ZOOM. Check the Summer Village of Ross Haven website, www.rosshaven.ca, for details.
- Next Public Hearing : None Scheduled

ADJOURNMENT

Deputy Mayor, L.. Chadd adjourned the meeting at 7:51 p.m.

These minutes approved this 8th day of August, 2024.

Mayor

Chief Administrative Officer

**MINUTES
 REGULAR COUNCIL MEETING
 SUMMER VILLAGE OF ROSS HAVEN, ALBERTA
 July 11, 2024
 IN-PERSON AND VIA ZOOM**

Development Permits:

Permit #	Lot	Date	Website Use	Status
23DP03-27	410 – 4 St	Jul 23	Yes Demo, Construct SDD, Sewer + Well	Approved
23DP04-24	410 – 4 St	Sep 1	Yes Construct In-Ground Pool	Approved
23DP05-24	800 Parkins	Nov 7	Yes Construct Acc. Build (371.6 Sq. M.)	Approved
24DP01-24	508 – 5 St	May 24	Yes Construct Acc. Build (11.9 Sq. M.)	Approved
24DP02-24	832-8 St	July 22	Yes Construct Acc. Build (16.7 Sq. M.)	Approved

DRAFT

Summer Village of Ross Haven

Balance Sheet Summary

As of July 31, 2024

	TOTAL
Assets	
Current Assets	668,581.45
Cash and cash equivalents	440,928.66
Accounts receivable (A/R)	5,514.70
Total Current Assets	1,115,024.81
Non-current Assets	
Property, plant and equipment:	3,286,670.65
Total Non-current Assets	3,286,670.65
Total Assets	\$4,401,695.46
Liabilities and Equity	
Current Liabilities	567,782.37
Accounts Payable	0.00
Credit Cards	412.09
Total Current Liabilities	568,194.46
Non-current liabilities:	0.00
Equity	3,833,501.00
Total Liabilities and Equity	\$4,401,695.46

Summer Village of Ross Haven

Profit and Loss

July 2024

	TOTAL
INCOME	
4-9400 Interest Income	215.69
4-9600 Tax Certificates, Maps, Snowplowing & Other Income	150.00
Total Income	\$365.69
GROSS PROFIT	\$365.69
EXPENSES	
6-2159 Administrator Fee	4,042.50
6-2160 Development Officer Fee	355.00
6-2161 DEM/Dep DEM	1,610.61
6-2165 Wages	14,128.99
6-2510 Office & Misc Expense	1,825.00
6-2511 Bank Charges	113.91
6-2512 Cellphone & Communications	503.93
6-3251 Road - R&M	920.00
6-3540 Utilities	2,060.19
6-4512 Public works - Supplies	1,195.93
6-4516 Parkways/Drainage	3,300.00
6-5510 Garbage Disposal	941.10
6-6200 Municipal Assessment Service	4,040.00
6-7371 LSA county - Police & Animal	446.93
6-7373 Onway Regional Fire Services	6,548.44
6-7380 Lagoon/Wastewater - LSAC	9,396.41
6-7396 Yellowhead Regional Library	335.05
6-7501 RHCL	6,141.00
Total Expenses	\$57,904.99
PROFIT	\$ -57,539.30

