
1. **WELCOME AND CALL TO ORDER**

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.

3. **ADOPTION OF AGENDAS**

- 3.1 Regular Agenda for July 8, 2025
3.2 Consent Agenda for July 8, 2025
- a) **Declaration of No Interest** (*conflict of duty and interest, pecuniary or other*)
 - b) **Adoption of Minutes**
None
 - c) **Council Reports**
None
 - d) **Administrative Reports**
 - Report for Council, Enforcement & Protective Services Monthly Report – June 2025
 - Report for Council, Development & Building Monthly Report – June 2025
 - e) **Boards, Committees and Commission Minutes and/or Reports**
 - Municipal Planning Commission Meeting Minutes – February 25, 2025
 - f) **Information**
 - City of Lacombe Council Highlights – June 23, 2025
 - Lacombe County Council Highlights – June 26, 2025
 - g) **Correspondence**
None

4. **PUBLIC HEARING**

- 4.1 Bylaw 1329.25 – 5401 & 5403 South Street Redistricting

5. **DELEGATION**

None

6. **BUSINESS**

- 6.1 Request for Decision, Bylaw 1329.25 – 5401 & 5403 South Street Redistricting (*Second and Third Reading*)
6.2 Request for Decision, Aspen Community Garden Relocation
6.3 Request for Decision, Network for Decentralized Cooperation and Sustainable Development (RC3D)– Central Alberta Delegation
6.4 Request for Decision, Standing Committee of Council Meeting Cancellation Request
6.5 Request for Decision, Westerner Days Kick-Off Luncheon
6.6 Request for Decision, Alix Days Parade 2025
6.7 Bentley Days Parade
6.8 Regular Council Meeting Minutes – June 24, 2025

7. **NOTICES OF MOTION**

None

8. **CONFIDENTIAL**

- 8.1 Wadey House - *Access To Information Act* (ATIA) Section 29 (1) – Advice from Officials

9. **ADJOURNMENT**

Future Meetings/Events:

- Standing Committee of Council Meeting – July 14, 2025
- Regular Council Meeting – July 22, 2025

MEETING DATE: July 8, 2025

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

SUBJECT: **Enforcement and Protective Services Monthly Report - June 2025**

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 June for Municipal Enforcement, Occupational Health & Safety, Fire Services, RCMP and Emergency Management.

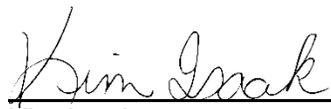
FINANCIAL IMPLICATIONS

None

ATTACHMENTS

- *Protective Services Monthly Report.*
- *M.E. Incident Summary Report*
- *Fire June monthly Incident Summary.*
- *RCMP Municipal Detachment at a Glance and Crime Gauges May 2025.*
- *RCMP Blackfalds Community BBQ Information.*

APPROVALS



Kim Isaak,
Chief Administrative Officer



Director/Author

Protective Services Monthly Report

Blackfalds Municipal Enforcement

Overview

In June, our enforcement team actively responded to numerous community concerns related to traffic, animal control, property standards, and public safety. Our proactive efforts aim to foster a safe, clean, and well-regulated community.

Complaints and Response Statistics

- **Total Complaints Received:** 107
- **Files Created by Officers:** 327
 - These files include reports, violations, notices, and follow-ups initiated for community issues and incidents.

Animal Control and Bylaw Enforcement

- **Unightly Premises Notices:**
Issued **156** notices to property owners through our seasonal bylaw student, addressing overgrown lawns, excessive debris, or other maintenance violations.
 - **Dog Complaints:**
Addressed several reports concerning barking disturbances, failure of owners to clean up after their pets (feces), and large breed dogs causing nuisances.
 - One large dog was taken into kenneling after its owners could not be located at the scene.
 - **Cat at Large Incidents:**
Multiple reports of cats roaming into neighbours' flower gardens and private yards. These incidents continue to pose challenges in pet population control.
 - **Found Property:**
 - Approximately 7 bicycles were recovered and logged as found property.
 - **Wildlife and Other Animal Complaints:**
 - Reports ranged from waterfowl and birds to skunks, totalling about 7 incidents requiring assessment or intervention.
-

Violations and Citations

- **Mail Notices Issued:** 25
These included various infractions such as:
 - Passing a school bus with flashing red lights
 - Illegal parking throughout various town locations
- **Traffic and Pedestrian Safety:**
Officers responded to multiple reports of vehicles failing to stop for pedestrians in crosswalks and observed numerous instances of speeding in playground zones, raising concerns over public safety.
- **Ongoing Investigations:**
 - Bullying and harassment complaints are actively being managed with dedicated files.
 - Suspicious persons seen biking around checking properties early in the morning hours, prompting patrols and community warnings.

- Off-highway vehicle (OHV) issues involving quads and dirt bikes are ongoing, with some incidents requiring enforcement actions.

Traffic Collisions and Incident Response

While patrolling, an officer responded to a single-vehicle collision involving a vehicle striking a light standard.

- The vehicle occupants claimed they were under the influence of narcotics.
- An immediate Observation revealed a large quantity of weapons in the vehicle.
- The RCMP was contacted; they arrived to detain the individuals and conduct further investigation.

E-Ticketing and Violations

- **Total traffic violations issued in June: 126**
 - **Under the Traffic Safety Act: 74**
 - **Use of Highways and Rules of the Road Regulation: 40**
 - **Vehicle Equipment Regulation: 9**
 - **Operator Licensing and Vehicle Control Regulation: 2**
 - **Environment Protection and Enhancement Act: 1**

Traffic Speed Monitoring Results

Using digital speed display and vehicle counter signs at key locations:

Location	Total Vehicles Count	Notable Speed Incidents
South Street Gravel East Bound	6,751	Approximately 160 km/h during daytime
South Street Gravel West Bound	7,666	Approximately 107 km/h during daytime
Cottonwood West Bound	82,027	Speeds recorded at approximately 129 km/h after midnight
Vista Trail South Bound	62,033	Approximately 120 km/h during early evening

Analysis:

These recorded speeds significantly exceed the posted speed limits, especially in residential and playground zones, posing serious safety hazards.

Enforcement and Community Safety Measures

Our team actively monitors major arterial roads and collaborates with regional enforcement agencies to mitigate speeding and other traffic violations. Innovative measures include:

- Increased patrol visibility during peak hours and weekends
- Use of speed radar devices for targeted enforcement
- Educational campaigns promoting safe driving behaviors

Daily Activities and Community Engagement

Our officers are continuously engaged in routine patrols, addressing:

- Unsightly and neglected properties
- Animal control issues, including stray and nuisance animals
- Wildlife management and safety concerns
- Traffic-related issues and pedestrian safety

Additionally, community outreach and partnership efforts remain ongoing to promote compliance and community well-being.

Blackfalds Fire Rescue

During the month of June, our regular training was a continuation of Firefighter Survival in Emergency situations in a hazardous environment.

Two of the Wednesday evenings we had a presentation from Stihl about operating and maintaining our chainsaws and leaf blowers.

Fortis also came in and did a presentation of electrical safety around power lines.

The Fire Department took delivery of the new Command unit. It still needs decaling and emergency equipment installed.

During the month of June, the department responded to twenty-five incidents.

A summary of the types of incidents for June 2025 is included.

Occupational Health & Safety

One inspection was completed by the regional Provincial OHS officer, on a Public Works site, (Painting lines), final report indicated all training, work performance was being completed in compliance with OHS regulations.

Interviews were conducted for the OHS Advisor position, currently awaiting reference checks on one candidate.

Two "Active Shooter" presentations were conducted at the Civic Center.

10 Incidents were reported over the month:

Public Works (3): Reported 1 Near Miss and 2 Damage to Property

Aquatics (3): Reported 2 Near Miss incidents and 1 personal injury where a guest cut their chin open.

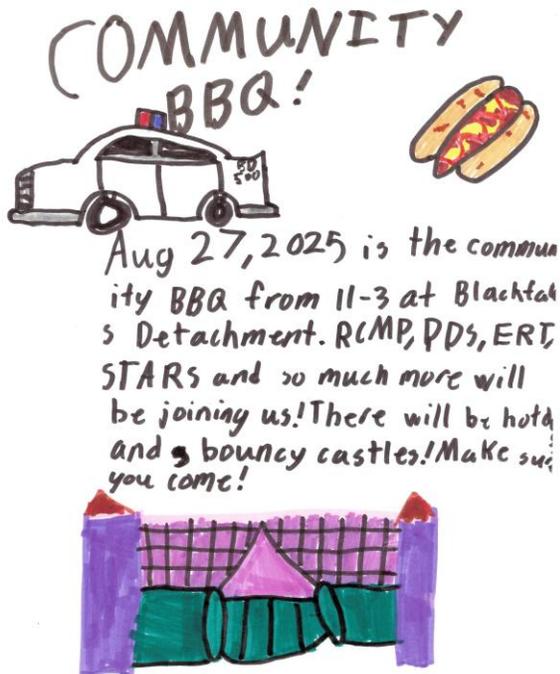
Custodial (3): Reported 2 incidents involving contamination, 1 incident involving damage to property (Soap dispensers ripped off wall).

Admin (1): Reported 1 personal injury, where staff member missed the last stair walking down to FCSS and fell on their knees.

RCMP

The Blackfalds RCMP participated in the “Blackfalds Days” annual parade, with officers and families.

The Blackfalds RCMP are planning their Annual Community Barbeque for Wednesday August 27th, 2025, which will be held in front of the Detachment, in the front parking lot. Below is a poster created by a youth from the town.



Attached are the RCMP Stats for the month of May.

Emergency Management

Town of Blackfalds Emergency Management Team hosted ESS training, several LREMP partners attended as well as several town staff. Training involved “Facilities Management & Coordinator Training.

AEMA ESS instructor facilitated the training, as well as conducted an inspection of our Reception Center (Community Hall) and secondary (Abbey Center). She was very impressed with the facilities and felt they would accommodate emergency needs well.

LREMP Agency and Committee held a meeting during the month of June, an update was provided on the work the Contractor is doing for the November Exercise plan, as well as the update of the LREMP Plan.

Several staff members completed their online ICS 100 and BEM training.

The Fire Department and Municipal Enforcement participated in the Blackfalds Days Parade.

Municipal Enforcement held their annual Bike Rodeo, which was a tremendous success. Many volunteers helped make the event run smoothly.

The Police Committee met, and the policies are being updated to reflect the new regulations, as well as the Bylaw will be updated to ensure it meets the current requirements.

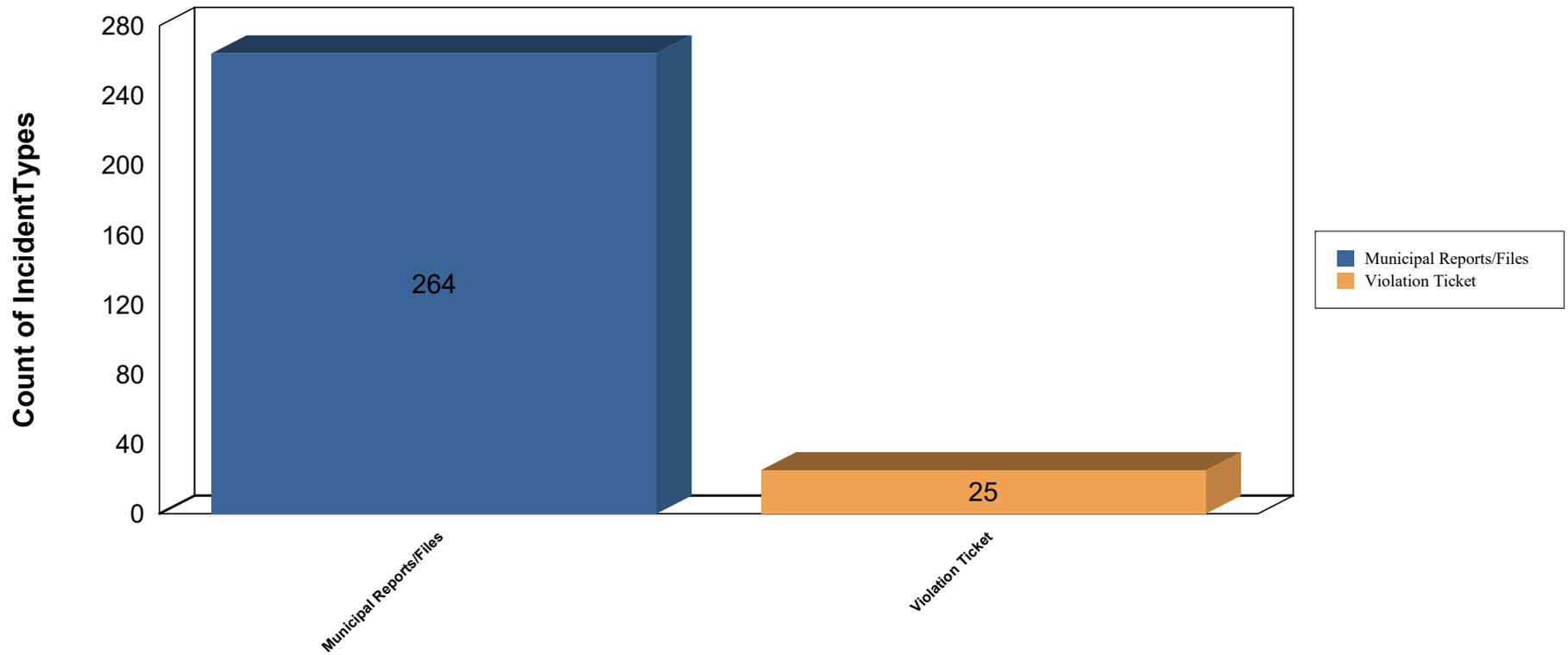
Ken Morrison

Director of Emergency Management & Protective Services

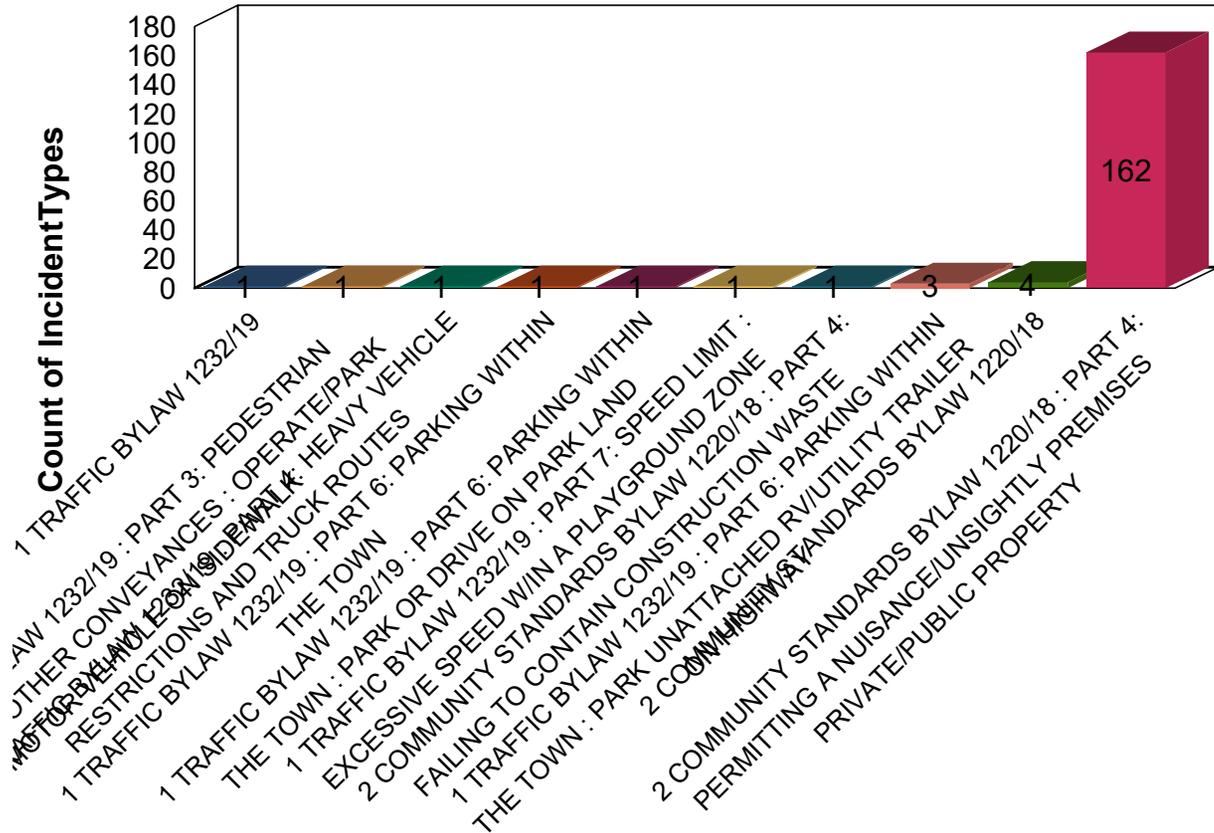
Town of Blackfalds

COMBINE MONTHLY REPORT Statistics from: 6/1/2025 12:00:00AM to 6/30/2025 11:59:59PM

