

**ALBERTA BEACH COUNCIL**  
**ROUND TABLE MEETING**  
**BEING HELD IN THE ALBERTA BEACH COUNCIL CHAMBERS**  
**AND BEING HELD ELECTRONICALLY VIA ZOOM**  
**TUESDAY, SEPTEMBER 10, 2024 AT 5:30 P.M.**

**AGENDA**

- P. 2-4 1. Council & Community Meet & Greet (Saturday, Sept. 14<sup>th</sup> 10:00 am – 12:00 pm)
- P. 5-9 2. Policy G.3.0 Encroachment Agreement Policy
- P. 10-11 3. 51 Avenue Survey
- P. 12-19 4. Tax Recovery – Tax Forfeiture Lots
- P. 20-21 5. Beachwave Park Halloween Trunk & Treat
- 6.

# COME JOIN US

## Alberta Beach, Sunset Point & Val Quentin Council

### Community and Council

### “Meet and Greet”

The Councils of Alberta Beach, Sunset Point, and Val Quentin are pleased to invite you to our Community and Council Meet and Greet!

**Date:** Saturday, September 14th, 2024

**Time:** 10:00 A.M. – 12:00 P.M.

**Location:** Alberta Beach and District Seniors Center (50+ Club) - 5012 – 49<sup>th</sup> Ave

Join us for an opportunity to have coffee with your local Council members. This is a fantastic chance to ask questions, share your suggestions, and discuss any concerns you may have.

We’ve also invited local community groups, boards, associations, and service providers to attend. They’ll be on hand to answer questions and provide information about their services and initiatives.

Coffee and pastries will be provided. We look forward to seeing you there!





## Community Meet and Greet Invitation

The Alberta Beach, Sunset Point, and Val Quentin Councils are excited to host a Community Meet and Greet on Saturday, September 14, 2024, from 10:00 AM to 12:00 PM. The event will take place at the Alberta Beach and District Seniors Center.

We warmly invite your organization to participate and share your past, present, and future achievements with our community. This is a wonderful opportunity to inspire others to join and volunteer with your group.

### Event Details:

- **Date:** Saturday, September 14, 2024
- **Time:** 10:00 AM – 12:00 PM
- **Location:** Alberta Beach and District Seniors Center
- **Refreshments:** Coffee, tea, juice, and pastries will be provided

### What We Need from You:

- **Representatives:** Please provide one or two representatives to manage your booth and answer questions from the public.
- **Booth Setup:** Alberta Beach will provide tables with signage for each group. We encourage you to bring items to decorate your table and informational materials to distribute.
- **RSVP:** Please confirm your participation by August 20, 2024. Include the names and contact information of your representatives.

For any questions or to RSVP, contact the Alberta Beach Village Office at 780-924-3181.

We look forward to your participation and the opportunity to showcase your organization to our community!

Yours, Truly,

Alberta Beach Administration

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INVITED	ALBERTA BEACH & DISTRICT AGRICULTURAL SOCIETY	Kimberly	✓	CONFIRMED
	ALBERTA BEACH & DISTRICT COMMUNITY LEAGUE/ BEACHWAVE PARK		✓	
	ALBERTA BEACH & DISTRICT LIONS CLUB		✓	
	ALBERTA BEACH & DISTRICT AMATEUR BALL ASSOCIATION (ABADASA)			
	ALBERTA BEACH MINOR BALL ASSOCIATION			
	ALBERTA BEACH MUNICIPAL LIBRARY			PHONED
	ALBERTA BEACH FRIENDS OF LIBRARY			
	ALBERTA BEACH & DISTRICT MUSEUM & ARCHIVES SOCIETY	??	✓	
	ALBERTA BEACH & DISTRICT SENIORS CLUB (50 PLUS CLUB)	Val Eiben	✓	
	ALBERTA BEACH SNOWMOBILE CLUB	J, Tyler	✓	
	GRASMERE SCHOOL - Volunteer parents, parent council, hot lunch volunteers			
	LILSA	Kelsey	?	
	Lac Ste. Anne ATV Club	Dave Mclean	?	PHONED
	Northwest Fire Rescue	Lee Linstrom	✓	
	Girl Guides/Brownies/Sparks			
	Cadets			
	LSA Community Choir			
	A.B. Alliance Church			
	St Johns Lutheran			
	Zion Church			
	Barriers Removed			
	Onoway Heritage Centre			
	Hon. Shane Getson, MLA		NO	
	Hon.gerald Sorka, MP		NO	
	SV Sunset Point (Council)	?	NO ?	
	SV Val Quentin (Council)		✓	
	East End Bus	Lorna Porter		PHONED
	SANG	Kevin Ouderkirk & Kurt Pearson	✓	
	RCMP	Robert Himmen	?	
	Municipal Assessment Group	Tim Zaharchuk	✓	
	SV - remp	Janet Christiansen	✓	
	TVRSSC	Angela Duncan	✓	
	Development Office	Paul Hanlan	✓	

**ALBERTA BEACH  
VILLAGE POLICIES**

**POLICY: G.3.0 ENCROACHMENT AGREEMENT POLICY**

**1. POLICY STATEMENT**

Section 61 of the Municipal Government Act (Act) authorizes a Municipality to grant rights over its property and Section 651.2 of the Act authorizes a Municipality to register a caveat with respect to encroachments. Alberta Beach realizes encroachments on Municipal property and easements exist and will continue to be discovered, and has established this policy as a result.

