
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 March 25, 2025
3.2 Consent Agenda for March 25, 2025
- a) **Declaration of No Interest** (*conflict of duty and interest, pecuniary or other*)
 - b) **Adoption of Minutes**
 - o Regular Council Meeting Minutes - March 11, 2025
 - o Standing Committee of Council Meeting Minutes - March 17, 2025
 - c) **Council Reports**
 - o Mayor Hoover
 - o Deputy Mayor Coulter
 - o Councillor Appel
 - o Councillor Svab
 - o Councillor Dennis
 - o Councillor Sands
 - d) **Administrative Reports**
 - o Report for Council, CAO Report - March 2025
 - o Report for Council, 2026 Budget Planning Timeline
 - e) **Boards, Committee and Commission Minutes and/or Reports**
 - o Family and Community Support Services Board Meeting Minutes - February 13, 2025
 - f) **Information**
 - o City of Lacombe Council Highlights - March 10, 2025
 - o Lacombe County Council Highlights - March 13, 2025
 - g) **Correspondence**
None

4. **PUBLIC HEARING**

- 4.1 Bylaw 1320.25 - McKay Ranch Phase 4 Redistricting
4.2 Bylaw 1325.25 - 4409 South Street Redistricting

5. **DELEGATION**

None

6. **BUSINESS**

- 6.1 Request for Decision, Bylaw 1320.25 - McKay Ranch Phase 4 Redistricting (*Second & Third Reading*)
6.2 Request for Decision, Bylaw 1325.25 - 4409 South Street Redistricting (*Second Reading*)
6.3 Request for Decision, Subdivision File No. S-06-24, McKay Ranch Phase 4
6.4 Request for Decision, Community Foundation of Central Alberta - Community Tour Grant

7. **NOTICES OF MOTION**

None

8. **CONFIDENTIAL**

- 8.1 Town Fleet Maintenance - FOIP Section 16(1) Disclosure Harmful to Business Interests of a Third Party
8.2 Policing - FOIP Section 24(1) Advice from Officials

9. **ADJOURNMENT**

Future Meetings/Events:

- Regular Council Meeting – April 8, 2025
- Standing Committee of Council Meeting – April 14, 2025

MINUTES

A Regular Council Meeting for the Town of Blackfalds was held on March 11, 2025, at 5018 Waghorn Street in Council Chambers, commencing at 7:00 p.m.

MEMBERS PRESENT

Mayor Jamie Hoover
Deputy Mayor Edna Coulter (*virtual*)
Councillor Marina Appel
Councillor Laura Svab
Councillor Brenda Dennis
Councillor Jim Sands

ATTENDING

Kim Isaak, Chief Administrative Officer
Rick Kreklewich, Director of Community Services
Ken Morrison, Director of Emergency Management and Protective Services
Marco Jadie, IT Tech
Danielle Nealon, Executive & Legislative Coordinator

REGRETS

None

MEDIA

None

OTHERS PRESENT

Brianna Berthiaume, Big Brothers Big Sisters
Jennifer Harty, Big Brothers Big Sisters

WELCOME AND CALL TO ORDER

Mayor Hoover welcomed everyone to the Regular Council Meeting of March 11, 2025, called the meeting to order at 7:00 p.m. and indicated that Deputy Mayor Coulter was attending virtually.

TREATY SIX LAND ACKNOWLEDGEMENT

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

ADOPTION OF AGENDAS

Removal of Regular Agenda Business item 6.6 Request for Decision, Regional Collaboration Committee and the Agenda was renumbered accordingly.

052/25 Councillor Svab moved That Council adopt the Regular Agenda for March 11, 2025, as amended.