Summer Village of Ross Haven

Budget vs. Actuals: 2024 Budget - FY24 P&L

January - December 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4-9000 Property Taxes	340,884.00	337,263.50	3,620.50	101.07 %
4-9055 Lagoon/Sewer Fund Tax	56,210.00	56,450.00	-240.00	99.57 %
4-9100 School Taxes	78,091.79	164,061.00	-85,969.21	47.60 %
4-9115 Designated Industrial		0.00	0.00	
4-9150 ASFF Under-Levy		-6,827.18	6,827.18	
4-9205 Designated Industrial Requisition		17.88	-17.88	
4-9250 Lac Ste Anne Foundation	16,140.84	0.00	16,140.84	
4-9260 LSA Foundation Requisition		16,087.52	-16,087.52	
4-9299 CPO Ticket Revenue		500.00	-500.00	
4-9300 Grants - FCSS	1,604.33	6,141.00	-4,536.67	26.12 %
4-9302 Grants - MSI Operating		17,078.00	-17,078.00	
4-9303 Grants - STEP		0.00	0.00	
4-9304 Grants - Other		500.00	-500.00	
4-9305 Federal Gas Tax	-6.00		-6.00	
4-9306 Grant Canada Summer Jobs		2,100.00	-2,100.00	
4-9400 Interest Income	1,655.11	2,500.00	-844.89	66.20 %
4-9500 Development/Safety Codes		1,000.00	-1,000.00	
4-9550 Safety Codes	475.44	1,000.00	-524.56	47.54 %
4-9600 Tax Certificates, Maps, Snowplowing & Other Income	551.86	1,000.00	-448.14	55.19 %
4-9800 Development Permits	295.00		295.00	
4-9915 Fire Smart Grant	500.00		500.00	
Total Income	\$496,402.37	\$598,871.72	\$ -102,469.35	82.89 %
GROSS PROFIT	\$496,402.37	\$598,871.72	\$ -102,469.35	82.89 %
Expenses				
6-1140 School Taxes Paid		157,233.80	-157,233.80	
6-1141 Lac Ste Anne Foundation Payable	16,087.52	16,087.52	0.00	100.00 %
6-1144 Other Miscellaneous	-1,014.36		-1,014.36	
6-1151 Council Remuneration		11,000.00	-11,000.00	
6-1211 Council Mileage & Subsistence		6,000.00	-6,000.00	
6-2159 Administrator Fee	32,340.00	51,905.70	-19,565.70	62.31 %
6-2160 Development Officer Fee	3,035.24	4,355.00	-1,319.76	69.70 %
6-2161 DEM/Dep DEM	1,610.61	2,000.00	-389.39	80.53 %
6-2162 Grant Officer	960.00	3,840.00	-2,880.00	25.00 %
6-2165 Wages	55,475.19	82,000.00	-26,524.81	67.65 %
6-2170 WCB Expense	1,288.46	1,600.00	-311.54	80.53 %
6-2175 Development Permit & Letters Of Compliance	95.00	1,000.00	-905.00	9.50 %
6-2176 Enforcement Expenses		5,000.00	-5,000.00	
6-2224 Municipal Memberships	6,561.68	4,750.00	1,811.68	138.14 %
6-2230 Professional Fees	6,470.30	8,000.00	-1,529.70	80.88 %
6-2274 Insurance	7,235.00	7,200.00	35.00	100.49 %
6-2510 Office & Misc Expense	3,545.94	5,500.00	-1,954.06	64.47 %
6-2511 Bank Charges	208.57	350.00	-141.43	59.59 %
6-2512 Cellphone & Communications	1,566.48	2,400.00	-833.52	65.27 %
6-2513 Meals & Entertainment		200.00	-200.00	
6-3230 Interest expense	6.46		6.46	
6-3251 Road - R&M	6,327.79	7,000.00	-672.21	90.40 %

Summer Village of Ross Haven

Budget vs. Actuals: 2024 Budget - FY24 P&L

January - December 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6-3520 Equipment - R&M	3,045.90	8,000.00	-4,954.10	38.07 %
6-3540 Utilities	15,266.04	26,000.00	-10,733.96	58.72 %
6-4511 FCSS & Recreation Programs		7,676.00	-7,676.00	
6-4512 Public works - Supplies	6,984.55	14,500.00	-7,515.45	48.17 %
6-4516 Parkways/Drainage	4,750.00		4,750.00	
6-4521 Trees & Park Improvements	1,695.00	2,500.00	-805.00	67.80 %
6-4550 Weed Control		500.00	-500.00	
6-5510 Garbage Disposal	2,502.65	6,750.00	-4,247.35	37.08 %
6-6200 Municipal Assessment Service	6,060.00	8,100.00	-2,040.00	74.81 %
6-7341 Policing	12,562.00	12,562.00	0.00	100.00 %
6-7371 LSA county - Police & Animal	3,128.51	5,000.00	-1,871.49	62.57 %
6-7373 Onoway Regional Fire Services	23,288.81	30,927.08	-7,638.27	75.30 %
6-7380 Lagoon/Wastewater - LSAC	46,028.80	56,450.00	-10,421.20	81.54 %
6-7381 North 43 Sewer Line		0.00	0.00	
6-7395 Wild Water Commission	5,366.47	10,460.64	-5,094.17	51.30 %
6-7396 Yellowhead Regional Library	670.05	800.00	-129.95	83.76 %
6-7501 RHCL	6,141.00	4,100.00	2,041.00	149.78 %
Expenses	9.00		9.00	
Total Expenses	\$279,298.66	\$571,747.74	\$ -292,449.08	48.85 %
NET OPERATING INCOME	\$217,103.71	\$27,123.98	\$189,979.73	800.41 %
Other Expenses				
6-2150 Amortization		62,400.00	-62,400.00	
Total Other Expenses	\$0.00	\$62,400.00	\$ -62,400.00	0.00%
NET OTHER INCOME	\$0.00	\$ -62,400.00	\$62,400.00	0.00 %
NET INCOME	\$217,103.71	\$ -35,276.02	\$252,379.73	-615.44 %

SUBDIVISION REFERRAL

NOTIFICATION of Email Correspondence

of Pages EMAILED: 12

Date: August 1, 2024

Re: PROPOSED SUBDIVISION
Legal: SW 15-55-03 W5M
Lac Ste. Anne County

FILE #: 013SUB2024

Attached is a copy of a subdivision application form and sketch proposing to subdivide the above land as shown. The subdivision proposal is to create one (1) 7.4 +/- acre parcel from an unsubdivided quarter-section. By this EMAIL we request you submit brief, relevant comments and supporting information, with regard to the subdivision application. Unless we have heard from you, **within 21 days**, we will process the proposal as though you have no objections.

Please email or fax your comments to the undersigned at your earliest convenience.