Alberta Beach administers or owns a variety of parcels of land including roads and reserves and also has interests in privately owned land by way of easements.

Encroachments must not adversely affect any such subject lands. Easements that exist, shall have the ability to: maintain effective services, restrict public access, or restrict the enjoyment of lands for public use. Identified owners of the encroachment may be allowed to retain said encroachment through a signed Letter of Consent or may be required to enter into an agreement with Alberta Beach, or may need to remove the encroachment.

**2. PURPOSE**

This policy will assist the public and enable Alberta Beach to manage encroachments effectively. The policy is intended to provide a consistent approach in processing applications, enforcing the policy, and protecting and indemnifying Alberta Beach wherever encroachments have been identified.

Alberta Beach may authorize encroachments which have occurred onto the said Municipal Lands or Municipal Easement/Right-of-Way through execution of a written Letter of Consent or enter into an Encroachment Agreement with the infringing party.

Encroachment Agreement requests will be reviewed on their own merits, and Alberta Beach must ensure that the encroachment does not adversely affect the Municipality or a utility operator's ability to maintain services for public use.

**3. DEFINITIONS**

"Act" shall mean the Municipal Government Act being the Revised Statutes of Alberta, 2000, Chapter M-26.1 , and amendments thereto.

"Alberta Beach" shall mean the Municipal Corporation of the Village.

"C.A.O." shall mean the person appointed to the position of Chief Administrative Officer by Council pursuant to the Act.

"Caveat" shall mean a formation notification registered on the title of a parcel of land with Land Titles.

"Council" shall mean the Council for the Municipality of Alberta Beach.

"Development Officer" shall mean a person appointed by Council as Development Officer (or their designate) pursuant to the Land Use Bylaw.

"Easement" shall mean any right-of-way for the passage and maintenance of public utilities, identified by a registered plan or by description and documented by a Registered Easement Agreement granted to Alberta Beach.

"Encroachment" shall mean any portion of a fence, landscaping improvements, or structures and all projections which extends onto, over or under the said Municipal Lands and shall include but not limited to the following:

- a) fences and Landscaping Improvements - wood post and barb wire, brick, wooden plank, wrought iron, steel pipe, or some combination of these fence materials, trees, retaining walls, asphalt, concrete, gravel, or brick sidewalks, curbs, parking pads, aprons or driveways, and others; and
- b) structures and all projections - buildings, sheds, retaining walls, decks, stairs, balconies, planters, light standards, signs, swimming pools, hot tubs, satellites, and others.

"Encroachment Agreement" shall mean an agreement, pursuant to Section 651.2 of the Act under which a Municipality permits the encroachment of fences and landscaping improvements, also structures and all projections onto the said Municipal Lands.

"Improvements" shall mean encroachment.

"Land Use Bylaw" shall mean the Bylaw that has been adopted by Council of Alberta Beach for the purpose of prohibiting or regulating and controlling the use and development of land and buildings within Alberta Beach.

"Landowner" shall mean the owner/s of land adjacent to Municipal Lands named on the Certificate of Title as having an interest in the titled land who has required or may require an Encroachment Agreement for an encroachment onto the said Municipal Lands.

"Letter of Consent" shall mean a letter from Alberta Beach authorizing a minor encroachment without the benefit of entering into a formal Encroachment Agreement.

"Minor Encroachment" shall mean improvements to a private property which encroach onto the said Municipal Lands less than 0.3m (1ft).

"Municipal Lands" shall mean collectively or individually, roads, easements, reserve parcels, and Municipally Owned Parcels.

"Real Property Report" (RPR) shall mean a legal document prepared by an Alberta Land Surveyor that clearly shows the location of significant visible buildings and/or structures relative to the property boundaries.

"Reserve" shall mean all Municipal Reserves, Environmental Reserves, Municipal and School Reserves, as defined in Section 664-666 of the Municipal Government Act, or a Public Park.

"Road" shall mean land shown as a road on a plan of survey that has been filed or registered in a Land Titles Office, or land used as a public road, and includes a bridge forming part of a public road, any structure incidental to a public road, and may include walkways and lanes.

"Tolerance of Measurements" shall mean in this policy, shall take into consideration errors introduced by survey measurements. For the purposes of determining compliance with this policy with respect to the location of encroachments, measurements shall be rounded off to the same number of significant figures (i.e. a survey measurement between 0.25 m and 0.34 m would be rounded to 0.3 m and between 0.35 m and 0.39 m would be rounded to 0.4 m), etc.

