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1. **WELCOME AND CALL TO ORDER**

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2. **LAND ACKNOWLEDGEMENT**

- 2.1 Treaty Six Land Acknowledgement - Blackfalds Town Council acknowledges that we are on Treaty Six Territory, a traditional meeting ground, gathering place, and travelling route to the Cree, Saulteaux (So-toe), Blackfoot, Métis, Dene (De-nay) and Nakota Sioux (Sue). We acknowledge all the many First Nations, Métis, and Inuit whose footsteps have marked these lands for centuries.

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3. **ADOPTION OF AGENDAS**

- 3.1 Regular Agenda for May 14, 2024  
3.2 Consent Agenda for May 14, 2024
- a) **Declaration of No Interest** (*conflict of duty and interest, pecuniary or other*)
  - b) **Adoption of Minutes**
    - o Regular Council Meeting Minutes - April 23, 2024
  - c) **Council Reports**

None
  - d) **Administrative Reports**
    - o Report for Council, Enforcement and Protective Services Monthly Report - April 2024
    - o Report for Council, Development & Building Monthly Report - April 2024
  - e) **Boards, Committee and Commission Minutes and/or Reports**
    - o Municipal Planning Commission Meeting Minutes - March 26, 2024
    - o Family & Community Support Services Board Meeting Minutes - April 11, 2024
  - f) **Information**
    - o City of Lacombe Council Highlights - April 22, 2024
    - o Lacombe County Council Highlights - April 25, 2024
  - g) **Correspondence**
    - o Email from M. King - National Police Federation, Re: Bill 11 Resolutions at Alberta Municipalities - April 26, 2024
    - o Letter from NRDRWSC, Re: Provincial Drought Management Education and Communication - May 2, 2024
    - o Email from Immigration, Refugees and Citizenship Canada - May 9, 2024, Re: Celebrate Citizenship Week May 13 to 19, 2024

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4. **DELEGATION**

- 4.1 Introduction of Staff Sgt. Andrew Allan, *Director Ken Morrison*

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5. **PUBLIC HEARING**

None

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6. **BUSINESS**

- 6.1 Request for Decision, Mayor Hoover - Notice of Motion, McKay Ranch Area Structure Plan (*April 23, 2024, Regular Council Meeting*)  
6.2 Request for Decision, Proposed Bill 20 - Municipal Affairs Statutes Amendment Act  
6.3 Request for Decision, Bylaw 1308.24 - Valley Ridge Area Structure Plan (*First Reading*)  
6.4 Request for Decision, Bylaw 1309.24 - Valley Ridge LUB Amendments (*First Reading*)  
6.5 Request for Decision, Proposed Subdivision S-01-24 Valley Ridge Phase 6  
6.6 Request for Decision, Intranet Project  
6.7 Request for Decision, 2024 Spring Budget Adjustments  
6.8 Request for Decision, Blackfalds Xing Sanitary Trunk (NE-22-39-27-W4) Project Award  
6.9 Request for Decision, Aspen Lakes West School Site Capital Project Revisions  
6.10 Request for Decision, Town of Sylvan Lake 1913 Days Parade Invitation  
6.11 Request for Decision, Stettler Steel Wheel Stampede Parade Invitation  
6.12 Request for Decision, Proclamation - World Family Doctor Day – May 19, 2024

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7. **NOTICES OF MOTION**

None

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8. **CONFIDENTIAL**

- 8.1 Leung Road Capital Project - FOIP Section 24(1) Advice from Officials  
8.2 Land Donations - FOIP Section 24(1) Advice from Officials

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9. **ADJOURNMENT**

**Future Meetings/Events:**

- Regular Council Meeting – May 28, 2024
- Regular Council Meeting – June 11, 2024

**MINUTES**

A Regular Council Meeting for the Town of Blackfalds was held on April 23, 2024, at 5018 Waghorn Street in Council Chambers, commencing at 7:00 p.m.

**MEMBERS PRESENT**

Mayor Jamie Hoover  
Deputy Mayor Jim Sands  
Councillor Edna Coulter  
Councillor Marina Appel  
Councillor Laura Svab  
Councillor Brenda Dennis

**ATTENDING**

Rick Kreklewich, Acting CAO and Director of Community Services  
Justin de Bresser, Director of Corporate Services  
Ken Morrison, Director of Emergency Management and Protective Services  
Darolee Bouteiller, Finance Manager  
Marco Jadie, IT Tech  
Danielle Nealon, Executive & Legislative Coordinator

**REGRETS**

Kim Isaak, Chief Administrative Officer  
Preston Weran, Director of Infrastructure and Planning Services

**MEDIA**

None

**OTHERS PRESENT**

Chris Burt, Stakeholder Relations Manager - Fortis Alberta  
Tetiana Nabutovskyi and Alan Litster - BDO

**WELCOME AND CALL TO ORDER**

Mayor Hoover welcomed everyone to the Regular Council Meeting of April 23, 2024, and called the meeting to order at 7:00 p.m.

**TREATY SIX LAND ACKNOWLEDGEMENT**

A Land Acknowledgement was read to recognize that the Town of Blackfalds is on Treaty Six Territory.

**ADOPTION OF AGENDAS**

**121/24** Councillor Svab moved That Council adopt the Regular Agenda for April 23, 2024, as presented.

**CARRIED UNANIMOUSLY**

**122/24** Councillor Coulter moved That Council adopt the Consent Agenda for April 23, 2024, as presented, containing:

- **Declaration of No Interest** (*conflict of duty and interest, pecuniary or other*)
- **Adoption of Minutes**
  - Special Council Meeting Minutes - April 9, 2024
  - Regular Council Meeting Minutes - April 9, 2024
  - Standing Committee of Council Meeting Minutes - April 15, 2024
- **Council Reports**
  - Mayor Hoover
  - Deputy Mayor Sands
  - Councillor Appel

**MINUTES**

- Councillor Svab
- Councillor Dennis
- **Administrative Reports**
  - Report for Council, CAO Report - April 2024
- **Boards, Committee and Commission Minutes and/or Reports**
  - Family & Community Support Services Board Meeting Minutes - February 8, 2024
  - Family & Community Support Services Board Meeting Minutes - March 14, 2024
  - Recreation, Parks and Culture Board Meeting Minutes - March 6, 2024
- **Information**
  - Lacombe Foundation Audited Financial Statement - 2023
  - Parkland Regional Library System Annual Report Infographic 2023
  - City of Lacombe Council Highlights - April 8, 2024
  - Lacombe County Council Highlights - April 11, 2024
  - Parkland Regional Library System - Parkland's 65th Anniversary Celebration - May 10, 2024
- **Correspondence**
  - Letter from Alberta Disability Workers Association - April 8, 2024 - Re: Alberta Disability Services Professional Appreciation Week May 20-26, 2024

**CARRIED UNANIMOUSLY****DELEGATION****Franchise Presentation - Fortis Alberta**

Chris Burt provided a presentation and overview of the franchise services offered by Fortis in the Town of Blackfalds in accordance with the Franchise Agreement.

**2023 Audited Financial Statements – BDO**

Tetiana Nabutovskyi and Alan Litster presented to Council the Audited Financial Statements for 2023.

**PUBLIC HEARING**

None

**BUSINESS****Request for Decision, 2023 Audited Financial Statements**

Following the presentation from BDO, Manager Bouteiller presented the 2023 Audited Financial Statements for Council's approval.

**123/24** Deputy Mayor Sands moved That Council move to approve the 2023 Consolidated Financial Statements, as presented.

**CARRIED UNANIMOUSLY****Request for Decision, Bylaw 1295.24 – Access to Information Bylaw**

Director de Bresser brought forward for Council's consideration Bylaw 1295.24 for Second and Third Reading.

**124/24** Councillor Appel moved That Council gives Second Reading to Bylaw 1295.24 - Access to Information Bylaw, as presented.

**CARRIED UNANIMOUSLY**

**125/24** Councillor Svab moved That Council gives Third and Final reading to Bylaw 1295.24 – Access to Information Bylaw, as presented.

**CARRIED UNANIMOUSLY**

**MINUTES**

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**Request for Decision, Bylaw 1296.24 – Records & Information Management Bylaw**

Director de Bresser brought forward Bylaw 1296.24 – Records & Information Management Bylaw for Council’s consideration of Second and Third Reading.

**126/24** Councillor Coulter moved That Council gives Second Reading Bylaw 1296.24 - Records & Information Management Bylaw, as presented.

**CARRIED UNANIMOUSLY**

**127/24** Councillor Appel moved That Council gives Third and Final Reading Bylaw 1296.24 - Records & Information Management Bylaw, as presented.

**CARRIED UNANIMOUSLY**

**Request for Decision, Bylaw 1305.24 - 2024 Property Tax Rate Bylaw**

Director de Bresser brought forward the 2024 Property Tax Rate Bylaw for Council’s consideration of Second and Third Reading.

**128/24** Deputy Mayor Sands moved That Council gives Second Reading to Bylaw 1305.24 - 2024 Property Tax Rate Bylaw for the Town of Blackfalds, as presented.

**CARRIED UNANIMOUSLY**

**129/24** Councillor Svab moved That Council gives Third and Final Reading to Bylaw 1305.24, 2024 Property Tax Rate Bylaw for the Town of Blackfalds, as presented.

**CARRIED UNANIMOUSLY**

**Request for Decision, Council Policy CP 183.24 - Electronic and Digital Signatures**

Director Kreklewich, on behalf of CAO Isaak, introduced the Council Electronic and Digital Signatures Policy for Council’s consideration of adoption.

**130/24** Councillor Coulter moved That Council adopt Council Policy CP 183.24 - Electronic and Digital Signatures, as presented.

**CARRIED UNANIMOUSLY**

**Request for Decision, Council Policy CP 184.24 - Signing Authority**

Director Kreklewich, on behalf of CAO Isaak, presented the Council Signing Authority Policy for Council’s consideration.

**131/24** Councillor Dennis moved That Council adopt Council Policy CP 184.24 - Signing Authority, as presented.

**CARRIED UNANIMOUSLY**

**Request for Decision, Quarterly Financial Reports for the Period Ending March 31, 2024**

Manager Bouteiller presented the Quarterly Financial Reports for the first quarter of 2024 for Council’s information.

**132/24** Councillor Coulter moved That Council accepts the Operating Statement and Variance report for the period ending March 31, 2024, as information.

**CARRIED UNANIMOUSLY**

**133/24** Councillor Svab moved That Council accepts the Capital Project Report for the period ending March 31, 2024, as information.

**CARRIED UNANIMOUSLY**

**MINUTES**

- 134/24** Deputy Mayor Sands moved That Council accepts the Council Expenditure report for the period ending March 31, 2024, as information.

**CARRIED UNANIMOUSLY**

**Request for Decision, Proclamation - Community Initiatives Grant –  
Seehaderah Association**

Director Kreklewich brought forward a Community Initiatives Grant Application received from Seehaderah Association.

- 135/24** Deputy Mayor Sands moved That Council provides funding to the Seehaderah Association from the Community Initiatives Grant in the amount of \$1,500.00.

**CARRIED UNANIMOUSLY**

**Request for Decision, Blackfalds Bulldogs Funding Request – BCHL All-  
Star Weekend Bid**

Director Kreklewich brought forward a funding request from the Blackfalds Bulldogs to host the BCHL All-Star Weekend in Blackfalds.

Mayor Hoover turned the chair over to Deputy Mayor Sands.

- 136/24** Mayor Hoover moved That Council provide financial support to the Blackfalds Bulldogs Jr. A Hockey Club in the amount of \$15,000 for the BCHL All-Star Weekend bid application.

**DEFEATED**  
*In Favour: Mayor Hoover*

Deputy Mayor Sands turned the chair back to Mayor Hoover.

**Request for Decision, Boys and Girls Club of Wolf Creek Funding Request**

Director Kreklewich brought forward a funding request from the Boys and Girls Club of Wolf Creek.

- 137/24** Councillor Svab moved That Council refer this item back to Administration for more information.

**CARRIED**  
*Opposed: Councillor Appel*

**Request for Decision, Proclamation - Alberta Rural Health Week May 27-31,  
2024**

Director de Bresser brought forward a request to proclaim May 27-31, 2024, as Alberta Rural Health Week.

- 138/24** Deputy Mayor Sands moved That Council move to proclaim May 27 – May 31, 2024, as Alberta Rural Health Week in the Town of Blackfalds.

**CARRIED UNANIMOUSLY**

- 139/24** Deputy Mayor Sands moved That Council allocates \$1,000 to the recognition efforts of the Health Care providers within the Town of Blackfalds.

**CARRIED UNANIMOUSLY**

**NOTICES OF MOTION**

**Mayor Hoover - McKay Ranch Area Structure Plan**

Mayor Hoover brought forward a Notice of Motion that will be considered at the May 14, 2024, Regular Council Meeting.

**MINUTES**

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“That Council give unanimous approval to raise the matter of the McKay Ranch Area Structure Plan sooner than the six (6) month time period outlined in Bylaw 1289.23 - Council Procedural Bylaw.”

**CONFIDENTIAL**

None

**ADJOURNMENT**

Mayor Hoover adjourned the Regular Council Meeting at 9:12 p.m.

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Jamie Hoover, Mayor

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Kim Isaak, CAO

DRAFT

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**MEETING DATE:** May 14, 2024

**PREPARED BY:** Ken Morrison, Director of Emergency Management and Protective Services

**SUBJECT:** **Enforcement and Protective Services Monthly Report - April 2024**

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## **BACKGROUND**

Administration provides the Council with monthly updates for activity from the Town's Municipal Enforcement, Fire Services, OHS, Emergency Management and RCMP.

## **DISCUSSION**

The attached documents are a combination of activities occurring during the month of April for Municipal Enforcement, Occupational Health & Safety, Fire Services, RCMP and Emergency Management.

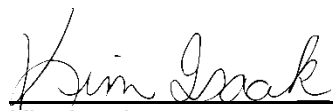
## **FINANCIAL IMPLICATIONS**

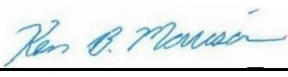
None

## **ATTACHMENTS**

- *Protective Services Monthly Report*
- *Municipal Enforcement April Incident report.*
- *Fire April monthly Incident summary.*
- *Aspen Lake Westbound speed sign stats.*
- *Cotton Wood Westbound speed sign stats.*
- *RCMP CAD Municipal April 2024 Detachment at a glance and crime gauge.*
- *RCMP CAD Municipal April 2024 5-year Crime Stats*

## **APPROVALS**

  
\_\_\_\_\_  
Kim Isaak,  
Chief Administrative Officer

  
\_\_\_\_\_  
Director/Author

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## Protective Services Monthly Report

### **Municipal Enforcement:**

During the month of April Municipal Enforcement officers opened 80 new operational files. Files broken down were as follows:

- 9 Traffic Bylaw files,
- 8 Community Standards Bylaw.
- 6 Land Use Bylaw.
- 4 Parking Complaints,
- 5 Public Concern files.
- 9 Files assisting other town departments.
- 2 Assist RCMP files.
- 5 Mischief file.
- 14 Animal Control Bylaw files,
- 1 Assist other,
- 4 Fire Protection Bylaw complaint
- 2 Off Highway vehicle complaints,
- 2 Found Property files.
- 2 Miscellaneous files.
- 2 Traffic concern files.
- 1 File where the vehicle fled from Peace Officer.

Officers continued to work with Public Works assisting them in clearing the roads for street cleaning. Vehicles were not towed or ticketed during this time; every effort was made to contact owners to ensure roads were cleared prior to sweepers cleaning. Residents were very cooperative with moving vehicles, appreciating the warnings and reminders to move vehicles.

Seven vehicles were towed for various infractions under Provincial Acts or regulations, such as suspended driving, no registration or insurance, abandoned vehicles, and others.

School zones continued to be an issue, with problems with parking and driving habits in and around the school zones. Parking in crosswalks, in front of fire hydrants, blocking driveways, parking too close to intersection and cross walks all are ongoing concerns.

Animal control complaints are increasing. We are seeing a lot of animals off-leash, animals running at large, numerous barking dog complaints, and several unlicensed animals as well. We are also starting to see wild animal complaints increase, which is normal for this time of year.

Vandalism and mischief continues to be a problem within our facilities as well as fights in or around our town buildings. Officers have once again had to increase the number of patrols occurring around the Junior Campus, with issues occurring over lunch and after school hours.

Officers are scheduled to participate in McHappy Days in May. They will also assist the School Resource officer with the "Point, Pause, and Proceed" program in elementary schools, working to ensure the safety of our students.

Traffic Speed signs were situated on Aspen Lake westbound and Cottonwood westbound. Cottonwood recorded 31,358 vehicles from April 1<sup>st</sup> to April 29<sup>th</sup> showing the average speed at this location was 42 kmh, with the maximum speed recorded at 101 kmh, between 7 am-8am.



The sign on Aspen Lake West recorded 15,645 vehicles from April 1<sup>st</sup> to May 1<sup>st</sup>, with the average speed being 39 kmh and highest speed recorded, 77 kmh, between 10 – 11 pm. Speed sign reports are attached to this report for further details.

Peace Officers were able to focus on traffic enforcement within the town during the month and as a result many violation tickets were issued for distracted driving, failure to obey traffic control devices, speeding and numerous other offences.

**In total, there were 119 violation tickets issued during the month, including bylaws and provincial regulations. \$24,156.00 in fines were issued because of these violations.**

### Violation Tickets Issued

	<b>ACT</b>	<b>Tickets</b>	<b>Fine Total</b>	<b>Average Fine</b>
1.	Traffic Safety Act	70	\$15,204	\$217.20
2.	Vehicle Equipment Reg.	10	\$891.00	\$89.10
3.	Use of Highway & Rules of the Road Reg.	28	\$6,561.00	\$234.32
4.	Animal Control Bylaw	1	\$100.00	\$100.00
5.	Traffic Bylaw	6	\$900.00	\$150.00
6.	Animal Control Bylaw	2	\$200.00	\$100.00
7.	Operator Lic & Vehicle Reg.	2	\$300.00	\$150.00

- Municipal Enforcement Month End Report **attached**.

### **Blackfalds Fire Rescue**

During the month of April, we continue to mentor two new recruits on Monday evenings so they are still able to take part in our Wednesday evening training.

The two Rookie Firefighters taking part in the NFPA 1001 Level 1 training with the City of Lacombe have completed this course and the NFPA 470 Hazmat Awareness and Operations course as well.

Training focus on Wednesday evenings was more toward the practical skills of the pump course being hosted. The skills include getting water from a hydrant and static sources, then engaging the pump and flowing water successfully to the hose lines. They also were required to be proficient at driving the apparatus through an obstacle course and a driver's road test.

Our NFPA 1140 Wildland course was completed for fire department members.

We also held a three-hour modified Wildland course for Public Works and CSD Parks and Facilities staff. Enforcing safety, Communication, expectations, PPE, terminology, and various hand tools. This was to further enhance the working relationship with the staff when assisting the fire department on the larger grass fires (like the CP rail fires) going forward.

On Thursday evenings, we have been instructing the theory portion of the NFPA 1002 Driver and Pump Course, which will run until the first weekend of May.

We continue to complete fire inspections for new businesses, and we are working with the contractors of the High School as it nears completion towards the handover to Wolf Creek School Division. The next step is to review the Fire Safety Plans for the school.

A summary of the types of incidents for April 2024 is included.

### **Occupational Health & Safety**

April saw the addition of our new OHS Advisor, Jamie MICHALEVICH, who has been busy getting up to speed on the Towns OHS program.

8 incidents were reported: Four at the Abbey, a staff member was stuck in the elevator for a period with the battery backup failing on the call button, a guest bumped into another vehicle in the parking lot, vandalism was done to a toilet, and a teen fainted during orientation. A Public Works employee reported a strained back while carrying a 5-gallon pail, and Parks reported a small environmental spill when a hydraulic hose ruptured on a lift they had rented. Planning & Development reported an individual entering the office area in the morning before they opened. A CSD employee reported a strained back after operating the skid steer for a period.

A Joint Health and Safety meeting was held, and Monthly Safety Meetings for the Abbey, Public Works and Parks and Facilities were attended, as well as 8 toolbox meetings by the advisor.

Training was provided to summer staff at the orientation session, as well summer students were activated on Corepoint and assigned required training through Safety Hub.

### **RCMP**

**April statistics are attached to the report.**

The new RCMP Detachment Commander, S/Sgt Andrew Allen, will be starting on the 13<sup>th</sup> of May.

### **Emergency Management**

Throughout the month of April, LREMP sub-committees have met. The LREMP plan is reviewed and updated by a sub committee with hopes of providing a draft at the next Agency meeting for all to review.

LCMAO has been engaged with LREMP in the early stages of planning the 2024 tabletop exercise and the 2025 full-scale exercise. This subcommittee is working to ensure the tabletop provides a realistic scenario that can be further developed for the full-scale exercise.

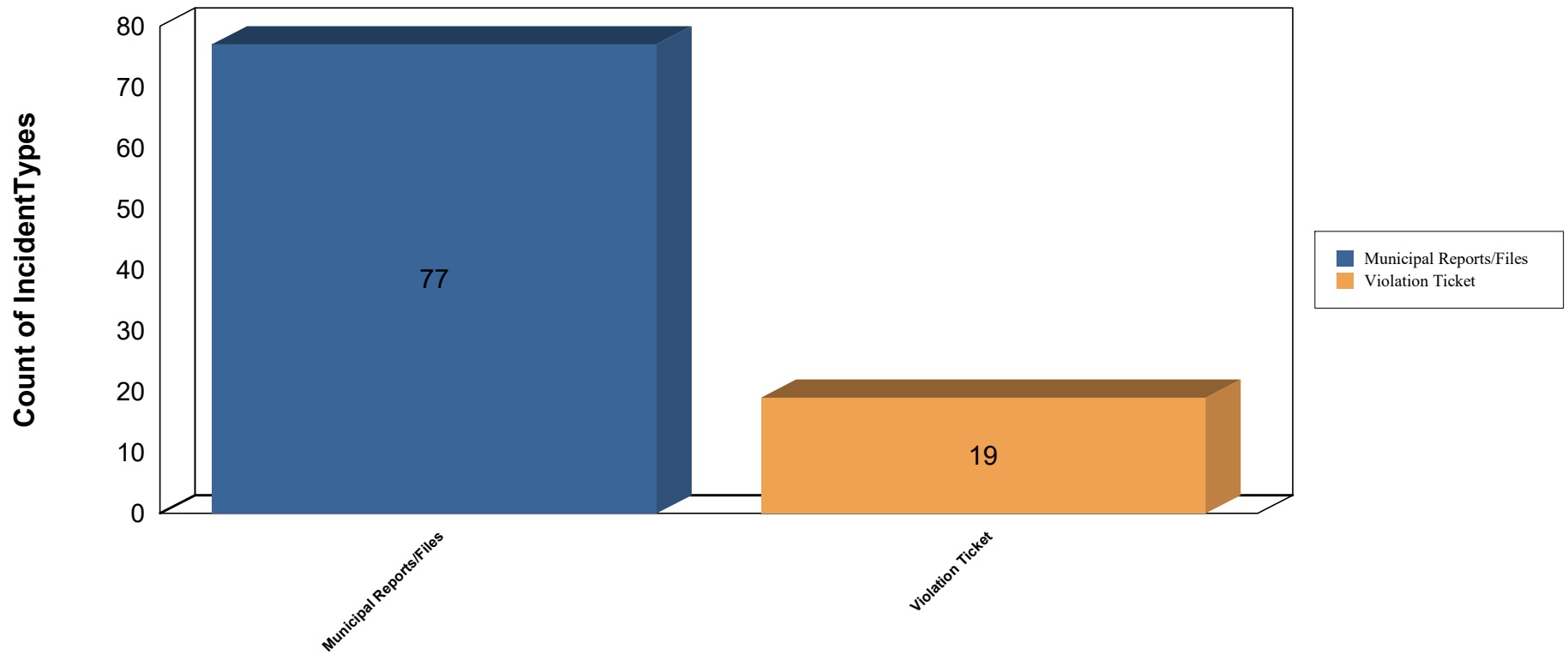
These committees will continue to meet monthly or more often as the need requires.

### **Ken Morrison**

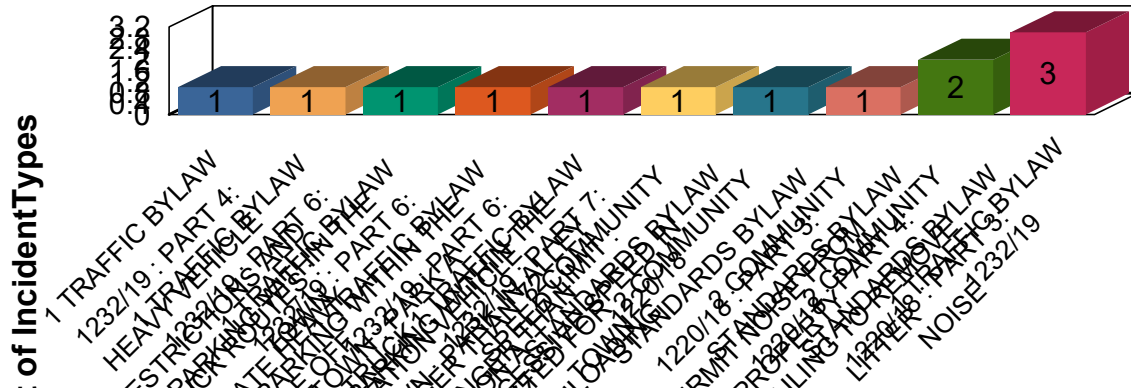
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Director of Emergency Management & Protective Services

### Count of Reports Completed



# Count of Incident Types



<p>1 TRAFFIC BYLAW 1232/19 : PART 4: HEAVY VEHICLE RESTRICTIONS AND TRUCK ROUTES : OPERATE HEAVY VEHICLE OFF DESIGNATED TRUCK ROUTE</p>	<p>1 TRAFFIC BYLAW 1232/19 : PART 6: PARKING WITHIN THE TOWN</p>	<p>1 TRAFFIC BYLAW 1232/19 : PART 6: PARKING WITHIN THE TOWN : PARK A RECREATION VEHICLE FOR LONGER THAN 72 HOURS ON A HIGHWAY</p>
<p>1 TRAFFIC BYLAW 1232/19 : PART 6: PARKING WITHIN THE TOWN : PARK IN ALLEY LONGER THAN PERMITTED FOR LOADING/UNLOADING</p>	<p>1 TRAFFIC BYLAW 1232/19 : PART 7: SPEED LIMIT : EXCESSIVE SPEED IN TOWN</p>	<p>2 COMMUNITY STANDARDS BYLAW 1220/18</p>
<p>2 COMMUNITY STANDARDS BYLAW 1220/18 : PART 3: PERMIT NOISE FROM PROPERTY</p>	<p>2 COMMUNITY STANDARDS BYLAW 1220/18 : PART 4: FAILING TO REMOVE LITTER</p>	<p>2 COMMUNITY STANDARDS BYLAW 1220/18 : PART 3: NOISE LITTER</p>
<p>1 TRAFFIC BYLAW 1232/19</p>		

1.28% # of Reports: 1 Municipal Reports/Files 1 TRAFFIC BYLAW 1232/19 : PART 4: HEAVY VEHICLE RESTRICTIONS AND TRUCK ROUTES : OPERATE HEAVY VEHICLE OFF DESIGNATED TRUCK ROUTE

1.28% # of Reports: 1 Municipal Reports/Files 1 TRAFFIC BYLAW 1232/19 : PART 6: PARKING WITHIN THE TOWN

1.28% # of Reports: 1 Municipal Reports/Files 1 TRAFFIC BYLAW 1232/19 : PART 6: PARKING WITHIN THE TOWN : PARK A RECREATION VEHICLE FOR LONGER THAN 72 HOURS ON A HIGHWAY

1.28% # of Reports: 1 **Municipal Reports/Files** 1 TRAFFIC BYLAW 1232/19 : PART 6: PARKING WITHIN THE TOWN : PARK IN ALLEY LONGER THAN PERMITTED FOR LOADING/UNLOADING

1.28% # of Reports: 1 **Municipal Reports/Files** 1 TRAFFIC BYLAW 1232/19 : PART 7: SPEED LIMIT : EXCESSIVE SPEED IN TOWN

1.28% # of Reports: 1 **Municipal Reports/Files** 2 COMMUNITY STANDARDS BYLAW 1220/18

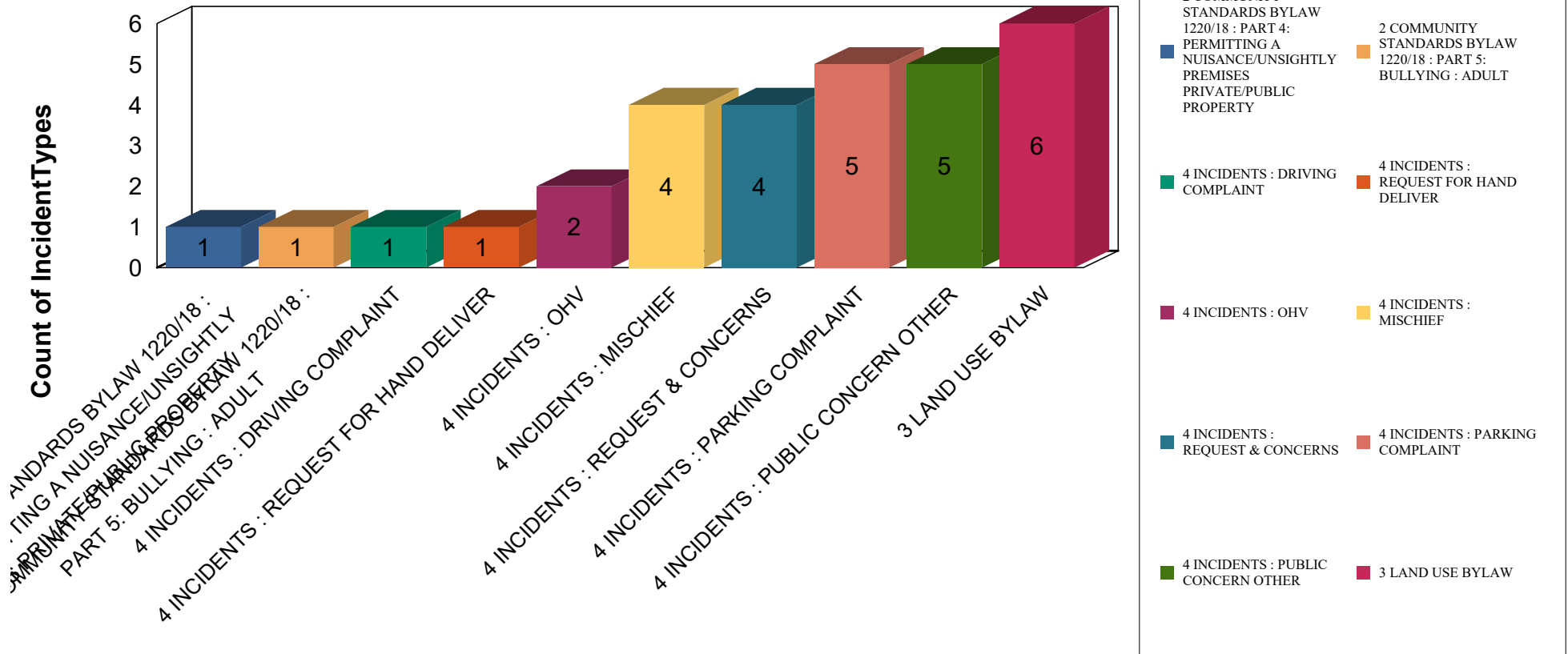
1.28% # of Reports: 1 **Municipal Reports/Files** 2 COMMUNITY STANDARDS BYLAW 1220/18 : PART 3: PERMIT NOISE FROM PROPERTY

1.28% # of Reports: 1 **Municipal Reports/Files** 2 COMMUNITY STANDARDS BYLAW 1220/18 : PART 4: FAILING TO REMOVE LITTER

2.56% # of Reports: 2 **Municipal Reports/Files** 2 COMMUNITY STANDARDS BYLAW 1220/18 : PART 3: NOISE

3.85% # of Reports: 3 **Municipal Reports/Files** 1 TRAFFIC BYLAW 1232/19

# Count of Incident Types



1.28% # of Reports: 1 Municipal Reports/Files 2 COMMUNITY STANDARDS BYLAW 1220/18 : PART 4: PERMITTING A NUISANCE/UNSIGHTLY PREMISES PRIVATE/PUBLIC PROPERTY

1.28% # of Reports: 1 Municipal Reports/Files 2 COMMUNITY STANDARDS BYLAW 1220/18 : PART 5: BULLYING : ADULT

1.28% # of Reports: 1 Municipal Reports/Files 4 INCIDENTS : DRIVING COMPLAINT

1.28% # of Reports: 1 Municipal Reports/Files 4 INCIDENTS : REQUEST FOR HAND DELIVER

2.56% # of Reports: 2 Municipal Reports/Files 4 INCIDENTS : OHV

5.13% # of Reports: 4 Municipal Reports/Files 4 INCIDENTS : MISCHIEF

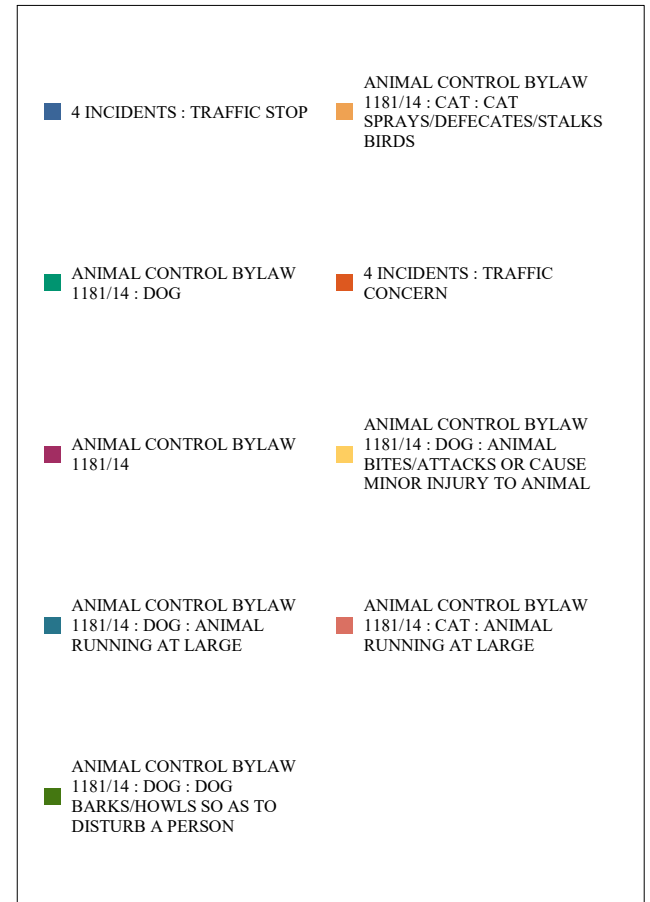
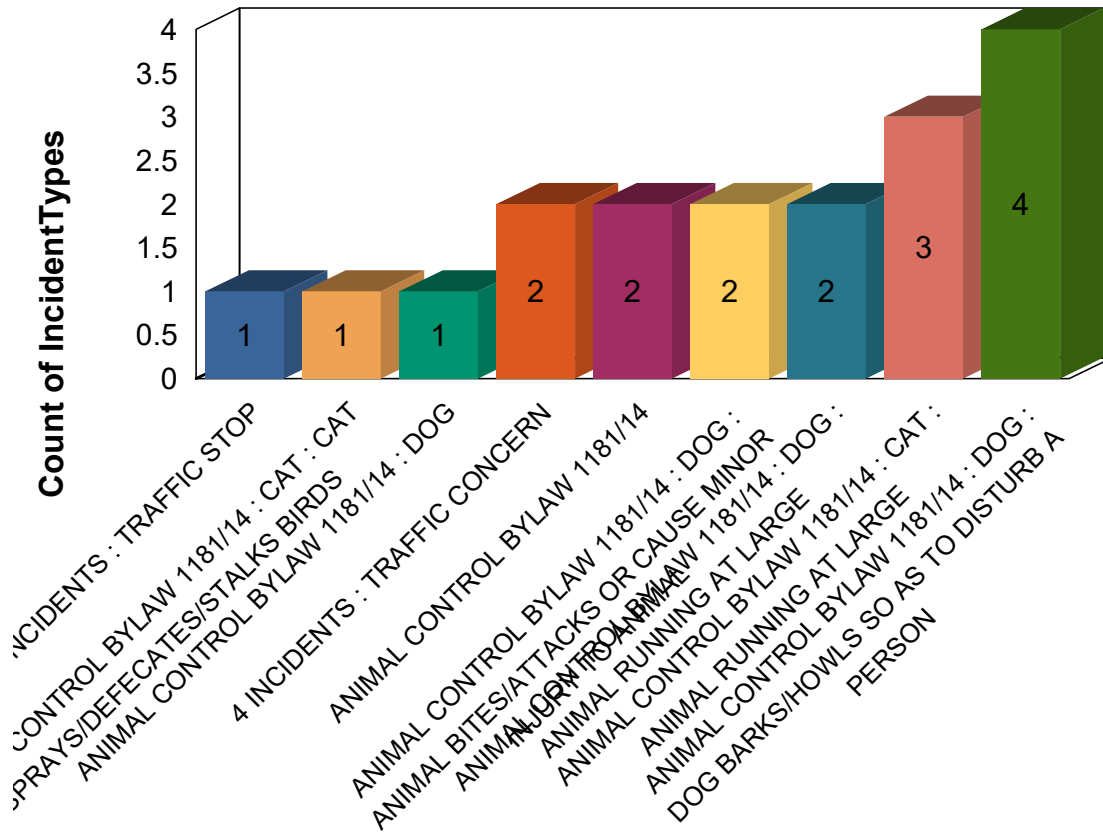
5.13% # of Reports: 4 Municipal Reports/Files 4 INCIDENTS : REQUEST & CONCERNS

6.41% # of Reports: 5 Municipal Reports/Files 4 INCIDENTS : PARKING COMPLAINT

6.41% # of Reports: 5 Municipal Reports/Files 4 INCIDENTS : PUBLIC CONCERN OTHER

7.69% # of Reports: 6 Municipal Reports/Files 3 LAND USE BYLAW

# Count of Incident Types



1.28% # of Reports: 1 Municipal Reports/Files 4 INCIDENTS : TRAFFIC STOP

1.28% # of Reports: 1 Municipal Reports/Files ANIMAL CONTROL BYLAW 1181/14 : CAT : CAT SPRAYS/DEFECATES/STALKS BIRDS

1.28% # of Reports: 1 Municipal Reports/Files ANIMAL CONTROL BYLAW 1181/14 : DOG



2.56% # of Reports: 2 Municipal Reports/Files 4 INCIDENTS : TRAFFIC CONCERN

2.56% # of Reports: 2 Municipal Reports/Files ANIMAL CONTROL BYLAW 1181/14

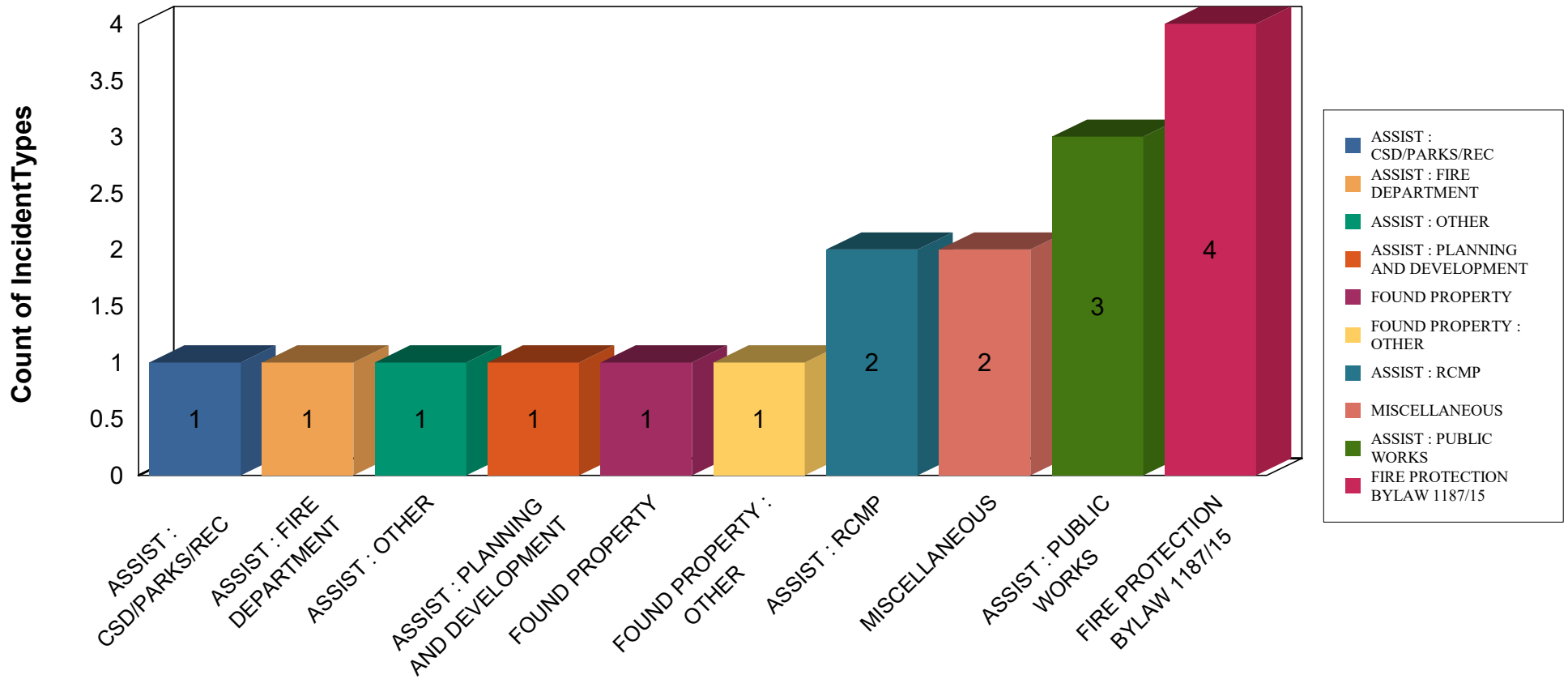
2.56% # of Reports: 2 Municipal Reports/Files ANIMAL CONTROL BYLAW 1181/14 : DOG : ANIMAL BITES/ATTACKS OR CAUSE MINOR INJURY TO ANIMAL

2.56% # of Reports: 2 Municipal Reports/Files ANIMAL CONTROL BYLAW 1181/14 : DOG : ANIMAL RUNNING AT LARGE

3.85% # of Reports: 3 Municipal Reports/Files ANIMAL CONTROL BYLAW 1181/14 : CAT : ANIMAL RUNNING AT LARGE

5.13% # of Reports: 4 Municipal Reports/Files ANIMAL CONTROL BYLAW 1181/14 : DOG : DOG BARKS/HOWLS SO AS TO DISTURB A PERSON

# Count of Incident Types



1.28% # of Reports: 1 Municipal Reports/Files ASSIST : CSD/PARKS/REC

1.28% # of Reports: 1 Municipal Reports/Files ASSIST : FIRE DEPARTMENT

1.28% # of Reports: 1 Municipal Reports/Files ASSIST : OTHER

1.28% # of Reports: 1 Municipal Reports/Files ASSIST : PLANNING AND DEVELOPMENT

1.28% # of Reports: 1 Municipal Reports/Files FOUND PROPERTY

1.28% # of Reports: 1 Municipal Reports/Files FOUND PROPERTY : OTHER

2.56% # of Reports: 2 Municipal Reports/Files ASSIST : RCMP

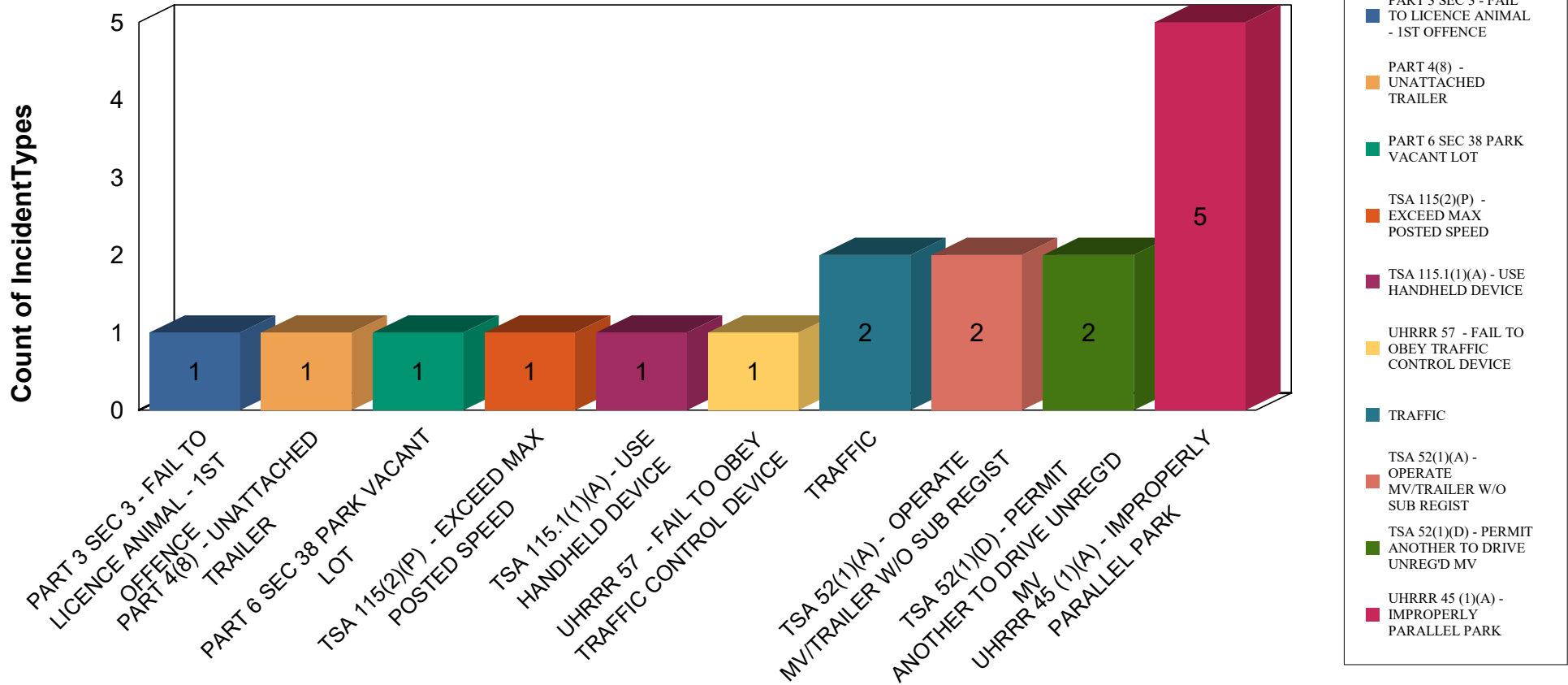
2.56% # of Reports: 2 Municipal Reports/Files MISCELLANEOUS

3.85% # of Reports: 3 Municipal Reports/Files ASSIST : PUBLIC WORKS

5.13% # of Reports: 4 Municipal Reports/Files FIRE PROTECTION BYLAW 1187/15

**Grand Total: 100.00% Total # of Incident Types Reported: 78 Total # of Reports: 77**

# Count of Incident Types



5.26% # of Reports: 1 Violation Ticket PART 3 SEC 3 - FAIL TO LICENCE ANIMAL - 1ST OFFENCE

5.26% # of Reports: 1 Violation Ticket PART 4(8) - UNATTACHED TRAILER

5.26% # of Reports: 1 Violation Ticket PART 6 SEC 38 PARK VACANT LOT

5.26% # of Reports: 1 Violation Ticket TSA 115(2)(P) - EXCEED MAX POSTED SPEED

5.26% # of Reports: 1 Violation Ticket TSA 115.1(1)(A) - USE HANDHELD DEVICE

5.26% # of Reports: 1 Violation Ticket UHRRR 57 - FAIL TO OBEY TRAFFIC CONTROL DEVICE

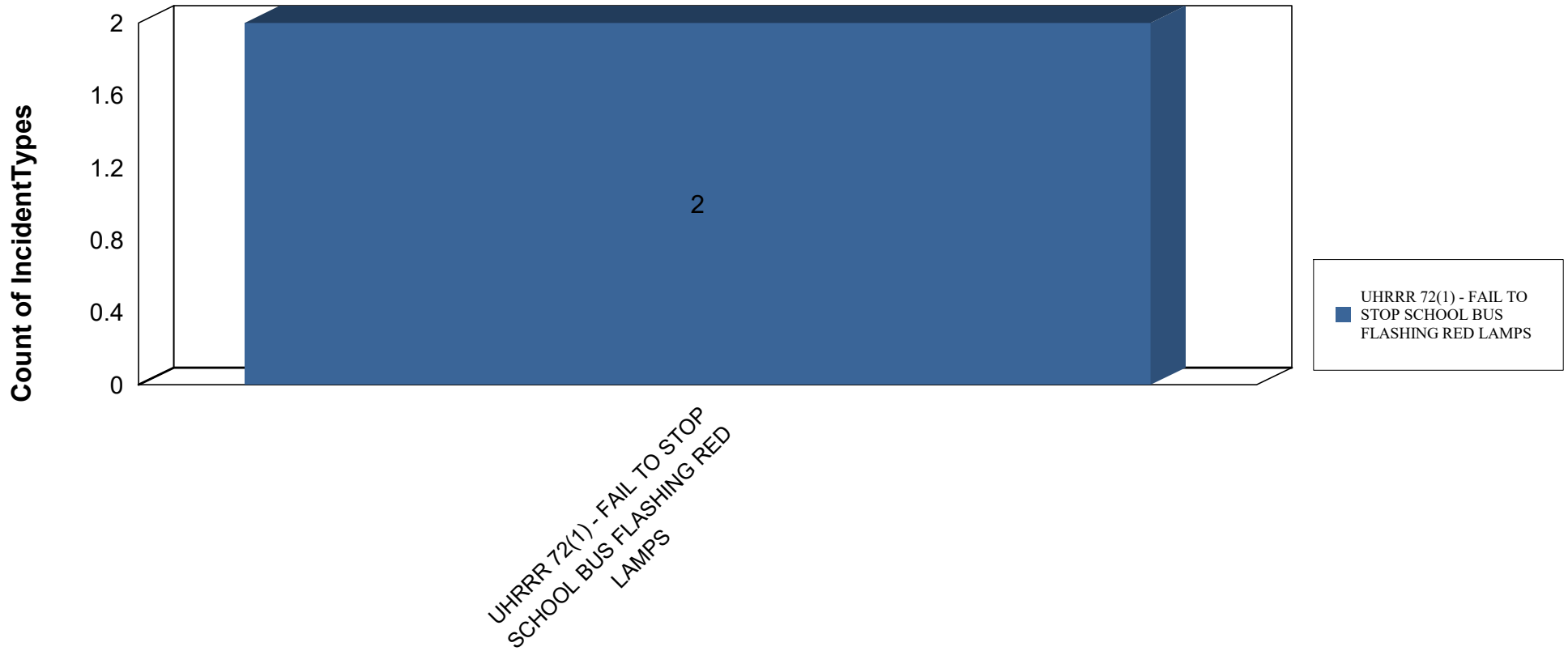
10.53% # of Reports: 2 Violation Ticket TRAFFIC

10.53% # of Reports: 2 Violation Ticket TSA 52(1)(A) - OPERATE MV/TRAILER W/O SUB REGIST

10.53% # of Reports: 2 Violation Ticket TSA 52(1)(D) - PERMIT ANOTHER TO DRIVE UNREG'D MV

26.32% # of Reports: 5 Violation Ticket UHRRR 45 (1)(A) - IMPROPERLY PARALLEL PARK

# Count of Incident Types



10.53% # of Reports: 2 Violation Ticket UHRRR 72(1) - FAIL TO STOP SCHOOL BUS FLASHING RED LAMPS

**Grand Total: 100.00% Total # of Incident Types Reported: 19 Total # of Reports: 19**

**Grand Total: 100.00% Total # of Incident Types Reported: 97**

# Blackfalds Fire Rescue

4401 South Street, P.O. Box 220, Blackfalds, Alta T0M-0J0

Phone: 403 -885 - 4144

Fax: 403 - 885 - 5499

## INCIDENT SUMMARY - PAGE 1 OF 1

Blackfalds Fire Rescue Department				BLF	APRIL	2024		
CALL #	DATE	INCIDENT TYPE	DISPATCH EVENT #	LOCATION		RCMP FILE #	MAFP 1244	
0062	1	FIRE GRASS/BRUSH	513137200	Lacombe County		N/A	N/A	
0063	3	ALARM	513170074	Lacombe County		N/A	N/A	
0064	6	ALARM	513199029	Lacombe County		N/A	N/A	
0065	7	FIRE GRASS/BRUSH	513219257	Blackfalds Corporate Limits		YES	N/A	
0066	8	ALARM	513230729	Blackfalds Corporate Limits		N/A	N/A	
0067	10	FIRE VEHICLE	513252672	Lacombe County		YES	YES	
0068	10	FIRE GRASS/BRUSH	513258762	Blackfalds Corporate Limits		N/A	N/A	
0069	10	MEDICAL	513259116	Blackfalds Corporate Limits		N/A	EMS	
0070	11	ALARM	513270671	Blackfalds Corporate Limits		N/A	N/A	
0071	12	FIRE VEHICLE	513288625	Blackfalds Corporate Limits		N/A	N/A	
0072	12	FIRE GRASS/BRUSH	513290440	Blackfalds Corporate Limits		N/A	N/A	
0073	14	MEDICAL	513312174	Blackfalds Corporate Limits		YES	EMS	
0074	16	ALARM	513340680	Blackfalds Corporate Limits		N/A	N/A	
0075	18	ALARM	513368718	Blackfalds Corporate Limits		N/A	N/A	
0076	17	FIRE GRASS/BRUSH	513386708	Blackfalds Corporate Limits		N/A	N/A	
0077	20	FIRE GRASS/BRUSH	513395771	Blackfalds Corporate Limits		N/A	N/A	
0078	22	FIRE GRASS/BRUSH	513426792	Blackfalds Corporate Limits		N/A	N/A	
0079	22	MEDICAL	513427373	Blackfalds Corporate Limits		N/A	EMS	
0080	21	ALARM	513428477	Lacombe County		N/A	N/A	
0081	27	MOTOR VEHICLE INCIDENT	513490904	Blackfalds Corporate Limits		YES	N/A	
0082	27	MOTOR VEHICLE INCIDENT	513497989	Blackfalds Corporate Limits		YES	EMS	
0083	27	FIRE GRASS/BRUSH	513503299	Lacombe County Mutual Aid		N/A	N/A	
TOTAL RESPONSES		22	OFFICER		Robert Côté		REV DT FEB 02/17	Print Form

# Statistics Summary Report

Technician Name: administrator

Location: Aspen LK WB  
 Address: 4794 Apsen LK, Blackfalds, Alberta  
 Speed Limit: 40

Report Period: 2024-04-01 to 2024-05-01  
 Total Vehicle Count: 15,645



Hour	Total Vehicles	Average Vehicles	Total Violations	% Violations	Min. Speed	Max. Speed	Avg. Speed	85% Speed
00-01	42	6	23	55 %	18	53	40	9
01-02	32	5	15	47 %	12	60	37	9
02-03	28	4	14	50 %	23	49	40	10
03-04	67	10	40	60 %	17	56	42	10
04-05	244	35	143	59 %	13	65	42	11
05-06	704	101	435	62 %	11	68	42	10
06-07	1,443	206	699	48 %	6	70	39	10
07-08	1,089	156	599	55 %	5	66	40	10
08-09	739	106	402	54 %	5	88	40	10
09-10	804	115	401	50 %	7	64	39	10
10-11	889	127	432	49 %	5	60	39	10
11-12	1,024	146	492	48 %	7	75	39	10
12-13	907	130	430	47 %	6	62	39	10
13-14	1,021	146	437	43 %	8	66	38	10
14-15	1,059	151	354	33 %	6	60	37	9
15-16	1,246	178	525	42 %	8	63	38	9
16-17	1,303	186	558	43 %	9	65	38	10
17-18	995	142	429	43 %	9	71	38	10
18-19	700	100	275	39 %	9	57	38	9
19-20	595	85	203	34 %	6	67	37	9
20-21	347	50	124	36 %	10	62	37	9
21-22	204	29	87	43 %	12	60	38	10
22-23	103	15	53	51 %	12	77	40	10
23-24	60	9	32	53 %	8	57	40	10
	<b>15,645</b>	<b>2,238</b>	<b>7,202</b>	<b>48 %</b>	<b>10</b>	<b>64</b>	<b>39</b>	<b>10</b>

Speed	Count
0...5	6
5...10	82
10...15	238
15...20	349
20...25	583
25...30	1,302
30...35	1,998
35...40	3,885
40...45	4,306
45...50	2,047
50...55	652
55...60	140
60...65	41
65...70	9
70...75	4
75...80	1
80...85	0
85...90	2
<b>Total:</b>	<b>15,645</b>



# Statistics Summary Report

Technician Name: administrator

Location: Cotton Wood WB

Report Period: 2024-04-01 to 2024-04-29

Address: Cotton Wood WB, Blackfalds

Total Vehicle Count: 31,358

Speed Limit: 50



Hour	Total Vehicles	Average Vehicles	Total Violations	% Violations	Min. Speed	Max. Speed	Avg. Speed	85% Speed
00-01	76	11	19	25 %	17	71	41	11
01-02	39	6	6	15 %	18	63	42	10
02-03	35	5	5	14 %	18	64	39	10
03-04	141	20	19	13 %	16	66	35	10
04-05	640	91	195	30 %	17	90	43	11
05-06	1,750	250	510	29 %	12	78	43	11
06-07	2,838	405	558	20 %	6	67	42	11
07-08	3,165	452	546	17 %	7	101	43	11
08-09	1,573	225	406	26 %	14	76	43	11
09-10	1,658	237	388	23 %	7	71	43	11
10-11	1,944	278	462	24 %	9	74	44	11
11-12	1,873	268	484	26 %	10	72	44	11
12-13	1,472	210	368	25 %	13	70	44	11
13-14	1,840	263	394	21 %	6	76	43	11
14-15	2,999	428	498	17 %	7	72	43	11
15-16	2,175	311	506	23 %	7	79	44	11
16-17	1,968	281	480	24 %	5	72	44	11
17-18	1,792	256	411	23 %	19	88	43	11
18-19	1,245	178	284	23 %	14	85	43	11
19-20	925	132	161	17 %	17	80	43	11
20-21	562	80	102	18 %	15	94	42	11
21-22	373	53	71	19 %	7	67	42	11
22-23	170	24	26	15 %	17	66	41	11
23-24	105	15	17	16 %	19	62	41	11
	<b>31,358</b>	<b>4,479</b>	<b>6,916</b>	<b>21 %</b>	<b>12</b>	<b>75</b>	<b>42</b>	<b>11</b>

County Speed Bins

Speed	Count
0...5	1
5...10	17
10...15	55
15...20	276
20...25	1,622
25...30	2,689
30...35	2,182
35...40	3,236
40...45	5,803
45...50	8,561
50...55	4,637
55...60	1,801
60...65	374
65...70	70
70...75	21
75...80	6
80...85	3
85...90	2
90...95	1
95...100	0
100...105	1
<b>Total:</b>	<b>31,358</b>

Generated on May 1, 2024 at 2:57 PM

SafePace® Pro by Traffic Logix®

**Blackfalds (Municipal) Crime Statistic Summary – January to April****2024/05/06***Blackfalds (Municipal) – Highlights*

- **Break & Enters** are showing a 37.5% decrease when compared to the same period in 2023 (January to April). There were 3 fewer actual occurrences (from 8 in 2023 to 5 in 2024).
- **Theft of Motor Vehicles** increased by 20.0% when compared to the same period in 2023 (January to April). There were 1 more actual occurrences (from 5 in 2023 to 6 in 2024).
- **Theft Under \$5,000** decreased by 20.0% when compared to the same period in 2023 (January to April). There were 3 fewer actual occurrences (from 15 in 2023 to 12 in 2024).

*Blackfalds (Municipal) – Criminal Code Offences Summary*

Crime Category	% Change 2023 – 2024 (January to April)
Total Persons Crime	6.1% Decrease
Total Property Crime	10.2% Decrease
Total Criminal Code	18.8% Decrease

From January to April 2024, when compared to the same period in 2023, there have been:

- 3 fewer **Persons Crime** offences;
- 9 fewer **Property Crime** offences; and
- 33 fewer **Total Criminal Code** offences;

*Blackfalds (Municipal) – April, 2024*

- There were 1 **Thefts of Motor Vehicles** in April: 0 cars, 1 trucks, 0 minivans, 0 SUVs, 0 motorcycles, 0 other types of vehicles, and 0 vehicles taken without consent.
- There were 0 **Break and Enters** in April: 0 businesses, 0 residences, 0 cottages/seasonal residences, 0 in some other type of location, and 0 unlawfully being in a dwelling house.
- There were a total of 2 **Provincial Roadside Suspensions** in April (2 alcohol related and 0 drug related). This brings the year-to-date total to 7 (7 alcohol related and 0 drug related).
- There were a total of 13 files with the **Spousal Abuse** survey code in April (April 2023: 15). This brings the year-to-date total to 45 (2023: 42).
- There were 163 files with **Victim Service Unit** referral scoring in Blackfalds Municipal: 11 accepted, 29 declined, 4 proactive, 0 requested but not available, and 119 files with no victim.



# Blackfalds Municipal Crime Gauge

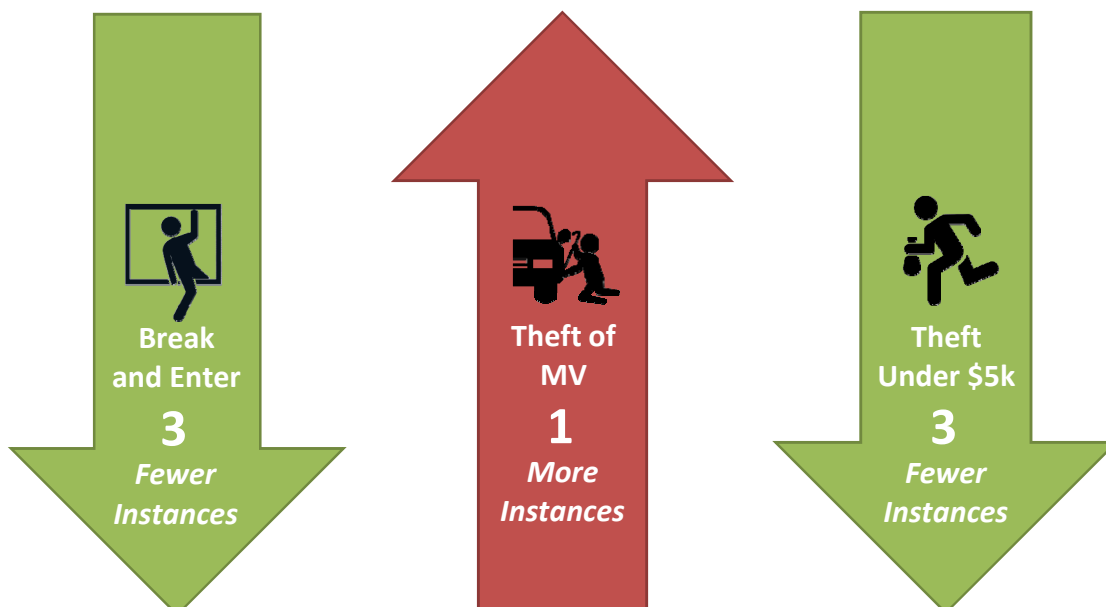
2024 vs. 2023  
January to April

## Criminal Code Offences



**Total Criminal Code Offences:** **19% Decrease**  
When compared to January to April, 2023

## Select Property Crime



The data contained in this document was obtained from PROS, which is a live database. As such, some of the information presented could differ slightly from any past or future reports regarding the same time period.