Email: Desiree Hamilton,
Planning/Development Clerk
DevReferrals@LSAC.ca **OR**
FAX your response to (780) 785-2985

Email: Sarah Gibbs,
Planning/Development Clerk
DevReferrals@LSAC.ca **OR**
FAX your response to (780) 785-2985

If you have concerns or comments that you wish to discuss with staff, please contact the staff member as indicated below:

Mitchell Kofluk
Development Officer
780-785-3411
Ext.: 3601
mkofluk@LSAC.ca

Craig Goldsmith
Development Officer
780-785-3411
Ext.: 3684
cgoldsmith@LSAC.ca

Amy Roberts
Development Officer
780-785-3411
Ext.: 3731
aroberts@LSAC.ca

Tanya Vanderwell
Development Officer
780-785-3411
Ext.: 3685
tvanderwell@LSAC.ca



Subdivision Application - Lot Line Adjustment or Amalgamation

Planning & Development

FOR OFFICE USE ONLY

File no.: _____ Tax roll no.: _____ Division: 3 Application date: _____

To be completed in full where applicable by the registered owner of the land that is the subject of the application, or by a person authorized to act on the registered owner's behalf. **Incomplete applications will be returned for further information.**

Please note: Subdivision applications issued by the County require a blanket drainage easement to be placed on title, with exception to parcels that have an approved stormwater plan. If a site-specific easement is preferred, please note this in your application. Any documentation/information (including personal information) required for processing an application will become public once submitted to the Municipal Planning Commission or Development Authority for review and processing.

APPLICANT ACTING ON BEHALF OF THE REGISTERED LANDOWNER(S) (WHERE APPLICABLE)

Full name of Applicant: Clare Seeneu/Rebecca Oxtan

This Information has been Redacted as per the Freedom of Information and Protection of Privacy Act (FOIP Act)

LEGAL LAND DESCRIPTIONS

CRX

Parcel 1 (parcel reducing size): All/part of: Qtr.: SW Sect.: 15 Twp.: 55 Rge.: 3 w of 5th meridian

All/part of: Lot: 11 Block: _____ Plan: 7922674 Subdivision/Hamlet: Mayfair Park

Rural address: 3224 TWP RD 552 #11 Division: 1 2 3 4 5 6 7

Designated use of the land as classified under a Land Use Bylaw; Zoning Bylaw; or Land Use Classification Guide where applicable: CRX 5503152011

Parcel 2 (parcel increasing size): All/part of: Qtr.: SW Sect.: 15 Twp.: 55 Rge.: 3 w of 5th meridian

All/part of: Lot: 10 Block: _____ Plan: 7922674 Subdivision/Hamlet: Mayfair Park

Rural address: 3224 TWP RD 552 #10 Division: 1 2 3 4 5 6 7

Designated use of the land as classified under a Land Use Bylaw; Zoning Bylaw; or Land Use Classification Guide where applicable: CRX 5503152010

Box 219, Sangudo AB T0E 2A0

T 780.785.3411 TF 1.866.880.5722 F 780.785.2985 E DEVASSISTANT@LSAC.ca www.LSAC.ca



LOCATION OF LAND TO BE SUBDIVIDED

- | | PARCEL 1 | PARCEL 2 |
|---|---|---|
| 1. Is the land situated in the municipality of Lac Ste. Anne County? | <input checked="" type="radio"/> YES <input type="radio"/> NO | <input checked="" type="radio"/> YES <input type="radio"/> NO |
| 2. Is the land situated immediately adjacent to the municipal boundary?
If YES, the adjoining municipality is _____ | <input type="radio"/> YES <input checked="" type="radio"/> NO | <input type="radio"/> YES <input checked="" type="radio"/> NO |
| 3. Is the land situated within 0.99 miles (1.6 km) of the right-of-way of a highway?
If YES, the highway no. is _____ | <input type="radio"/> YES <input checked="" type="radio"/> NO | <input type="radio"/> YES <input checked="" type="radio"/> NO |
| 4. Is the land situated within 0.5 miles (0.8 km) of a (river, stream, watercourse, lake, or other permanent body of water, or a canal, or a drainage ditch)?
If YES, state its name _____ | <input type="radio"/> YES <input checked="" type="radio"/> NO | <input type="radio"/> YES <input checked="" type="radio"/> NO |
| 5. Is the proposed parcel within 1.0 miles (1.5 km) of a sour gas facility? | <input type="radio"/> YES <input checked="" type="radio"/> NO | <input type="radio"/> YES <input checked="" type="radio"/> NO |
| 6. Is the land you are developing on within 0.5 mile (0.8 km) of land that is or has been used as a municipal landfill for the disposal of garbage or refuse? | <input type="radio"/> YES <input checked="" type="radio"/> NO | <input type="radio"/> YES <input checked="" type="radio"/> NO |
| 7. Is the land you are developing on within 0.5 mile (0.8 km) of land that is or has been used as a municipal sewage treatment facility or sewage lagoon? | <input type="radio"/> YES <input checked="" type="radio"/> NO | <input type="radio"/> YES <input checked="" type="radio"/> NO |
| 8. Is the land you are developing on within 0.5 mile (0.8 km) of land that is or has been used as an intensive livestock operation (swine, chicken, beef, etc.)? | <input type="radio"/> YES <input checked="" type="radio"/> NO | <input type="radio"/> YES <input checked="" type="radio"/> NO |
| 9. Has the land had a history of flooding? | <input type="radio"/> YES <input checked="" type="radio"/> NO | <input type="radio"/> YES <input checked="" type="radio"/> NO |