CARRIED UNANIMOUSLY

053/25 Councillor Dennis moved That Council adopt the Consent Agenda for March 11, 2025, as presented, containing:

- **Declaration of No Interest** (*conflict of duty and interest, pecuniary or other*)
- **Adoption of Minutes**
 - Regular Council Meeting Minutes - February 25, 2025
- **Council Reports**
None

MINUTES

- **Administrative Reports**
 - Report for Council, Enforcement & Protective Services Monthly Report – February 2025
 - Report for Council, Development & Building Monthly Report – February 2025
 - Report for Council, 2024-2026 Mid-Term Strategic Plan Actions Update
- **Boards, Committee and Commission Minutes and/or Reports**
 - Library Board Meeting Minutes - January 7, 2025
 - Recreation Culture and Parks Board Meeting Minutes - January 8, 2025
 - Recreation Culture and Parks Board Meeting Minutes - February 5, 2025
- **Information**
 - ABmunis Preliminary Analysis on Alberta's 2025 Budget
 - Blackfalds Library Programming Report Library - January 2025
 - Thank You Certificate - Blackfalds Seniors Club - February 20, 2025
 - City of Lacombe Council Highlights – February 24, 2025
 - Lacombe County Council Highlights – February 27, 2025
- **Correspondence**
None

CARRIED UNANIMOUSLY**PUBLIC HEARING**

None

DELEGATION**Big Brothers Big Sisters of Lacombe and District**

Brianna Berthiaume and Jennifer Harty, representing Big Brothers Big Sisters of Lacombe and District, presented an overview of the organization's impact on mentoring youth and strengthening the community of Blackfalds throughout 2024 and beyond by sharing the transformative stories of mentoring relationships and their long-lasting benefits for youth, families, and the community.

BUSINESS**Request for Decision, Community Initiatives Grant – Frazier's Next Level Coaching**

Director Kreklewich brought forward Frazier's Next Level Coaching's Community Initiative Grant Application for Council's consideration.

054/25

Councillor Dennis moved That Council refer the Frazier's Next Level Coaching Community Initiatives Grant's Application back to Administration for resubmission and clarification.

CARRIED UNANIMOUSLY**Request for Decision, Community Initiatives Grant – Cold Blooded Cornhole**

Director Kreklewich brought forward Cold Blooded Cornhole's Community Initiative Grant Application for Council's consideration.

055/25

Councillor Svab moved That Council provide funding to Cold Blooded Cornhole from the Community Initiatives Grant in the amount of \$1,360.

CARRIED UNANIMOUSLY**Request for Decision, Community Initiatives Grant – Heart of Blackfalds Society**

Director Kreklewich brought forward Heart of Blackfalds Society's Community Initiatives Grant Application for Council's consideration.

MINUTES

056/25 Councillor Sands moved That Council provide funding to the Heart of Blackfalds Society from the Community Initiatives Grant in the amount of \$2,000.

CARRIED UNANIMOUSLY

Request for Decision, Blackfalds Policing Committee

Director Morrison brought forward for discussion the Police Governance Regulation which requires all municipalities to establish civilian governance bodies.

057/25 Councillor Appel moved Council send a letter to the Minister of Public Safety and Emergency Services, Mike Ellis requesting to opt out of the Regional Policing Committee and to maintain the current Town of Blackfalds Policing Committee.

CARRIED UNANIMOUSLY

Request for Decision, Council Remuneration and Compensation Review

Following the recommendation from the Standing Committee of Council Meeting on February 18, 2025, CAO Isaak presented Council with the amended Council Remuneration and Compensation Policy and requested Council's direction.

058/25 Councillor Svab moved That Council rescind Policy 156/21-Council Remuneration & Compensation, effective immediately.

CARRIED UNANIMOUSLY

059/25 Councillor Sands moved That Council adopt Council Policy CP-189.25 - Council Remuneration & Compensation, as presented.

CARRIED UNANIMOUSLY

060/25 Councillor Appel moved That Administration be directed to utilize Option 3 as outlined in the Council Remuneration and Compensation Policy to conduct the 2025 Council Remuneration and Compensation Review.

CARRIED UNANIMOUSLY

Request for Decision, Policies for Rescinding

CAO Isaak brought forward a report identifying policies which are no longer required as part of the ongoing cleanup and restructuring of policies as per the Council Policy Governance Framework.