**Blackfalds Municipal Detachment  
Crime Statistics (Actual)  
January to April: 2020 - 2024**

All categories contain "Attempted" and/or "Completed"

May 6, 2024

CATEGORY	Trend	2020	2021	2022	2023	2024	% Change 2020 - 2024	% Change 2023 - 2024	Avg File +/- per Year
Offences Related to Death		0	0	0	0	0	N/A	N/A	0.0
Robbery		2	1	0	0	0	-100%	N/A	-0.5
Sexual Assaults		1	4	4	2	1	0%	-50%	-0.2
Other Sexual Offences		0	2	5	4	0	N/A	-100%	0.2
Assault		28	32	21	21	24	-14%	14%	-1.9
Kidnapping/Hostage/Abduction		2	0	0	1	0	-100%	-100%	-0.3
Extortion		0	0	1	0	0	N/A	N/A	0.0
Criminal Harassment		16	7	11	13	16	0%	23%	0.6
Uttering Threats		12	19	10	8	5	-58%	-38%	-2.5
<b>TOTAL PERSONS</b>		<b>61</b>	<b>65</b>	<b>52</b>	<b>49</b>	<b>46</b>	<b>-25%</b>	<b>-6%</b>	<b>-4.6</b>
Break & Enter		13	9	15	8	5	-62%	-38%	-1.7
Theft of Motor Vehicle		17	7	15	5	6	-65%	20%	-2.4
Theft Over \$5,000		2	3	2	1	1	-50%	0%	-0.4
Theft Under \$5,000		29	24	19	15	12	-59%	-20%	-4.3
Possn Stn Goods		6	6	11	6	5	-17%	-17%	-0.2
Fraud		17	12	12	23	21	24%	-9%	1.9
Arson		1	1	0	1	2	100%	100%	0.2
Mischief - Damage To Property		21	29	22	12	19	-10%	58%	-2.1
Mischief - Other		20	10	9	17	8	-60%	-53%	-1.7
<b>TOTAL PROPERTY</b>		<b>126</b>	<b>101</b>	<b>105</b>	<b>88</b>	<b>79</b>	<b>-37%</b>	<b>-10%</b>	<b>-10.7</b>
Offensive Weapons		5	7	1	2	1	-80%	-50%	-1.3
Disturbing the peace		11	17	2	10	10	-9%	0%	-0.9
Fail to Comply & Breaches		9	9	11	11	3	-67%	-73%	-1.0
<b>OTHER CRIMINAL CODE</b>		<b>8</b>	<b>11</b>	<b>11</b>	<b>16</b>	<b>4</b>	<b>-50%</b>	<b>-75%</b>	<b>-0.3</b>
<b>TOTAL OTHER CRIMINAL CODE</b>		<b>33</b>	<b>44</b>	<b>25</b>	<b>39</b>	<b>18</b>	<b>-45%</b>	<b>-54%</b>	<b>-3.5</b>
<b>TOTAL CRIMINAL CODE</b>		<b>220</b>	<b>210</b>	<b>182</b>	<b>176</b>	<b>143</b>	<b>-35%</b>	<b>-19%</b>	<b>-18.8</b>

**Blackfalds Municipal Detachment  
Crime Statistics (Actual)  
January to April: 2020 - 2024**

All categories contain "Attempted" and/or "Completed"

May 6, 2024

CATEGORY	Trend	2020	2021	2022	2023	2024	% Change 2020 - 2024	% Change 2023 - 2024	Avg File +/- per Year
Drug Enforcement - Production		0	0	0	0	0	N/A	N/A	0.0
Drug Enforcement - Possession		3	2	1	2	0	-100%	-100%	-0.6
Drug Enforcement - Trafficking		1	3	0	3	1	0%	-67%	0.0
Drug Enforcement - Other		0	1	0	0	0	N/A	N/A	-0.1
<b>Total Drugs</b>		<b>4</b>	<b>6</b>	<b>1</b>	<b>5</b>	<b>1</b>	<b>-75%</b>	<b>-80%</b>	<b>-0.7</b>
Cannabis Enforcement		1	1	1	1	0	-100%	-100%	-0.2
Federal - General		1	3	4	5	1	0%	-80%	0.2
<b>TOTAL FEDERAL</b>		<b>6</b>	<b>10</b>	<b>6</b>	<b>11</b>	<b>2</b>	<b>-67%</b>	<b>-82%</b>	<b>-0.7</b>
Liquor Act		4	1	3	0	4	0%	N/A	-0.1
Cannabis Act		0	3	1	1	0	N/A	-100%	-0.2
Mental Health Act		32	27	17	29	26	-19%	-10%	-1.0
Other Provincial Stats		35	42	42	34	55	57%	62%	3.2
<b>Total Provincial Stats</b>		<b>71</b>	<b>73</b>	<b>63</b>	<b>64</b>	<b>85</b>	<b>20%</b>	<b>33%</b>	<b>1.9</b>
Municipal By-laws Traffic		6	5	1	3	1	-83%	-67%	-1.2
Municipal By-laws		39	16	23	14	15	-62%	7%	-5.0
<b>Total Municipal</b>		<b>45</b>	<b>21</b>	<b>24</b>	<b>17</b>	<b>16</b>	<b>-64%</b>	<b>-6%</b>	<b>-6.2</b>
Fatals		0	0	0	0	0	N/A	N/A	0.0
Injury MVC		1	2	2	1	3	200%	200%	0.3
Property Damage MVC (Reportable)		41	42	59	41	41	0%	0%	-0.1
Property Damage MVC (Non Reportable)		6	4	3	7	6	0%	-14%	0.3
<b>TOTAL MVC</b>		<b>48</b>	<b>48</b>	<b>64</b>	<b>49</b>	<b>50</b>	<b>4%</b>	<b>2%</b>	<b>0.5</b>
Roadside Suspension - Alcohol (Prov)		0	9	20	21	7	N/A	-67%	2.6
Roadside Suspension - Drugs (Prov)		0	0	0	0	0	N/A	N/A	0.0
<b>Total Provincial Traffic</b>		<b>102</b>	<b>100</b>	<b>82</b>	<b>108</b>	<b>116</b>	<b>14%</b>	<b>7%</b>	<b>3.6</b>
<b>Other Traffic</b>		<b>1</b>	<b>2</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>0%</b>	<b>0%</b>	<b>-0.1</b>
<b>Criminal Code Traffic</b>		<b>20</b>	<b>14</b>	<b>5</b>	<b>8</b>	<b>6</b>	<b>-70%</b>	<b>-25%</b>	<b>-3.4</b>
<b>Common Police Activities</b>									
False Alarms		16	10	10	20	16	0%	-20%	1.0
False/Abandoned 911 Call and 911 Act		10	5	9	8	3	-70%	-63%	-1.1
Suspicious Person/Vehicle/Property		70	67	44	50	50	-29%	0%	-5.7
Persons Reported Missing		6	8	2	5	11	83%	120%	0.7
Search Warrants		0	0	0	1	0	N/A	-100%	0.1
Spousal Abuse - Survey Code (Reported)		71	40	60	42	45	-37%	7%	-5.0
Form 10 (MHA) (Reported)		1	5	4	3	1	0%	-67%	-0.2

**Blackfalds Municipal Detachment  
Crime Statistics (Actual)  
April: 2020 - 2024**

All categories contain "Attempted" and/or "Completed"

May 6, 2024

CATEGORY	Trend	2020	2021	2022	2023	2024	% Change 2020 - 2024	% Change 2023 - 2024	Avg File +/- per Year
Offences Related to Death		0	0	0	0	0	N/A	N/A	0.0
Robbery		0	1	0	0	0	N/A	N/A	-0.1
Sexual Assaults		0	1	3	1	0	N/A	-100%	0.0
Other Sexual Offences		0	0	5	1	0	N/A	-100%	0.1
Assault		4	11	4	7	3	-25%	-57%	-0.6
Kidnapping/Hostage/Abduction		0	0	0	1	0	N/A	-100%	0.1
Extortion		0	0	0	0	0	N/A	N/A	0.0
Criminal Harassment		6	2	3	3	6	0%	100%	0.1
Uttering Threats		3	4	2	3	1	-67%	-67%	-0.5
<b>TOTAL PERSONS</b>		<b>13</b>	<b>19</b>	<b>17</b>	<b>16</b>	<b>10</b>	<b>-23%</b>	<b>-38%</b>	<b>-0.9</b>
Break & Enter		5	3	4	6	0	-100%	-100%	-0.7
Theft of Motor Vehicle		7	5	3	2	1	-86%	-50%	-1.5
Theft Over \$5,000		1	2	1	0	0	-100%	N/A	-0.4
Theft Under \$5,000		5	6	3	6	3	-40%	-50%	-0.4
Possn Strn Goods		3	1	4	2	1	-67%	-50%	-0.3
Fraud		5	2	6	5	4	-20%	-20%	0.1
Arson		0	1	0	1	1	N/A	0%	0.2
Mischief - Damage To Property		1	8	7	5	10	900%	100%	1.5
Mischief - Other		7	2	1	9	1	-86%	-89%	-0.5
<b>TOTAL PROPERTY</b>		<b>34</b>	<b>30</b>	<b>29</b>	<b>36</b>	<b>21</b>	<b>-38%</b>	<b>-42%</b>	<b>-2.0</b>
Offensive Weapons		1	0	0	1	0	-100%	-100%	-0.1
Disturbing the peace		3	7	0	3	5	67%	67%	0.0
Fail to Comply & Breaches		2	1	2	6	1	-50%	-83%	0.3
<b>OTHER CRIMINAL CODE</b>		0	3	0	4	0	N/A	-100%	0.1
<b>TOTAL OTHER CRIMINAL CODE</b>		<b>6</b>	<b>11</b>	<b>2</b>	<b>14</b>	<b>6</b>	<b>0%</b>	<b>-57%</b>	<b>0.3</b>
<b>TOTAL CRIMINAL CODE</b>		<b>53</b>	<b>60</b>	<b>48</b>	<b>66</b>	<b>37</b>	<b>-30%</b>	<b>-44%</b>	<b>-2.6</b>

**Blackfalds Municipal Detachment  
Crime Statistics (Actual)  
April: 2020 - 2024**

All categories contain "Attempted" and/or "Completed"

May 6, 2024

CATEGORY	Trend	2020	2021	2022	2023	2024	% Change 2020 - 2024	% Change 2023 - 2024	Avg File +/- per Year
Drug Enforcement - Production		0	0	0	0	0	N/A	N/A	0.0
Drug Enforcement - Possession		0	1	0	0	0	N/A	N/A	-0.1
Drug Enforcement - Trafficking		0	1	0	0	0	N/A	N/A	-0.1
Drug Enforcement - Other		0	0	0	0	0	N/A	N/A	0.0
<b>Total Drugs</b>		<b>0</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>N/A</b>	<b>N/A</b>	<b>-0.2</b>
Cannabis Enforcement		0	1	0	0	0	N/A	N/A	-0.1
Federal - General		1	1	1	3	0	-100%	-100%	0.0
<b>TOTAL FEDERAL</b>		<b>1</b>	<b>4</b>	<b>1</b>	<b>3</b>	<b>0</b>	<b>-100%</b>	<b>-100%</b>	<b>-0.3</b>
Liquor Act		1	1	3	0	3	200%	N/A	0.3
Cannabis Act		0	1	0	0	0	N/A	N/A	-0.1
Mental Health Act		9	9	5	5	3	-67%	-40%	-1.6
Other Provincial Stats		15	18	10	13	15	0%	15%	-0.5
<b>Total Provincial Stats</b>		<b>25</b>	<b>29</b>	<b>18</b>	<b>18</b>	<b>21</b>	<b>-16%</b>	<b>17%</b>	<b>-1.9</b>
Municipal By-laws Traffic		2	0	0	0	0	-100%	N/A	-0.4
Municipal By-laws		21	7	4	5	5	-76%	0%	-3.4
<b>Total Municipal</b>		<b>23</b>	<b>7</b>	<b>4</b>	<b>5</b>	<b>5</b>	<b>-78%</b>	<b>0%</b>	<b>-3.8</b>
Fatals		0	0	0	0	0	N/A	N/A	0.0
Injury MVC		0	1	0	0	0	N/A	N/A	-0.1
Property Damage MVC (Reportable)		5	8	4	7	5	0%	-29%	-0.1
Property Damage MVC (Non Reportable)		1	1	0	4	1	0%	-75%	0.3
<b>TOTAL MVC</b>		<b>6</b>	<b>10</b>	<b>4</b>	<b>11</b>	<b>6</b>	<b>0%</b>	<b>-45%</b>	<b>0.1</b>
Roadside Suspension - Alcohol (Prov)		0	5	10	4	2	N/A	-50%	0.3
Roadside Suspension - Drugs (Prov)		0	0	0	0	0	N/A	N/A	0.0
<b>Total Provincial Traffic</b>		<b>20</b>	<b>37</b>	<b>17</b>	<b>30</b>	<b>33</b>	<b>65%</b>	<b>10%</b>	<b>1.9</b>
<b>Other Traffic</b>		<b>1</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-100%</b>	<b>N/A</b>	<b>-0.3</b>
<b>Criminal Code Traffic</b>		<b>6</b>	<b>5</b>	<b>2</b>	<b>2</b>	<b>0</b>	<b>-100%</b>	<b>-100%</b>	<b>-1.5</b>
<b>Common Police Activities</b>									
False Alarms		5	0	1	5	6	20%	20%	0.7
False/Abandoned 911 Call and 911 Act		1	1	3	5	0	-100%	-100%	0.2
Suspicious Person/Vehicle/Property		25	18	14	19	12	-52%	-37%	-2.5
Persons Reported Missing		1	1	0	0	4	300%	N/A	0.5
Search Warrants		0	0	0	0	0	N/A	N/A	0.0
Spousal Abuse - Survey Code (Reported)		19	11	13	15	13	-32%	-13%	-0.8
Form 10 (MHA) (Reported)		0	2	0	0	0	N/A	N/A	-0.2

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**MEETING DATE:** May 14, 2024

**PREPARED BY:** Jolene Tejkl, Planning & Development Manager

**SUBJECT:** **Development & Building Monthly Report – April 2024**

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## **BACKGROUND**

Attached is the April 2024 Development & Building Permit Report and Comparison for 2022-2024 year to date. We also have shown the comparison for the year-to-date figures for 2023 on the comparison report.

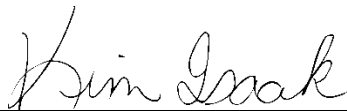
For Council's information, the "other" category captures the following types of residential permits:

- Shed,
- Garage & deck. On occasion both a garage and deck will be applied for under the same development permit and when that happens, it will be captured as "other"),
- Hot tub,
- Ensuite addition to Master Bedroom. This type of development is not appropriate to capture under "addition" because it does not entail a structural alteration as it's changing the interior of the home,
- Shed & deck. Occasionally these two developments will be applied for under the same development permit. When that happens, it will fall under "other", and
- Grading permits.

## **ATTACHMENTS**

- *April 2024 Development/Building Permit Report*
- *2022 – 2024 Development/Building Comparison Report*

## **APPROVALS**



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Kim Isaak,  
Chief Administrative Officer



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Department Director/Author



File No.	Civic	District	Development	Decision (otherwise pending)	Date of Decision
88-24	75 Almond Crescent	R-1S	Hot Tub	approved	16-Apr-24
89-24	15 Aura Drive	R-1M	SFD	approved	23-Apr-24
76-23	4500 Blackfalds Crossing Way Unit 705	C-2	Food Services, Restaurant. Drive Thru	approved	25-Apr-24
90-24	5109 Indiana Street	C-1	Sign		
91-24	13 Ash Close	R-1L	Basement Reno	approved	16-Apr-24
92-24	10 Sparrow Close	R-1M	Basement Reno	approved	16-Apr-24
93-24	5016 Waghorn Street	PF	Change in Use/Occupancy	approved	9-Apr-24
94-24	38 Ave Crescent	R-2	Duplexes	approved	23-Apr-24
95-24	42 Ava Crescent	R-2	Duplexes	approved	23-Apr-24
96-24	4500 Blackfalds Crossing Way Unit 225	C-2	Change in Occupancy/Interior Tenant Improvements	approved	23-Apr-24
97-24	4800 Leung Road	PF	Sign	approved	11-Apr-24
98-24	5002 Broadway Avenue	C-1	Change in Use/Occupancy	approved	16-Apr-24
99-24	4500 Blackfalds Crossing Way Unit 210	C-2	Sign	approved	29-Apr-24
100-24	4765 Aspen Lakes Blvd	R-1M	Basement Reno	approved	30-Apr-24
101-24	26 Mitchell Crescent	R-1M	SFD	approved	30-Apr-24
102-24	131 Pioneer Way	R-1S	Garage		
103-24	5216 Duncan Avenue	I-1	Storage Lot		
104-24	5109 Indiana Street	C-1	Landscaping Relaxation		
105-24	73 Premier Crescent	R-1L	Garage		
106-24	5276 Lansdowne Avenue	R-1S	Garage	approved	30-Apr-24
107-24	45 Aztec Crescent	R-1S	Home Business	approved	17-Apr-24
108-24	18 Palmer Circle	R-1S	SFD	approved	30-Apr-24
109-24	118 Palmer Circle	R-1S	SFD	approved	30-Apr-24
110-24	4500 Blackfalds Crossing Way Unit 220	C-2	Sign		
111-24	4487 Broadway Avenue	C-2	Sign		
112-24	125 Westgate Crescent	R-1M	Garage		
113-24	61 McKay Place (5 McKay Boulevard)	R-MHP	Shed		
114-24	172 Paramount Crescent	R-1M	Residential Solar Panel Installation		
115-24	5653 Prairie Ridge Avenue	R-1S	Home Business	approved	23-Apr-24
116-24	29 Westgate Crescent	R-2	Home Business	approved	23-Apr-24
117-24	73 Westglen Boulevard	R-1M	Fire Damage Restoration		
118-24	31 McKay Place (5 McKay Boulevard)	R-MHP	Garage	approved	
119-24	21 Murphy Close	R-1M	SFD	approved	
120-24	21 Silver Drive	R-1M	Home Business	approved	30-Apr-24

121-24	5 Parkridge Crescent	R-1L	Deck		
122-24	18 Athens Place	R-2	Duplex		
123-24	22 Athens Place	R-2	Duplex		

	2022		2023		2024		April	
	Number of Permits	Dollar Value	Number of Permits	Dollar Value	Number of Permits	Dollar Value	Number of Permits	Dollar Value
<b>Residential</b>								
SFD	21	\$ 6,350,251.00	21	\$ 7,037,626.70	10	\$ 3,273,780.00	7	\$ 3,955,366.70
Duplexes	4	\$ 800,000.00	6	\$ 1,060,000.00	6	\$ 1,720,000.00	0	\$ -
Manufactured Home	3	\$ 300,000.00	2	\$ 250,000.00	3	\$ 575,000.00	0	\$ -
4-plex	0	\$ -	0	\$ -	0	\$ -	0	\$ -
8-plex	0	\$ -	0	\$ -	0	\$ -	0	\$ -
Townhouses	16	\$ 3,413,600.00	11	\$ 1,790,000.00	6	\$ 912,000.00	0	\$ -
Apartment	0	\$ -	0	\$ -	0	\$ -	0	\$ -
SFD w/Accessory suite	0	\$ -	0	\$ -	8	\$ 3,495,000.00	0	\$ -
<b>Total Res. Dwellings</b>	<b>44</b>	<b>\$ 10,863,851</b>	<b>40</b>	<b>\$ 10,137,627</b>	<b>33</b>	<b>\$ 9,975,780</b>	<b>7</b>	<b>\$ 3,955,367</b>
Garage	25	\$ 942,000.00	9	\$ 293,000.00	8	\$ 208,832.00	0	\$ -
Deck	9	\$ 68,010.00	9	\$ 102,000.00	1	\$ 24,000.00	2	\$ 22,000.00
Basement Reno	56	\$ 1,057,050.00	40	\$ 865,700.00	15	\$ 552,500.00	18	\$ 307,500.00
Addition	1	\$ 200,000.00	0	\$ -	0	\$ -	0	\$ -
Accessory Suite	0	\$ -	0	\$ -	0	\$ -	0	\$ -
Home Business	18	\$ -	21	\$ -	10	\$ -	7	\$ -
Other	43	\$ 582,057.73	44	\$ 1,232,115.84	31	\$ 997,151.53	11	-\$ 1,107,775.50
<b>Commercial</b>	<b>35</b>	<b>\$ 9,320,100.00</b>	<b>27</b>	<b>\$ 5,190,341.00</b>	<b>19</b>	<b>\$ 2,085,072.00</b>	<b>7</b>	<b>\$ 1,672,500.00</b>
<b>Industrial</b>	<b>3</b>	<b>\$ 12,093.75</b>	<b>4</b>	<b>\$ 200,000.00</b>	<b>1</b>	<b>\$ 2,500,000.00</b>	<b>1</b>	<b>\$ -</b>
<b>Institutional</b>	<b>0</b>	<b>\$ -</b>	<b>0</b>	<b>\$ -</b>	<b>0</b>	<b>\$ -</b>	<b>0</b>	<b>\$ -</b>
<b>Agricultural</b>	<b>0</b>	<b>\$ -</b>	<b>1</b>	<b>\$ -</b>	<b>0</b>	<b>\$ -</b>	<b>1</b>	<b>\$ -</b>
<b>Public Facility</b>	<b>6</b>	<b>\$ 1,548,421.00</b>	<b>4</b>	<b>\$ 192,300.00</b>	<b>6</b>	<b>\$ 23,000.00</b>	<b>0</b>	<b>\$ -</b>
<b>TOTAL PERMITS</b>	<b>240</b>	<b>\$ 24,593,583.48</b>	<b>199</b>	<b>\$ 18,213,083.54</b>	<b>124</b>	<b>\$ 16,366,335.53</b>	<b>54</b>	<b>\$ 4,849,591.20</b>
<b>General Yearly Notes:</b>		1 - 2,500,000 East Area Linear Wetland Ph. 2		1 - 2,500,000 Vista Trail Commercial				
		1 - 5,500,000 Womacks/Gregg St. Alignment Project		1 - 1,000,000 Dental Office				

**TOWN OF BLACKFALDS**  
**MUNICIPAL PLANNING COMMISSION**  
Civic Cultural Center – 5018 Waghorn Street  
Tuesday, March 26, 2024, at 6:15 p.m.  
**MINUTES**

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**MEMBERS PRESENT**

Laura Svab – Chairperson, Town of Blackfalds Councillor  
Jim Sands – Vice Chairperson, Town of Blackfalds Councillor  
Brenda Dennis, Town of Blackfalds Deputy Mayor  
Alex Garcia, Member at Large  
Richard Poole, Member at Large

**OTHERS ATTENDING**

Billie Scott, Development Officer II

**REGRETS**

None

**WELCOME AND CALL TO ORDER**

Chairperson Svab welcomed all attending and called the Municipal Planning Commission Meeting to order at 6:15 p.m.

**APPROVAL OF AGENDA**

**12/24** Member Dennis moved That the Municipal Planning Commission approve the agenda as amended.

**CARRIED UNANIMOUSLY**

**TREATY SIX LAND ACKNOWLEDGEMENT**

A Land Acknowledgement was read to recognize that the Town of Blackfalds is on Treaty Six territory.

**BUSINESS**

**Approval of Minutes**

**13/24** Member Poole moved That the Municipal Planning Commission approve the Minutes from February 27, 2024, as presented.

**CARRIED UNANIMOUSLY**

**Application 43-24 – Rear Yard Setback Relaxation for proposed detached garage of 80% due to irregular shape of lot.**

**5206 Highway Avenue (Lot 17, Block 9, Plan 752 0988)**

Administration provided background information on the proposed development.

The Board had a general discussion regarding drainage and its potential impact on neighboring properties and rear lane. Administration advised that they had no concerns regarding drainage, as the applicant is responsible for maintaining positive drainage at all times.

**14/24** MOVED by Member Garcia that the Municipal Planning Commission APPROVE the application for the relaxation of the rear yard setback 1.0 m to 9.0 m from the northwest rear property line to allow for the construction of 24x20 ft detached garage as presented in Development Permit 43-24, located at 5206 Highway Avenue as granting the approval will not affect the use, enjoyment, value of this property or adjacent properties, AND Subject to the following conditions being met to the satisfaction of the Development Officer:

## MINUTES

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1. Development must commence within one (1) calendar year of the issuance of the Development Permit. Failure to commence development within the one (1) year will cause this Development Permit to expire.
2. The applicant shall ensure that rear yard relaxation does not exceed 9.0m approved by the Development Authority

### **Prior to Occupancy Conditions:**

3. The proposed development shall be undertaken and completed in accordance with the approved plans.

### **Development Conditions:**

4. If this development permit is issued for construction of a building, the exterior of the building, including painting, shall be completed within one (1) calendar year from the date of approval.
5. Approved accessory buildings shall consider the principal building appearance to ensure compatibility and incorporate similar exterior colours and materials.
6. The applicant is responsible for ensuring that no development or portion thereof shall be located over municipal lands, road rights-of-way or municipal easements.
7. An Accessory Building or Structure shall not be constructed over an Easement or right of way.

### **Ongoing Conditions:**

8. Where access is gained directly from a paved road, driveways and parking areas shall be hard surfaced.
9. All off-street parking areas, where entered onto by a paved road, shall be hard surfaced as defined in the Land Use Bylaw in force.
10. All roof drainage from a Building shall be directed onto the Parcel upon which the Building is located satisfactory to the Development Officer.
11. Any Landscaping and/or recontouring shall be done so that the finished Grade does not direct surface drainage or cause an accumulation of drainage onto the adjoining site unless otherwise approved by the Development Authority.

### **NOTES**

1. *The yellow Development Permit card must be displayed during the duration of development.*
2. *The applicant is to provide any revised drawings clearly indicating any changes to the approved drawing set.*
3. *Each construction site shall have a waste container to ensure that waste construction materials are placed in the container to prevent the material from being blow away from the construction site. No loose construction material is to be stored or accumulated on a construction site unless it is not capable of being blown around the construction area.*

**TOWN OF BLACKFALDS  
MUNICIPAL PLANNING COMMISSION**  
Civic Cultural Center – 5018 Waghorn Street  
Tuesday, March 26, 2024, at 6:15 p.m.

**MINUTES**

- 
4. *This permit indicates that only the development to which it relates is authorized, with the provisions of the Land Use Bylaw and in no way relieves or excuses the applicant from complying with the Land Use Bylaw or any other Bylaw, orders and/or regulations affecting such development.*
  5. *The requirements of the Land Use Bylaw or this approval does not exempt a person from compliance with the requirements of other Town Bylaws, policies, easements, covenants, conservation agreements, development agreements, provincial or federal statutes or regulations.*
  6. *The Development Authority may, in accordance with the Land Use Bylaw in force and Part 17 of the Municipal Government Act (MGA), take such actions as necessary to ensure that the provisions are complied with.*
  7. *The Town of Blackfalds now requires that a dual check valve for backflow prevention be installed for all residential and/or commercial properties.*

**CARRIED UNANIMOUSLY**

**ADJOURNMENT**

Chairperson Svab adjourned the Municipal Planning Commission Meeting at 6:22 p.m.

  
\_\_\_\_\_  
Laura Svab, Chair

  
\_\_\_\_\_  
Billie Scott, Recording Secretary/Admin Staff



**TOWN OF BLACKFALDS**  
**Blackfalds & District Family & Community Support Services Board**  
Thursday, April 11, 2024 at 7:00 p.m.  
**MINUTES**

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**MEMBERS PRESENT**

Jim Sands	Town of Blackfalds Councillor
Brenda Dennis	Town of Blackfalds Councillor
Sheila Giffin	Public at Large
Glenda Brown	Public at Large
Auralei Agrey	Public at Large
Jessalyn Parsons	Public at Large
Cliff Soper	County of Lacombe Resident

**ATTENDING**

Rick Kreklewich	Town of Blackfalds Director of Community Services
Sue Penner	Town of Blackfalds FCSS Admin Asst

**OTHERS ATTENDING**

N/A

**REGRETS**

Dena Thomas	Public at Large
Melissa MacLeod	Public at Large
Annette Bugutsky	Public at Large

**WELCOME AND CALL TO ORDER**

Vice Chair Giffin welcomed all attending and called the Blackfalds & District Family & Community Support Services Board Meeting to order at 7:00 pm.

Member Brown moved that the Blackfalds & District Family & Community Support Services Board approve the agenda as presented.

**CARRIED UNANIMOUSLY**

**TREATY SIX LAND ACKNOWLEDGEMENT**

A Land Acknowledgement was read to recognize that the Town of Blackfalds is on Treaty Six territory.

**PRESENTATIONS**

N/A

**TOWN OF BLACKFALDS**  
**Blackfalds & District Family & Community Support Services Board**  
Thursday, April 11, 2024 at 7:00 p.m.  
**MINUTES**

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**BUSINESS**

**Approval of Minutes from February 8<sup>th</sup> and March 14<sup>th</sup>**

Member Soper moved that the Blackfalds & District Family & Community Support Services Board recommends Council adopt the minutes from February 8<sup>th</sup> and March 14<sup>th</sup>.

**CARRIED UNANIMOUSLY**

**New Award – Volun-Told Award**

Cara Kroetsch is our FCSS Volunteer Programmer and on August 15<sup>th</sup>, 2023, her husband Gary passed away quite unexpectedly. Cara and Gary had a large friend group who like to refer to themselves as the "Family". Last fall Manager Bornn was approached by a couple of Family members who asked if they could establish a new award to be presented this year along with the other awards at the Best of Blackfalds event. Their group is prepared to cover the cost to set up this award.

The intent of this award is:

**Gary Kroetsch Volun-Told Award**

**Honours an individual who selflessly answers the call to volunteer without seeking recognition or anything in return. This award is dedicated to someone who is consistently reliable and hardworking, even when asked to volunteer without the option of saying "no".**

Gary assisted with many Town related events for years as well as a Snow Angel Program and often mentioned there should be a Volun-Told Award. The Volun-Told Award will be presented to Gary's sons Taylor and Trent on April 18<sup>th</sup> at the Best of Blackfalds Volunteer event.

Criteria details will be worked on this summer for next year's recipient.

**2024 FCSS Grant Requests – Grant Funding Allocation**

FCSS received four grant requests and information was included in the agenda package on past year's funding allocations. Requests were as follows:

- Iron Ridge Elementary: \$8,750.00 to equal .1 FTE and \$34,000 to add .4 to equal at full time position. These positions support families in crisis.
- St. Gregory: \$3,500 to support the Rainbows Program which is grief and loss program for youth and their families.
- Big Brothers Big Sisters: \$15,500 which is a program that provides mentoring relationships.



**TOWN OF BLACKFALDS**  
**Blackfalds & District Family & Community Support Services Board**  
Thursday, April 11, 2024 at 7:00 p.m.

## **MINUTES**

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- Beyond Food Community Hub: \$27,711.25 to address three pillars of need. Seniors Cooking Together, Bridging Diversity and Collective Kitchen Program.

The Board asked Director Kreklewich to investigate any funding that Beyond Food Community Hub is currently receiving from the Town and bring this information to the May meeting.

### **FCSS Managers Update**

- Our new FCSS Manager is Sawyer Hick who will start on May 6th, 2024. Sawyer lives in Blackfalds and comes to us from Alberta Health Services in Red Deer. Sawyer has experience working as an Addictions Counsellor, Foster Care Support Worker and Child and Youth Care Counsellor and has an extensive educational background including a Bachelor's Degree in Child and Youth Care and a Graduate Certificate in Advanced Clinical Study of Addiction. She is currently working on attaining her Master of Arts in Counselling Psychology
- Director Kreklewich handed out the latest copy of the Social Needs Assessment from Moorhouse Consulting. Board members are asked to proof this latest copy and bring any changes to the May meeting. Please note this is a confidential document.

### **Volunteer Programmer Report**

The Drop-in 50+ Walking Club had 67 people attend during the month of March.

It's More Than Just a Movie (monthly event) – the March event showcased 'Moneyball' and had 24 participants.

Board members were reminded that National Volunteer Week is April 16-22, 2024, with the Best of Blackfalds 18+ event taking place on April 18<sup>th</sup>. Members were asked if there were any members attending that we had not heard from. Planning for Youth Recognition Night on May 2<sup>nd</sup> continues.

### **Community Engagement Programmer Report**

The Community Volunteer Income Tax Program started on March 1st and has been extremely successful so far with approximately 48 tax related appointments made and with clients returning to pick up their information this is actually 96 visitors!

The Free Family Easter Event was held on March 23<sup>rd</sup> from noon to 2:00 pm at the Community Centre with 213 people in attendance.

FCSS Facebook Page had 695 followers at the close of March.

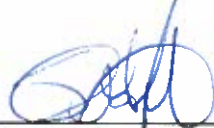
### **Youth Programmer**

BYC continues to see an increase in participants. Continuing programs are Child Safe Canada Home Alone Safety, Youth cooking Club, Mission Impossible.

**TOWN OF BLACKFALDS**  
**Blackfalds & District Family & Community Support Services Board**  
Thursday, April 11, 2024 at 7:00 p.m.  
**MINUTES**

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Vice Chair Giffin adjourned the the Blackfalds & District Family & Community Support Services Board Meeting at 7:56 p.m.



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Sheila Giffin, Vice Chair



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Sue Penner, Admin Staff



# City of Lacombe

## COUNCIL HIGHLIGHTS

April 22<sup>nd</sup>, 2024

### Regular Meeting of Council

#### 4. Presentations

##### 4.1 City of Lacombe Citizens Requests, Inquiries 2024 Report

Communications and Community Engagement Coordinator Vaughan presented the City of Lacombe Citizens Requests and Inquiries 2024 Report to Council.

##### 4.2 2023 Crime Severity Index/Lacombe Police Service Annual Report

Lacombe Police Commission Chair Corey Gish and Lacombe Police Service Chief Lorne Blumhagen presented the 2023 Crime Severity Index/Lacombe Police Service Annual Report to Council.

#### 6. Requests for Decision

##### 6.1 Addition of a Special Meeting on April 29<sup>th</sup>, 2024

An additional Special Meeting must be scheduled for April 29<sup>th</sup>, 2024, to review the City of Lacombe's 2023 Audited Financial Statements and the Property Tax Bylaw for 2024.

Section 276 of the MGA requires a municipality to make its prior year financial statements (or a summary of them) and the auditor's report of them available to the public by May 1st.

Due to the implementation of new accounting standards and staffing changes at both the City and its contracted auditor, the City of Lacombe's Audit was not complete in time for Council's April 22<sup>nd</sup> meeting.

Council acknowledged the notification of a Special Meeting, called for April 29<sup>th</sup>, 2024, to review the City of Lacombe's 2023 Audited Financial Statements and the Property Tax Bylaw for 2024.

##### 6.2 Encroachment Bylaw 513

The City of Lacombe has recently focused on addressing encroachment management, leading to the proposal of a comprehensive strategy. This strategy, presented to Council at the November 20<sup>th</sup>, 2023, Committee of the Whole meeting, categorizes encroachments based on severity and outlines a structured approach to their management on City-owned land.

The proposed Encroachment Bylaw 513 aims to regulate and manage encroachments on City-owned land, streets, and easements, outlining items such as:

- The responsibilities of property owners,
- the authority of the Chief Administrative Officer (CAO),
- enforcement measures,

- penalties, and
- appeal procedures.

This Bylaw, empowered by the Municipal Government Act (MGA) and the Land Titles Act, defines various types of encroachments, establishes prohibitions against encroachments, delineates responsibilities of persons with encroachments, outlines the authority of the CAO, specifies offences and enforcement measures, and provides for appeal processes.

Council approved the second reading of the Encroachment Bylaw 513 as amended.

### **6.3 Contributed Asset Transfer – Len Thompson Accessible Dock**

Len Thompson Fish Pond is a growing tourist attraction featuring the World’s Largest Fishing Lure and now a fully Accessible Fishing Dock. Lacombe Fish & Game Association seeks to ensure the dock’s longevity by contributing the asset to the City of Lacombe. If Council accepts the transfer, municipal staff will ensure the dock is well-maintained and continues to promote positive community exposure.

Council approved the proposed Accessible Dock contributed asset transfer as presented and directed Administration to include a contribution to the Active and Open Spaces Reserve for \$5,000 in the draft 2025 Operating Budget.

### **6.4 Red Deer River Basin Drought Update**

As of April 15th, 2024, the Province’s 2024 water supply outlook for the Red Deer River Basin is average and similar to 2020.

Administration does not recommend implementing water restrictions currently for the following reasons:

- The water supply outlook for the Red Deer River Basin 2024 is average.
- The City of Lacombe’s water consumption is already very low per person.
  - Total 2023 water consumption: 249 litres per person per day.
  - Residential 2023 water consumption: 157 litres per person per day.
- Neither the water-sharing Memorandum of Understanding nor the North Red Deer River Water Services Commission recommends implementing water restrictions currently.

Although Lacombe is already doing an excellent job conserving water, residents and businesses are encouraged to treat water as a precious resource and avoid using more water than they typically do.

Council endorsed the development of a City of Lacombe water conservation guideline.

## **6. Requests for Decision**

### **8.1 Legal (FOIP Section 24)**

Council approved the naming of the new Trinity Crossing playground as directed.

#### ***\*The next scheduled Council Meetings:***

- ***Monday, April 29<sup>th</sup>, 2024 – Special Council Meeting at 5:30 p.m. – City Hall***
- ***Monday, May 13<sup>th</sup>, 2024 – Regular Council Meeting at 5:30 p.m. – City Hall***
- ***Monday, May 27<sup>th</sup>, 2024 – Regular Council Meeting at 5:30 p.m. – City Hall***



## HIGHLIGHTS OF THE REGULAR COUNCIL MEETING APRIL 25, 2024

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### **PUBLIC HEARING FOR BYLAW NO. 1408/24 RESERVE LAND DESIGNATION**

A public hearing was held for Bylaw No. 1408/24 pertaining to proposed amendments to update lands designated as Reserve under previous iterations of the Municipal Government Act (MGA) to the appropriate designation under the current MGA and designated lands which are managed as Municipal Reserve, Environmental Reserve, and Public Utility Lot to the appropriate designation. Bylaw 1408/24 will provide clarity to the management of County lands by removing ambiguity to the land's intended use, and bring additional legislative support to Policy RC(8) and Bylaw 1398/23.

Bylaw No. 1408/24 received second and third readings and was passed.

### **2023 OPERATING SURPLUS AND RESERVE ALLOCATION**

The County realized a net cash operating budget surplus of \$5,129,545. By resolution of Council, the operating budget surplus was allocated, in parts, to the New Payment Reserve, Fire Services Reserve, Water/Wastewater Reserve, Gravel Reserve, Operational Reserve, and Unrestricted Surplus.

### **COUNCIL ROAD TOUR**

Council will conduct a road tour of the County on June 5 and 19, 2024 with tour stops to be determined prior to the tour.

### **LACOMBE COUNTY FUEL TENDER**

The County Manager was directed to award the 2024 Fuel Tender to Central Alberta Co-op.

### **POLICY RC(1) FUNDING APPLICATION – BENTLEY COMMUNITY HALL STAIR REPLACEMENT**

Council defeated a resolution to fund 61%, to a maximum of \$58,730, of the cost of the Bentley Community Hall Front Entrance Stair Replacement.

### **2022 FINANCIAL STATEMENTS**

Representatives of BDO LLP presented the draft 2023 audited financial statements, the final report to Council, management letter, and letter of representation. By resolution of Council, a closed meeting was held to discuss matters pertaining to the financial statements; and further, the audited financial statements were approved, as amended, to include the 2023 surplus allocation to reserves.

### **SYLVAN LAKE WATER AND WASTEWATER COMMISSION PHASE 5A PROJECT**

Lacombe County will request that the matter of the Sylvan Lake Regional Water and Wastewater Commission Phase 5A project be included on the May 6, 2024 Sylvan Lake Intermunicipal Development Plan committee meeting agenda.

**Next Regular Council Meeting is**  
**May 9, 2024 – 9:00 a.m.**

**Next Committee of the Whole Meeting is**  
**June 4, 2024 – 9:00 a.m.**

**Lacombe County Administration Building**

**\*\*For more details from Lacombe County Council meetings, please refer to the meeting minutes. All meeting minutes are posted on the website ([www.lacombecounty.com](http://www.lacombecounty.com)) after approval.**

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**Subject:** Bill 11 Resolutions at Alberta Municipalities

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**From:** Maryanne King <[mking@npf-fpn.com](mailto:mking@npf-fpn.com)>  
**Sent:** Friday, April 26, 2024 12:53 PM  
**To:** Jamie Hoover <[JHoover@blackfalds.ca](mailto:JHoover@blackfalds.ca)>  
**Cc:** info <[info@blackfalds.ca](mailto:info@blackfalds.ca)>  
**Subject:** Bill 11 Resolutions at Alberta Municipalities

Hello Mayor Hoover,

I hope this email finds you well.

As you may know, the Government of Alberta recently introduced Bill 11, *the Public Safety Statutes Amendment Act*, 2024. This Bill was introduced to the Assembly without the due consideration or consultation of Albertans, public safety partners, and Municipal leaders such as yourself. Additionally, the province's existing Police Funding Model introduced in 2019 is set to expire in 2025.

Costs for municipalities have already increased since Government began billing municipalities under the new Police Funding Model. Further, we know that the Government's last examination of a provincial police service found that Albertans would be shouldered with \$550 million in transition costs and over \$180 million in annual increased operating costs. When Albertans learned that these costs could lead to increased municipal taxes or other service reductions or fee increases, municipalities and the public voiced their concerns to Government. While we had thought Government had heard Albertans the first time, it seems that Government intends to implement a new provincial police service through Bill 11 as an Independent Agency Police Service without due consideration by communities like yours and all Albertans.

I am connecting to ask whether yourself and Council would consider moving a resolution at the 2024 Alberta Municipalities Convention on this matter. If so, I have attached two draft resolutions for your consideration to submit in whole or in part. We have appreciated your ongoing support for the Alberta RCMP and consideration of the best interests of Albertans' public safety needs.

We appreciate your consideration of these resolutions on behalf of the RCMP Members serving Albertans across the province every day.

Thank you in advance for your consideration of a resolution. Should you have any questions on the draft resolutions, or any other policing related matters, we are more than happy to schedule a meeting. Please don't hesitate to connect with me.

Kind regards,

**Maryanne King**  
Policy Advisor | Conseiller Politique  
**Pronouns: She/Her**

**National Police Federation | Fédération de la Police Nationale**

(587) 672-0695

[npf-fpn.com](http://npf-fpn.com)





NATIONAL  
POLICE  
FEDERATION

FÉDÉRATION  
DE LA POLICE  
NATIONALE



The mission of the National Police Federation is to provide strong, professional, fair and progressive representation to promote and enhance the rights of RCMP Members. La mission de la Fédération de la police nationale est de fournir une représentation forte, professionnelle, juste et progressive afin de promouvoir et faire avancer les droits des Membres de la GRC.

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## Police Funding Model Value to Municipalities

Moved by: Name of Municipality  
Seconded by: Name of Municipality

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**WHEREAS** rural and suburban municipalities have asked the Government of Alberta for additional public safety personnel across their communities to address increased incidents of crime and support community safety;

**WHEREAS** the *Police Funding Regulation* or otherwise known as the current Police Funding Model (PFM) implemented by the Government of Alberta came in to force on April 1, 2020 and is set to expire in 2025;

**WHEREAS** the introduction of the new PFM saw municipalities cover additional costs not previously borne through the Provincial Police Service Agreement, but stated that these increased costs through the new PFM would be directed toward additional frontline police officers through the Alberta RCMP;

**WHEREAS** equitable investments have not been made by the Government of Alberta that effectively support the Alberta RCMP in serving a growing provincial population across municipalities, promoted by the Province;

**WHEREAS** the Government of Alberta can access and support existing services that bolster public safety, including the Alberta Sheriffs, the Alberta RCMP, Municipal Services, Municipal Peace Officers, and other provincial Peace Officer personnel, thereby rendering the creation of an additional service such as an Independent Agency Police Service to be unnecessary and duplicative in nature, aggravating personnel and funding strains between services and increasing costs to municipalities and all Albertans;

**IT IS THEREFORE RESOLVED THAT** Alberta Municipalities advocate for any possible funding or other resources provided by the Government of Alberta to be directed toward the Alberta RCMP as the province's existing provincial police service, alongside commensurate investments made in municipal police services, rather than toward the creation of a new or additional Independent Agency Police Service in Alberta.

### **BACKGROUND:**

In 2019, the Government of Alberta announced a commitment of \$286m over five years to fund improvements to public safety. This funding would include an additional 300 officer positions across RCMP detachments in Alberta with the support of an additional 200 civilian staff. Under this investment plan, the Alberta RCMP would have increased from the 1,600 officers recorded in 2019 to approximately 1,900 by 2024. This announcement was made concurrently with modifications to the Police Funding Model (PFM) that would result in every Alberta municipality beginning to pay for their policing services. While the province had stated that the revenue from the new police funding model would be reinvested into policing, there has not yet been quantifiable evidence of these additional



costs resulting in additional public safety personnel for municipalities that began to shoulder costs introduced by the new PFM.

From 2017-2022, Alberta's population increased by 9.5%. Over the same period, total police personnel increased by 7%. Actual police personnel in 2022 consisted of 8,007 officers, but the authorized strength had been 8,190 personnel total – thereby leaving Albertans short 183 officers across the province. For years, the Government of Alberta has not been ensuring that officer strength has been met and made little investments in pursuing the fulfillment of this strength. Investments must match the needs of 2024 and beyond to ensure that future needs can continue to be met as the province encourages and promotes Alberta's population growth. By the province's stated ideal personnel strength of 180 police personnel per 100,000 population, 400 more officer personnel are needed for the province's provincial police service, the Alberta RCMP. These additional personnel constitute a 5% increase in the current amount of police personnel.

With the Government of Alberta pursuing the creation of an Independent Agency Police Service (IAPS) through the introduction of Bill 11 on March 13, 2024, the introduction of a new provincial police agency is being explored unilaterally without consideration of stakeholders, existing public safety services, and municipal leaders. Any IAPS established through the changes to the *Police Act* made by Bill 11 has not been duly costed or examined for efficiencies compared to existing public safety services. Previous studies undertaken by PriceWaterhouseCoopers demonstrated that a new provincial police service would cost over \$550 million in one-time transition costs and an additional \$164 million in annual operational costs when compared to the existing provincial police service. Rather than increasing costs to municipalities and Albertans through re-exploring the establishment of a new provincial police service, Government should direct any additional investment to the province's existing provincial police service, the Alberta RCMP. Investments should further be made in municipal police services that are commensurate to funding for the provincial service, thereby bolstering the public safety of all Alberta municipalities.

## Establishment of an Independent Agency Police Service in Alberta

Moved by: Name of Municipality  
Seconded by: Name of Municipality

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**WHEREAS** Alberta Municipalities has previously advocated for the comprehensive review of the Alberta *Police Act* that engages policing agencies, stakeholders, and fulsomely addresses areas of the *Police Act* that would benefit from extensive review and modernization, including oversight functions and updates that would enhance public confidence across Alberta's police services;

**WHEREAS** an Independent Agency Police Service may be created by Government through unilateral amendments to the *Police Act* that were not considered by municipalities or key stakeholders prior to their introduction and adoption;

**WHEREAS** Alberta Municipalities found that 85 per cent of respondents to an Alberta Municipalities commissioned survey agree that if the Government of Alberta insisted on going ahead with the creation of an Alberta Police Service (APS), the matter needed to be put to a provincial vote;

**WHEREAS** Alberta Municipalities has advocated for a provincewide Public Safety Task Force led by Government since September 2022 to address the root causes of crime and weaknesses in Alberta's justice system;

**IT IS THEREFORE RESOLVED THAT** Alberta Municipalities advocate for a public itemized costing of any Independent Agency Police Service to be provided by the Government of Alberta, complete with a detailing of costs borne to municipalities through the existing or a future Police Funding Model facilitated by Government, and that any Independent Agency Police Service is not introduced prior to substantive consultation and quantifiable support from municipalities and Albertans-at-large.

### **BACKGROUND:**

Introduced on March 13, 2024, Bill 11, *the Public Safety Statutes Amendment Act, 2024* amends the *Corrections Act* to create legislation that would allow for the Government to launch and implement an ankle bracelet monitoring program. The Bill further amends the *Police Act* to create an independent agency police service (IAPS) and oversight board (OB). Of concern to all Alberta municipalities is the ability granted through the legislation for Alberta's Minister of Public Safety to launch an IAPS in any area of the province without significant mechanisms for the involvement and consideration of local leadership.

Details such as a timeline, full consideration of the scope or mandate, clear direction on oversight and accountability mechanisms, or detailed costs and intention of launching an IAPS are not currently available to municipalities and Albertans. The Public Safety Minister has stated that the intention of the legislation is not to replace the Alberta RCMP but is to supplement the RCMP through an IAPS performing duties such as the ones currently undertaken by the Alberta Sheriffs. However, the inclusion of the IAPS through this legislation in the *Police Act* means that any possible IAPS officer is of the same legislative position as other police officers in Alberta. This is contrary to expanding the role of the Alberta Sheriffs, as Sheriffs are granted authorities under the existing *Peace Officer Act*.

Municipalities and public safety partners such as the Alberta Sheriffs and the Alberta RCMP were not consulted on this legislation. Without the fulsome consultation and involvement of key stakeholders and local leaders throughout the *Bill's* development, the legislation does not comprehensively consider the impact it will have on any municipality that is under the jurisdiction of a possible IAPS. Alberta Municipalities has repeatedly advocated to Government that municipal leadership must be involved in the development of legislation that concerns public safety systems in the province. The consideration of this *Bill* without due consultation with municipalities adds to the amount of legislative changes, programs, and other initiatives implemented unilaterally by Government without recognizing municipalities' role in governance and the advancement of their communities' interests.

As information remains sparse and inaccessible to both municipalities and Albertans-at-large regarding the cost, mandate, and oversight functions necessitated by the creation of an IAPS, this resolution should be granted a moderate-high rating. The scope of the IAPS that the *Bill* provides a function for creating has not been clarified or duly explained to municipalities. With the next iteration of the Police Funding Model due to be implemented for the 2025-2026 fiscal year, these considerations must be duly examined prior to any future changes in the costs levied to municipalities for their public safety services, and prior to any further advancement toward the establishment of an IAPS.



Chair Grant Creasey

North Red Deer River  
Water Services  
Commission  
5432 56<sup>th</sup> Avenue  
Lacombe, Alberta  
T4L 1E9

Phone: (403) 782-6666  
Fax: (403) 782-5655  
[gcreasey@lacombe.ca](mailto:gcreasey@lacombe.ca)

May 2, 2024

Box 220  
5018 Waghorn Street  
Blackfalds, Alberta  
T0M 0J0

RE: Provincial Drought Management Education and Communication

Dear Mayor Hoover,

Thank you for your letter dated April 30<sup>th</sup>, 2024, regarding Provincial Drought Management Education and Communication. The North Red Deer Regional Water Services Commission (NRDRWSC) appreciates the initiative of the Town of Blackfalds Council to discuss this topic. Severe drought conditions in some areas of the Province remind us not to take our potable water for granted. Being mindful of our water use is as important now as it ever was. I am pleased to provide your Council with this update.

The good news is that the latest Red Deer River Basin forecast shows it to be within average ranges this year, which means water restrictions are not required. It's worth noting that the Town of Blackfalds already exhibits commendable water conservation practices, with an average community-wide consumption of 206 litres/person/day, which is notably lower compared to many municipalities in the Province.

In alignment with your Council's proposal for collaboration among neighbouring municipalities, the NRDRWSC is wholeheartedly supportive. Our Administration is currently consolidating key messages and other media to disseminate among all member municipalities, aiding them in their communication efforts regarding drought awareness with their ratepayers.

Also, the Commission recently directed Administration to update its water restriction policy. CAO Thompson confirmed he is currently developing various options for the Board's consideration, which encompass different levels of collaboration with member municipalities on the forthcoming policy updates.

Your Council should be aware of a key element that will be incorporated into the new policy. If the drought situation escalates in the future, the NRDRWSC will recommend its member municipalities implement a voluntary 5-10% water use reduction during the peak months of May – October. Given the limited tools at the disposal of the NRDRWSC to implement water restrictions, it is vital to have the cooperation and support of member municipalities to do so. But again, it is crucial to note the NRDRWSC is not recommending restriction at this time.

Once again, I appreciate your proactive approach to addressing water management issues and look forward to collaborating further on this important matter. Please do not hesitate to reach out if you require any further information or clarification.

Sincerely,

  
Chair Grant Creasey  
NRDRWSC

cc. Jordan Thompson, CAO

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**Subject:** Celebrate Citizenship Week - May 13 to 19, 2024

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**From:** Immigration Refugees and Citizenship Canada / Immigration Réfugiés et Citoyenneté Canada  
<[IRCC.COMMDoNotReply-NePasRepondreCOMM.IRCC@cic.gc.ca](mailto:IRCC.COMMDoNotReply-NePasRepondreCOMM.IRCC@cic.gc.ca)>

**Sent:** Thursday, May 9, 2024 10:01 AM

**To:** Jamie Hoover <[JHoover@blackfalds.ca](mailto:JHoover@blackfalds.ca)>

**Subject:** Celebrate Citizenship Week - May 13 to 19, 2024 / Célébrez la Semaine de la citoyenneté du 13 au 19 mai 2024



We would like to invite you and your organization to participate in [Citizenship Week](#) from **Monday, May 13th to Sunday, May 19th, 2024**.

Every year, we take a week to celebrate the rights and responsibilities shared by all Canadian citizens. During Citizenship Week, Canadians across the country and around the world show their pride in their history, culture, achievements and shared citizenship.

### **Why participate in citizenship week?**

Citizenship Week is the ideal opportunity to share how you and your organization have supported newcomers on their path to citizenship, and it offers a chance for individuals to tell their citizenship stories. Sharing this inspiring content will encourage all Canadians to celebrate this important week!

**How can you and your clients participate?** [Visit the Citizenship Week website](#) for information on how to:

#### Welcome new citizens

Attend a citizenship ceremony during citizenship week, and watch welcoming videos.

#### Become a Canadian citizen

Learn about the benefits enjoyed by new citizens and apply now.

#### Celebrate citizenship values

Provide resources to help newcomers learn about Indigenous peoples and the Canadian identity and symbols.

## Share the celebration!

Use the hashtags **#CitizenshipWeek** and **#MyCitizenship** to share stories about Canadian pride and citizenship in your communities!

You can tag

- @CitImmCanada on [X](#) or [Instagram](#)
- @CitCanada on [Facebook](#)
- Immigration, Refugees and Citizenship Canada on [LinkedIn](#)

## **Immigration, Refugees and Citizenship Canada**



Immigration, Réfugiés  
et Citoyenneté Canada

Immigration, Refugees  
and Citizenship Canada

Canada



Nous souhaitons vous inviter, votre organisation et vous, à participer à la [Semaine de la citoyenneté](#), qui se déroulera du lundi 13 mai au dimanche 19 mai 2024.

Chaque année, nous consacrons une semaine à la célébration des droits et des responsabilités qu'ont en commun tous les citoyens canadiens. Durant la Semaine de la citoyenneté, les Canadiens de partout au pays et dans le monde montrent leur fierté à l'égard de leur histoire, de leur culture, de leurs réalisations et de leur citoyenneté commune.

### **Pourquoi participer à la Semaine de la citoyenneté?**

La Semaine de la citoyenneté est l'occasion idéale de montrer de quelle façon votre organisation et vous avez appuyé des nouveaux arrivants dans leur parcours vers la citoyenneté, et elle donne la chance à des gens de raconter leurs histoires de citoyenneté. La diffusion de ce contenu inspirant encouragera tous les Canadiens à célébrer cette semaine importante!

**Comment vos clients et vous-même pouvez-vous participer?** [Visitez le site Web de la Semaine de la citoyenneté pour savoir comment :](#)

### Souhaiter la bienvenue à de nouveaux citoyens

Assistez à une cérémonie de citoyenneté durant la Semaine de la citoyenneté, et visionnez des vidéos d'accueil.

### Devenir citoyen canadien

Renseignez-vous sur les avantages dont bénéficient les nouveaux citoyens et présentez une demande dès maintenant.

## Célébrer les valeurs liées à la citoyenneté

Offrez des ressources qui aideront les nouveaux arrivants à découvrir les peuples autochtones, l'identité canadienne et les symboles canadiens.

### Être de la fête!

Utilisez les mots-clics **#Semainedelacitoyennete** et **#MaCitoyenneté** afin de raconter des histoires sur la fierté et la citoyenneté canadiennes dans vos collectivités!

Vous pouvez mentionner :

- @CitImmCanadaFR sur [X](#) ou [Instagram](#)
- @CitCanadaFR sur [Facebook](#)
- Immigration, Réfugiés et Citoyenneté Canada sur [LinkedIn](#)

**Immigration, Réfugiés et Citoyenneté Canada**

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**MEETING DATE:** May 14, 2024

**PREPARED BY:** Kim Isaak, Chief Administrative Officer

**PRESENTED BY:** Kim Isaak, Chief Administrative Officer

**SUBJECT:** **Mayor Hoover – Notice of Motion, McKay Ranch Area Structure Plan**

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## **BACKGROUND**

On April 9, 2024, at the Regular Meeting of Council, a motion was put forward by Council to give Second Reading to Bylaw 1299.24 – McKay Ranch Area Structure Plan. This motion was defeated.

At the same meeting, Bylaw 1303.24 – McKay Ranch Redistricting was given Second Reading as amended with the removal of amendment 2.3, which was rezoning a parcel of land from Commercial to Residential Medium Density (R3). Third and Final Reading was given to Bylaw 1303.24, and as such, the McKay Ranch Redistricting Bylaw was approved.

As the area of concern from Council opposed to the approval of the McKay Ranch Area Structure Plan was the proposed rezoning of the Commercial Local District (C3) lot to Multi Family Residential, which has now been removed from the Area Structure Plan as a result of Bylaw 1303.24. Section 30.12 of Bylaw 1289.23 – Council Procedural Bylaw states that “Once a subject matter has been voted on, and that particular meeting is Adjourned, it may not be raised again for six (6) months from the date of the vote unless Council is unanimous in raising the subject matter sooner and the unanimous approval to raise the matter may be included in the main Motion that is under consideration by Council”.

On April 23, 2024, Mayor Hoover put forward the following Notice of Motion: McKay Ranch Area Structure Plan, which would be brought forward for debate at tonight’s meeting.

“That Council give unanimous approval to raise the matter of the McKay Ranch Area Structure Plan sooner than the six (6) month time period outlined in Bylaw 1289.23 – Council Procedural Bylaw.”

## **DISCUSSION**

Administration is recommending that Council approve the resolution outlined in Mayor Hoover’s Notice of Motion for the following reasons:

- The main concern raised at the public hearing was around the rezoning of the parcel of land from Commercial to Residential Medium Density (R3) has been eliminated; and
- The Developer has incurred significant costs with the fees required for these statutory amendments, along with the time put in by both the Developer and Planning Services on the updates to the Area Structure Plan.

## **FINANCIAL IMPLICATIONS**

There are no financial implications to approving the motion made by Mayor Hoover by Notice of Motion on April 23, 2024. Of note, however, is that Administration does recommend that the Area Structure Plan Submission Fee be waived when the item comes forward as there would not be any substantive change to the ASP and, as such, little administrative time to review the document.



**ADMINISTRATIVE RECOMMENDATION**

That Council consider the following motions:

1. That Council gives unanimous approval to raise the matter of the McKay Ranch Area Structure Plan sooner than the six (6) month time period outlined in Bylaw 1289.23 – Council Procedural Bylaw.

and if Council is agreeable to the above:

2. That Council waive the Area Structure Plan Submission Fee when the McKay Ranch Area Structure Plan is brought forth back to Council for consideration.

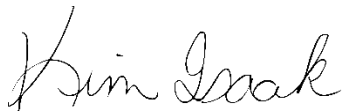
**ALTERNATIVES**

- a) That Council refer this item back to Administration.

**ATTACHMENTS**

None

**APPROVALS**



\_\_\_\_\_  
Kim Isaak,  
Chief Administrative Officer

\_\_\_\_\_  
Department Director/Author

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**MEETING DATE:** May 14, 2024

**PREPARED BY:** Kim Isaak, Chief Administrative Officer

**PRESENTED BY:** Kim Isaak, Chief Administrative Officer

**SUBJECT:** **Proposed Bill 20 – Municipal Affairs Statutes Amendment Act**

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## **BACKGROUND**

In the fall of 2023, the Province conducted an online survey on a wide scope of issues related to the *Local Authorities Election Act* and the *Municipal Government Act*. On April 25, 2024, Bill 20 was introduced. On May 2, 2024, the Minister of Municipal Affairs announced that the Province would be introducing amendments to the Bill to clarify aspects based on the concerns raised. Throughout this time period Alberta Municipalities has been working on behalf of their members to analyze and report on the implications of Bill 20. Most recently, they hosted a webinar where they polled municipalities on their views of the Bill. 76 percent of the members voted for Bill 20 to be rescinded. The overall concerns raised are summarized below:

- Increase divisiveness.
- Prioritization of the interests of the Province over the interests of the Municipalities.
- Creation of tax inequities between individuals and corporations as it relates to donations to municipal candidates.
- Power granted to the Province to remove a Councillor without clear criteria, taking away the autonomy of the residents that elect Councils.
- Increased costs for election by having to hand count election results as opposed to voting tabulators, which are more efficient and cost-effective.
- Allow Councillors to claim that they have a perceived conflict of interest and avoid making politically charged decisions.
- Removes the decision-making authority from Council to determine what studies are required for developments.
- Fails to address the flaws of the recall system.
- Falls to give municipalities the option to require candidates to file financial disclosures prior to election day; and
- Other unforeseen consequences because of the short window of time and lack of full input from municipal governments.

As of May 9, 2024, the Bill is still at second reading, with the spring legislative session scheduled to end on May 30, 2024.

## **DISCUSSION**

Administration strongly recommends that Council for the Town of Blackfalds send a letter to the Premier asking for Bill 20 to be rescinded and to request that an open and consultative process be established to update the *Municipal Government Act* and the *Local Authorities Election Act*. Due to timelines, it is imperative that action be taken as soon as possible.

**FINANCIAL IMPLICATIONS**

There are no financial implications to sending a letter to the Premier requesting that Bill 20 be rescinded. Alternatively, if Bill 20 were to be adopted in its current form, there would be increased costs, most certainly due to the elimination of the use of voting tabulators, potential by-elections due to the removal of Council members, and others that may not be identified at this time.

**ADMINISTRATIVE RECOMMENDATION**

That Council consider the following motion:

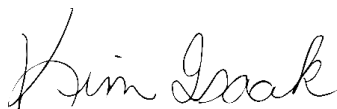
1. That Council authorize the Mayor to send a letter to the Premier on behalf of the Town of Blackfalds recommending that the Government of Alberta rescind Bill 20, the *Municipal Affairs Statutes Amendment Act*, due to extensive concerns raised by municipal leaders across Alberta, including Blackfalds Council, AND THAT the Government of Alberta engage municipal governments through a collaborative and trust-based consultation process to update *the Local Authorities Election Act* and *Municipal Government Act* to assist municipal governments to effectively govern in the interests of their residents and deliver on the future needs of each community in Alberta.

**ALTERNATIVES**

- a) That Council refer this item back to Administration.

**ATTACHMENTS**

- *Alberta Municipalities News Release – Abmunis calls on provincial government to scrap Bill 20*

**APPROVALS**

Kim Isaak,  
Chief Administrative Officer

Department Director/Author



## NEWS RELEASE

### ABmunis calls on provincial government to scrap Bill 20

May 8, 2024

**EDMONTON** – *The following statement is issued on behalf of Alberta Municipalities (ABmunis) President Tyler Gandam and the association's Board of Directors:*

From the moment Bill 20 was introduced on April 25, ABmunis has strenuously objected to the provincial government's attempted power grab and repeatedly signaled its eagerness to sit down with Minister Ric McIver and his team.

We have sought to discuss our members' many valid concerns and work together to find solutions that actually improve transparency and governance in local politics. As it now stands, Alberta Municipalities calls for Bill 20 to be rescinded.

Our members are especially concerned about the many unintended consequences that may arise from Bill 20. For example, it might tilt Alberta's political playing field in favour of candidates who enjoy the financial backing of corporations and unions. It might disqualify otherwise eligible voters from exercising their democratic right to vote. It might even negatively affect communities' efforts to build affordable housing projects.

Bill 20 is vast and extremely complicated. Because no consultation occurred, this provincial government seems unaware of or unconcerned about the long-term ramifications of this hurriedly constructed bill. ABmunis would welcome nothing more than the opportunity to present these shortcomings to the minister.

Despite our best efforts and reassurances from Minister McIver a week ago that the Government of Alberta would consult with associations like ours, as well as with municipal leaders and others on amendments to Bill 20, we are still waiting to hear from Minister McIver's office and the ministry.

We followed today's affordable housing announcement by Minister Jason Nixon and Minister McIver with interest. The changes made in Bill 20 to help accelerate affordable housing projects appear beneficial, but they could have been even better if the provincial government had consulted the experts – local governments. With input from municipal representatives, the provincial government could have done more and made further improvements.

The provincial government's silence and clear reluctance to meaningfully consult with us speaks volumes. Here's what it says to us – The Government of Alberta is still not listening to Albertans. Instead, it is blindly ploughing ahead regardless of what many Albertans think, want, and need, and

without thought to the greater impacts of the bill. When it comes to knowing what Albertans need and want, it acts like it knows better than Albertans themselves.

Albertans expect their local governments to conduct meaningful consultations whenever they're proposing major changes to their communities that require public support. Consultation, collaboration, co-operation and compromise are key components of democracy. Alberta Municipalities expects nothing less from the provincial government.

Alberta Municipalities calls on the Government of Alberta to scrap Bill 20 and go back to the drawing board. It cannot be salvaged. Bill 20 is rushed, deeply flawed, and full of half-baked changes that do not withstand scrutiny.

We ask Premier Danielle Smith and Minister McIver to abandon this misguided bill and work with municipal leaders from across Alberta to write legislation that reflects what most Albertans are saying they want and need.

---

**Media contact:**

Scott Lundy  
Communications Manager, Alberta Municipalities  
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**MEETING DATE:** May 14, 2024

**PREPARED BY:** Jolene Tejkl, Planning & Development Manager

**PRESENTED BY:** Preston Weran, Director of Infrastructure & Planning Services

**SUBJECT:** **Bylaw 1308.24 - Valley Ridge Area Structure Plan**

---

## **BACKGROUND**

The original Valley Ridge Estates Area Structure Plan (ASP), named the Blackfalds-Malibu ASP, was adopted by Council in 2006 to guide the future subdivision and development of the Valley Ridge Estates community located in the NW 27-39-27-W4M. Valley Ridge Estates is a mixed-use community on the Town's east end with various industrial, commercial, institutional and residential uses. The amended ASP before Council proposes to address the remnant residential portion of the community and change it from low density residential to a higher density residential area to accommodate a future comprehensive townhouse development.

## **DISCUSSION**

Since the adoption of the original ASP back in 2006, there have been several amendments over the years, which included:

- The realignment of Duncan Avenue and Womacks Road,
- Identification of the Abbey Centre Site,
- Rezoning to residential areas and the addition of commercial uses and multi-family sites, and
- The removal of the previously identified Social Care/Place of Worship site.

When the developer came forward with these recent changes proposed to the ASP, they were asked to update the ASP with all of these previously approved amendments.

The amendments proposed under this 2024 amendment application are specific to the remnant residential portion, situated on the northern portion of the plan area on either side of Vista Trail. The ASP proposes to update the Development Concept to change the subject lands from the current Residential Single Dwelling Medium Lot District (R-1M) to a future Residential High Density District (R-4) site.