"Utility" shall mean any one or more of the following:

- a) systems for the distribution of gas, whether artificial or natural, electricity, telephone, cable television, and oil products;
- b) facilities for storage, transmission, treatment, distribution or supply of water;
- c) facilities for the collection, treatment, movement or disposal of sanitary sewage, including pumping stations;
- d) storm water drainage facilities, including collection, treatment, pumping stations, storm water ponds, and wetlands;
- e) any other items that may be prescribed by the Lieutenant Governor in Council by regulation.

#### 4. **RESPONSIBILITIES**

1. Council:
  - a) make decisions on encroachments; and
  - b) approve any amendments to, or any variations of, this policy.
2. Chief Administrative Officer:
  - a) endorse the Encroachments Agreements on behalf of Alberta Beach.
3. Development Officer:
  - a) respond to all requests for encroachments onto Municipal Lands;
  - b) advise any landowner of the process required for obtaining consent for encroachment;
  - c) review and make a recommendation to Council of all requests for encroachment;
  - d) prepare and have executed a Letter of Consent or an Encroachment Agreement;
  - e) enforce encroachment related bylaw offences, as appropriate; and
  - f) responsible for the development, implementation, monitoring, and evaluation of this policy.

#### 5. **PROCEDURE**

1. All Requests for an Encroachment Agreement submitted to Alberta Beach must be accompanied by:
  - a) a written request for an Encroachment Agreement;
  - b) an RPR no older than five(5) years showing the encroachment; and

- c) a fee as described in the Alberta Beach Planning & Development Schedule of Fees Policy.
2. Unless an encroachment is authorized by Alberta Beach pursuant to this policy, the encroachment shall be removed from the affected Municipal Lands.
  3. Where an encroachment exists without Alberta Beach approval, the landowner(s) shall be required to remove the encroachment at his/her own expense or seek permission from Alberta Beach for the encroachment to remain.
  4. If an Encroachment Agreement is deemed acceptable by Council, an Encroachment Agreement between Alberta Beach and the landowner(s) shall be registered by caveat on the title of the landowner's land.
  5. Unless otherwise stated, an Encroachment Agreement once authorized by Alberta Beach may continue to be used providing that the size of the encroachment is not increased, and the encroachment is not added to, rebuilt or structurally altered except:
    - a) as may be necessary to remove the encroachment; or
    - b) as may be necessary for the routine maintenance of the encroachment.
  6. If an encroachment or the structure benefitting from the encroachment is damaged or destroyed to the extent of more than 75% of the replacement value of the encroachment or such structure, the encroachment shall not be repaired, replaced, or reconstructed and shall be removed from the Municipal Lands unless Alberta Beach authorized the repair, replacement, or reconstruction.
  7. Unless Alberta Beach authorizes an encroachment, Alberta Beach or the Owner shall remove the encroachment from the affected Municipal Lands, following a minimum of thirty (30) days notice or as reasonably specified by Alberta Beach in writing. All work conducted by Alberta Beach in removing an encroachment shall be at the cost of the landowner, Alberta Beach may take action to remove the encroachment and seek reimbursement from the landowner(s) for all such costs in accordance with the Municipal Government Act.
  8. Where an encroachment has been authorized by Alberta Beach, the Owner(s) shall execute the Encroachment Agreement prepared and delivered by Alberta Beach in a timeframe specified by Alberta Beach, or the encroachment shall be removed from the Municipal Lands within thirty (30) days of receiving notice to do so.
  9. Encroachments into Municipal Lands that are designated as or are part of an emergency access shall be removed from the affected Municipal Lands following a minimum of fourteen (14) days notice in writing from Alberta Beach, at the cost of the landowner.
  10. In the event that an encroachment poses clear and present danger to the public as determined by Alberta Beach, the encroachment shall be removed immediately by the landowner and at the cost of the landowner. Should the landowner, for whatever reason, be unable or unwilling to remove the encroachment, then Alberta Beach shall immediately remove it and all costs of the removal incurred by Alberta Beach shall be borne by the landowner responsible for the encroachment.



11. An Encroachment Agreement does not relieve a landowner from the responsibility to comply with all applicable Federal, Provincial, and Municipal Statutes, Regulations, Orders, Bylaws, and Policies.
12. Notwithstanding any other provision of this policy and procedure, Alberta Beach reserves the right to limit the terms of an Encroachment Agreement, Letter of Consent, or provide for the termination of an Encroachment Agreement, Letter of Consent, or other authorization in the event that the encroachment could be affected by future plans for utilities, road widening, or other requirements.
13. The owner responsible for the encroachment shall bear all expenses, costs, liabilities, or other risks associated with the encroachment.
14. No appeals of Council's decisions will be allowed, as all decisions are final and binding.