Count of Reports Completed



Count of Incident Types



1 TRAFFIC BYLAW 1232/19	1 TRAFFIC BYLAW 1232/19 : PART 3: PEDESTRIAN BICYCLES OR OTHER CONVEYANCES : OPERATE/PARK MOTOR VEHICLE ON SIDEWALK
1 TRAFFIC BYLAW 1232/19 : PART 4: HEAVY VEHICLE RESTRICTIONS AND TRUCK ROUTES	1 TRAFFIC BYLAW 1232/19 : PART 6: PARKING WITHIN THE TOWN
1 TRAFFIC BYLAW 1232/19 : PART 6: PARKING WITHIN THE TOWN : PARK OR DRIVE ON PARK LAND	1 TRAFFIC BYLAW 1232/19 : PART 7: SPEED LIMIT : EXCESSIVE SPEED W/IN A PLAYGROUND ZONE
2 COMMUNITY STANDARDS BYLAW 1220/18 : PART 4: FAILING TO CONTAIN CONSTRUCTION WASTE	1 TRAFFIC BYLAW 1232/19 : PART 6: PARKING WITHIN THE TOWN : PARK UNATTACHED RV/UTILITY TRAILER ON HIGHWAY
2 COMMUNITY STANDARDS BYLAW 1220/18	2 COMMUNITY STANDARDS BYLAW 1220/18 : PART 4: PERMITTING A NUISANCE/UNSAFELY PRIVATE/PUBLIC PROPERTY

0.38% # of Reports: 1 Municipal Reports/Files 1 TRAFFIC BYLAW 1232/19

0.38% # of Reports: 1 Municipal Reports/Files 1 TRAFFIC BYLAW 1232/19 : PART 3: PEDESTRIAN BICYCLES OR OTHER CONVEYANCES : OPERATE/PARK MOTOR VEHICLE ON SIDEWALK

0.38% # of Reports: 1 Municipal Reports/Files 1 TRAFFIC BYLAW 1232/19 : PART 4: HEAVY VEHICLE RESTRICTIONS AND TRUCK ROUTES

0.38% # of Reports: 1 Municipal Reports/Files 1 TRAFFIC BYLAW 1232/19 : PART 6: PARKING WITHIN THE TOWN

0.38% # of Reports: 1 Municipal Reports/Files 1 TRAFFIC BYLAW 1232/19 : PART 6: PARKING WITHIN THE TOWN : PARK OR DRIVE ON PARK LAND

0.38% # of Reports: 1 Municipal Reports/Files 1 TRAFFIC BYLAW 1232/19 : PART 7: SPEED LIMIT : EXCESSIVE SPEED W/IN A PLAYGROUND ZONE

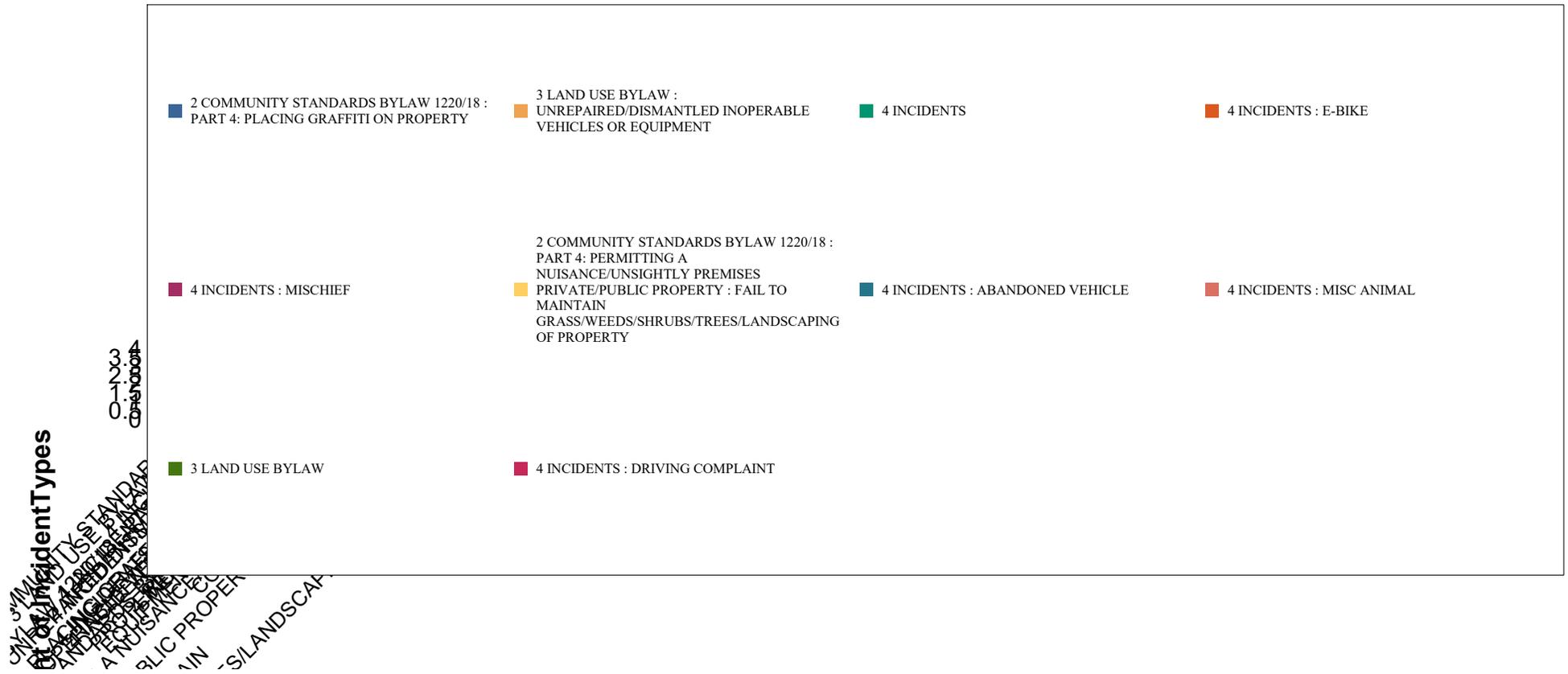
0.38% # of Reports: 1 Municipal Reports/Files 2 COMMUNITY STANDARDS BYLAW 1220/18 : PART 4: FAILING TO CONTAIN CONSTRUCTION WASTE

1.13% # of Reports: 3 Municipal Reports/Files 1 TRAFFIC BYLAW 1232/19 : PART 6: PARKING WITHIN THE TOWN : PARK UNATTACHED RV/UTILITY TRAILER ON HIGHWAY

1.51% # of Reports: 4 Municipal Reports/Files 2 COMMUNITY STANDARDS BYLAW 1220/18

61.13% # of Reports: 162 Municipal Reports/Files 2 COMMUNITY STANDARDS BYLAW 1220/18 : PART 4: PERMITTING A NUISANCE/UNSIGHTLY PREMISES PRIVATE/PUBLIC PROPERTY

Count of Incident Types



0.38% # of Reports: 1 Municipal Reports/Files 2 COMMUNITY STANDARDS BYLAW 1220/18 : PART 4: PLACING GRAFFITI ON PROPERTY

0.38% # of Reports: 1 Municipal Reports/Files 3 LAND USE BYLAW : UNREPAIRED/DISMANTLED INOPERABLE VEHICLES OR EQUIPMENT

0.38% # of Reports: 1 Municipal Reports/Files 4 INCIDENTS

0.38% # of Reports: 1 Municipal Reports/Files 4 INCIDENTS : E-BIKE

0.38% # of Reports: 1 Municipal Reports/Files 4 INCIDENTS : MISCHIEF

0.75% # of Reports: 2 Municipal Reports/Files 2 COMMUNITY STANDARDS BYLAW 1220/18 : PART 4: PERMITTING A NUISANCE/UNSIGHTLY PREMISES PRIVATE/PUBLIC PROPERTY : FAIL TO MAINTAIN GRASS/WEEDS/SHRUBS/TREES/LANDSCAPING OF PROPERTY

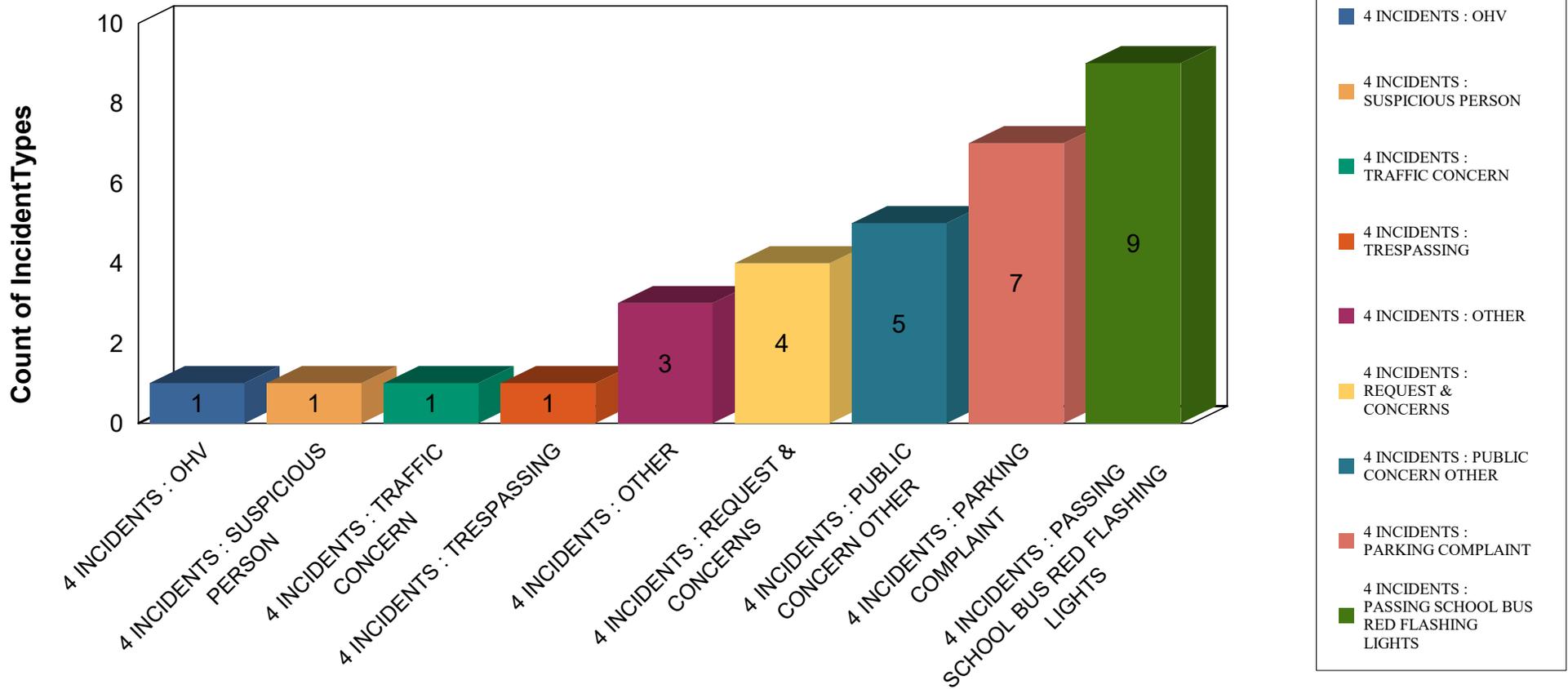
0.75% # of Reports: 2 Municipal Reports/Files 4 INCIDENTS : ABANDONED VEHICLE

0.75% # of Reports: 2 Municipal Reports/Files 4 INCIDENTS : MISC ANIMAL

1.51% # of Reports: 4 Municipal Reports/Files 3 LAND USE BYLAW

1.51% # of Reports: 4 Municipal Reports/Files 4 INCIDENTS : DRIVING COMPLAINT

Count of Incident Types



0.38% # of Reports: 1 Municipal Reports/Files 4 INCIDENTS : OHV

0.38% # of Reports: 1 Municipal Reports/Files 4 INCIDENTS : SUSPICIOUS PERSON

0.38% # of Reports: 1 Municipal Reports/Files 4 INCIDENTS : TRAFFIC CONCERN

0.38% # of Reports: 1 Municipal Reports/Files 4 INCIDENTS : TRESPASSING

1.13% # of Reports: 3 Municipal Reports/Files 4 INCIDENTS : OTHER

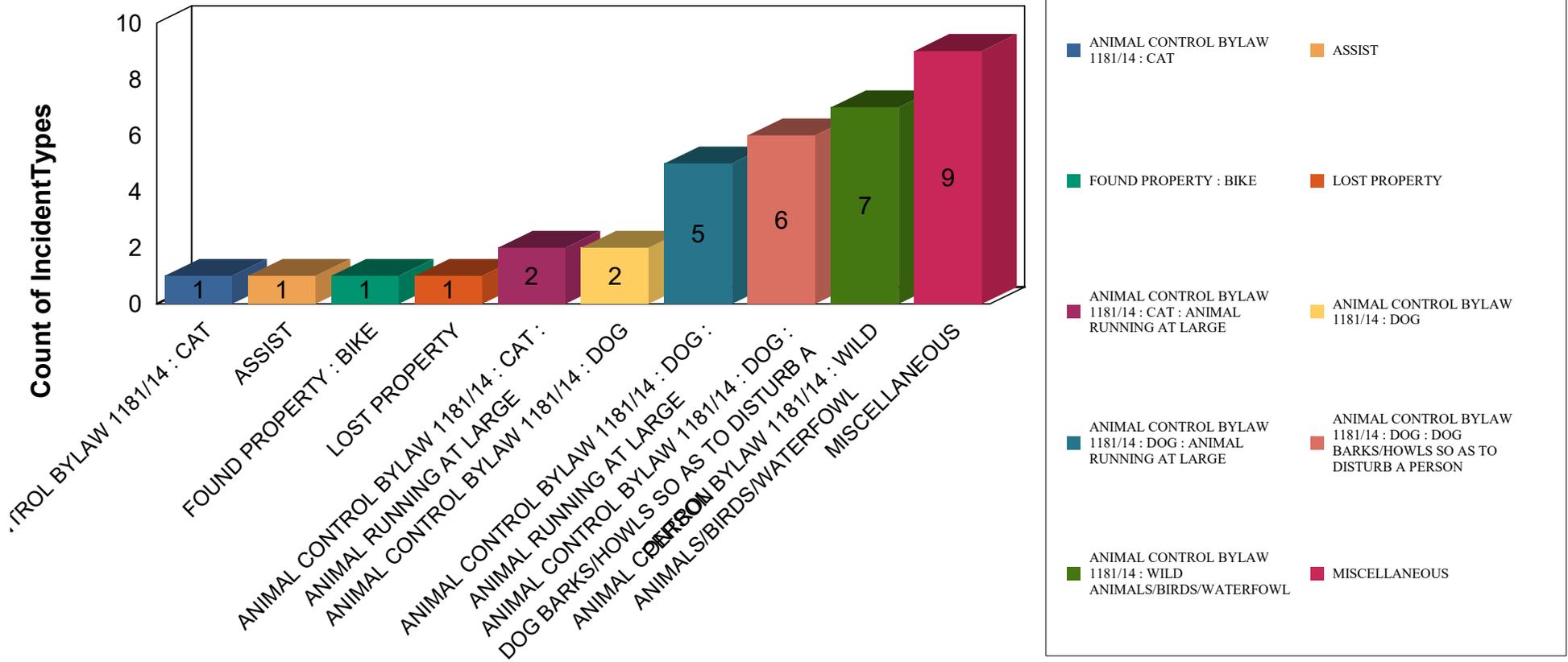
1.51% # of Reports: 4 Municipal Reports/Files 4 INCIDENTS : REQUEST & CONCERNS