USE AND PHYSICAL CHARACTERISTICS OF PARCEL 1 (PARCEL REDUCING SIZE)

- Existing use of the land (crop, hay, etc.): Vacant land
- Proposed land use (crop, hay, pasture, residential, etc.): Residential
- Describe the topography (flat, rolling, steep, mixed, etc.): steep
- Describe the kind of soil on the land (sandy, loam, clay etc.): clay
- Describe the nature of vegetation & water on the land (brush, shrubs, tree stands, woodlots, sloughs, creeks, etc.):
Forested area & slough
- Describe any buildings and structures on the land (historical or otherwise), and indicate whether they are to stay, be removed or demolished:
None

SERVICES ON PARCEL 1 (PARCEL REDUCING SIZE)

Existing water supply type:

- Well Cistern & Hauling Municipal Service
 Other (please specify) None

Proposed water supply type:

- Well Cistern & Hauling Municipal Service
 Other (please specify) _____

Existing sewage system type:

- Treatment mound Disposal field Holding tank
 Sewage lagoon Open discharge (pump out)
 Other (please specify) None

Proposed sewage system type:

- Treatment mound Disposal field Holding tank
 Sewage lagoon Open discharge (pump out)
 Other (please specify) None

Please consult Page 7 for diagrams and descriptions of allowable sewage system types.

USE AND PHYSICAL CHARACTERISTICS OF PARCEL 2 (PARCEL INCREASING SIZE)

1. Existing use of the land (crop, hay, etc.): Residential
2. Proposed land use (crop, hay, pasture, residential, etc.): Residential
3. Describe the topography (flat, rolling, steep, mixed, etc.): Flat
4. Describe the kind of soil on the land (sandy, loam, clay etc.): Clay
5. Describe the nature of vegetation & water on the land (brush, shrubs, tree stands, woodlots, sloughs, creeks, etc.):
Cleared area with mostly forested land
6. Describe any buildings and structures on the land (historical or otherwise), and indicate whether they are to stay, be removed or demolished:
Have development & building permit for new modular home.

SERVICES ON PARCEL 2 (PARCEL INCREASING SIZE)

Existing water supply type:

- Well Cistern & Hauling Municipal Service
 Other (please specify) _____

Proposed water supply type:

- Well Cistern & Hauling Municipal Service
 Other (please specify) _____

Existing sewage system type:

- Treatment mound Disposal field Holding tank
 Sewage lagoon Open discharge (pump out)
 Other (please specify) _____

Proposed sewage system type:

- Treatment mound Disposal field Holding tank
 Sewage lagoon Open discharge (pump out)
 Other (please specify) _____
















Please consult Page 7 for diagrams and descriptions of allowable sewage system types.

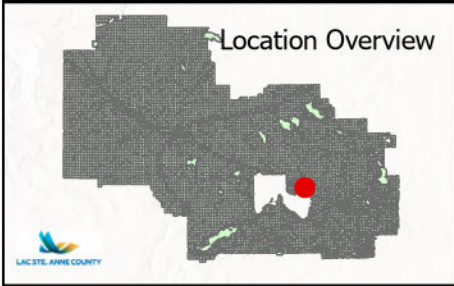
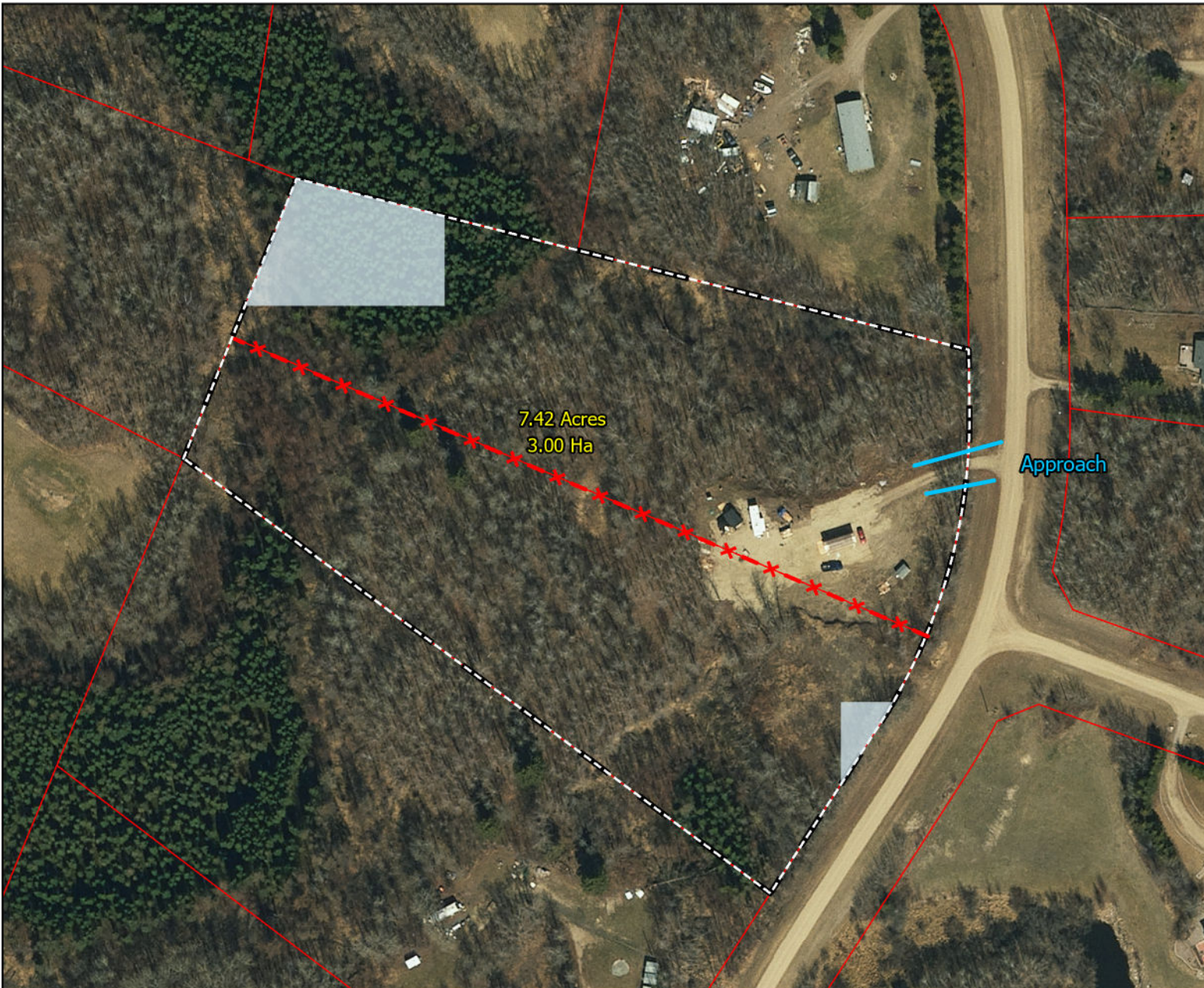
LOCATION SKETCH
LAC STE. ANNE COUNTY
SUBDIVISION APPLICATION 013SUB2024



