



Legislation Details (With Text)

File #:	RFD 18-084	Version:	1	Name:	TransAlta Corporation Land Lease - Wabamun Lake South Side Boat Launch
Type:	Request For Decision	Status:		Status:	Tabled
File created:	4/26/2018	In control:		In control:	Community Services Division
On agenda:	5/8/2018	Final action:		Final action:	5/8/2018
Title:	TransAlta Corporation Land Lease - Wabamun Lake South Side Boat Launch				

Proposed Motion

That Council approve the execution of the Land Lease with TransAlta Corporation presented in Attachment #1 for a 20 year term at a cost of \$10,000 per year escalated at a rate of 2% every year beginning on the first anniversary date of the agreement for the development and operation of the Wabamun Lake South Side Boat Launch.

Indexes:

Code sections:

Attachments: 1. 1. TransAlta Land Lease - Wabamun South Side Boat Launch, 2. 2. TransAlta Land Lease - Wabamun South Side Boat Launch - Appendix B1, 3. 3. Wabamun South Side Boat Launch - Preliminary Design

Date	Ver.	Action By	Action	Result
5/8/2018	1	Council	tabled	Pass

TransAlta Corporation Land Lease - Wabamun Lake South Side Boat Launch

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Administration Recommendation

Administration supports the motion as presented.

Purpose

Due to the length of term and the annual fee associated with the lease, it is being presented to Council for approval.

Summary

Administration has been working with TransAlta representatives to secure lands required to construct a formalized boat launch and day use park on the south side of Wabamun Lake. Initially, two parcels were identified by TransAlta for Parkland County to potentially be purchased for the boat launch and day use park project. Upon review and selection of the preferred parcel, Administration commenced with an Environmental Impact Assessment to ensure it was suitable for the intended purposes. Part way through this process, we were informed that those lands were no longer available, but that TransAlta representatives were prepared to consider a long term lease of the adjacent to the Sundance Plant. This location was formally used as a boat launch prior and was the preferred location from the outset.

Administration has reviewed the proposed lease that TransAlta has prepared and have no issues or concerns. It provides long term stability for this project, ensuring the boat launch will be in operation long-term and is in a

location that has a far greater likelihood of being supported and approved by Provincial and Federal regulatory departments. It should be noted that we are awaiting a copy of Schedule B2, however it is simply another site plan of existing conditions and has no impact on the lease.

If approved, Administration will move forward with execution of the lease which will allow the necessary Environmental Impact Assessment to commence, which need to be completed by the end of June. Should the lease not be approved, the project will be further delayed by a minimum of one year due to the short window of opportunity to conduct Environmental Impact Assessments.

Strategic Plan/Policy/Legal/Staff Implications:

Complete Communities

1.1 We offer a range of lifestyle choices, community services and other amenities to meet community needs.

1.2 We are a region of connected communities through infrastructure, recreation facilities, trails and technology

Financial Impact:

Cost: \$10,000 per year escalated at a rate of 2% every year beginning on the first anniversary date of the agreement

Source of Funding: Restricted Surplus - Municipal Park