A copy of the proposed ASP is included in Attachment 2, with the proposed updates clearly shown in track changes.

Administration is supportive of the proposed amendments to the Valley Ridge Estates ASP for the following reasons:

1. The proposed amendment to the ASP is to increase the density of the future residential on the remaining parcels. The subject area is already zoned for future residential and the land has been proven to be able to accommodate future residential in the original governing ASP; there are no concerns about the subject lands being able to accommodate the proposed increased residential density.

2. Increased density is a way to provide housing options for people, which is supported in the Town of Blackfalds 2024-2026 Mid-Term Strategic Plan that identifies providing a range of housing to meet the needs of residents as one of the 6 top priorities.
3. Section 638(2) of the *Municipal Government Act* requires all ASPs to be consistent with the Town's *Municipal Development Plan* (MDP). The Town's MDP contains policy direction regarding offering a range of housing types and forms (MDP Policies 5.2 and 5.6), and MDP Policy 5.1 directs future residential land uses to the areas identified in Map 2 Future Land Use Concept of the MDP. The proposed amendments are located in an area identified for future residential and meet the policy direction to offer a range of housing types and forms. Therefore, the proposed amendments are consistent with the MDP.

### Pre-Council Consultation

In the spirit and intent of the Public Participation Policy, Lacombe County and adjacent landowners to the lands subject to the amendments were sent a letter describing the proposed changes, provided with a copy of the illustration in Attachment 3 of this report, and given an opportunity to provide preliminary comments.

A copy of the original and the proposed Valley Ridge Estates ASP's are posted on the Planning & Development page of the Town's website for viewing.

All preliminary comments received are in Attachment 4, and are summarized as follows:

- Expressed desire to have the properties developed in such a way that people have an opportunity to purchase the units.
- Concerns expressed about an increase in vehicle noise and speeding through the lane.

### **FINANCIAL IMPLICATIONS**

None.

### **ADMINISTRATIVE RECOMMENDATION**

That Council consider the following motions:

1. That Council give First Reading to Bylaw 1308.24 Valley Ridge Estates Area Structure Plan.
2. Upon giving First Reading to Bylaw 1308.24, That a Public Hearing date be set for June 11, 2024, at 7:00 p.m. in Council Chambers.

### **ALTERNATIVES**

- a) That Council refers this item back to Administration for more information or amendments.

### **ATTACHMENTS**

- *Bylaw 1308.24*

- *Valley Ridge Area Structure Plan – Track Changes Version*
- *Concept Plan showing Proposed Valley Ridge Estates ASP Changes*
- *Pre-Council Consultation Comments Received*

**APPROVALS**



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Kim Isaak,  
Chief Administrative Officer



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Department Director/Author



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**BEING A BYLAW OF THE TOWN OF BLACKFALDS IN THE PROVINCE OF ALBERTA TO PROVIDE AN UPDATED FRAMEWORK FOR THE SUBSEQUENT SUBDIVISION AND DEVELOPMENT ON LANDS LEGALLY DESCRIBED AS THE NW 27-39-27-W4M.**

---

A Bylaw of the Town of Blackfalds, in the Province of Alberta, pursuant to the provisions of the *Municipal Government Act* (“MGA”), being Chapter M 26.1 of the Revised Statutes of Alberta, 2000 and amendments thereto, to repeal Bylaw 994/06 and all amendments thereto for the purpose of adopting an amended Area Structure Plan (“ASP”) for lands located in the Town of Blackfalds legally described as the NW 27-39-27-W4M.

**WHEREAS**, pursuant to Section 633(1) of the MGA, RSA 2000, Chapter M-26 and amendments thereto, for the purposes of providing a framework for subsequent subdivision and development of an area of land, a Council may by bylaw adopt an area structure plan.

**WHEREAS**, the Valley Ridge Estates Area Structure Plan identifies the sequence of development proposed for the area, land uses proposed for the area, expected density of population proposed for the area generally, and the general location of major transportation routes and public utilities, as required by Section 633 of the MGA.

**WHEREAS**, the area of land upon which the ASP shall apply is legally described as NW 27-39-27-W4M.

**NOW THEREFORE**, the Municipal Council of the Town of Blackfalds, duly assembled hereby enacts:

**PART 1 – TITLE**

- 1.1 That this Bylaw shall be cited as the “Valley Ridge Estates Area Structure Plan”.
- 1.2 Schedule “A” shall form part of this Bylaw.

**PART 2 – VALLEY RIDGE ESTATES AREA STRUCTURE PLAN**

- 2.1 That the document entitled “Valley Ridge Estates Area Structure Plan” as Schedule “A” attached hereto is hereby adopted for the lands located in the Town of Blackfalds legally described as the NW 27-39-27-W4M.

**PART 3 – REPEAL**

- 3.1 That Bylaw 994/06 and all amendments thereto are hereby repealed upon this Bylaw coming into effect.

**PART 4 – DATE OF FORCE**

- 4.1 That this Bylaw shall come into effect, upon the date on which it is finally read and passed.

READ for the first time this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_.

(RES.            )

---

**MAYOR JAMIE HOOVER**

---

**CAO KIM ISAAK**

---

READ for the second time this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_.

(RES.        )

\_\_\_\_\_  
**MAYOR JAMIE HOOVER**

\_\_\_\_\_  
**CAO KIM ISAAK**

READ for the third and final time this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_.

(RES.        )

\_\_\_\_\_  
**MAYOR JAMIE HOOVER**

\_\_\_\_\_  
**CAO KIM ISAAK**

DRAFT

# Bylaw 1308.24 - Schedule "A" Valley Ridge Area Structure Plan

**Valley Ridge Estates  
NW 27-39-27-4**

## **AREA STRUCTURE PLAN**

**Blackfalds, Alberta**



**Stantec Consulting Ltd.**

**Amended & Consolidated June xx, 2024**

**Approved January 2006**

VALLEY RIDGE AREA STRUCTURE PLAN

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**VALLEY RIDGE AREA STRUCTURE PLAN**

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## 1.0 INTRODUCTION

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### 1.1 PURPOSE

Stantec Consulting Ltd. on behalf of McWilliams Corp. has prepared the Valley Ridge Area Structure Plan (ASP), formally named the Blackfalds Malibu Area Structure Plan.

The purpose of the Valley Ridge Area Structure Plan is to describe the land use framework and development objectives for the NW ¼ Section 27-39-27-4 in the Town of Blackfalds. This quarter section is bounded by Highway 2 on the west side and the Harvest Meadows Subdivision on the east side. The proposed development includes an area of approximately 62.6 hectares (154.7 acres). A wetland exists directly to the north-west and extends slightly on that corner of the site. Another wetland exists directly north of the site. Commercial and industrial sites are located south of the site. Highway 597 is located further south.

McWilliams Corp. is committed to developing balanced communities of residential, recreational, commercial and industrial properties with complimentary land uses. In order to achieve this, we have integrated the area with interconnected parks, open space linkages and high-quality residential opportunities. Together, these aspects will provide the Town of Blackfalds with a unique area for community development.

Approval of the Area Structure Plan will provide the basis for proceeding with McWilliams Corp. and the Town of Blackfalds' vision for this area. The Area Structure Plan provides the opportunity to develop the components of this vision in the initial phases of development through recreational amenities and a variety of housing forms and lifestyles.

The purpose of this document is to define the land use pattern and development objectives for the Valley Ridge development. The Area Structure Plan will implement the land use framework and development objectives by identifying the type, size and location of various land uses, density of development, location of major roadways, conceptual servicing designs and sequence of development. Detailed design of each phase (redistricting and plans of subdivision) will refine the concept presented by this Area Structure Plan for the development.

#### 1.1.1 2024 Amendment

Since the approval of the Blackfalds–Malibu Area Structure Plan in 2006, now referred to as the Valley Ridge ASP, a number of land use and design changes have been implemented, as shown in **Appendix A – ASP Comparison Plan**. The 2024 ASP aims to amend the plan to reflect what has been constructed and update the land use for the last developable residential area located on the north side of the Plan area. Each amendment is further described in each section of the ASP and referred to as 'Amendments 2024'. A summary of significant changes includes:

## VALLEY RIDGE AREA STRUCTURE PLAN

- Realignment of Duncan Ave
- Realignment of Womacks Road
- Identification of the Abbey Center Site
- Redesign of areas
- Residential land use changes
- Additional of multi-family sites
- Addition of Commercial uses
- Removal of Social Care/Place of Worship site

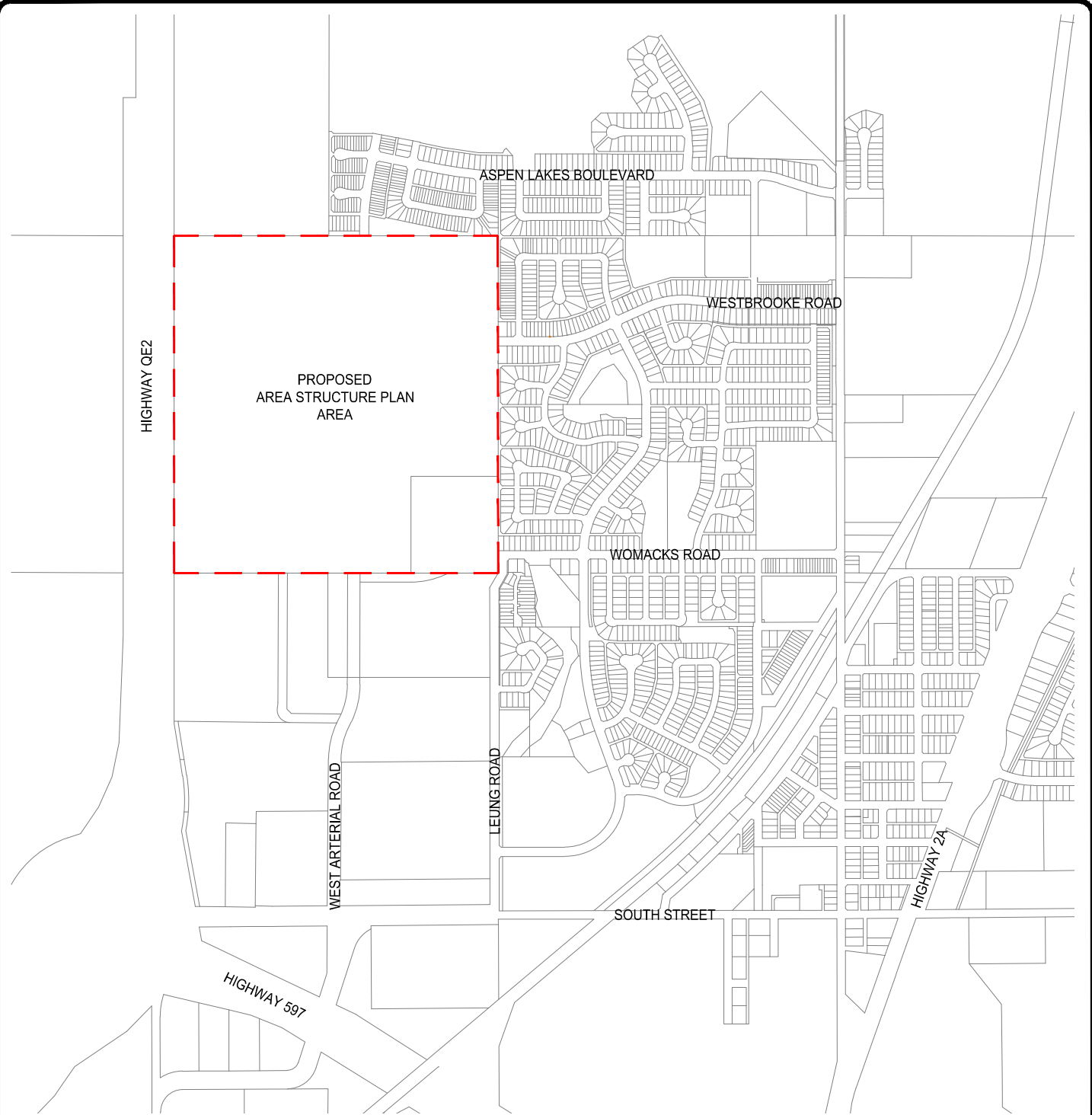
### 1.2 DEFINITION OF PLAN AREA

The Valley Ridge Area Structure Plan consists of land located within the NW 27-39-27-4 and includes an area of approximately 62.6 hectares, as shown on **Figure 1.0 – Location Plan**.

The Valley Ridge Area Structure Plan constitutes a logical planning unit with respect to identifiable plan boundaries and servicing considerations. The majority of the Plan area is under one titled landowner with the exception of the existing acreage in the southeast corner of the Plan. This acreage site currently also functions as a tree farm business.

#### 1.2.1 Plan Area 2024

Since the plans approval in 2006, approximately 75% of the Plan area has been developed for a variety of residential, commercial, industrial, and recreational uses. All developed areas have been constructed and transferred to property owners. The remaining undeveloped lands include 5.45 ha multi-family residential and 9.29 ha of light industrial.



LEGEND

--- ASP BOUNDARY



Figure 1  
 Location Plan  
 Valley Ridge Estates

Prepared for:  
 McWilliams Corp.  
 Blackfalds, Alberta



DRAWN BY: SAS  
 CHECKED BY: GCL  
 SCALE: 1:5,000  
 PROJECT #: 112871553

January, 2024



## 2.0 SITE CONTEXT & DEVELOPMENT CONSIDERATIONS

---

### 2.1 TOPOGRAPHY, SOILS, AND VEGETATION

As shown on **Figure 2.0 – Existing Conditions Plan**, the existing topography on these lands is very dramatic and significantly impacts the development of the Concept Plan. There is a notable elevation drop in the northwest corner of the quarter section. A significant ridge divides this portion of the Plan, adjacent to the Highway, to the remainder of the Plan area. There is also a large depression in the north end of the Plan and a large knoll in the southwest corner. The majority of the land, located east of the existing ridge, generally drains to the northeast corner of the Plan.

The soils in this area are expected to consist of primarily sand covered by a thin layer of topsoil, which are suitable for urban development.

There are several small tree stands existing on this property. These tree stands are concentrated in the northwest corner of the development adjacent to the existing wetland and in the southeast corner of the Plan in the existing acreage and directly west of the acreage. There are also a few small tree bluffs along the existing ridge.

#### 2.1.1 Topography, Soils, And Vegetation 2024

Since the majority of the Plan area has been graded and/or developed, the original vegetation and structures have been removed. The slope, tree stands, and wetlands in the north-west portion remain and will be addressed when development advances to these areas.

##### 2.1.1.1 Slope Assessment

A slope stability study was completed by ParklandGEO in 2024 to define the necessary setbacks. Stability analyses assess the risk to development near crest areas, and determine the suitable buffer distances required to protect against potential slope movements. Through the Slope Stability Assessment, the Plan Area is determined to be suitable for residential development based on two setback considerations:

- The crest is defined as the line where there is a distinct break in the grade at the top of the slope as determined by the intersection of the slope angle with the extension of the upland surface grade.
- The building setback line (BSBL) for proposed permanent residential structures on any lots backing onto the slopes, should be at least 5 m back from the crest.

## VALLEY RIDGE AREA STRUCTURE PLAN

### 2.2 SURROUNDING DEVELOPMENT

Of special consideration is the existing Harvest Meadows subdivision directly adjacent to the east side of the project site. It is important for the proposed layout of the new development to blend with this existing community.

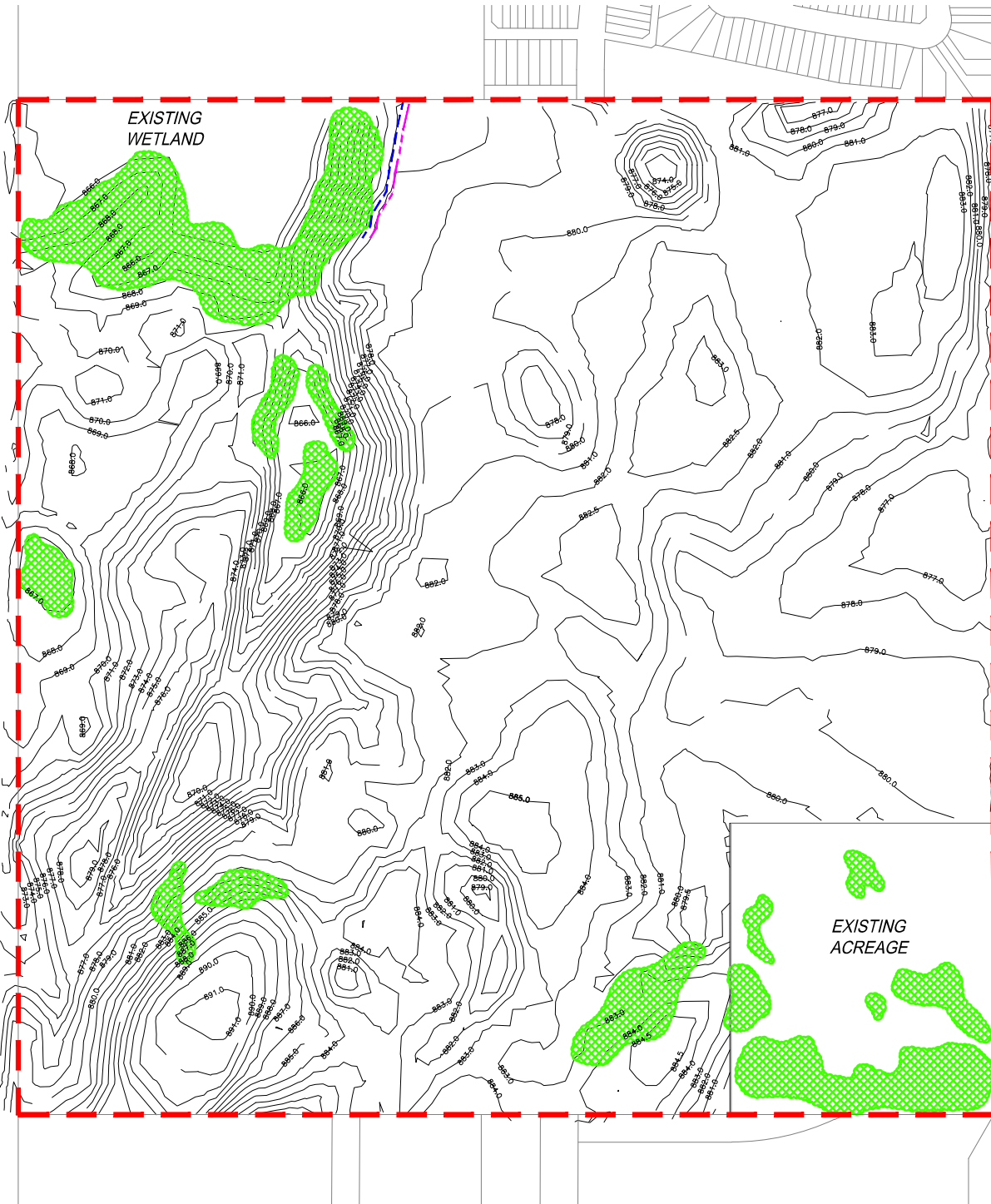
The west side of the property is bordered by Highway 2 and is paralleled by the aforementioned Harvest Meadows Subdivision to the east. Highway 2 borders the site on the west. The land to the south of the site was recently redeveloped for light industrial. The land to the north is undeveloped and is currently used for agricultural purposes. There is an existing acreage located at the south east corner of the site and has been included in this Area Structure Plan.

#### 2.2.1 Surrounding Development 2024

Significant growth has occurred in adjacent areas over the last 15 years with development and recreation amenities. Developments adjacent to the Plan area include:

- North - the existing residential development of Aspen Lakes West is partially developed, with the remainder continuing to be farmland. A school has been identified within the neighbourhood and is expected to start construction in 2024.
- East – the neighbourhood of Harvest Meadows is completed.
- South – Lands to the south include a variety of industrial, educational, and recreational uses. Over the last few years, additional recreation amenities have been added, which include a pump track and skateboard park. A second school, Iron Ridge Secondary Campus, is scheduled to open in 2024.

HIGHWAY 2








- LEGEND**
-  CONTOURS
  -  EXISTING TREES
  -  TOP OF BANK
  -  STRUCTURAL SETBACK LINE
  -  ASP BOUNDARY



Figure 2  
Existing Conditions  
Valley Ridge Estates

Prepared for:  
McWilliams Corp.  
Blackfalds, Alberta



DRAWN BY: SAS  
CHECKED BY: GCL  
SCALE: 1:5,000  
PROJECT #: 112871553

February, 2024

## 3.0 DEVELOPMENT OBJECTIVES & PRINCIPLES

---

### 3.1 DEVELOPMENT OBJECTIVES

The Valley Ridge Area Structure Plan has been prepared as a comprehensively planned neighbourhood taking advantage of both the natural topography and location attributes of the area. The main objectives of the plan are:

- To provide a framework to deliver high quality, comprehensively planned residential, commercial, and Industrial areas by defining the general pattern and composition of land uses, linkages, servicing designs and development staging;
- To address and accommodate existing uses affecting the plan;
- To blend with the existing Town of Blackfalds through the use of appropriate design measures.
- To ensure the implementation of the plan takes place in an orderly and phased basis; and
- To provide passive and active recreational areas for use by the residents in this neighborhood
- To consider, and whenever possible, to embrace the history of the Town of Blackfalds through the design process.

### 3.2 DEVELOPMENT PRINCIPLES

Development of the various land uses within the Valley Ridge Area Structure Plan are defined through the following general principles:

#### 3.2.1 Residential

- Encourage a variety of housing types, from single detached housing to higher density multi-family units.
- All housing forms and options will recognize consumer preferences and be in conformance with municipal standards and policies set forth by the Town of Blackfalds.
- Encourage pedestrian friendly streetscapes and provide direct and safe pedestrian linkages to the community nodes, such as open space and recreational facilities.

## **VALLEY RIDGE AREA STRUCTURE PLAN**

- Locate residential development to take advantage of features such as stormwater management facilities, linear parks and other open spaces, and utility corridors.
- Create residential development that compliments and provides continuity to the existing Town of Blackfalds.

### **3.2.2 Commercial and Industrial**

- Concentrate industrial development adjacent to Highway 2 to take advantage of marketing the opportunities of the highway.
- Integrate the industrial area along the east of the site parallel to highway 2 and the natural swale.
- Locate and orient commercial sites along arterial and/or collector roadways to ensure high visibility and to provide convenient access opportunities.
- The site is of sufficient size to support a local convenience center to serve the Valley Ridge development and surrounding area.
- Provide convenient pedestrian linkages to the commercial area and transit routes.
- A strong pedestrian link is planned along the swale that will act as a strong buffer between the residential and the industrial and commercial areas.

### **3.2.3 Municipal Reserves and Recreational Facilities**

- Where possible and economically viable and sustainable, utilize future stormwater management facilities to provide pedestrian linkages and open space for passive or active recreational opportunities.
- Create open space linkages, which will be an amenity for passive recreation and serve as a means of pedestrian connectivity between the new development and the existing Town of Blackfalds.
- Allow for the provision of dispersed park space within the neighbourhood to provide open space and opportunities for recreation for residents through the dedication of Municipal Reserves.

### **3.2.4 Transportation**

- Provide a logical, safe and efficient transportation system within the plan area to accommodate pedestrian, bicycle and other multi-use modes and the vehicular transportation needs of residents moving to, from and within the Valley Ridge development as well as the adjacent areas.

## VALLEY RIDGE AREA STRUCTURE PLAN

- Provide non-vehicular circulation options throughout the neighborhood.
- Minimize walking distances by creating an interconnected street network.

### 3.2.5 Ecological Stewardship

- Develop land in an efficient manner and encourage intensive urban development.
- Incorporate open spaces into compatible land uses such as the stormwater management facilities to optimize the use of these areas.
- Encourage naturalized landscaping on public and private lands to the extent acceptable to the Town of Blackfalds to minimize environmental and economic costs associated with their maintenance.
- Promote the development of open spaces and walkway linkages for pedestrian traffic and connect them to the surrounding areas.
- Encourage energy efficient construction and other innovative building and infrastructure techniques.

### 4.0 DEVELOPMENT CONCEPT

---

#### 4.1 NEIGHBOURHOOD UNIT

The development concept for the Valley Ridge Area Structure Plan has been prepared in response to current and anticipated residential, commercial, and industrial market trends within the Town of Blackfalds and the Central Alberta Region. An analysis of these trends and an assessment of their implications assisted in shaping the Plan area with respect to the type, size and location of various land uses. Valley Ridge is designed to be a natural extension of the Town's growth to the west.

The development concept is shown on **Figure 3.0 - Development Concept**. The land use statistics, number of residential units and density are represented in Table 1 & 2.

#### 4.2 RESIDENTIAL

The majority of land within the Valley Ridge Development is intended for residential development. The remainder of the Plan area has been proposed for industrial and commercial uses.

A mix of residential dwelling units is provided and described based on market conditions and consumer preferences at the time of development. Residential density is anticipated to be 17.09 units per hectare. The lot depths will typically be around 35 meters for single-family housing. **Table 1 - Land Use Statistics**, and **Table 2 - Residential Units and Density** both show the relationship of area, units and projected density for the development.

##### 4.2.1 Low Density Residential

The majority of the residential lots will be for low density single family detached homes. These lots, which will be zoned either R-1S or R-1M to appeal to a different market demands and price points. The R-1S lots will have a minimum lot width of 10.5 meters and the R-1M lots will have a minimum lot width of 12.5 meters. As shown on the Concept Plan, the R-1S lots are primarily concentrated in the northeast corner and south along Vista Trail of the development.

##### 4.2.2 Medium Density Residential

The need to provide additional and more affordable housing options is a priority for the Developer and the Town of Blackfalds. Three areas have been identified within the Plan area along Vista Trail and adjacent to open spaces. These sites have been located along Vista Trail to provide residents direct access to main roadways and reduce traffic impacts in lower density areas. All medium density areas are located in close proximity to either open space, trails, the Abbey Center, and commercial lands to provide safe and convenient access to neighbourhood amenities.

## **VALLEY RIDGE AREA STRUCTURE PLAN**

The south multi-family site, with a land use of R-2 Residential Multi-Dwelling District, is a multi-unit development with direct access to the Abbey Center and the commercial site. The second and third multi-family sites are located in the north. These two parcels of land are intended to be developed together as one project. Housing options for this area, consistent with the R4 Residential High Density District uses, may include townhome units with and without attached garages. Both multi-family sites provide smaller, affordable housing options.

### **4.2.3 Residential Amendments 2024**

Rezoning of the residential areas have been generally consistent with the original approved ASP. The primary amendment to the residential area includes two parcels in the north that have been identified for R-4. These parcels are currently proposed to be developed as one project. The first development parcel is located east of Vista Trail and will advance to the west parcel.

Additional amendments have been presented for changes that were made prior to 2024, to clean up areas of the development concept related to the Abbey Center and market needs of smaller lots. General amendments for residential lands include:

- Removal of single family areas to support the Abbey Center and realignment of Womacks Road
- Moving south multi-family site to the south boundary and changing it from R-3 to R-2
- Addition of R-1S cul-de-sac (Vermont Close) above R-2 site
- Addition of R-1S along Westbrooke Road

## **4.3 PARKS, OPEN SPACE AND RECREATION AMENITIES**

As shown in the Concept Plan, the parks and open space system consist of Environmental Reserves, parks, an extensive trail system, and the Abbey Center. These parks and amenities have been distributed throughout the neighbourhood to ensure convenient access by all residents and supplement park spaces in adjacent neighbourhoods to provide larger and more usable areas.

### **4.3.1 Abbey Center**

Completed in 2014, the Abbey Center offers a variety of programed and non-programed activities for the Town of Blackfalds and surrounding communities. The Abbey Center provides indoor and outdoor playgrounds, a fitness center, a field house, an outdoor swimming pool, and a spray park. Valley Ridge is fortunate to have direct connections to the Abbey Center and recognizes its benefits of offering vast recreation options to the neighbourhood and Town.

### **4.3.2 Neighborhood Park and Trail System**

A large central park will be the focal point of the development serving as an access point to the residential areas of the development. This park has sufficient room to accommodate many active recreational uses, which will be determined by the needs of the Town when it comes time



## **VALLEY RIDGE AREA STRUCTURE PLAN**

to develop this area. Possible amenities could include a soccer field, a hockey rink, a multi purpose pad, a playground, or a combination of these uses.

A second park is planned at the north end of the development. This park will also function as an active recreational use for the neighborhood and surrounding neighborhoods. It could be developed with a playground or other use.

Along the boundary of Harvest Meadows an additional large park space is contemplated. Besides acting as a park amenity, this park will also serve a dual role in facilitating stormwater management for the residential areas. This facility may be developed as a dry stormwater detention pond or possibly as a constructed wetland style facility.

The dedicated pathway in this park system will connect to the sidewalks and streets through pathway openings between housing areas. These recreational trails will allow for an interconnected pedestrian system throughout the proposed development.

### **4.3.3 Existing Wetland**

The existing wetland area at the north west portion of the Plan area, along with adjacent tree stands, will be preserved. Areas around the wetland and a portion of the ridge will be designated as environmental and municipal reserves.

This wetland has been crown claimed, a designation meaning that avoidance is the highest priority for any wetland impacts. While the Valley Ridge concept plan does not identify any development within the wetland, Town of Blackfalds 2015 Transportation Master Plan does identify the extension of Duncan Avenue to the north, which is further described in Section 3.4 – Transportation.

Any development within or bordering this wetland will require additional coordination and approvals via Alberta Environment and Protection.

### **4.3.4 Boundary Treatments**

The west boundary of the planned residential area is clearly defined and separated from the industrial development by an industrial access road that provides strong boundary treatments. A landscaped linear park provides visual screening and a buffer between the industrial area to the west, the commercial development to the south, and the residential development. The change in elevation along this path also contributes to the separation of uses. As mentioned previously, a landscape concept will be prepared by a Landscape Architect and submitted to the Town for their approval once development proceeds.

Any possible noise disturbance issues related to Highway 2 will be looked at and resolved during the preparation of the related development agreement.

### **4.3.5 Parks And Open Space 2024**

Since 2006, a majority of the open space and parks have been completed as proposed in the originally approved ASP. With the development of the Abbey Centre, a small greenspace in the southeast corner was removed from the concept plan. Additional recreation amenities,

## **VALLEY RIDGE AREA STRUCTURE PLAN**

completed in recent years, south of Valley Ridge, further add to the options and connectivity of the open space network.

The remaining trails will be completed as part of future development phases.

### **4.4 TRANSPORTATION AND CONNECTIVITY**

#### **4.4.1 Duncan Avenue Extension**

As presented in the *2015 Transportation Master Plan*, Duncan Avenue will extend north, ultimately connecting to TWP RD 400. Duncan Avenue is an important transportation route for the success of industrial lands located along west Blackfalds. The northern extension of Duncan Avenue will need to cross a crown claimed wetland and require significant considerations from the industrial land Developer, owners of the western portion of SW34 39-27-W4, the Town of Blackfalds and Alberta Environment and Protection.

Due to the size, impacted area, and crown claimed status of the wetland, it is not feasible for the Developers of Valley Ridge to complete all required efforts for the design and approval of Duncan Avenue. Ongoing discussion will be required with the Town to determine the process, cost sharing, and responsibilities related to the Duncan Avenue extension.

##### **4.4.1.1 Emergency Access to the Industrial Area**

Two emergency accesses have been proposed to provide access to the industrial area should Duncan Avenue be blocked. Both access points are identified as public utility lots and constructed with a minimum 3.0m wide paved walkway with swing bollards installed at both ends.

The north access will be connected to an internal roadway network within the multi-family site. The owner of the site and the Town will enter into an access agreement to ensure that safe and accessible access is provided.

#### **4.4.2 Arterial and Collector Roadways**

The Valley Ridge Area Structure Plan provides an extension of two collector roadways, Westbrook and Womacks road, to Vista Trail. A third collector connection via Vista Trail will extend north into the Community of Aspen Lakes west.

Collector roads will be constructed within 22.0 meter wide right-of-ways, as per the Town of Blackfalds specifications.

#### **4.4.3 Local Roadways**

The system of local roads has been planned to provide access to individual development cells while at the same time discouraging outside traffic from short cutting through local roads. Local roads will be designed with 18 meter right-of-ways, as per the Town of Blackfalds specifications.

## **VALLEY RIDGE AREA STRUCTURE PLAN**

### **4.4.4 Lanes**

The majority of the Valley Ridge development has been designed with the lots backing onto laneways, with the exception of any lots that back onto green spaces. Rear laneways are shown as 6.0 meters wide.

Special consideration of the landscape adjacent to the lanes facing the existing roadway will occur. Screening of these lanes will be done through the use of various landscape materials.

### **4.4.5 Pedestrian Routes**

Pedestrian connections between proposed open spaces and the nearby existing subdivision have been accounted for in that the principle of the pedestrian system is that all foot traffic from and to the open space system will feed into the north/south roadway spine serving as a backbone for the pedestrian traffic. The pedestrian network connects dedicated pathways to the sidewalks and streets through pathway openings between housing areas.

### **4.4.6 Transportation 2024**

Since 2006, two realignments have been made to the original transportation network, Duncan Avenue and Womacks Road. Womacks Road was realigned to the south to create a larger parcel for the Abbey Centre. Duncan Avenue was realigned to create more ideal, developable sites on both sides of the road.

The 2024 ASP will also remove some local roadways and laneways on the proposed multi-family sites in the north. Each site will provide internal roads and parking, which will be presented as part of future Development Permits.

## VALLEY RIDGE AREA STRUCTURE PLAN

### TABLE 1 – LAND USE STATISTICS

	Area (ha)	Area (ac)	% of NDA
<b>Gross Developable Area</b>	<b>62.54</b>	<b>154.54</b>	
Environmental Reserve	2.63	6.50	
<b>Net Developable Area</b>	<b>59.91</b>	<b>148.04</b>	<b>100.0%</b>
<b>Residential</b>	<b>19.42</b>	<b>47.99</b>	<b>32.4%</b>
<b>Single Family</b>	<b>12.58</b>	<b>31.10</b>	<b>21.0%</b>
R1M	7.47	18.47	12.5%
R1S	5.11	12.63	8.5%
<b>Multi-Family</b>	<b>6.84</b>	<b>16.89</b>	<b>11.4%</b>
R2	1.39	3.44	2.3%
R4	5.45	13.45	9.1%
<b>Commercial/Industrial</b>	<b>16.79</b>	<b>41.49</b>	<b>28.0%</b>
C3	1.59	3.94	2.7%
Direct Control	0.26	0.65	0.4%
I1	14.94	36.91	24.9%
<b>Open Space</b>	<b>14.30</b>	<b>35.35</b>	<b>23.9%</b>
Parks and Recreation	8.32	20.56	13.9%
Abbey Centre	4.23	10.45	7.1%
Public Facility	5.99	14.79	10.0%
<b>Roadways</b>	<b>9.39</b>	<b>23.21</b>	<b>15.7%</b>

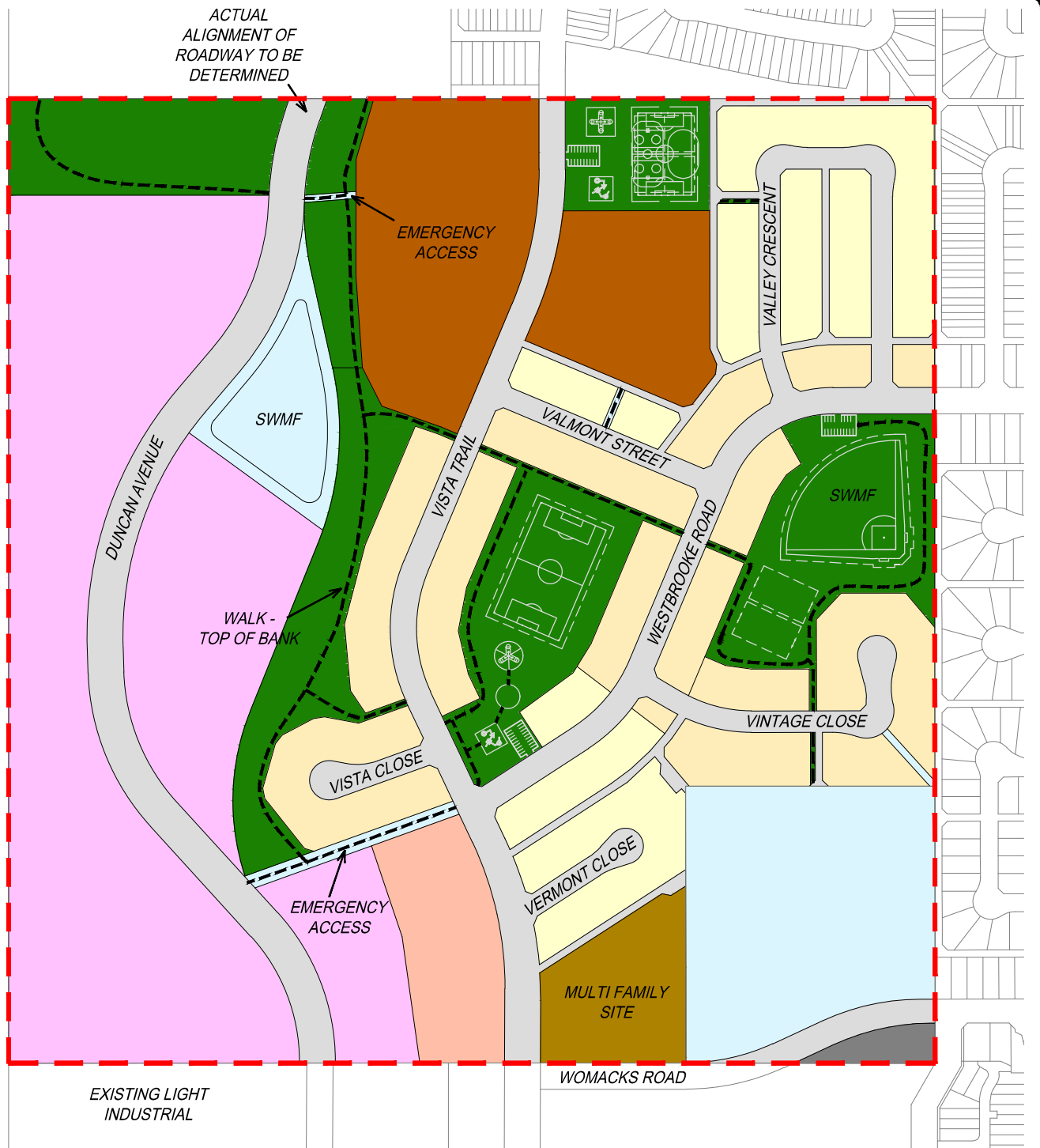
\*Some Open Space used for stormwater management will not be creditable M.R. This will be determined at detailed design phase and is estimated at approximately 1 ha

### TABLE 2 - RESIDENTIAL UNITS AND DENSITY

Land Use	Developable Area* (ha)	Units	Density (u/ha)
Single family (R-1S/R-1M)		300	
Multi family (R2/R4)		340	
<b>Total</b>	<b>37.44</b>	640	17.09

\*DA = GDA – Commercial – Industrial – Environmental Reserve – Abbey Centre

HIGHWAY 2



LEGEND

- R1-S - SINGLE FAMILY
- R1-M - SINGLE FAMILY
- R-2 - MULTI FAMILY
- R-4 - MULTI FAMILY
- C3 - COMMERCIAL
- I1 - LIGHT INDUSTRIAL
- PARKS & RECREATION
- PUBLIC FACILITY
- DC - DIRECT CONTROL
- TRAIL / MULTI-PURPOSE TRAIL
- ASP BOUNDARY



Figure 3  
 Development Concept  
 Valley Ridge Estates

Prepared for:  
 McWilliams Corp.  
 Blackfalds, Alberta



DRAWN BY: SAS  
 CHECKED BY: GCL  
 SCALE: 1:5,000  
 PROJECT #: 112871553

February, 2024

## 5.0 ENGINEERING SERVICES

---

### 5.1 EXISTING INFRASTRUCTURE

This development will be serviced by the existing storm, sanitary, and water mains located in the Westbrook and Womacks road right-of-ways. All of these existing utilities are directly adjacent to this development along the east boundary. All utilities and servicing connections will be constructed in accordance with the Utility Bylaw requirements, and determined at the detailed design stage.

There are no existing gas lines or other shallow utilities located in the Plan area.

### 5.2 STORMWATER DRAINAGE

Two stormwater management facilities (SWMF) are incorporated into the layout for the Valley Ridge development to properly manage and control major storm events. The first pond is located within the northern portion of the industrial area, a second pond is located along the east boundary within the residential areas. The pond within the industrial area is envisioned as a wet pond, with the second being dry, allowing for recreation amenities at the bottom of the pond. Both SWMF's will be designed to accommodate 1:100 year stormwater flows and restrict flows to predevelopment rates from this site.

An underground storm pipe system will be constructed to convey minor storm events, less than the 1 in 5 year duration, from this development. This pipe system and the runoff will be directed into the SWMF's. The east pond will discharge through a pipe system, at a controlled rate, into the existing storm system. Runoff from the industrial area will be directed into a storm pipe system, which discharges into the constructed pond. As part of Water Act approval 00387959-00-00, the north pond will release into the north west wetland and ultimately be pumped through the Aspen Lakes West pond, releasing into the Aspen Lake. As the west industrial portion of the development will operate independently of the east portion, this SWMF may require additional consideration and design at the time of further industrial development. The proposed pipe system is shown in **Figure 4.0 – Stormwater Management Plan**.

### 5.3 SANITARY SERVICING

The sanitary sewer system to service this development is presented in **Figure 5.0 – Sanitary Sewer Plan**. All flows from within the Valley Ridge Development will be directed to the existing sewer system through the existing mains along Westbrook Road and Womacks Road.

The existing sanitary mains are too shallow to service this entire development and therefore, a sanitary lift station will be constructed at the north end of the industrial area. A forcemain will run parallel to the gravity main in Duncan Avenue, with a connection to the gravity main in the south.

## VALLEY RIDGE AREA STRUCTURE PLAN

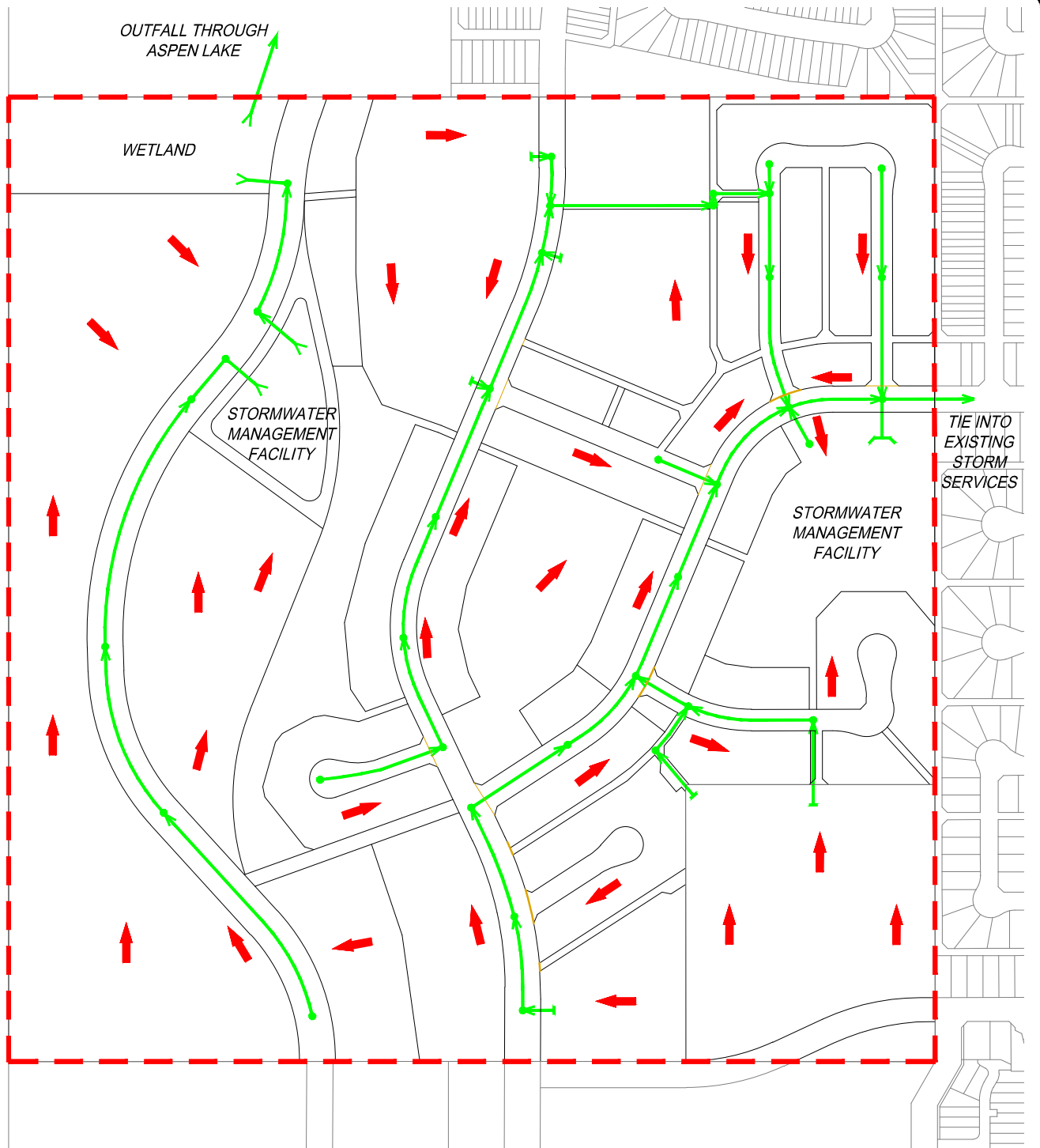
### 5.4 WATER SERVICING

The overall water distribution system needed to service the Valley Ridge Development is shown in **Figure 6.0 – Water Distribution Plan**. These mains will be an extension of the existing Town of Blackfalds system and will be connected at two different locations. Three future connection points will also be provided, two to the south and one to the north in order to accommodate future development.

### 5.5 SHALLOW UTILITIES

There are no major servicing concerns regarding shallow utilities (gas, power, telephone and cable). All shallow utilities will be extensions of those already in place in the existing Town of Blackfalds. This development will be serviced with streetlights.

HIGHWAY 2



LEGEND

- STORM PIPING
- MANHOLE AND FLOW DIRECTION
- ➔ MAJOR OVERLAND DRAINAGE
- - - ASP BOUNDARY



Figure 4  
 Stormwater Management Plan  
 Valley Ridge Estates

Prepared for:  
 McWilliams Corp.  
 Blackfalds, Alberta

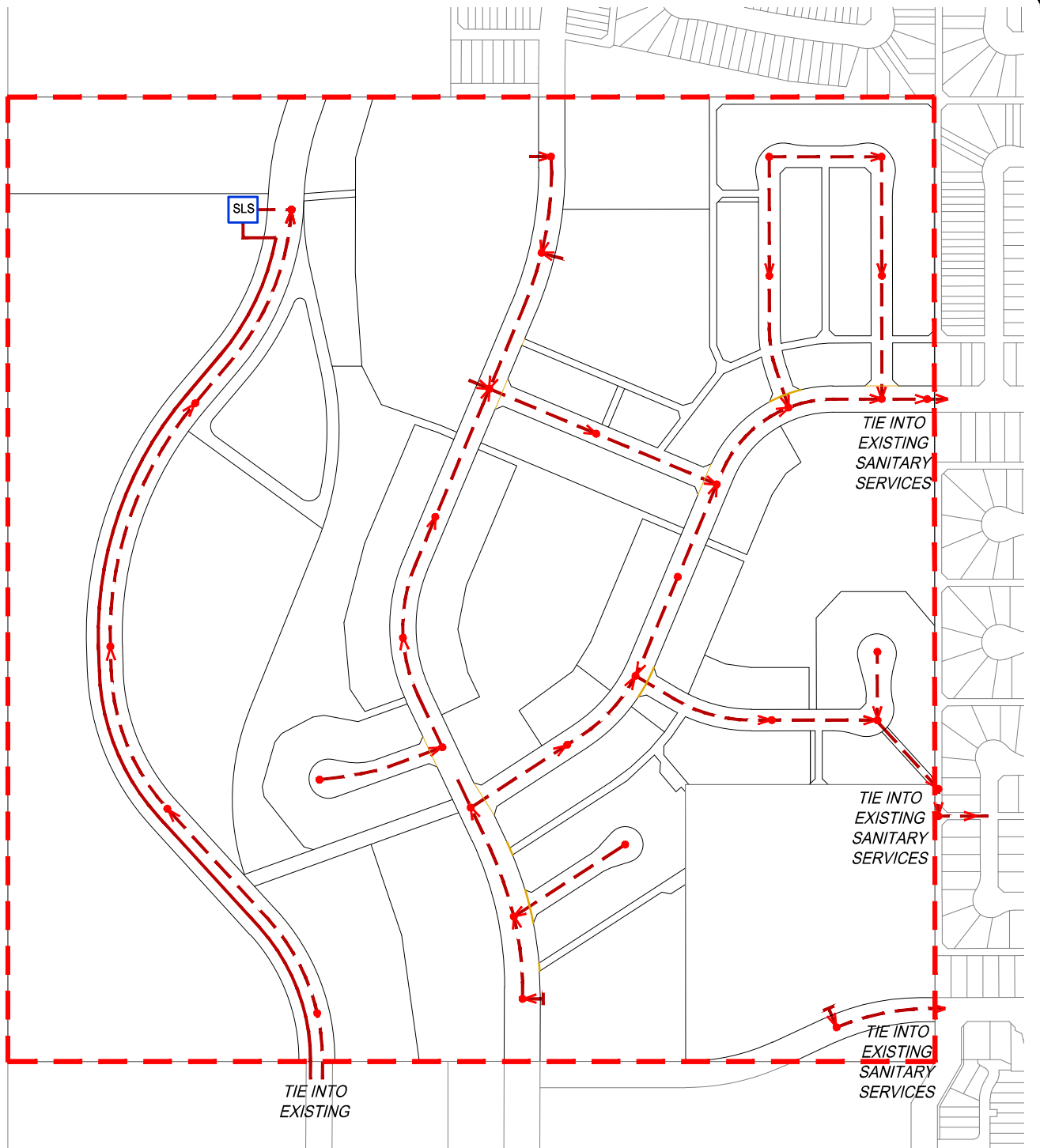


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 SCALE: 1:5,000  
 PROJECT #: 112871553

February, 2024



HIGHWAY 2



LEGEND

- SANITARY PIPING
- MANHOLE AND FLOW DIRECTION
- ASP BOUNDARY



Figure 5  
 Sanitary Sewer Plan  
 Valley Ridge Estates

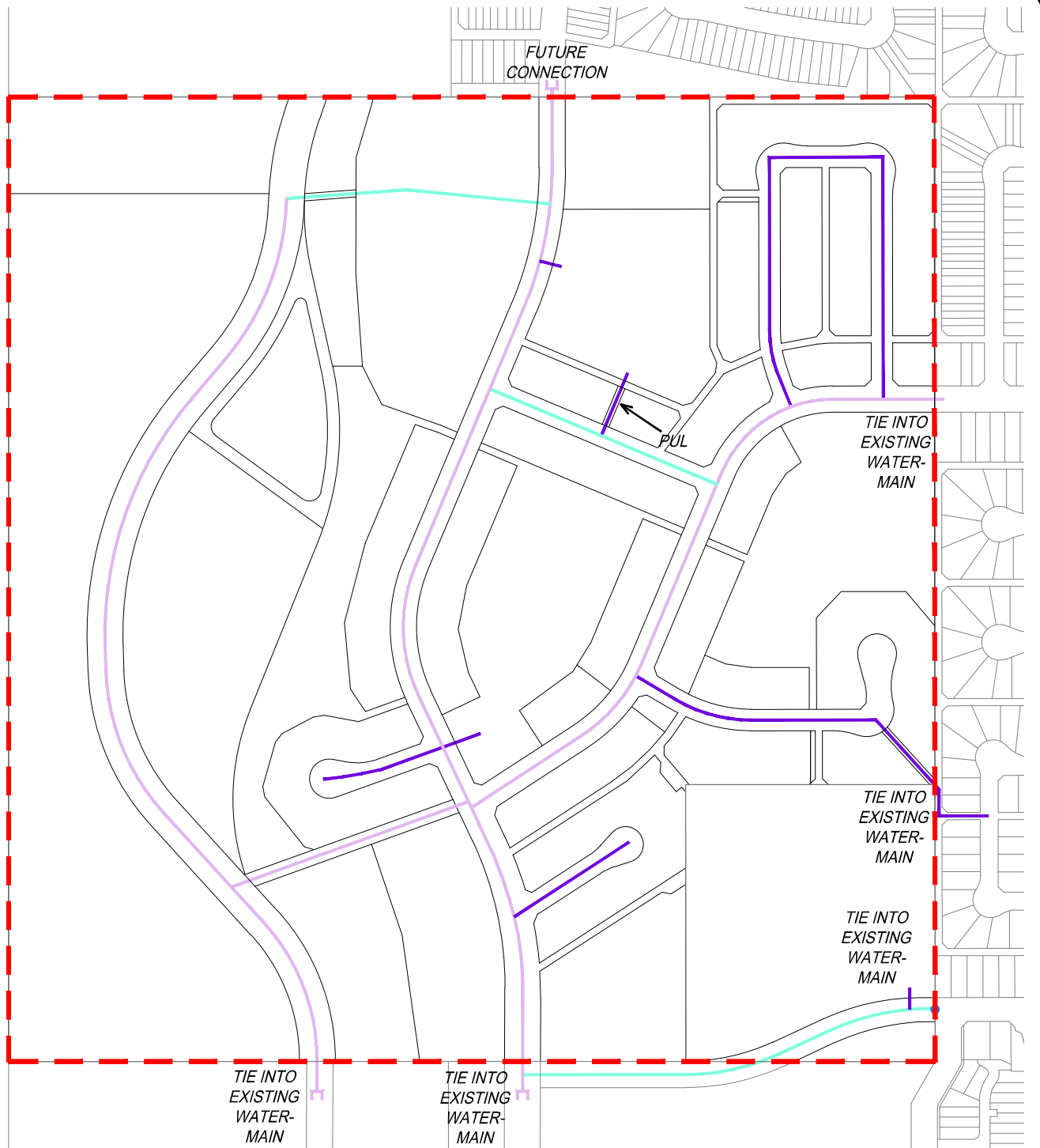
Prepared for:  
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 Blackfalds, Alberta



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 SCALE: 1:5,000  
 PROJECT #: 112871553

February, 2024

HIGHWAY 2



LEGEND

- 150mm WATER MAIN
- 200mm WATER MAIN
- 250mm WATER MAIN
- - - ASP BOUNDARY

Figure 6  
 Water Distribution Plan  
 Valley Ridge Estates

Prepared for:  
 McWilliams Corp.  
 Blackfalds, Alberta



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 SCALE: 1:5,000  
 PROJECT #: 112871553

February, 2024

## 6.0 IMPLEMENTATION

---

### 6.1 DEVELOPMENT STAGING

Infrastructure to service this development will be extended into the neighborhood from the existing infrastructure in the Town of Blackfalds. Each successive stage will be developed with the logical and economical extension of these municipal services with the intent of meeting the needs of the regional and local housing market.

As shown on **Figure 7.0 - Phasing**, development in the first part of the Valley Ridge Development is anticipated to begin from the extension of Westbrook Road. All construction traffic will be directed out of this entrance.

The phasing boundaries are shown conceptually and may vary from those of actual redistricting and subdivision applications. As well, portions or all of the separate phases may be developed concurrently if there is sufficient demand and / or if the engineering design is made more efficient as a result.

### 6.2 REDISTRICTING & SUBDIVISION

Redistricting and subdivision applications will be made for each phase of development. This document will assist in guiding these applications.

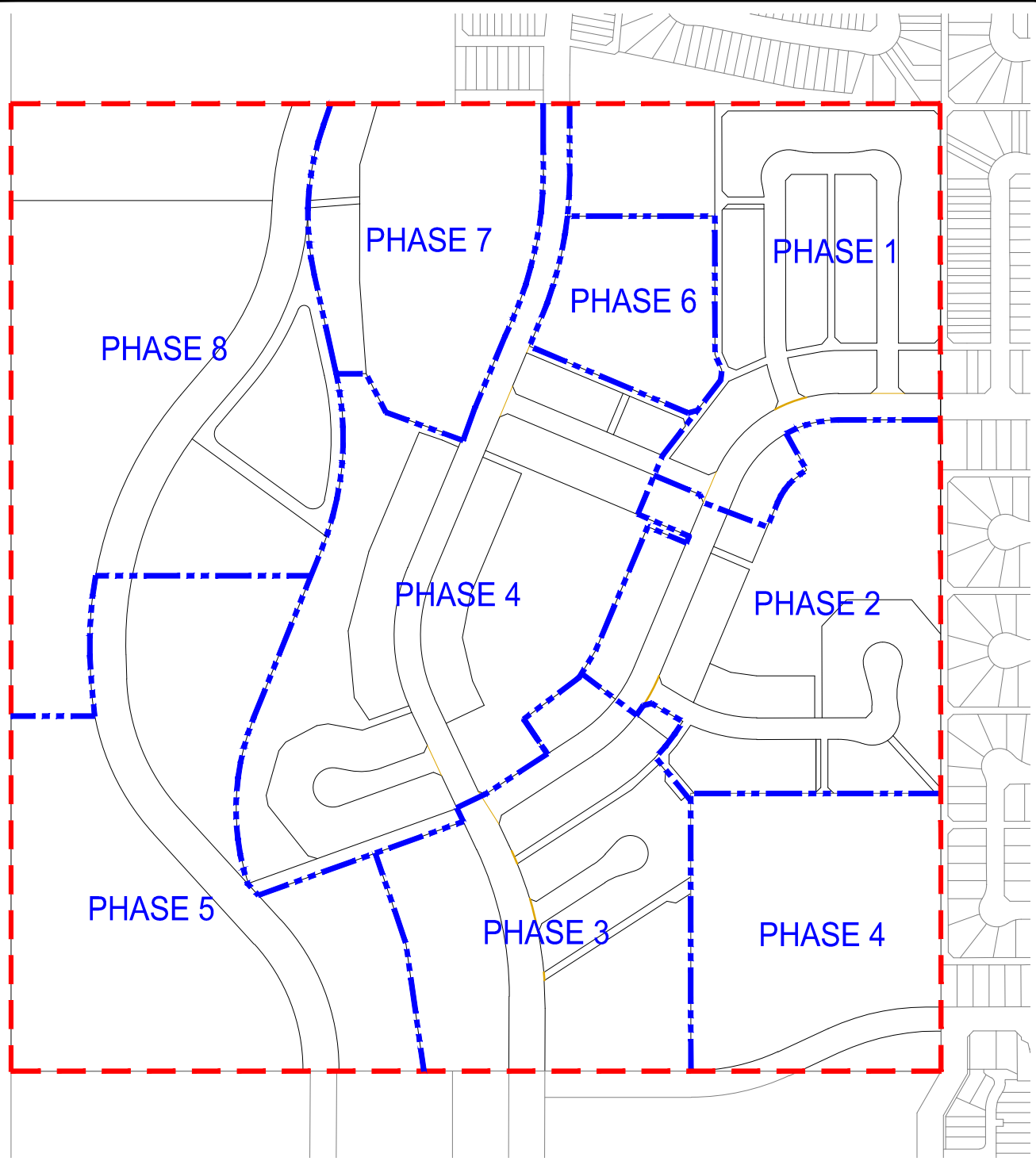
### 6.3 DEVELOPMENT CONSIDERATIONS 2024

The development of the Plan area has been divided into two parts, residential lands and west industrial areas. The development of these two areas has progressed at different rates due to separate ownership, different markets, and separate servicing considerations.

As mentioned in previous sections, the remaining developable residential areas are located along the north of the Plan area and will be developed as multi-sites, anticipated to start in 2024.

The western industrial areas will continue to advance based on industrial market needs. It is understood that development of the industrial lands may be limited based on the discussions related to Duncan Avenue. Additional amendments to the ASP may be required to develop the industrial lands based on servicing alignments, stormwater management, and road connections to the north.

HIGHWAY 2



LEGEND

- - - - - PHASE BOUNDARY
- - - - - ASP BOUNDARY



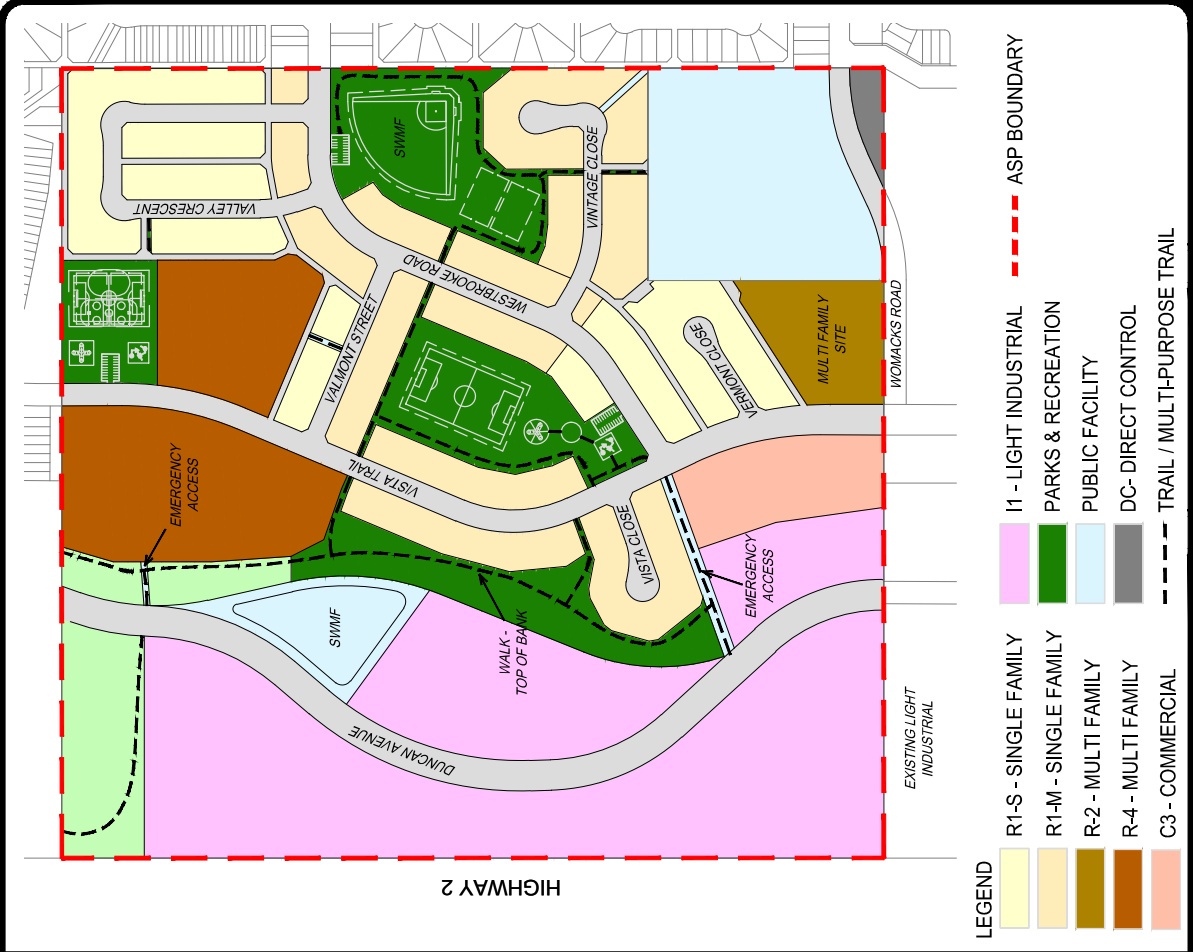
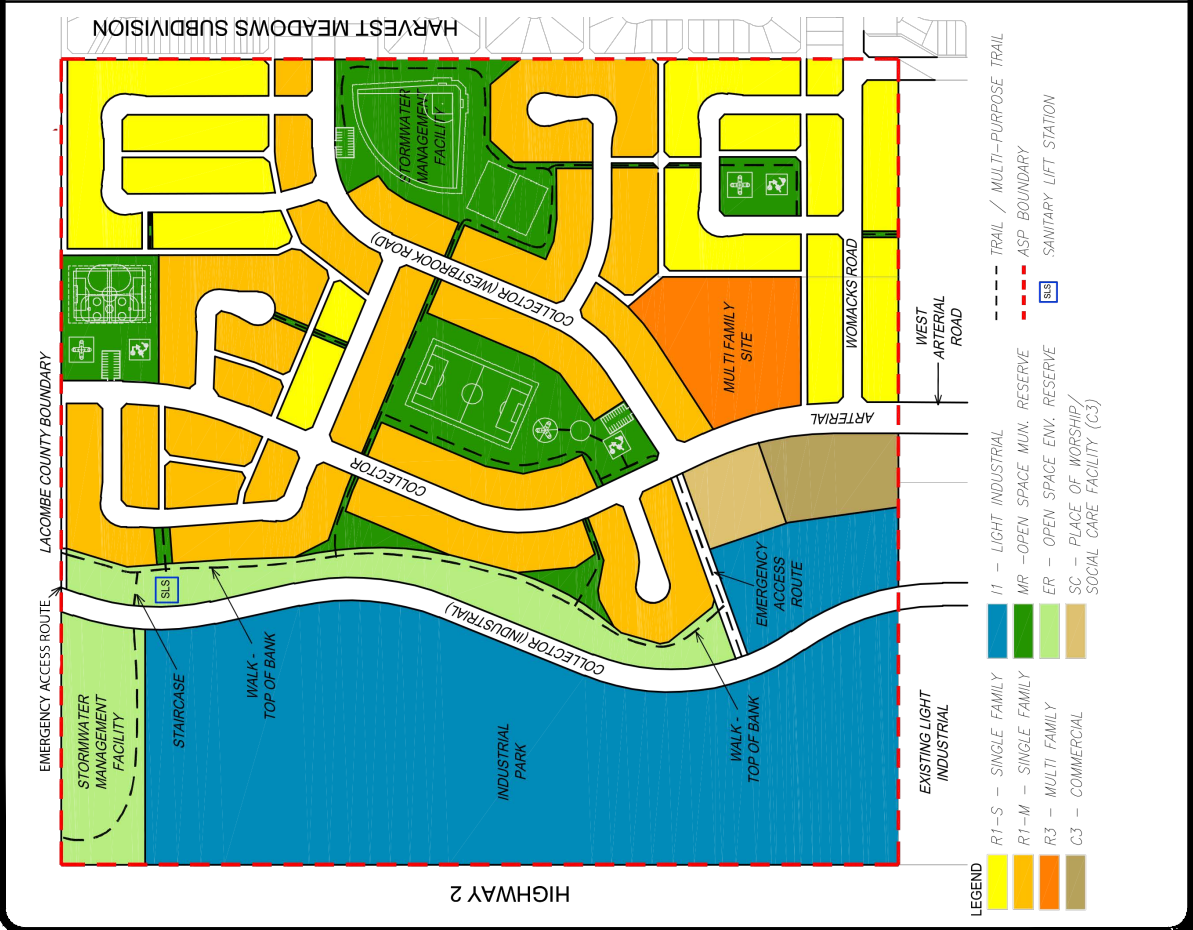
Figure 7  
 Phasing Plan  
 Valley Ridge Estates

Prepared for:  
 McWilliams Corp.  
 Blackfalds, Alberta



DRAWN BY: SAS  
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 PROJECT #: 112871553

February, 2024



# Appendix A

## Development Concept Comparison

### Valley Ridge Estates



Prepared for:  
McWilliams Corp.  
Blackfalds, Alberta

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SCALE: 1:5,000  
PROJECT #: 112871553

February, 2024

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Ph: (403) 341-3320 Fax: (403) 342-0949

**Valley Ridge Estates  
NW 27-39-27-4**

**AREA STRUCTURE PLAN  
Blackfalds, Alberta**



**Stantec Consulting Ltd.**

**Amended & Consolidated 2024  
Approved January 2006**

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Valley Ridge Blackfalds-Malibu AREA STRUCTURE PLAN

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## 1.0 INTRODUCTION

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### 1.1 PURPOSE

Stantec Consulting Ltd. on behalf of **McWilliams Corp.** has prepared the **Valley Ridge Blackfalds–Malibu Area Structure Plan (ASP)**, formally named the **Blackfalds Malibu Area Structure Plan**.