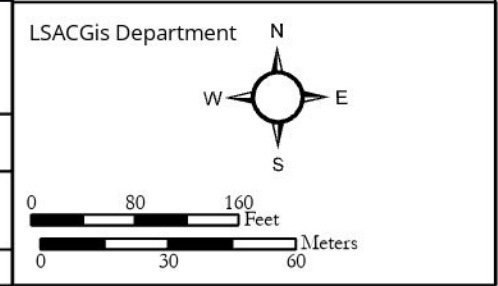
Proposed Subdivision Lac Ste. Anne County

013SUB2024
July 29, 2024

-  Proposed Parcel
-  Proposed or Existing Approach
-  Setbacks From Waterbodies 40m
-  Pipeline Right-Of-Ways
- STATUS
-  Abandoned Line
-  Operating Line
-  Other Line Status
-  Stars Tower Restriction
-  Provincial Highway Subdivision Notification Line
-  Provincial Highway Development Notification Line
-  Wells
-  Land Parcels
-  Environmental Conservation Easement
-  ERE
-  Amalgamated Parcel Line


















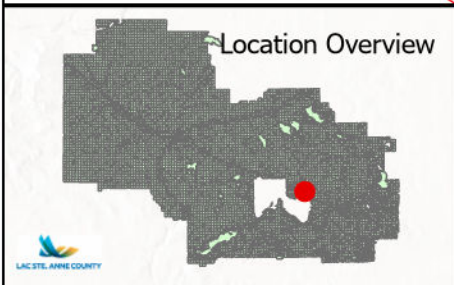
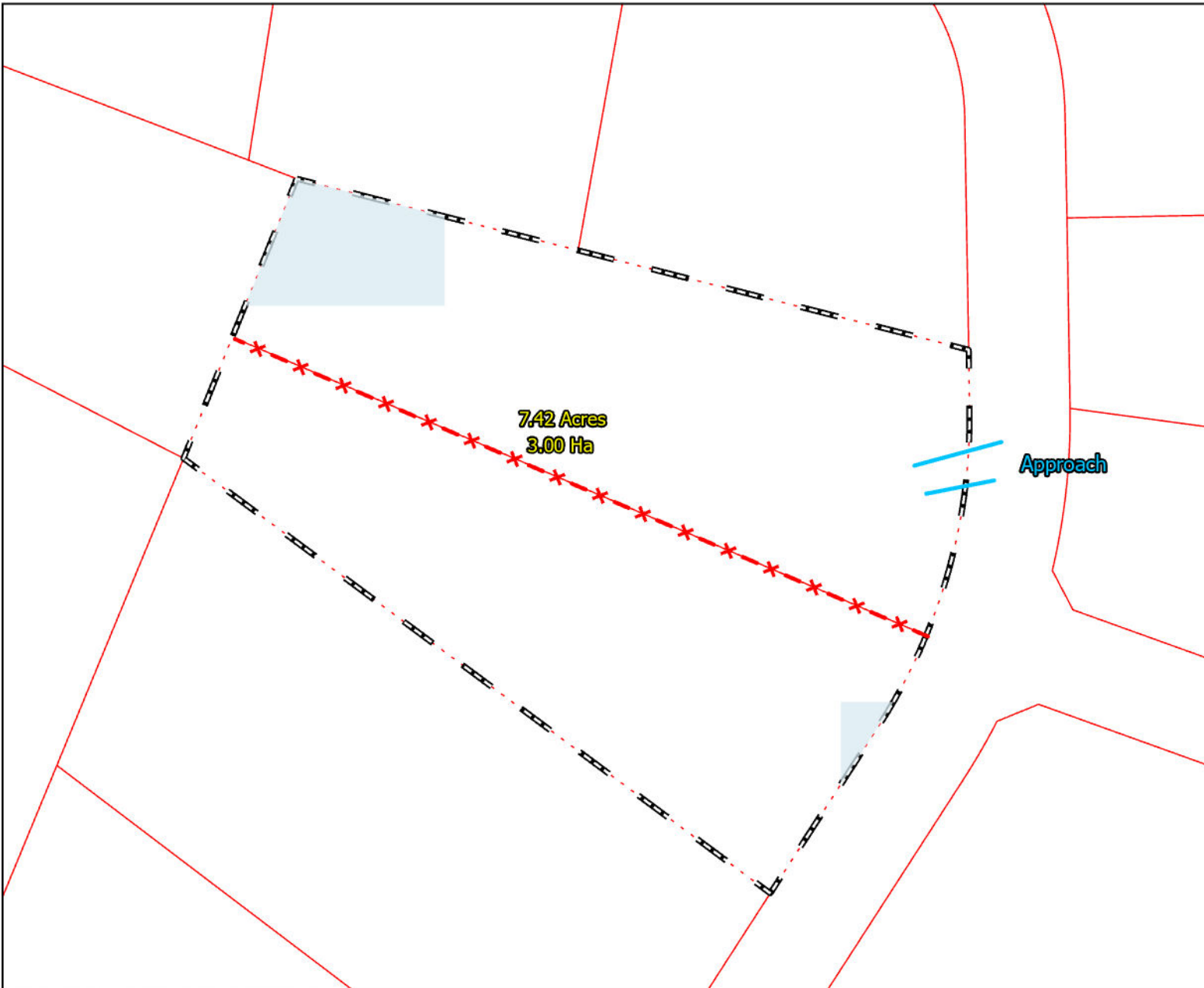
SW 15-55-3-W5	013SUB2024	
Seeney, Clare / Oxtan, Rebecca		2024
All dimensions to be verified by an Alberta Land Surveyor. ECE boundaries to be determined by field survey of stream bank.		19
Coordinate System: NAD 1983 10TM AEP Forest		



Proposed Subdivision Lac Ste. Anne County

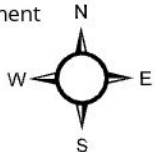
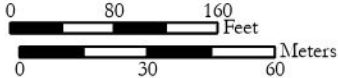
013SUB2024 July 29, 2024

-  Proposed Parcel
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SW 15-55-3-W5	013SUB2024	
Seeney, Clare / Oxtton, Rebecca		2024
All dimensions to be verified by an Alberta Land Surveyor. ECE boundaries to be determined by field survey of stream bank.		20
Coordinate System: NAD 1983 10TM AEP Forest		

LSACGIS Department

0 80 160 Feet
0 30 60 Meters