**DEPARTMENT: COUNCIL**

**ADOPTED AND APPROVED BY COUNCIL: October 15, 2019**

**AMENDMENT DATE/RESOLUTION NO: 194-19**

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cc: Council  
Paul

**aboffice@albertabeach.com**

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**From:** Bruce P <publicworks@albertabeach.com>  
**Sent:** August 21, 2024 6:23 AM  
**To:** aboffice@albertabeach.com  
**Subject:** FW: 51st Avenue Survey  
**Attachments:** 50797-SK04.pdf

Sent from Mail for Windows

**From:** Trent Thompson  
**Sent:** Tuesday, August 20, 2024 5:34 PM  
**To:** Jason Madge  
**Subject:** Fwd: 51st Avenue Survey

Bruce,

I checked back in the file and we only staked out the property lines and corners along 51 avenue, didn't prepare plans of areas where there is encroachment.

That being said, I can tell you there are minimal issues on the west portions (near 59, 58 and 58 street) and that the areas between 56-53 street are the worst with regards to encroachment of fences/garages/etc. This matches what Durrance found when they surveyed it as well (see attached).

Regards,

Trent Thompson, P. Eng.  
General Manager of Engineering  
*Bolson Engineering and Environmental Services*  
Tel: (780) 668-8571  
[www.bolson.ca](http://www.bolson.ca)

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DATE: 11/08/05  
 CHECKED BY: ECP  
 DRAWING NUMBER: SK04  
 DESIGNED BY: NTS  
 JOB NUMBER: 50797.3  
 SCALE: NTS  
**Durance Projects**  
 101248th Avenue  
 Edmonton, AB T6B 1T7  
 Phone: (780) 483-3438  
 Fax: (780) 483-3008  
 Email: info@duranceprojects.com  
 Web: www.duranceprojects.com

VILLAGE OF ALBERTA BEACH  
 IMPROVEMENT TO  
 51 AVE  
 EXISTING ROAD ALIGNMENT

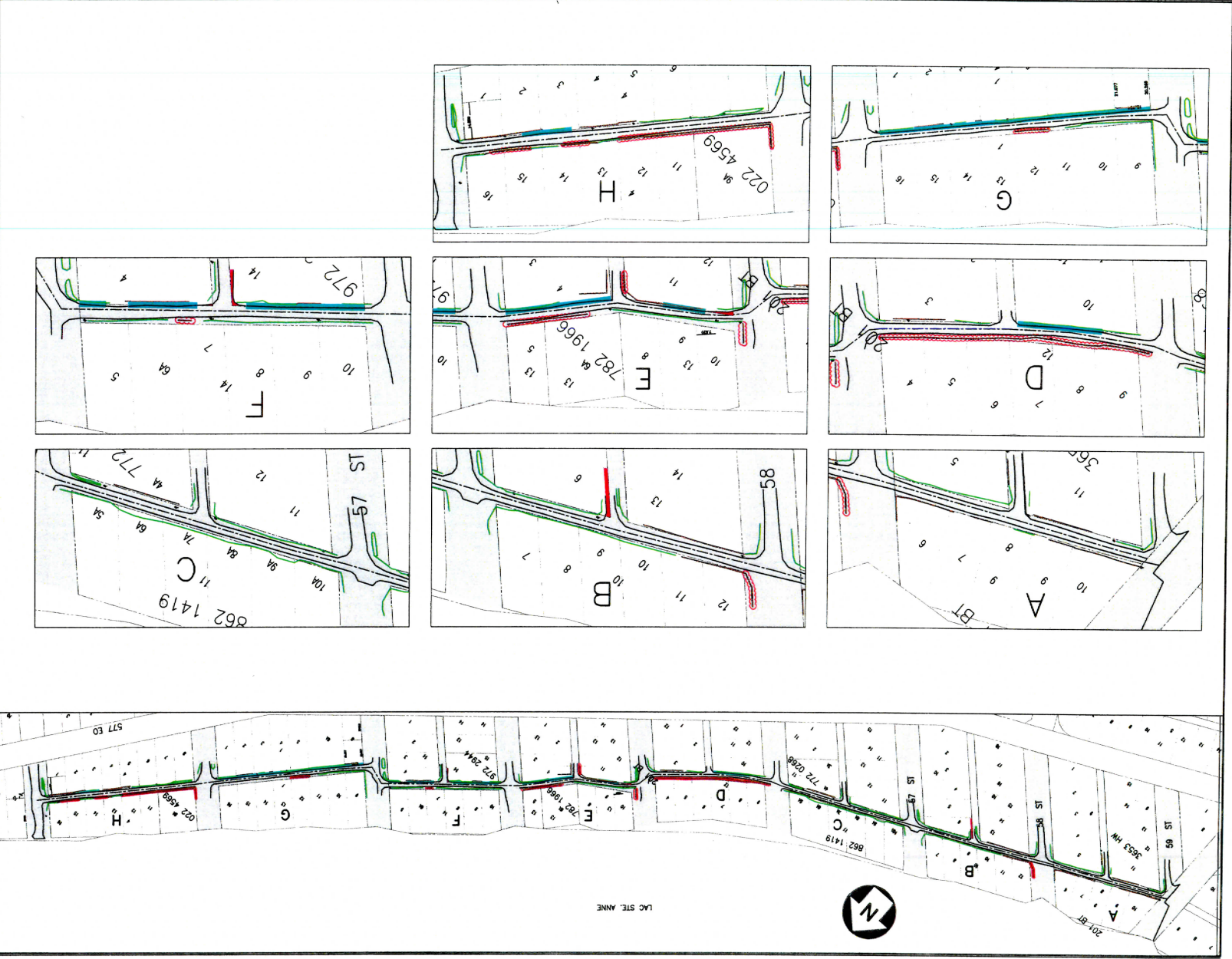
SCALE: \_\_\_\_\_

NO.	Y-M-D	DESCRIPTION	REVISIONS

NO.	Y-M-D	DESCRIPTION	ISSUES

LEGEND:

- ROAD ROW
- ENCROACHMENT BY EX. ROAD
- LIMITED SPACE FOR ROAD CONSTRUCTION
- FENCE ON ROAD ROW
- EXISTING EDGE OF ROAD
- EXISTING GROUND
- EXISTING FENCELINE



# Tax Recovery - Tax Forfeiture Titles

## Municipal Responsibilities/Rights Following the Auction

The municipality has three options when a property is not sold at public auction.

### ✓ 1) 'Tax Forfeiture' Title

The municipality does not purchase the property, but registers its name on title if the property goes unsold at public auction by registering a Tax Forfeiture Instrument (a "Notification of Municipal Acquisition" form). This allows the municipality to rent, license, lease, or dispose of the property at a price as close as reasonably possible to market value in an effort to recoup the arrears and taxes. If the property is not disposed of under section 425(1), the municipality may, 15 years following the date of the public auction, request that the Registrar cancel the existing certificate of title marked 'Tax Forfeiture' and issue a certificate of title in the name of the municipality.

**425(1)** A municipality that becomes the owner of a parcel of land pursuant to section 424 may dispose of the parcel

(a) by selling it at a price that is as close as reasonably possible to the market value of the parcel, or

(b) by depositing in the account referred to in section 427(1)(a) an amount of money equal to the price at which the municipality would be willing to sell the parcel under clause (a).

(2) The municipality may grant a lease, licence or permit in respect of the parcel.

(3) Repealed 1995 c24 s65.

### 2) Clear Title

After the municipality has acquired Tax Forfeiture Title, the municipality can acquire the property by depositing an amount equal to the reserve bid (market value) into a separate account. The amount paid goes to the tax arrears and all costs and expenses as required under section 427(2). The municipality must notify the previous owner if there is money remaining. The property is then the municipality's to do with as it wishes.

### 3) Do nothing

Taxes continue to accrue and remain on the municipality's books as a growing liability. The municipality cannot dispose of the property or rent, licence or lease it. This option does not allow the property to revert to the municipality after the 15 year time period.

## Municipalities' Right to Possession Following the Public Auction

### Section 420

When a property is not sold, a municipality is entitled to possess the property from the date on which a parcel of land is offered for sale at public auction. If a property is occupied and the municipality encounters resistance, it will have to apply to the Court of Queen's Bench for an order for possession (section 420(2)).

**420(2)** For the purposes of obtaining possession of a parcel of land, a designated officer may enter the parcel and take possession of it for and in the name of the municipality and, if in so doing resistance is encountered, the municipality may apply to the Court of King's Bench for an order for the possession of the parcel.

In the case of properties being rented out as a residence by the previous owner, the municipality must follow the processes to obtain vacant possession outlined in the Residential Tenancies Act.

## **Transfer of Parcel to Municipality**

### *Section 424 ('Tax Forfeiture' Title)*

A municipality **may** become the owner of a parcel immediately after the public auction if the parcel is not sold. If it chooses to take title, the municipality must request that the Land Titles Office cancel the existing Certificate of Title and issue a new one in the municipality's name (section 424(2)). This request is made by submitting the "Notification of Municipal Acquisition" form to the Land Titles Office.

If the municipality takes title, the property is exempt from future taxation under MGA section 362(1)(b), and the municipality can dispose of the property in accordance with section 425 of the MGA. If the municipality chooses not to take title, the property remains taxable; however, the municipality cannot dispose of the property.

Where a municipality acquires title under this section, the title, while placed in the municipality's name, retains a tax forfeiture notification against it.

## **Municipal Responsibilities for Properties Sold at the Public Auction**

Anyone purchasing a property at a public auction acquires the property free of all encumbrances aside from the exceptions listed in section 423(1).

After the successful sale of a property at a public auction, the municipality must complete a "Notification of Sale by Public Auction" form and submit it to a Land Titles Office. The form should be accompanied by an "Affidavit re Value" form, and (if applicable) a "Foreign Ownership of Land Declaration" form, available from a Land Titles Office.

## **Municipal Process for Disposing of Unsold Properties**

The municipality must acquire title to the land, pursuant to section 424, before disposing of the property in accordance with section 425(1).

**After title is obtained under section 424, the municipality may sell the property at a price as close as reasonably possible to the market value, per section 425(1)(a).**

After receiving the title to a property under section 424, a municipality may also grant a lease, licence, or permit in respect of the parcel. The municipality can establish the conditions for these types of dispositions.