The purpose of the **Valley Ridge Blackfalds–Malibu Area Structure Plan** is to describe the land use framework and development objectives for the NW ¼ Section 27-39-27-4 in the Town of Blackfalds. This quarter section is bounded by Highway 2 on the west side and the Harvest Meadows Subdivision on the east side. The proposed development includes an area of approximately 62.6 hectares (154.7 acres). A wetland exists directly to the north-west and extends slightly on that corner of the site. Another wetland exists directly north of the site. Commercial and industrial sites are located south of the site. Highway 597 is located further south.

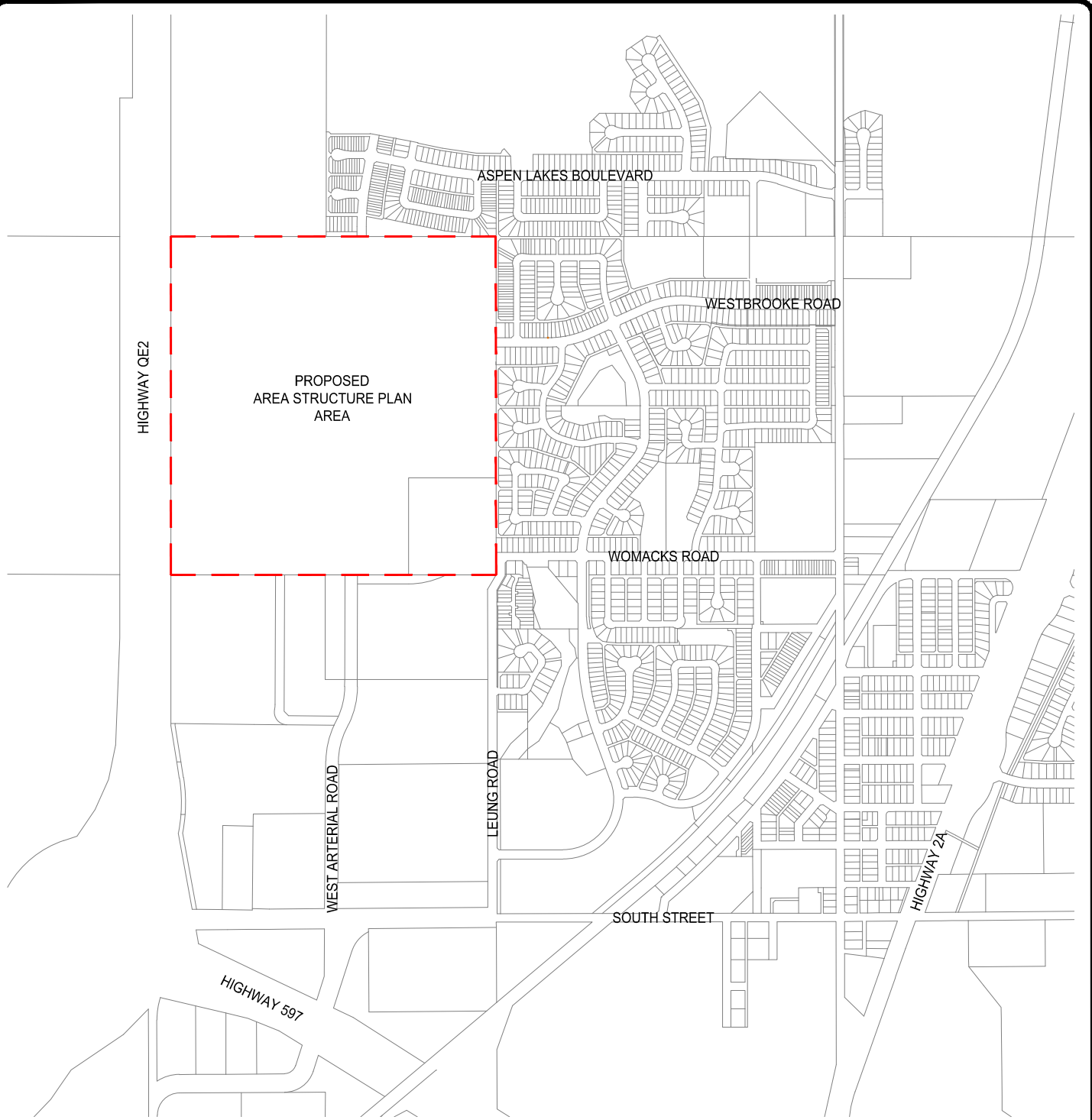
**McWilliams Corp.** is committed to developing balanced communities of residential, recreational, commercial and industrial properties with complimentary land uses. In order to achieve this, we have integrated the area with interconnected parks, open space linkages and high-quality residential opportunities. Together, these aspects will provide the Town of Blackfalds with a unique area for community development.

Approval of the Area Structure Plan will provide the basis for proceeding with **McWilliams Corp.** and the Town of Blackfalds' vision for this area. The Area Structure Plan provides the opportunity to develop the components of this vision in the initial phases of development through recreational amenities and a variety of housing forms and lifestyles.

The purpose of this document is to define the land use pattern and development objectives for the **Valley Ridge Blackfalds–Malibu** development. The Area Structure Plan will implement the land use framework and development objectives by identifying the type, size and location of various land uses, density of development, location of major roadways, conceptual servicing designs and sequence of development. Detailed design of each phase (redistricting and plans of subdivision) will refine the concept presented by this Area Structure Plan for the development.

#### 1.1.1 2024 Amendment

Since the approval of the **Blackfalds–Malibu Area Structure Plan** in 2006, now referred to as the **Valley Ridge ASP**, a number of land use and design changes have been implemented, as shown in **Appendix A – ASP Comparison Plan**. The 2024 ASP aims to amend the plan to reflect what has been constructed and update the land use for the last developable residential area located on the north side of the Plan area. Each amendment is further described in each



LEGEND

--- ASP BOUNDARY



Figure 1  
 Location Plan  
 Valley Ridge Estates

Prepared for:  
 McWilliams Corp.  
 Blackfalds, Alberta



DRAWN BY: SAS  
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 SCALE: 1:5,000  
 PROJECT #: 112871553

January, 2024

## Valley Ridge Blackfalds-Malibu AREA STRUCTURE PLAN

section of the ASP and referred to as 'Amendments 2024'. A summary of significant changes includes:

- Realignment of Duncan Ave
- Realignment of Womacks Road
- Identification of the Abbey Center Site
- Redesign of areas
- Residential land use changes
- Additional of multi-family sites
- Addition of Commercial uses
- Removal of Social Care/Place of Worship site

### 1.2 DEFINITION OF PLAN AREA

The Valley Ridge Blackfalds-Malibu Area Structure Plan consists of land located within the NW 27-39-27-4 and includes an area of approximately 62.6 hectares, as shown on **Figure 1.0 – Location Plan**.

The Valley Ridge Blackfalds-Malibu Area Structure Plan constitutes a logical planning unit with respect to identifiable plan boundaries and servicing considerations. The majority of the Plan area is under one titled landowner with the exception of the existing acreage in the southeast corner of the Plan. This acreage site currently also functions as a tree farm business.

#### 1.2.1 PLAN AREA 2024

Since the plans approval in 2006, approximately 75% of the Plan area has been developed for a variety of residential, commercial, industrial, and recreational uses. All developed areas have been constructed and transferred to property owners. The remaining undeveloped lands include 5.45 ha multi-family residential and 9.29 ha of light industrial.

## SITE CONTEXT & DEVELOPMENT CONSIDERATIONS

---

### 1.3 TOPOGRAPHY, SOILS, AND VEGETATION

As shown on **Figure 2.0 – Existing Conditions Plan**, the existing topography on these lands is very dramatic and significantly impacts the development of the Concept Plan. There is a notable elevation drop in the northwest corner of the quarter section. A significant ridge divides this portion of the Plan, adjacent to the Highway, to the remainder of the Plan area. There is also a large depression in the north end of the Plan and a large knoll in the southwest corner. The majority of the land, located east of the existing ridge, generally drains to the northeast corner of the Plan.

The soils in this area are expected to consist of primarily sand covered by a thin layer of topsoil, which are suitable for urban development.

There are several small tree stands existing on this property. These tree stands are concentrated in the northwest corner of the development adjacent to the existing wetland and in the southeast corner of the Plan in the existing acreage and directly west of the acreage. There are also a few small tree bluffs along the existing ridge.

#### 1.3.1 TOPOGRAPHY, SOILS, AND VEGETATION 2024

Since the majority of the Plan area has been graded and/or developed, the original vegetation and structures have been removed. The slope, tree stands, and wetlands in the north-west portion remain and will be addressed when development advances to these areas.

##### 1.3.1.1 Slope Assessment

A slope stability study was completed by ParklandGEO in 2024 to define the necessary setbacks. Stability analyses assess the risk to development near crest areas, and determine the suitable buffer distances required to protect against potential slope movements. Through the Slope Stability Assessment, the Plan Area is determined to be suitable for residential development based on two setback considerations:

- The crest is defined as the line where there is a distinct break in the grade at the top of the slope as determined by the intersection of the slope angle with the extension of the upland surface grade.
- The building setback line (BSBL) for proposed permanent residential structures on any lots backing onto the slopes, should be at least 5 m back from the crest.

## 1.4 SURROUNDING DEVELOPMENT

Of special consideration is the existing Harvest Meadows subdivision directly adjacent to the east side of the project site. It is important for the proposed layout of the new development to blend with this existing community.

The west side of the property is bordered by Highway 2 and is paralleled by the aforementioned Harvest Meadows Subdivision to the east. Highway 2 borders the site on the west. The land to the south of the site was recently redeveloped for light industrial. The land to the north is undeveloped and is currently used for agricultural purposes. There is an existing acreage located at the south east corner of the site and has been included in this Area Structure Plan.

### 1.4.1 SURROUNDING DEVELOPMENT 2024

Significant growth has occurred in adjacent areas over the last 15 years with development and recreation amenities. Developments adjacent to the Plan area include:

- North - the existing residential development of Aspen Lakes West is partially developed, with the remainder continuing to be farmland. A school has been identified within the neighbourhood and is expected to start construction in 2024.
- East – the neighbourhood of Harvest Meadows is completed.
- South – Lands to the south include a variety of industrial, educational, and recreational uses. Over the last few years, additional recreation amenities have been added, which include a pump track and skateboard park. A second school, Iron Ridge Secondary Campus, is scheduled to open in 2024.

## 1.5 EXISTING INFRASTRUCTURE

~~This development will be serviced by the existing storm, sanitary, and water mains located in the Westbrook and Womacks road right of ways. All of these existing utilities are directly adjacent to this development along the east boundary.~~

~~There are no existing gas lines or other shallow utilities located in the Plan area.~~

## 2.0 DEVELOPMENT OBJECTIVES & PRINCIPLES

---

### 2.1 DEVELOPMENT OBJECTIVES

The Valley Ridge Blackfalds-Malibu Area Structure Plan has been prepared as a comprehensively planned neighbourhood taking advantage of both the natural topography and location attributes of the area. The main objectives of the plan are:

- To provide a framework to deliver high quality, comprehensively planned residential, commercial, and Industrial areas by defining the general pattern and composition of land uses, linkages, servicing designs and development staging;
- To address and accommodate existing uses affecting the plan;
- To blend with the existing Town of Blackfalds through the use of appropriate design measures.
- To ensure the implementation of the plan takes place in an orderly and phased basis; and
- To provide passive and active recreational areas for use by the residents in this neighborhood
- To consider, and whenever possible, to embrace the history of the Town of Blackfalds through the design process.

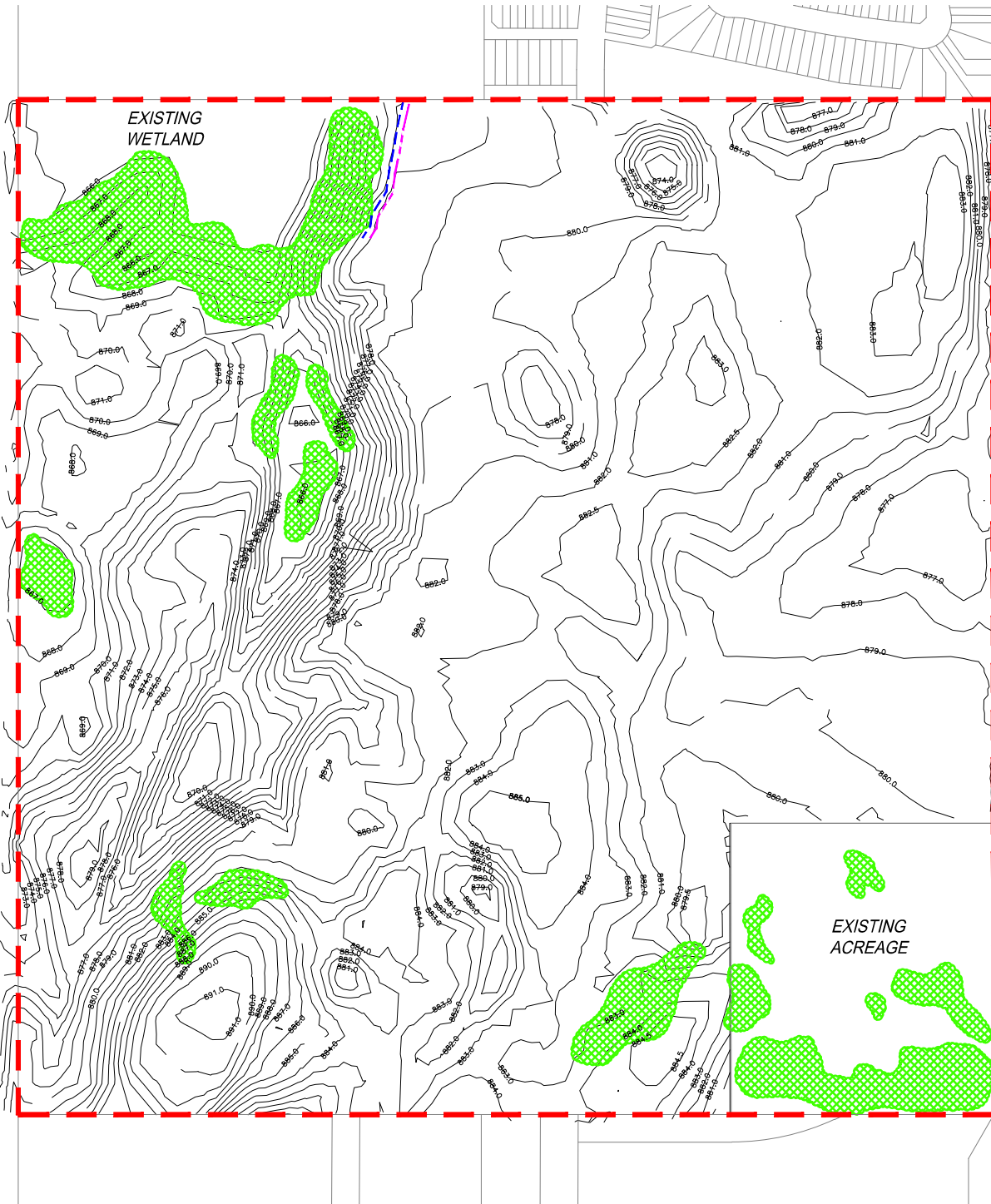
### 2.2 DEVELOPMENT PRINCIPLES

Development of the various land uses within the Valley Ridge Blackfalds-Malibu Area Structure Plan are defined through the following general principles:

#### 2.2.1 Residential

- Encourage a variety of housing types, from single detached housing to higher density multi-family units.
- All housing forms and options will recognize consumer preferences and be in conformance with municipal standards and policies set forth by the Town of Blackfalds.
- Encourage pedestrian friendly streetscapes and provide direct and safe pedestrian linkages to the community nodes, such as open space and recreational facilities.

HIGHWAY 2



LEGEND






-  CONTOURS
-  EXISTING TREES
-  TOP OF BANK
-  STRUCTURAL SETBACK LINE
-  ASP BOUNDARY



Figure 2  
Existing Conditions  
Valley Ridge Estates

Prepared for:  
McWilliams Corp.  
Blackfalds, Alberta



DRAWN BY: SAS  
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SCALE: 1:5,000  
PROJECT #: 112871553

February, 2024

- Locate residential development to take advantage of features such as stormwater management facilities, linear parks and other open spaces, and utility corridors.
- Create residential development that compliments and provides continuity to the existing Town of Blackfalds.

### 2.2.2 Commercial and Industrial

- Concentrate industrial development adjacent to Highway 2 to take advantage of marketing the opportunities of the highway.
- Integrate the industrial area along the east of the site parallel to highway 2 and the natural swale.
- Locate and orient commercial sites along arterial and/or collector roadways to ensure high visibility and to provide convenient access opportunities.
- The site is of sufficient size to support a local convenience center to serve the Valley Ridge Blackfalds-Malibu development and surrounding area.
- Provide convenient pedestrian linkages to the commercial area and transit routes.
- A strong pedestrian link is planned along the swale that will act as a strong buffer between the residential and the industrial and commercial areas.

### 2.2.3 Municipal Reserves and Recreational Facilities

- Where possible and economically viable and sustainable, utilize future stormwater management facilities to provide pedestrian linkages and open space for passive or active recreational opportunities.
- Create open space linkages, which will be an amenity for passive recreation and serve as a means of pedestrian connectivity between the new development and the existing Town of Blackfalds.
- Allow for the provision of dispersed park space within the neighbourhood to provide open space and opportunities for recreation for residents through the dedication of Municipal Reserves.

### 2.2.4 Transportation

- Provide a logical, safe and efficient transportation system within the plan area to accommodate pedestrian, bicycle and other multi-use modes and the vehicular transportation needs of residents moving to, from and within the Valley Ridge Blackfalds-Malibu development as well as the adjacent areas.



- Provide non-vehicular circulation options throughout the neighborhood.
- Minimize walking distances by creating an interconnected street network.

### **2.2.5 Ecological Stewardship**

- Develop land in an efficient manner and encourage intensive urban development.
- Incorporate open spaces into compatible land uses such as the stormwater management facilities to optimize the use of these areas.
- Encourage naturalized landscaping on public and private lands to the extent acceptable to the Town of Blackfalds to minimize environmental and economic costs associated with their maintenance.
- Promote the development of open spaces and walkway linkages for pedestrian traffic and connect them to the surrounding areas.
- Encourage energy efficient construction and other innovative building and infrastructure techniques.

## 3.0 DEVELOPMENT CONCEPT

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### 3.1 NEIGHBOURHOOD UNIT

The development concept for the Valley Ridge Blackfalds-Malibu Area Structure Plan has been prepared in response to current and anticipated residential, commercial, and industrial market trends within the Town of Blackfalds and the Central Alberta Region. An analysis of these trends and an assessment of their implications assisted in shaping the Plan area with respect to the type, size and location of various land uses. Valley Ridge is designed to be a natural extension of the Towns growth to the west.

The development concept is shown on **Figure 3.0 - Development Concept**. The land use statistics, number of residential units and density are represented in Table 1 & 2.

### 3.2 RESIDENTIAL

The majority of land within the Valley Ridge Blackfalds-Malibu Development is intended for residential development. The remainder of the Plan area has been proposed for industrial and commercial uses.

A mix of residential dwelling units is provided and described based on market conditions and consumer preferences at the time of development. Residential density is anticipated to be 17.09 units per hectare. The lot depths will typically be around 35 meters for single-family housing. **Table 1 - Land Use Statistics**, and **Table 2 - Residential Units and Density** both show the relationship of area, units and projected density for the development.

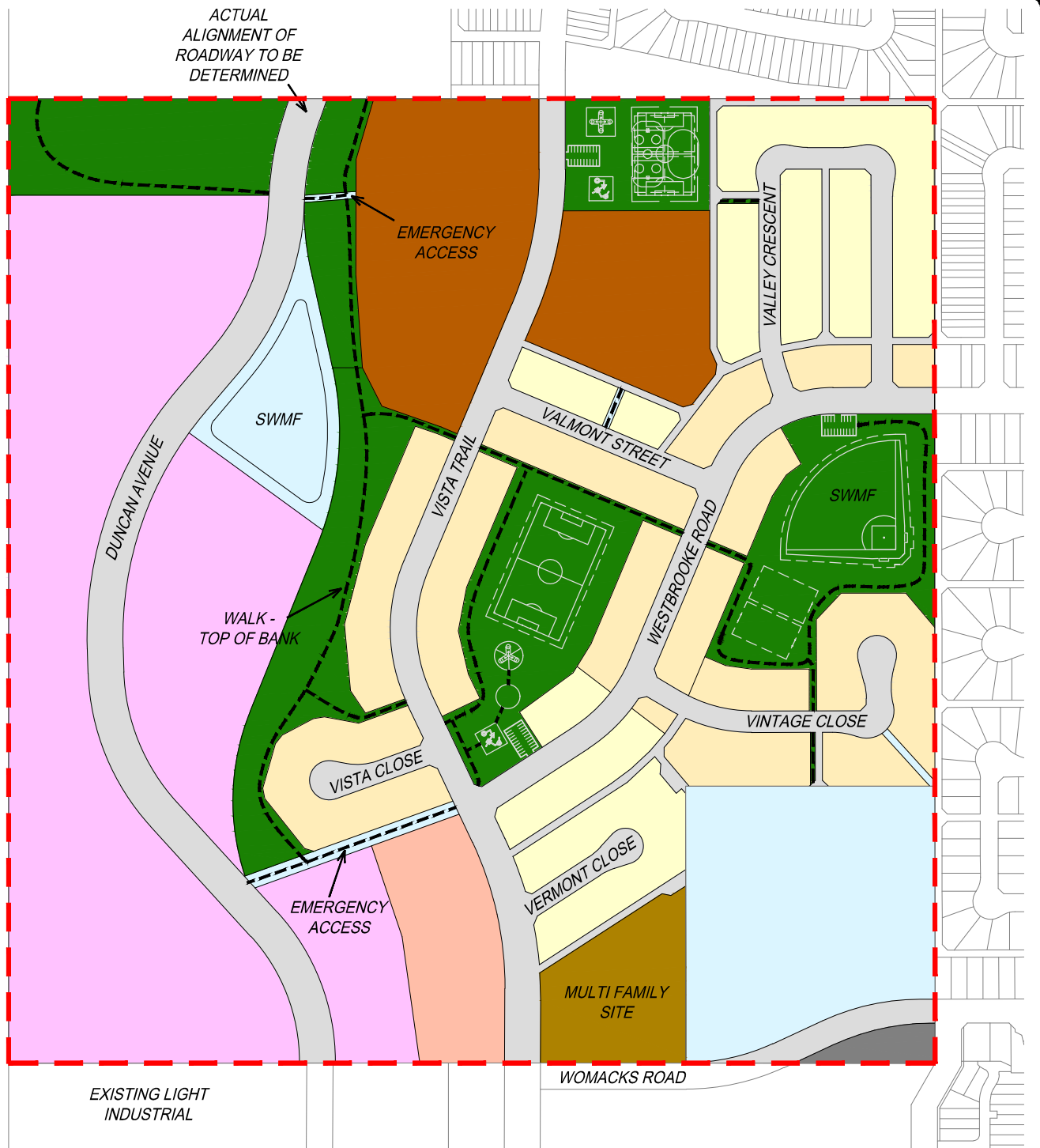
#### 3.2.1 Low Density Residential

The majority of the residential lots will be for low density single family detached homes. These lots, which will be zoned either R-1S or R-1M to appeal to a different market demands and price points. The R-1S lots will have a minimum lot width of 10.5 meters and the R-1M lots will have a minimum lot width of 12.5 meters. As shown on the Concept Plan, the R-1S lots are primarily concentrated in the northeast corner and south along Vista Trail of the development.

#### 3.2.2 Medium Density Residential

The need to provide additional and more affordable housing options is a priority for the Developer and the Town of Blackfalds. Three areas have been identified within the Plan area along Vista Trail and adjacent to open spaces. These sites have been located along Vista Trail to provide residents direct access to main roadways and reduce traffic impacts in lower density areas. All medium density areas are located in close proximity to either open space, trails, the Abbey Center, and commercial lands to provide safe and convenient access to neighbourhood amenities.

HIGHWAY 2



LEGEND











- |  |   |   |
|--|---|---|
|  R1-S - SINGLE FAMILY |  C3 - COMMERCIAL       |  DC - DIRECT CONTROL         |
|  R1-M - SINGLE FAMILY |  I1 - LIGHT INDUSTRIAL |  TRAIL / MULTI-PURPOSE TRAIL |
|  R-2 - MULTI FAMILY   |  PARKS & RECREATION    |  ASP BOUNDARY                |
|  R-4 - MULTI FAMILY   |  PUBLIC FACILITY       |   |



Figure 3  
Development Concept  
Valley Ridge Estates

Prepared for:  
McWilliams Corp.  
Blackfalds, Alberta



DRAWN BY: SAS  
CHECKED BY: GCL  
SCALE: 1:5,000  
PROJECT #: 112871553

February, 2024

The south multi-family site, with a land use of R-2 Residential Multi-Dwelling District, is a multi-unit development with direct access to the Abbey Center and the commercial site. The second and third multi-family sites are located in the north. These two parcels of land are intended to be developed together as one project. Housing options for this area, consistent with the R4 Residential High Density District uses, may include townhome units with and without attached garages. Both multi-family sites provide smaller, affordable housing options.

### **3.2.3 RESIDENTIAL AMENDMENTS 2024**

Rezoning of the residential areas have been generally consistent with the original approved ASP. The primary amendment to the residential area includes two parcels in the north that have been identified for R-4. These parcels are currently proposed to be developed as one project. The first development parcel is located east of Vista Trail and will advance to the west parcel.

Additional amendments have been presented for changes that were made prior to 2024, to clean up areas of the development concept related to the Abbey Center and market needs of smaller lots. General amendments for residential lands include:

- Removal of single family areas to support the Abbey Center and realignment of Womacks Road
- Moving south multi-family site to the south boundary and changing it from R-3 to R-2
- Addition of R-1S cul-de-sac (Vermont Close) above R-2 site
- Addition of R-1S along Westbrooke Road

## **3.3 PARKS, OPEN SPACE AND RECREATION AMENITIES**

As shown in the Concept Plan, the parks and open space system consist of Environmental Reserves, parks, an extensive trail system, and the Abbey Center. These parks and amenities have been distributed throughout the neighbourhood to ensure convenient access by all residents and supplement park spaces in adjacent neighbourhoods to provide larger and more usable areas.

### **3.3.1 Abbey Center**

Completed in 2014, the Abbey Center offers a variety of programed and non-programed activities for the Town of Blackfalds and surrounding communities. The Abbey Center provides indoor and outdoor playgrounds, a fitness center, a field house, an outdoor swimming pool, and a spray park. Valley Ridge is fortunate to have direct connections to the Abbey Center and recognizes its benefits of offering vast recreation options to the neighbourhood and Town.

### **3.3.2 Neighborhood Park and Trail System**

A large central park will be the focal point of the development serving as an access point to the residential areas of the development. This park has sufficient room to accommodate many active recreational uses, which will be determined by the needs of the Town when it comes time

to develop this area. Possible amenities could include a soccer field, a hockey rink, a multi purpose pad, a playground, or a combination of these uses.

A second park is planned at the north end of the development. This park will also function as an active recreational use for the neighborhood and surrounding neighborhoods. It could be developed with a playground or other use.

Along the boundary of Harvest Meadows an additional large park space is contemplated. Besides acting as a park amenity, this park will also serve a dual role in facilitating stormwater management for the residential areas. This facility may be developed as a dry stormwater detention pond or possibly as a constructed wetland style facility.

The dedicated pathway in this park system will connect to the sidewalks and streets through pathway openings between housing areas. These recreational trails will allow for an interconnected pedestrian system throughout the proposed development.

### **3.3.3 Existing Wetland**

The existing wetland area at the north west portion of the Plan area, along with adjacent tree stands, will be preserved. Areas around the wetland and a portion of the ridge will be designated as environmental and municipal reserves.

This wetland has been crown claimed, a designation meaning that avoidance is the highest priority for any wetland impacts. While the Valley Ridge concept plan does not identify any development within the wetland, Town of Blackfalds 2015 Transportation Master Plan does identify the extension of Duncan Avenue to the north, which is further described in Section 3.4 – Transportation.

Any development within or bordering this wetland will require additional coordination and approvals via Alberta Environment and Protection.

### **3.3.4 Boundary Treatments**

The west boundary of the planned residential area is clearly defined and separated from the industrial development by an industrial access road that provides strong boundary treatments. A landscaped linear park provides visual screening and a buffer between the industrial area to the west, the commercial development to the south, and the residential development. The change in elevation along this path also contributes to the separation of uses. As mentioned previously, a landscape concept will be prepared by a Landscape Architect and submitted to the Town for their approval once development proceeds.

Any possible noise disturbance issues related to Highway 2 will be looked at and resolved during the preparation of the related development agreement.

### **3.3.5 PARKS AND OPEN SPACE 2024**

Since 2006, a majority of the open space and parks have been completed as proposed in the originally approved ASP. With the development of the Abbey Centre, a small greenspace in the southeast corner was removed from the concept plan. Additional recreation amenities,

completed in recent years, south of Valley Ridge, further add to the options and connectivity of the open space network.

The remaining trails will be completed as part of future development phases.

### **3.4 TRANSPORTATION AND CONNECTIVITY**

#### **3.4.1 Duncan Avenue Extension**

As presented in the *2015 Transportation Master Plan*, Duncan Avenue will extend north, ultimately connecting to TWP RD 400. Duncan Avenue is an important transportation route for the success of industrial lands located along west Blackfalds. The northern extension of Duncan Avenue will need to cross a crown claimed wetland and require significant considerations from the industrial land Developer, owners of the western portion of SW34 39-27-W4, the Town of Blackfalds and Alberta Environment and Protection.

Due to the size, impacted area, and crown claimed status of the wetland, it is not feasible for the Developers of Valley Ridge to complete all required efforts for the design and approval of Duncan Avenue. Ongoing discussion will be required with the Town to determine the process, cost sharing, and responsibilities related to the Duncan Avenue extension.

##### **3.4.1.1 Emergency Access to the Industrial Area**

Two emergency accesses have been proposed to provide access to the industrial area should Duncan Avenue be blocked. Both access points are identified as public utility lots and constructed with a minimum 3.0m wide paved walkway with swing bollards installed at both ends.

The north access will be connected to an internal roadway network within the multi-family site. The owner of the site and the Town will enter into an access agreement to ensure that safe and accessible access is provided.

#### **3.4.2 Arterial and Collector Roadways**

The Valley Ridge Blackfalds-Malibu Area Structure Plan provides an extension of two collector roadways, Westbrook and Womacks road, to Vista Trail. A third collector connection via Vista Trail will extend north into the Community of Aspen Lakes west.

Collector roads will be constructed within 22.0 meter wide right-of-ways, as per the Town of Blackfalds specifications.

#### **3.4.3 Local Roadways**

The system of local roads has been planned to provide access to individual development cells while at the same time discouraging outside traffic from short cutting through local roads. Local roads will be designed with 18 meter right-of-ways, as per the Town of Blackfalds specifications.

### 3.4.4 Lanes

The majority of the Valley Ridge Blackfalds-Malibu development has been designed with the lots backing onto laneways, with the exception of any lots that back onto green spaces. Rear laneways are shown as 6.0 meters wide.

Special consideration of the landscape adjacent to the lanes facing the existing roadway will occur. Screening of these lanes will be done through the use of various landscape materials.

### 3.4.5 Pedestrian Routes

Pedestrian connections between proposed open spaces and the nearby existing subdivision have been accounted for in that the principle of the pedestrian system is that all foot traffic from and to the open space system will feed into the north/south roadway spine serving as a backbone for the pedestrian traffic. The pedestrian network connects dedicated pathways to the sidewalks and streets through pathway openings between housing areas.

### 3.4.6 TRANSPORTATION 2024

Since 2006, two realignments have been made to the original transportation network, Duncan Avenue and Womacks Road. Womacks Road was realigned to the south to create a larger parcel for the Abbey Centre. Duncan Avenue was realigned to create more ideal, developable sites on both sides of the road.

The 2024 ASP will also remove some local roadways and laneways on the proposed multi-family sites in the north. Each site will provide internal roads and parking, which will be presented as part of future Development Permits.

### 3.5 TABLE 1 – LAND USE STATISTICS

	Area (ha)	Area (ac)	% of NDA
<b>Gross Developable Area</b>	<b>62.54</b>	<b>154.54</b>	
Environmental Reserve	2.63	6.50	
<b>Net Developable Area</b>	<b>59.91</b>	<b>148.04</b>	<b>100.0%</b>
<b>Residential</b>	<b>19.42</b>	<b>47.99</b>	<b>32.4%</b>
<b>Single Family</b>	<b>12.58</b>	<b>31.10</b>	<b>21.0%</b>
R1M	7.47	18.47	12.5%
R1S	5.11	12.63	8.5%
<b>Multi-Family</b>	<b>6.84</b>	<b>16.89</b>	<b>11.4%</b>
R2	1.39	3.44	2.3%
R4	5.45	13.45	9.1%
<b>Commercial/Industrial</b>	<b>16.79</b>	<b>41.49</b>	<b>28.0%</b>
C3	1.59	3.94	2.7%
Direct Control	0.26	0.65	0.4%
I1	14.94	36.91	24.9%
<b>Open Space</b>	<b>14.30</b>	<b>35.35</b>	<b>23.9%</b>
Parks and Recreation	8.32	20.56	13.9%
Abbey Centre	4.23	10.45	7.1%
Public Facility	5.99	14.79	10.0%
<b>Roadways</b>	<b>9.39</b>	<b>23.21</b>	<b>15.7%</b>

\*Some Open Space used for stormwater management will not be creditable M.R. This will be determined at detailed design phase and is estimated at approximately 1 ha

### 3.6 TABLE 2 - RESIDENTIAL UNITS AND DENSITY

Land Use	Developable Area* (ha)	Units	Density (u/ha)
Single family (R-1S/R-1M)		300	
Multi family (R2/R4)		340	
<b>Total</b>	<b>37.44</b>	640	17.09

\*DA = GDA – Commercial – Industrial – Environmental Reserve – Abbey Centre



## 4.0 ENGINEERING SERVICES

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### 4.1 EXISTING INFRASTRUCTURE

This development will be serviced by the existing storm, sanitary, and water mains located in the Westbrook and Womacks road right-of-ways. All of these existing utilities are directly adjacent to this development along the east boundary. All utilities and servicing connections will be constructed in accordance with the Utility Bylaw requirements, and determined at the detailed design stage.

There are no existing gas lines or other shallow utilities located in the Plan area.

### 4.2 STORMWATER DRAINAGE

Two stormwater management facilities (SWMF) are incorporated into the layout for the Valley Ridge Blackfalds-Malibu development to properly manage and control major storm events. The first pond is located within the northern portion of the industrial area, a second pond is located along the east boundary within the residential areas. The pond within the industrial area is envisioned as a wet pond, with the second being dry, allowing for recreation amenities at the bottom of the pond. Both SWMF's will be designed to accommodate 1:100 year stormwater flows and restrict flows to predevelopment rates from this site.

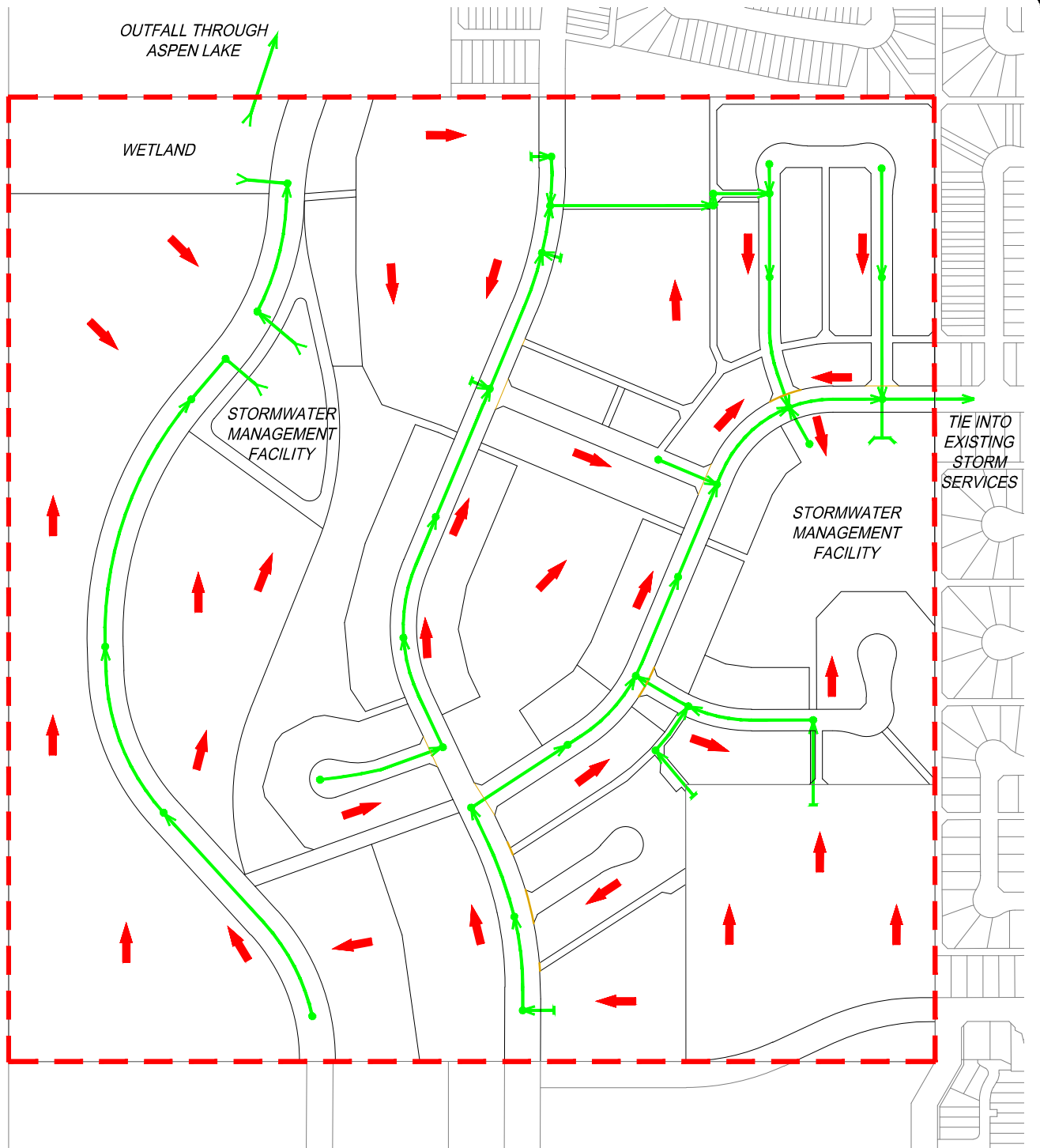
An underground storm pipe system will be constructed to convey minor storm events, less than the 1 in 5 year duration, from this development. This pipe system and the runoff will be directed into the SWMF's. The east pond will discharge through a pipe system, at a controlled rate, into the existing storm system. Runoff from the industrial area will be directed into a storm pipe system, which discharges into the constructed pond. As part of Water Act approval 00387959-00-00, the north pond will release into the north west wetland and ultimately be pumped through the Aspen Lakes West pond, releasing into the Aspen Lake. As the west industrial portion of the development will operate independently of the east portion, this SWMF may require additional consideration and design at the time of further industrial development. The proposed pipe system is shown in **Figure 4.0 – Stormwater Management Plan**.

### 4.3 SANITARY SERVICING

The sanitary sewer system to service this development is presented in **Figure 5.0 – Sanitary Sewer Plan**. All flows from within the Valley Ridge Blackfalds-Malibu Development will be directed to the existing sewer system through the existing mains along Westbrook Road and Womacks Road.

The existing sanitary mains are too shallow to service this entire development and therefore, a sanitary lift station will be constructed at the north end of the industrial area. A forcemain will run

HIGHWAY 2



LEGEND

- STORM PIPING
- MANHOLE AND FLOW DIRECTION
- ➔ MAJOR OVERLAND DRAINAGE
- - - ASP BOUNDARY



Figure 4  
 Stormwater Management Plan  
 Valley Ridge Estates

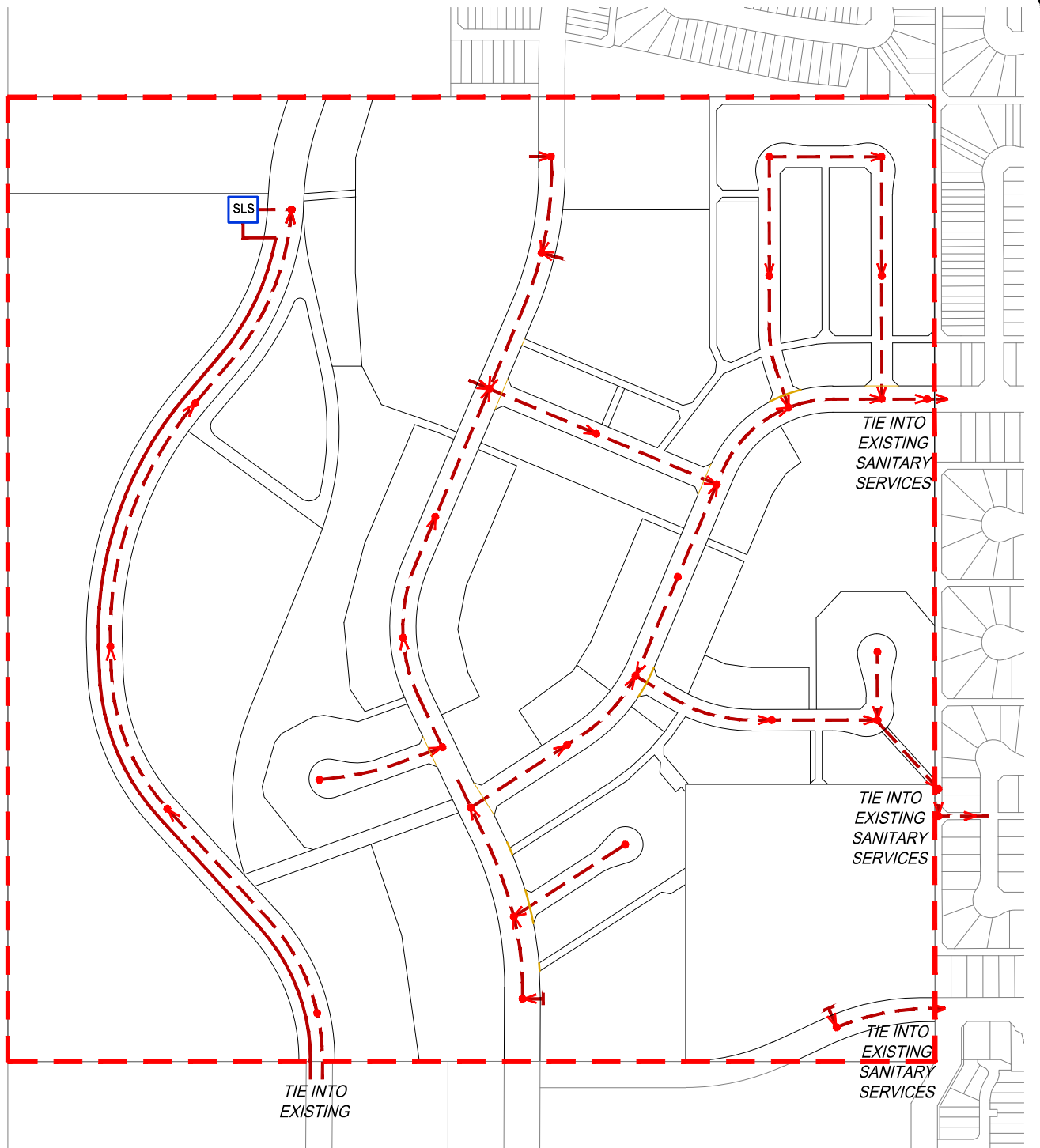
Prepared for:  
 McWilliams Corp.  
 Blackfalds, Alberta



DRAWN BY: SAS  
 CHECKED BY: GCL  
 SCALE: 1:5,000  
 PROJECT #: 112871553

February, 2024

HIGHWAY 2



LEGEND




-  SANITARY PIPING
-  MANHOLE AND FLOW DIRECTION
-  ASP BOUNDARY



Figure 5  
 Sanitary Sewer Plan  
 Valley Ridge Estates

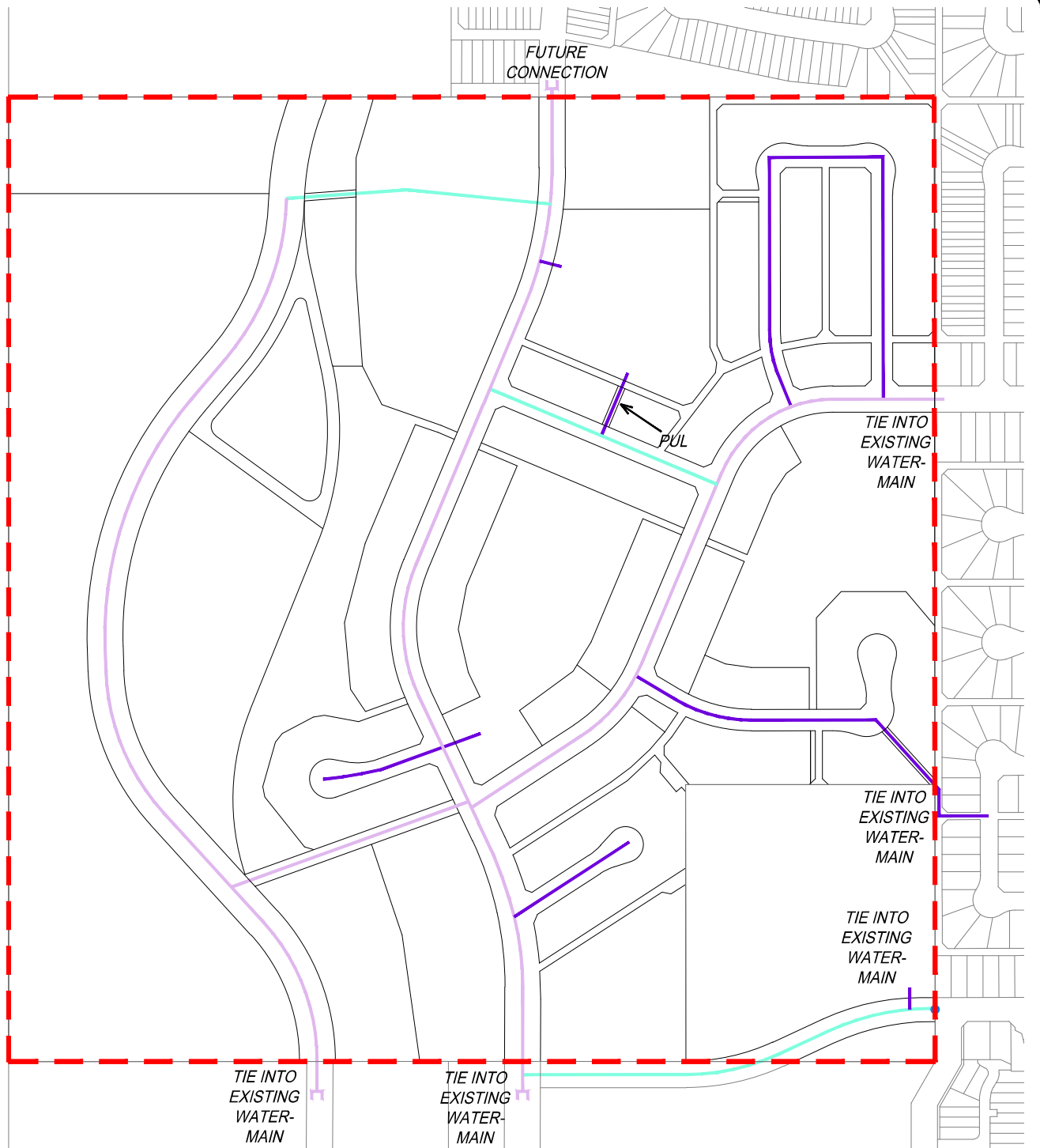
Prepared for:  
 McWilliams Corp.  
 Blackfalds, Alberta



DRAWN BY: SAS  
 CHECKED BY: GCL  
 SCALE: 1:5,000  
 PROJECT #: 112871553

February, 2024

HIGHWAY 2



LEGEND

- 150mm WATER MAIN
- 200mm WATER MAIN
- 250mm WATER MAIN
- - - ASP BOUNDARY



Figure 6  
 Water Distribution Plan  
 Valley Ridge Estates

Prepared for:  
 McWilliams Corp.  
 Blackfalds, Alberta



DRAWN BY: SAS  
 CHECKED BY: GCL  
 SCALE: 1:5,000  
 PROJECT #: 112871553

February, 2024

parallel to the gravity main in Duncan Avenue, with a connection to the gravity main in the south.

#### **4.4 WATER SERVICING**

The overall water distribution system needed to service the Valley Ridge Blackfalds-Malibu Development is shown in **Figure 6.0 – Water Distribution Plan**. These mains will be an extension of the existing Town of Blackfalds system and will be connected at two different locations. Three future connection points will also be provided, two to the south and one to the north in order to accommodate future development.

#### **4.5 SHALLOW UTILITIES**

There are no major servicing concerns regarding shallow utilities (gas, power, telephone and cable). All shallow utilities will be extensions of those already in place in the existing Town of Blackfalds. This development will be serviced with streetlights.

## 5.0 IMPLEMENTATION

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### 5.1 DEVELOPMENT STAGING

Infrastructure to service this development will be extended into the neighborhood from the existing infrastructure in the Town of Blackfalds. Each successive stage will be developed with the logical and economical extension of these municipal services with the intent of meeting the needs of the regional and local housing market.

As shown on **Figure 7.0 - Phasing**, development in the first part of the **Valley Ridge Blackfalds-Malibu** Development is anticipated to begin from the extension of Westbrook Road. All construction traffic will be directed out of this entrance.

The phasing boundaries are shown conceptually and may vary from those of actual redistricting and subdivision applications. As well, portions or all of the separate phases may be developed concurrently if there is sufficient demand and / or if the engineering design is made more efficient as a result.

### 5.2 REDISTRICTING & SUBDIVISION

Redistricting and subdivision applications will be made for each phase of development. This document will assist in guiding these applications.

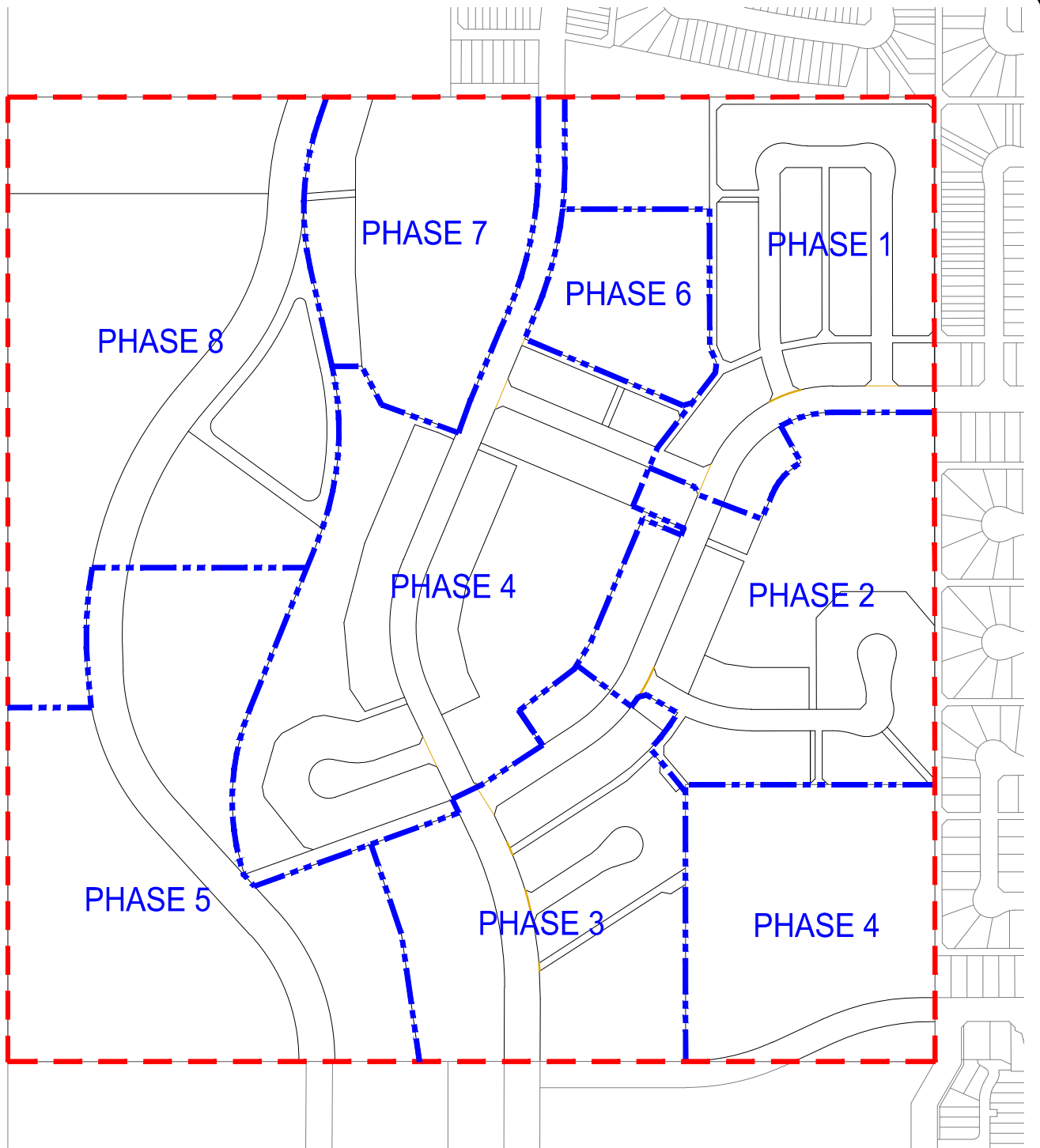
### 5.3 DEVELOPMENT CONSIDERATIONS 2024

The development of the Plan area has been divided into two parts, residential lands and west industrial areas. The development of these two areas has progressed at different rates due to separate ownership, different markets, and separate servicing considerations.

As mentioned in previous sections, the remaining developable residential areas are located along the north of the Plan area and will be developed as multi-sites, anticipated to start in 2024.

The western industrial areas will continue to advance based on industrial market needs. It is understood that development of the industrial lands may be limited based on the discussions related to Duncan Avenue. Additional amendments to the ASP may be required to develop the industrial lands based on servicing alignments, stormwater management, and road connections to the north.

HIGHWAY 2



LEGEND

- - - - PHASE BOUNDARY
- - - - ASP BOUNDARY



Figure 7  
 Phasing Plan  
 Valley Ridge Estates

Prepared for:  
 McWilliams Corp.  
 Blackfalds, Alberta



DRAWN BY: SAS  
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 SCALE: 1:5,000  
 PROJECT #: 112871553

February, 2024



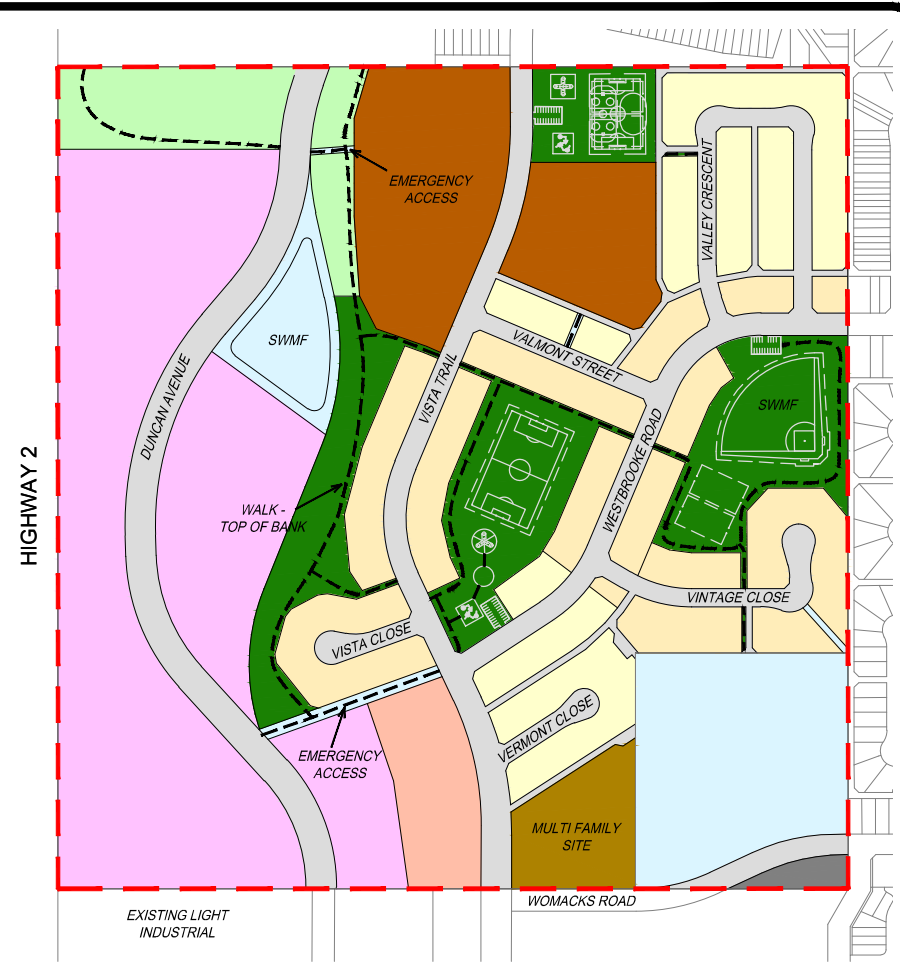
**APPENDIX A**  
**DEVELOPMENT COMPARISSON**



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<span style="background-color: orange; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> R1-M - SINGLE FAMILY	<span style="background-color: green; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> MR - OPEN SPACE MUN. RESERVE
<span style="background-color: brown; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> R3 - MULTI FAMILY	<span style="background-color: lightgreen; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> ER - OPEN SPACE ENV. RESERVE
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	<span style="border-bottom: 2px dashed red; width: 20px; display: inline-block;"></span> ASP BOUNDARY
	<span style="border: 1px solid blue; padding: 2px; font-size: 8px;">SLS</span> SANITARY LIFT STATION



LEGEND		
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<span style="background-color: brown; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> R-2 - MULTI FAMILY	<span style="background-color: lightblue; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> PUBLIC FACILITY	
<span style="background-color: darkorange; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> R-4 - MULTI FAMILY	<span style="background-color: gray; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> DC- DIRECT CONTROL	
<span style="background-color: peachpuff; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> C3 - COMMERCIAL	<span style="border-bottom: 1px dashed black; width: 20px; display: inline-block;"></span> TRAIL / MULTI-PURPOSE TRAIL	

# Appendix A

## Development Concept Comparison

### Valley Ridge Estates

Prepared for:  
McWilliams Corp.  
Blackfalds, Alberta

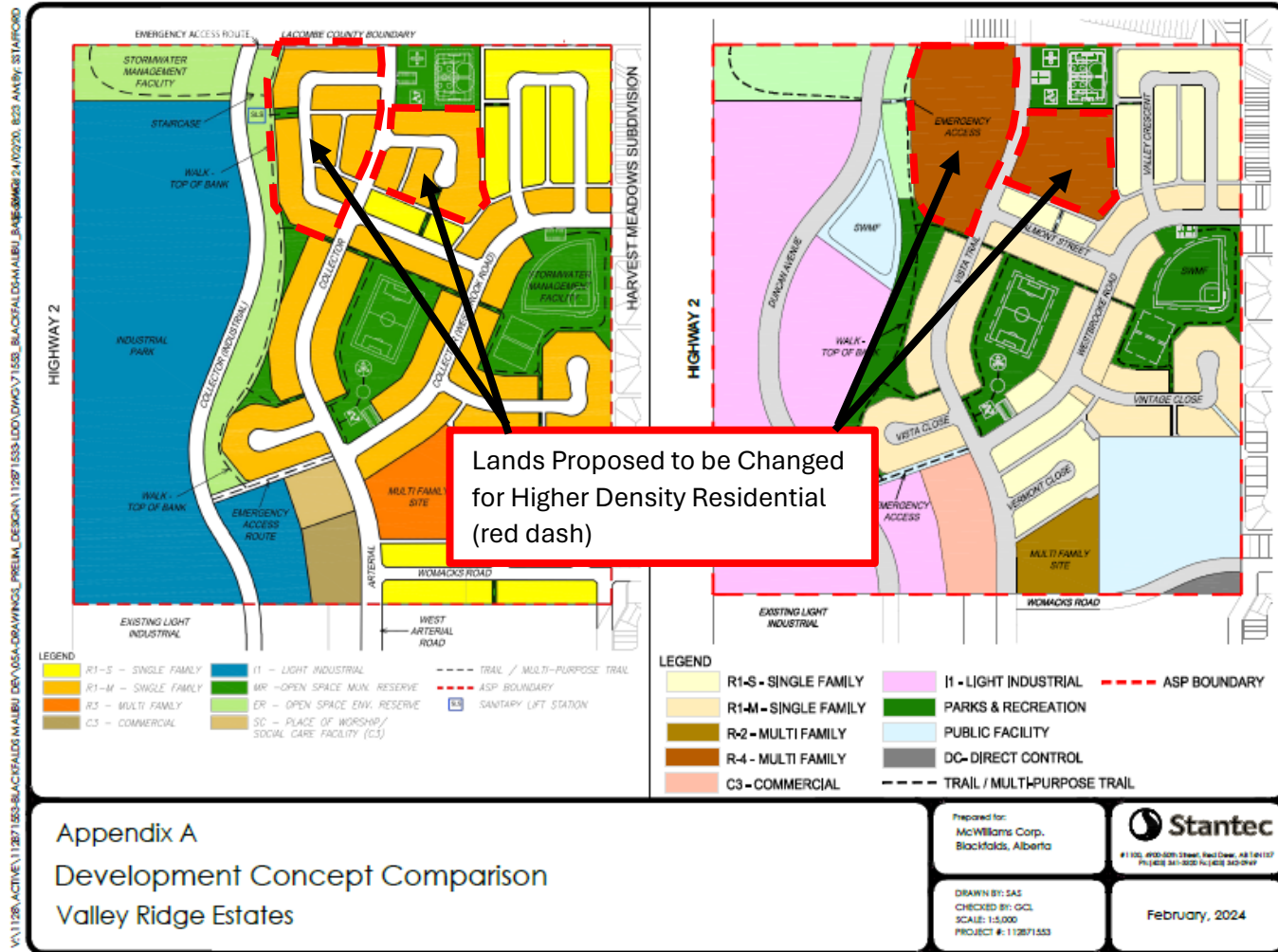


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SCALE: 1:5,000  
PROJECT #: 112871553

February, 2024

Valley Ridge ASP Original Development Concept (2006)

Valley Ridge ASP Updated with 2024 Amendment



Please note that there are other changes from the 2006 original approval that were done over the years. The developer was asked to update the concept plan with all of the changes that have occurred into this recent application. Therefore, there are other changes to the original that are not specifically noted in this letter. The changes identified in this letter and corresponding concept plan are the ones considered with this 2024 amendment application and are what Administration is seeking your preliminary input on.