061/25 Councillor Appel moved That Council rescind the following Policies:

1. Community Event Sign Policy
2. Public Facility Spitting Policy
3. Aquatic Centre Closure Policy 164.23
4. Abbey Centre - Acceptable Usage Policy 165.23
5. Code of Conduct and Ethics for Municipal Employees Policy 128/16
6. Civic Centre and FCSS Facility Visitation Security and Identification Policy 127/16
7. Municipal Facility Access Control Policy 125/16

CARRIED UNANIMOUSLY

NOTICES OF MOTION

None

CONFIDENTIAL

None

ADJOURNMENT

Mayor Hoover adjourned the Regular Council Meeting at 8:20 p.m.

Jamie Hoover, Mayor

Kim Isaak, CAO

DRAFT

A Standing Committee of Council meeting for the Town of Blackfalds was held on Monday, March 17, 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
Councillor Jim Sands

ATTENDING

Justin de Bresser, Acting CAO
Preston Weran, Director of Infrastructure and Planning Services
Rick Kreklewich, Director of Community Services
Ken Morrison, Director of Emergency Management & Protective Services
Rick Yelland-Kewin, Manager of Public Works
Jeff Heindel, Manager of Parks and Facilities
Marco Jadie, Information Technology Analyst
Lorrie Logan, Municipal Clerk

REGRETS

Kim Isaak, Chief Administrative Officer

MEDIA

None

OTHERS PRESENT

None

WELCOME AND CALL TO ORDER:

Deputy Mayor Coulter called the Standing Committee of Council Meeting to order at 7:00 p.m.

REVIEW OF AGENDA

009/25

Councillor Appel moved That Standing Committee of Council receive the Agenda for March 17, 2025, as presented.

CARRIED UNANIMOUSLY

TREATY SIX LAND ACKNOWLEDGEMENT

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

PRESENTATIONS

None

BUSINESS

Request for Direction, Transfer Site Hours and User Information

Manager Yelland-Kewin gave a detailed report on the Transfer Site hours and user information to Standing Committee of Council.

- 010/25** Councillor Svab moved That Standing Committee of Council recommend the Transfer Site Hours and User Information Report be brought back to Administration for additional information or amendments.

CARRIED UNANIMOUSLY

Request for Direction, Aspen Community Garden Relocation

Manager Heindel presented for discussion the possible relocation of the Aspen Community Gardens.

- 011/25** Councillor Appel moved That Standing Committee of Council recommend to Council to direct Administration to engage residents and receive feedback about the possibility of moving the Aspen Community Garden to Willow Park.

CARRIED UNANIMOUSLY

Request for Direction, Tree Planting Proposal – Lansdowne Avenue,

Manager Heindel presented to Standing Committee of Council a proposal from Site Resource Group Management to plant trees in the Town for their team building event.

- 012/25** Mayor Hoover moved That Standing Committee of Council direct Administration to support the Site Resource Group Management Team's proposal to plant trees in the area determined along Lansdowne Avenue.

CARRIED UNANIMOUSLY

Request for Direction, Signing Authority Council Policy CP – 184.24

Acting CAO de Bresser brought forward the amended Signing Authority Council Policy CP – 184.24 for review.

- 013/25** Councillor Svab moved That Standing Committee of Council recommend to Council that the Signing Authority Council Policy CP-184.24 be directed to a Regular Meeting for consideration.

CARRIED UNANIMOUSLY

Request for Direction, Council Committee Audit Action Plan Update

Acting CAO de Bresser brought forward to Standing Committee of Council the Committee Audit Action Plan update for information.

- 014/25** Mayor Hoover moved That Standing Committee of Council receive the Committee Audit Action Plan Update report for information.

CARRIED UNANIMOUSLY

CONFIDENTIAL

None

ADJOURNMENT

Deputy Mayor Coulter adjourned the Standing Committee of Council Meeting at 8:08 p.m.