If the municipality should rent or lease a property before selling or acquiring it under section 425(1), and in the process generates revenue equal to or exceeding the arrears, the municipality must return the title and any surplus revenues to the previous owner (section 426).

Some possible options to assist in selling the property include direct sale, by tender, or through a real estate agreement. On selling the property, the municipality must transfer the title to the purchaser by submitting a "Transfer of Land" form to a Land Titles Office. Also contained on the "Transfer of Land" document is an "Affidavit re Value of Land," which must be completed. The only liens and encumbrances remaining will be those in favour of the Crown in right of Canada and the other exceptions noted in section 424(3).

Following the sale of a property, the municipality must request the discharge of the tax recovery notification for the Registrar of Land Titles to remove the words "Tax Forfeiture" from the new title.

Should the municipality wish to acquire clear title to a property, the property can be purchased by the municipality by paying the market value of the property in accordance with section 425(1)(b).

There is a substantial difference between the titles the municipality receives to properties not sold at public auction (and subsequently transferred to the municipality), and the title that the municipality receives should it purchase the property under section 425(1)(b). In the first situation (Tax Forfeiture Title), the Certificate of Title retains the Tax Forfeiture clause and in the second (Clear Title) it does not. In the latter situation, the municipality can use or dispose of the property, the same as any other clear title landowner and in accordance with section 70 of the MGA.

## Revival of Title

### *Section 426*

If the tax arrears in respect of a property are paid after the municipality acquires the title to the property (Tax Forfeiture Title) under section 424 but before selling the property under section 425, it must notify the Registrar to revive the title of the original owner. As noted previously, payment of tax arrears can be handled in a number of ways, including by lease or rent or by payment by the previous owner(s) or by any other party. Under section 426(3)(a), the property would then be subject to the same notifications, charges and encumbrances before the municipality became the owner. A "Notification of Revival of Title" form must be completed and sent to the Registrar of Land Titles.

**426(1)** If the tax arrears in respect of a parcel of land are paid after the municipality becomes the owner of the parcel under section 424 but before the municipality disposes of the parcel under section 425(1), the municipality must notify the Registrar.

**(2)** The Registrar must cancel the certificate of title issued under section 424(2) and revive the certificate of title that was cancelled under section 424(2).

**(3)** A certificate of title revived by the Registrar is subject  
(a) to the same notifications, charges and encumbrances to which it would have been subject if it had not been cancelled under section 424(2), and

(b) to any estate, interest or encumbrance created while the parcel was registered in the name of the municipality.

## Proceeds from the Sale or Rental of Tax Recovery Property

### *Sections 427 and 428*

All sale, lease, licence, or permit revenues must be paid into a separate account maintained by the municipality for proceeds from Division 8 tax recovery properties. It is important to recognize that any remedial costs owed to the province have first priority in terms of the sale proceeds. The issue of remedial costs is described in greater detail under "*Contaminated Land*" below.

The municipality must pay itself the tax arrears and other legal costs provided for under section 427(2). Any money remaining after the payment of the tax arrears and costs set out in subsection (2) must be paid to the Minister of Treasury Board and Finance if the municipality is notified that the property is vested in the Crown. A property may be vested in the Crown by virtue of being owned by a dissolved business corporation. (See section 15(a) of the *Unclaimed Personal Property and Vested Property Act*.)

The municipality may, if it is satisfied that there are no debts secured by an encumbrance against the certificate of title of the property, pay the remaining funds to the previous landowner. If the municipality is not satisfied that there are no debts secured by an encumbrance against the certificate of title of the property, it must notify the previous owner of the surplus funds and that he or she must make application under section 428 to recover all or part of the proceeds.

Under section 428, the former owner or other interested party will have up to 10 years after either the date of the public auction or the date of a sale under section 425, depending on how the property was sold, to make an application to the courts to be paid the surplus sale proceeds. If no application is made within the 10 year period, the municipality may use the money for its own purposes (section 428.1). This does not apply if the municipality is notified that the property is vested in the Crown.

### **Transfer to Municipality after 15 Years**

#### *Section 428.2*

When a tax forfeiture parcel of land has been offered for sale but not sold at a public auction and has been designated as a 'tax forfeiture' on its certificate of title (section 424), the municipality may, 15 years after the date of the public auction, request the Registrar to cancel the existing certificate of title and issue a new one in the name of the municipality.

**Once this new title is issued, all responsibilities of the municipality to the previous owner of the parcel under Part 10, Division 8 of the MGA cease.**

A municipality that becomes the owner of a parcel of land under this section acquires it free of all encumbrances, except those listed in section 428.2(4).