Sent via email only to: [jtejkl@blackfalds.ca](mailto:jtejkl@blackfalds.ca)

April 25, 2024

Town of Blackfalds  
Box 220, 5018 Waghorn St.  
Blackfalds, Alberta T0M 0J0

**RE: Proposed Changes to the Valley Ridge Estates Area Structure Plan and Land Use Bylaw**

The County appreciates the opportunity to comment on proposed changes to the Valley Ridge Estates Area Structure Plan and accompanying Land Use Bylaw amendment. The County has no comments or concerns regarding the proposed amendments.

Yours truly,  
LACOMBE COUNTY

A handwritten signature in blue ink that reads "Nat Wright".

Natasha Wright  
Planner/Development Officer

Telephone | 403-782-8389  
Email | [nwright@lacombecounty.com](mailto:nwright@lacombecounty.com)

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**From:** Ben S **FOIP 17**  
**Sent:** April 29, 2024 8:44 AM  
**To:** Jolene Tejkl  
**Subject:** Proposed Changes to Valley Ridge Estates Area (Rezoning)

I would like to have Council to reconsider this proposal to change the areas from Residential Single Dwelling Medium Lot (R-1M) to Residential High Density (R-4).

My sincere hope is that whatever is ultimately developed on the properties are giving actual people an opportunity to purchase them. They should be sold as homes to people and not scooped up by large entities with the intent to rent them for profit.

I do have concerns of a substantial increase in vehicle noise and speeding through the alleys depending on the orientation and number of units developed. There appears to be a limited length of Vista Trail available for street parking for the potential number of units that could be developed on the lots.

Thanks  
Ben Strebel

**MEETING DATE:** May 14, 2024

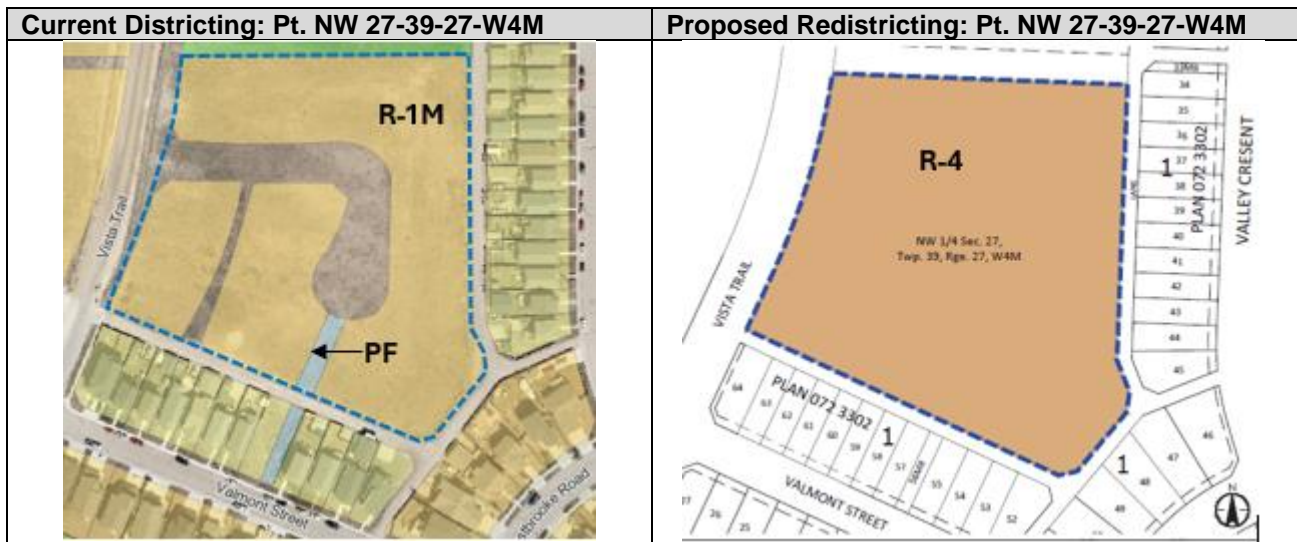
**PREPARED BY:** Jolene Tejkl, Planning & Development Manager

**PRESENTED BY:** Preston Weran, Director of Infrastructure & Planning Services

**SUBJECT:** **Bylaw 1309.24 - Valley Ridge Phase 6 Redistricting  
Pt. NW 27-39-27-W4M from R-1M District to R-4 District**

**BACKGROUND**

Bylaw 1309.24 proposes to amend Land Use Bylaw 1268/22 (LUB) to redistrict Pt. NW 27-39-27-W4M in the Valley Ridge Estates community from the current Residential Single Dwelling Medium Lot District (R-1M) and Public Facility District (PF) to Residential High Density District (R-4). The intention of this redistricting is to accommodate a future comprehensive townhouse development that will consist of both side-by-side and stacked townhouse units as a single ownership.



A description of the future development intentions is provided in Attachment 2 of this report. The description mentioned two parcels of land. However, the developer is only proceeding with the parcel on the eastern side of Vista Trail at this time; the subdivision and redistricting of the western parcel will occur at a later date.

**DISCUSSION**

The proposed redistricting of Pt. NW 27-39-27-W4M is in line with the updates to the Valley Ridge Area Structure Plan that are also currently in the formal adoption process.

The Department is supportive of the proposed redistricting to accommodate a future townhouse development with a variety of unit styles as the proposed development meets the following Town policies and focus areas:

- The Town of Blackfalds 2024-2026 Mid-Term Strategic Plan (hereinafter referred to as the Strategic Plan) identifies providing a diverse range of housing to meet the needs of residents as one of the 6 top priorities.
- The Strategic Plan identifies “promoting options for housing” as one of the areas of focus under Strategic Priority #1 Community Life.
- Policy 3.12 of the *Municipal Development Plan* (MDP) provides matters for consideration for when redistricting of a parcel of land is proposed; the Department is satisfied that the proposed redistricting is suitable in light of the listed considerations.
- Policy 5.1 of the MDP directs residential land uses to those areas identified in Map 2 Future Land Use Concept of the MDP. The subject property is identified for residential in Map 2.
- Policy 5.2 of the MDP speaks to the Town providing a range of housing types.
- Policy 5.6 of the MDP requires a mix of housing types and forms in all residential neighbourhoods to avoid excessive concentration of any single type of housing. The Valley Ridge Estates community primarily consists of low-density residential development, the proposed redistricting is intended to accommodate a comprehensive townhouse development which would achieve the intent of this policy direction.

#### Pre-Council Consultation

In the spirit and intent of the Public Participation Policy, Lacombe County and adjacent landowners to the lands subject to this redistricting application were sent a letter describing the proposed changes, provided with a copy of the illustration in Attachment 3 of this report, and given an opportunity to provide preliminary comments.

All preliminary comments received are in Attachment 4 and summarized as follows:

- Expressed desire to have the property developed in such a way that people have an opportunity to purchase the units.
- Concerns expressed about an increase in vehicle noise and speeding through the lane. The landowner who submitted these comments was advised that the developer intends on accessing the entire development off of Vista Trail with no access proposed to the adjacent lane.

#### **FINANCIAL IMPLICATIONS**

None.

#### **ADMINISTRATIVE RECOMMENDATION**

That Council consider the following motions:

1. That Council give First Reading to Bylaw 1309.24, to the redistrict Pt. NW 27-39-27-W4M to Residential High Density District (R-4).
2. Upon giving First Reading to Bylaw 1309.24, that a Public Hearing date be set for June 11, 2024 at 7:00 p.m. in Council Chambers.

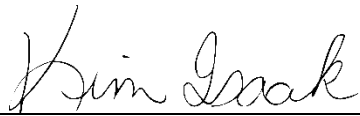
**ALTERNATIVES**

- a) That Council refers this item back to Administration for more information or amendments.

**ATTACHMENTS**

- *Bylaw 1309.24*
- *Description of Future Development Intentions*
- *Concept Plan showing Proposed Valley Ridge Estates Changes*
- *Pre-Council Consultation Comments Received*

**APPROVALS**



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Kim Isaak,  
Chief Administrative Officer



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Department Director/Author

**BEING A BYLAW OF THE TOWN OF BLACKFALDS IN THE PROVINCE OF ALBERTA TO AMEND LAND USE BYLAW 1268.22 SCHEDULE 'A'**

A Bylaw of the Town of Blackfalds, in the Province of Alberta, pursuant to the provisions of the *Municipal Government Act* ("MGA"), being Chapter M 26.1 of the Revised Statutes of Alberta, 2000 and amendments thereto, for the purpose of amending Schedule 'A' of Land Use Bylaw No. 1268.22 to redistrict Pt. NW 27-39-27-W4M to Residential High Density District (R-4).

**WHEREAS**, pursuant to Section 641(1) of the MGA, RSA 2000, Chapter M-26 and amendments thereto, require every municipality to pass a Land Use Bylaw.

**WHEREAS**, notice of the intention of Council to pass a bylaw has been published in the Lacombe Express on \_\_\_\_\_, 2024 and \_\_\_\_\_, 2024, in accordance with Section 606 of the *Municipal Government Act*, RSA 2000, and amendments thereto;

**WHEREAS**, a Public Hearing was held on \_\_\_\_\_, 2024, to allow the general public to provide input into the proposed Bylaw amendments;

**NOW THEREFORE**, the Municipal Council of the Town of Blackfalds, duly assembled, hereby enacts the amendments to Schedule 'A' of Bylaw 1268.22:

**PART 1 – TITLE**

- 1.1 That this Bylaw shall be cited as the "Redesignation of Pt. NW 27-39-27-W4M to Residential High Density District (R-4)".
- 1.2 Schedule "A" shall form part of this Bylaw.

**PART 2 – AMENDMENTS**

- 2.1 That Pt. NW 27-39-27-W4M be redistricted from Residential Single Dwelling Medium Lot District (R-1M) and Public Facility District (PF) to Residential High Density District (R-4), as shown in Schedule "A" attached and forming part of this Bylaw.
- 2.2 That Part 9.0 Land Use District Map be amended to reflect the redistricting proposed under this Bylaw.

**PART 3 – DATE OF FORCE**

- 3.1 That this Bylaw shall come into effect, upon the date on which it is finally read and passed.

READ for the first time this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_.

(RES. )

\_\_\_\_\_  
**MAYOR JAMIE HOOVER**

\_\_\_\_\_  
**CAO KIM ISAAK**

READ for the second time this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_.

(RES. )

\_\_\_\_\_  
**MAYOR JAMIE HOOVER**

\_\_\_\_\_  
**CAO KIM ISAAK**



READ for the third and final time this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_.

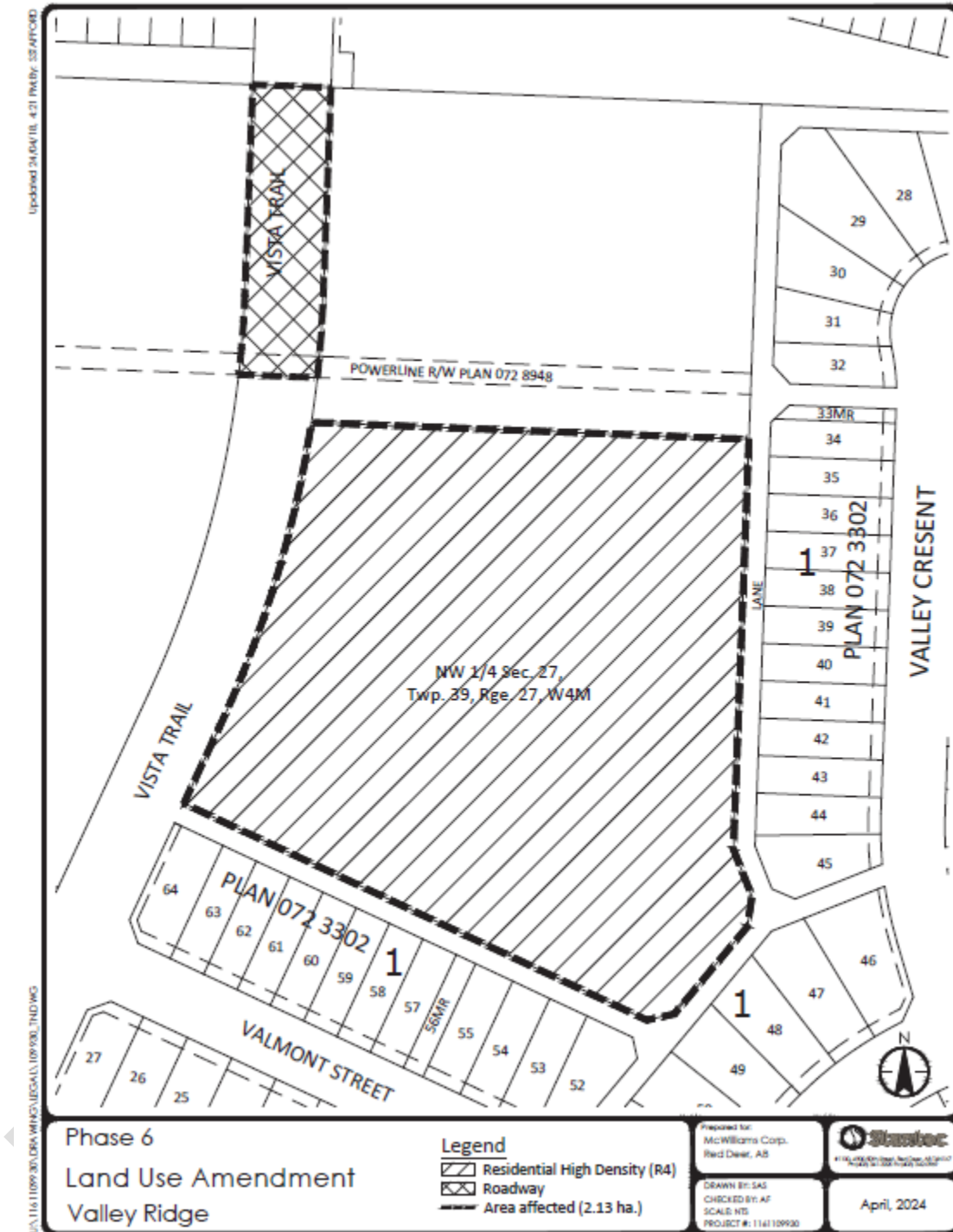
(RES.        )

\_\_\_\_\_  
**MAYOR JAMIE HOOVER**

\_\_\_\_\_  
**CAO KIM ISAAK**

DRAFT

Bylaw 1309.24 - Schedule "A"





Stantec Consulting Ltd.  
1100-4900 50 Street  
Red Deer AB T4N 1X7

February 15, 2024

Project/File: 1161109930

**Jolene Tejkl**  
5018 Waghorn Street  
Blackfalds, Alberta T0M 0J0

Dear Jolene Tejkl,

**Reference: Valley Ridge Multi-Family**

The Valley Ridge multi-family development, located in the north part of the neighborhood, is envisioned to be a rental housing project providing a variety of housing options.

Proposed over two parcels of land, the Valley Ridge multi-family development could create approximately 268 dwellings consisting of both side by side and stacked townhouse units. Each dwelling will have individual exterior access and either an attached garage or front paved parking stalls.

Stacked townhouse units are envisioned to be a typical end (corner) unit and a lower level unit. The top unit will consist of a 3-bedroom, 2-story dwelling, while the lower-level unit will be a single bedroom unit on a one floor. This mix of unit size and type will ensure multiple price points for the rental market.

As per previous discussions with the Town, it is understood that additional details are required for the stacked townhouses, primarily related to the regulations and policies of accessory suites. As a single owner, rental development, the term accessory suite does not apply to this project.

To allow for an accessory suite, there must be:

- A principal dwelling, which is a dwelling considered as the principal use of the parcel on which it is erected.
- An ownership model where a lot contains a single dwelling, considered the principal dwelling and is owned by a party on an individual title.

A detailed review of accessory suites within a multiple housing development is provided below.

The definition in the Town of Blackfalds Land Use Bylaw of an **Accessory Suite** is a *Development consisting of a Dwelling located within, and accessory to, a Structure in which the Principal Use is a Detached Dwelling*. Since the development is a project site with a single owner, with individual rental units, there is no defined structure with a principal use, and as such, no Principal Dwelling.

In a multi-unit development, units can be physically located anywhere within the building structure. An example of this is an apartment building where units can be on the lower floor, ground floor or upper floors. The physical location of the unit is only restricted by the building and fire codes, and not related to land use bylaw. The lower units are simply another unit within a set of building units. Some of these units may be partially below grade, set on-grade or above grade.

Reference: Valley Ridge Multi-Family

## Examples

Within the Town of Blackfalds, the **Willows Condominium at 81 Willow Road** (Plans 162 0158 & 162 2801) is a comparable development. In this development, there is a set of single level units on-grade as well as a two-storey set of units above while also being within a multiple side by side configuration. There are no accessory suites, just side by side and stacked units.



In Red Deer, a recent example would be **Savanna**, within the neighborhood of Laredo, at 339 Viscount Drive (Plans Plan 152 2521, 162 2878). In this development the building configuration will be similar to the Valley Ridge multi-family development, with lower units partially set into the ground. Each lower unit contains a stairwell or sunken patio with separated access to grade.



It is understood that concerns with lower level units are sometimes attributed with safety and function. As with any multi-family development, the Valley Ridge multi-family development will follow all other municipal regulations and building codes to ensure that each unit is safe and functional. Following rezoning, the Developer will be required to submit a Development and Building permit. The requirements of a Development Permit for the site will provide the Town with opportunity to comment on site drainage, roadway, parking, pedestrian access, setbacks, etc. The building permit application will provide the Town with an opportunity to review floor plans, elevation, egresses, access to each individual units, etc.

Reference: Valley Ridge Multi-Family

The density for this development will be consistent with other rental/condominium developments within central Alberta. It is proposed that only end units without an attached garage will contain a stacked unit. The overall density for the development will be approximately 49.3 u/ha (19.9 u/ac).

West Parcel			East Parcel		
Area	3.49 ha	8.62 ac	Area	1.95 ha	4.82 ac
Units (garage)	60		Units (garage)	16	
Units (no garage)	108		Units (no garage)	84	
Total Units	168		Total Units	100	
<b>Density</b>	<b>48.1 u/ha</b>	<b>19.5 u/ac</b>	<b>Density</b>	<b>51.3 u/ha</b>	<b>20.7 u/ac</b>

We trust this provides clarification on the type of units that will be developed within the Valley Ridge Multi-Family sites.

Sincerely,

**STANTEC CONSULTING LTD.**

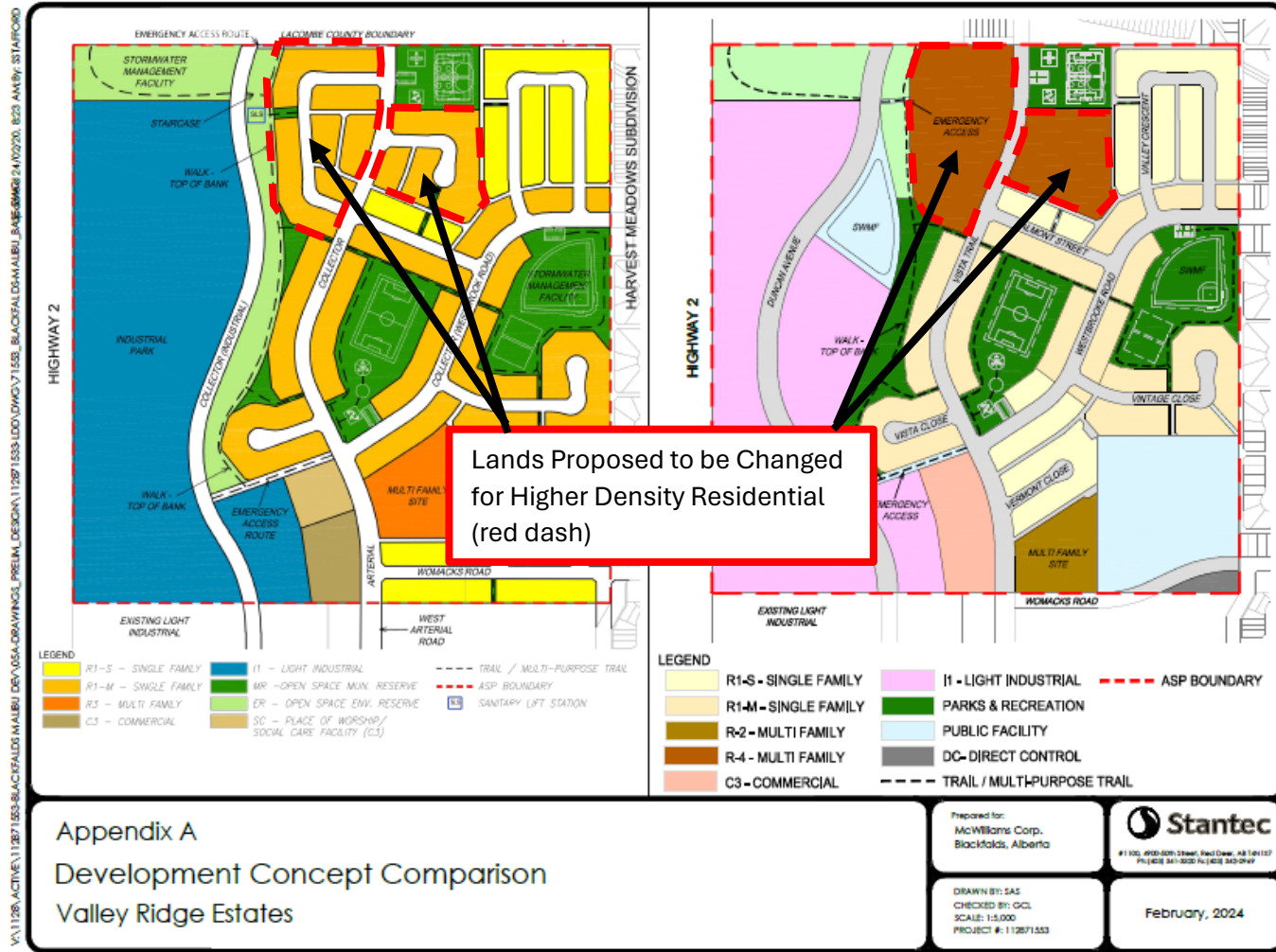


**Shane Stafford** C.Tech, CPT  
Senior Planning Technologist  
Phone: 403.392.0170  
shane.stafford@stantec.com

Attachment: [Attachment]

Valley Ridge ASP Original Development Concept (2006)

Valley Ridge ASP Updated with 2024 Amendment



Please note that there are other changes from the 2006 original approval that were done over the years. The developer was asked to update the concept plan with all of the changes that have occurred into this recent application. Therefore, there are other changes to the original that are not specifically noted in this letter. The changes identified in this letter and corresponding concept plan are the ones considered with this 2024 amendment application and are what Administration is seeking your preliminary input on.



Sent via email only to: [jtejkl@blackfalds.ca](mailto:jtejkl@blackfalds.ca)

April 25, 2024

Town of Blackfalds  
Box 220, 5018 Waghorn St.  
Blackfalds, Alberta T0M 0J0

**RE: Proposed Changes to the Valley Ridge Estates Area Structure Plan and Land Use Bylaw**

The County appreciates the opportunity to comment on proposed changes to the Valley Ridge Estates Area Structure Plan and accompanying Land Use Bylaw amendment. The County has no comments or concerns regarding the proposed amendments.

Yours truly,  
LACOMBE COUNTY

A handwritten signature in blue ink that reads "Nat Wright".

Natasha Wright  
Planner/Development Officer

Telephone | 403-782-8389  
Email | [nwright@lacombecounty.com](mailto:nwright@lacombecounty.com)

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**From:** Ben S **FOIP 17**  
**Sent:** April 29, 2024 8:44 AM  
**To:** Jolene Tejkl  
**Subject:** Proposed Changes to Valley Ridge Estates Area (Rezoning)

I would like to have Council to reconsider this proposal to change the areas from Residential Single Dwelling Medium Lot (R-1M) to Residential High Density (R-4).

My sincere hope is that whatever is ultimately developed on the properties are giving actual people an opportunity to purchase them. They should be sold as homes to people and not scooped up by large entities with the intent to rent them for profit.

I do have concerns of a substantial increase in vehicle noise and speeding through the alleys depending on the orientation and number of units developed. There appears to be a limited length of Vista Trail available for street parking for the potential number of units that could be developed on the lots.

Thanks  
Ben Strebel



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**MEETING DATE:** May 14, 2024

**PREPARED BY:** Jolene Tejkl, Planning & Development Manager

**PRESENTED BY:** Preston Weran, Director of Infrastructure & Planning Services

**SUBJECT:** **Proposed Subdivision S-01-24  
Valley Ridge Phase 6, Pt. NW 27-39-27-W4M**

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## **BACKGROUND**

The landowner has applied to subdivide out a parcel of undeveloped land immediately east of Vista Trail and the final portion of the Vista Trail link within the Valley Ridge Estates plan area. A copy of the Subdivision Application and the Tentative Subdivision Plan are included in Attachment 1 of this report.

The subject parcel is currently designated Residential Single Dwelling Medium Lot District (R-1M) under the Town's Land Use Bylaw and is accessed from Vista Trail. The intention of this subdivision is to accommodate a comprehensive townhouse development under single ownership, so no further subdivision of this parcel is expected.

## **DISCUSSION**

Section 654(1) of the *Municipal Government Act* states that the Subdivision Authority must not approve an application unless the land proposed to be subdivided is suitable for the intended purpose of the subdivision, the subdivision conforms to relevant Statutory Plans and the Land Use Bylaw, the application conforms to the relevant sections of the MGA, and all outstanding property taxes have been paid or satisfactory arrangements for their payment have been made with the Town.

The proposed subdivision is intended to accommodate a future residential development which is envisioned in the original ASP and conforms with the proposed amendments to the ASP under consideration by Council. The current R-1M District prescribes a minimum parcel width of 12.5 m (41.01 ft.) and does not have a maximum parcel size; therefore the proposed subdivision meets the relevant requirements of the LUB. This parcel is proposed to be redistricted to R-4 District but because the application was submitted while the parcel is designated R-1M, the R-1M District standards apply. Regardless, this application also meets the R-4 District minimum parcel area of 0.50 hectares.

With respect to the payment of outstanding property taxes, this requirement is always reflected in a condition of subdivision approval to ensure that all property taxes are paid at the time of subdivision endorsement, which can be a year or more from the date of conditional subdivision approval.

The Department is satisfied that the application meets the required criteria set out in Section 654(1) of the MGA for subdivision approval.

Section 9 of the *Matters Related to Subdivision and Development Regulation* also sets out relevant considerations that the Subdivision Authority must consider when making a decision on a subdivision application. These considerations pertain to land suitability, availability of infrastructure, and environmental considerations. The topography of the subject land is relatively flat, all municipal

infrastructure is available to service the future residential development, and there are no environmentally sensitive lands to protect through the designation of Environmental Reserve. The Department is satisfied that the application meets the required criteria set out in the *Matters Related to Subdivision and Development Regulation*.

The Town's Municipal Development Plan (MDP) further reiterates the subdivision considerations in the MGA and the Regulations in MDP Policy 3.12 which the Department is satisfied with the application before the Authority meets.

#### Reserve Dedication

The proposed subdivision does not require any reserve dedication, pursuant to Section 663 of the MGA, because all Municipal Reserve dedication has already been allocated throughout the Valley Ridge Estates community, and none of the lands in the subject parcel qualify for Environmental Reserve dedication.

#### Subdivision Notification and Responses

Notification was not sent to adjacent landowners as the *Matters Related to Subdivision and Development Regulation* does not require adjacent landowner notification for subdivision applications that conform to a previously approved ASP.

The proposed subdivision was referred to all required local authorities and agencies listed below, and responses are provided in Attachment 2 of this report:

- Alberta Health Services, Central Zone
- Alberta Transportation and Economic Corridors
- ATCO Gas
- ATCO Pipelines
- Canada Post
- Fortis Alberta
- Shaw Communications
- TELUS Communications
- Town of Blackfalds Departments

TELUS advised they require a utility right-of-way to provide service to the new development and requested a condition of subdivision approval be placed requiring such. This request is addressed under the recommended condition of subdivision approval 4 and will ultimately be covered under a registered Town of Blackfalds easement.

#### **FINANCIAL IMPLICATIONS**

None.

**ADMINISTRATIVE RECOMMENDATION**

That Council consider the following motion:

That Council, being the designated Subdivision Authority for the Town of Blackfalds, is satisfied that the proposed subdivision meets the relevant considerations, and move to APPROVE the subdivision of Pt. NW 27-39-27-W4M subject to the following conditions:

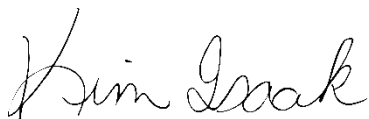
1. That pursuant to Section 84 of the *Land Titles Act*, the subdivision, as shown on the attached sketch, is registered by Plan of Survey.
2. That pursuant to Section 654(1)(d) of the *Municipal Government Act*, all outstanding property taxes are to be paid, or some other arrangements satisfactory to the Town of Blackfalds for payment thereof be made.
3. That pursuant to Section 655(1)(b) of the *Municipal Government Act*, the developer enters into a Development Agreement with the Town concerning the servicing and development of the subdivision and payment of off-site levies.
4. That pursuant to Section 655(1) of the *Municipal Government Act*, that the owner/developer register utility easement right of way as per the requirements of the Town of Blackfalds and/or utility companies concurrent with or prior to registering the subdivisions Plan of Survey.

**ALTERNATIVES**

- a) That Council, being the Subdivision Authority for the Town of Blackfalds, refuses the subdivision with reasons.
- b) That Council, being the Subdivision Authority for the Town of Blackfalds, refers this item back to Administration for further information.

**ATTACHMENTS**

- *Subdivision Application*
- *Referral Responses*

**APPROVALS**

Kim Isaak,  
Chief Administrative Officer



Department Director/Author

File No #: \_\_\_\_\_

Application Date: \_\_\_\_\_

**The Registered Owner(s) of the land to be subdivided, or a person authorized to act as an agent, must complete this form in its entirety.**

Landowner Name(s): McWilliams Corp.

Mailing Address: 400, 4943 - 50 Street

City: Red Deer Prov: Alberta Postal Code: T4N 1Y1

Phone: \_\_\_\_\_ Alt Phone: \_\_\_\_\_

Email Address: \_\_\_\_\_

(Same as Landowner)

Contractor Name(s): Shane Stafford (Stantec Consulting)

Mailing Address: 1100 - 4900 50th Street

City: Red Deer Prov: Alberta Postal Code: T4N 1X7

Phone: 403.392.0170 Alt Phone: -

Email Address: shane.stafford@stantec.com

**LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED**

All/Part of the NW  $\frac{1}{4}$  sec. 27 range 27 west of the fourth meridian,  
being all/part of:

Lot: - Block: - Plan: -

Certificate of Title No.: 172 261 201 +3

Area of the parcel of land to be subdivided: 2.13 hectares.

**LOCATION OF LAND TO BE SUBDIVIDED**

The land is located in the Town of Blackfalds:

- a) Is the land situated immediately adjacent to the municipal boundary?  
 No  Yes – What is the adjoining municipality? \_\_\_\_\_
- b) Is the land situated within 1.6 kilometers of the centre line of a highway?  
 No  Yes – What Highway No. is this? QE2
- c) Does the parcel contain or is it bounded by a river, stream, lake, or other body of water, or by a drainage ditch or canal?  
 No  Yes – State the name: \_\_\_\_\_
- d) Is the parcel within 1.5 kilometers of a sour gas facility?  
 No  Yes

**EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED**

- a) Describe the existing use of the land: Vacant
- b) Describe the proposed use of the land: Residential
- c) The land designation, as classified under the Land Use Bylaw is: R4

**PHYSICAL CHARACTERISTICS OF LAND TO BE SUBDIVIDED**

- a) Describe the nature of the land's topography (flat, rolling, steep, mixed): Mixed
- b) Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, wood lots, etc.):  
None

File No #: \_\_\_\_\_

Application Date: \_\_\_\_\_

c) Describe the kind of soil on the land (sandy, loam, clay, etc.): Sandy

**EXISTING BUILDINGS ON THE LAND TO BE SUBDIVIDED**

Describe any buildings and structures on the land and whether they are to be demolished or moved:  
N/A

**WATER AND SEWER SERVICES**

If the proposed subdivision is to be serviced by other than a water distribution system and a wastewater collection system, describe the manner of providing water and sewage:  
N/A

Is the property the subject of a license, permit, approval, or other authorization granted by the Natural Resources Conservation Board, Energy Resources Conservation Board, Alberta Energy Regulator, Alberta Energy and Utilities Board or Alberta Utilities Commission?  Yes  No

If yes, please describe: \_\_\_\_\_

Is the property the subject of the application the subject of a license, permit, approval, or other authorization granted by the Minister or granted under any Act the Minister is responsible for under s.16 of the Government Organization Act\*?  Yes  No

If yes, please describe: \_\_\_\_\_

Is the subject property immediately adjacent to the County boundary?  Yes  No

If yes, please describe: \_\_\_\_\_

\*The Minister is responsible for the following acts: AB Land Stewardship Act, Environmental Protection Act, Public Lands Act, Surveys Act, Water Act.

**RESOURCES:**

Water Act & Environmental Protection and Enhancement Act Approvals - Alberta Energy Regulator: <https://avw.alberta.ca/ApprovalViewer.aspx>  
Historic Sites/Resources (requires an account) - Online Permitting and Clearance (OPAC): <https://www.opac.alberta.ca/Login.aspx>  
Abandoned Wells - Abandoned Well Map Viewer: <https://extmapviewer.aer.ca/AERAbandonedWells/index.html>  
Pipeline/Well Locations - Regulatory Assurance: <https://regulatorvassurance.alberta.ca/dras?id=public-notice>

**REGISTERED OWNER(S) OR PERSON ACTING ON OWNER'S BEHALF**

I/We, Shane Stafford (Stantec Consulting), hereby certify that  
(please print full name(s))

I/We are the registered owner(s), or

I am the agent authorized to act on behalf of the registered owner

and that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application for subdivision.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: Shane Date: April 2, 2024

**AGENT AUTHORIZATION (WHEN APPLICABLE)**

I/We, \_\_\_\_\_, being the registered  
(please print full name(s))

owner(s) of the land being subdivided do hereby authorize Shane Stafford (Stantec Consulting)  
(individual or firm seeking application)

to make application for subdivision affecting the above noted property.

Signature: \_\_\_\_\_ Date: March 28, 2024

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

File No #: \_\_\_\_\_

Application Date: \_\_\_\_\_

**RIGHT TO ENTRY**

Pursuant to Sections 653(2) of the Municipal Government Act, I hereby  do, or  do not grant consent for a designated officer of the Town of Blackfalds to enter upon the land described above, which is subject to an application for subdivision, for the purpose of a site inspection.

Name: ROD McWilliam Date: March 28 2024  
(please print full name)

Name: \_\_\_\_\_ Date: \_\_\_\_\_  
(please print full name)

Signature: \_\_\_\_\_ Date: March 28 2024

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**COMMENTS (FURTHER INFORMATION MAY BE PROVIDED ON A SEPARATE SHEET AND INCLUDED WITH THIS APPLICATION)**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

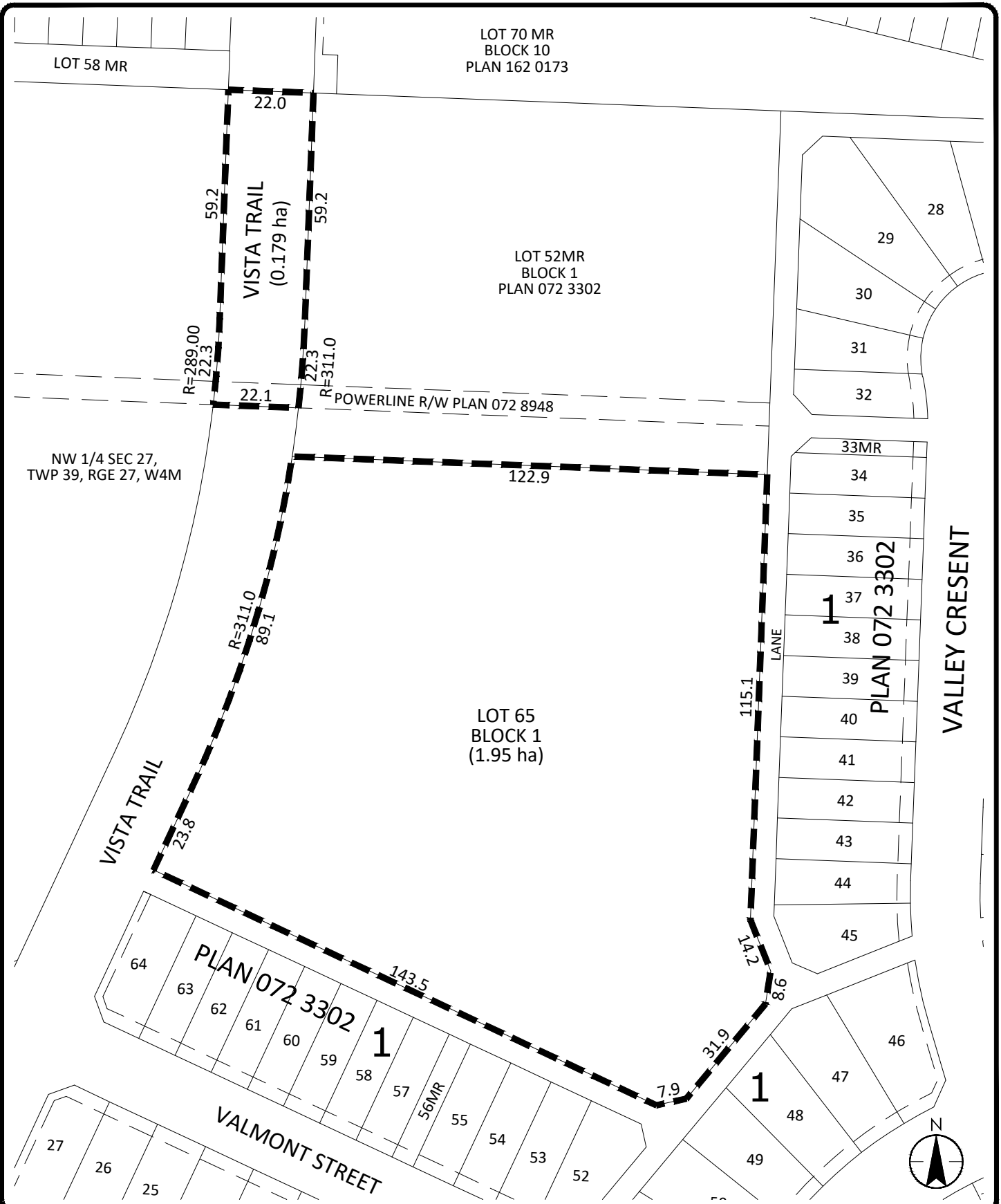
**BELOW FOR OFFICE USE ONLY**

Subdivision Application Fee: (1-61-00-590)	\$
<b>TOTAL:</b>	\$

Receipt #: \_\_\_\_\_

Date Paid: \_\_\_\_\_

Personal information collected on this form will be used in the evaluation of proposed subdivisions and to facilitate contact with referral agencies and adjacent landowners. This information is collected under the authority of the *Municipal Government Act* and Land Use Bylaw 1198.16, as well as Section 33(c) of the *Freedom of Information and Protection of Privacy Act* and will be protected under Part 2 of the Act. Questions regarding the collection and/or use of this information may be directed to the Records Management & FOIP Coordinator at [foip@blackfalds.com](mailto:foip@blackfalds.com) or by phone at 403.885.6370.



Phases 5  
 Tentative Subdivision Plan  
 Valley Ridge

**Note:**  
 Proposed subdivision affects  
 2.13 ha within the  
 NW 1/4 Sec. 27-39-27 W4M  
 and is outlined thus:

Prepared for:  
 McWilliams Corp.  
 Red Deer, AB



DRAWN BY: SAS  
 CHECKED BY: AF  
 SCALE: NTS  
 PROJECT #: 1161109930

March, 2024





## Abandoned Well Map

Base Data provided by: Government of Alberta

Author XXX

Printing Date: 4/2/2024

Date Date (if applicable)

### Legend

- ◇ Abandoned Well (Large Scale)
- Revised Well Location (Large Scale)
- Revised Location Pointer
- Paved Road (20K)
  - Primary Divided
  - Primary Undivided 4L
  - Primary Undivided 2L
  - Primary Undivided 1L
  - Interchange Ramp
  - Secondary Divided
  - Secondary Undivided 4L

The Alberta Energy Regulator (AER) has not verified and makes no representation or warranty as to the accuracy, completeness, or reliability of any information or data in this document or that it will be suitable for any particular purpose or use. The AER is not responsible for any inaccuracies, errors or omissions in the information or data and is not liable for any direct or indirect losses arising out of any use of this information. For additional information about the limitations and restrictions applicable to this document, please refer to the AER Copyright & Disclaimer webpage: <http://www.aer.ca/copyright-disclaimer>.

Scale: 9,027.98

0.14 Kilometers 0



Projection and Datum:

WGS84 Web Mercator Auxiliary Sphere







LAND TITLE CERTIFICATE

S  
LINC                      SHORT LEGAL                      TITLE NUMBER  
0037 700 895            4;27;39;27;NW                      172 261 201 +3

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 27 TOWNSHIP 39  
SECTION 27  
QUARTER NORTH WEST  
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS  
EXCEPTING THEREOUT:                      HECTARES    (ACRES) MORE OR LESS  
A) PLAN 2058LZ    -    ROAD                      2.77            6.83  
B) PLAN 6147NY    -    FILED                      4.86            12.00  
C) PLAN 0625796    -    SUBDIVISION            20.90           51.65  
D) PLAN 0723302    -    SUBDIVISION            6.89            17.03  
E) PLAN 0740219    -    SUBDIVISION            7.08            17.49  
F) PLAN 1223896    -    SUBDIVISION            4.68            11.56  
G) PLAN 1224515    -    SUBDIVISION            0.002           0.005    (ROAD ONLY)  
H) PLAN 1423984    -    SUBDIVISION            10.12           25.01  
I) PLAN 1722897    -    SUBDIVISION            1.58            3.90  
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: TOWN OF BLACKFALDS

REFERENCE NUMBER: 142 291 096 +74

-----  
REGISTERED OWNER(S)  
REGISTRATION    DATE (DMY)    DOCUMENT TYPE    VALUE            CONSIDERATION  
-----  
172 261 201    05/10/2017    SUBDIVISION PLAN

OWNERS

MCWILLIAMS CORP.  
OF 400,4943-50 STREET  
RED DEER  
ALBERTA T4N 1Y1



April 11, 2024

Attention: Development Officer/Planner

**File No: S-01-24**

**Name: McWilliams Corp.**

**Legal: NW 27-39-27 W4M**

The aforementioned application has been received by our office and we are satisfied that the application poses a minimal risk to public health.

If you have any questions or concerns regarding this application, please contact me.

Sincerely,

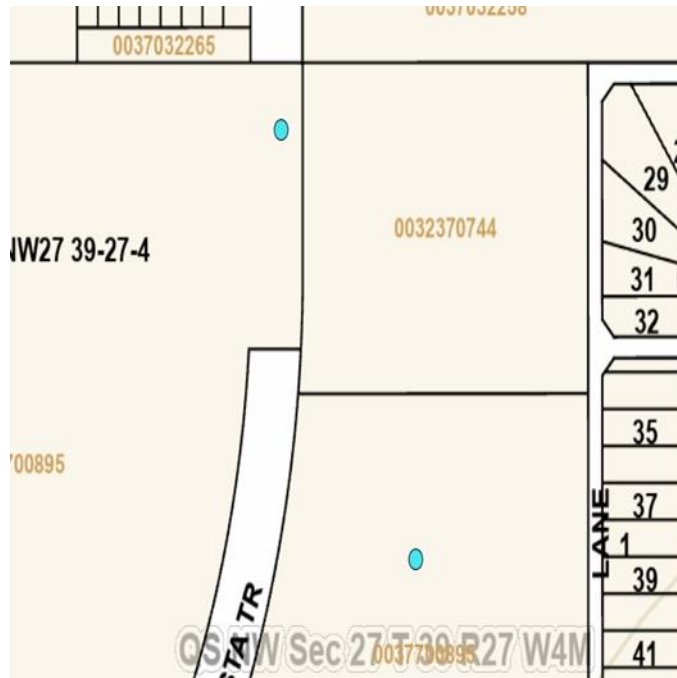


Erin Teare, MPH CPHI(C)  
Environmental Public Health – Central Zone  
1-833-476-4743

# Transportation and Economic Corridors Notification of Referral Decision

## Subdivision in Proximity of a Provincial Highway

<b>Municipality File Number:</b>	S-01-24	<b>Highway(s):</b>	2
<b>Legal Land Location:</b>	QS-NW SEC-27 TWP-039 RGE-27 MER-4	<b>Municipality:</b>	Blackfalds
<b>Decision By:</b>	Anne Han Development and Planning Technologist	<b>Issuing Office:</b>	Central Region / Red Deer
<b>Issued Date:</b>	2024-04-16	<b>Appeal Authority:</b>	Land and Property Rights Tribunal
<b>RPATH Number:</b>	RPATH0041984		
<b>Description of Development:</b>	To subdivide the lands east of Vista Trail and the remaining portion of Vista Trail within Pt. NW 27-39-27- W4M.		



This will acknowledge receipt of your circulation regarding the above noted proposal. The proposed subdivision application would be subject to the requirements of Sections 18 and 19 of the Matters Related to Subdivision and Development Regulation (The Regulation), due to the proximity of Highway(s) 2.

**Transportation and Economic Corridors offers the following comments with respect to this application:**

The above noted subdivision proposal does not meet Section 18 of the regulation. Since there is an existing local road acceptable to the Minister, Section 19 has been met. The department anticipates minimal impact on the highway from this proposal. Additionally, there is no direct access to the highway and there is sufficient local road access to the subdivision and the remainder lands. Therefore, pursuant to Section 20 of the Regulation, the department grants approval for the subdivision authority to grant a variance to Section 18 of the Regulation should they choose to do so.

Pursuant to Section 678(2) of the Municipal Government Act, Alberta Transportation and Economic Corridors requires that any appeal of this subdivision be referred to the Land and Property Rights Tribunal.

Please contact Transportation and Economic Corridors through the [RPATH Portal](#) if you have any questions, or require additional information.



Issued by **Anne Han, Development and Planning Technologist**, on **2024-04-16** on behalf of the Minister of Transportation and Economic Corridors pursuant to *Ministerial Order 52/20 – Department of Transportation and Economic Corridors Delegation of Authority*

Date: April 9, 2024

## NOTICE OF SUBDIVISION APPLICATION

Alberta Health Services – Central Zone ([centralzone.environmentalhealth@ahs.ca](mailto:centralzone.environmentalhealth@ahs.ca))  
Alberta Transportation and Economic Corridors ATTN: Anne Han ([anne.han@gov.ab.ca](mailto:anne.han@gov.ab.ca))  
Asset Management/GIS Coordinator ([jhobbs@blackfalds.ca](mailto:jhobbs@blackfalds.ca))  
ATCO Gas ([land.admin@atcoqas.com](mailto:land.admin@atcoqas.com))  
ATCO Pipeline ([HP.circulations@atco.com](mailto:HP.circulations@atco.com))  
Blackfalds Fire Chief ([rcote@blackfalds.ca](mailto:rcote@blackfalds.ca))  
Canada Post ATTN: Malcolm Nevers ([Malcolm.nevers@canadapost.postescanada.ca](mailto:Malcolm.nevers@canadapost.postescanada.ca))  
Director of Community Services ([rkreklewich@blackfalds.ca](mailto:rkreklewich@blackfalds.ca))  
Director of Infrastructure and Planning Services ([pweran@blackfalds.ca](mailto:pweran@blackfalds.ca))  
Fortis Alberta Inc. ([landserv@fortisalberta.com](mailto:landserv@fortisalberta.com))  
Infrastructure Services Manager ([lthevenaz@blackfalds.ca](mailto:lthevenaz@blackfalds.ca))  
Shaw Communications ([projectmanagernorthernalberta@sjrb.ca](mailto:projectmanagernorthernalberta@sjrb.ca))  
Stantec ATTN: Brad Vander Heyden ([Brad.VanderHeyden@stantec.com](mailto:Brad.VanderHeyden@stantec.com))  
Telus ([circulations@telus.com](mailto:circulations@telus.com))

Please advise this office of any comments and/or concerns that you have with respect to the following application for subdivision:

<b>Subdivision File No.:</b>	S-01-24 (Valley Ridge Phase 6)
<b>Civic Addresses:</b>	N/A
<b>Legal Land Descriptions:</b>	Pt. NW 27-39-27-W4M
<b>Land Use District:</b>	Residential Single Dwelling Medium Lot District (R-1M)
<b>Landowners:</b>	McWilliams Corp.
<b>Proposed Subdivision:</b>	To subdivide the lands east of Vista Trail and the remaining portion of Vista Trail within Pt. NW 27-39-27-W4M. Please refer to the attached sketch.

A response is needed by **Tuesday, April 30, 2024**. If we do not receive a written reply by this date, it will be assumed that you have no objections or requirements relative to the subdivision. To avoid delays by ordinary mail, responses should be emailed to the undersigned.

Regards,

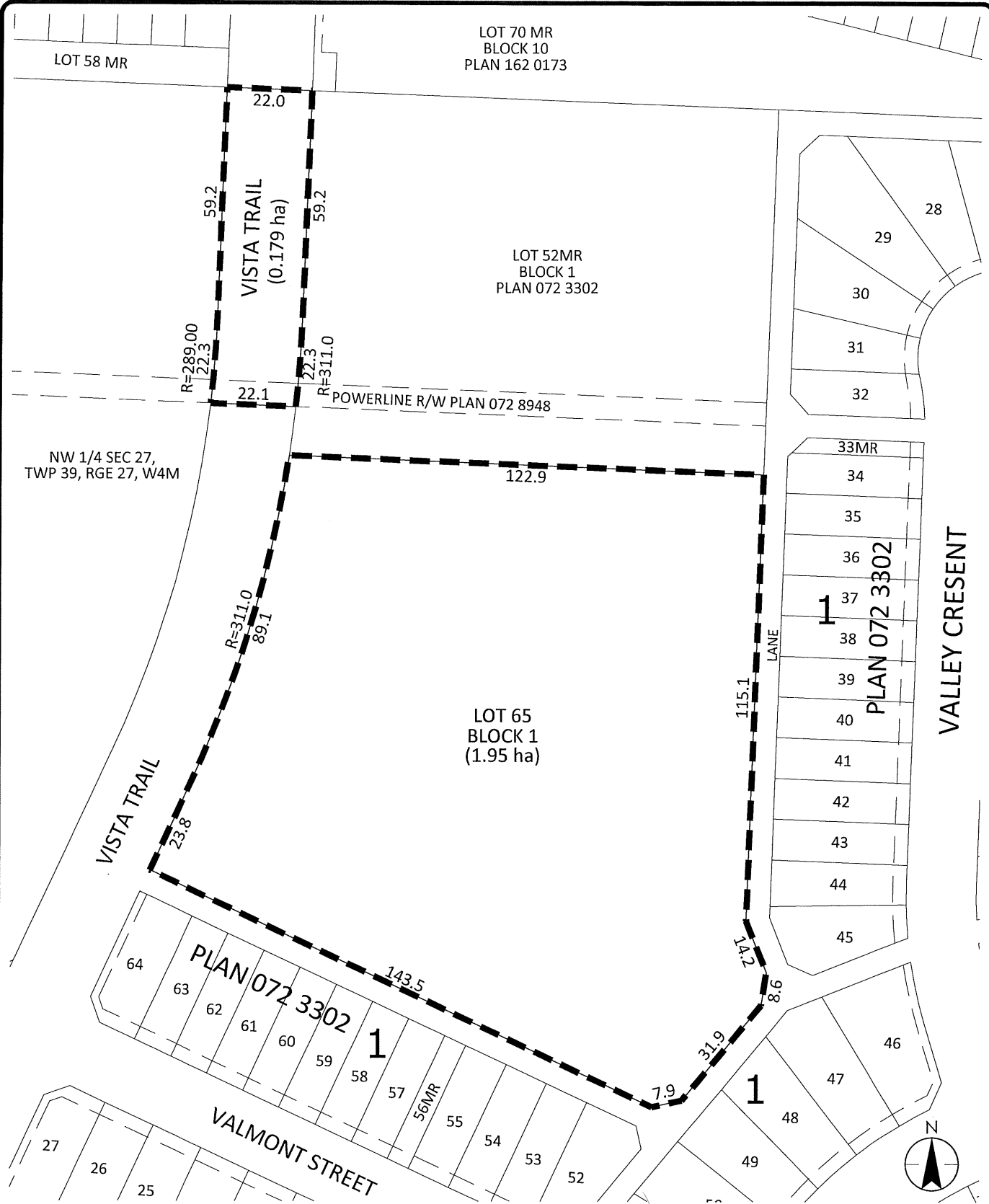


Jolene Tejkl, RPP MCIP  
Planning & Development Manager  
Email: [jtejkl@blackfalds.ca](mailto:jtejkl@blackfalds.ca)

Enclosure: Tentative Subdivision Plan

Updated 24/03/27, 2:57 PM; BY: SSTAFFORD

U:\1161109930\DRAWING\LEGAL\109930\_TN.DWG



Phases 5  
 Tentative Subdivision Plan  
 Valley Ridge

**Note:**  
 Proposed subdivision affects  
 2.13 ha within the  
 NW 1/4 Sec. 27-39-27 W4M  
 and is outlined thus: **— — —**

Prepared for:  
 McWilliams Corp.  
 Red Deer, AB



DRAWN BY: SAS  
 CHECKED BY: AF  
 SCALE: NTS  
 PROJECT #: 1161109930

March, 2024

---

**From:** Circulations, HP <HP.Circulations@atco.com>  
**Sent:** April 9, 2024 9:51 AM  
**To:** Candice Hilgersom  
**Subject:** RESPONSE 24-1325 RE: Notice of Subdivision Application S-01-24 (Valley Ridge Phase 6)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

ATCO Transmission high pressure pipelines has no objections.

Questions or concerns related to ATCO high pressure pipelines can be forwarded to [hp.circulations@atco.com](mailto:hp.circulations@atco.com).

Thank you,

**Vicki Porter**  
Sr. Admin Coordinator, Engineering Ops  
Gas Transmission  
ATCO Pipelines and Liquids GBU

Email: [vicki.porter@atco.com](mailto:vicki.porter@atco.com)

---

**From:** Candice Hilgersom <CHilgersom@blackfalds.ca>  
**Sent:** Tuesday, April 9, 2024 9:39 AM  
**To:** CentralZone.EnvironmentalHealth@ahs.ca; anne.han@gov.ab.ca; landadmin@atcogas.com; Circulations, HP <HP.Circulations@atco.com>; NEVERS, Malcolm <Malcolm.Nevers@canadapost.postescanada.ca>; landserv@fortisalberta.com; projectmanagernorthernalberta@sjrb.ca; circulations@telus.com; Jamie Hobbs <JHobbs@blackfalds.ca>; Robert Cote <RCote@blackfalds.ca>; Rick Kreklewich <RKreklewich@blackfalds.ca>; Preston Weran <pweran@blackfalds.ca>; Laura Thevenaz <LThevenaz@blackfalds.ca>; Brad.VanderHeyden@stantec.com  
**Cc:** Stafford, Shane <shane.stafford@stantec.com>; Jolene Tejkl <JTejkl@blackfalds.ca>  
**Subject:** Notice of Subdivision Application S-01-24 (Valley Ridge Phase 6)

**\*\*Caution – This email is from an external source. If you are concerned about this message, please report using Phish Alert Button in your Outlook for analysis.\*\***

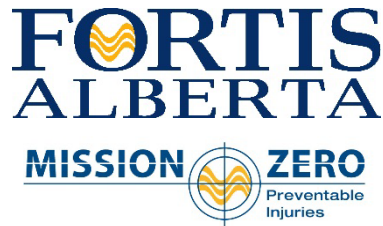
Please find attached a Notice of Subdivision Application.

A response is needed by Tuesday April 30, 2024. If we do not receive a written reply by this date, it will be assumed that you have no objections or requirements related to the subdivision.

Thank you,

**Candice Hilgersom**  
*Development Officer I*





Tracy Davidson  
Land Department

**FortisAlberta Inc.**  
320 – 17 Ave SW  
Calgary, AB T2S 2V1

Phone# 780-464-8815  
Cell#  
[www.fortisalberta.com](http://www.fortisalberta.com)  
Email:  
[tracy.davidson@fortisalberta.com](mailto:tracy.davidson@fortisalberta.com)

April 22, 2024

Town of Blackfalds  
5018 Waghorn Street  
PO Box 220  
Blackfalds, Alberta  
T0M 0J0

**Attention:** Jolene Tejkl

**RE: FortisAlberta Condition for Subdivision Approval**

**FortisAlberta Reference No.:** 320142712  
**MD File No.:** S-01-24 (Valley Ridge Phase 6)  
**Location/Legal Description:** NW 27-39-27-W4M  
**Customer Name:** McWilliams Corp.

Thank you for contacting FortisAlberta regarding the above application for subdivision. We have reviewed the plan and determined that no easement is required by FortisAlberta.

FortisAlberta is the Distribution Wire Service Provider for this area. The developer can arrange installation of electrical services for this subdivision through FortisAlberta. Please have the developer contact 310-WIRE (310-9473) to make application for electrical services.

Please contact FortisAlberta land services at [landserv@fortisalberta.com](mailto:landserv@fortisalberta.com) or by calling (403) 514-4783 for any questions.

Sincerely,

A handwritten signature in blue ink that reads 'Tracy Davidson'.

Tracy Davidson

RE: 320142712

---

**From:** circulations <circulations@telus.com>  
**Sent:** April 23, 2024 9:25 AM  
**To:** Candice Hilgersom  
**Subject:** RE: Notice of Subdivision Application S-01-24 (Valley Ridge Phase 6)

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning,

Further to the above-noted circulation, TELUS Communications Inc. will require a utility right of way in order to provide service to this new development.

Please have TELUS' requirement added as a condition of approval and have the applicant contact [rightofwayAB@telus.com](mailto:rightofwayAB@telus.com) to initiate a TELUS Utility Right of Way Agreement.

**(Please include the original circulation package and this response)**

Thanks,

**Jaylene Perkins** (*she/her*)  
**Real Estate Specialist | TELUS Land Solutions Team**  
**Customer Network Planning (CNP)**  
18811 107 Avenue NW, Edmonton, AB T5S 2L9  
**The future is friendly®**  
[circulations@telus.com](mailto:circulations@telus.com)

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**From:** Candice Hilgersom <CHilgersom@blackfalds.ca>  
**Sent:** Tuesday, April 9, 2024 9:39 AM  
**To:** CentralZone.EnvironmentalHealth@ahs.ca; anne.han@gov.ab.ca; landadmin@atcogas.com; HP.circulations@atco.com; NEVERS, Malcolm <Malcolm.Nevers@canadapost.postescanada.ca>; landserv@fortisalberta.com; projectmanagernorthernalberta@sjrb.ca; circulations <circulations@telus.com>; Jamie Hobbs <JHobbs@blackfalds.ca>; Robert Cote <RCote@blackfalds.ca>; Rick Kreklewich <RKreklewich@blackfalds.ca>; Preston Weran <pweran@blackfalds.ca>; Laura Thevenaz <LThevenaz@blackfalds.ca>; Brad.VanderHeyden@stantec.com  
**Cc:** Stafford, Shane <shane.stafford@stantec.com>; Jolene Tejkl <JTejkl@blackfalds.ca>  
**Subject:** Notice of Subdivision Application S-01-24 (Valley Ridge Phase 6)

**ATTENTION:** This email originated from outside of TELUS. Use caution when clicking links or opening attachments. | Ce courriel provient de l'extérieur de TELUS. Soyez prudent lorsque vous cliquez sur des liens ou ouvrez des pièces jointes.

Please find attached a Notice of Subdivision Application.

A response is needed by Tuesday April 30, 2024. If we do not receive a written reply by this date, it will be assumed that you have no objections or requirements related to the subdivision.

Thank you,

**Candice Hilgersom**  
**Development Officer I**

---

**From:** Robert Cote  
**Sent:** April 9, 2024 9:58 AM  
**To:** Candice Hilgersom  
**Cc:** Billie Scott  
**Subject:** RE: Notice of Subdivision Application S-01-24 (Valley Ridge Phase 6)

We have no objections to this application.

Thanks

**Robert Côté**

**Fire Chief**

**Town of Blackfalds**

Box 220, 4401 South Street, AB T0M 0J0

T: 403.885.4144

*This message is private and confidential. If you have received this message in error, please notify us and remove it from your system.*

---

**From:** Candice Hilgersom <CHilgersom@blackfalds.ca>  
**Sent:** Tuesday, April 9, 2024 9:39 AM  
**To:** CentralZone.EnvironmentalHealth@ahs.ca; anne.han@gov.ab.ca; landadmin@atcogas.com; HP.circulations@atco.com; NEVERS, Malcolm <Malcolm.Nevers@canadapost.postescanada.ca>; landserv@fortisalberta.com; projectmanagernorthernalberta@sjrb.ca; circulations@telus.com; Jamie Hobbs <JHobbs@blackfalds.ca>; Robert Cote <RCote@blackfalds.ca>; Rick Kreklewich <RKreklewich@blackfalds.ca>; Preston Weran <pweran@blackfalds.ca>; Laura Thevenaz <LThevenaz@blackfalds.ca>; Brad.VanderHeyden@stantec.com  
**Cc:** Stafford, Shane <shane.stafford@stantec.com>; Jolene Tejkl <JTejkl@blackfalds.ca>  
**Subject:** Notice of Subdivision Application S-01-24 (Valley Ridge Phase 6)

Please find attached a Notice of Subdivision Application.

A response is needed by Tuesday April 30, 2024. If we do not receive a written reply by this date, it will be assumed that you have no objections or requirements related to the subdivision.

Thank you,

**Candice Hilgersom**

**Development Officer I**

**Town of Blackfalds**

Box 220, 5018 Waghorn St

Blackfalds, AB T0M 0J0

T: 403.885.9679

D: 403.885.6258

*This message is private and confidential. If you have received this message in error, please notify us and remove it from your system.*

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**MEETING DATE:** May 14, 2024

**PREPARED BY:** Shelby Craig, Marketing & Communications Team Lead

**PRESENTED BY:** Justin de Bresser, Director of Corporate Services

**SUBJECT:** **Intranet Project**

---

## **BACKGROUND**

Marketing & Communication has made it a 2024 goal to implement an intranet for staff, which will increase communication, allow for document sharing, and assist in onboarding staff who work outside or in various buildings. Implementing an intranet is a valuable initiative for enhancing communication, collaboration, and employee engagement within an organization. The original intent was to host an internal intranet with the current Content Management Service Provider; however, their offering of this service is still in its development phase. Based on the feedback received from the Employee Engagement Survey it is evident that the launch of an internal intranet sooner rather than later will help to address concerns around communication, collaboration, and cohesiveness.

The internal intranet will guide employees to one centralized area where they can access the Town's Human Resources Policies and Forms, Health and Safety Policies and Forms, document templates, training documents, guidelines and more. The internal intranet will reduce the "all user" emails, as employees can be notified when sections of the intranet are updated with new content. Any policy that requires a sign-off from an employee can also be routed through the internal intranet, which allows for easy access for tracking purposes.

## **DISCUSSION**

The Employee Engagement Survey that was completed this year showed that staff felt there was a lack of communication, encouragement, acknowledgment, and cohesiveness within the organization. The goal of an Intranet is to bridge this gap within the Town. The key benefits of an intranet are listed below.

1. Increase Employee Productivity:
  - Connecting employees through a centralized digital workplace
2. Insights into Employee Satisfaction:
  - Intranets often include advanced analytics that provides data trends and patterns.
3. Enhanced Communication and Collaboration:
  - Real-time communications among colleagues fostering greater collaboration and engagement.
4. Shaping the Town's Culture:
  - Intranets can shape organizational culture by promoting transparency, knowledge sharing, and a sense of community.

Marketing & Communication is actively investigating several companies to determine the right company to supply software that meets the Town's needs.

**FINANCIAL IMPLICATIONS**

A budget adjustment of \$12,000 has been requested for this project, which will be included in the upcoming Spring Budget Adjustments Request for Direction (later in this meeting).

**ADMINISTRATIVE RECOMMENDATION**

That Council consider the following motion:

1. That Council directs Administration to implement a staff-wide Intranet.

**ALTERNATIVES**

- a) That Council refer this item back to Administration for further consideration.

**ATTACHMENTS**

None

**APPROVALS**



Kim Isaak,  
Chief Administrative Officer



Department Director/Author

---

**MEETING DATE:** May 14, 2024

**PREPARED BY:** Darolee Bouteiller, Finance Manager

**PRESENTED BY:** Justin de Bresser, Director of Corporate Services

**SUBJECT:** **2024 Spring Budget Adjustments**

---

## **BACKGROUND**

With the ever-changing environment and economic conditions that affect the Town of Blackfalds operations and responsibilities, adjustments to the approved budget are necessary. The 2024 Operating Budget and three-year forecast, and the 2024 Capital Plan and 5-year capital plan were both approved by Council on November 28, 2023. Administration has since reviewed the 2024 approved Operating and Capital Budgets for necessary adjustments to better reflect the current state of the Town operations.

## **DISCUSSION**

### **2024 Operating Budget**

Several items have been identified in the 2024 Operating Budget for adjustments. Administration is adjusting revenue for an increase of \$88,000 in tax revenue based on new assessments and made modifications to the budget for the Alberta Education and Lacombe Foundation requisitions based on the provincial assessment.