1.89% # of Reports: 5 Municipal Reports/Files 4 INCIDENTS : PUBLIC CONCERN OTHER

2.64% # of Reports: 7 Municipal Reports/Files 4 INCIDENTS : PARKING COMPLAINT

3.40% # of Reports: 9 Municipal Reports/Files 4 INCIDENTS : PASSING SCHOOL BUS RED FLASHING LIGHTS

Count of Incident Types



0.38% # of Reports: 1 Municipal Reports/Files ANIMAL CONTROL BYLAW 1181/14 : CAT

0.38% # of Reports: 1 Municipal Reports/Files ASSIST

0.38% # of Reports: 1 Municipal Reports/Files FOUND PROPERTY : BIKE

0.38% # of Reports: 1 Municipal Reports/Files LOST PROPERTY

0.75% # of Reports: 2 Municipal Reports/Files ANIMAL CONTROL BYLAW 1181/14 : CAT : ANIMAL RUNNING AT LARGE

0.75% # of Reports: 2 Municipal Reports/Files ANIMAL CONTROL BYLAW 1181/14 : DOG

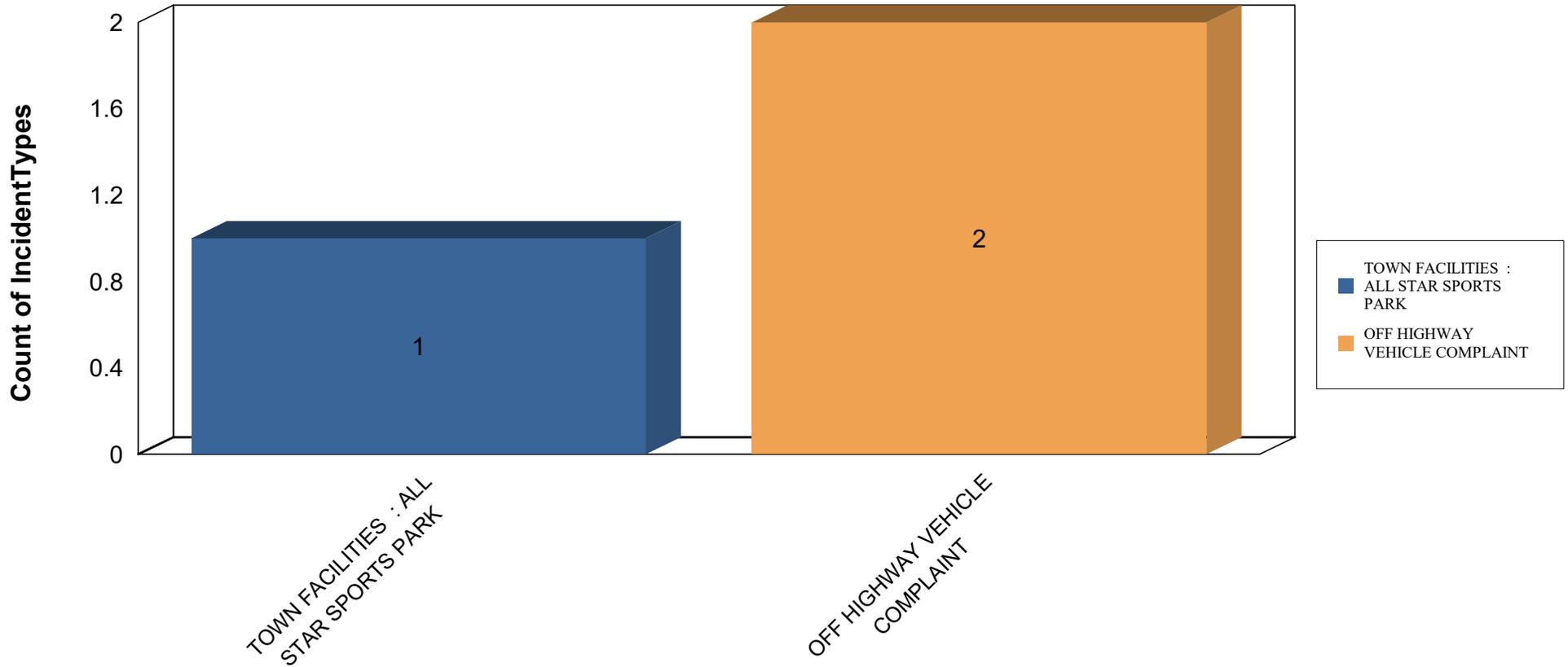
1.89% # of Reports: 5 Municipal Reports/Files ANIMAL CONTROL BYLAW 1181/14 : DOG : ANIMAL RUNNING AT LARGE

2.26% # of Reports: 6 Municipal Reports/Files ANIMAL CONTROL BYLAW 1181/14 : DOG : DOG BARKS/HOWLS SO AS TO DISTURB A PERSON

2.64% # of Reports: 7 Municipal Reports/Files ANIMAL CONTROL BYLAW 1181/14 : WILD ANIMALS/BIRDS/WATERFOWL

3.40% # of Reports: 9 Municipal Reports/Files MISCELLANEOUS

Count of Incident Types

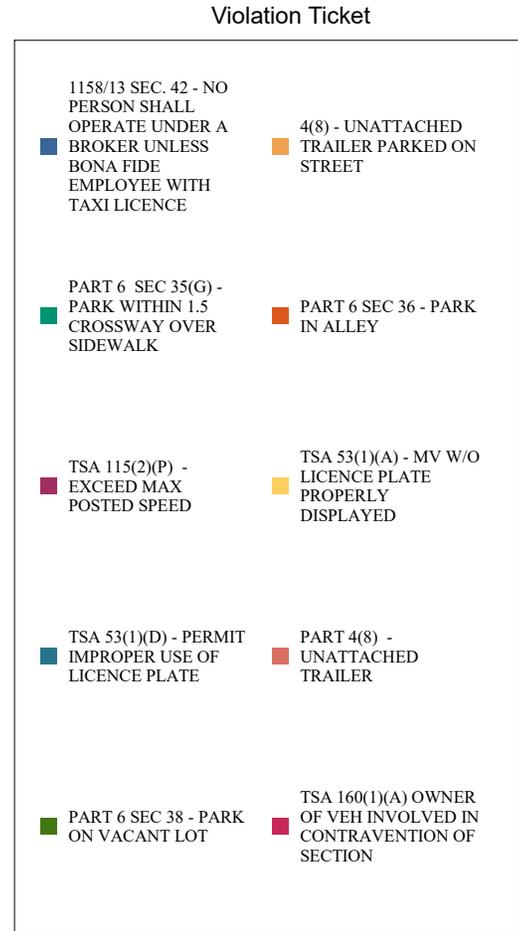
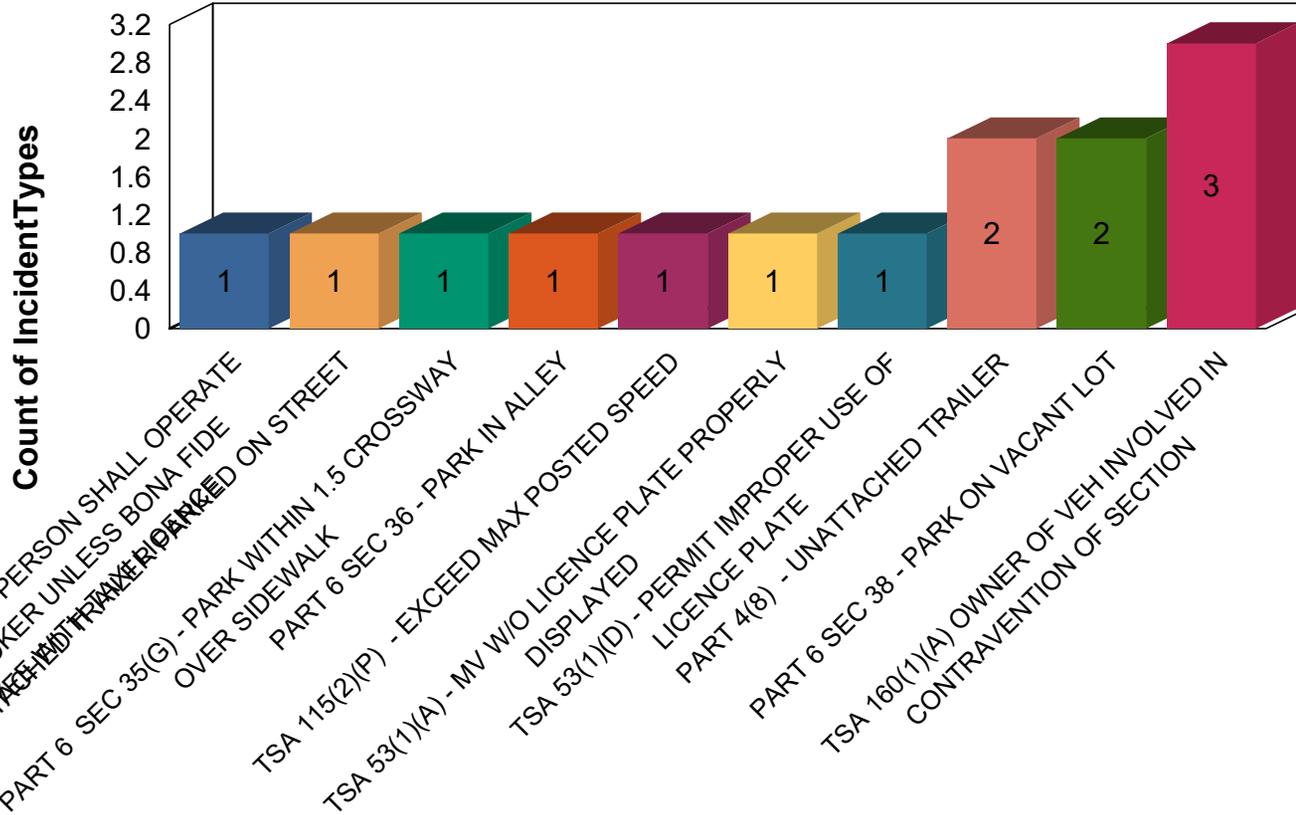


0.38% # of Reports: 1 Municipal Reports/Files TOWN FACILITIES : ALL STAR SPORTS PARK

0.75% # of Reports: 2 Municipal Reports/Files OFF HIGHWAY VEHICLE COMPLAINT

Grand Total: 100.00% Total # of Incident Types Reported: 265 Total # of Reports: 264

Count of Incident Types



3.57% # of Reports: 1 Violation Ticket 1158/13 SEC. 42 - NO PERSON SHALL OPERATE UNDER A BROKER UNLESS BONA FIDE EMPLOYEE WITH TAXI LICENCE

3.57% # of Reports: 1 Violation Ticket 4(8) - UNATTACHED TRAILER PARKED ON STREET

3.57% # of Reports: 1 Violation Ticket PART 6 SEC 35(G) - PARK WITHIN 1.5 CROSSWAY OVER SIDEWALK

3.57% # of Reports: 1 Violation Ticket PART 6 SEC 36 - PARK IN ALLEY

3.57% # of Reports: 1 Violation Ticket TSA 115(2)(P) - EXCEED MAX POSTED SPEED

3.57% # of Reports: 1 Violation Ticket TSA 53(1)(A) - MV W/O LICENCE PLATE PROPERLY DISPLAYED

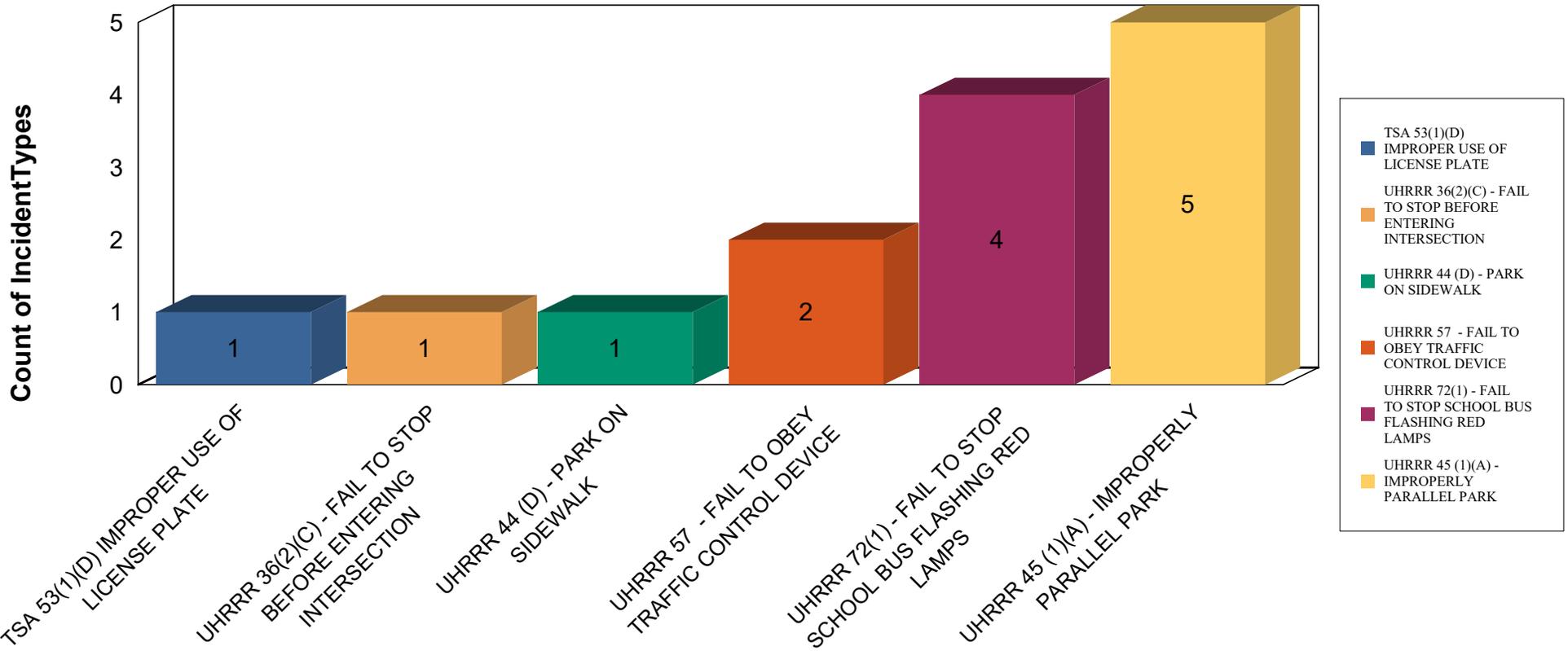
3.57% # of Reports: 1 Violation Ticket TSA 53(1)(D) - PERMIT IMPROPER USE OF LICENCE PLATE

7.14% # of Reports: 2 Violation Ticket PART 4(8) - UNATTACHED TRAILER

7.14% # of Reports: 2 Violation Ticket PART 6 SEC 38 - PARK ON VACANT LOT

10.71% # of Reports: 3 Violation Ticket TSA 160(1)(A) OWNER OF VEH INVOLVED IN CONTRAVENTION OF SECTION

Count of Incident Types



3.57% # of Reports: 1 Violation Ticket TSA 53(1)(D) IMPROPER USE OF LICENSE PLATE

3.57% # of Reports: 1 Violation Ticket UHRRR 36(2)(C) - FAIL TO STOP BEFORE ENTERING INTERSECTION

3.57% # of Reports: 1 Violation Ticket UHRRR 44 (D) - PARK ON SIDEWALK

7.14% # of Reports: 2 Violation Ticket UHRRR 57 - FAIL TO OBEY TRAFFIC CONTROL DEVICE

14.29% # of Reports: 4 Violation Ticket UHRRR 72(1) - FAIL TO STOP SCHOOL BUS FLASHING RED LAMPS

17.86% # of Reports: 5 Violation Ticket UHRRR 45 (1)(A) - IMPROPERLY PARALLEL PARK

Grand Total: 100.00% Total # of Incident Types Reported: 28 Total # of Reports: 25

Grand Total: 100.00% Total # of Incident Types Reported: 293

**Blackfalds (Municipal) Crime Statistic Summary – January to May****2025/06/09***Blackfalds (Municipal) – Highlights*

- **Break & Enters** are showing a 14.3% decrease when compared to the same period in 2024 (January to May). There were 1 fewer actual occurrences (from 7 in 2024 to 6 in 2025).
- **Theft of Motor Vehicles** increased by 42.9% when compared to the same period in 2024 (January to May). There were 3 more actual occurrences (from 7 in 2024 to 10 in 2025).
- **Theft Under \$5,000** increased by 47.1% when compared to the same period in 2024 (January to May). There were 8 more actual occurrences (from 17 in 2024 to 25 in 2025).