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0010 072 338 7922674;;11 242 056 402

LEGAL DESCRIPTION
PLAN 7922674
LOT 11
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 1.47 HECTARES (3.63 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 5;3;55;15;W

MUNICIPALITY: LAC STE. ANNE COUNTY

REFERENCE NUMBER: 232 194 454

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
242 056 402	28/02/2024	TRANSFER OF LAND	\$60,000	\$60,000

OWNERS
SUNRISE ESTATE SERVICES LTD.
OF PO BOX 5071
75D SHEP STREET
SPRUCE GROVE
ALBERTA T7X 3A2

ENCUMBRANCES, LIENS & INTERESTS		
REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
772 180 704	16/09/1977	UTILITY RIGHT OF WAY GRANTEE - STE ANNE NATURAL GAS CO-OP LIMITED.

TOTAL INSTRUMENTS: 001

PENDING REGISTRATION QUEUE

PAGE 2

242 056 402

DRR RECEIVED
NUMBER DATE (D/M/Y)

SUBMITTER

LAND ID

F00813T 28/06/2024 BIRDSSELL GRANT LLP

7809638181

CUSTOMER FILE NUMBER:

71891BM/DFH

001

TRANSFER OF LAND

0010 072 338

TOTAL PENDING REGISTRATIONS: 001

DISCLAIMER: THE DOCUMENT INFORMATION REFLECTED IN THE PENDING REGISTRATION QUEUE HAS NOT BEEN VERIFIED BY LAND TITLES AND MAY BE SUBJECT TO CHANGE UPON REVIEW AND REGISTRATION.

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 4 DAY OF JULY, 2024 AT 02:19 P.M.

ORDER NUMBER: 50983760

CUSTOMER FILE NUMBER:



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.