A few adjustments were made to reserve transfers for special initiatives that had modifications to the project scope since the budget was approved. This includes an increased cost in Versatile software of \$22,000 and the removal of legal expenses in Human Resources of \$50,000 that were no longer required. Also, the Dog Park Drinking fountain for \$14,000 was removed. The Design Guidelines Update project of \$30,000 has also been removed and deferred to future years. In its place, Womacks and Broadway Intersection Review for \$16,000 and Traffic Bylaw Review for \$10,000 have been added.

The police building rental revenue was adjusted with a decrease of \$17,000. Rental covers the K-division share of RCMP costs for the building. The costs will fluctuate slightly depending on maintenance costs, and this reduction will be more in alignment with what was spent in recent years.

Additionally, there were adjustments in operating expenses. There was a cost increase for insurance premiums effective January 1, 2024 the annual premium has been received and paid with an increase of \$16,000. Wages and salaries were increased for an additional summer student in Environmental Services with a cost of \$22,000. The net cost of the remaining additional positions is \$3,500 since funds were already set aside in the original budget for the majority of the expenses. As a result of the employee satisfaction survey, \$6,000 was added for staff appreciation. Costs associated with pool boiler repairs have been identified as necessary in 2024 for the amount of \$12,500, as well as lift repairs at the Civic Centre for \$9,000. Also, \$2,500 has been added to finish off the EBC fire door replacement with door closers and a card reader. Lastly, a WIFI bridge to get internet access to Sterling Industries Sports Park has been added for 2024 at a cost of \$7,100.

There were also several reallocations between departments for more accurate reporting, but no overall effect on the bottom line. The change in operating budget is net zero. The details of each change are outlined in Appendix A.

**2024 Capital Budget**

The current Capital Budget has minimal changes that better reflect the current market pricing vehicle/machinery purchase. The Toro 4010 Mower project requires an increase of \$45,000 to the budget, bringing the total cost to \$145,000. With an expected trade-in of \$30,000, the net cost is expected to be \$115,000. An additional \$5,000 is needed for the Zamboni Ice Resurfacers bringing the total cost to \$146,500. Lastly, the Zero Turn Mower project requires an additional \$5,000 from reserves, resulting in a total cost of \$23,000.

An additional \$20,000 for engineering consulting has also been allocated for site selection and analysis for a permanent Snow Storage Facility.

**FINANCIAL IMPLICATIONS**

With these final budget adjustments, the 2024 Approved budget will increase from \$33,100,000 to \$33,410,000.

**ADMINISTRATIVE RECOMMENDATION**

That Council considers the following motions:

1. That Council move to approve the 2024 Operating Budget Adjustments, as presented.
2. That Council move to approve the 2024 Capital Budget Adjustments, as presented.

**ALTERNATIVES**

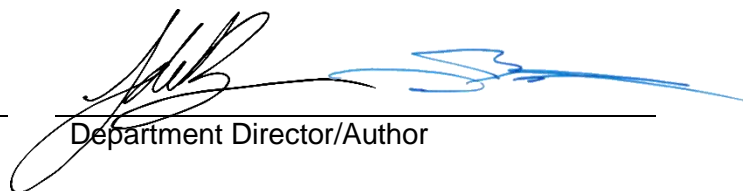
- a) That Council refer this item back to Administration for further consideration.

**ATTACHMENTS**

- *Appendix A 2024 Spring Adjustments*

**APPROVALS**

Kim Isaak,  
Chief Administrative Officer



Department Director/Author

**Town Of Blackfalds**  
**2024 Operating Budget Adjustments**  
**Appendix A**

Department	GL	Description	Item	Revenue	Expenses
69-00	Economic Development	2-770	Grants to Organizations	Chamber of Commerce Grant	- 275.00
69-00	Economic Development	2-212	Memberships	Chamber of Commerce Membership	125.00
69-00	Economic Development	2-510	General Goods & Supplies	Chamber of Commerce - Passport to Christmas	125.00
12-09	Information Technology	1-930	Transfer from capital reserve	Transfer to cover Versatile (Zasio)	22,000.00
12-09	Information Technology	2-520	Software or Equipment	Increase Versatile (Zasio) by \$22,000	22,000.00
72-04	Parks & Playgrounds	2-282	Projects & Initiatives	Beautification Project	9,000.00
72-04	Parks & Playgrounds	1-590	Other Revenue	Transfer from deferred restricted for beautification	9,000.00
41-00	Water	2-116	Hourly Wages	Additional Summer Student	20,000.00
41-00	Water	2-130	Employer Contributions	Additional Summer Student	2,000.00
41-00	Water	2-960	Transfer to Capital Reserve	Offset Additional Summer Student	- 22,000.00
12-07	Human Resources	1-960	Transfer from Operating Reserve	Eliminate budget line	- 50,000.00
12-07	Human Resources	2-232	Legal	Eliminate budget line	- 50,000.00
72-04	Parks & Playgrounds	1-960	Transfer from Operating Reserve	Cancel Dog Park drinking fountain	- 14,000.00
72-04	Parks & Playgrounds	2-536	Equipment	Cancel Dog Park drinking fountain	- 14,000.00
-	Various	2-274	Insurance	2024 Insurance Premium Actual	16,147.00
69-00	Economic Development	2-211	Travel/Subsistence	Red Deer Home Show	- 3,700.00
69-00	Economic Development	2-221	Advertising & Promotion	Red Deer Home Show	3,700.00
00-00	General	1-100	New Growth Expectation	Additional Assessment Growth	88,117.00
00-00	General	1-100	New Growth Expectation	Allocate out based on assessment	- 603,909.00
00-00	General	1-111	Residential Taxes (Annual)	Allocate out based on assessment	446,385.00
00-00	General	1-112	Non Residential Taxes (Annual)	Allocate out based on assessment	185,661.00
00-00	General	1-114	Farmland Taxes (Annual)	Allocate out based on assessment	- 27.00
00-00	General	1-115	Residential Annex (Annual)	Allocate out based on assessment	621.00
00-00	General	1-113	Machinery & Equipment (Annual)	Allocate out based on assessment	3,307.00
00-00	General	1-116	Non Residential Annex (Annual)	Allocate out based on assessment	- 103.00
00-00	General	1-117	Machinery & Equipment Annex (Annual)	Allocate out based on assessment	87.00
00-00	General	1-118	Farmland Annex (Annual)	Allocate out based on assessment	1.00
00-00	General	1-131	Vacant Residential Taxes (Annual)	Allocate out based on assessment	- 28,163.00
00-00	General	1-132	Vacant Non Residential Tax (Annual)	Allocate out based on assessment	- 14,961.00
00-00	General	1-135	Non Residential Linear (Annual)	Allocate out based on assessment	11,101.00
00-00	General	1-136	Non Residential Railway (Annual)	Adjust to actual	91.00
00-00	General	2-859	DIP & Linear Requisition	Adjust to actual	91.00
00-00	General	1-181	Lacombe Foundation	Adjust to actual	2,920.00
00-00	General	2-851	Lacombe Foundation Requisition	Adjust to actual	2,920.00
00-00	General	1-185	Education Req. (Annual-Residential)	Adjust to actual	231,071.00
00-00	General	1-186	Education Req. (Annual-Non Residential)	Adjust to actual	41,679.00
00-00	General	2-850	Education Requisition (Residential)	Adjust to actual	231,071.00
00-00	General	2-852	Education Requisition (Non-Residential)	Adjust to actual	41,679.00
21-90	Police Building	1-560	Rental Revenue	Decrease to be more in line with prior year actual	- 17,000.00
12-30	Marketing & Communications	2-520	Software or Equipment	Intranet	12,000.00
-	Various	2-110/116/130	Salaries / Wages /Employer Contributions	New Positions	176,321.00
12-00	Administration	2-110/130	Salaries / Employer Contributions	2024 Priority Hire Allocation	- 127,864.00
12-09	Information Systems	2-765	Transfer to capital reserve	Eliminated to help fund new IT position	- 45,000.00
72-10	Abbey Centre	2-250	Contracted General Services	Contracted Pool Boiler Repair	12,500.00
72-09	Athletic Parks	2-536	Equipment Upgrading & Replacing	WIFI Bridge and Installation	7,100.00



32-00	Streets	1-960	Transfer from reserves	Deferred "Update Design Guidelines" Project	-	30,000.00	
32-00	Streets	2-282	Projects & Initiatives	Deferred "Update Design Guidelines" Project			- 30,000.00
32-00	Streets	1-960	Transfer from reserves	Add funding for Womacks and Broadway intersection review		16,000.00	
32-00	Streets	2-233	Engineering	Engineering review of Womacks and Broadway intersection			16,000.00
32-00	Streets	1-960	Transfer from reserves	Add funding for legal review of Traffic Bylaw		10,000.00	
32-00	Streets	2-232	Legal	legal review of Traffic Bylaw			10,000.00
11-00	Legislative	2-224	Memberships	Mid Sized Towns Membership			250.00
12-20	Civic Centre	2-250	Contracted General Services	Elevator/Lift Repairs			9,000.00
72-07	Eagle Builders Centre	2-532	Equipment R&M	Door closers and card reader for fire exit door replacement			2,500.00
69-90	Wadey Centre	2-282	Projects & Initiatives	Summer event			2,000.00
-	Various	2-213	Staff Appreciation	Corporate Staff Appreciation			6,188.00
						309,878.00	309,878.00

**Town of Blackfalds 2024 Capital Budget Adjustments**

Project #	Project Name	Description of Changes	Increase/ Decrease	New Amount
22-7229	Toro 4010 Mower	Updated pricing. Trade-in estimated at \$30,000 to reduce net cost to \$115,000. Funded from General Capital reserves.	45,000.00	145,000.00
24-7220	Zamboni Ice Resurfacer	Updated to reflect current pricing. Funded 85% from General Capital and 15% from other local government grants.	5,000.00	146,500.00
24-7252	Mower - Zero Turn	Updated to reflect current pricing. Funded from General Capital reserve.	5,000.00	23,000.00
24-3257	Snow Storage Facility	Engineering Review of Snow Storage Facility Options	20,000.00	20,000.00

**MEETING DATE:** May 14, 2024

**PREPARED BY:** Preston Weran, Director of Infrastructure and Planning Services

**PRESENTED BY:** Preston Weran, Director of Infrastructure and Planning Services

**SUBJECT:** **Blackfalds Xing Sanitary Trunk (NE-22-39-27-W4) Project Award**

**BACKGROUND**

During 2023, Council amended the 2023 Capital Budget to include \$2.65M for the NE-22-39-27-W4 Sanitary Trunk Project. The County of Lacombe and the Town partnered, through a cost-sharing agreement, to increase sewer servicing for the Aspelund Industrial Area. The driving force behind this was to increase services for the Dairy West Processing Plant that is being built and currently serviced by the Town’s sanitary system through the Joint Servicing Agreement.

**DISCUSSION**

This sanitary trunk project includes augering under the CP rail line, the continuation of the sewer trunk west of the Dog park to the southern side of Blackfalds Crossing Way commercial development, where the line will connect to the existing sanitary line crossing at Highway 2A. This project requires the closing of South Street for approximately 2 months to complete the augering. Notification of the closure and posted detour routes will be communicated ahead of time to the public. The roadway closure is planned after school is out for the summer.

This project was posted on Alberta Purchasing Connection and the Alberta Construction Association on April 5, 2024, and closed on May 2nd, 2024, at 2:00 pm. Nine (9) compliant bids with the required 10% contingency excluding GST for the project were received and are listed in the table below.

<b>Contractor</b>	<b>Sch A - CPKC Crossing</b>	<b>Sch B – Blackfalds Crossing</b>	<b>TOTAL (Including Contingency)</b>
Bothar Inc.	\$507,386.00	\$1,481,596.69	\$2,187,880.96
Grayson Excavating Ltd	\$769,005.63	\$1,238,150.09	\$2,207,320.19
Pidherney's Inc.	\$769,736.00	\$1,330,964.00	\$2,310,770.00
United Utilities Ltd.	\$863,328.16	\$1,510,796.25	\$2,611,745.19
Northside Construction Partnership	\$1,145,409.00	\$1,293,282.00	\$2,682,560.10
Nu Edge Construction Ltd.	\$796,310.00	\$1,718,916.00	\$2,766,748.60
Urban Dirtworks Inc.	\$1,094,599.20	\$1,466,044.40	\$2,816,707.96
Option Excavating Inc.	\$861,750.00	\$1,724,497.00	\$2,844,871.70
UG Excavating Ltd.	\$1,153,377.50	\$1,669,474.60	\$3,105,137.31
<i>Stantec's Opinion of Probable Cost</i>	<i>\$695,350.00</i>	<i>\$1,266,035.00</i>	<i>\$2,353,662.00</i>

As outlined above and in the attached Stantec Consulting Letter of Award, Bothar Inc. was the low bid. This company was originally an Alberta Company acquired by the Australian company, Bothar Inc. They have a strong reputation for trenchless installation, which is by far the riskiest portion of this project. While they are a multi-national company, their presence in Alberta under their corporate name is relatively new and growing with projects like these. Our team trusts that they can complete this work as tendered. Bothar Inc. is committed to the province with day-to-day resources and local expertise needed in Blackfalds to meet project deadlines, cost, and quality.

Stantec's Opinion of Probable Cost for the project was \$2,353,662. Of note, the tender award recommendation before Council does not include the consulting and contract administration for the construction, but Administration anticipates the remaining budgeted funds will cover those costs.. If the estimated costs are more than the remaining budget, Administration will bring forward a budget adjustment before construction commencement. Based on the effort and anticipated timeline of construction, the known and estimated costs are further detailed in the table below.

<b>Expenses</b>		
Engineering, Design and tendering	\$127,397.44	Fixed fees
Engineering Construction Inspection and Testing	Approx. \$250,000	estimated
CP Rail approvals and settlement testing	Approx. \$50,000	estimated
Award of Schedule A and B contract recommendation (including \$198,898.27 of contingency or 10% of award)	\$2,187,880.96	Fixed fees
<b>Budget Expenses Total</b>	<b>\$2,615,278.40</b>	estimated
<b>Budget Available</b>	<b>\$2,650,000.00</b>	Approved in 2023

**FINANCIAL IMPLICATIONS**

Lacombe County will provide 48% of the project. The remaining portion will be covered by the Town through Wastewater Offsite Levies and the Wastewater Reserve.

**ADMINISTRATIVE RECOMMENDATION**

That Council consider the following motion:

1. That Council award the Blackfalds Crossing Sanitary Trunk Project to Bothar Inc. for \$2,187,880.96, excluding GST.

**ALTERNATIVES**

- a) That Council refer this item back to Administration for more information.

**ATTACHMENTS:**

- Tender Drawing Package

**APPROVALS**

  
\_\_\_\_\_  
Kim Isaak,  
Chief Administrative Officer

  
\_\_\_\_\_  
Department Director/Author



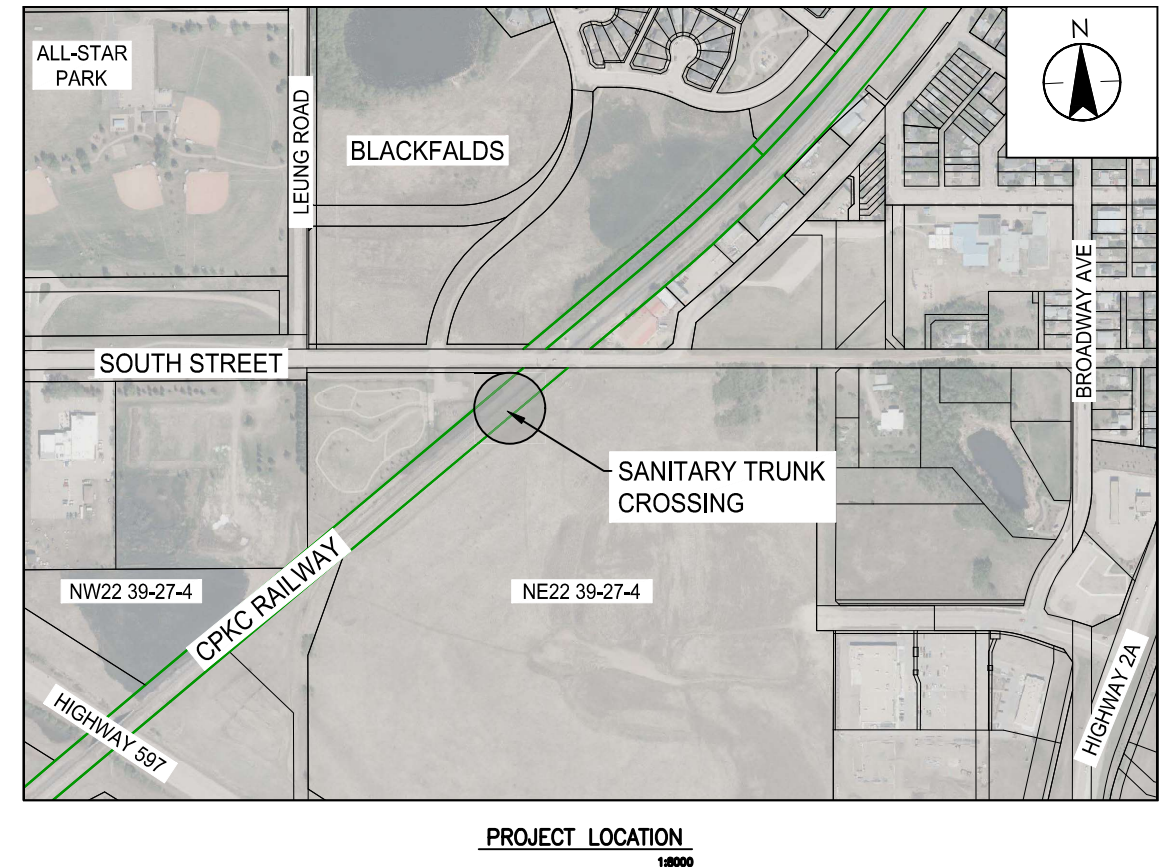
# BLACKFALDS

A L B E R T A

## BLACKFALDS CPKC RAILWAY WATER AND SEWER CROSSINGS (SCHEDULE A)

MARCH 2024

Project Number: 1101000162



LIST OF DRAWINGS	
NO.	DRAWING NAME
G-001	COVER, LOCATION AND LIST OF DRAWINGS
C-101	SITE PLAN
C-401	CPKC RAILWAY SANITARY CROSSING

LOT 2  
PLAN 9624423

LOT 1  
BLOCK 1  
PLAN 7720129

LOT 1 MR  
BLOCK 3  
PLAN 2022934

CPKC RAILWAY

NE 1/4 SEC 22-39-27 W4M

SOUTH STREET

BH23-01

BH23-02

BH23-03

BH23-04

SMH S402  
1200mm Ø  
RIM 876.28  
N 867.840  
SE 867.810  
(8.47)

2,000-675mm DIA  
PVC SDR35 @ 0.11%

JACKING PIT  
16m LONG x 4m WIDE

NOTE:  
REFER TO WSP DRAWINGS  
FOR TRUNK THROUGH  
BLACKFALDS CROSSING

- NOTES:
1. PILOT TUBE GUIDED AUGER BORE (PTGAB) CROSSING REQUIREMENTS
    - 1.1. SITE PREPARATIONS, PIPE ALIGNMENT AND INSTALLATION
      - 1.1.1. THE GENERAL CONTRACTOR WILL PROVIDE ASSISTANCE IN PREPARING THE SITE ACCESS, SITE GRADING, SETTING UP EQUIPMENT, REMOVAL OF EQUIPMENT AND RESTORATION OF THE SITE.
      - 1.1.2. ALL EXISTING UTILITY DEPTHS SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR PRIOR TO THE START OF AUGER BORE. THE GENERAL CONTRACTOR SHALL ENSURE ALL UTILITIES IN THE AREA ARE PROTECTED AND NOT DAMAGED DUE TO CONSTRUCTION ACTIVITIES.
      - 1.1.3. THE AUGER BORE CONTRACTOR SHALL VERIFY APPROVED SHAFT LOCATIONS AND INSTALLATION DIRECTION BASED ON THE SITE CONDITIONS DURING CONSTRUCTION.
      - 1.1.4. A FINAL AS-BUILT PLAN AND PROFILE SHALL BE PROVIDED TO THE OWNER'S INSPECTOR AFTER COMPLETION OF THE WORK.
    - 1.2. PRIOR TO THE INSERTION OF PRODUCT INTO THE CASING, THE GENERAL AND AUGER BORE CONTRACTOR WILL CONFIRM THAT THE CASING PIPE DOES NOT EXHIBIT EXCESSIVE DEFORMATION OR SUDDEN ALIGNMENT CHANGES THAT COULD PREVENT SUCCESSFUL INSERTION OF THE CARRIER PIPE. THIS VALIDATION SHALL BE COMPLETED BY PULLING AN APPROVED MANDREL/SIZING PLATE THROUGH THE CASING PIPE. THE CARRIER PIPE INSERTION SHALL COMMENCE FOLLOWING SUCCESSFUL VALIDATION OF THE ACCEPTABILITY OF THE CASING PIPE AND ACCEPTANCE BY THE OWNER'S INSPECTOR.
    - 1.3. SPACERS TO BE ASSEMBLED AND INSTALLED IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS, INCLUDING MAXIMUM SPACING BETWEEN ADJACENT SPACERS AND BETWEEN EDGE OF CASING AND ADJACENT SPACER.
    - 1.4. CONTRACTOR TO SUBMIT AND FOLLOW A SURFACE SETTLEMENT MONITORING PLAN TO BE REVIEWED FOR ACCEPTANCE BY THE ENGINEER.
    - 1.5. SHORING DESIGN TO BE COMPLETED BY THE CONTRACTOR. SHORING DESIGN SHALL BE COMPLETED BY A PROFESSIONAL ENGINEER OF ALBERTA AND SUBMITTED TO THE ENGINEER FOR REVIEW.
    - 1.6. CONTRACTOR TO CONFIRM LOCATION AND DEPTH OF ALL CROSSING UTILITIES PRIOR TO COMMENCEMENT OF AUGER BORING OPERATION.
  2. AUGER BORE TOLERANCES
    - 2.1. THE CASING PIPE TO BE INSTALLED TO THE TOLERANCE LISTED BELOW. DEVIATION TO BE MEASURED FROM THE CENTERLINE OF THE ALIGNMENT AS SHOWN ON THE DRAWING. HOWEVER, IN ALL CASES RIGHT-OF-WAY RESTRICTIONS AND CONCERNS FOR ADJACENT FACILITIES SHALL TAKE PRECEDENCE OVER THESE TOLERANCES:
      - 2.1.1. ELEVATION: UP TO 0.25 METRE ABOVE OR BELOW THE DESIGNED PROFILE.
      - 2.1.2. ALIGNMENT: UP TO 1.0 METRE RIGHT OR LEFT OF THE DESIGNED ALIGNMENT.
      - 2.1.3. DEVIATION TO BE MEASURED FROM THE CENTERLINE OF THE ACTUAL CENTERLINE OF THE PIPE AT THE EXIT LOCATION TO THE CENTERLINE OF THE PIPE AS SHOWN ON THE DRAWING.
      - 2.1.4. ANY DEVIATION IN THE CASING ALIGNMENT SHALL BE REGULAR AND ONLY IN ONE DIRECTION.
  3. GEOTECHNICAL NOTES
    - 3.1. THE GEOTECHNICAL DATA PROVIDED IS ONLY DESCRIPTIVE OF THE LOCATIONS ACTUALLY SAMPLED. EXTENSION OF THIS DATA OUTSIDE OF THE ORIGINAL BORING MAY BE DONE TO CHARACTERIZE THE SOIL CONDITIONS; HOWEVER, OWNER/ENGINEER DOES NOT GUARANTEE THESE CHARACTERIZATIONS TO BE ACCURATE. CONTRACTOR MUST USE HIS/HER OWN EXPERIENCE AND JUDGEMENT IN INTERPRETING THIS DATA.
    - 3.2. THE AUGER BORE CONTRACTOR SHALL REVIEW THE GEOTECHNICAL INVESTIGATION AND SHALL CONSIDER ALL RISKS IN THEIR INSTALLATION PLAN.
  4. SITE WORK
    - 4.1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CITY OF RED DEER CONSTRUCTION SPECIFICATIONS, MOST RECENT EDITION.
    - 4.2. ALL EXCAVATIONS AND HAZARDOUS AREAS MUST BE PROTECTED WITH MINIMUM 6' CONSTRUCTION FENCING TO PREVENT THE PUBLIC FROM ACCESSING THE WORK AREA.
    - 4.3. REFER TO THE SCHEDULE B DRAWING PACKAGE (WSP DRAWINGS) FOR INFORMATION ON LAYDOWN AREA.
    - 4.4. CONTRACTOR TO PREPARE A TRAFFIC ACCOMMODATION STRATEGY AND DETOUR PLAN AS OUTLINED IN THE CONTRACT SPECIFICATIONS.
    - 4.5. CONTRACTOR SHALL REMOVE AND REPLACE ALL ASPHALT AND GRANULAR BASE.
    - 4.6. CONTRACTOR SHALL STRIP ALL TOPSOIL, REPLACE, AND SEED.

Revision	By	Appd	YYYY.MM.DD

Issued	By	Appd	YYYY.MM.DD

Permit/Seal

PERMIT TO PRACTICE  
STANTEC CONSULTING LTD.  
Signature: *[Signature]*  
Date: 2024-04-04 Member 65821  
PERMIT NUMBER: P 0258  
The Association of Professional Engineers,  
Geologists and Geophysicists of Alberta

Consultant

PROFESSIONAL ENGINEER ALBERTA  
EREZ N. ALLOUCHE  
2024-04-04

Stantec

1100 - 4900 50th Street  
Red Deer AB T4N 1X7  
Tel: (403) 341-3320  
www.stantec.com

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Client/Project Logo

Client/Project

BLACKFALDS ALBERTA  
BLACKFALDS CPKC RAILWAY WATER  
AND SEWER CROSSINGS  
SCHEDULE A

Blackfalds AB Canada

File Name: 000162c-101

JTM BVM EA 2023.10.10  
Dwn. Dsgn. Chkd. YYYY.MM.DD

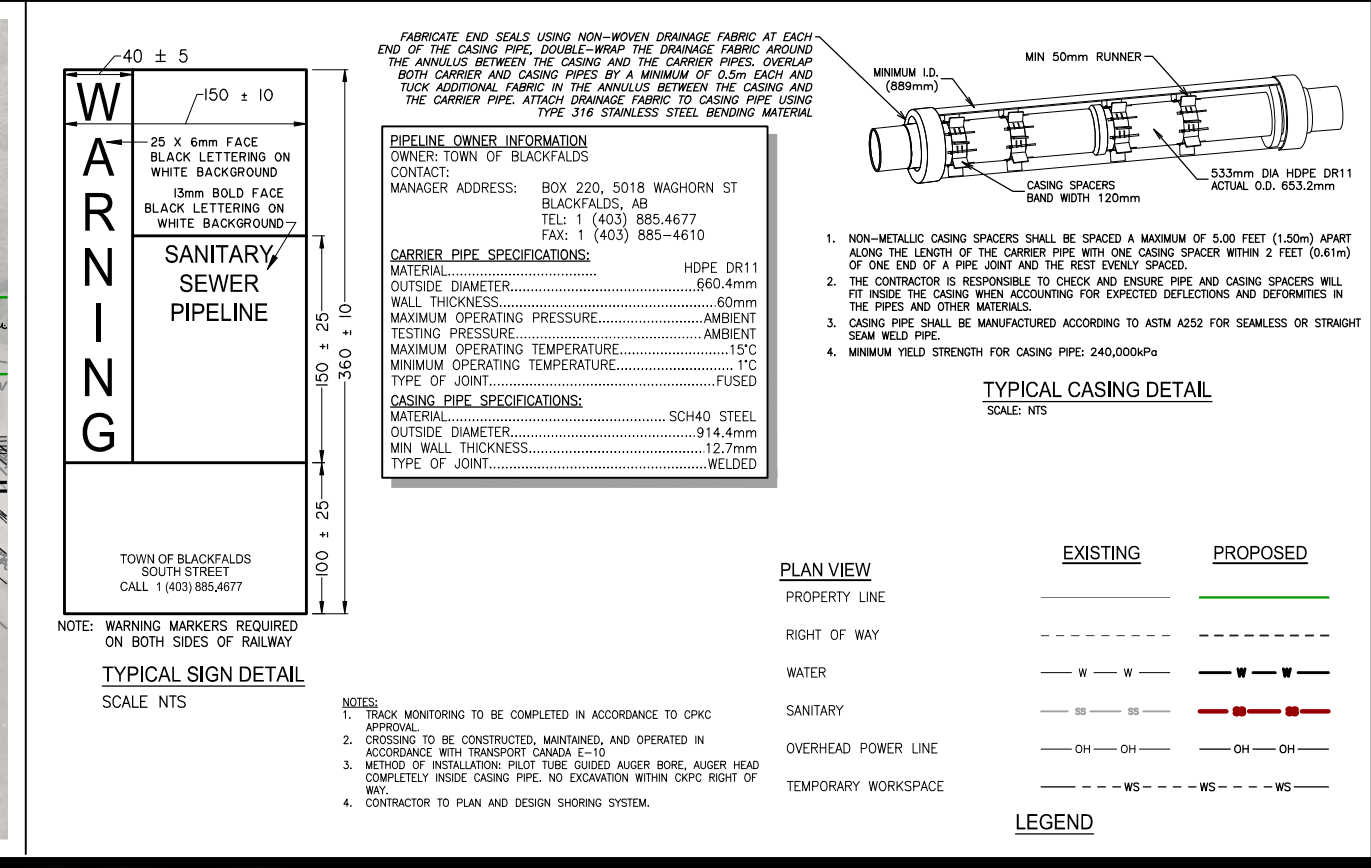
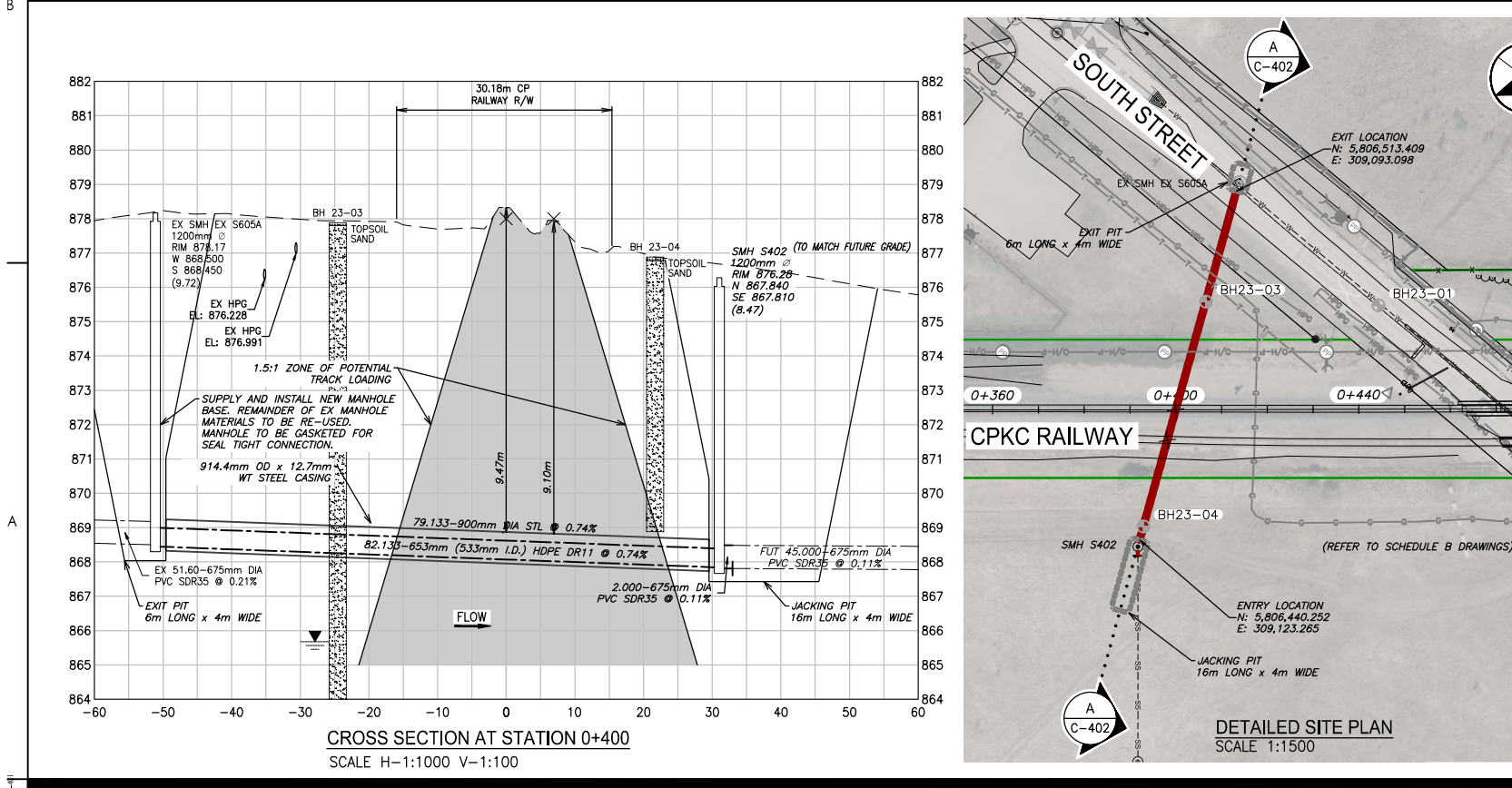
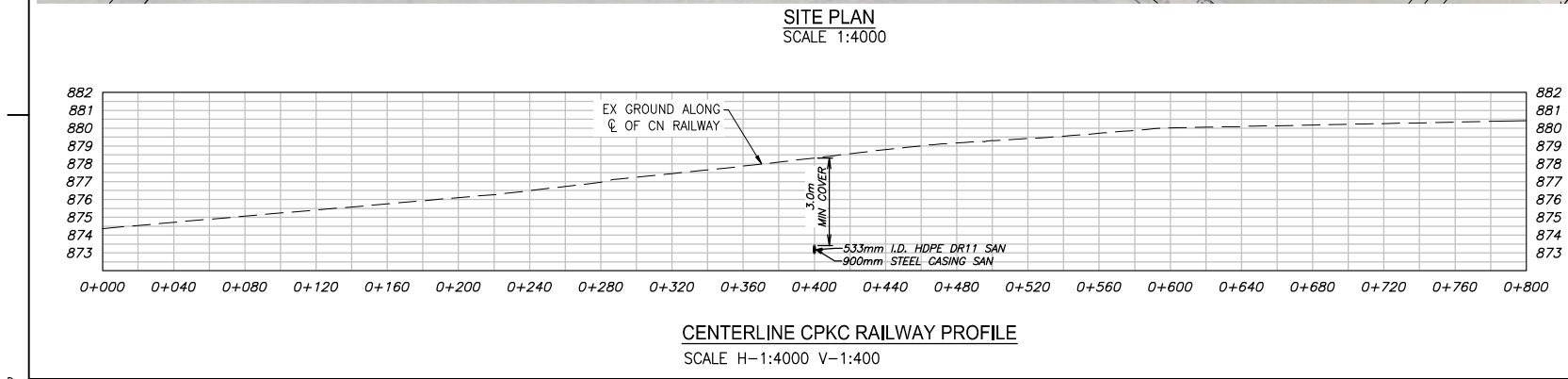
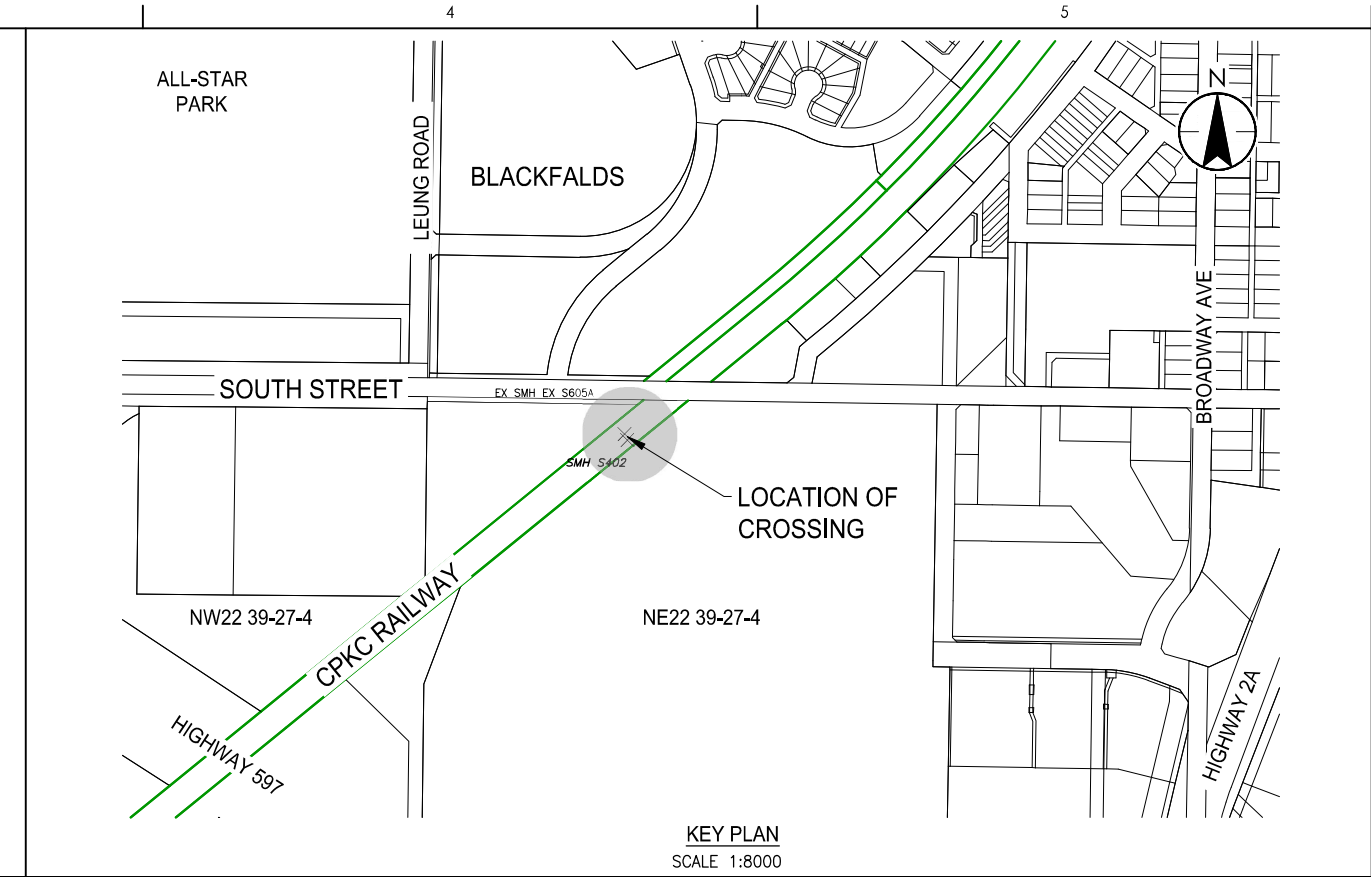
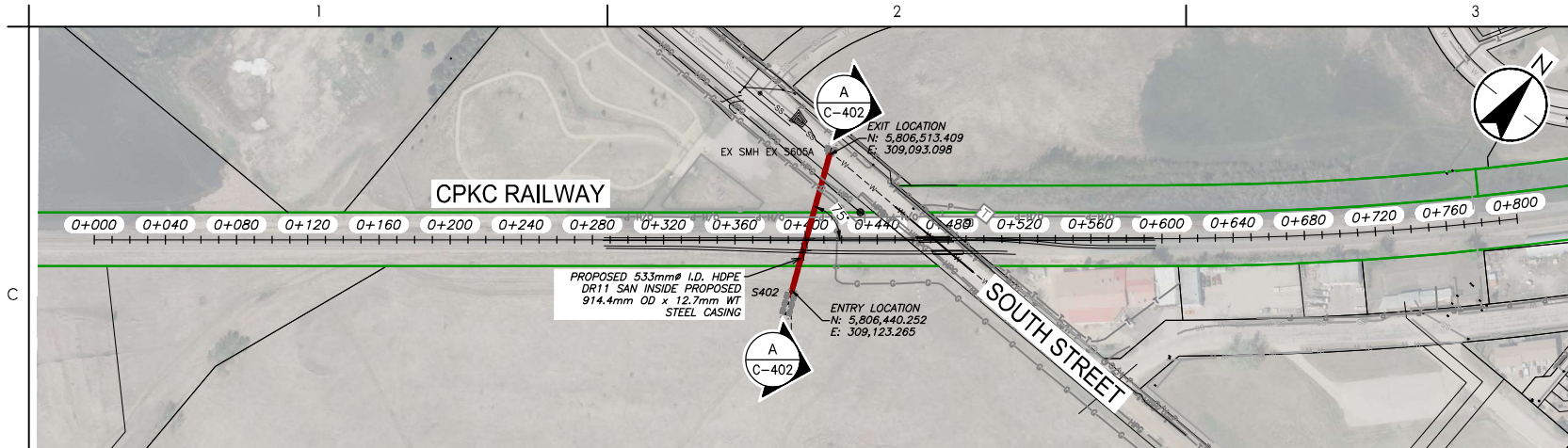
Title  
CIVIL  
SITE PLAN

Project No.  
1101000162

Scale  
1:500

Revision Sheet  
0 4 of 4

Drawing No.  
C-101



Revision	By	Appd	YYYY.MM.DD

Issued	By	Appd	YYYY.MM.DD
G	JTM	BVH	2024.04.03
F	JTM	BVH	2024.01.30
E			
D			
C			
B			
A			

Permit/Seal

**PERMIT TO PRACTICE**  
STANTEC CONSULTING LTD.  
Signature: [Signature]  
Date: 2024-04-04 Member 65821  
**PERMIT NUMBER: P 0255**  
The Association of Professional Engineers, Geologists and Geophysicists of Alberta

Consultant

**PROFESSIONAL ENGINEER ALBERTA**  
EREZ N. ALLOUCHE  
2024-04-04

**Stantec**

Stantec  
1100 - 4900 50th Street  
Red Deer AB T4N 1X7  
Tel: (403) 341-3320  
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Client/Project Logo

Client/Project

**BLACKFALDS ALBERTA**  
BLACKFALDS CPKC RAILWAY WATER AND SEWER CROSSINGS

Blackfalds AB Canada

File Name: 000162c-01

JTM Dwn. BVH Dsgn. EA Chkd. 2023.10.10  
YYYY.MM.DD

Title

**CIVIL**  
CPKC RAILWAY SANITARY CROSSING

Project No.  
1101000162

Scale  
H 0 5 15 25m  
V 0 0.5 1.5 2.5m

Revision Sheet  
0 3 of 4

Drawing No.  
**C-401**

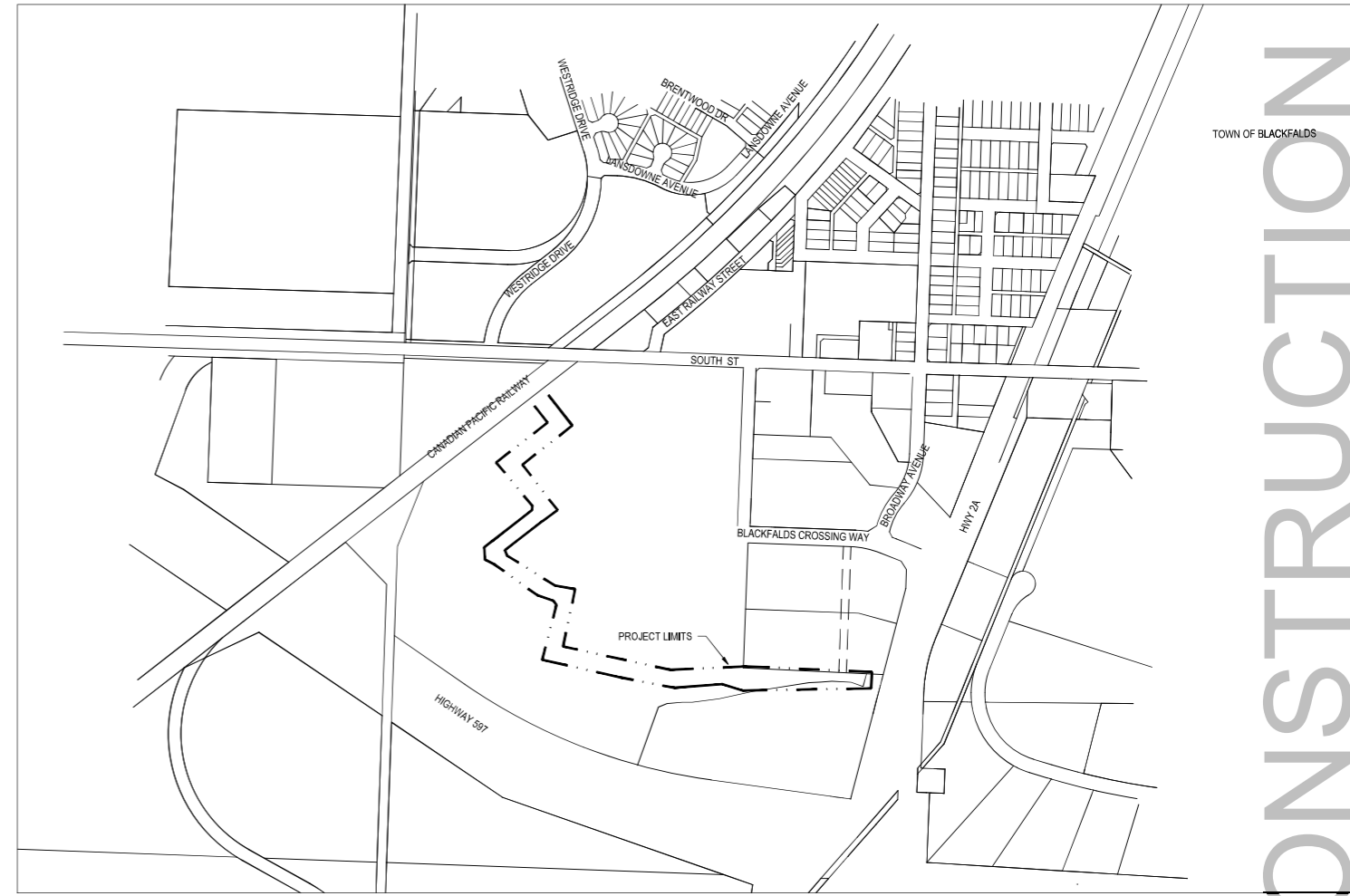
Permit/Seal

**PERMIT TO PRACTICE**  
STANTEC CONSULTING LTD.  
Signature: [Signature]  
Date: 2024-04-04 Member 65821  
**PERMIT NUMBER: P 0255**  
The Association of Professional Engineers, Geologists and Geophysicists of Alberta

# BLACKFALDS SANITARY TRUNK LINE

BLACKFALDS, AB

STANTEC / TOWN OF BLACKFALDS



TOWN OF BLACKFALDS

SHEET NUMBER	SHEET TITLE
-	COVER
C100	EXISTING SITE PLAN
C101	SANITARY PLAN
C102	EARTHWORKS
C201	BRENNAN CIRCLE NORTH PLAN PROFILE
C202	BERRIEDALE LANE PLAN PROFILE
C203	BRENNAN CIRCLE SOUTH PLAN PROFILE
C204	BURNSIDE ROAD PLAN PROFILE



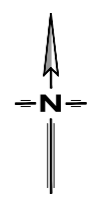
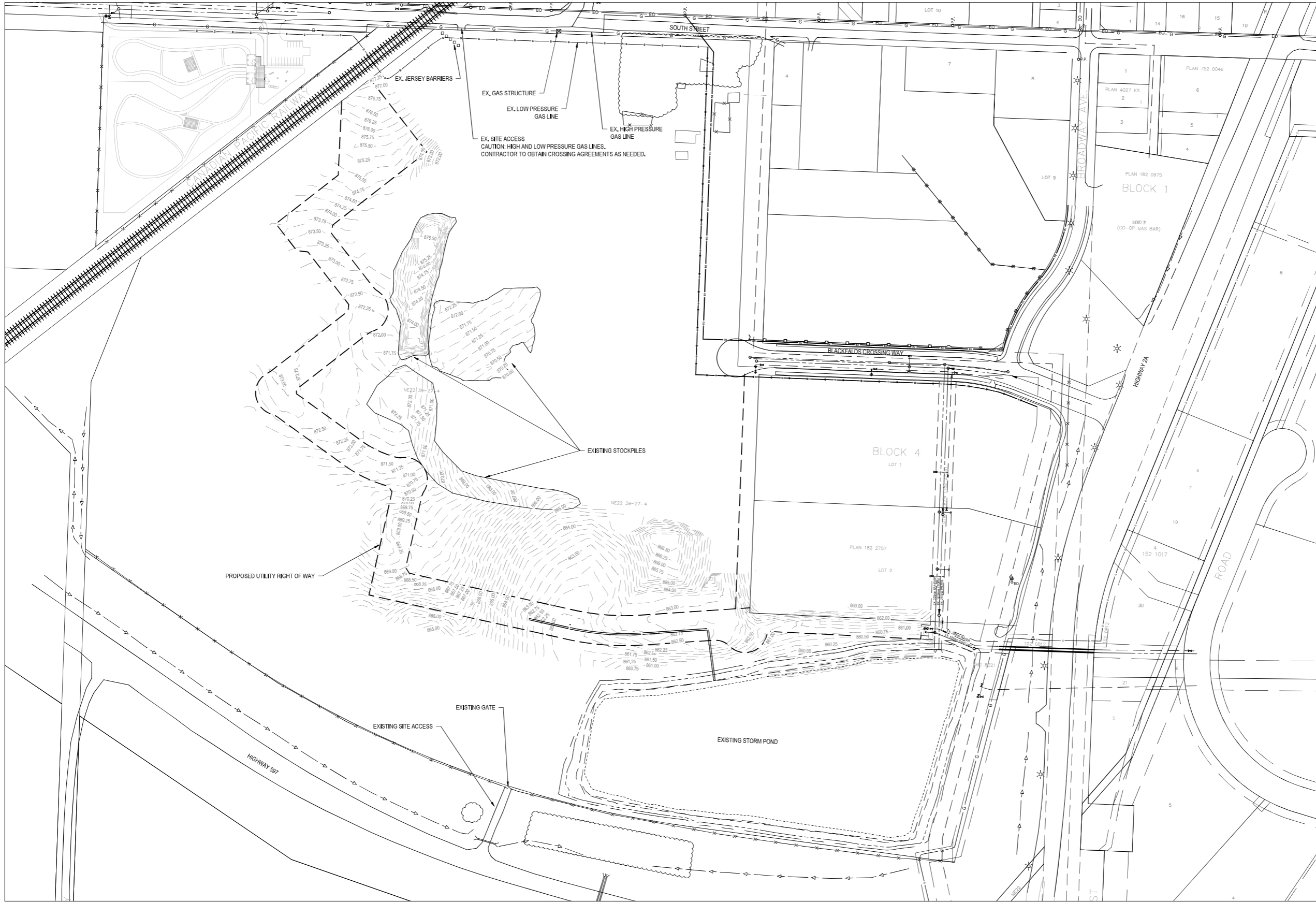
7710 EDGAR INDUSTRIAL COURT  
RED DEER, ALBERTA T4P 4E2  
TEL: 1 403-342-7650 | FAX: 1 403-342-7691 | WWW.WSP.COM

PROJECT # : CA0019613.1855

DATE : APRIL 3, 2024  
ISSUED FOR TENDER

NOT FOR CONSTRUCTION

APP'D BY: M. B. P. S. C. / PROJECT: CA0019613.1855 / SHEET: SANITARY TRUNK LINE / TOWN OF BLACKFALDS / DATE: 20240403 13:17:19 / CH: 000



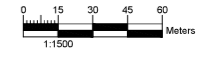
**LEGEND:**

EXISTING:

- TREE LINE
- FENCE LINE
- RAILWAY RIGHT
- RAILWAY LEFT
- CENTERLINE
- WATERLINE & VALVE
- HYDRANT
- SANITARY MAIN & MH
- STORM MAIN & MH
- STORM LEAD
- CATCH BASIN
- SANITARY STUB
- REDUCER

GENERAL NOTES:

1. ALL WORK TO BE COMPLETED IN ACCORDANCE WITH CITY OF RED DEER CONTRACT SPECIFICATIONS, 2023 EDITION.
2. SHALLOW UTILITY LOCATES TO BE COMPLETED PRIOR TO CONSTRUCTION.
3. TOPOGRAPHIC SURVEY COMPLETED JANUARY 2024.



NOT FOR CONSTRUCTION

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THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND UTILITY LOCATIONS AND REPORT ALL ERRORS AND OMISSIONS PRIOR TO COMMENCING WORK.

**THIS DRAWING IS NOT TO BE SCALED.**

REV	DATE	DESCRIPTION	DES	DRN	CHK	PM
01	2024-04-03	ISSUED FOR TENDER	D.O	M.N.V.C	D.O	C.S
02	2024-04-03	ISSUED FOR 90% REVIEW	D.O	M.N.V.C	D.O	C.S
03	2024-04-15	ISSUED FOR 70% REVIEW	D.O	M.N	D.O	C.S
04	2024-04-15	ISSUED FOR 70% REVIEW	D.O	M.N	D.O	C.S

SEAL

2024-04-04 61562

PERMIT TO PRACTICE  
WSP CANADA INC.

2024-04-04

PERMIT NUMBER: P007641

CLIENT

**STANTEC / TOWN OF BLACKFALDS**

CLIENT REF. NO.

7710 EDGAR INDUSTRIAL COURT  
RED DEER, ALBERTA T4P 4E2  
TEL: 1 403-342-7650 | FAX: 1 403-342-7691 | WWW.WSP.COM

PROJECT

**BLACKFALDS SANITARY TRUNK LINE**  
**BLACKFALDS, AB**

PROJECT NO:  
CAD019613.1655

SCALE:  
1:1000 (24" X 36")

DISCIPLINE:  
**INFRASTRUCTURE**

TITLE

**EXISTING SITE PLAN**

DRAWING NO:  
**C100**

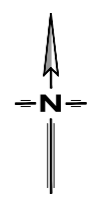
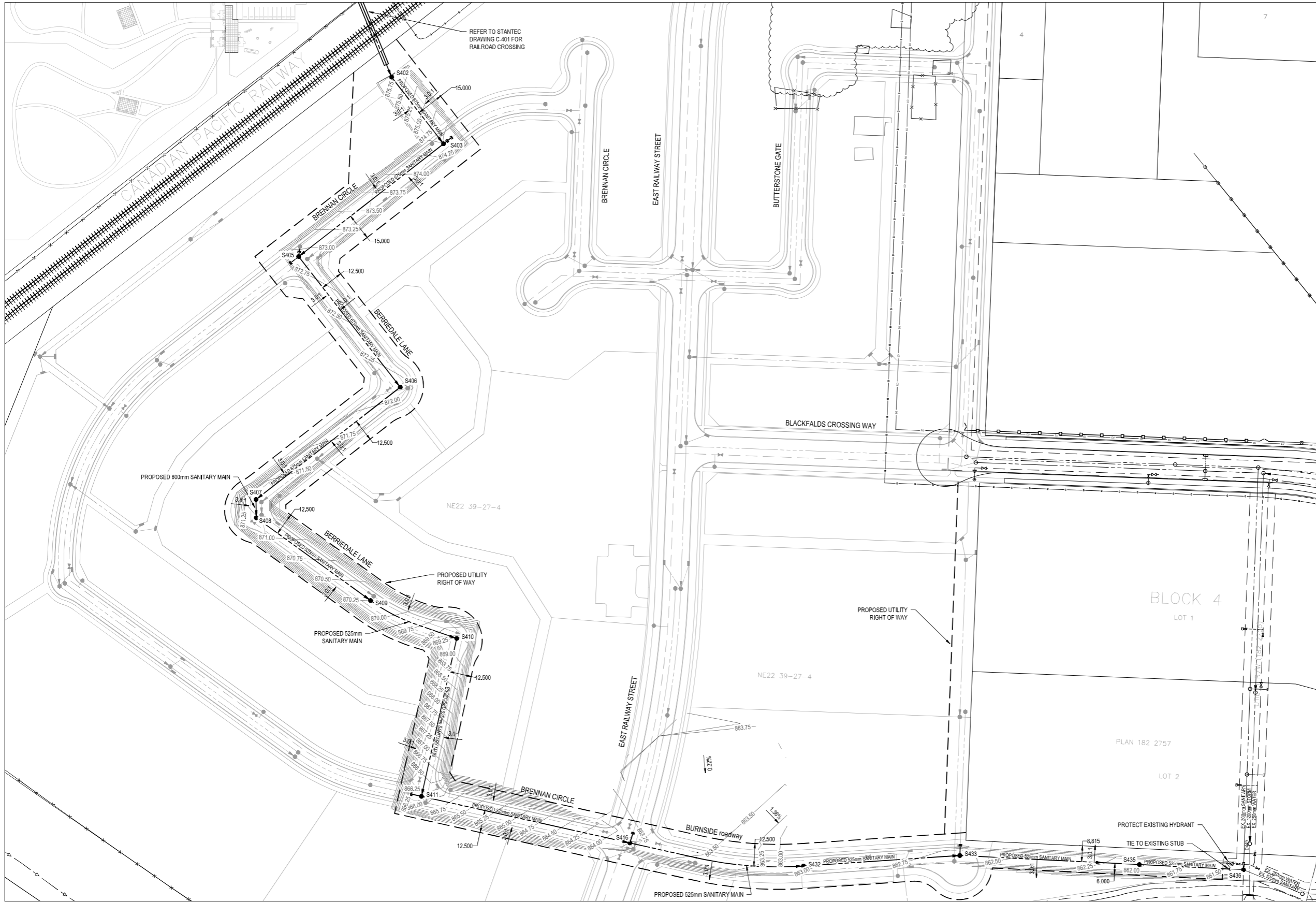
SHEET NO:  
2 OF 8

ISSUE  
**ISSUED FOR TENDER**

DATE:  
APRIL 3, 2024

ISSUE NO:  
**2**





**LEGEND:**

**EXISTING:**

- TREE LINE
- FENCE
- RAILWAY RIGHT
- RAILWAY LEFT
- CENTERLINE
- WATERLINE & VALVE
- HYDRANT
- SANITARY MAIN & MH
- STORM MAIN & MH
- STORM LEAD
- CATCH BASIN
- SANITARY STUB
- REDUCER

**PROPOSED:**

- SANITARY MAIN
- SANITARY MAIN & MH

**FUTURE:**

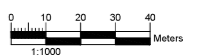
- LIP OF GUTTER
- BACK OF CURB
- BACK OF WALK
- CENTERLINE
- WATERLINE & VALVE
- HYDRANT
- SANITARY MAIN
- STORM MAIN & MH
- STORM LEAD
- CATCH BASIN

**GENERAL NOTES:**

1. ALL WORK TO BE COMPLETED IN ACCORDANCE WITH CITY OF RED DEER CONTRACT SPECIFICATIONS, 2023 EDITION.
2. ALL PIPES TO BE PVC SDR35 MATERIAL.
3. SHALLOW UTILITY LOCATES TO BE COMPLETED PRIOR TO CONSTRUCTION.
4. REFER TO PLAN-PROFILE DRAWINGS FOR MANHOLE RIMS AND INVERTS.
5. ALL MANHOLE RIMS HAVE BEEN SET TO 0.50m ABOVE PREGRADE (0.25m ABOVE FINISHED GRADE). MANHOLES SHALL BE DESIGNED TO ALLOW FOR FUTURE REMOVAL OF THE ADDITIONAL 0.25m HEIGHT.
6. FINISHED LANDSCAPING SHALL MOUND UP AT EACH MANHOLE.

**CONSTRUCTION SCHEDULE:**

CONTRACTOR IS TO NOTE THE 0.1% SLOPE FOR PIPES RUNNING FROM S402 TO S407 UPON COMPLETION OF THE RAILROAD CROSSING. IF A DESIGN ADJUSTMENT IS REQUIRED PER THE AS-INSTALLED INVERT AT MH S402 DUE TO A LOWER INVERT, THE PIPES FROM S407 TO S411 CAN BE MODIFIED SO AS TO MAINTAIN THE 0.1% SLOPE FURTHER UPSTREAM. IF THE AS-INSTALLED INVERT AT S402 IS HIGHER THAN DESIGN, THE PIPE FROM S402 TO S403 CAN BE ADJUSTED AS NEEDED.

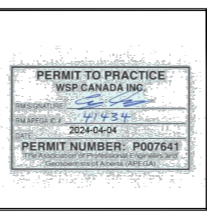
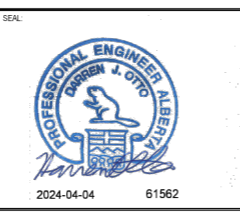


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**DISCLAIMER:**  
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**THIS DRAWING IS NOT TO BE SCALED.**

REV	DATE	DESCRIPTION	DES	CHK	APP
2					
02	2024-04-03	ISSUED FOR TENDER	D.O	M.N.V.C	D.O C.S
01	2024-03-26	ISSUED FOR 90% REVIEW	D.O	M.N.V.C	D.O C.S
0	2024-04-15	ISSUED FOR 70% REVIEW	D.O	M.N	D.O C.S
ISSUE	YYYYMMDD	DESCRIPTION	DES	CHK	APP



CLIENT: STANTEC / TOWN OF BLACKFALDS

CLIENT REF. NO.:



PROJECT: BLACKFALDS SANITARY TRUNK LINE  
BLACKFALDS, AB

PROJECT NO: CAD019613.1655  
SCALE: 1:1000 (24" X 36")  
DISCIPLINE: INFRASTRUCTURE

TITLE: SANITARY PLAN

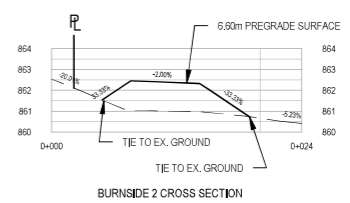
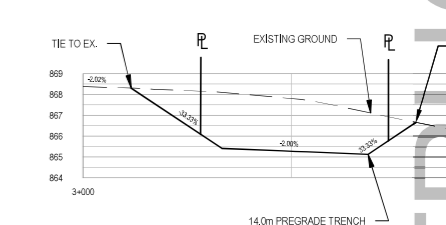
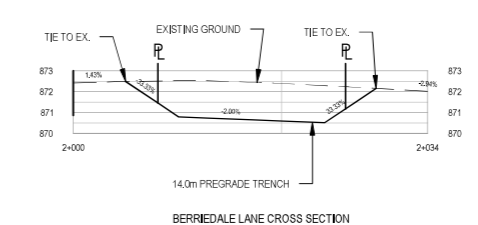
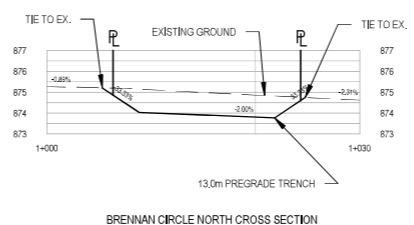
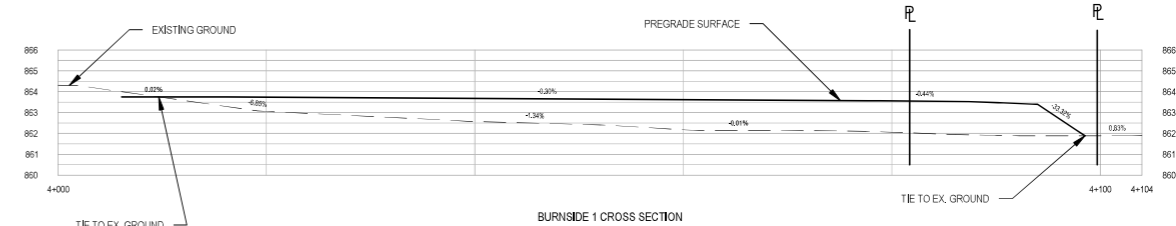
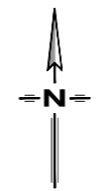
DRAWING NO: C101

SHEET NO: 3 OF 8

ISSUE: ISSUED FOR TENDER

DATE: APRIL 3, 2024

REV: 2

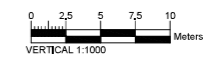
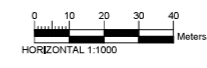


EARTHWORKS (cu.m.)

12,089	CUT
11,836	FILL (1.2 FILL FACTOR)
263	WASTE
12,089	CUT
9,864	FILL (1.0 FILL FACTOR)
2,235	WASTE

Elevations Table			
CUT/FILL	Minimum Elevation	Maximum Elevation	Color
CUT	-2.497	-2.000	Red
CUT	-2.000	-1.500	Orange
CUT	-1.500	-1.000	Yellow
CUT	-1.000	-0.500	Light Green
CUT	-0.500	0.000	Green
FILL	0.000	0.500	Cyan
FILL	0.500	1.000	Blue
FILL	1.000	1.500	Dark Blue
FILL	1.500	1.971	Purple

CUT-FILL DEPTHS BASED ON AN AVERAGE STRIPPING DEPTH OF 250mm AND PREGRADE ELEVATION. PREGRADE IS BASED ON 250mm BELOW FINISHED GRADE. TO ALLOW FOR REPLACEMENT OF TOPSOIL. EARTHWORKS VOLUMES DO NOT ACCOUNT FOR MATERIAL DISPLACED BY PIPE & BEDDING INSTALLATION.