Blackfalds (Municipal) – Criminal Code Offences Summary

Crime Category	% Change 2024 – 2025 (January to May)
Total Persons Crime	3.1% Increase
Total Property Crime	5.8% Increase
Total Criminal Code	3.6% Increase

From January to May 2025, when compared to the same period in 2024, there have been:

- 2 more **Persons Crime** offences;
- 6 more **Property Crime** offences; and
- 7 more **Total Criminal Code** offences;

Blackfalds (Municipal) – May, 2025

- There were 2 **Thefts of Motor Vehicles** in May: 0 cars, 2 trucks, 0 minivans, 0 SUVs, 0 motorcycles, 0 other types of vehicles, and 0 vehicles taken without consent.
- There were 2 **Break and Enters** in May: 2 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 1 **Provincial Roadside Suspensions** in May (1 alcohol related and 0 drug related). This brings the year-to-date total to 13 (12 alcohol related and 1 drug related).
- There were a total of 9 files with the **Spousal Abuse** survey code in May (May 2024: 8). This brings the year-to-date total to 51 (2024: 53).
- There were 168 files with **Victim Service Unit** referral scoring in Blackfalds Municipal: 7 accepted, 24 declined, 1 proactive, 1 requested but not available, and 135 files with no victim.



Blackfalds Municipal Crime Gauge

2025 vs. 2024
January to May

Criminal Code Offences



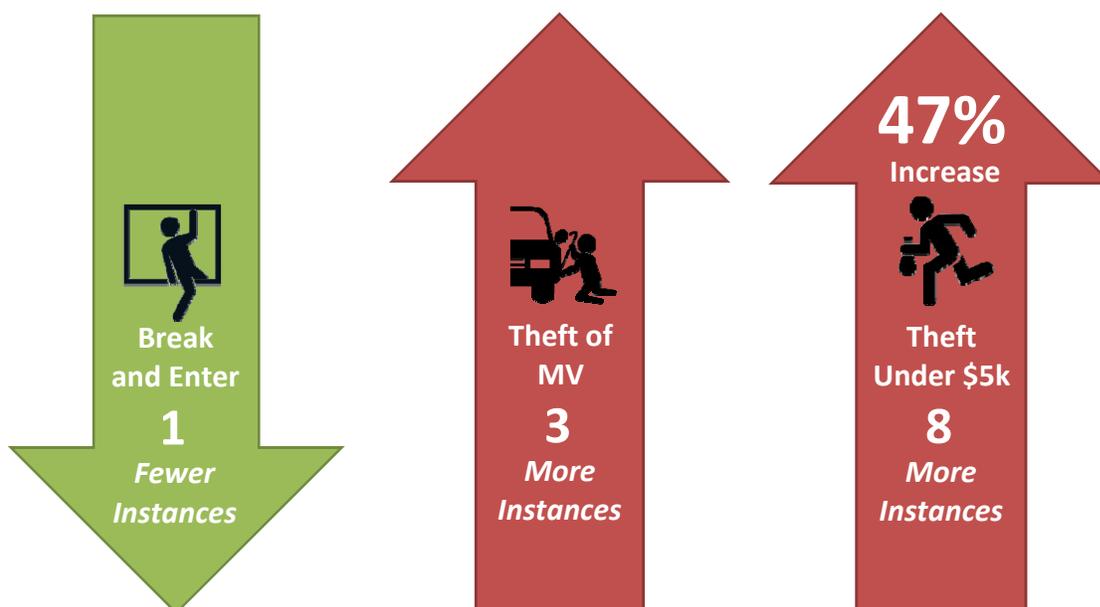
Total Criminal Code Offences:

4%

Increase

When compared to January to May, 2024

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 RCMP Community BBQ

When: **Wednesday August 27th, 2025**

11:00 am until 3:00 pm

Where: **Blackfalds RCMP Detachment**

4405 South Street, Blackfalds Alberta

Blackfalds RCMP Detachment is hosting their annual Community BBQ in conjunction with Rural Crime Watch. Please feel welcome to attend to interact with Detachment officers and personnel, have a hot dog / burger, and learn about other partnerships and units we work with.

In attendance is scheduled to include:

-“YIELD”, the RCMP Youth Initiative and Education in Lifestyles and Driving bringing modified racing patrol cars.

- Police Dog Services

- Community Peace Officers

- Tow trucks

- STARS ambulance

- RCMP Air Services

Further attendees may include others as we get closer.

On hand will be a Bouncy Castle for the kids (weather dependent!), BBQ, eats, etc.

Weekly flyers created by children will be distributed. Please feel forward to pass the attachments, flyers, and information along.

S/Sgt. Andrew ALLAN

Detachment Commander, Blackfalds RCMP

MEETING DATE: July 8, 2025
PREPARED BY: Jolene Tejkl, Planning & Development Manager
SUBJECT: **Development & Building Monthly Report – June 2025**

BACKGROUND

Attached is the June 2025 Development & Building Permit Report and Comparison for 2023-2025 year to date. We also have shown the comparison for the year-to-date figures for 2024 on the comparison report.

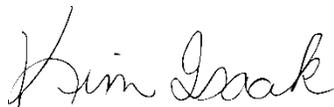
For Council's information, the "other" category captures the following types of residential permits:

- 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"
- Grading permits

ATTACHMENTS

- *June 2025 Development/Building Permit Report*
- *2023 – 2025 Development/Building Comparison Report*

APPROVALS



Kim Isaak,
Chief Administrative Officer



Department Director/Author

File No.	Civic	District	Development	Decision (otherwise pending)	Date of Decision
116-25	80 Almond Crescent	R-1S	Basement Reno	approved	23-Jun-25
117-25	4237 Westbrooke Road	R-1M	SFD	approved	23-Jun-25
118-25	89 Athens Road	R-2	Variance		
119-25	6 Sunridge Avenue	R-1M	Residential Kennel		
120-25	6037 Parkwood Road (Unit 105)	C-2	Change of Use/Occupancy Residential Solar Panel Installation	approved	9-Jun-25
121-25	121 Coachman Way	R-1L	Residential Solar Panel Installation	approved	23-Jun-25
122-25	53 Pine Crescent	R-1S	Deck	approved	23-Jun-25
123-25	Within the Pt. SW 35-39- 27-W4M	PF	Retaining Wall	approved	23-Jun-25
124-25	5710 Panorama Drive	R-1M	Garage with rear yard setback variance		
125-25	93 Aztec Crescent	R-1S	SFD		
126-25	5002 Broadway Avenue	C-1	Change of Use/Occupancy	approved	23-Jun-25
127-25	78 Mckay Place (5 Mckay Boulevard)	R-MHP	Manufactured Home		
128-25	5821 Panorama Drive	R-1M	Pool		
129-25	205 Aztec Crescent	R-1S	Basement Reno		
130-25	6A Paramount Crescent	R-1M	Home Business	approved	23-Jun-25
131-25	79 McKay Place (5 McKay Boulevard)	R-MHP	Manufactured Home		
132-25	5302 Vista Trail, Unit 125	C-3	Sign		
133-25	45 Anna Close	DC-4	Accessory Suite		
134-25	18 Mckay Place (5 Mckay Boulevard)	R-MHP	Manufactured Home		
135-25	89 Athens Road	R-2	Front Parking Pad		
136-25	2 Cascade Street	R-1S	Front Parking Pad		

Town of Blackfalds Development/Building Permit Comparison 2023 to 2025

2024 YTD

	2023		2024		2025		June	
	Number of Permits	Dollar Value	Number of Permits	Dollar Value	Number of Permits	Dollar Value	Number of Permits	Dollar Value
Residential								
SFD	21	\$ 7,037,626.70	38	\$ 13,213,080.00	17	\$ 6,169,456.77	19	\$ 6,614,780.00
Duplexes	6	\$ 1,060,000.00	20	\$ 4,774,000.00	2	\$ 500,000.00	8	\$ 2,070,000.00
Manufactured Home	2	\$ 250,000.00	11	\$ 1,751,566.00	6	\$ 1,430,000.00	3	\$ 575,000.00
4-plex	0	\$ -	0	\$ -	0	\$ -	0	\$ -
8-plex	0	\$ -	0	\$ -	0	\$ -	0	\$ -
Townhouses	11	\$ 1,790,000.00	157	\$ 36,667,435.00	8	\$ 2,000,000.00	18	\$ 3,252,000.00
Apartment	0	\$ -	0	\$ -	0	\$ -	0	\$ -
SFD w/Accessory suite	0	\$ -	8	\$ 3,495,000.00	0	\$ -	8	\$ -
Total Res. Dwellings	40	\$ 10,137,627	234	\$ 59,901,081	33	\$ 10,099,457	56	\$ 12,511,780
Garage	9	\$ 293,000.00	24	\$ 788,152.61	7	\$ 204,820.00	15	\$ 435,832.00
Deck	9	\$ 102,000.00	11	\$ 105,100.00	7	\$ 74,098.00	9	\$ 93,100.00
Basement Reno	40	\$ 865,700.00	49	\$ 1,339,000.00	20	\$ 367,100.00	24	\$ 773,500.00
Addition	0	\$ -	0	\$ -	0	\$ -	0	\$ -
Accessory Suite	0	\$ -	1	\$ -	1	\$ 55,000.00	1	\$ -
Home Business	21	\$ -	20	\$ -	8	\$ -	13	\$ -
Other	44	\$ 1,232,115.84	68	\$ 20,325,799.71	35	\$ 352,686.24	42	\$ 37,216,845.78
Commercial	27	\$ 5,190,341.00	47	\$ 4,594,822.26	18	\$ 2,014,559.00	26	\$ 3,603,462.26
Industrial	4	\$ 200,000.00	5	\$ 2,504,073.00	1	\$ 800,000.00	2	\$ 2,501,000.00
Institutional	0	\$ -	0	\$ -	0	\$ -	0	\$ -
Agricultural	1	\$ -	0	\$ -	0	\$ -	0	\$ -
Public Facility	4	\$ 192,300.00	13	\$ 38,078,150.00	6	\$ 353,000.00	10	\$ 38,038,000.00
TOTAL PERMITS	199	\$ 18,213,083.54	472	\$ 127,636,178.58	136	\$ 14,320,720.01	198	\$ 95,173,520.04
General Yearly Notes:		1 - 2,500,000 Vista Trail Commercial		Vista Trail Townhouse complex				
		1 - 1,000,000 Dental Office						

MEMBERS PRESENT

Jim Sands – Chairperson, Town of Blackfalds Councillor
Brenda Dennis – Vice Chairperson, Town of Blackfalds Councillor
Jamie Hoover – Town of Blackfalds Mayor
Kara Hubbard, Member at Large
Alex Garcia, Member at Large

OTHERS ATTENDING

Billie Scott, Development Officer II

REGRETS

None

WELCOME AND CALL TO ORDER

Chairperson Sands welcomed all attending and called the Municipal Planning Commission Meeting to order at 6:16 p.m.

APPROVAL OF AGENDA

4/25 Member Dennis moved that the Municipal Planning Commission approve the agenda as presented.

CARRIED UNANIMOUSLY

TREATY SIX LAND ACKNOWLEDGEMENT

Chairperson Sands read a Land Acknowledgement to recognize that the Town of Blackfalds is on Treaty Six territory.

BUSINESS

Approval of Minutes

5/25 Member Hoover moved that the Municipal Planning Commission approve the Minutes from January 28, 2025, as amended.

CARRIED UNANIMOUSLY

Application 12-25 – Change of Use – Daycare Major
4914 Broadway Avenue (Lot 10 7 11, Block 13, Plan 3446HW)

Administration provided background information on the proposed development.

The Board held a general discussion regarding parking and raised concerns about employee parking. Administration informed the Board that there would be a shortage of two stalls but highlighted that the Downtown Revitalization Plan promotes on-street parking and that there are also 2 public parking lots available.

6/25 MOVED by Member Garcia that the Municipal Planning Commission APPROVE the application for Change of Use – Daycare Major as presented in Development Permit 12-25, located at 4914 Broadway Avenue (Lot 10 & 11, Block 13, Plan 3446HW) and subject to the following conditions being met to the satisfaction of the Development Officer:

CONDITIONS

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.

General Development Conditions

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

MINUTES

3. Unless specifically exempted from the requirements to obtain a Development Permit, all signs, including relocation, enlargement, or modification to a sign, require a separate development permit.

NOTES

1. Prior to occupancy a fire inspection must be completed by the Town of Blackfalds Fire Department. Please call 403.885.4144 to schedule an inspection time.
2. The yellow Development Permit card must be displayed during the duration of development
3. Final approval **may** be required from Alberta Health Services (AHS) prior to operation of the approved use. Contact Alberta Health Services for more information. Please forward a copy of approval to the Town of Blackfalds Planning & Development Department, if applicable.
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, policies, easements, covenants, conservation agreements, development agreements, provincial or federal statutes or regulations affecting such development.
5. 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.
6. 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 blown 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.
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 Sands adjourned the Municipal Planning Commission Meeting at 6:31 p.m.



Jim Sands, Chairperson



Billie Scott, Recording Secretary/Development Officer II





City of Lacombe

COUNCIL HIGHLIGHTS

June 23rd, 2025

2. Review of Agendas

2.1 Consent Agenda

- Council acknowledged the feedback received from the City's booth at the 2025 Lacombe and District Chamber of Commerce Tradeshow.

3. Open Forum

3.1 Birthplace Forest

- Council requested Administration return the matter of the Birthplace Forest phasing to Council with a supporting Request for Decision.

4. Presentations

4.1 Kinsmen 75th Anniversary Project

Darcy Stingel, Kinsmen 75th Anniversary Committee Chair; Jason Lunn, Kinsmen 75th Anniversary Committee Member; and Lynn Kempt, Kinsmen 75th Anniversary Committee Member, presented on the Kinsmen's 75th Anniversary Project.

Council requested Administration return the matter of the Kinsmen 75th Anniversary Project to Council with a supporting Request for Decision.

4.2 Parkland Regional Library Operations Update & Current Initiatives

Ron Sheppard, Director, and Barb Gilliat, Board Chair, presented an update on the Parkland Regional Library Operations, including current initiatives.

6. Requests for Decision

6.1 Community Connector Platform

A Council motion from June 9th, 2025, directed Administration to bring forward a Community Connector Platform for consideration. Also, recent master plans have shown a need to improve residents' access to information about events and services. One way to provide residents with reliable information would be to

develop and host a “community connector” or an online portal that aggregates events and services provided in the City by the municipality and external partners.

The Community Connector would offer residents and visitors reliable information and act as a marketing tool for Lacombe's unique events and services. This modern approach to event and service listings could bolster City and community events and connect residents with services that cater to tourists, residents, and businesses.

Council approved the Community Connector Project Plan.

6.2 2025 – Quarter 1 Operating Variance Report

The report provides cumulative revenue and expenses for January to March 2025.

Administration has analyzed each category and explained variances. The methodology behind the report includes several estimates. The estimates in Quarter 1 (Q1) represent the first three months of the reporting year.

Administration generally expects most revenue and expense line items to be about 25% of the annual budget at the end of Q1. However, in this report, Administration made seasonal adjustments to the Q1 budget where possible to reflect the historical actual timing of revenues and expenses (e.g., property taxes and franchise fees revenue). The result is a seasonally adjusted budget “baseline” against which actual revenues and expenses are compared to in this report. Still we are unable to adjust for all the timing differences of revenues and expenses in the Q1 report, so it is not prudent to extrapolate deficits and surpluses to year end this early in the year.

As of the end of March 2025, the City is reporting a \$912,571 net surplus for the first quarter. This surplus is primarily due to timing differences in expenses, which are expected to decrease over the remainder of the year as planned expenditures are incurred.

Council acknowledged the 2025 Quarter 1 Financial Report as information.