Edna Coulter, Deputy Mayor

Kim Isaak, Chief Administrative Officer

TO		Members of Council		
FROM		Mayor Jamie Hoover		
SUBJECT		<ul style="list-style-type: none"> • Summary of meetings/events attended as a Council representative during this reporting period • Summary of key issues, decisions and/or comments for Council's information 		
REPORT DATE		For the period: February 16 – March 15		
Date	Meeting	Event	Other	KEY POINTS OF DISCUSSION AND/OR DECISIONS
	<i>(Choose one)</i>			
Feb 18	x			Treaty 6 Land Acknowledgement review committee
Feb 18	x			Standing committee of council
Feb 19	x			FCM Virtual meeting on Canada-US relations and FCM response
Feb 20	x			NRDRWSC meeting
Feb 25	x			MPC meeting
Feb 20	x			Regular council meeting
March 6-7	x			ABMunis Municipal leaders caucus
Mar 11	x			Auditor meeting
Mar 11	x			Regular council meeting

Mar 12			x	IREC Grade 6 tours and mock council meeting
Mar 13			x	IREC Grade 6 tours and mock council meeting

TO		Members of Council		
FROM		Deputy Mayor Edna Coulter		
SUBJECT		<ul style="list-style-type: none"> • Summary of meetings/events attended as a Council representative during this reporting period • Summary of key issues, decisions and/or comments for Council's information 		
REPORT DATE		For the period: Feb 16 – Mar 15, 2025		
Date	Meeting	Event	Other	KEY POINTS OF DISCUSSION AND/OR DECISIONS
	<i>(Choose one)</i>			
Feb 18, 2025	X			Standing Committee of Council Meeting
Feb 25, 2025	X			Regular Council meeting
Feb 27, 2025	X			Parkland Library Board meeting
Mar 4, 2025	X			Blackfalds Library meeting and going away supper for Carley Blackfalds Librarian
Mar 11, 2025	X			Regular Council meeting – due to being sick I did this meeting via Teams
Mar 12, 2025	X			Blackfalds Policing Committee - due to being sick I did this meeting via Teams

TO		Members of Council		
FROM		Councillor Marina Appel		
SUBJECT		<ul style="list-style-type: none"> • Summary of meetings/events attended as a Council representative during this reporting period • Summary of key issues, decisions and/or comments for Council's information 		
REPORT DATE		For the period: 16 February 2025 – 15 March 2025		
Date	Meeting	Event	Other	KEY POINTS OF DISCUSSION AND/OR DECISIONS
	<i>(Choose one)</i>			
Feb 18	X			Treaty 6 Land Acknowledgement Update
Feb 18	X			SCC
Feb 25	X			RCC
Feb 28			X	Webinar: AB Munis Report on Alberta's 2025 Budget
March 4	X			Library Board Meeting and farewell for Carley!
March 5	X			Recreation, Culture and Parks Board Meeting
March 11	X			RCC
March 12 + 13		X		Grade 6 Tours of Civic Centre

TO		Members of Council		
FROM		Councillor Laura Svab		
SUBJECT		<ul style="list-style-type: none"> • Summary of meetings/events attended as a Council representative during this reporting period • Summary of key issues, decisions and/or comments for Council's information 		
REPORT DATE		For the period: February 16, 2025– March 15, 2025		
Date	Meeting	Event	Other	KEY POINTS OF DISCUSSION AND/OR DECISIONS
	<i>(Choose one)</i>			
Feb 18	x			Standing Committee of Council Meeting
March 5	x			Recreation, Culture and Parks Board Meeting
March 11	x			Blackfalds - Council General Inquiries - Audit Questionnaire
March 11	x			Regular Council Meeting
March 12	x			Policing Committee Meeting

TO		Members of Council		
FROM		Councillor Brenda Dennis		
SUBJECT		<ul style="list-style-type: none"> • Summary of meetings/events attended as a Council representative during this reporting period • Summary of key issues, decisions and/or comments for Council's information 		
REPORT DATE		For the period: February 16 to March 16 2025		
Date	Meeting	Event	Other	KEY POINTS OF DISCUSSION AND/OR DECISIONS
	<i>(Choose one)</i>			
Feb 18	X			Treaty 6 Land Acknowledgement Review
Feb 18	X			Standing Committee Meeting
Feb 26	X			Municipal Planning Commission Meeting
Feb 26	X			Regular Council Meeting
March 11			X	General Inquiries – Audit Questions
March 11	X			Regular Council Meeting