Roll # 235

5219-48A Avenue

PARCEL LINC: SHORT LEGAL:  
0011223914 6269CG;19;1

MUNICIPALITY: ALBERTA BEACH

LEGAL DESCRIPTION:

PLAN 6269CG  
BLOCK 19  
LOT 1  
EXCEPTING THEREOUT ALL MINES AND MINERALS  
ATS REFERENCE: 5;3;54;19;SL

ESTATE: FEE SIMPLE

REFERENCE TITLE: 042 289 457

NEW REGISTERED OWNER(S)				
REGISTRATION	DATE(YMD)	DOCUMENT TYPE	VALUE	CONSIDERATION
242 105 057	24/05/06	NOTIFICATION OF MUNICIPAL ACQUISITION	\$51,940	TAX FORFEITURE

OWNERS:

ALBERTA BEACH.  
OF BOX 278  
ALBERTA BEACH  
ALBERTA T0E 0A0

- \* END OF SHEET \*



COMBINED TAX STATEMENT AND ASSESSMENT NOTICE

ALBERTA BEACH  
 BOX 278  
 ALBERTA BEACH, AB  
 T0E 0A0  
 PHONE: 780-924-3181 FAX: 780-924-3313

To: Date Mailed: Jun 10, 24

ALBERTA BEACH  
 BOX 278

Account Reference: 235

ALBERTA BEACH, AB  
 T0E 0A0

Other Information:

LEGAL 1 19 6269CG  
 MUNICIPAL 5219 - 48A Avenue

MUNICIPAL SERVICES TAX	\$1000.00		
SEWER REVITALIZATION LEVY	\$ 300.00		
GENERAL MUNICIPAL MILL RATES:			
RESIDENTIAL & FARM	4.72192	ASSESSMENT INFORMATION:	
COMMERCIAL	9.72192		
MACHINERY & EQUIPMENT	9.72192	ASSESSMENT CLASS TR	
POWER & PIPE	9.72192	LAND ASSESSMENT	51,940
PROVINCIAL SCHOOL MILL RATES:		IMPROVEMENTS	
RESIDENTIAL & FARM	2.551781		
NON-RESIDENTIAL	3.421550	TOTAL ASSESSMENT	51,940
DESIGNATED INDUSTRIAL:	0.076500		

Date	Ref#	Description	Amount	Balance
		Balance Forward		25,439.58
10Jun2024	0	2024 MUNICIPAL SERVICES TAX	1,000.00	26,439.58
10Jun2024	0	SEWER REVITALIZATION LEVY	300.00	26,739.58
10Jun2024	0	2024 SCHOOL LEVY	132.54	26,872.12
10Jun2024	0	2024 MUNICIPAL LEVY	245.26	27,117.38

ASSESSMENT CLASS:

TR = CLASS 1 RESIDENTIAL                      ME = CLASS 4 MACHINERY & EQUIPMENT  
 TC = CLASS 2 NON-RESIDENTIAL              TPP= LINEAR POWER & PIPELINE  
 F = CLASS 3 FARM LAND                      DI = DESIGNATED INDUSTRIAL

NOTICE OF ASSESSMENT DATE: JUNE 18, 2024

DEADLINE TO FILE AN ASSESSMENT COMPLAINT: AUGUST 20, 2024

FOR ASSESSMENT COMPLAINTS PLEASE SEE THE NOTICE OF ASSESSMENT COMPLAINT  
 PROCEDURE INCLUDED IN THE 2024 ANNUAL NEWSLETTER at [www.albertabeach.com](http://www.albertabeach.com)

\*TO REQUEST A TAX RECEIPT CONTACT THE ADMINISTRATION OFFICE AT 780-924-3181\*

PENALTY - AUG 10 = 18% CURRENT YEAR ARREARS ; TAXES DUE ON OR BEFORE  
 PENALTY - JAN 1 = 18% TOTAL ARREARS ; AUGUST 9, 2024

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MUNICIPAL SERVICES TAX:			
ASSESSMENT SERVICES	\$ 24,850.	STREET LIGHTS	108,000.
FIRE SERVICES	103,224.	SEWER COMMISSION	368,106.
PATROL SERVICES	105,963.	WATER COMMISSION	79,518.
RCMP SERVICES	45,215.		
TOTAL \$834,876. OVER 833 ASSESSED PARCELS EQUAL APPROXIMATELY \$1000. PER PARCEL			

Roll # 755  
4516 - 46 B Street

ALBB \*\*\*\* 20240506

LAND TITLE CHANGES IN ALBERTA, AN INFORMATION SERVICE FOR  
MUNICIPALITIES

PROVIDED BY ALBERTA LAND TITLES OFFICE.  
LAND TITLES DAILY CHANGES REPORT - ALBERTA REMAINDER

PARCEL LINC: SHORT LEGAL:  
0028055623 9925067;3;3A

MUNICIPALITY: ALBERTA BEACH

LEGAL DESCRIPTION:

DESCRIPTIVE PLAN 9925067  
BLOCK 3  
LOT 3A  
EXCEPTING THEREOUT ALL MINES AND MINERALS  
ATS REFERENCE: 5;3;54;22;SE

ESTATE: FEE SIMPLE

REFERENCE TITLE: 992 241 755

NEW REGISTERED OWNER(S)				
REGISTRATION	DATE(YMD)	DOCUMENT TYPE	VALUE	CONSIDERATION
242 105 056	24/05/06	NOTIFICATION OF MUNICIPAL ACQUISITION	\$85,800	TAX FORFEITURE