6.3 Fish & Fetch Off-Leash Dog Park

An Open Forum on May 12th, 2025, a resident requested that a physical barrier be installed around the drainage swale located inside the Fish & Fetch Off-Leash Dog Park (map attached). The resident reported that dogs entering the slough were consistently becoming ill, with symptoms including vomiting and diarrhea.

Concerns were raised regarding possible contamination from industrial or urban runoff. In response to these concerns, Council directed Administration to conduct water testing of the drainage swale to assess potential health and environmental risks (results attached). The results confirmed elevated levels of sulfate, sodium, and total dissolved solids—conditions known to cause gastrointestinal distress in dogs. Microcystins, a toxin associated with algal blooms, were not detected.

Water testing showed that while there are no toxic metals or bacteria present, the water quality is poor, with high levels of salts, minerals, and sulfates—a compound known to cause diarrhea in pets.

Additionally:

- Elevated levels of sulfate, sodium, and total dissolved solids (TDS), all of which may cause gastrointestinal distress in dogs.
- High water hardness and mineral content indicating runoff contamination.

- No detection of microcystins (toxins from blue-green algae), as these were not detected in the water sample, which indicates no presence of harmful algal blooms.

These results support community concerns and validate the request for a physical barrier to limit pet exposure.

Installing a barrier—temporary or permanent—would directly address safety concerns, enhance public trust in the park and reflect the City’s commitment to responsible park management.

Council directed Administration to proceed with the installation of a permanent fence around the drainage swale located within the Fish & Fetch Off-Leash Dog Park, to be funded from the General Capital Reserve.

7. Notices of Motion

7.1 Councillor Konnik

Councillor Konnik made the following Notice of Motion:

- THAT Council grants the CAO authority to enter into Encroachment Agreements with properties bordering the west side of Legal Address 7823298;1;31MR, if they are not ‘Major Encroachments’ as defined in the Encroachment Bylaw. Specifically, to consider encroachment agreements for encroachments less than 1.0 meter into the MR, on the odd numbered homes between #3 and #29 Willow Crescent.

Council will discuss the motion at a future Regular Meeting of Council.

8. In Camera

8.1 In Camera – Labour (FOIP Section 17)

Council reappointed Lyndall Cave to the Affordable Housing Steering Committee with a term starting July 1st, 2025, and ending June 30th, 2027.

Council appointed Janine Bakker to the Downtown Area Redevelopment Plan Advisory Committee with a term starting June 28th, 2025, and ending June 27th, 2027.

8.2 In Camera – Labour (FOIP Section 19)

Council acknowledges receipt of the 2025/2026 CAO Performance Review update.

****The next scheduled Council Meetings:***

- ***Monday, July 14^h, 2025 – Regular Council Meeting at 5:30 p.m. – City Hall***
- ***Monday, August 11th, 2025 – Regular Council Meeting at 5:30 p.m. – City Hall***
- ***Monday, August 25th, 25 – Regular Council Meeting at 5:30 p.m. – City Hall***



SUCCESS GROWS HERE!

HIGHLIGHTS OF THE REGULAR COUNCIL MEETING JUNE 26, 2025

FARM FAMILY AWARD - POLICY AG (17)

Council approved the Farm Family Award Policy, which establishes an annual award to recognize a local ranch or farm family. The award honours achievements in technical farm production, sustainability practices, business management, agricultural industry involvement, and community and rural citizenship.

MINIMUM TAX LEVY

Council approved the implementation of a minimum municipal tax levy rate of \$50 per tax roll number, effective for the 2027 tax year.

TOWN OF BLACKFALDS 2025 RECREATION CAPITAL FUNDING REQUESTS

Council approved a contribution of up to \$28,924 toward the Town of Blackfalds' 2025 capital projects at the Abbey Centre and Eagle Builders Centre. Approved projects include:

- *Abbey Centre:* Replacement of the fieldhouse curtains and upgrade of the fire control panel.
- *Eagle Builders Centre - Arenas:* Replacement of an ice resurfacer.

TOWN OF BLACKFALDS 2024 CEMETERY CAPITAL FUNDING REQUEST

Council approved a contribution of up to \$8,166 to the Town of Blackfalds for the Columbaria Expansion Project at the Blackfalds Cemetery.

MIRROR & DISTRICT MUSEUM ASSOCIATION 2025 RECREATION CAPITAL FUNDING REQUEST

Council approved a contribution of up to \$6,107 to the Mirror & District Museum Association for museum building enhancements, including roof shingles and furnace chimney replacement.

DISCUSSION TOPICS FOR MEETING WITH ALBERTA TRANSPORTATION AND ECONOMIC CORRIDORS

Council reviewed a draft list of discussion topics to be submitted to the Alberta Transportation and Economic Corridors in preparation for their visit on July 10, 2025.

LACOMBE AND DISTRICT CHAMBER OF COMMERCE FUNDING REQUEST

Council approved \$2,500 in funding to the Lacombe and District Chamber of Commerce to support the Chamber of Commerce Executives of Alberta Summit, taking place July 9-11, 2025, in Lacombe.

BRENDA SIMON – PRESENTATION REGARDING CONCERNS FOR THE PROPOSED RECONCEPT SOLAR FACILITY

Council received a presentation from Ms. Brenda Simon outlining concerns related to the proposed reconcept solar facility located in SW 17-40-26 W4M.



SUCCESS GROWS HERE!

RURAL MUNICIPALITIES OF ALBERTA PRESENTATION

Council received an update presentation from representatives of the Rural Municipalities of Alberta, including Ms. Kara Westerlund (President), Ms. Amber Link (District 2 Director), Mr. Duane Gladden (CEO & Executive Director), and Ms. Tasha Blumenthal (Executive Officer of External Relations & Strategy).

Next Regular Council Meeting is
July 10, 2025 – 9:00 a.m.

Next Committee of the Whole Meeting is
October 7, 2025 – 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) after approval.**

MEETING DATE: July 8, 2025
PREPARED BY: Danielle Nealon, Executive & Legislative Coordinator
SUBJECT: **Bylaw 1329.25 - 5401 and 5403 South Street Redistricting**

BACKGROUND

The purpose of Bylaw 1329.25 is to amend the Land Use Bylaw to re-district Lot 1 and Lot 2, Block 5 Plan 132 0650 from Industrial Heavy District (I-2) to Industrial Light District (I-1).

First Reading was given to Bylaw 1329.25 on May 13, 2025.

Notice of this Public Hearing was advertised in accordance with Section 606 of *the Municipal Government Act* and the Town of Blackfalds' Public Notification Bylaw and Public Participation Policy:

- On the bulletin board in the Town's Civic Centre, upstairs outside of Council Chambers, commencing June 13, 2025.
- A hard copy of proposed Bylaw 1329.25 was available for viewing at the Town's Civic Centre Front Counter (upstairs) as of June 13, 2025.
- Via email to all local authorities and agencies on June 13, 2025.
- Via email to internal departments on June 13, 2025.
- On the Town's HWY 2A electronic sign commencing June 16, 2025.
- On the Town's Broadway electronic sign commencing July 2, 2025.
- July 2025 edition of "Talk of the Town".
- On the Town's website commencing on June 13, 2025.
- Circulation to adjacent landowners on June 13, 2025.
- Via email to the Municipal Planning Commission on June 16, 2025.
- In the June 26, 2025 and July 3, 2025 editions of the Lacombe Express.
- On the Town's social media channels in the weeks leading up to the Public Hearing.

The following written comments have been received to date:

- June 16, 2025, submission from Rogers
- June 27, 2025, submission from Lacombe County

ATTACHMENTS

- *Bylaw 1329.25 - 5401 and 5403 South Street Redistricting*
- *June 16, 2025, submission from Rogers*
- *June 27, 2025, submission from Lacombe County*

APPROVALS



Kim Isaak,
Chief Administrative Officer



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 Lot 1 and Lot 2 Block 5 Plan 132 0650 from Industrial Heavy District (I-2) to Industrial Light District (I-1).

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 _____ and _____ in accordance with Section 606 of the *Municipal Government Act*, RSA 2000, and amendments thereto;

WHEREAS, a Public Hearing was held on _____, to allow the general public to provide input into the proposed Bylaw amendment;

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 Lot 1 and Lot 2 Block 5 Plan 132 0650 to Industrial Light District (I-1)".
- 1.2 That Schedule "A" shall form part of this Bylaw.

PART 2 – AMENDMENTS

- 2.1 That Lot 1 and Lot 2 Block 5 Plan 132 0650 be redistricted from Industrial Heavy District (I-2) to Industrial Light District (I-1), 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 time this _____ day of _____, A.D. 20__.

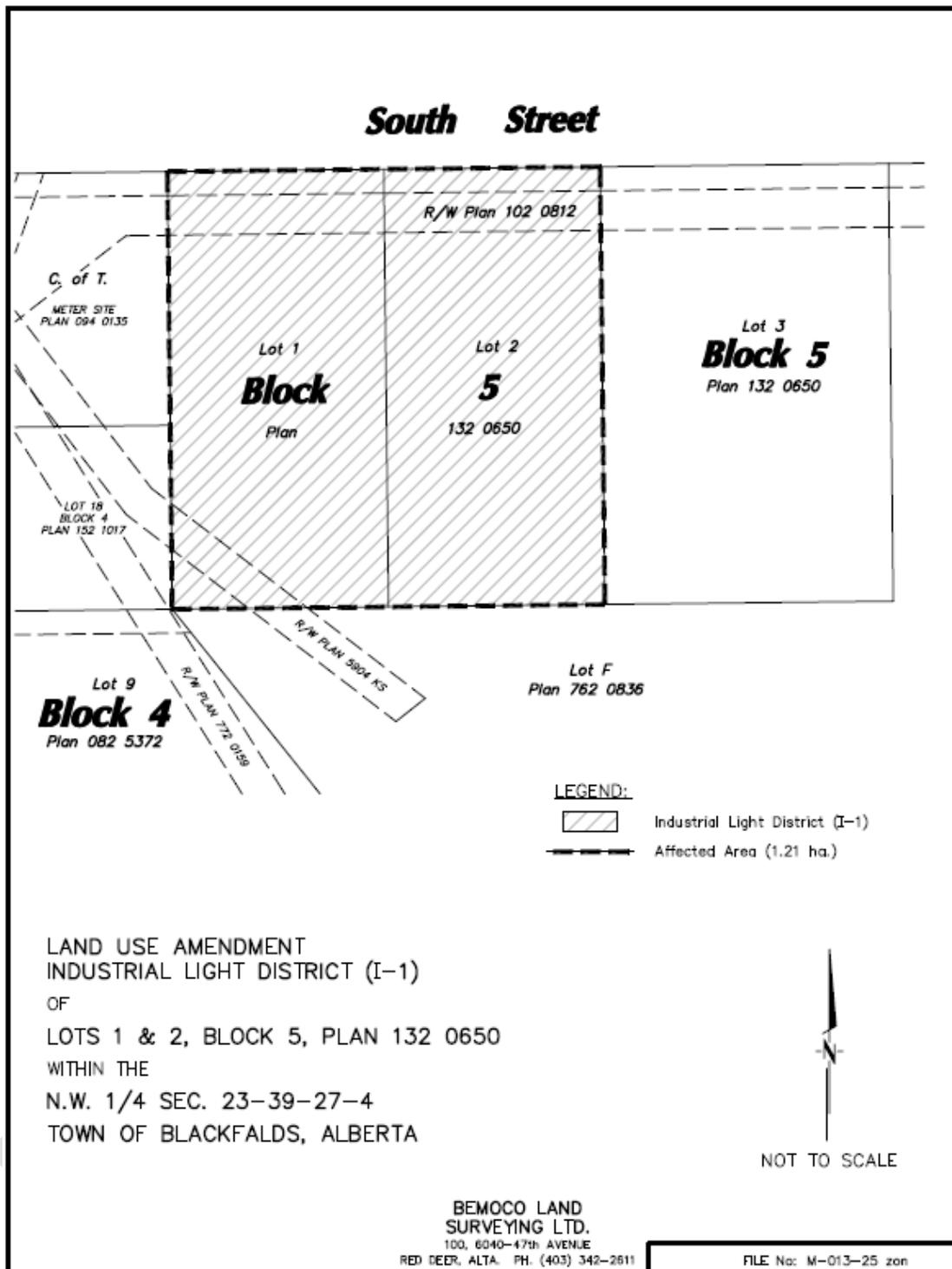
(RES.)

MAYOR JAMIE HOOVER

CAO KIM ISAAK

DRAFT

SCHEDULE "A"



From: Amanda Partridge
Sent: June 16, 2025 12:43 PM
To: Jolene Tejkl
Subject: FW: Town of Blackfalds Public Hearing Notice for Bylaw 1329.25 5401 & 5403 South Street Redistricting

From: Mohammad Amin <mamin@legacydesigntech.com>
Sent: June 15, 2025 8:25 AM
To: Amanda Partridge <APartridge@blackfalds.ca>
Cc: Project Manager - Northern Alberta <ProjectManagerNorthernAlberta@rci.rogers.com>; NABtransmittals <NABtransmittals@legacydesigntech.com>
Subject: RE: Town of Blackfalds Public Hearing Notice for Bylaw 1329.25 5401 & 5403 South Street Redistricting

You don't often get email from mamin@legacydesigntech.com. [Learn why this is important](#)

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,

On behalf of Rogers Communications, we have reviewed the *Town of Blackfalds Public Hearing Notice for Bylaw 1329.25 5401 & 5403 South Street Redistricting* and have no objections with the proposal.

Thanks,

Mohammad Amin
Design Specialist
LEGACY

C: 780-680-1020

E: mamin@legacydesigntech.com

A: 26875 Acheson Rd, Acheson, AB, T7X6B2

W: www.legacydesigntech.com

Disclaimer: The contents of this email and any attachments are confidential. They are intended for the named recipient(s) only. If you have received this email by mistake, please notify the sender immediately and do not disclose the contents or make any copies.

From: Amanda Partridge <APartridge@blackfalds.ca>
Sent: Thursday, May 15, 2025 3:19 PM
To: Jolene Tejkl <JTejkl@blackfalds.ca>
Subject: Town of Blackfalds Public Hearing Notice for Bylaw 1329.25 5401 & 5403 South Street Redistricting

Good Afternoon,

Attached is a Public Hearing Notice for Bylaw 1329.25 5401 & 5403 South Street Redistricting that has been set for Tuesday, June 10, 2025 at 7:00 p.m.

Please provide any written comments on or before noon, June 4, 2025 to:

Regular Mail or Town of Blackfalds Drop Off Box:
The Office of the CAO, c/o Executive & Legislative Coordinator
Box 220
5018 Waghorn Street, Blackfalds AB T0M 0J0
or Email: Legislative@blackfalds.ca

Thanks,

Amanda Partridge (*she/her*)
Infrastructure and Planning Services Clerk

Town of Blackfalds
Box 220, 5018 Waghorn St
Blackfalds, AB T0M 0J0
T: 403.885.9679

This message is private and confidential. If you have received this message in error, please notify us and remove it from your system.

Canada's Largest and Most Reliable 5G Network

This communication is confidential. We only send and receive email on the basis of the terms set out at <https://www.rogers.com/emailnotice>

Le réseau 5G le plus étendu et le plus fiable au pays

Ce message est confidentiel. Notre transmission et réception de courriels se fait strictement suivant les modalités énoncées dans l'avis publié à www.rogers.com/aviscourriel



June 27, 2025

Town of Blackfalds
Attn: Legislative Services
Box 220, 5018 Waghorn St
Blackfalds, AB T0M 0J0

original mailed
emailed to legislative@blackfalds.ca

Dear Town of Blackfalds,

**RE: Land Use Bylaw Amending Bylaw No. 1337.25
Redistricting in Valley Ridge Estates**

Thank you for the Public Hearing notification and opportunity to comment on the proposed amendment to the Land Use Bylaw, to redistrict a portion of 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) and Parks and Recreation District (PR).

This letter is to advise that Lacombe County has no comments or concerns regarding the amendment.

If you require anything further, please do not hesitate to contact me.

Sincerely,
LACOMBE COUNTY

A handwritten signature in black ink that reads "Cajun Paradis".