TO		Members of Council		
FROM		Councillor Jim Sands		
SUBJECT		<ul style="list-style-type: none"> • Summary of meetings/events attended as a Council representative during this reporting period • Summary of key issues, decisions and/or comments for Council's information 		
REPORT DATE		For the period: Feb 15/ 25 – Mar 15/ 25		
Date	Meeting	Event	Other	KEY POINTS OF DISCUSSION AND/OR DECISIONS
	<i>(Choose one)</i>			
Feb 16/ 25			X	Roundtable Report Submission
Feb 18/ 25	X			Standing Committee of Council Meeting
Feb 19/ 25			X	FCM Virtual listening tour Canada- US Relations
Feb 25/ 25	X			MPC Meeting
Feb 25/ 25	X			Regular Council Meeting
Mar 11/ 25	X			Regular Council Meeting

MEETING DATE: March 25, 2025

PREPARED BY: Kim Isaak, Chief Administrative Officer

SUBJECT: CAO Report – March 2025

Key Projects and Initiatives

- The Economic Development & Tourism Advisory Committee, Family & Community Support Services Board and the Recreation & Culture Board will be reviewing their Terms of Reference to determine if the purpose still aligns with the work of the Committee. Upon completion of this review any suggested changes will be brought forward to Council for consideration.
- The Candidate and Nomination Package is available for the 2025 General Election with updated forms. It can be accessed via the Town's website or available for pickup at the Civic Centre.
- Ongoing planning for the 2025 General Election. Advanced voting will be relocated from the Civic Centre to the Banquet Room at the Eagle Builders Centre. This new location will provide additional space and more parking.
- Development of the survey for the Council Remuneration and Compensation is currently underway with Hillcrest and will be sent to comparators in late April. Administration is working on a draft advertisement seeking community volunteers to sit on the Council Remuneration and Compensation Committee.
- Departmental updates were made to the Municipal Service Level Inventory as per policy.
- CUPE Negotiations to continue on April 3rd and 4th.
- 2024 Annual Report has been released.
- Recruitment activities continue for the Deputy Fire Chief – Training and Fire Prevention, Transportation Foreman, IT Technician, Arborist, and seasonal positions.
- Assessment Services Request for Proposal was issued with four (4) submissions received.
- The IT Department has been collecting information from all town departments to develop a comprehensive software inventory. This inventory will significantly enhance IT management and boost the overall efficiency of the organization.
- Registration for The Chairs for Charity Program has now closed, with 18 businesses/organizations signed up. As the chairs come in, photos will be added to a gallery and can be viewed at <https://www.blackfalds.ca/p/chairs-for-charity>
- The FCSS Tax Program began on March 3, 2025. This program is run by volunteers. Eligibility requirements include: applicants have a low-moderate income, are in a simple tax situation, and call Blackfalds home.
- Tickets have been released for the concerts that will be held over Blackfalds Days.
- Planning and Development continues to be busy with development and subdivision activity.
- Planning and Development has been busy processing requests for deposit returns stemming from the implementation of the Development Deposit Security Policy.
- Draft APEGA Professional Practice Management Plan has been completed and will be filed with APEGA once a new Municipal Engineer has been hired and has reviewed the document.