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LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0010 072 255 7922674;;10 212 236 868

LEGAL DESCRIPTION
PLAN 7922674
LOT 10
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 1.54 HECTARES (3.81 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 5;3;55;15;W

MUNICIPALITY: LAC STE. ANNE COUNTY

REFERENCE NUMBER: 172 291 241

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
212 236 868	27/10/2021	TRANSFER OF LAND	\$80,000	\$80,000

OWNERS

CLARE SEENEY
OF 4, 320 SPRUCE RIDGE ROAD
SPRUCE GROVE
ALBERTA T7X 0H5

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
772 180 704	16/09/1977	UTILITY RIGHT OF WAY GRANTEE - STE ANNE NATURAL GAS CO-OP LIMITED.
242 148 170	18/06/2024	CAVEAT RE : RESTRICTIVE COVENANT PURSUANT TO MUNICIPAL GOVERNMENT ACT CAVEATOR - LAC STE. ANNE COUNTY. BOX 219 SANGUDO

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
212 236 868

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

ALBERTA T0E2A0

TOTAL INSTRUMENTS: 002

PENDING REGISTRATION QUEUE

DRR NUMBER	RECEIVED DATE (D/M/Y)	SUBMITTER	LAND ID
F007TDU	25/06/2024	BIRDSSELL GRANT LLP 7809638181 CUSTOMER FILE NUMBER: 71891BM/DFH	
001		TRANSFER OF LAND	0010 072 255
002		MORTGAGE	0010 072 255

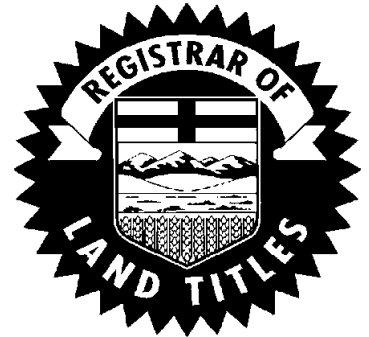
TOTAL PENDING REGISTRATIONS: 001

DISCLAIMER: THE DOCUMENT INFORMATION REFLECTED IN THE PENDING REGISTRATION QUEUE HAS NOT BEEN VERIFIED BY LAND TITLES AND MAY BE SUBJECT TO CHANGE UPON REVIEW AND REGISTRATION.

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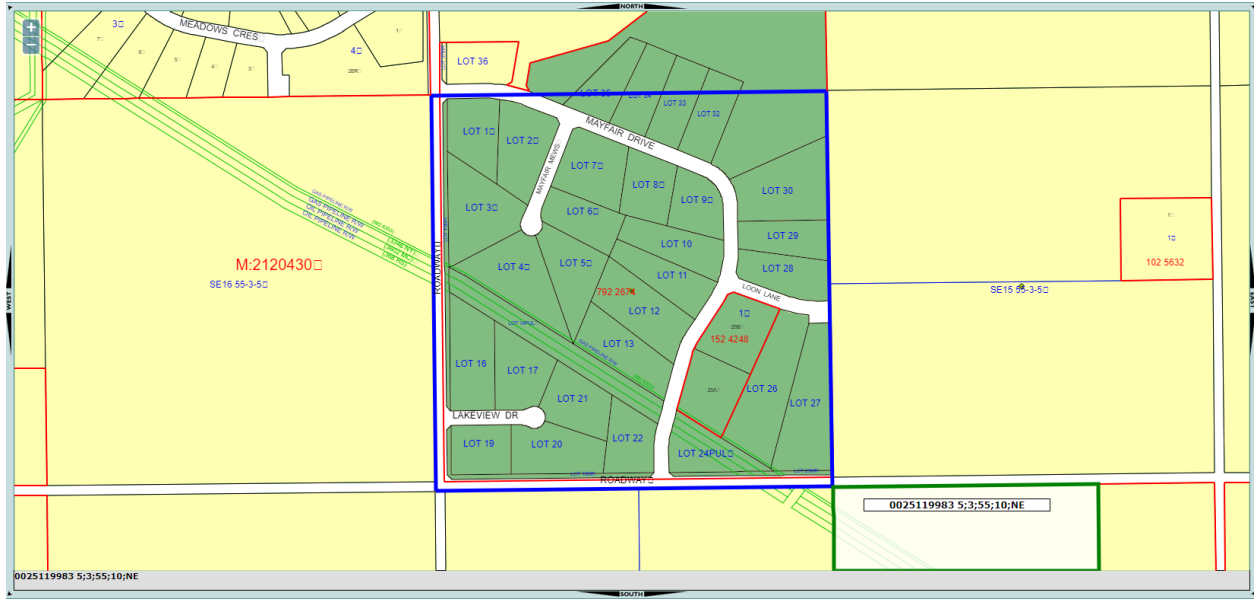
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20240704



FIRE RESCUE INTERNATIONAL (DIVISION 7801)

July 6, 2024

Summer Village of Ross Haven
Box 70, Site 19, RR1
Gunn, AB
T0E 1A0

Attention: Mayor and Council
Regarding: Temporary Fire Station in Ross Haven

Good Day,

This week, I have been searching for locations that will allow Fire Rescue International (FRI) to maintain a presence on the north side of the lake after March 7, 2024. As part of this process, we have been looking for both short- and long-term solutions that would allow for modest barracks as well as heated storage for at least one fire truck.