Cajun Paradis
Manager of Planning Services

Telephone | 403-782-8389
Email | cparadis@lacombecounty.com

MEETING DATE: July 8, 2025
PREPARED BY: Jolene Tejkl, Planning & Development Manager
PRESENTED BY: Jolene Tejkl, Planning & Development Manager
SUBJECT: **Bylaw 1329.25 5401 & 5403 South Street Redistricting**

BACKGROUND

Bylaw 1329.25 proposes to amend Land Use Bylaw 1268/22 (LUB) to redistrict 5401 & 5403 South Street (legally described as Lot 1 and Lot 2 Block 5 Plan 132 0650) from Industrial Heavy District (I-2) to Industrial Light District (I-1).

Council gave First Reading to Bylaw 1329.25 at the May 13, 2025, meeting and originally set the Public Hearing for the June 10, 2025, Regular Council Meeting:

120/25 Councillor Svab moved That Council give First Reading to Bylaw 1329.25 – 5401 & 5403 South Street Redistricting, as presented.

CARRIED UNANIMOUSLY

121/25 Councillor Appel moved That a Public Hearing date be set for June 10, 2025, at 7:00 p.m. in Council Chambers.

CARRIED UNANIMOUSLY

Administration was altered to an incorrect sketch that was included in the Public Hearing notification letter sent to adjacent landowners. Council and Administration are committed to providing impacted landowners with accurate information to enable them to adequately participate in decisions that may impact them. As such, Council postponed the June 10, 2025, until this evening’s Council meeting so that clear, accurate information could be provided to the adjacent landowners:

138/25 Councillor Sands moved Council postpone the Public Hearing for Bylaw 1329.25, 5401 & 5403 South Street Redistricting, scheduled for the June 10, 2025, Council Meeting and set a revised Public Hearing date of July 8, 2025, at 7:00 p.m. in Council Chambers.

CARRIED UNANIMOUSLY

DISCUSSION

The landowner is wanting to develop a “Warehouse and Storage” use on the subject properties; however, the use is not allowed under the current I-2 zoning. Conversely, “Warehouse and Storage” is a Permitted Use under the proposed I-1 District. The landowner has applied to redistrict the parcels to I-1 so they can apply for a Development Permit for a “Warehouse and Storage” use.

The subject parcels are identified for “Industrial” in the Town’s Municipal Development Plan and are further governed by the Blackfalds Industrial Area Structure Plan (ASP).

The governing ASP states that heavy industrial uses are not contemplated in the plan and the development concept does not provide any future land use zoning direction for the subject parcels. Despite this direction, all of the current industrial parcels are zoned for heavy industrial uses including the parcels subject to this rezoning application.

Administration is supportive of this redistricting application because it meets the original intent of the ASP to have the area for light industrial uses. The I-1 District accommodates less intensive industrial uses than the current I-2 District, therefore it is more appropriate industrial zoning for these parcels considering the residential uses to the north.



FINANCIAL IMPLICATIONS

None.

ADMINISTRATIVE RECOMMENDATION

That Council consider the following motions:

1. That Council give Second Reading to Bylaw 1329.25, 5401 & 5403 South Street Redistricting, as presented.
2. That Council give Third Reading to Bylaw 1329.25, 5401 & 5403 South Street Redistricting, as presented.

ALTERNATIVES

- a) That Council give Second Reading to Bylaw 1329.25, 5401 & 5403 South Street Redistricting, as amended.
- b) That Council refers this item back to Administration for more information or amendments.

ATTACHMENTS

- *Bylaw 1329.25*
- *Supporting document for redistricting application*

APPROVALS

Kim Isaak,
Chief Administrative Officer

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 Lot 1 and Lot 2 Block 5 Plan 132 0650 from Industrial Heavy District (I-2) to Industrial Light District (I-1).

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 _____ and _____ in accordance with Section 606 of the *Municipal Government Act*, RSA 2000, and amendments thereto;

WHEREAS, a Public Hearing was held on _____, to allow the general public to provide input into the proposed Bylaw amendment;

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 Lot 1 and Lot 2 Block 5 Plan 132 0650 to Industrial Light District (I-1)".
- 1.2 That Schedule "A" shall form part of this Bylaw.

PART 2 – AMENDMENTS

- 2.1 That Lot 1 and Lot 2 Block 5 Plan 132 0650 be redistricted from Industrial Heavy District (I-2) to Industrial Light District (I-1), 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 time this _____ day of _____, A.D. 20__.

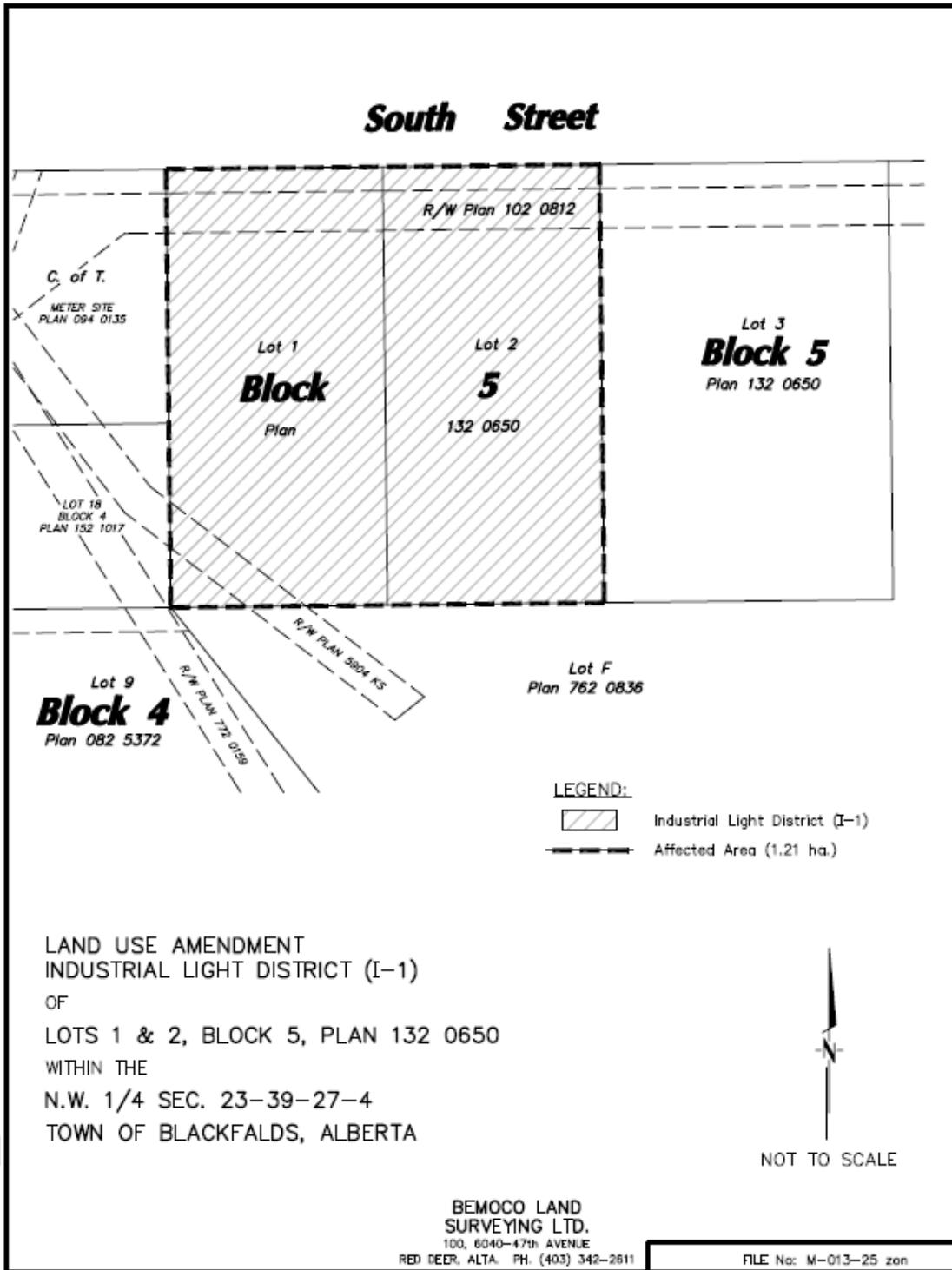
(RES.)

MAYOR JAMIE HOOVER

CAO KIM ISAAK

DRAFT

SCHEDULE "A"



Town of Blackfalds

Box 220, 5018 Waghorn Street
Blackfalds, AB
T0M0J0

Attention, Planning & Development

Statement on Rezoning Two Lots from I-2 to I-1

We are requesting the rezoning of two lots from I-2 (Heavy Industrial) to I-1 (Light Industrial) to better align with the intended use of the property. This change is necessary for the following reasons:

1. Appropriate Zoning for Storage Use – The I-1 zoning designation is more suitable for storage facilities, as it permits warehousing and self-storage businesses while restricting heavy industrial operations that may not be compatible with the area.
2. Compatibility with Surrounding Properties – The proposed storage business aligns more closely with neighboring land uses, ensuring a smoother transition between properties and reducing potential conflicts with heavy industrial activities.
3. Reduced Environmental and Infrastructure Impact – Storage facilities generate minimal noise, traffic, and emissions compared to heavy industrial operations. Rezoning to I-1 will help maintain a cleaner and safer environment for nearby businesses and the community.
4. Improved Traffic Flow and Safety – Heavy industrial zoning typically allows for manufacturing and large-scale logistics operations, which can lead to high volumes of truck traffic. The shift to I-1 will result in a lower traffic impact, improving overall road safety and accessibility.
5. Encouraging Economic Development – The storage business will provide a valuable service to residents and businesses in the area while contributing to local economic growth. I-1 zoning makes the property more viable for this type of business and enhances its long-term potential.

Rezoning these lots to I-1 will ensure that the property is used in a way that benefits both the business and the surrounding community while supporting responsible land use planning.

Thanks,

Jason Bell

MEETING DATE: July 8, 2025
PREPARED BY: Rick Kreklewich, Director of Community Services
PRESENTED BY: Rick Kreklewich, Director of Community Services
SUBJECT: **Aspen Community Garden Relocation**

BACKGROUND

The Aspen Community Garden was the first community garden in Blackfalds, which opened in the spring of 2012. It consists of thirty-seven (37) rentable plots. The Pine Community Garden was added a few years later and consists of thirty-five (35) plots. Both Gardens are fully rented for the 2025 season.

At the February 5, 2025, Recreation, Culture, and Parks (“RCP”) Board Meeting, the Parks and Facilities Manager presented to the Board the opportunity to relocate the Aspen Community Garden to Willow Park. Following the RCP Board Meeting, Administration requested the community’s feedback through a survey and a public Open House. The Open House and survey were advertised on the Town of Blackfalds’ website and social media channels. Additionally, door knockers were placed at all homes surrounding Willow Park, as well as at the homes along the east side of Willow Road.

The Open House was held at the Community Centre Multi-Purpose Room on April 30, 2025, from 6:00 PM to 7:30 PM. There were three (3) Council members, three (3) representatives from Administration and four (4) residents in attendance. In response to the survey, eight (8) responses and one (1) letter were received.

The survey results and community consultation from the Open House were discussed at the May 7, 2025, RPC Board Meeting. Following community engagement, the RCP Board recommended that Council consider relocating the Aspen Community Garden, having received a majority of positive feedback:

Member Kroetsch moved to recommend to Council to move Aspen Community Garden to Willow Park and reopen discussion about having a smaller garden at Aspen after one year.

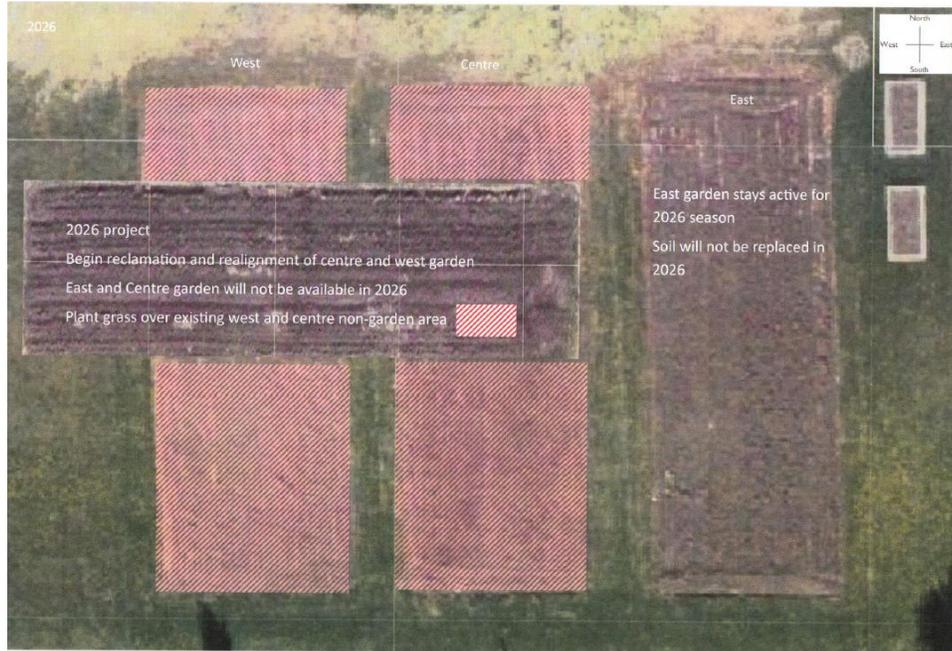
CARRIED UNANIMOUSLY

This item was discussed at the June 16, 2025, Standing Committee of Council Meeting, where the Committee referred the Aspen Community Garden relocation back to Administration for further review.

DISCUSSION

Following the recommendation of the RCP Board and the direction of the Standing Committee of Council, Administration proposes to retain the Aspen Community Gardens at their current location for the 2026 season, but to change the orientation of the Aspen Garden to run east/west and add a Willow Park Community Garden. This project would take place throughout the summer and fall of 2025, utilizing the Town of Blackfalds’ resources. Topsoil would be purchased and placed during the fall of 2025, with Willow Park Community Garden scheduled to open in the spring of 2026.

To change the orientation of the west and centre gardens, they would need to be closed in 2026 to allow Parks to reclaim and realign the plots and seed the unused areas with grass. Additionally, the current east garden (plots A26 to A35) and the raised gardens (plots A36 and A37) will remain usable for the 2026 season. As pictured below:



In the following year, to enable Parks to work on the east garden, it would need to be closed for the 2027 season. However, the west and centre gardens, which were worked on in 2026, would be available to rent for the 2027 season (twelve (12) large plots). As pictured below:



For the 2028 season, the Aspen Community Garden would have twenty (20) large plots and the two (2) raised gardens, which would be placed south of the garden, completing the transformation of Aspen Community Gardens as shown below:



The Willow Park Community Garden is proposed to be located as per the drawing below. It was initially designed for twenty (20) large plots, but is expandable in the future to a total of thirty (30) plots when completed.



Proposed Willow garden, 20 plots (5m x 5m, large)

Room to expand to the south in future season if required (10 plots - large)

FINANCIAL IMPLICATIONS

The 2025 Parks Operating Budget has \$30,000 for soil replacement for the Aspen Community Garden. The majority of this work would be undertaken with Public Works' large equipment and Community Services' smaller equipment. This project will be part of the 2025 Parks Work Plan, which would entail laying out the garden site and removal of organics and turf to a depth of twelve to eighteen (12 to 18) inches.

Additional raised garden beds would cost \$400 per box plus the cost of soil. This could be added to the 2026 Budget.

ADMINISTRATIVE RECOMMENDATION

That Council consider the following motion:

1. That Council approve a new community garden at Willow Park and the future reclamation and realignment of the Aspen Community Garden, as presented.

ALTERNATIVES

- a) That Council refers the Aspen Community Garden item back to Administration for further review.