Updates Related to Existing Bylaws or Council Policies

- Bylaw 1320.25 McKay Ranch Phase 4 Redistricting was given first reading at the February 25, 2025 Regular Meeting of Council.
- Bylaw 1325.25 – 4409 South Street Redistricting was given first reading at the February 25, 2025 Regular Meeting of Council.
- Community Services Framework Policy – Adopted by Council at the March 11, 2025 Regular Meeting of Council.
- Community Initiatives Grant Policy – amended policy was adopted by Council at the March 11, 2025 Regular Meeting of Council.
- Council Remuneration and Compensation Policy – amended policy was adopted by Council at the March 11, 2025 Regular Meeting of Council.
- The following policies were rescinded at the March 11, 2025 Regular Meeting of Council:
 - Community Event Sign Policy
 - Public Facility Spitting Policy
 - Aquatic Centre Closure Policy 164.23
 - Abbey Centre – Acceptable Usage Policy 165.23
 - Code of Conduct and Ethics for Municipal Employees Policy 128/16
 - Civic Centre and FCSS Facility Visitation Security and Identification Policy 127/16
 - Municipal Facility Access Control Policy
- Signing Authority Policy – amend policy was reviewed by Council at the March 17, 2025, Standing Committee of Council.

Facility Leases

- There is one lease space available at the Support Services Building.

Administrative Policy Changes / Additions

- Time off in Lieu of Overtime Policy – Under review with Directors.
- Professional Development Policy – Prepared for sign off.
- Civic Cultural Centre Visitation Security and Identification Policy AP-074.25 – signed off and posted onto internal intranet.
- Municipal Facility Access Control Policy AP-073.25 - signed off and posted on internal intranet.
- Code of Conduct and Ethics for Municipal Employees Policy AP-071.25 - signed off and posted to internal intranet.

APPROVALS

Kim Isaak,
Chief Administrative Officer

MEETING DATE: March 25, 2025

PREPARED BY: Darolee Bouteiller, Finance Manager

SUBJECT: **2026 Budget Planning Timeline**

BACKGROUND

Section 242 of the *Municipal Government Act* (MGA) requires that a balanced budget must be approved by Council prior to the start of each calendar year. A budget schedule with timelines and activities is being provided for Council's review (attached). The annual budget for the Town of Blackfalds consists of the 2026 Operating Budget with a three-year forecast, and a 2026 Capital Budget with a five-year Capital Plan and public engagement activities.

This budget timeline follows the Budget Planning Policy and Procedures and ensures both Council and Administration have a schedule to move forward with approvals, endorsements and communication throughout the process. It notes the key meeting dates and establishes consideration to ensure the new Council elected on October 20, 2025, will have adequate input.

DISCUSSION

The attached schedule highlights Capital Budget activities (light blue) and Operating Budget (light green), Public Engagement Activities (light orange) and Council Specific Meetings (light gray) for planning, reviews and approvals at all levels. This timeline was drafted considering availability of Administration and Council, Regular Council Meetings, Standing Committee Meetings and the upcoming Municipal General Election.

Council will establish budget priorities, set assumptions, and give general budget direction during a Special Council Meeting. Following the guidance set by Council, Administration will draft a budget and conduct departmental reviews.

Council will be proactive throughout the budget process, give direction, endorse, and approve segments as required to move forward on the process. Administrations' role is to develop the Budget based on the priorities set by Council, strategic plans, and MSP. This budget timeline reserves space to hold additional special meetings with Council if necessary to ensure all pertinent items have been considered and addressed within the Budget document.

OPERATING BUDGET

This year, it is Administration's intention to pass an interim Operating Budget for 2026 at the Regular Council Meeting on December 9, 2025, to be in effect for January 1, 2026. Followed by approval of the final Operating Budget 2026 on February 24, 2026. As per Section 5 of the Budget Planning Policy an interim operating budget may be adopted for a portion of the calendar year.

5. Interim and Final Budget

5.1 The interim budget will be approved prior to December 31 of the year preceding the budget. This provides legislated approval for the municipality to make expenditures.

5.2 The final assessment for the fiscal year is received by February of the year in question. Prior to approval of the tax rate bylaw, the interim budget needs to be adjusted to reflect the new assessment and requisitions (if available) for the schools and senior requisitions. The interim budget with amendments for tax revenue, assessment and requisitions will be presented for approval as final budget prior to the tax bylaw being presented.

A complete review of the draft budget with Council will be conducted during the Budget workshop on February 6 and 7th, 2026 – open to the public for observation. In preparation of this two day review, a drafted operating budget will be available for Council on December 19. The final Operating budget will reflect considerations from the workshop and be brought forward for approval at the Regular Council Meeting on February 24, 2026. Once approved by Council, it will replace the interim budget.