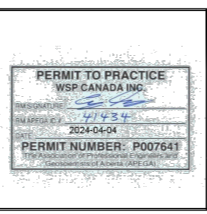
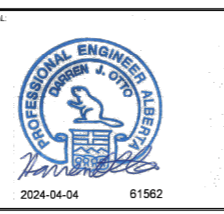


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REV	DATE	DESCRIPTION	DES	CHK	APP
2					
02	2024-04-03	ISSUED FOR TENDER	D.O	M.N.V.C	D.O C.S
01	2024-03-26	ISSUED FOR 90% REVIEW	D.O	M.N.V.C	D.O C.S
0	2024-03-15	ISSUED FOR 70% REVIEW	D.O	M.N	D.O C.S



CLIENT: STANTEC / TOWN OF BLACKFALDS

PROJECT NO: 2024-04-04

PERMIT NUMBER: P007641

DATE: 2024-04-04

CLIENT REF. NO: \_\_\_\_\_



PROJECT: BLACKFALDS SANITARY TRUNK LINE  
BLACKFALDS, AB

PROJECT NO: CAD019613.1655

SCALE: 1:1000 (24" X 36")

DISCIPLINE: INFRASTRUCTURE

TITLE: EARTHWORKS

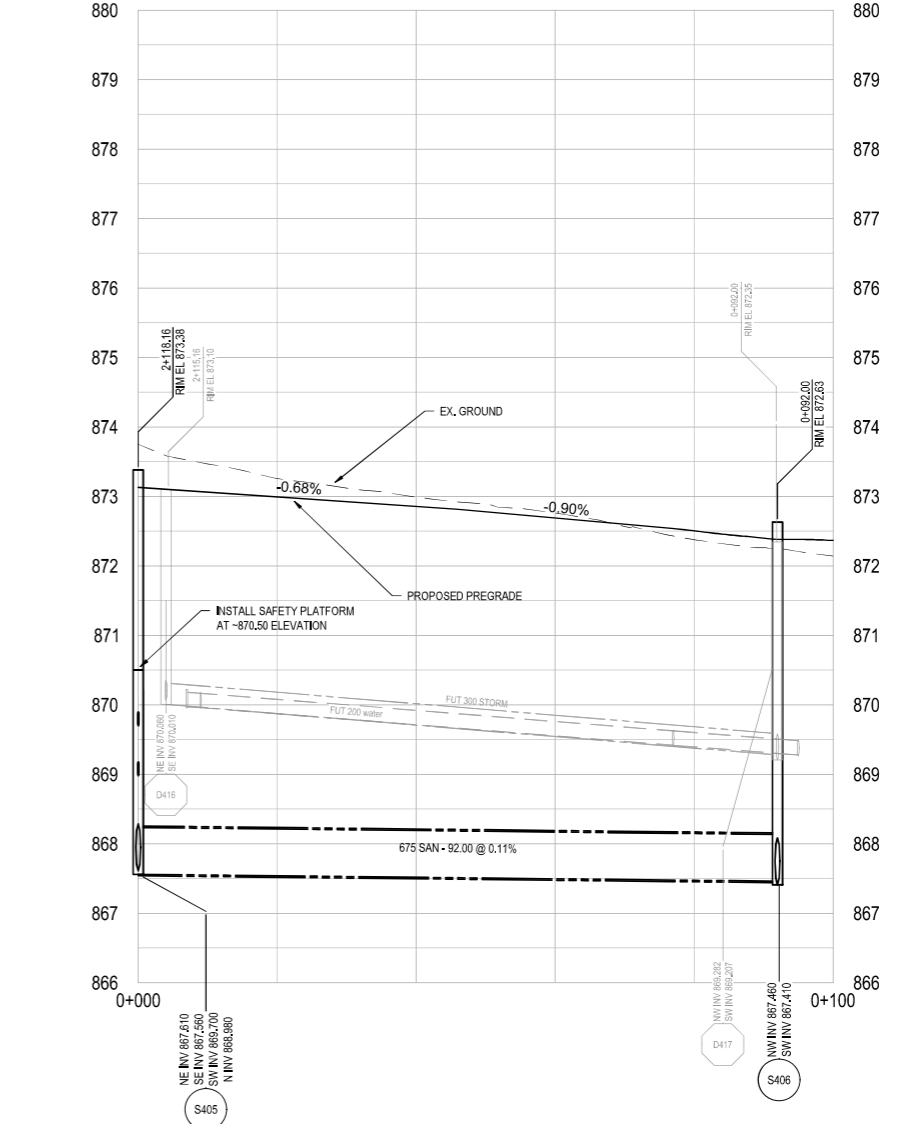
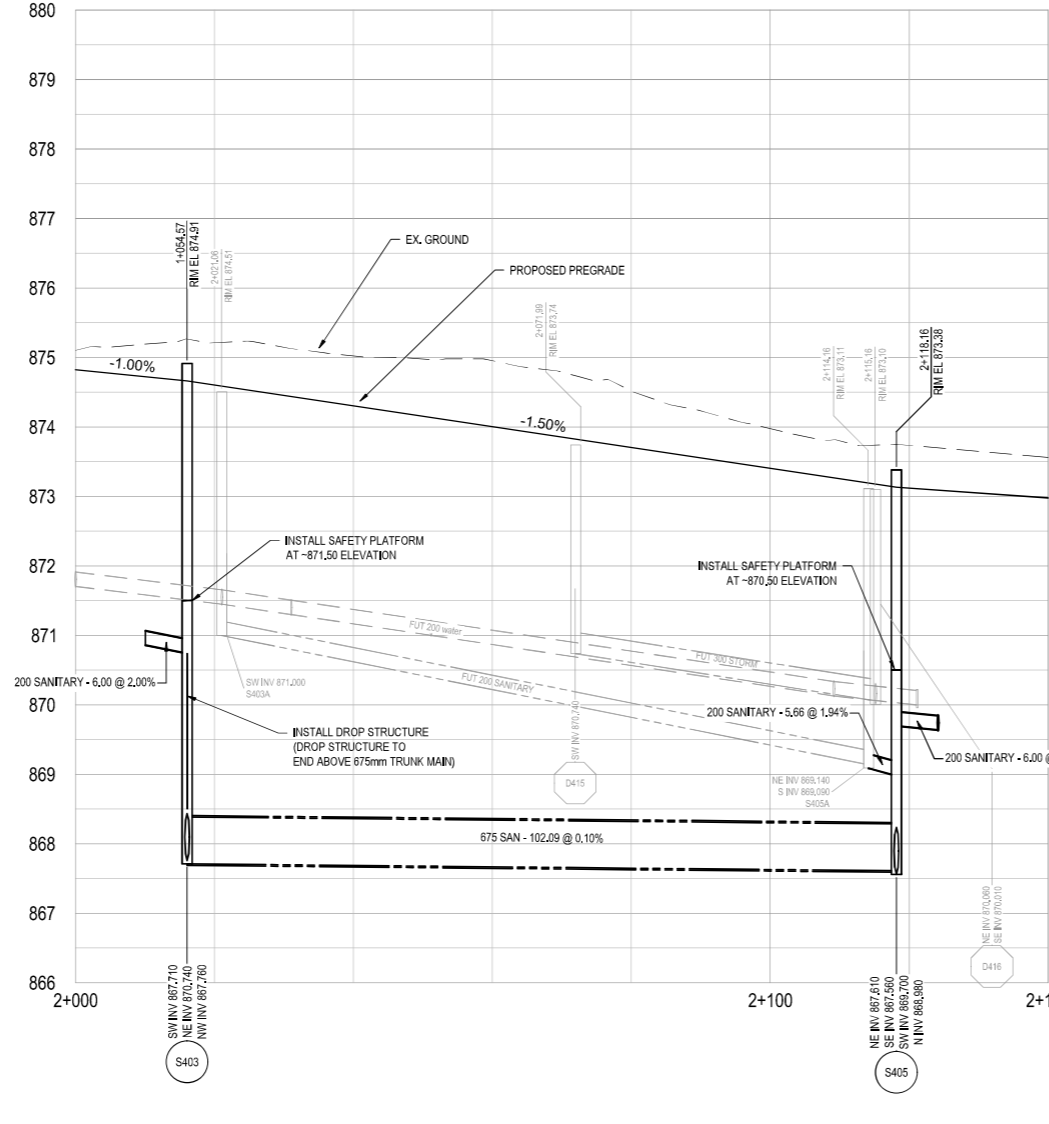
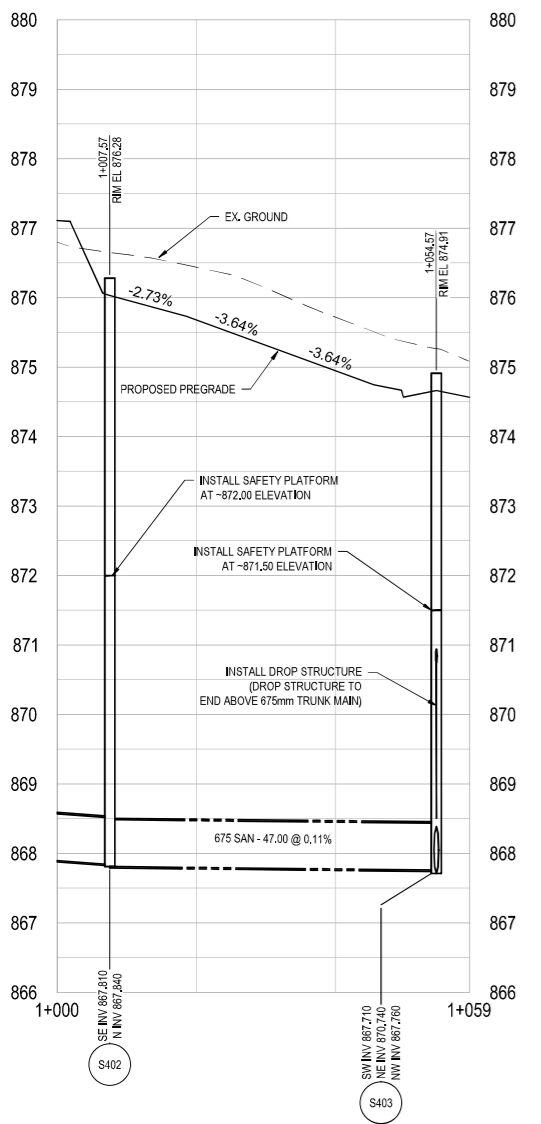
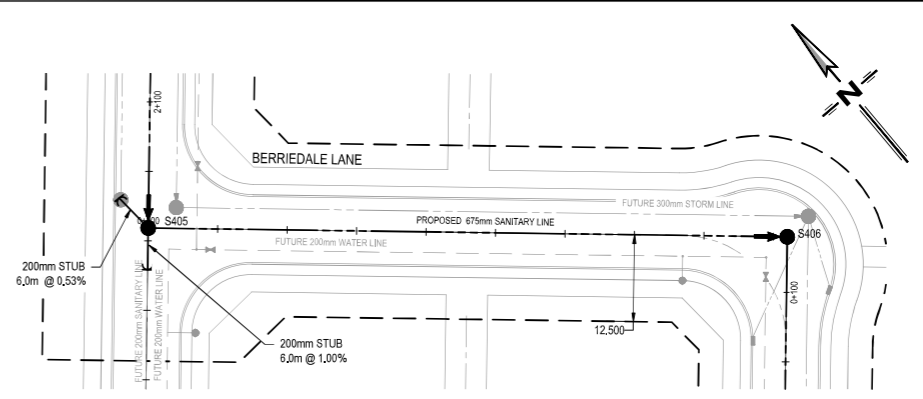
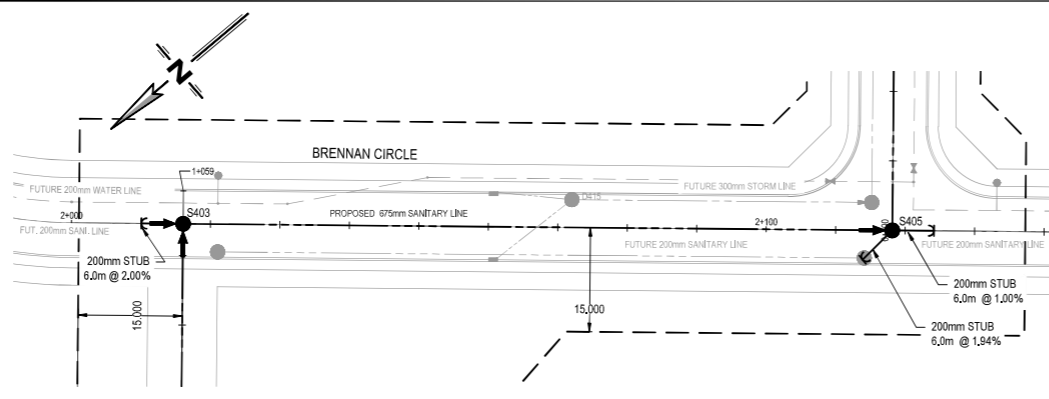
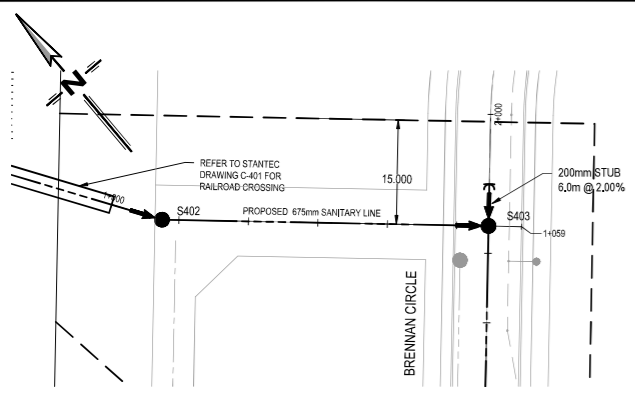
DRAWING NO: C102

SHEET NO: 4 OF 8

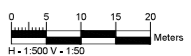
ISSUE: ISSUED FOR TENDER

DATE: APRIL 3, 2024

ISSUE NO: 2



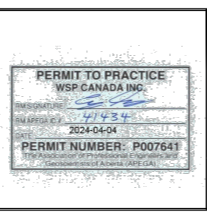
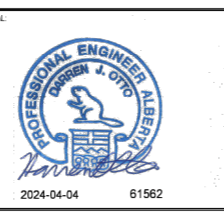
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- PROPOSED:**
  - SANITARY MAIN
  - SANITARY MAIN & MH
  - FUTURE:**
  - LIP OF GUTTER
  - BACK OF CURB
  - BACK OF WALK
  - CENTERLINE
  - WATERLINE & VALVE
  - HYDRANT
  - SANITARY MAIN & MH
  - STORM MAIN & MH
  - STORM LEAD
  - CATCH BASIN



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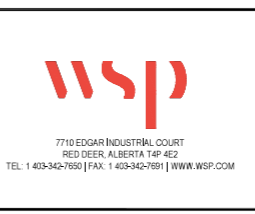
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REV	DATE	DESCRIPTION	DES	DRN	CHK	PM
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01	2024-03-26	ISSUED FOR 90% REVIEW	D.O.	M.N.V.C.	D.O.	C.S.
0	2024-04-15	ISSUED FOR 70% REVIEW	D.O.	M.N.	D.O.	C.S.
REVISION	DATE	DESCRIPTION	DES	DRN	CHK	PM



**CLIENT:**  
STANTEC / TOWN OF BLACKFALDS

**CLIENT REF. NO.:**



**PROJECT:**  
BLACKFALDS SANITARY TRUNK LINE  
BLACKFALDS, AB

**PROJECT NO.:** CAD019613.1655  
**SCALE:** 1:500 (24" X 36")  
**DISCIPLINE:** INFRASTRUCTURE

**TITLE:**  
BRENNAN CIRCLE (NORTH) AND  
BERRIEDALE LANE (NORTH)  
PLAN PROFILE

**DRAWING NO.:** C201

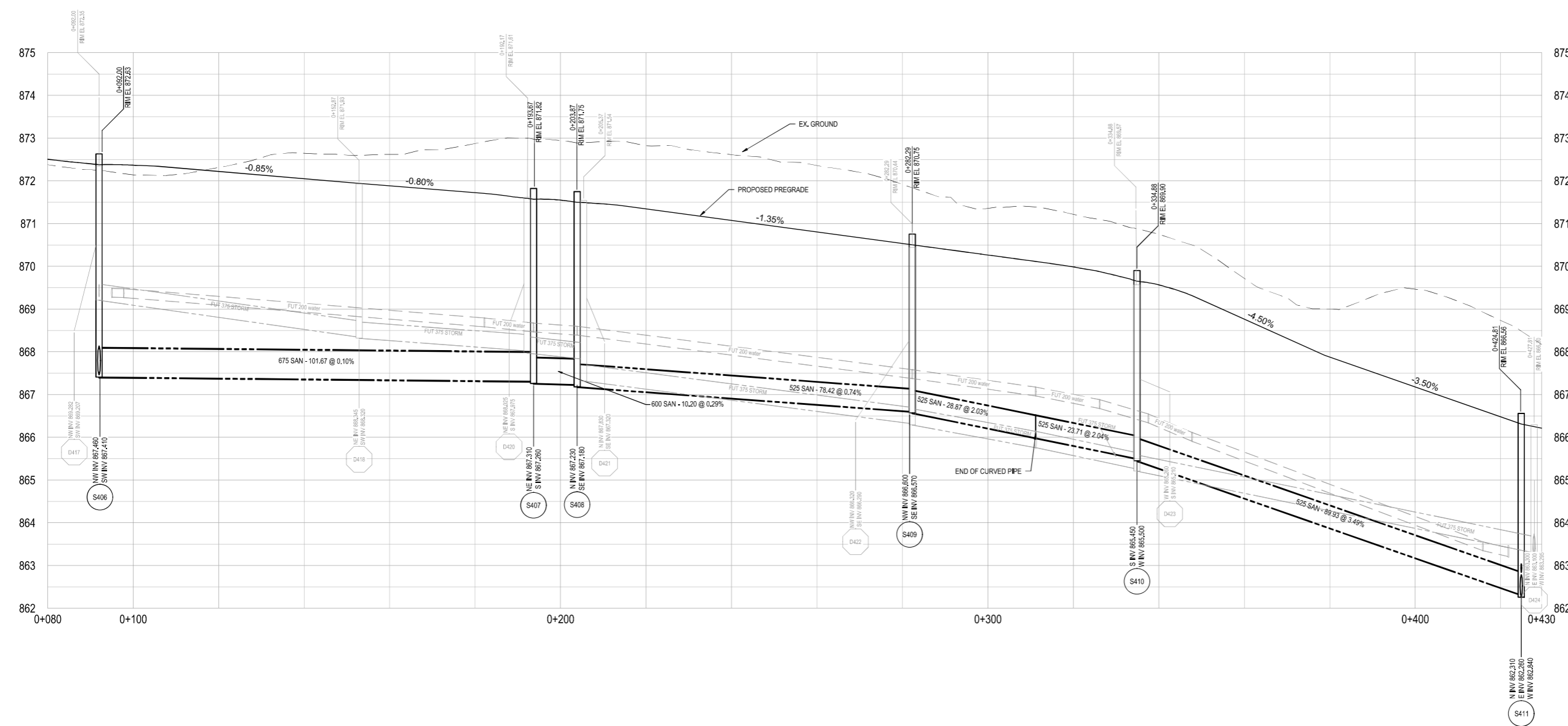
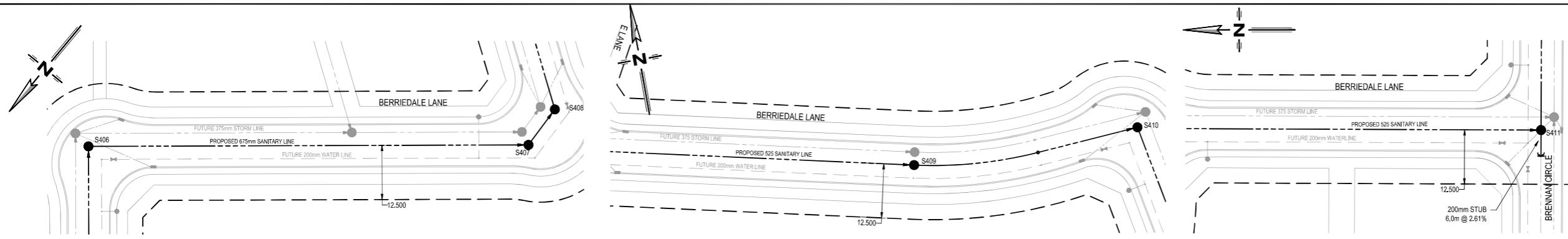
**SHEET NO.:** 5 OF 8

**ISSUE:** ISSUED FOR TENDER

**DATE:** APRIL 3, 2024

**ISSUE NO.:** 2

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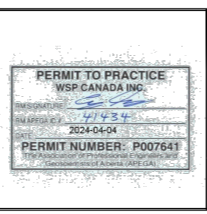
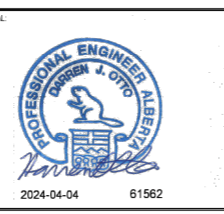
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- PROPOSED:**
- SANITARY MAIN
  - SANITARY MAIN MH
- FUTURE:**
- LIP OF GUTTER
  - BACK OF CURB
  - BACK OF WALK
  - CENTERLINE
  - WATERLINE & VALVE
  - HYDRANT
  - SANITARY MAIN
  - STORM MAIN & MH
  - STORM LEAD
  - CATCH BASIN

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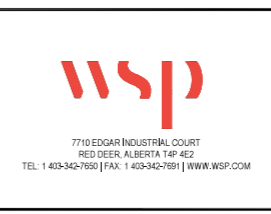
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REV	DATE	DESCRIPTION	DES	DRN	CHK	PM
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01	2024-03-26	ISSUED FOR 90% REVIEW	D.O.	M.N.V.C.	D.O.	C.S.
0	2024-03-15	ISSUED FOR 70% REVIEW	D.O.	M.N.	D.O.	C.S.



**CLIENT:**  
STANTEC / TOWN OF BLACKFALDS

**CLIENT REF. NO.:**



**PROJECT:**  
BLACKFALDS SANITARY TRUNK LINE  
BLACKFALDS, AB

**PROJECT NO.:** CAD019613.1655  
**SCALE:** 1:500 (24" X 36")  
**DISCIPLINE:** INFRASTRUCTURE

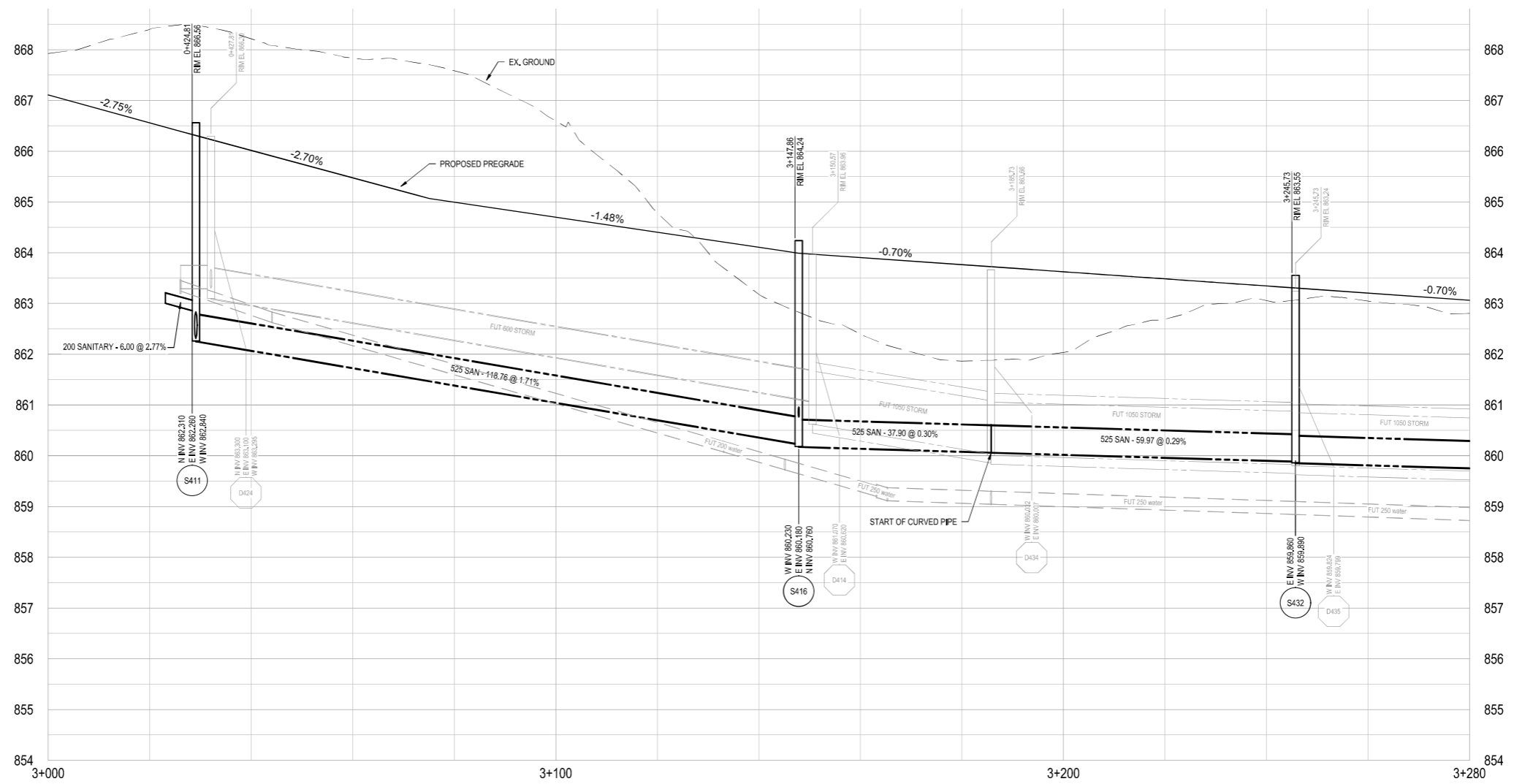
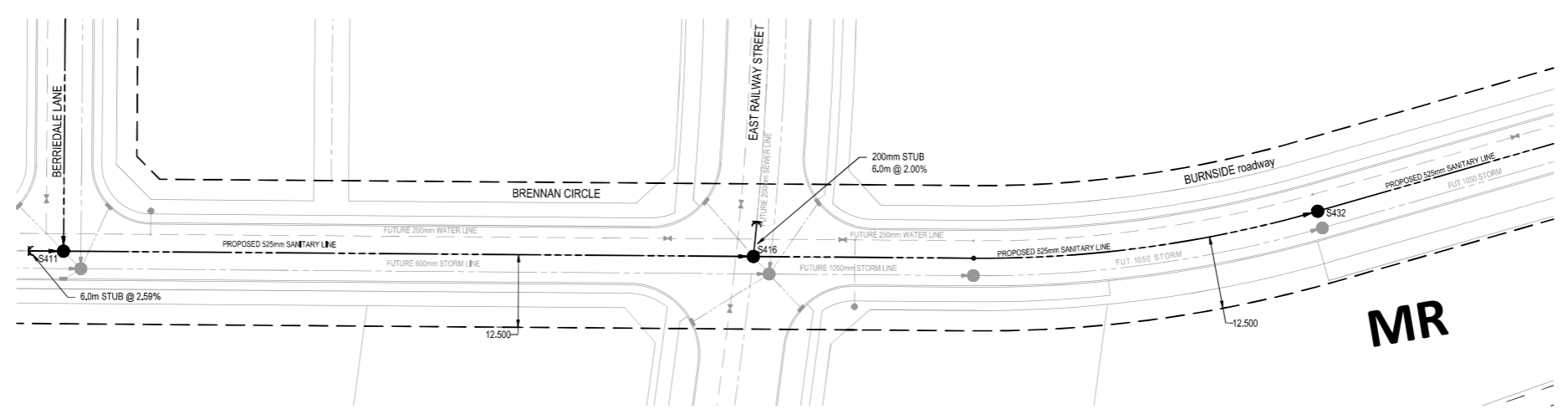
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BERRIEDALE LANE  
PLAN PROFILE

**DRAWING NO.:** C202

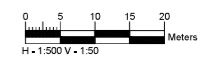
**SHEET NO.:** 6 OF 8

**ISSUE:** ISSUED FOR TENDER  
**DATE:** APRIL 3, 2024

**ISS/REV:** 2



- LEGEND:**
- PROPOSED:**
- SANITARY MAIN
  - SANITARY MAIN MH
- FUTURE:**
- LIP OF GUTTER
  - BACK OF CURB
  - BACK OF WALK
  - CENTERLINE
  - WATERLINE & VALVE
  - HYDRANT
  - SANITARY MAIN
  - STORM MAIN & MH
  - STORM LEAD
  - CATCH BASIN

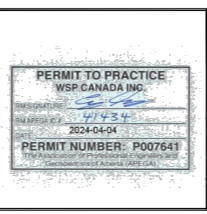
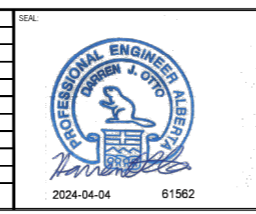


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0	2024-03-15	ISSUED FOR 70% REVIEW	D.O.	M.N.	D.O.	C.S.



**CLIENT:**  
STANTEC / TOWN OF BLACKFALDS

**CLIENT REF. NO.:**



**PROJECT:**  
BLACKFALDS SANITARY TRUNK LINE  
BLACKFALDS, AB

**PROJECT NO.:**  
CAD019613.1655

**SCALE:**  
1:500 (24" X 36")

**DISCIPLINE:**  
INFRASTRUCTURE

**TITLE:**  
BRENNAN CIRCLE (SOUTH)  
AND BURNSIDE roadway  
(WEST) PLAN PROFILE

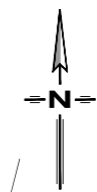
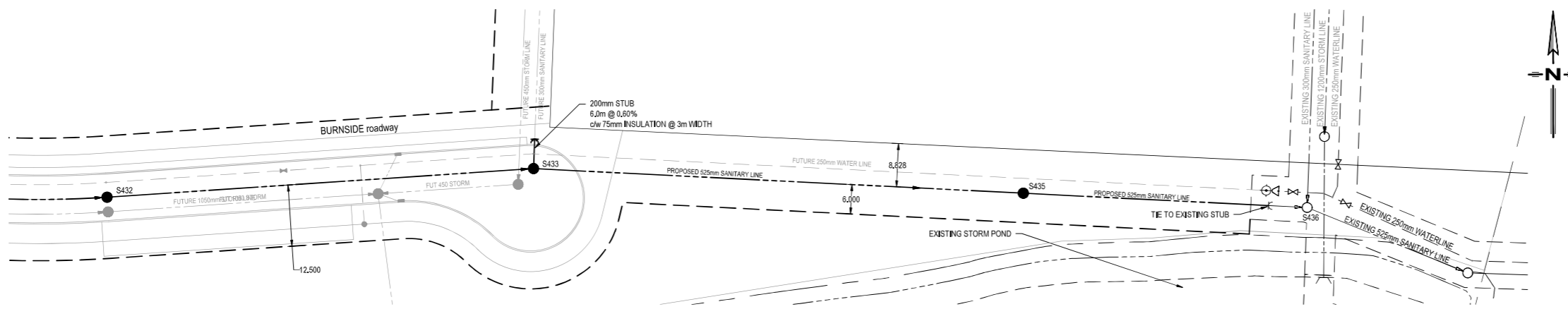
**DRAWING NO.:**  
C203

**SHEET NO.:**  
7 OF 8

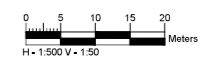
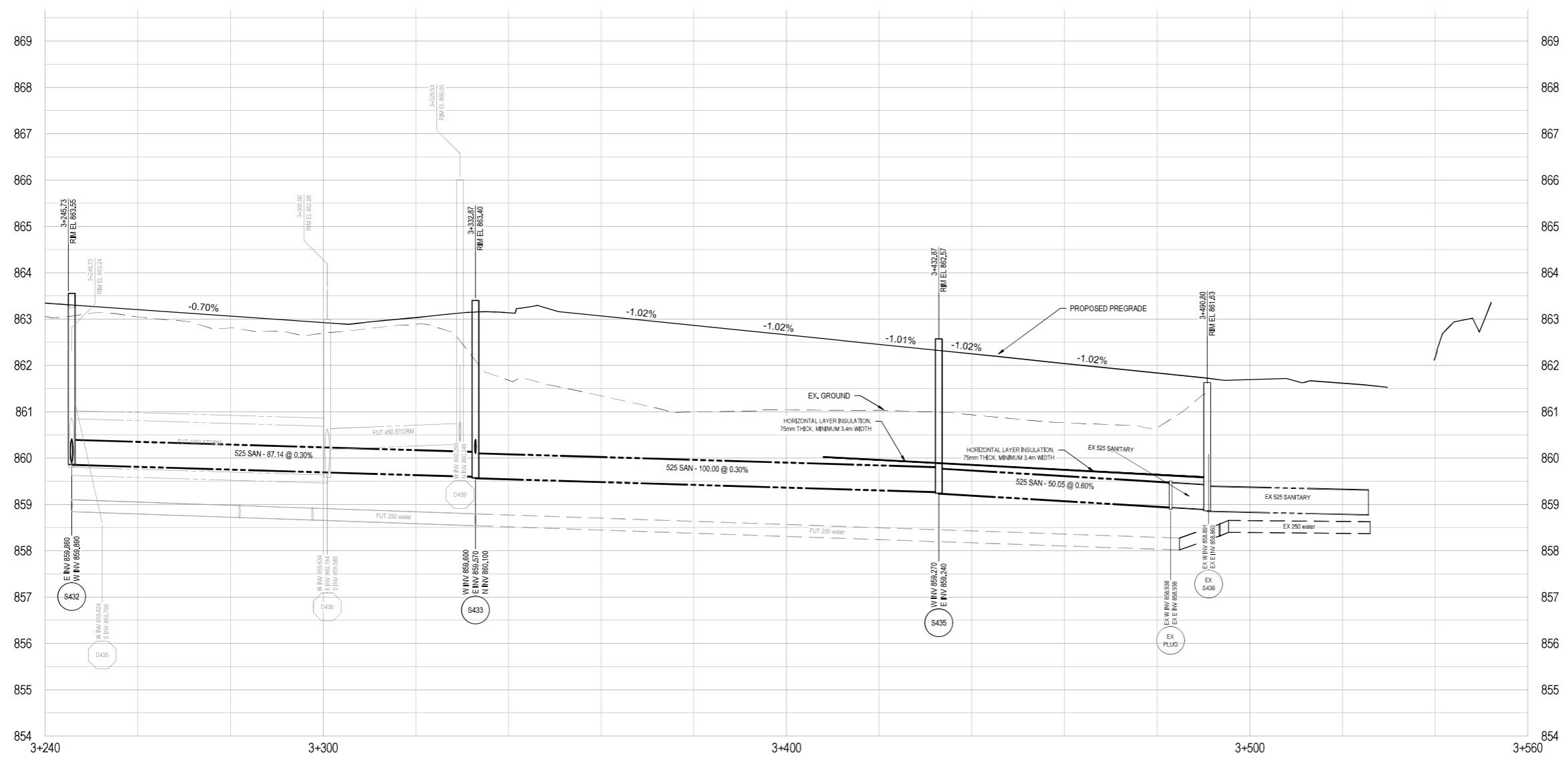
**ISSUE:**  
ISSUED FOR TENDER

**DATE:**  
APRIL 3, 2024

**ISS/REV:**  
2



- LEGEND:**
- EXISTING:**
- WATERLINE & VALVE
  - HYDRANT
  - SANITARY MAIN & MH
  - STORM MAIN & MH
  - STORM LEAD
  - CATCH BASIN
  - SANITARY STUB
  - REDUCER
- PROPOSED:**
- SANITARY MAIN
  - SANITARY MAIN & MH
- FUTURE:**
- LIP OF GUTTER
  - BACK OF CURB
  - BACK OF WALK
  - CENTERLINE
  - WATERLINE & VALVE
  - HYDRANT
  - SANITARY MAIN
  - STORM MAIN & MH
  - STORM LEAD
  - CATCH BASIN



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02	2024-04-06	ISSUED FOR 90% REVIEW	D.O	M.N.V.C	D.O	C.S
03	2024-04-15	ISSUED FOR 70% REVIEW	D.O	M.N	D.O	C.S

SEAL

2024-04-04 61562

PERMIT TO PRACTICE  
WSP CANADA INC.  
2024-04-04  
PERMIT NUMBER: P007641

CLIENT: STANTEC / TOWN OF BLACKFALDS

CLIENT REF. NO.:

7710 EDGAR INDUSTRIAL COURT  
RED DEER, ALBERTA T4P 4E2  
TEL: 1 403-342-7650 | FAX: 1 403-342-7691 | WWW.WSP.COM

PROJECT: BLACKFALDS SANITARY TRUNK LINE  
BLACKFALDS, AB

PROJECT NO: CAD019613.1655  
SCALE: 1:500 (24" X 36")  
DISCIPLINE: INFRASTRUCTURE

TITLE: BURNSIDE roadway (EAST) AND ADJACENT TO STORM POND PLAN PROFILE

DRAWING NO: C204

SHEET NO: 8 OF 8

ISSUE: ISSUED FOR TENDER

DATE: APRIL 3, 2024

ISSREV: 2

**MEETING DATE:** May 14, 2024

**PREPARED BY:** Preston Weran, Director of Infrastructure and Planning Services

**PRESENTED BY:** Preston Weran, Director of Infrastructure and Planning Services

**SUBJECT:** **Aspen Lakes West School Site Capital Project Revisions**

---

## **BACKGROUND**

During the 2024 Capital Budget, \$600,000 was allocated to development costs related to the new Catholic School Site Project. At that time, Administration anticipated that the developer for the Aspen West Area would be moving forward with another phase of residential development along with providing the school site lands and associated roadways to access the school site. However, the Developer has indicated that due to economic conditions, they are not moving forward with any development at this time. The Catholic school site construction schedule has been set by the province and the school board to have this site and associated roadways available by the end of 2024. The Town has supported this schedule and our requirement under the MGA to provide a serviced, accessible school site. To meet these strict timelines, the Town will need to front-end these development costs and work to finalize a deferred development agreement with the current landowner and current developers of this area. We plan to recover these expenses relating to the school lands when future residential development occurs in this area.

As Council is aware, the servicing plan and pre-design have been completed to help determine the scope of this capital project. Further, the Developer has contributed partially through the completion of the Aspen Lakes Area Structure Plan amendment and the planning and geotechnical engineering work previously completed. The Developer has indicated that they want to work with the Town to complete this project before the deadline to meet the start of the school construction timeline of January 1, 2025. The province will be tendering the construction of the school in July as part of a P3 package of seven (7) other schools across Alberta. The Contractor for the school site will be expected to have the site ready by January 1, 2025.

## **DISCUSSION**

The request to increase the scope of the capital project extends beyond the school site. The proposed new scope will include the roadways, underground utilities, services, and stormwater management work to allow the neighbourhood roadways and infrastructure to be constructed. Vista Trail will be extended north 300 meters from its current limit to the front of the school building and most of the municipal reserve lands. Allard Crescent, the eastern roadway, will be extended to allow access and services to the back part of the school site. Lastly, stormwater and underground piping will be included, along with shallow utility services. See the attached drawing for detailed information.

The work included in the expanded scope was work that the Developer planned to construct in the future when they require the roadway and underground servicing for residential lot growth. The Town has confirmed that the Developer is willing to repay the town these development-related expenses when future residential lot demand warrants the availability of new lots. In turn, they have agreed in principle to allow this work to be constructed on their land and the land to be turned over to the Town. However, negotiations are still ongoing on the details and fair cost sharing, which will be documented by way of the agreement.

Based on the information received from the Town's engineers the project has been estimated at \$3 million. This estimate will be further refined through the detailed design work currently underway. The construction of the school site work is anticipated to commence in mid-June to meet the timeline of completion by January 1, 2025.

**FINANCIAL IMPLICATIONS:**

As noted above, the total project cost will be \$3 million depending on testing, design, and tender results and will require an additional \$2.4 million. Administration will collaborate with legal counsel on the agreements between the Town and the developer.

**ADMINISTRATIVE RECOMMENDATION**

That Council consider the following motions:

1. That Council increase the 2024 Capital Budget by \$2.4 million for the Aspen Lakes West School Site Project, formally called the Catholic School Services Project.
2. That Council authorize the CAO to proceed with contract negotiations with the developer.

**ALTERNATIVES**

- a) That Council refer this item back to Administration for more information.

**ATTACHMENTS**

- *Aspen Lakes School site Opinion of Probable Costs*
- *Aspen Lakes School site Preliminary Drawing*
- *Aspen Lakes School Site Servicing Study*

**APPROVALS**

Kim Isaak,  
Chief Administrative Officer



Department Director/Author



**PRELIMINARY OPINION OF PROBABLE COST: Aspen Lakes West 7 lots and School Site**  
**CLIENT: Town of Blackfalds**  
**FILE: 1161109975**

Code	ITEM	April 26, 2024 ESTIMATE
<b><u>1.0 SITE GRADING</u></b>		<b><u>\$442,500</u></b>
1.1	General Requirements - SG	\$22,500
1.3	Earthworks	\$420,000
<b><u>2.0 DEEP UTILITIES</u></b>		<b><u>\$786,000</u></b>
2.1	General Requirements - UG	\$30,000
2.2	Storm Sewer	\$346,000
2.3	Sanitary Sewer	\$122,000
2.4	Water Mains	\$199,000
2.5	Service Connections	\$66,000
2.7	Maintenance - UG	3% of Construction \$23,000
<b><u>3.0 SURFACE IMPROVEMENTS</u></b>		<b><u>\$626,000</u></b>
3.1	General Requirements - SF	\$30,000
3.2	Roadway Base	\$203,000
3.3	Roadway Asphalt	\$165,000
3.4	Concrete	\$186,000
3.5	Lanes	\$12,000
3.9	Maintenance - SF	5% of Construction \$30,000
<b><u>4.0 LANDSCAPING</u></b>		<b><u>\$52,000</u></b>
4.1	Fencing	\$52,000
<b><u>5.0 SHALLOW UTILITIES</u></b>		<b><u>\$308,000</u></b>
5.1	Power & Streetlights	\$200,000 + \$10k/lot \$300,000
5.2	Gas	incl above
5.3	Utility Ducts	\$8,000
<b><u>6.0 PROFESSIONAL SERVICES</u></b>		<b><u>\$365,000</u></b>
6.6	Preliminary Engineering	\$50,000
6.7	Design Engineering	5% of Construction \$108,000
6.8	Construction Engineering	6% of Construction \$130,000
6.11	Geomatics	\$20,000
6.12	Storm Water Management Studies	\$20,000
6.20	Materials Testing	2% of Construction \$37,000

<b><u>7.0 MUNICIPAL LEVIES</u></b>		<b><u>\$0</u></b>
7.1 Offsite Levies		\$0
7.2 Administration Fees		\$0
7.3 Survey Network & Base Mapping		\$0
7.4 Recreation Levy		\$0
<b><u>8.0 MISC DEVELOPER COSTS</u></b>		<b><u>\$0</u></b>
8.1 Land Costs		\$0
8.2 Bonding		\$0
8.3 Advertising & Promotion		\$0
8.4 Subdivision Application & Endorsement		\$0
8.5 Linen Plan Endorsement Fee		\$0
8.6 Property Taxes		\$0
8.7 Subdivision Cleanup		\$0
<b><u>9.0 OFFSITE COSTS</u></b>		<b><u>\$0</u></b>
9.1 Offsite Deep Utilities		\$0
9.2 Offsite Surface Improvements		\$0
9.3 Offsite Landscaping		\$0
9.4 Offsite Shallow Utilities		\$0
9.5 Offsite Engineering		\$0
9.6 Offsite Materials Testing		\$0
9.7 Miscellaneous Offsite		\$0
<b><u>10.0 BOUNDARY PAYMENTS</u></b>		<b><u>\$0</u></b>
10.1 Boundary Payment to Adjacent Developer		\$0
10.2 Internal Boundary Payments to Adjacent Phase		\$0
<b><u>11.0 BOUNDARY RECOVERIES</u></b>		<b><u>\$0</u></b>
11.1 Oversize Recovery from Municipality		\$0
11.2 Boundary Recovery from Adjacent Developer		\$0
11.3 Internal Boundary Recovery from Adjacent Phase		\$0
<b><u>12.0 STORM POND COSTS</u></b>		<b><u>\$0</u></b>
12.1 Earthworks		\$0
12.2 Liner		\$0
12.3 Structures		\$0
12.4 Miscellaneous Storm Pond		\$0
<b><u>15.0 PROJECT CONTINGENCY ALLOWANCE</u></b>		<b><u>\$389,000</u></b>
15.1 Site Grading Contingency	15%	\$67,000
15.2 Deep Utilities Contingency	15%	\$118,000
15.3 Surface Improvements Contingency	15%	\$94,000
15.4 Landscaping Contingency	15%	\$8,000
15.5 Shallow Utilities Contingency	15%	\$47,000
15.6 Professional Services Contingency	15%	\$55,000
15.7 Municipal Levies Contingency	15%	\$0
15.8 Misc. Developer Costs Contingency	15%	\$0
15.9 Offsite Costs Contingency	15%	\$0
15.10 Boundary Payments Contingency	15%	\$0
15.11 Boundary Recoveries Contingency	15%	\$0
15.12 Storm Pond Contingency	15%	\$0
<b>COMBINED TOTAL COSTS</b>		<b><u>\$2,968,500</u></b>

## Notes

Underground utility allowances are based on concept plan drawings, and using the servicing study and 2023 construction unit rates.

Surface Improvement allowances are based on concept plan drawings and using 2023 construction unit rates.

Landscaping allowance include topsoil & seed. No allowance has been made for upgraded landscaping for items such as parks, playground equipment, etc.

Shallow utility costs are estimated at \$10,000 per lot and shall be updated based on actual quotes provided by the utility companies. Offsite improvements are not included.

No allowance has been made for GST, Land Costs, financing, etc.

No allowance has been made for legal survey, land titles, posting and registration.

No allowance has been made for geotechnical reports.

Town of Blackfalds  
 Aspen Lakes West 7 Lots and School Site  
 Site Grading

SCHEDULE OF PRICES

ARTICLE A-4 CONTRACT PRICE

The *Schedule of Prices* forms the basis for determining the *Contract Price*. Quantities for *Unit Price* items in the 4.1 *Schedule of Prices* are estimated.

Item No.	Description of Work	Unit of Measure	Est. Quantity (EQ)	Unit Price (UP)	Amount (EQ x UP)
<b>SCHEDULE 1 - SITE GRADING</b>					
<b>1.1 GENERAL REQUIREMENTS - SG</b>					
1.1.1	Mobilization/Demobilization	LS	1	\$15,000.00	\$15,000.00
1.1.2	Hydrovac Locates	CA	1	\$2,500.00	\$2,500.00
1.1.3	Erosion & Sediment Controls	CA	1	\$5,000.00	\$5,000.00
<b>TOTAL ITEM 1.1</b>					<b>\$22,500.00</b>
<b>1.3 EARTHWORKS</b>					
1.3.1	Topsoil Stripping				
a)	To Borrow Pit	m <sup>3</sup>	n/a		
b)	To Stockpile	m <sup>3</sup>	10,000	\$5.00	\$50,000.00
1.3.2	Common Excavation				
a)	Onsite Cuts/Fills ___%SPD	m <sup>3</sup>	24,000	\$8.00	\$192,000.00
b)	Pond Excavation	m <sup>3</sup>	n/a		
c)	Borrow Pit Excavation	m <sup>3</sup>	n/a		
d)	Stockpile	m <sup>3</sup>	8,000	\$6.00	\$48,000.00
1.3.3	Miscellaneous Grading				
a)	Reloam 250mm depth	m <sup>2</sup>	40,000	\$2.00	\$80,000.00
b)	Fine Grade and Seed	m <sup>2</sup>	40,000	\$1.25	\$50,000.00
c)	Unsuitable Excavation	m <sup>3</sup>	n/a		
<b>TOTAL ITEM 1.3</b>					<b>\$420,000.00</b>

Town of Blackfalds  
 Aspen Lakes West 7 Lots and School Site  
 Site Grading

SCHEDULE OF PRICES

Item No.	Description of Work	Unit of Measure	Est. Quantity (EQ)	Unit Price (UP)	Amount (EQ x UP)
<b>TENDER SUMMARY - SCHEDULE 1</b>					
1.1	GENERAL REQUIREMENTS - SG				<u>\$22,500.00</u>
1.3	EARTHWORKS				<u>\$420,000.00</u>
<b>SUBTOTAL</b>					<u>\$442,500.00</u>
	ADD CONTINGENCY ___%				<u>\$44,250.00</u>
<b>TOTAL CONTRACT AMOUNT</b>					<u>\$486,750.00</u>
	ADD GST 5%				<u>\$24,337.50</u>
<b>TOTAL CONTRACT AMOUNT (including GST)</b>					<u><u>\$511,087.50</u></u>

Town of Blackfalds SCHEDULE OF PRICES  
 Aspen Lakes West 7 Lots and School Site  
 Underground Utilities

ARTICLE A-4 CONTRACT PRICE

The *Schedule of Prices* forms the basis for determining the *Contract Price*. Quantities for *Unit Price* items in the 4.1 *Schedule of Prices* are estimated.

Item No.	Description of Work	Unit of Measure	Est. Quantity (EQ)	Unit Price (UP)	Amount (EQ x UP)
<b>SCHEDULE 2 - UNDERGROUND UTILITIES</b>					
<b>2.1 GENERAL REQUIREMENTS - UG</b>					
2.1.1	Mobilization/Demobilization	LS	1	\$25,000.00	\$25,000.00
2.1.2	Hydrovac Locates	CA	1	\$2,500.00	\$2,500.00
2.1.3	Erosion & Sediment Controls	CA	1	\$2,500.00	\$2,500.00
<b>TOTAL ITEM 2.1</b>					<b>\$30,000.00</b>
<b>2.2 STORM SEWER</b>					
2.2.1	Trench Excavation, Backfill and Compaction ____%SPD				
a)	0.0m - 4.0m depth (PVC)	m	120	\$128.41	\$15,409.20
d)	0.0m - 4.0m depth (Concrete)	m	310	\$201.50	\$62,465.00
2.2.2	Unsuitable Pipe Foundation (Provisional)	m <sup>3</sup>	100	\$50.00	\$5,000.00
2.2.3	Storm Pipe and Bedding				
b)	300mm Diameter PVC UR	m	35	\$125.80	\$4,403.00
d)	450mm Diameter PVC UR	m	30	\$235.25	\$7,057.50
e)	525mm Diameter PVC UR	m	55	\$307.00	\$16,885.00
g)	675mm Diameter C76 - Class III	m	175	\$450.00	\$78,750.00
h)	750mm Diameter C76 - Class III	m	135	\$500.00	\$67,500.00
2.2.4	Storm Manholes				
a)	1200mm dia Type 5A ( )	vm	7	\$2,138.64	\$14,970.48
b)	1500mm dia Type 5A ( )	vm	7	\$3,500.00	\$24,500.00
2.2.5	Catch Basins				
a)	Type K-1	ea	2	\$5,281.00	\$10,562.00
c)	Type SK-7	ea	3	\$4,962.87	\$14,888.61
2.2.6	Catch Basin Leads, Excavation, Bedding, Backfill and Compaction ____%SPD				
a)	250mm	m	50	\$223.29	\$11,164.50
2.2.7	Tie-Ins				
a)	Tie to existing stub	ea	2	\$1,500.00	\$3,000.00
2.2.8	Flush and Video Inspection @ CCC	m	430	\$20.73	\$8,913.90

Town of Blackfalds SCHEDULE OF PRICES  
 Aspen Lakes West 7 Lots and School Site  
 Underground Utilities

Item No.	Description of Work	Unit of Measure	Est. Quantity (EQ)	Unit Price (UP)	Amount (EQ x UP)
<b>TOTAL ITEM 2.2</b>					<b><u>\$345,469.19</u></b>
<b>2.3 SANITARY SEWER</b>					
2.3.1 Trench Excavation, Backfill and Compaction ___%SPD					
a)	0.0m - 4.0m depth (PVC)	m	370	<u>\$127.11</u>	<u>\$47,030.70</u>
2.3.2 Unsuitable Pipe Foundation (Provisional)					
		m <sup>3</sup>	100	<u>\$50.00</u>	<u>\$5,000.00</u>
2.3.3 Sanitary Pipe and Bedding					
a)	200mm Diameter PVC SDR 35	m	240	<u>\$89.95</u>	<u>\$21,588.00</u>
b)	250mm Diameter PVC SDR 35	m	35	<u>\$140.00</u>	<u>\$4,900.00</u>
c)	200mm Diameter HDPE	m	165	<u>\$100.00</u>	<u>\$16,500.00</u>
2.3.4 Sanitary Manholes					
a)	1200mm dia Type 5A ( )	vm	10	<u>\$1,814.99</u>	<u>\$18,149.90</u>
2.3.5 Tie-Ins					
a)	Tie to existing stub	ea	2	<u>\$1,500.00</u>	<u>\$3,000.00</u>
2.3.6 Flush and Video Inspection @ CCC					
		m	275	<u>\$19.33</u>	<u>\$5,315.75</u>
<b>TOTAL ITEM 2.3</b>					<b><u>\$121,484.35</u></b>
<b>2.4 WATER MAINS</b>					
2.4.1 Trench Excavation, Backfill and Compaction ___%SPD					
a)	0.0m - 4.0m depth (PVC)	m	400	<u>\$128.36</u>	<u>\$51,344.00</u>
2.4.2 Unsuitable Pipe Foundation (Provisional)					
		m <sup>3</sup>	100	<u>\$50.00</u>	<u>\$5,000.00</u>
2.4.3 Water Mains and Bedding					
a)	150mm Diameter PVC DR18 Class 150	m	10	<u>\$124.46</u>	<u>\$1,244.60</u>
b)	200mm Diameter PVC DR18 Class 150	m	195	<u>\$197.26</u>	<u>\$38,465.70</u>
c)	250mm Diameter PVC DR18 Class 150	m	195	<u>\$282.00</u>	<u>\$54,990.00</u>
2.4.4 Hydrants & Valves					
a)	Fire Hydrant	ea	2	<u>\$6,817.15</u>	<u>\$13,634.30</u>
c)	150mm Diameter Gate Valve	ea	2	<u>\$2,501.96</u>	<u>\$5,003.92</u>
d)	200mm Diameter Gate Valve	ea	4	<u>\$3,386.88</u>	<u>\$13,547.52</u>
e)	250mm Diameter Gate Valve	ea	3	<u>\$4,165.25</u>	<u>\$12,495.75</u>
2.4.5 Tie-Ins					
a)	Tie to existing plug	ea	1	<u>\$2,500.00</u>	<u>\$2,500.00</u>
<b>TOTAL ITEM 2.4</b>					<b><u>\$198,225.79</u></b>

Town of Blackfalds  
 Aspen Lakes West 7 Lots and School Site  
 Underground Utilities

SCHEDULE OF PRICES

Item No.	Description of Work	Unit of Measure	Est. Quantity (EQ)	Unit Price (UP)	Amount (EQ x UP)
<b>2.5 SERVICE CONNECTIONS</b>					
2.5.1	Trenching, excavation, backfill, bedding and compaction ___%SPD of <b>SAN, STM &amp; WTR</b>	m	200	<u>\$185.00</u>	<u>\$37,000.00</u>
2.5.2	Unsuitable Pipe Foundation (Provisional)	m <sup>3</sup>	30	<u>\$58.00</u>	<u>\$1,740.00</u>
2.5.3	150mm PVC SDR28 Sanitary service includes all fittings, connection to main/manhole, plug and marker post	m	170	<u>\$72.26</u>	<u>\$12,284.20</u>
2.5.4	100mm PVC SDR28 Storm service includes all fittings, connection to main/manhole, plug and marker post	m	170	<u>\$45.29</u>	<u>\$7,699.30</u>
2.5.5	25mm Class 160 P.E.3406 water service	m	170	<u>\$2.94</u>	<u>\$499.80</u>
2.5.6	25mm corporation cock including direct tap	ea	10	<u>\$125.00</u>	<u>\$1,250.00</u>
2.5.7	25mm curb stops c/w chair, service box, and marker post	ea	10	<u>\$460.10</u>	<u>\$4,601.00</u>
<b>TOTAL ITEM 2.5</b>					<b><u>\$65,074.30</u></b>
<b>2.6 UTILITY DUCTS</b>					
2.6.1	Utility Ducts				
	b) 103mm Dia PVC DB2	m	200	<u>\$13.50</u>	<u>\$2,700.00</u>
	c) 150mm Dia PVC DR28	m	25	<u>\$34.00</u>	<u>\$850.00</u>
2.6.2	Trenching, excavation, backfill and compaction ___%SPD for utility ducts.	m	50	<u>\$83.00</u>	<u>\$4,150.00</u>
<b>TOTAL ITEM 2.6</b>					<b><u>\$7,700.00</u></b>



Town of Blackfalds  
 Aspen Lakes West 7 Lots and School Site  
 Underground Utilities

SCHEDULE OF PRICES

Item No.	Description of Work	Unit of Measure	Est. Quantity (EQ)	Unit Price (UP)	Amount (EQ x UP)
<b>TENDER SUMMARY - SCHEDULE 2</b>					
2.1	GENERAL REQUIREMENTS - UG				<u>\$30,000.00</u>
2.2	STORM SEWER				<u>\$345,469.19</u>
2.3	SANITARY SEWER				<u>\$121,484.35</u>
2.4	WATER MAINS				<u>\$198,225.79</u>
2.5	SERVICE CONNECTIONS				<u>\$65,074.30</u>
2.6	UTILITY DUCTS				<u>\$7,700.00</u>
<b>SUBTOTAL</b>					<b><u>\$767,953.63</u></b>
	ADD CONTINGENCY ___%				<u>\$76,795.36</u>
<b>TOTAL CONTRACT AMOUNT</b>					<b><u>\$844,748.99</u></b>
	ADD GST 5%				<u>\$42,237.45</u>
<b>TOTAL CONTRACT AMOUNT (including GST)</b>					<b><u>\$886,986.44</u></b>

Town of Blackfalds SCHEDULE OF PRICES  
 Aspen Lakes West 7 Lots and School Site  
 Surface Improvements

ARTICLE A-4 CONTRACT PRICE

The *Schedule of Prices* forms the basis for determining the *Contract Price*. Quantities for *Unit Price* items in the 4.1 *Schedule of Prices* are estimated.

Item No.	Description of Work	Unit of Measure	Est. Quantity (EQ)	Unit Price (UP)	Amount (EQ x UP)
<b>SCHEDULE 3 - SURFACE IMPROVEMENTS</b>					
<b>3.1 GENERAL REQUIREMENTS - SF</b>					
3.1.1	Mobilization/Demobilization	LS	1	\$25,000.00	\$25,000.00
3.1.2	Hydrovac Locates	CA	1	\$2,500.00	\$2,500.00
3.1.3	Erosion & Sediment Controls	CA	1	\$2,500.00	\$2,500.00
<b>TOTAL ITEM 3.1</b>					<b>\$30,000.00</b>
<b>3.2 ROADWAY BASE</b>					
3.2.1	Excavation				
a)	Road Coring (___m free haul and level material)	m <sup>3</sup>	1,700	\$18.35	\$31,195.00
3.2.2	Subgrade Preparation				
a)	Roadway Geotextile - Nilex 2002	m <sup>2</sup>	4,100	\$2.42	\$9,922.00
3.2.3	Granular Subbase				
a)	250mm depth - 75mm Minus	m <sup>2</sup>	1,200	\$17.37	\$20,844.00
b)	300mm depth - 75mm Minus	m <sup>2</sup>	2,900	\$19.98	\$57,942.00
b)	300mm depth - 75mm Minus Turn around	m <sup>2</sup>	930	\$19.98	\$18,581.40
3.2.4	Granular Base Course				
b)	150mm depth - 20mm minus	m <sup>2</sup>	4,100	\$12.88	\$52,808.00
c)	150mm depth - 20mm minus Turn around	m <sup>2</sup>	860	\$12.88	\$11,076.80
<b>TOTAL ITEM 3.2</b>					<b>\$202,369.20</b>
<b>3.3 ROADWAY ASPHALT</b>					
3.3.1	Asphalt Hot Mix - Base Course				
b)	60mm Collector	m <sup>2</sup>	2,600	\$24.93	\$64,818.00
b)	60mm Collector turn around	m <sup>2</sup>	860	\$24.93	\$21,439.80
c)	75mm Local	m <sup>2</sup>	860	\$32.00	\$27,520.00
3.3.2	Asphalt Hot Mix - Surface Course (FAC)				
b)	40mm Collector	m <sup>2</sup>	2,600	\$19.58	\$50,908.00
<b>TOTAL ITEM 3.3</b>					<b>\$164,685.80</b>

Town of Blackfalds  
 Aspen Lakes West 7 Lots and School Site  
 Surface Improvements

SCHEDULE OF PRICES

Item No.	Description of Work	Unit of Measure	Est. Quantity (EQ)	Unit Price (UP)	Amount (EQ x UP)
<b>3.4 CONCRETE</b>					
3.4.1	Curb & Gutter				
b)	250mm Standard Curb & Gutter	m	410	<u>\$106.69</u>	<u>\$43,742.90</u>
3.4.2	Monolithic Sidewalk				
a)	1.50m Rolled Monowalk	m	170	<u>\$210.35</u>	<u>\$35,759.50</u>
a)	1.50m reinforced mono lane Crossing	m	10	<u>\$250.00</u>	<u>\$2,500.00</u>
3.4.3	Separate Sidewalk				
a)	1.50m Separate Walk	m	380	<u>\$183.49</u>	<u>\$69,726.20</u>
b)	1.50m Reinforced Separate Walk	m	30	<u>\$286.65</u>	<u>\$8,599.50</u>
3.4.4	Concrete Lane Apron	m <sup>2</sup>	120	<u>\$212.45</u>	<u>\$25,494.00</u>
<p><b>*All concrete items to include crushed gravel base, and berm preparation. Sub base gravel covered under item 3.2.3</b></p>					
<b>TOTAL ITEM 3.4</b>					<b><u>\$185,822.10</u></b>
<b>3.5 LANES</b>					
3.5.1	Excavation				
a)	Lane Coring (Cast and Spread on Lots)	m <sup>3</sup>	105	<u>\$17.50</u>	<u>\$1,837.50</u>
c)	250mm depth - 20mm minus	m <sup>2</sup>	420	<u>\$23.80</u>	<u>\$9,996.00</u>
<b>TOTAL ITEM 3.5</b>					<b><u>\$11,833.50</u></b>

Town of Blackfalds  
 Aspen Lakes West 7 Lots and School Site  
 Surface Improvements

SCHEDULE OF PRICES

Item No.	Description of Work	Unit of Measure	Est. Quantity (EQ)	Unit Price (UP)	Amount (EQ x UP)
<b>TENDER SUMMARY - SCHEDULE 3</b>					
3.1	GENERAL REQUIREMENTS - SF				<u>\$30,000.00</u>
3.2	ROADWAY BASE				<u>\$202,369.20</u>
3.3	ROADWAY ASPHALT				<u>\$164,685.80</u>
3.4	CONCRETE				<u>\$185,822.10</u>
3.5	LANES				<u>\$11,833.50</u>
<b>SUBTOTAL</b>					<b><u>\$594,710.60</u></b>
	ADD CONTINGENCY ___%				<u>\$59,471.06</u>
<b>TOTAL CONTRACT AMOUNT</b>					<b><u>\$654,181.66</u></b>
	ADD GST 5%				<u>\$32,709.08</u>
<b>TOTAL CONTRACT AMOUNT (including GST)</b>					<b><u><u>\$686,890.74</u></u></b>

Town of Blackfalds SCHEUDLE OF PRICES  
 Aspen Lakes West 7 Lots and School Site  
 Landscape Improvements

ARTICLE A-4 CONTRACT PRICE

The *Schedule of Prices* forms the basis for determining the *Contract Price*. Quantities for *Unit Price* items in the 4.1 *Schedule of Prices* are estimated.

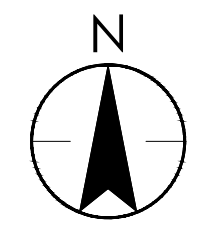
Item No.	Description of Work	Unit of Measure	Est. Quantity (EQ)	Unit Price (UP)	Amount (EQ x UP)
<b>SCHEDULE 4 - LANDSCAPING</b>					
<b>4.5 FENCING</b>					
d)	1.8m Black Vinyl with gates	m	400	\$130.00	\$52,000.00
<b>TOTAL ITEM 4.5</b>					<b>\$52,000.00</b>

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<b>TENDER SUMMARY - SCHEDULE 4</b>		
4.5 FENCING		\$52,000.00
<b>SUBTOTAL</b>		<b>\$52,000.00</b>
ADD CONTINGENCY ___%		\$5,200.00
<b>TOTAL CONTRACT AMOUNT</b>		<b>\$57,200.00</b>
ADD GST 5%		\$2,860.00
<b>TOTAL CONTRACT AMOUNT (including GST)</b>		<b>\$60,060.00</b>



**Legend**

EXISTING	PROPOSED
	ROADWAY
	STORM SEWER
	SANITARY SEWER
	WATERLINE
	MANHOLE
	STANDARD FACE CATCH BASIN (K-1)
	ROLLED FACE CATCH BASIN (SK-7)
	CONSTRUCTION BOUNDARY

**Notes**

Revision	By	Appd	YYYY.MM.DD
G			
F			
E			
D			
C			
B			
A			

Issued	By	Appd	YYYY.MM.DD

File Name	Dwn.	Dgn.	Chkd.	YYYY.MM.DD
File Name: 49511c_gp_with school	ZZ	ZZ	ZZ	2018.XX.XX

**Permit/Seal**

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

Not for permits, pricing or other official purposes. This document has not been completed or checked and is for general information or comment only.