ATTACHMENTS

- *Aspen Community Garden Responses and letter handed to Council*

APPROVALS



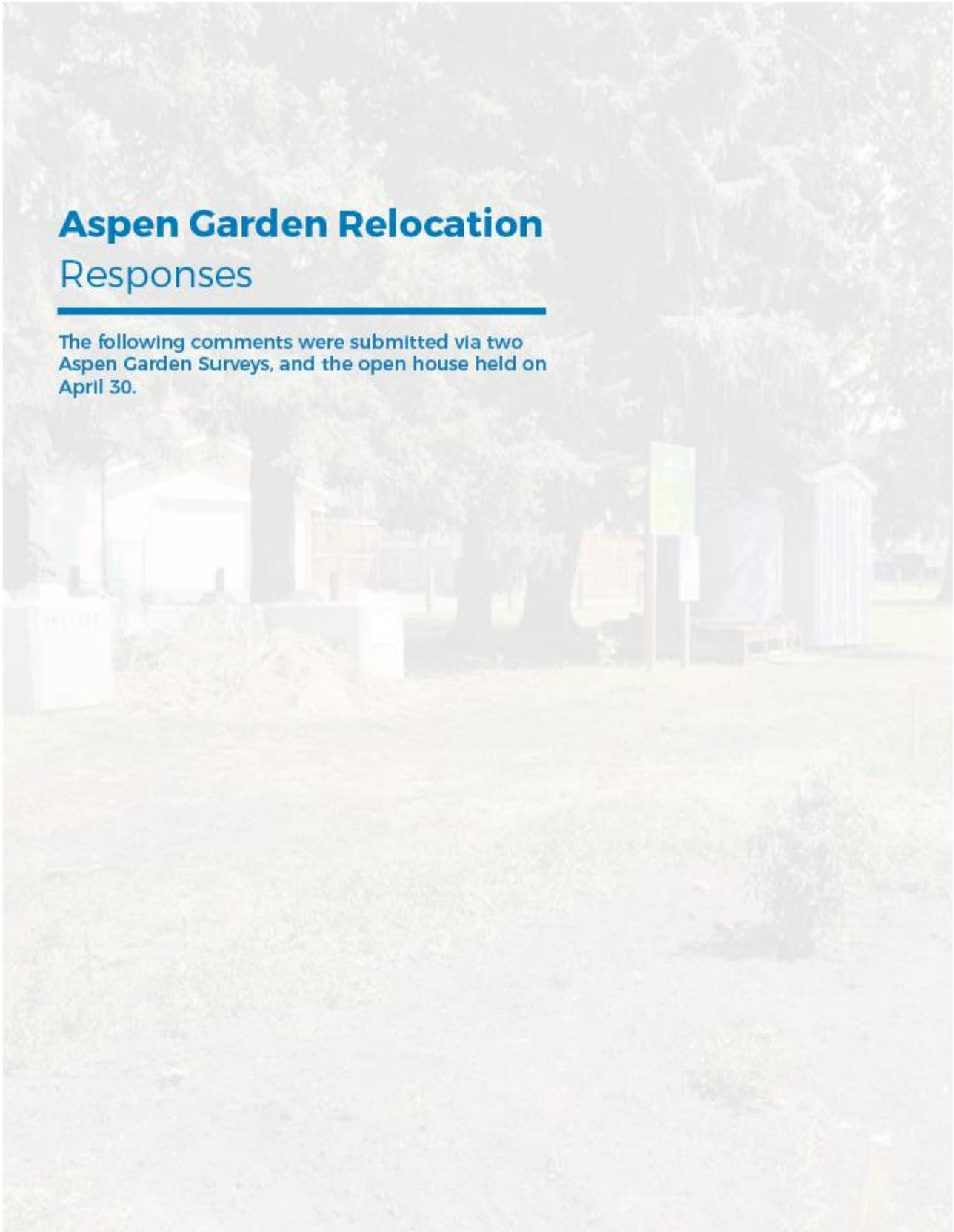
Kim Isaak,
Chief Administrative Officer



Department Director/Author

Aspen Garden Relocation Responses

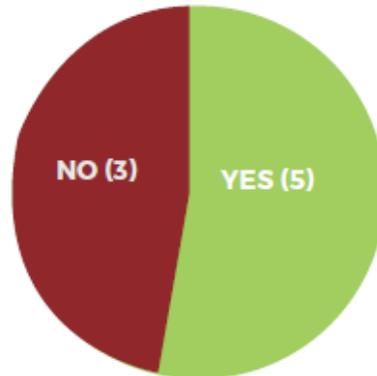
The following comments were submitted via two Aspen Garden Surveys, and the open house held on April 30.



Aspen Community Garden Survey

This survey was sent to current Aspen Community Garden renters to get their feedback.

Question #1 If we relocate Aspen Community Garden to Willow Park, will you still participate in the community garden program?



Question #2 If you selected no, is the location the only reason you won't be participating?

Comments
Yes. I actually live by Pine Crescent but it was filled up again within the week of opening the bookings. I would rather not travel across town for my garden.
I don't currently use the community gardens since I have my own, but I'm concerned about the seniors and low-income families who rely on the Aspen garden. Relocating it could discourage their participation. For some it may help supplement their food supply during the warmer months as grocery costs continue to rise.
Too far for me to walk to it.

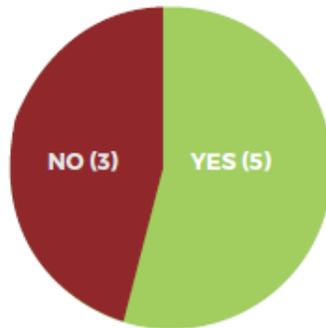
Question #3 Do you have any other comments about the relocation?

Comments
It may be hard to predict future demand, but increasing the garden size would be very efficient (low cost) if done at this time.
What is going to happen to the current plots at Aspen? Is there enough demand to keep them open and create a new one at willow park?
Will there be more gardens in the future near pine crescent? Aspen and new location are both a ways for me. Something closer to east side or more plots on the east side would be convenient.
Would love for the garden to be close to a park, parking, and washrooms. Great idea.
Too far away. Will ALWAYS have to use a vehicle. Not convenient for watering.
Willow park has more space and is a more convenient location for me. I would prefer that location

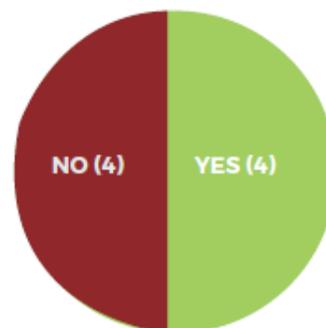
Willow Park Survey

This survey was used as general feedback for surrounding houses, and the Blackfalds community.

Question #1 Do you have any concerns regarding the possible relocation of Aspen Community Garden to Willow Park?



Question #3 If Aspen Community Garden is relocated, would you rent a plot?



Question #2 If you answered yes for Question 1, what concerns do you have?

Comments
I think there would be more value to adding another garden area not just relocating the one already
The whole park layout is not thought out from the beginning. The park is not flat, only area that seems to be flat is where the skating circle would be in winter. No slowpitch diamond. No soccer field. There are trees in the middle that interfere with open spaces. The path dissects the park. The playground could be closer to the road to open until the west side of the park. The rest is just wasted space. I would like to see the trees moved in better spots. Lights along trail would be nice.
There is already increased traffic when the rink was moved to the Willows. The green space is nice to have for kids to play around and families to have gatherings. Just because there is space, doesn't mean it has to be filled. Just sounds like wasted money to move it.
A community plot in willow park is a great idea-there are so many townhouses here with small yards that could use it. But why relocate the other one? Why not have both? We live in Aspen lakes and had rented a plot in the Aspen area before but it was too far to go every day so only did it once. However there were several seniors using it that lived in the area and had beautiful productive plots and I'm concerned they would have the same issue if you move it away from them.
"I live directly across from the proposed Community Garden proposal: There are a number of valid reasons why this is not a well thought out proposal. 1). Residents parking . The residents vie for street parking already. Our homes have only a single car driveways. 2). Increased danger to children: kids play street hockey here 3). WIND. I can't even have hanging baskets out front. The wind has broken the lattice off the pergola that was fastened on with multiple screws.
Willow park has more space and is a more convenient location for me. I would prefer that location

To the Mayor and Council of the Town of Blackfalds.

I respectfully submit this letter of objection to the proposed Aspen Garden Relocation and any other future proposals as dangerous and inappropriate.

First, it begs the question as to the reason for the relocation and secondly, the choice of Willow Road. How well researched was this proposed project? what was/is the criteria? Or is it solely because there's an empty spot?

What other areas are being considered for this project?

Has any consideration been given to the wide open spaces on either side of A-1 Storage and UHaul?

Reasons for objection:

1. Residential parking is already now at a serious disadvantage. Last night I came home around 9:15pm: there was absolutely no place for me to park. The houses on Willow Rd have single vehicle driveways and most residents have multiple vehicles because they are dual income families. In any case, the garages are too small to accommodate a normal sized car. There is considerable vying and jockeying for street parking availability already. Personally, I am disabled, having a compression fracture of the spine and a heart condition making it difficult for me to walk.
2. Increased noise pollution. When the Town built the hockey rink on our street, it became bang, bang, bang, bang deep into the night as users flipped their pucks against the arenas walls. Although the noise will not be of the same type and magnitude, there will be additional irritation.
3. Increased danger to children. Kids play street hockey, ride their bikes and roller skate here and local Daycares bring their young charges to cross over to the playground. There is already a steady stream of delivery vehicles and service vehicles. Speeding is already a safety concern.
4. WIND! I cannot stress this enough. I can't even have hanging baskets out front because they get beaten to death by the westerly blasts. The lattice on our pergola was broken off by wind despite being firmly secured to the posts with multiple screws. The crosswalk sign vibrates scarily in strong wind. Nothing planted in the proposed area will survive the wind. Just last week we had a "gust blow". We were pelted with sand and sleet. People will abandon their gardens and leave behind a derelict area. Wind born garbage of every kind is already a problem.
5. A couple of years ago, I asked the Town of Blackfalds to plant three or four mature trees to make a berm from the wind and was summarily shut down. Now suddenly theres thousands of dollars available for this project. Did the Town win the lottery?
6. Security concerns.

Respectfully,

 resident
 Blackfalds

MEETING DATE: July 8, 2025

PREPARED BY: Kim Isaak, Chief Administrative Officer

PRESENTED BY: Kim Isaak, Chief Administrative Officer

SUBJECT: **Network for Decentralized Cooperation and Sustainable Development (RC3D)– Central Alberta Delegation**

BACKGROUND

At the June 16, 2025, Standing Committee of Council Meeting, a discussion was held on the request received from RC3D regarding the African Mayors' delegation to Central Alberta on July 24 – 25, 2025. The letter was referred to Administration to seek additional information.

Mayor Hoover met with a representative from RC3D to clarify what they would be requesting from the Town of Blackfalds in regard to the delegation. The request from RC3D was to have Council provide a letter of support for the African Delegation to Central Alberta as well as having Town representatives join them for meetings in Red Deer with the Chamber of Commerce on July 24th and the assistance of setting up tours of various facilities within the Blackfalds and Lacombe County on July 25th followed by a meeting in Red Deer with Mayor, Ken Johnston.

DISCUSSION

As there is potential for economic trade through this delegation, Administration recommends that a letter of support be provided for the African Delegation and that Council, along with the Economic Development Officer, take part in the activities that are being requested.

FINANCIAL IMPLICATIONS

There is no financial impact to this request.

ADMINISTRATIVE RECOMMENDATION

That Council consider the following motion:

1. That Council authorize the Mayor to send a letter of support on behalf of Blackfalds Town Council to RC3D for the African Mayors Delegation to Central Alberta and to designate the Mayor and Economic Development Officer to attend the engagements that have been planned for Central Alberta for July 24-25, 2025.

ALTERNATIVES

- a) That Council refer the Network for Decentralized Cooperation and Sustainable Development (RC3D)– Central Alberta Delegation back to Administration for additional information.

ATTACHMENTS

- *RC3D Letter dated June 9, 2025*

APPROVALS



Kim Isaak,
Chief Administrative Officer

Department Director/Author

Edmonton, June 09 2025

**To
the attention of the
mayor of Blackfalds**

Subject: Request for Reception and Working Session with a Delegation of African Mayors – RC3D Forum 2025

Dear Mayor,

The Network for Decentralized Cooperation and Sustainable Development (RC3D) is an intercontinental network that brings together African diasporas, experts, community leaders, as well as institutional and economic actors around common goals of sustainable development and local cooperation.

As part of the RC3D Forum 2025, scheduled to take place in Edmonton from July 23 to 26, we will have the honor of welcoming a delegation of high-ranking African municipal officials, including several mayors committed to sustainable territorial development initiatives.

Recognizing the importance of international exchanges and the strategic role of your city in the region, we would like to respectfully request your official reception of this delegation during a visit to **Blackfalds**.

We would also be grateful for the opportunity to organize a working session with your team to present in greater detail the objectives and key aspects of this mission, which aims to strengthen decentralized cooperation between our respective communities.

We sincerely hope that this partnership will help create lasting synergies for the benefit of our territories.

We look forward to your response and send you our respectful regards.

Sincerely,

MME ANGELE BLANDINE BACHUA TCHOUAPIE



PRESIDENT RC3D

MEETING DATE: July 8, 2025
PREPARED BY: Danielle Nealon, Executive & Legislative Coordinator
PRESENTED BY: Danielle Nealon, Executive & Legislative Coordinator
SUBJECT: **Standing Committee of Council Meeting Cancellation Request**

BACKGROUND

The Town of Blackfalds' 2025 Council Meeting Schedule includes a Standing Committee of Council Meeting scheduled for Monday, July 14, 2025. Upon review of the upcoming agenda and consultation with Administration, it has been determined that there are no pressing items requiring Council's attention.

DISCUSSION

In accordance with the *Municipal Government Act* and the Town's Procedural Bylaw, Council may cancel a scheduled meeting if there is insufficient business to warrant convening. Administration has confirmed that no time-sensitive items are pending for the July 14th Standing Committee of Council Meeting.

Administration is recommending that the July 14, 2025, Standing Committee of Council Meeting be cancelled. Cancelling this meeting will allow Administration to focus on preparation for the next Regular Council Meeting.

FINANCIAL IMPLICATIONS

None

ADMINISTRATIVE RECOMMENDATION

That Council consider the following motion:

1. That Council formally cancel the July 14, 2025, Standing Committee of Council Meeting and direct Administration to post notice of the cancellation.

ALTERNATIVES

- a) That Council refer the Standing Committee of Council Meeting Cancellation Request back to Administration for more information.

ATTACHMENTS

- *Town of Blackfalds' 2025 Council Meeting Schedule*

APPROVALS



Kim Issak,
Chief Administrative Officer



Department Director/Author

The public is invited to attend all Regular Council, Standing Committee of Council Meetings and Public Hearings

Regular Council Meeting Schedule
 Second and Fourth Tuesday
 Regularly Commencing at 7:00 pm

Standing Committee of Council Meeting Schedule
 Regularly Commencing at 7:00 pm

2024	November	12, 26
	December	10, 24 (Cancelled)
2025	January	14, 28
	February	11, 25
	March	11, 25
	April	8, 22
	May	13, 27
	June	10, 24
	July	8, 22
	August	12, 26
	September	9, 23
	October	14
	October	30 Organizational Meeting

2024	November	18
	December	16
2025	January	20
	February	18
	March	17
	April	14
	May	20
	June	16
	July	14
	August	18
	September	15
	October	20 (cancelled – General Municipal Election)

Meeting dates and times are subject to change. Public notification of any variance to the approved schedule will be conducted in accordance with the MGA and Town of Blackfalds Bylaws and Policies.

MEETING DATE: July 8, 2025
PREPARED BY: Danielle Nealon, Executive & Legislative Coordinator
PRESENTED BY: Danielle Nealon, Executive & Legislative Coordinator
SUBJECT: **Westerner Days Kick-Off Luncheon**

BACKGROUND

The Westerner Park Board of Directors is hosting its Westerner Days Kick-Off Luncheon on Wednesday, July 16, 2025, starting at 12:30 p.m., featuring special guest The Honourable Danielle Smith, Premier of Alberta. This is a unique opportunity to engage with business and civic leaders to celebrate the start of Westerner Days.

DISCUSSION

On July 3, 2025, an invitation was received for Mayor Hoover and/or Council to attend the Westerner Days Kick-Off Luncheon, scheduled to take place on Wednesday, July 16, 2025, at 12:30 p.m.

FINANCIAL IMPLICATIONS

None.

ADMINISTRATIVE RECOMMENDATION

That Council consider the following motion:

1. That Council designate dignitaries to attend the Westerner Days Kick-Off Luncheon, which will take place on Wednesday, July 16, 2025.

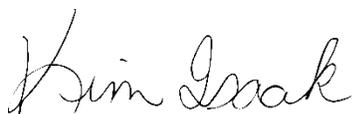
ALTERNATIVES

- a) That Council refer the Westerner Days Kick-Off Luncheon invite back to Administration.
- b) That Council send regrets for the Westerner Days Kick-Off Luncheon.