During my travels, I drove past the old public works quonset in Ross Haven. I believe the building isn't being used for much and could fit one fire engine. Although the building is not insulated or heated, I am wondering if Ross Haven would entertain working with the fire department in redeveloping this space into a satellite fire station. Generally speaking, what I am proposing is to insulate the existing building and bring power and heat into it from the new public works building. Additionally, we could set a modest living space trailer behind it and connect power, water, and sewer from the new public works building.

This simple repurposing of an older structure would allow FRI to station a fire engine inside and a fast-response unit outside, and staff the station with two to four first responders. One obvious benefit to having this station located within the Summer Village of Ross Haven would be city-like response times. This means faster emergency response times for your residents, potentially saving lives and property.

Additionally, by assisting FRI's "North Lake" response capacity, your village will be helping the partnership of municipalities as a whole, enhancing regional safety and cooperation. This collaboration will also help ensure there are no spikes in the required standby fees due to the large rent increases that we are currently facing due to the loss of the Onoway station.

www.firerescueinternational.net **855-710-3473** info@firerescueinternational.net
4935-50th Ave P.O. Box 278 Alberta Beach, Alberta T0E-0A0



FIRE RESCUE INTERNATIONAL (DIVISION 7801)

This initiative is an excellent opportunity for Ross Haven to showcase leadership and commitment to the safety and well-being of its residents and the surrounding communities. The redevelopment of the old public works quonset into a temporary fire station is a practical, cost-effective solution that leverages existing resources for a greater good.

If there is an appetite for cooperation on this proposal, please let me know as soon as possible, as FRI is anxious to report progress back to the group.

Kind Regards,
Fire Rescue International

David Ives
Fire Chief



FIRE RESCUE INTERNATIONAL (DIVISION 7801)

July 28, 2024

The Summer Village of Ross Haven
Box 70, Site 19, RR1
Gunn, AB
T0E 1A0

Mayor and Council,

I hope this note finds you well! It's been nearly six months since the Town of Onoway threw a bit of a wrench into our fire services agreement, which has been a bit of a scramble for everyone involved. Fire Rescue International (FRI) is working hard to map out a solid plan for continuing our great work beyond March 7, 2025. We've been lucky to have the Summer Village of Ross Haven as a supportive partner during this time, but we've noticed your village has been a bit quiet about your plans.

Over these past few months, we've been busy keeping you in the loop about estimated costs and contract updates. We've also made sure you have all the details on our response times, non-profit status, training, and medical services. Our goal has always been to help you make the best decisions for fire protection and medical aid. We haven't heard any negative feedback, which is great, but we're scratching our heads a bit as to why we haven't received any formal word from your side. With most of our partner communities moving forward, we're interested in hearing where you stand.

We really value all our community members and want to make sure you don't miss out on being part of the upcoming negotiations. If there's been any confusion or if we've misunderstood your intentions, please let us know. We'd love to have you join us and the rest of the group in shaping the future of our services.

August 7th is just around the corner and marks six months before our current agreement ends. On that day, we plan to dive into detailed negotiations with the communities that have already made their positions clear. Here's a quick rundown of how we anticipate things will go:

Fire Services Agreement (Aug 7th to Sept 7th)

- FRI will suggest updates to the current agreement.
- CAOs will review and tweak these updates to best fit their communities.
- Elected representatives (the "Negotiation Steering Party") will discuss, negotiate, and propose a final agreement to their councils.

www.firerescueinternational.net **855-710-3473** info@firerescueinternational.net
4935-50th Ave P.O. Box 278 Alberta Beach, Alberta T0E-0A0



FIRE RESCUE INTERNATIONAL (DIVISION 7801)

Governance Model (Sept 7th to Oct 7th)

- CAOs will suggest improvements for better communication, reporting, and overall functionality.
- FRI will review these suggestions and offer adjustments as needed.
- The Negotiation Steering Party will continue discussions and recommend changes to their councils.

Ratification (Oct 7th to Nov 7th)

- FRI and elected representatives will draft a joint letter of intent to finalize the agreement, pending council approvals.
- Each community will review the contract, discuss, and hopefully ratify it.
- We'll wrap up everything and use the last three months to transition smoothly away from the current model.

As you can see, time is ticking. If we don't hear from you by August 7, 2024, we'll have to move ahead without your village in the Steering Committee. This might be what you prefer, given the previous vote when Ross Haven opted out of a group negotiation team. Still, we'd love to get a clear picture of your plans so you're not left out. Don't worry—if you do decide to join later, we'll still advocate for new members during the final three months of the current agreement. Just keep in mind that terms and rates will be set by the existing group before then.

Thanks a bunch for all your efforts with the fire service! We're proud of the strong relationship we've built with Ross Haven and are eager to keep it going. We trust you'll make a decision that best protects your community. If you need any help or have questions, feel free to reach out anytime—I'm always here for you.

Sincerely,
FIRE RESCUE INTERNATIONAL

David Ives,
Fire Chief