OWNERS:

ALBERTA BEACH.  
OF BOX 278  
ALBERTA BEACH  
ALBERTA TOE 0A0

- \* END OF SHEET \*

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COMBINED TAX STATEMENT AND ASSESSMENT NOTICE

ALBERTA BEACH  
 BOX 278  
 ALBERTA BEACH, AB  
 T0E 0A0

PHONE: 780-924-3181 FAX: 780-924-3313

To:

Date Mailed: Jun 10, 24

ALBERTA BEACH  
 BOX 278

Account Reference: 755

Alberta Beach, AB  
 T0E 0A0

Other Information:

LEGAL 3A 3 9925067  
 MUNICIPAL 4516 - 46B Street

MUNICIPAL SERVICES TAX \$1000.00  
 SEWER REVITALIZATION LEVY \$ 300.00  
 GENERAL MUNICIPAL MILL RATES:  
 RESIDENTIAL & FARM 4.72192  
 COMMERCIAL 9.72192  
 MACHINERY & EQUIPMENT 9.72192  
 POWER & PIPE 9.72192  
 PROVINCIAL SCHOOL MILL RATES:  
 RESIDENTIAL & FARM 2.551781  
 NON-RESIDENTIAL 3.421550  
 DESIGNATED INDUSTRIAL: 0.076500

ASSESSMENT INFORMATION:  
 ASSESSMENT CLASS TR  
 LAND ASSESSMENT 76,410  
 IMPROVEMENTS 9,390  
 TOTAL ASSESSMENT 85,800

Date	Ref#	Description	Amount	Balance
		Balance Forward		28,217.09
10Jun2024	0	2024 MUNICIPAL SERVICES TAX	1,000.00	29,217.09
10Jun2024	0	SEWER REVITALIZATION LEVY	300.00	29,517.09
10Jun2024	0	2024 SCHOOL LEVY	218.94	29,736.03
10Jun2024	0	2024 MUNICIPAL LEVY	405.14	30,141.17

ASSESSMENT CLASS:

TR = CLASS 1 RESIDENTIAL ME = CLASS 4 MACHINERY & EQUIPMENT  
 TC = CLASS 2 NON-RESIDENTIAL TPP = LINEAR POWER & PIPELINE  
 F = CLASS 3 FARM LAND DI = DESIGNATED INDUSTRIAL

NOTICE OF ASSESSMENT DATE: JUNE 18, 2024

DEADLINE TO FILE AN ASSESSMENT COMPLAINT: AUGUST 20, 2024

FOR ASSESSMENT COMPLAINTS PLEASE SEE THE NOTICE OF ASSESSMENT COMPLAINT  
 PROCEDURE INCLUDED IN THE 2024 ANNUAL NEWSLETTER at [www.albertabeach.com](http://www.albertabeach.com)

\*TO REQUEST A TAX RECEIPT CONTACT THE ADMINISTRATION OFFICE AT 780-924-3181\*

PENALTY - AUG 10 = 18% CURRENT YEAR ARREARS ; TAXES DUE ON OR BEFORE  
 PENALTY - JAN 1 = 18% TOTAL ARREARS ; AUGUST 9, 2024

MUNICIPAL SERVICES TAX:

ASSESSMENT SERVICES	\$ 24,850.	STREET LIGHTS	108,000.
FIRE SERVICES	103,224.	SEWER COMMISSION	368,106.
PATROL SERVICES	105,963.	WATER COMMISSION	79,518.
RCMP SERVICES	45,215.		

TOTAL \$834,876. OVER 933 ASSESSED PARCELS EQUAL APPROXIMATELY \$1000. PER PARCEL

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## Alberta Beach Village Office

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**From:** Alberta Beach Ag Society <abagsociety@gmail.com>  
**Sent:** September 6, 2024 10:12 AM  
**To:** Village of Alberta Beach  
**Subject:** Trunk & Treat  
**Attachments:** BeachWave Halloween Poster 2.png

Hi here is copy of poster for donations

Sincerely,  
Kimberly

Alberta Beach & District Ag Society  
Phone: 780-924-3545  
Email: [abagsociety@gmail.com](mailto:abagsociety@gmail.com)  
Website: [www.abagsociety.com](http://www.abagsociety.com)

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# Beach Wave Park

Is Planning Its...

## 3rd Annual

# TRUNK-N'-TREAT!

October 26th, 2024 4-7 PM

Address is 5000-49 Avenue, Alberta Beach

The Ag Society and the Village  
are planning BeachWave Park's  
3rd Annual Trunk N' Treat

We are in need of Treat and  
Cash Donations. These can be  
dropped off to the above address  
M-F 3-8pm, Sat & Sun 11-4pm

# HAPPY HALLOWEEN

For more info or to donate please call:  
Kimberly @ 780-267-0171

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