ATTACHMENTS

- *Invitation from Westerner Park Board of Directors*

APPROVALS



Kim Isaak,
Chief Administrative Officer



Department Director/Author

Subject: You're Invited – Westerner Days Kick-Off Luncheon

From: Marla Lowe <mloew@westernerpark.ca>

Sent: Thursday, July 3, 2025 9:19:45 AM

To: Marla Lowe <mloew@westernerpark.ca>

Cc: Jaiden Foster <jfoster@westernerpark.ca>

Subject: You're Invited – Westerner Days Kick-Off Luncheon



Sent on behalf of Jeremy Moore, President & Chair of the Westerner Park Board of Directors

Wednesday, July 16 | 12:30 PM – 2:30 PM
Frontier Room, Westerner Park

We are pleased to extend this exclusive invitation to attend the Westerner Days Kick-Off Luncheon, a signature event launching Central Alberta's most anticipated summer celebration.

Join us for an afternoon of networking, connection, and community spirit, featuring special guest The Honourable Danielle Smith, Premier of Alberta. This is a unique opportunity to engage with business and civic leaders as we celebrate the start of Westerner Days.

Please note: seating is limited, and this invitation is non-transferable.

Kindly **RSVP by July 8** to: jfoster@westernerpark.ca to confirm your attendance.

We look forward to celebrating with you!



Jeremy Moore

President & Chair, Board of Directors

Marla Lowe

Manager, Marketing & Communications

E mlowe@westernerpark.ca

P 403-309-0207

C 587-679-2494

4847A 19 Street

Red Deer, AB T4R 2N7



403-343-7800

westernerpark.ca



MEETING DATE: July 8, 2025
PREPARED BY: Danielle Nealon, Executive & Legislative Coordinator
PRESENTED BY: Danielle Nealon, Executive & Legislative Coordinator
SUBJECT: **Alix Days Parade 2025**

BACKGROUND

The Alix & District Chamber of Commerce is hosting its annual Alix Days Parade 2025 on Saturday, August 16, 2025, starting at 10:00 a.m.

DISCUSSION

On July 3, 2025, an invitation was received for the Mayor and/or Council to attend the Alix Days Parade 2025, scheduled to take place on Saturday, August 16, 2025, at 10:00 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 designate a dignitary to attend the Alix Days Parade 2025 that will take place on Saturday, August 16, 2025.

ALTERNATIVES

- a) That Council refer the Alix Days Parade 2025 invite back to Administration.
- b) That Council send regrets for the Alix Days Parade 2025.

ATTACHMENTS

- *Invitation from The Alix & District Chamber of Commerce.*

APPROVALS



Kim Isaak,
Chief Administrative Officer



Department Director/Author



The Alix & District Chamber of Commerce will be hosting the **Alix Days Parade 2025** on Saturday, August 16, and we would love to see you, your business, your group, your family, and everyone join us.

Enjoy all you can eat at the **Pancake Breakfast** from 8am to 10 am at the Fire Hall, right across the street from the Alix MAC School grounds. All proceeds go to support our volunteer firefighters and first response team. Afterwards there will be events downtown, at the beach and a rodeo at the Ag Center for a full day of fun.

Parade participants will line up at the school grounds at 9 am, to be ready for judging at 9:30. **Parade begins at 10 am.**

A map of the parade route is attached with the entry form, and both are available on our Chamber of Commerce Facebook page as well as the Village of Alix website. Please mail your completed form to the Chamber at: Box 831, Alix, AB, T0C 0B0 or email to: options.alix@gmail.com

So come participate; show us your stuff! – or just come on out and enjoy
Alix Days!

Questions or Queries?

The Chamber Parade Committee:

Arlene: 403-318-9906 Charles: 403-352-6227

options.alix@gmail.com



June 27, 2025

Mayor Jamie Hoover
Town of Blackfalds
Box 220
Blackfalds AB T0M 0J0

Your Invited

Please Join us for our Bentley Days Celebration
Dignitaries Luncheon and Parade

August 8th, 2025

Parade Theme:

"Salute to the Educators, Teachers and Support Staff"

Dear Jamie

The Town of Bentley would be honored to have you and your guest(s) come and experience our annual Dignitaries Luncheon and Parade on Friday August 8th, 2025 at 11:30am.

Please join us for a luncheon at the Bentley Municipal office at 11:30am with the parade to follow at 1:00pm. If you plan on attending, we ask you to please RSVP for the luncheon, on or before Wednesday July 23, 2025, to the Town Office at 403-748-4044, or by email to info@townofbentley.ca

If your municipality/organization has a float, we would love your participation as well. Even if you do not have a float, but still wish to participate in the parade, we can arrange for a vehicle to be available. Please remember to bring an identification sign, "if you have one," that can be placed on the exterior of a vehicle, to help identify you or the organization that you are representing. If you are entering a float, the judging of floats will commence at around 11:30am. If you are not entering a float, but wish to participate in the parade, then you should be at the staging area at around 12:00pm or shortly thereafter.

Please note for safety purposes, we ask that no candy be thrown from a moving vehicle.

For further information regarding the day and the events planned, please refer to the Town of Bentley Facebook page or our website at www.townofbentley.ca Information will be posted as it becomes available.

Yours Truly,
Mayor Greg Rathjen

Box 179, Bentley AB T0C 0J0 Ph.
403.748.4044 | Fx. 403.748.3213
info@TownofBentley.ca
www.TownofBentley.ca



MINUTES

A Regular Council Meeting for the Town of Blackfalds was held on June 24, 2025, at 5018 Waghorn Street in Council Chambers, commencing at 7:00 p.m.

MEMBERS PRESENT

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

ATTENDING

Kim Isaak, Chief Administrative Officer
Justin de Bresser, Director of Corporate Services
Rick Kreklewich, Director of Community Services
Darolee Bouteiller, Finance Manager
Jolene Tejkl, Planning & Development Manager
Rick Yelland-Kewin, Public Works Manager
Renan Bravo, IT Technician
Danielle Nealon, Executive & Legislative Coordinator

REGRETS

None

MEDIA

None

OTHERS PRESENT

None

WELCOME AND CALL TO ORDER

Mayor Hoover welcomed everyone to the Regular Council Meeting of June 24, 2025, 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

152/25 Councillor Svab moved That Council adopt the Regular Agenda for June 24, 2025, as presented.

CARRIED UNANIMOUSLY

153/25 Councillor Sands moved That Council adopt the Consent Agenda for June 24, 2025, as presented, containing:

- **Declaration of No Interest** (*conflict of duty and interest, pecuniary or other*)
- **Adoption of Minutes**
 - Regular Council Meeting Minutes - June 10, 2025
 - Standing Committee of Council Meeting Minutes - June 16, 2025
- **Council Reports**
 - Mayor Hoover
 - Deputy Mayor Coulter
 - Councillor Appel
 - Councillor Svab
 - Councillor Dennis
 - Councillor Sands

MINUTES

- **Administrative Reports**
 - Report for Council, CAO Report - June 2025
 - Report for Council, Implications of New Provincial Bills
 - Report for Council, BOLT KPI Report Information - May 2025
- **Boards, Committee and Commission Minutes and/or Reports**
 - Family and Community Support Services Board Meeting Minutes - April 10, 2025
 - Library Board Meeting Minutes - May 6, 2025
- **Information**
 - Library Administrators Report - May 2025
 - City of Lacombe Council Highlights - June 9, 2025
 - Lacombe County Council Highlights - June 12, 2025
- **Correspondence**

None

CARRIED UNANIMOUSLY

PUBLIC HEARING

None

DELEGATION

None

BUSINESS

Request for Decision, Bylaw 1337.25 - Valley Ridge Phase 6B Redistricting

Manager Tejkl brought forward Bylaw 1337.25 - Valley Ridge Phase 6B Redistricting for Council's consideration of First Reading.

- 154/25** Deputy Mayor Coulter moved That Council give First Reading to Bylaw 1337.25 – Pt. NW 27-39-27-W4M Redistricting, as presented.

CARRIED UNANIMOUSLY

- 155/25** Councillor Sands moved That a Public Hearing date be set for July 22, 2025, at 7:00 p.m. in Council Chambers.

CARRIED UNANIMOUSLY

Request for Decision, T15 Tandem Truck Replacement

Manager Yelland-Kewin brought forward an emergency request for replacing the T15 Tandem Truck.

- 156/25** Councillor Svab moved That Council authorize Administration to proceed with the emergency purchase of a new tandem truck from Tenco inclusive of all mounted accessories as an emergency purchase for the price of \$339,000 plus GST, funded from the General Capital Reserve.

CARRIED UNANIMOUSLY

Request for Decision, Bylaw 1333.25 - Elections Bylaw

Coordinator Nealon presented the Elections Bylaw 1333.25 for Council's consideration of Second and Third Reading.

- 157/25** Councillor Dennis moved That Council give Second Reading to Bylaw 1333.25, Elections Bylaw, as presented.

CARRIED UNANIMOUSLY

- 158/25** Councillor Sands moved That Council give Third Reading to Bylaw 1333.25, Elections Bylaw, as presented.

CARRIED UNANIMOUSLY

MINUTES**Request for Decision, Bylaw 1339.25 - Council Committee Bylaw**

Following the recommendation from the Standing Committee of Council on June 16, 2025, CAO Isaak brought forward Bylaw 1339.25, being the Council Committee Bylaw for First Reading and requested Council's direction regarding gathering feedback on the Bylaw from the Committees.

159/25 Councillor Appel moved That Council give First Reading to Bylaw 1339.25 - Council Committee Bylaw, as amended.

CARRIED UNANIMOUSLY

160/25 Councillor Svab moved That Council direct Administration to circulate a copy of Bylaw 1339.25 - Council Committee Bylaw to the Council Committees for their feedback and input.

CARRIED UNANIMOUSLY

Request for Decision, Bylaw 1340.25 - Municipal Library Board Bylaw

Following the recommendation from the Standing Committee of Council on June 16, 2025, CAO Isaak brought forward Bylaw 1340.25, being the Municipal Library Board Bylaw for Council's consideration of First, Second and Third Reading.

161/25 Deputy Mayor Coulter moved That Council give First Reading to Bylaw 1340.25 - Municipal Library Board Bylaw, as presented.

CARRIED UNANIMOUSLY

162/25 Councillor Sands moved That Council give Second Reading to Bylaw 1340.25 - Municipal Library Board Bylaw, as presented.

CARRIED UNANIMOUSLY

163/25 Councillor Svab moved That Council give unanimous consent to move to Third Reading of Bylaw 1340.25 - Municipal Library Board Bylaw, as presented.

CARRIED UNANIMOUSLY

164/25 Councillor Appel moved That Council give Third Reading to Bylaw 1340.25 - Municipal Library Board Bylaw, as presented.

CARRIED UNANIMOUSLY

Request for Decision, Broadway Reservoir Upgrade Funding Agreement with Lacombe County

CAO Isaak presented the Broadway Reservoir Upgrade Funding Agreement with Lacombe County for Council's consideration and authorization.

165/25 Councillor Dennis moved That Council authorize the Mayor and the Chief Administrative Officer to enter into the Broadway Reservoir Upgrade Funding Agreement with the County of Lacombe.

CARRIED UNANIMOUSLY

Request for Decision, Alberta Community Partnership Program – Lacombe Lake Management Plan

CAO Isaak requested Council consider endorsing the County of Lacombe's grant application for the development of the Lacombe Lake Management Plan.

166/25 Councillor Appel moved That Council endorse the County of Lacombe's grant application to the Municipal Affairs - Alberta Community Partnership Program under the Intermunicipal Collaboration component for the development of the Lacombe Lake Management Plan in conjunction with the Town and the City of Lacombe.

CARRIED UNANIMOUSLY

MINUTES

Request for Decision, 2024 Surplus Allocation

Director de Bresser requested Council's consideration to allocate the 2024 surplus and approve transferring it into reserves.

- 167/25** Deputy Mayor Coulter moved That Council approve the transfer of the 2024 Surplus in the amount of \$344,940 to the General Capital Reserve.

CARRIED UNANIMOUSLY

- 168/25** Councillor Sands moved That Council approve the transfer of \$1,370,620 to the Fire Building Capital Reserve.

CARRIED UNANIMOUSLY

- 169/25** Councillor Svab moved That Council approve the transfer of \$1,029,506 to the Land Capital Reserve.

CARRIED UNANIMOUSLY

Request for Decision, Tax Recovery Public Auction

Manager Bouteiller presented Council with a request to consider setting a tax sale date and establish conditions for a public auction on a property to recover unpaid taxes owed to the Town.

- 170/25** Councillor Sands moved That a Tax Sale date be set for October 2, 2025, at 10 AM in the Council Chambers, at 5018 Waghorn Street, Blackfalds, Alberta, for property Lot 3, Block 2, Plan 7821776.

CARRIED UNANIMOUSLY

- 171/25** Deputy Mayor Coulter moved That the conditions of the sale be set as 10% deposit plus complete payment within 30 days from the date of sale.

CARRIED UNANIMOUSLY

- 172/25** Councillor Appel moved That the Reserve bid for the property be set at the Estimated Market Value of \$275,000.

CARRIED UNANIMOUSLY

Request for Decision, Planet Youth Initiative

Director Kreklewich brought forward the Planet Youth Initiative for Council's consideration and direction.

- 173/25** Councillor Svab moved That Council accept the Planet Youth Initiative report for information.

CARRIED UNANIMOUSLY

Request for Decision, 89th Annual Ponoka Stampede Parade

Coordinator Nealon brought forward an invitation for the 89th Annual Ponoka Stampede Parade for Council to designate a dignitary to attend.

- 174/25** Councillor Appel moved That Council designate Mayor Hoover to attend the 89th Annual Ponoka Stampede Parade that will take place on Friday, June 27, 2025.

CARRIED UNANIMOUSLY

Request for Decision, Annual Lacombe Days Breakfast & Parade

Coordinator Nealon brought forward an invitation for the Annual Lacombe Days Breakfast & Parade for Council to designate a dignitary to attend.

- 175/25** Deputy Mayor Coulter moved That Council designate Councillor Appel and Councillor Svab to attend the Annual Lacombe Days Breakfast & Parade that will take place on Saturday, July 12, 2025.

CARRIED UNANIMOUSLY

MINUTES

NOTICES OF MOTION

None

RECESS

Mayor Hoover called for a five-minute recess at 8:21 p.m.

REGULAR COUNCIL MEETING RETURNED TO ORDER

Mayor Hoover called the Regular Council Meeting back to order at 8:27 p.m.

CONFIDENTIAL

- **Ice Plant - Access to Information Act (ATI) Section 29(1) – Advice from Officials**
- **Land Purchase - Access to Information Act (ATI) Section 29(1) – Advice from Officials**

176/25 Deputy Mayor Coulter moved That Council move to a closed session commencing at 8:27 p.m. in accordance with Section 197(2) of the *Municipal Government Act* to discuss matters exempt from disclosure under Section 29(1) of the *Access to Information Act*.

CARRIED UNANIMOUSLY

Closed Session Attendance: Mayor Jamie Hoover, Deputy Mayor Edna Coulter, Councillor Marina Appel, Councillor Laura Svab, Councillor Brenda Dennis, Councillor Jim Sands, CAO Kim Isaak, Director Justin de Bresser, Director Rick Kreklewich and Foreman Brent McAuley.

177/25 Deputy Mayor Coulter moved That Council move to come out of the closed session at 9:31 p.m.

CARRIED UNANIMOUSLY

REGULAR COUNCIL MEETING RETURNED TO ORDER

Mayor Hoover called the Regular Council Meeting back to order at 9:31 p.m.

Regular Council Meeting Attendance: Mayor Jamie Hoover, Deputy Mayor Edna Coulter, Councillor Marina Appel, Councillor Laura Svab, Councillor Brenda Dennis, Councillor Jim Sands, CAO Kim Isaak and Director Justin de Bresser.

- **Land Purchase - Access to Information Act (ATI) Section 29(1) – Advice from Officials**

178/25 Councillor Sands moved That Council direct Administration to proceed as directed in-camera.

CARRIED UNANIMOUSLY

ADJOURNMENT

Mayor Hoover adjourned the Regular Council Meeting at 9:31 p.m.

Jamie Hoover, Mayor

Kim Isaak, Chief Administrative Officer