Client/Project  
TOWN OF BLACKFALDS

ASPEN LAKES WEST SERVICING STUDY

BLACKFALDS AB CANADA

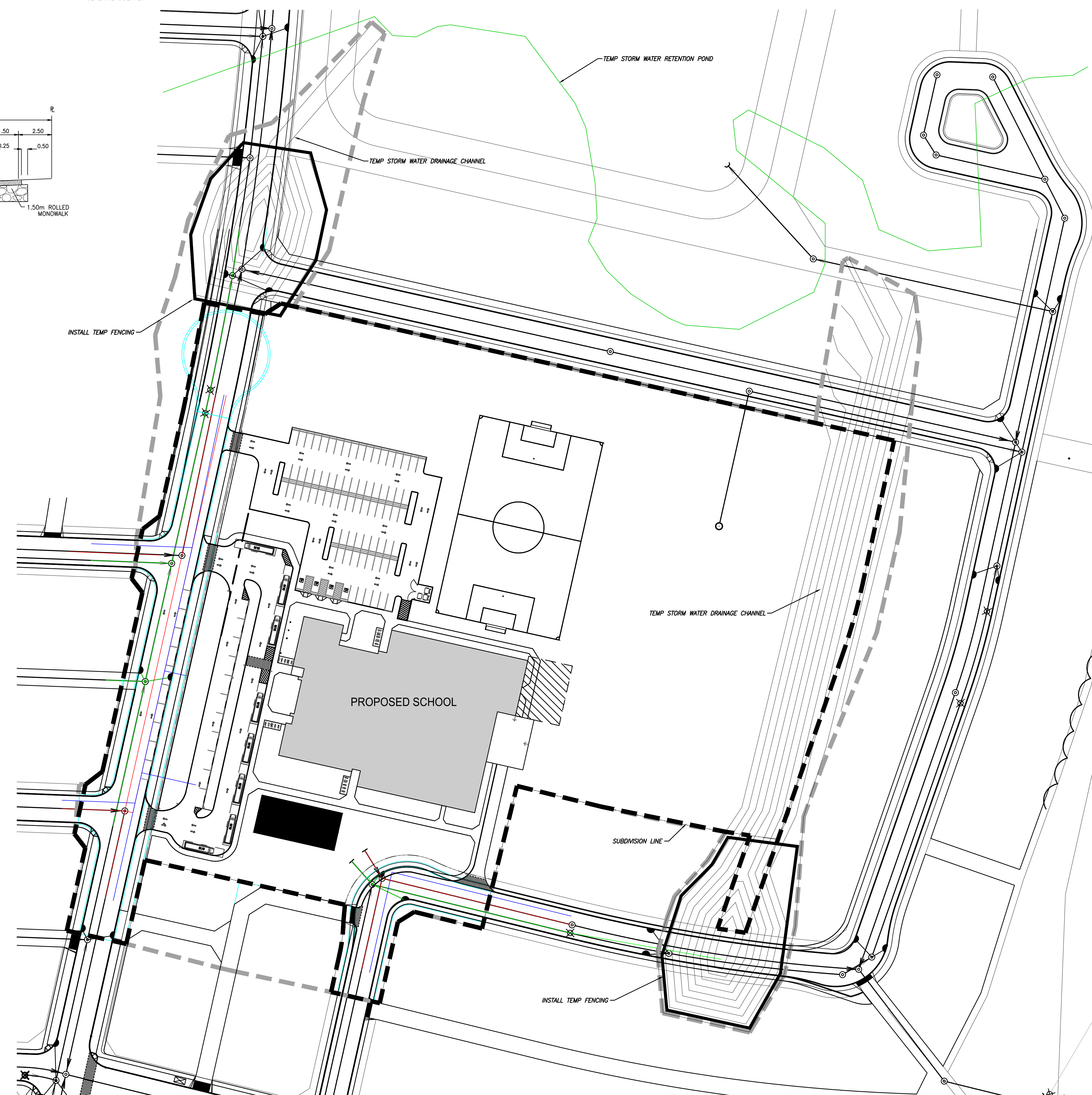
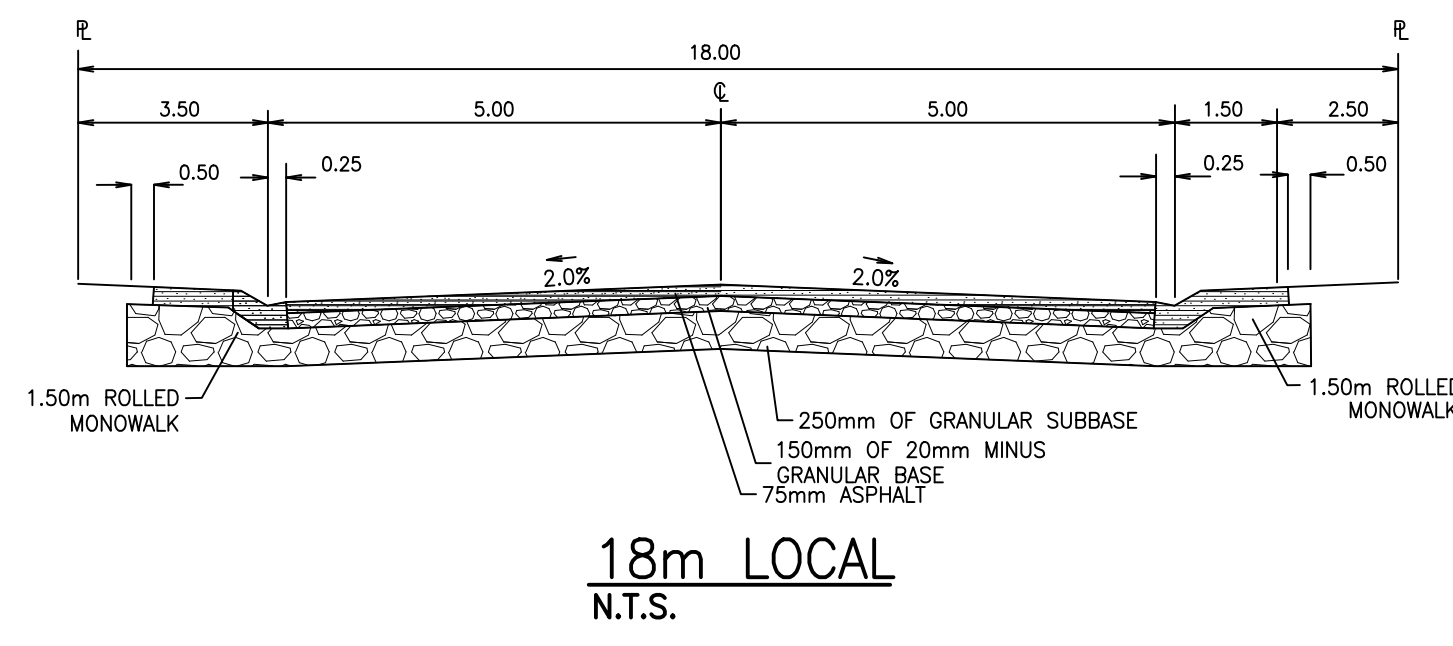
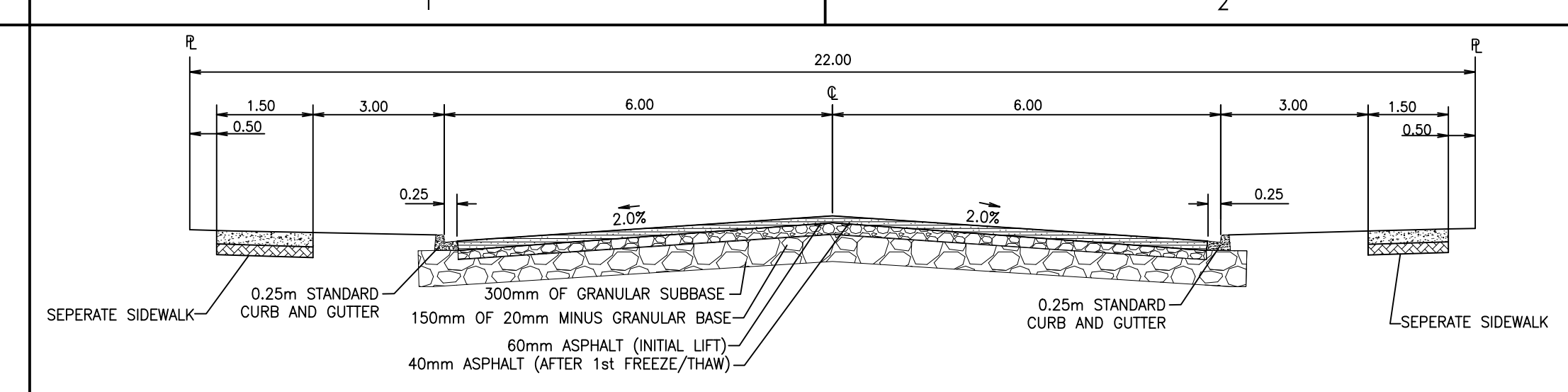
Title  
PRELIMINARY DESIGN PLAN

Project No.  
112849511

Revision Sheet  
0 1 of 1

Scale  
1:750

Drawing No.  
**C01**





# TOWN OF BLACKFALDS

# ASPEN LAKES WEST SERVICING STUDY

MAY 2024

Project Number: 112849511

**Legend**

- BOREHOLE NUMBER
- BOREHOLE GROUND ELEVATION
- ORIGINAL GROUND CONTOURS
- FINISHED DESIGN GRADE CONTOURS
- EX TREES (TO BE PRESERVED)
- EX TREES (TO BE REMOVED)
- SILT FENCE SETTLEMENT BASIN (MAX DEPTH 300mm)
- WELL HEAD
- CONSTRUCTION BOUNDARY

**EXISTING**

- CURB AND GUTTER
- STORM SEWER
- SANITARY SEWER
- WATERLINE
- MANHOLE
- CATCH BASIN MANHOLE
- STANDARD FACE CATCH BASIN (K-1)
- ROLLED FACE CATCH BASIN (SK-7)
- WATER VALVE
- FIRE HYDRANT VALVE
- FIRE HYDRANT
- REDUCER

- Notes**
- EROSION AND SEDIMENT CONTROL**
- INSTALL SILT FENCE AS SHOWN.
  - SILT FENCES TO CAPTURE SEDIMENTS ON THE UPHILL SIDE AT CURRENT PHASES AS NOTED ON DRAWING.
  - ALL SURFACE DRAINAGE FROM LANDS TO HAVE SEDIMENTATION BASINS CONSTRUCTED UPSTREAM OF INLETS. BASIN DEPTH TO BE 300mm MAXIMUM.
  - ALL CATCH BASINS TO HAVE SEDIMENT TRAPS UNTIL 2 YEARS AFTER CONSTRUCTION.

Revision	By	Appd	YYYY.MM.DD
G			
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B	RE-ISSUED FOR APPROVAL	ERH	AF 2024.05.06
A	ISSUED FOR APPROVAL	LG	AF 2024.04.18

**Issued**

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File Name: 49511c.dwg	ZZ	ZZ	ZZ 2018.XX.XX
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**Client/Project**  
TOWN OF BLACKFALDS

**ASPEN LAKES WEST SERVICING STUDY**

BLACKFALDS AB CANADA

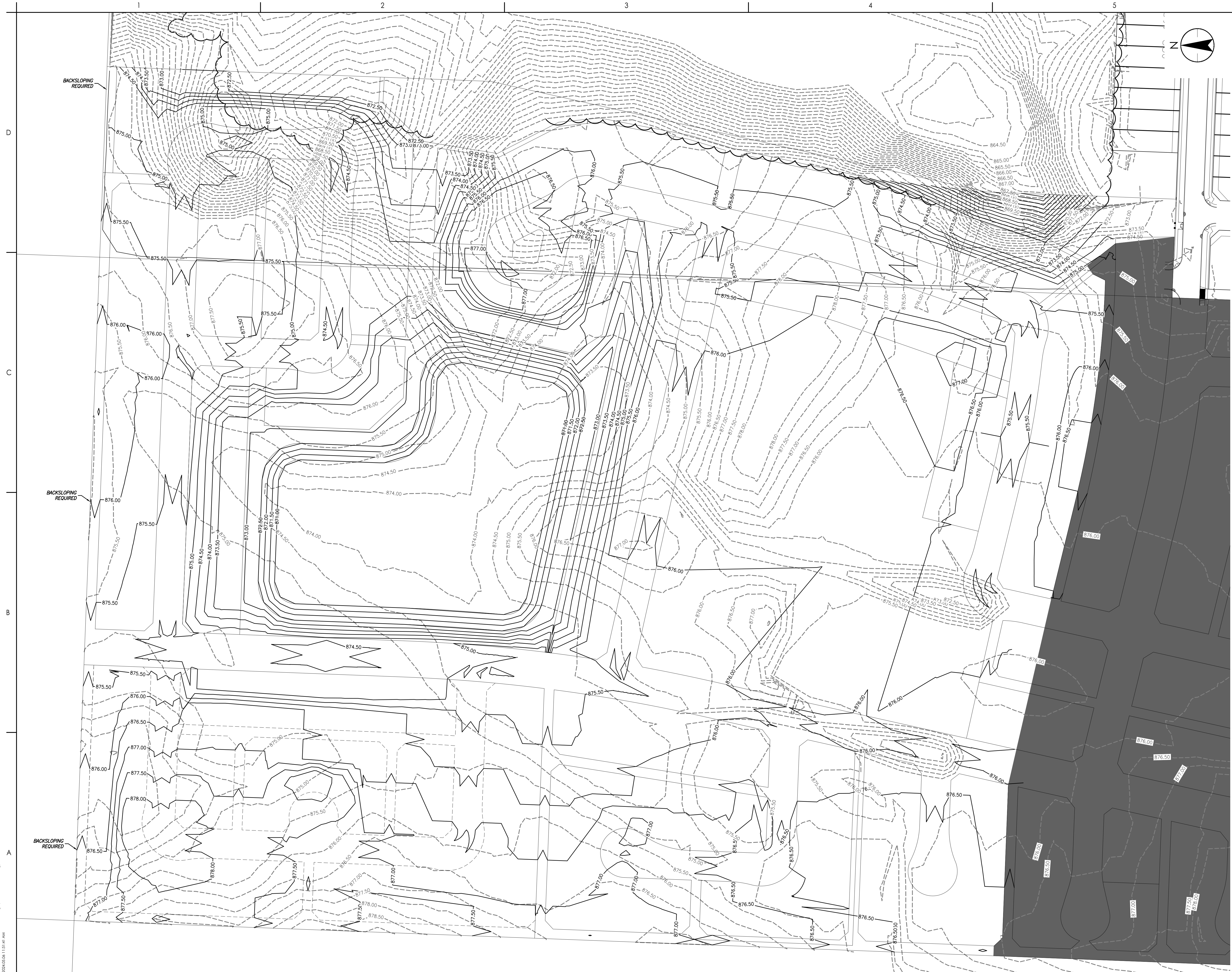
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OVERALL GRADING PLAN

**Project No.**  
112849511

**Scale**  
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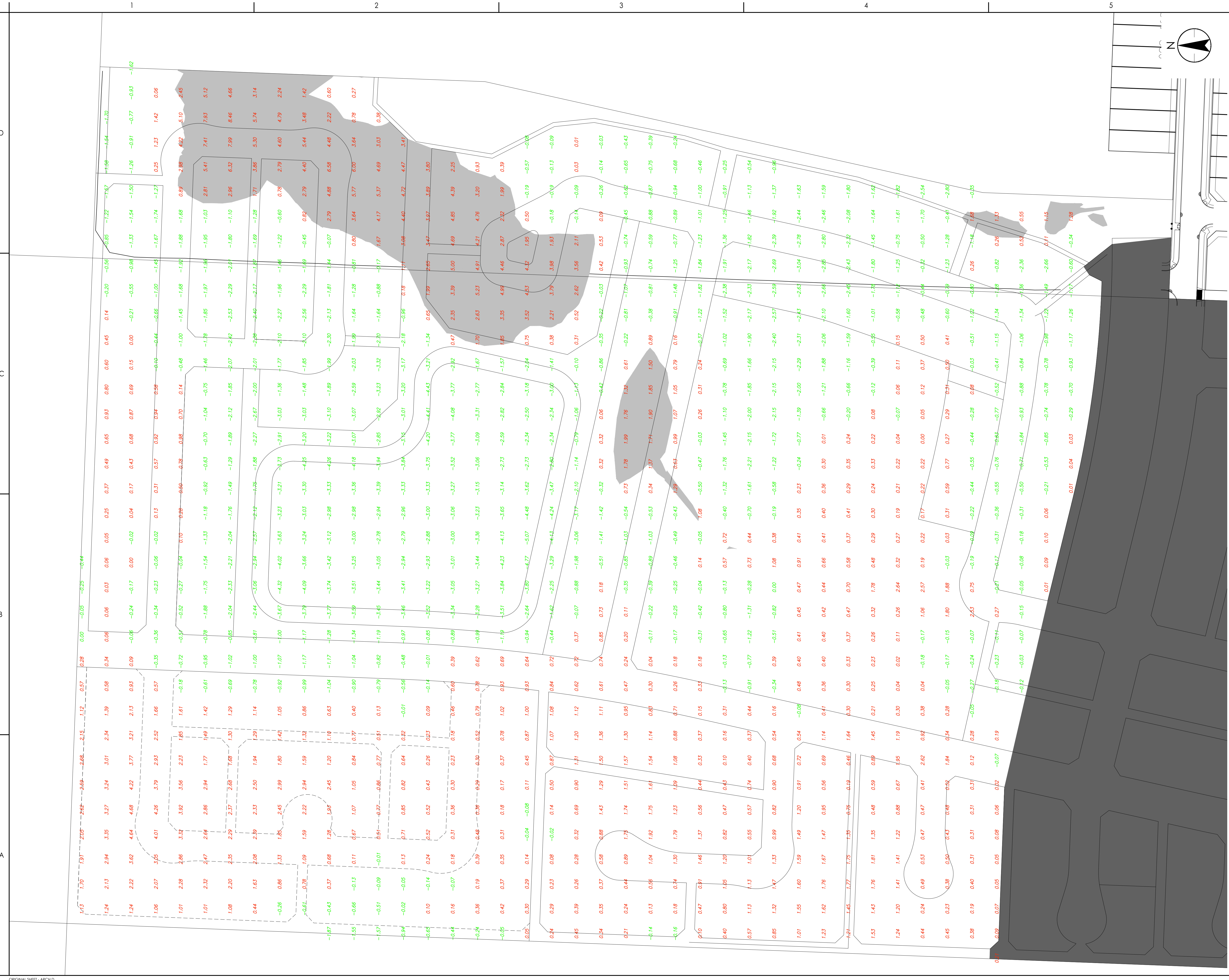
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0 2 of 10

**Drawing No.**  
C01A





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**Legend**

- 0.20 CUT
- 0.40 FILL
- >1.20m FILL AREA
- CONSTRUCTION BOUNDARY

Revision			
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**ASPEN LAKES WEST SERVICING STUDY**

BLACKFALDS AB CANADA

Title  
**CUT - FILL PLAN**

Project No. 112849511	Scale 1:1000
Revision Sheet 0 3 of 10	Drawing No. <b>C01B</b>

EXISTING	PROPOSED
○	FACE OF CURB
○	MANHOLE
○	CATCH BASIN MANHOLE
○	STANDARD FACE CATCH BASIN
○	ROLLED FACE CATCH BASIN
○	POWER POLE
○	WATER VALVE
○	FIRE HYDRANT
○	REINFORCED SIDEWALK CROSSING
○	DIRECTION OF DRAINAGE
○	POST AND CABLE FENCING
○	GRASS SWALE
○	BOLLARDS
○	COMMUNITY MAILBOX
○	POTENTIAL TRANSIT STOP
○	CONSTRUCTION BOUNDARY

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- ALL ROAD GRADES SHOWN ARE TOP OF ASPHALT (TOA) = LIP OF GUTTER (LOG).

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B	RE-ASSUED FOR APPROVAL	ERH	AF 2024.05.06
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**Client/Project**  
TOWN OF BLACKFALDS

**ASPEN LAKES WEST SERVICING STUDY**

BLACKFALDS AB CANADA

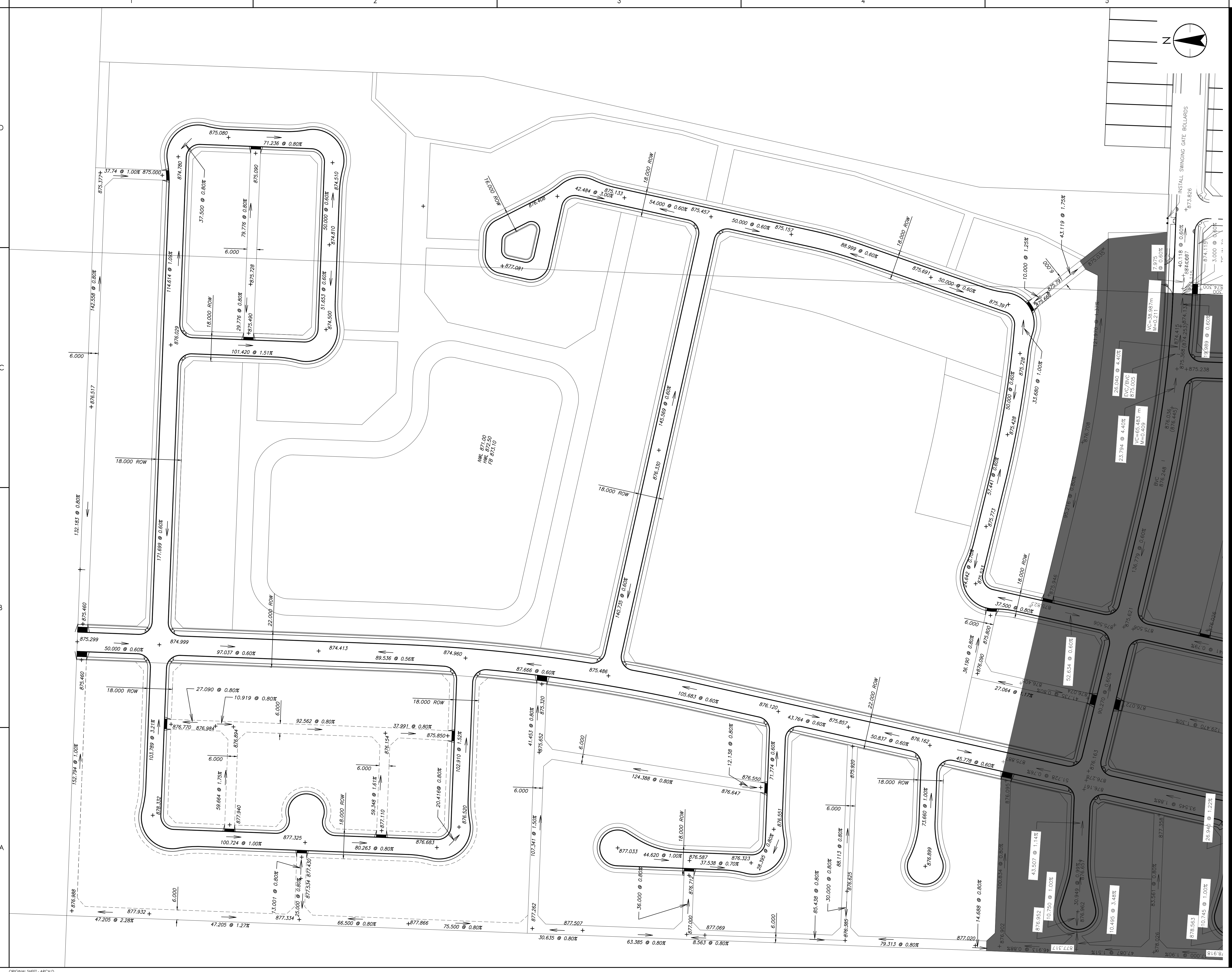
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**Project No.**  
112849511

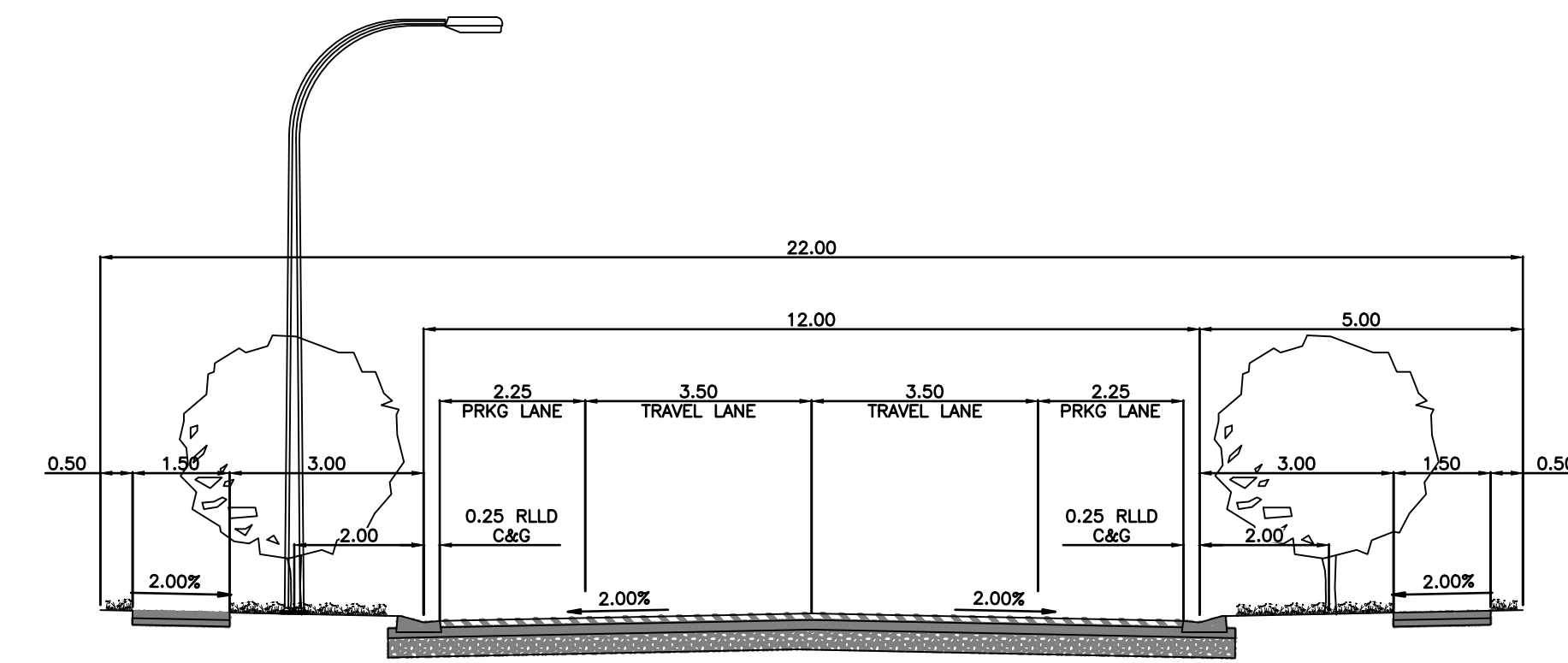
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**Revision Sheet**  
0 4 of 10

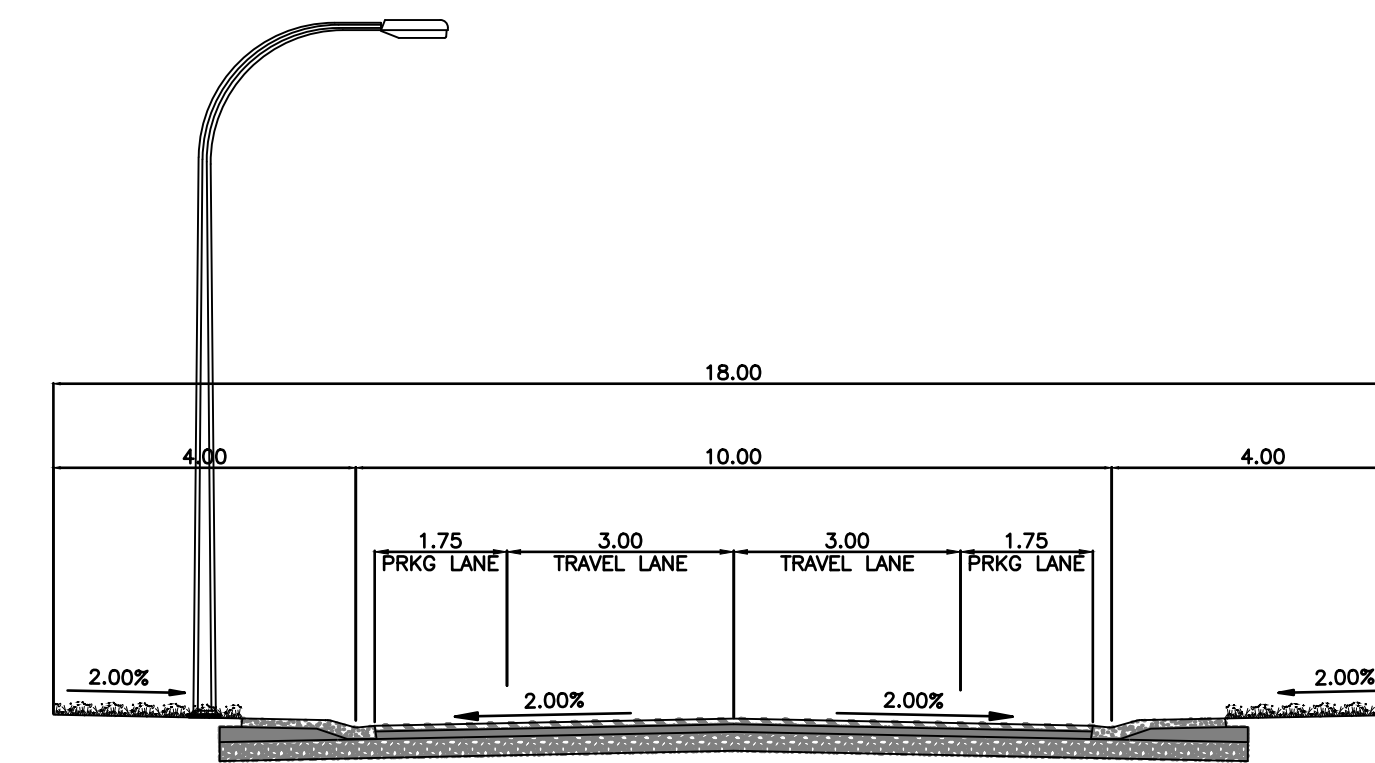
**Drawing No.**  
C02A



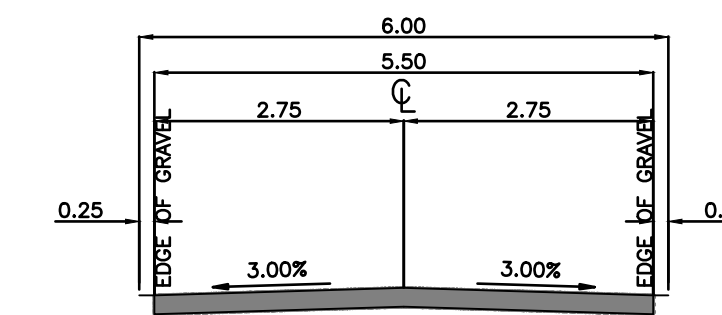
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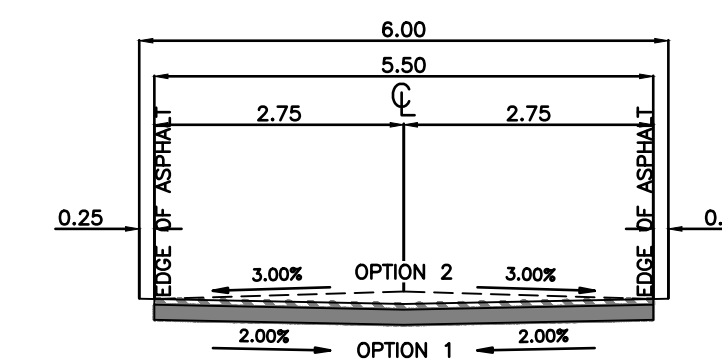
**22m UNDIVIDED COLLECTOR**  
N.T.S.



**18m LOCAL**  
N.T.S.



**6m LANE**  
N.T.S.



**6M LANE**  
N.T.S.

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TOWN OF BLACKFALDS

ASPEN LAKES WEST SERVICING STUDY

BLACKFALDS AB CANADA

Title  
ROADWAY DETAILS

Project No.  
112849511

Scale  
AS SHOWN

Revision Sheet  
0 5 of 10

Drawing No.  
**C02B**

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**Legend**

	EXISTING		PROPOSED
	CURB AND GUTTER		STORM SEWER
	SANITARY SEWER		WATERLINE
	MANHOLE		MANHOLE
	CATCH BASIN MANHOLE		CATCH BASIN MANHOLE
	STANDARD FACE CATCH BASIN (K-1)		STANDARD FACE CATCH BASIN (K-1)
	ROLLED FACE CATCH BASIN (SK-7)		ROLLED FACE CATCH BASIN (SK-7)
	WATER VALVE		WATER VALVE
	FIRE HYDRANT VALVE		FIRE HYDRANT VALVE
	FIRE HYDRANT		FIRE HYDRANT
	REDUCER		REDUCER
	INSULATED SERVICE		INSULATED SERVICE
	SHALLOW UTILITY DUCT CROSSING		SHALLOW UTILITY DUCT CROSSING
	GAS CROSSING SLEEVE		GAS CROSSING SLEEVE
	CONSTRUCTION BOUNDARY		CONSTRUCTION BOUNDARY

- Notes**
- ALL MANHOLES ARE TO BE STANDARD 1200mm UNLESS OTHERWISE NOTED.
  - ALL CATCH BASIN LEADS ARE TO BE 250mm DIA PVC PIPE UNLESS OTHERWISE NOTED.

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B	RE-ISSUED FOR APPROVAL	ERH	AF 2024.05.06
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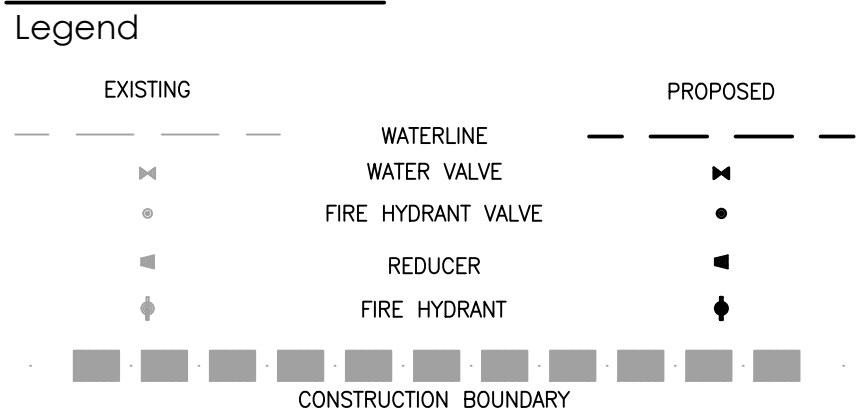
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Client/Project

Title

Project No. \_\_\_\_\_ Scale 1:1000

Revision \_\_\_\_\_ Sheet \_\_\_\_\_ of \_\_\_\_\_ Drawing No. \_\_\_\_\_



- Notes**
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  - THE CONTRACTOR IS RESPONSIBLE FOR ALL DETOURING AND CONSTRUCTION SIGNAGE.
  - ALL MANHOLES TO BE CONSTRUCTED WITH SULFATE RESISTANT CONCRETE.
  - PROVIDE CLASS B BEDDING IN ACCORDANCE WITH BLACKFALDS SPECIFICATIONS.
  - TRENCH BACKFILL TO BE COMPACTED TO BLACKFALDS SPECIFICATIONS.
  - ALL CONCRETE TO BE TYPE 50 28 MPa.
  - ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE NOTED.
  - NO EXCAVATION FOR DEEP UTILITIES TO OCCUR OUTSIDE OF UTILITY EASEMENTS.
- WATER**
- WATER MAINS TO BE P.V.C. C900 SDR18 CL150.
  - TOP OF WATER MAIN TO BE A MINIMUM OF 2.70m BELOW FINISHED GRADE.
  - FLUSHING POINTS TO BE 50mm MAIN COCK C/W TEMPORARY CURB STOP AND PIPE.

Revision	By	Appd	YYYY.MM.DD
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B	RE-ISSUED FOR APPROVAL	ERH	AF 2024.05.04
A	ISSUED FOR APPROVAL	LG	AF 2024.04.18

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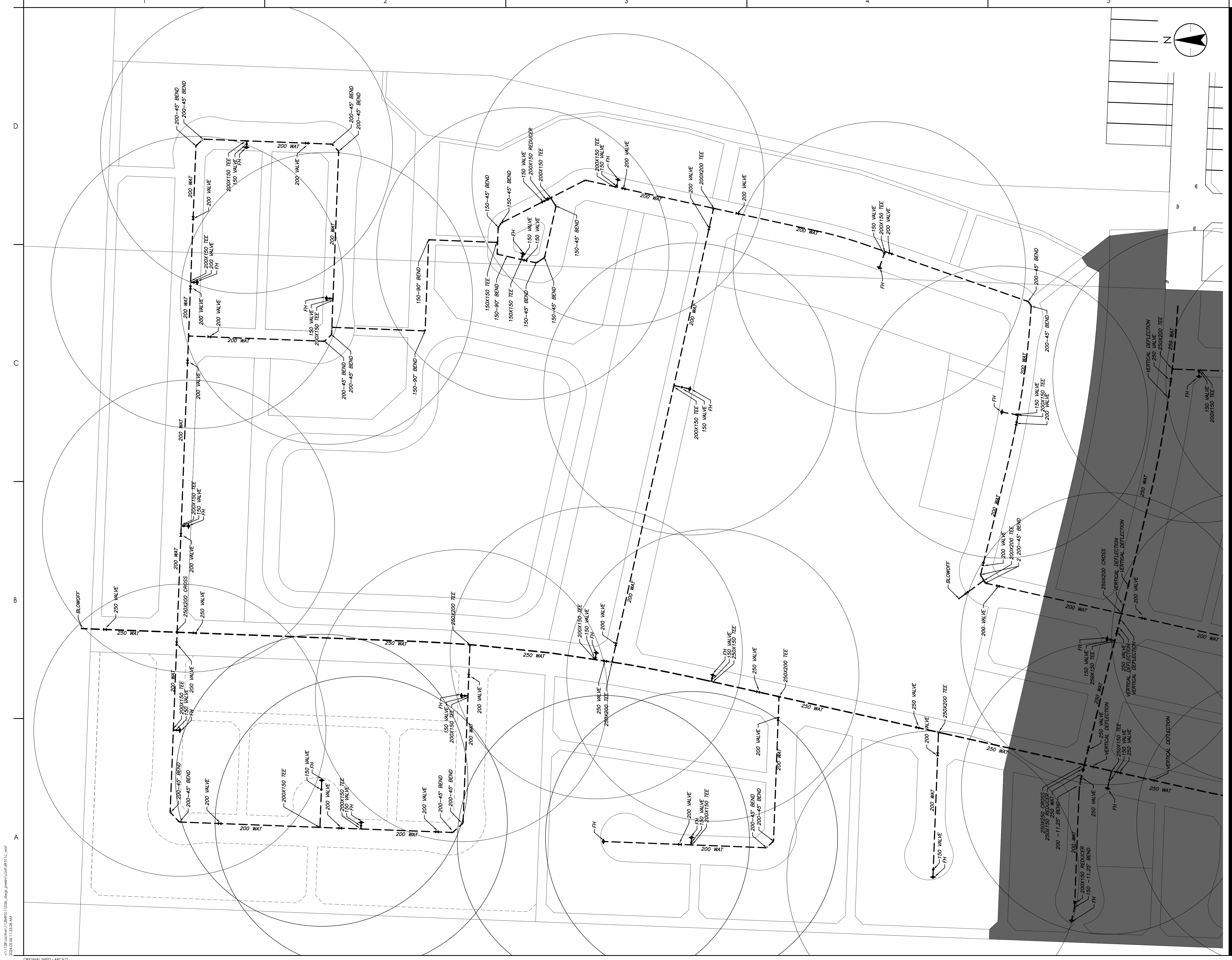
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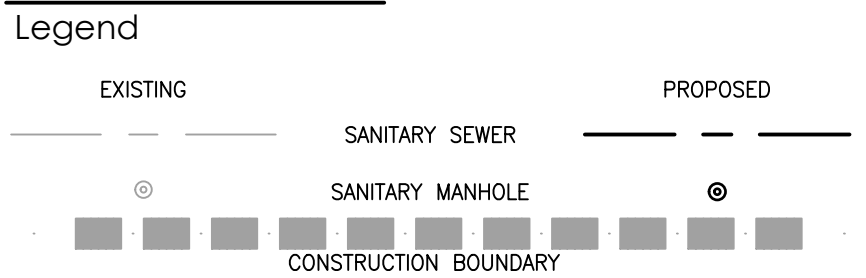
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  - ALL MANHOLES TO BE CONSTRUCTED WITH SULFATE RESISTANT CONCRETE.
  - PROVIDE CLASS B BEDDING IN ACCORDANCE WITH BLACKFALDS SPECIFICATIONS.
  - TRENCH BACKFILL TO BE COMPACTED TO BLACKFALDS SPECIFICATIONS.
  - ALL CONCRETE TO BE TYPE 50 28 MPa.
  - ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE NOTED.
  - NO EXCAVATION FOR DEEP UTILITIES TO OCCUR OUTSIDE OF UTILITY EASEMENTS.
- SANITARY**
- 200mm SANITARY MAINS TO BE P.V.C. SDR35 CONFORMING TO CURRENT C.S.A. STANDARD B182.4, A.S.T.M. SPECIFICATION F794 AND UNI-BELL UNI-B-9.
  - INSULATE SANITARY MAIN WITH H1-40 STYROFOAM WHERE THE SOIL COVER IS LESS THAN 2.70m.

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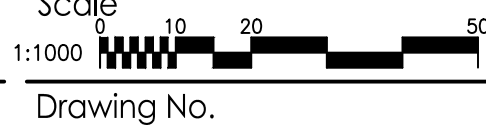
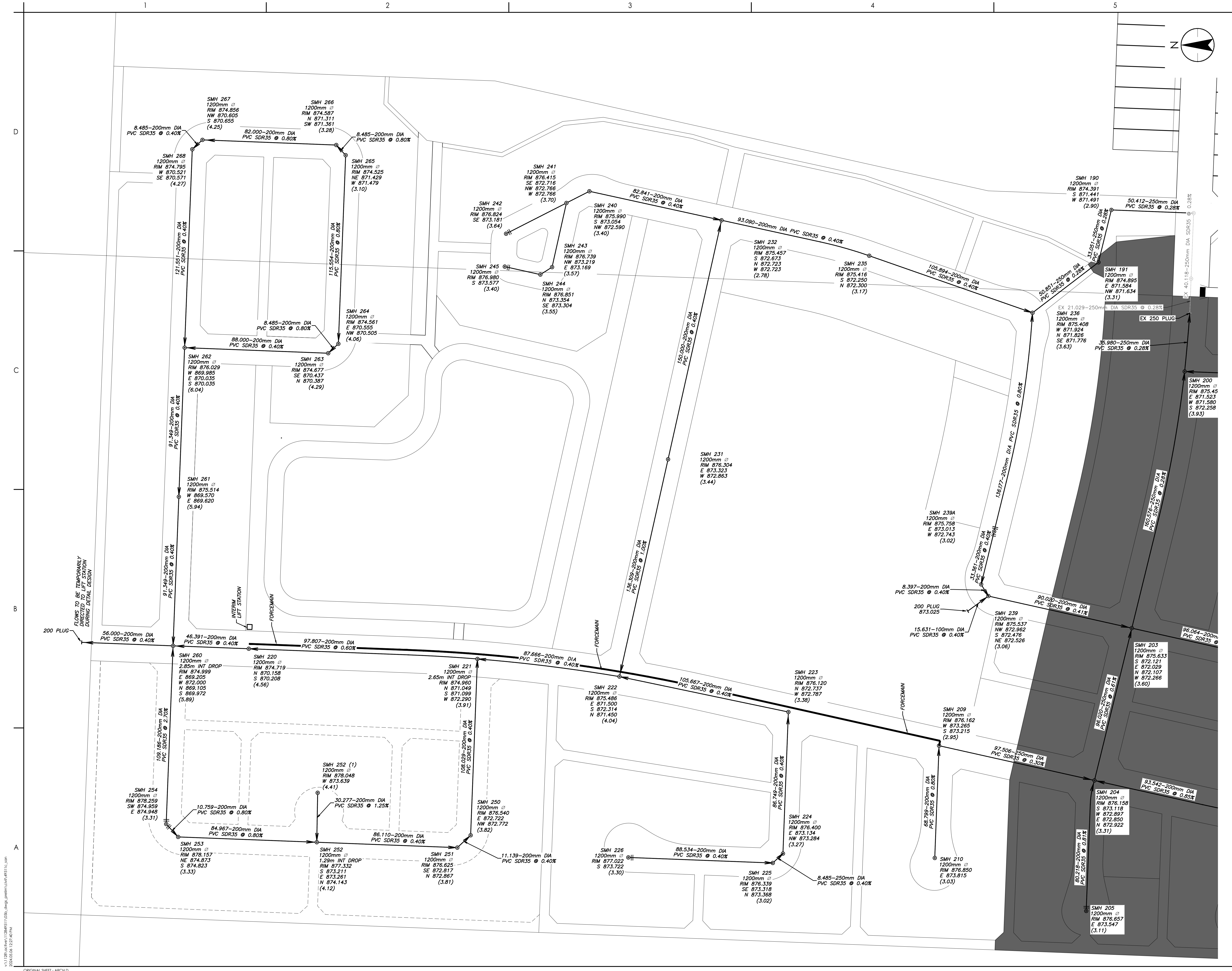
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Project No. \_\_\_\_\_

Revision \_\_\_\_\_ Sheet \_\_\_\_\_ of \_\_\_\_\_ Drawing No. \_\_\_\_\_

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EXISTING		PROPOSED	
—	STORM SEWER	—	STORM SEWER
○	STORM MANHOLE	○	STORM MANHOLE
○	CATCH BASIN MANHOLE	○	CATCH BASIN MANHOLE
—	STANDARD FACE CATCH BASIN	—	STANDARD FACE CATCH BASIN
—	ROLLED FACE CATCH BASIN	—	ROLLED FACE CATCH BASIN
—	MAJOR DRAINAGE PATTERN	→	MAJOR DRAINAGE PATTERN
—	AREA	○	AREA
—	RUN-OFF COEFFICIENT	○	RUN-OFF COEFFICIENT
—	CONSTRUCTION BOUNDARY	—	CONSTRUCTION BOUNDARY

- Notes**
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  5. THE CONTRACTOR IS RESPONSIBLE FOR ALL DETOURING AND CONSTRUCTION SIGNAGE.
  6. ALL GRADES SHOWN ARE TO TOP OF ASPHALT (T.O.A.) = LIP OF GUTTER (L.O.G.).
  7. CATCH BASIN RIM ELEVATIONS TO BE 15mm BELOW LIP OF GUTTER ELEVATION.
  8. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE NOTED.
  9. ALL SERVICES WITH LESS THAN 2.70m OF COVER ARE TO BE INSULATED.

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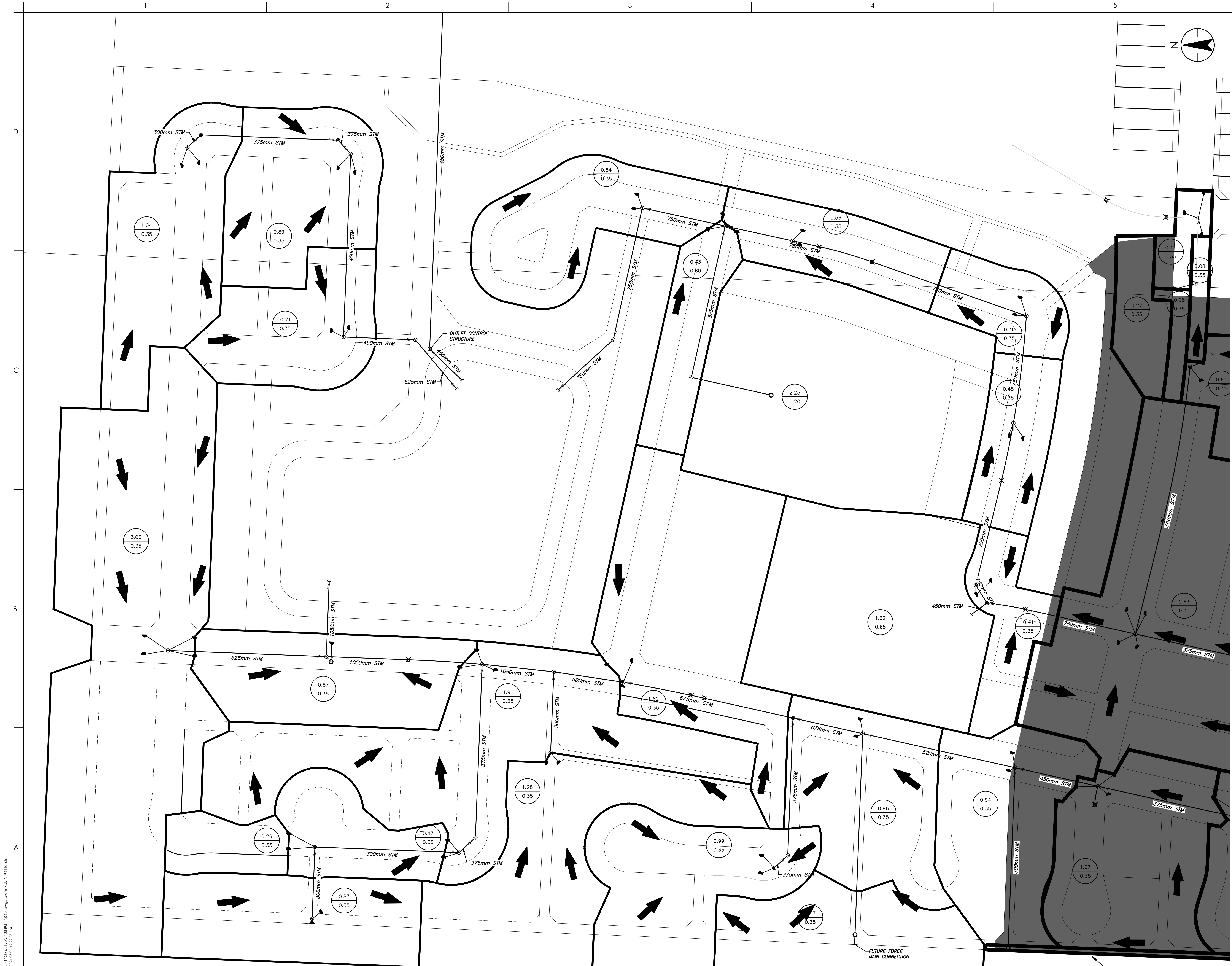
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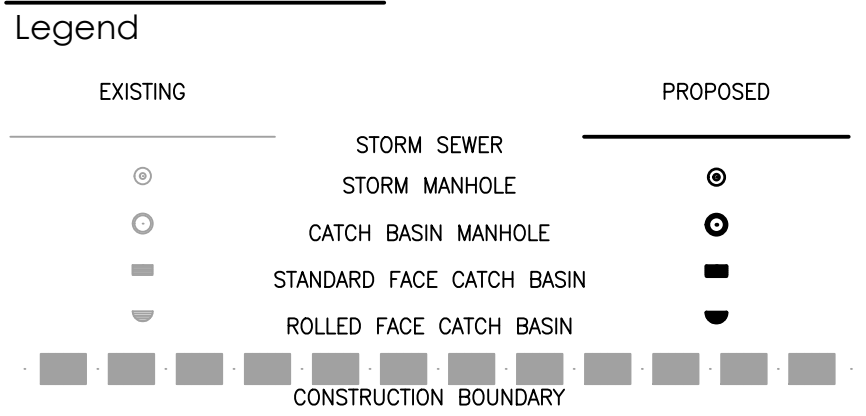
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  7. PROVIDE CLASS B BEDDING IN ACCORDANCE WITH BLACKFALDS SPECIFICATIONS.
  8. TRENCH BACKFILL TO BE COMPACTED TO BLACKFALDS SPECIFICATIONS.
  9. ALL CONCRETE TO BE TYPE 50 28 MPa.
  10. ALL GRADES SHOWN ARE TO TOP OF ASPHALT (T.O.A.) = LIP OF GUTTER (L.O.G.).
  11. CATCH BASIN RIM ELEVATIONS TO BE 15mm BELOW LIP OF GUTTER ELEVATION.
  12. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE NOTED.
  13. NO EXCAVATION FOR DEEP UTILITIES TO OCCUR OUTSIDE OF UTILITY EASEMENT.

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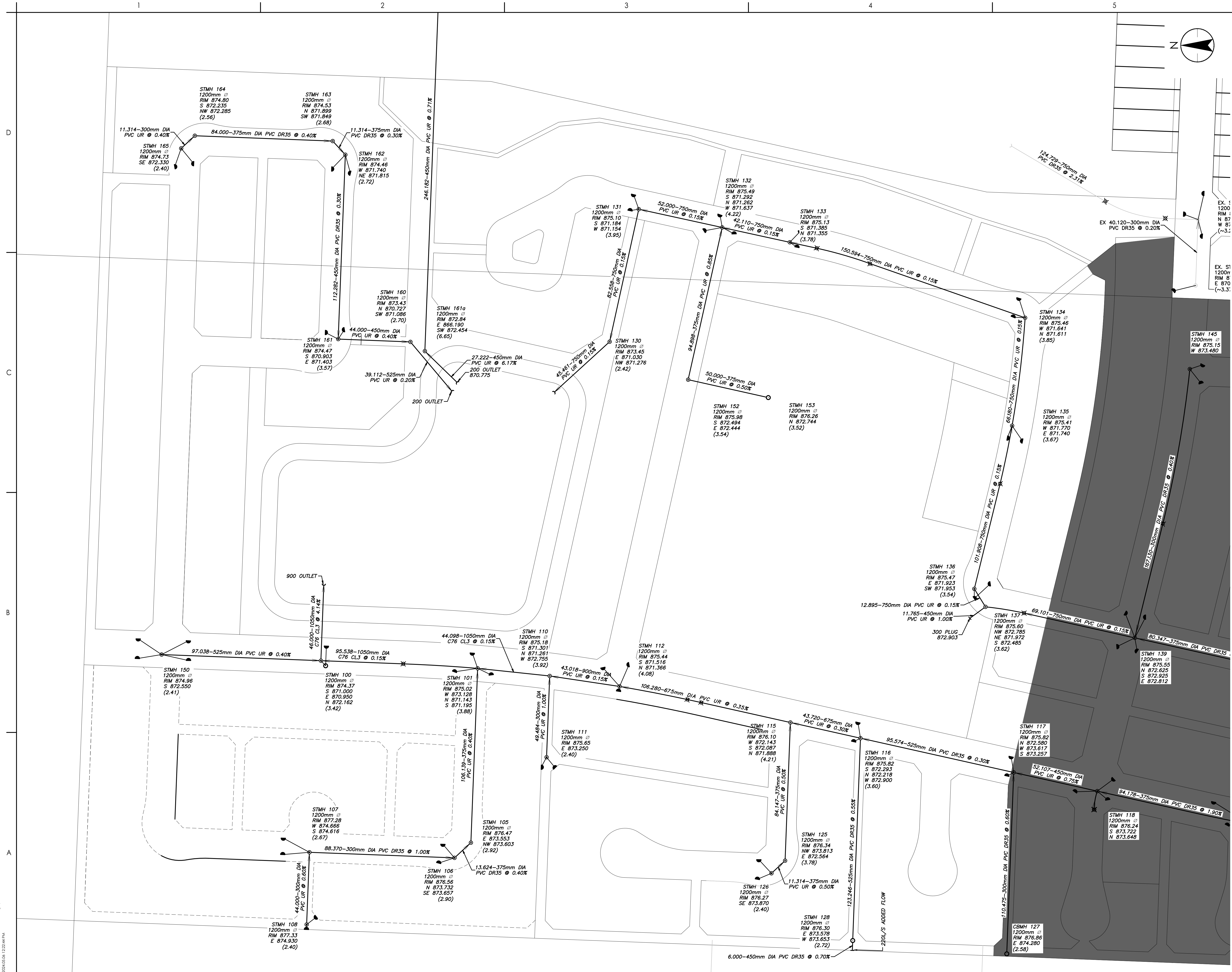
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Project No. \_\_\_\_\_ Scale \_\_\_\_\_  
 Revision \_\_\_\_\_ Sheet \_\_\_\_\_ of \_\_\_\_\_ Drawing No. \_\_\_\_\_





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**MEETING DATE:** May 14, 2024  
**PREPARED BY:** Danielle Nealon, Executive & Legislative Coordinator  
**PRESENTED BY:** Danielle Nealon, Executive & Legislative Coordinator  
**SUBJECT:** **Town of Sylvan Lake 1913 Days Parade Invitation**

---

## **BACKGROUND**

Annually, the Town of Sylvan Lake invites the Mayor or designate to attend and take part in the Sylvan Lake 1913 Days Parade, which typically occurs in June of each year.

## **DISCUSSION**

On April 17, 2024, the Town received the annual Town of Sylvan Lake 1913 Days Parade invitation for Mayor Hoover or a designate to attend the Parade on Saturday, June 15, 2024. Unfortunately, this year, Sylvan Lake's 1913 Days Parade falls on the same day as the Blackfalds Days Parade.

## **FINANCIAL IMPLICATIONS**

Funds are allocated annually for parade candy and the use of the Town's golf cart float.

## **ADMINISTRATIVE RECOMMENDATION**

That Council consider the following motion:

1. That Council sends regrets for the 1913 Days Parade Invitation and extends best wishes to the Town of Sylvan Lake for a successful parade.


## **ALTERNATIVES**

- a) That Council refer this item back to Administration.

## **ATTACHMENTS**

- *Letter Invitation from Town of Sylvan Lake Re: 1913 Days Parade Invitation*

## **APPROVALS**



---

Kim Isaak,  
Chief Administrative Officer



---

Department Director/Author



**Town of Sylvan Lake**  
Municipal Government Building  
5012 – 48 Avenue  
Sylvan Lake, AB T4S 1G6

tsl@sylvanlake.ca  
T 403.887.2141  
F 403.887.3660  
**sylvanlake.ca**

April 17, 2024

Mayor Jamie Hoover  
Box 220, 5018 Waghorn Street  
Blackfalds, AB T0M 0J0

Salutation,

The Town of Sylvan Lake cordially invites you to participate in its “1913 Days Celebration”. This year’s theme is “Historic Sylvan Lake”, and all events will be tailored around this theme.

This fun-filled event kicks off Friday, June 14<sup>th</sup> with yard games and an outdoor movie in Lakefront Park at 9:30 PM. On Saturday, June 15<sup>th</sup> there will be a pancake breakfast at the Sylvan Lake Firehall at 7:00 AM followed by the parade at 1:00 PM. Other activities on Saturday include a penny carnival, a classic car show, a kids inflata-fun zone and a soapbox derby. On Sunday, June 16<sup>th</sup> the celebration continues with horse-drawn carriage rides at Lakefront Park.

If you are interested in participating in the parade, please fill out the form located at <https://visitsylvanlake.ca/paraderegistration/> before Wednesday, June 12<sup>th</sup>, 2024. We do ask that you arrive to line up by no later than 12:00 PM as the parade begins promptly at 1:00 PM.

Best wishes,

*Channelle Brooker*

Channelle Brooker  
Culture and Tourism Supervisor  
Town of Sylvan Lake



---

**MEETING DATE:** May 14, 2024  
**PREPARED BY:** Danielle Nealon, Executive & Legislative Coordinator  
**PRESENTED BY:** Danielle Nealon, Executive & Legislative Coordinator  
**SUBJECT:** **Stettler Steel Wheel Stampede Parade Invitation**

---

**BACKGROUND**

Annually, the Mayor or designate is invited to attend and take part in the Stettler Steel Wheel Stampede Parade, which typically occurs in June of each year.

**DISCUSSION**

On April 22, 2024, Mayor Hoover received the annual Stettler Steel Wheel Stampede Parade invitation taking place on Saturday, June 8, 2024, at 11:00 a.m.

**FINANCIAL IMPLICATIONS**

Funds are allocated annually for parade candy and the use of the Town's golf cart float.

**ADMINISTRATIVE RECOMMENDATION**

That Council consider the following motion:

1. That Council designates a dignitary to attend the Stettler Steel Wheel Stampede Parade.

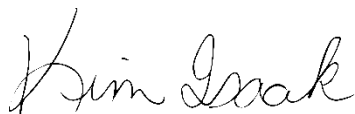
**ALTERNATIVES**

- a) That Council refer this item back to Administration.

**ATTACHMENTS**

- *Email Invitation from Stettler Regional Board of Trade Re: Stettler Steel Wheel Stampede Parade*

**APPROVALS**



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Kim Isaak,  
Chief Administrative Officer



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Department Director/Author

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**Subject:** Stettler Steel Wheel Stampede Parade

**From:** Coralie Cherewko <[ccherewko@StettlerBoardOfTrade.com](mailto:ccherewko@StettlerBoardOfTrade.com)>

**Sent:** Monday, April 22, 2024 2:21:34 PM

**To:** Jamie Hoover <[JHoover@blackfalds.ca](mailto:JHoover@blackfalds.ca)>

**Subject:** Stettler Steel Wheel Stampede Parade - June 8th



6606 50Ave Stettler, AB

**Project Manager** 403-742-3181

April 22, 2024

Dear Mayor Jamie Hoover

**Re: Stettler Steel Wheel Stampede Parade & Dignitary Luncheon**

On behalf of the Stettler Regional Board of Trade & Community Development, I would like to extend an invitation to you or an alternate, to participate in our 15<sup>th</sup> Annual Steel Wheel Stampede Parade.

This year our parade is taking place on Saturday, June 8<sup>th</sup> at 11:00 am.

You are welcome to bring your own vehicle or upon request, we will provide a parade vehicle for you. Parade assembly will be at the Rotary Armstrong Spray Park (62 street- please enter off 44<sup>th</sup> Avenue from the South). If you require a parade vehicle to provide for you, we ask for you to assemble at the Stettler Recreation Centre 6202 44 avenue) where you will be assigned a vehicle and chauffeured to the parade assembly location.

Following the parade, you are invited to join representatives of the Town and County of Stettler in the Hub at the Stettler Recreation Centre, 6202 – 44 Avenue, for the Dignitaries’ Luncheon.

Event Time are as follows:

10:30 am – Marshalling Commences

11:00 am – Parade Begins

12:30 pm – Stettler Town & County Dignitaries Lunch

Please RSVP by June 1st, indicating your attendance for the Parade, the Dignitary Lunch and if you will be requiring a vehicle and /or signage for the parade. Please feel free to contact us if you require any additional information.

Stampede weekend in Stettler is growing each year. Visit [www.steelwheelstampedee.com](http://www.steelwheelstampedee.com) for a list of rodeo events or [www.destinationstettler.com](http://www.destinationstettler.com) for community happenings during the week and beyond. We thank you for your consideration and look forward to welcoming you to the Stettler on June 8<sup>th</sup>.

Sincerely

**Coralie Cherewko**

**Stettler Region “The Heart of Alberta” - A Great Place to Live and A Great Place to Do Business**

**Coralie Cherewko**

**Project Manager**

403-742-3181

6606 50Ave Stettler, AB

**MEETING DATE:** May 14, 2024  
**PREPARED BY:** Danielle Nealon, Executive & Legislative Coordinator  
**PRESENTED BY:** Danielle Nealon, Executive & Legislative Coordinator  
**SUBJECT:** **Proclamation, World Family Doctor Day – May 19, 2024**

**BACKGROUND**

The Alberta College of Family Physicians (ACFP) is proud to celebrate the global recognition of World Family Doctor Day and asks Alberta’s municipalities to join us. First declared by WONCA (World Organization of Family Doctors) in 2010, this annual commemoration acknowledges the outstanding contributions of family doctors in healthcare systems around the world.

**DISCUSSION**

Seventy percent of health care provided in Alberta is done so by family doctors. World Family Doctor Day is a day to acknowledge the central role and contribution of family doctors in their patients' lives," says ACFP Executive Director Terri Potter. "Now more than ever, we need to celebrate and recognize family doctors who have been, for the majority of Albertans, their constant health care provider in an ever-changing and over-burdened system.

The Town has been invited to recognize the hard work and dedication of family physicians in our community.

**FINANCIAL IMPLICATIONS**

None

**ADMINISTRATIVE RECOMMENDATION**


That Council consider the following motion:

1. That Council move to proclaim May 19, 2024, as World Family Doctor Day in Blackfalds.

**ATTACHMENTS**

- *Proclamation, World Family Doctor Day – May 19, 2024*
- *World Family Doctor Day Poster*

**APPROVALS**

  
\_\_\_\_\_  
Kim Issak,  
Chief Administrative Officer

  
\_\_\_\_\_  
Department Director/Author

# Proclamation

**WHEREAS,**

our community trusts and relies on their family doctors to provide health care that is both timely and of the highest quality; and

**WHEREAS,**

we recognize and appreciate that 80% of health care in Alberta is delivered in communities by family doctors and primary health care providers; and

**WHEREAS,**

the foundation of an effective healthcare system for Alberta starts with strong primary healthcare; and

**WHEREAS,**

World Family Doctor Day provides an opportunity to celebrate and acknowledge the central role family doctors have in the delivery of personal, comprehensive, and continuing health care for people throughout their lives; and

**WHEREAS,**

World Family Doctor Day also presents the opportunity for governments, healthcare organizations, other professionals, and patients to recognize the vital role family doctors have; and

**NOW THEREFORE,**

on behalf of Council, I, Mayor Hoover of the Town of Blackfalds, do hereby proclaim:

**May 19, 2024, to be World Family Doctor Day**

I call upon everyone in our community and area to join in celebrating World Family Doctor Day and recognizing the valuable contributions of family doctors.

***Proclaimed on the \_\_\_\_ day of May 2024.***

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**Mayor Jamie Hoover**

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**WWW.FAMILYDOCSROCK.CA**