This modified timeline includes a “Special Meeting” on November 12, 2025, to review the assumptions used to develop the operating budget, allows for input from the newly elected Council and still allows administration to move forward with budget preparations.

CAPTIAL BUDGET

A draft Capital Budget and Five Year Plan will be reviewed with Council at a Special Council Meeting held November 12. It is Administration’s intention to have the final Capital Budget, and Five Year Capital Plan brought forward for approval at December 9, 2025, Regular Council Meeting.

CITIZEN ENGAGEMENT

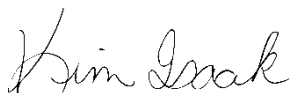
Public engagement is an important part of budget preparations and provides a better understanding of community priorities. Council will have an opportunity to receive feedback from the public through an online survey. The Citizen Survey will be conducted August 25 – September 15. It is our intention to provide the survey results for the October 14, Regular Council Meeting. Members of Council will also attend the Community Information Expo on September 8.

During the month of September, Town supported services will be invited to attend as a delegation at either the Council or Standing Committee meetings. This will give supported service groups an opportunity to make presentations and validate Town Support.


ATTACHMENTS

- *2026 Budget Planning Timeline*

APPROVALS



Kim Isaak,
Chief Administrative Officer



Director /Author

**Town of Blackfalds
2026 Budget Preparation Timeline**

Activity	Details	Budget Phase		Mar-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26
Budget Timeline	Finance to Compile 2026 Budget Timeline to Council for approval	Planning	RCC - Consent Agenda													
Questica Training	Offer Questica refresher for all questica users or new staff	Training	Admin.			31										
Operating Budget - Staffing Plan	Staffing Plan Discussions with Directors, CAO & HR - recommend beginning in June.	Planning	Adm.		1st -		31									
Operating Budget - Utility Rates	Utility Rates Discussions with CAO & Director of Infrastructure & Planning based on Utility Rate Model Review.	Planning	Adm.		1st -	31										
Staffing Updates in Questica	Update: Staffing positions and roles in Questica	Develop	Finance		30th											
Operating Budget - Preliminary Work	Finance - Enter expense changes for Insurance, Utilities, Telephone, Debenture Debt & Interest, etc. Complete for August 31	Develop	Finance				31									
Council to set Budget Assumptions and give general direction to Administration	Special Meeting for Council to give general budget direction. Council to set priorities, focus areas and give general budget direction. Meeting 7pm (dinner @ 6 p.m.) This is an open meeting to the public to observe. All candidates will be given a special invite to attend as an observer.	Planning	Special Meeting				7									
Public Engagement - Survey	Prepare the survey questions and take to Council for approval	Endorse	RCC				12									
Public Engagement - Survey	Survey to take place Aug 25 - Sept 15	Conduct	Adm.				25	15								
Capital Budget Planning	Finance to review the 5 Year Capital Plan with Directors and Managers. Various meetings throughout the months, adjust priorities, timelines and project scope of the 5 year capital Plan.	Develop	Adm.		1st	-	-	30th								
Operating Budget - Preparation	Rollout Budget Manager access; Enter budgets into Questica for 2026-2028. To be completed Sept 30	Develop	All Departments					1-30								
Public Engagement - Community Information Expo	Council will be represented at the Community Information Expo. Set up at 5 pm, event is 6 pm - 8 pm.	Conduct	Council, Finance Budget Team					8								
Presentations to Council from Town Supported Services, funded and in-kind	Servus Credit Union Library, Beyond Food Community Hub, Blackfalds Chemo Club, STARS, Blackfalds Chamber of Commerce, ANAM - Rural Youth Association. Each to provide approximately 20 min. presentation at September Council Meetings and Standing Committee	Endorse	Council					9,15,23								
Public Engagement Report to Council	Report back to council the results of the on-line Survey	Communicate	Council						14							
Operating Budget - Review	CAO Budget review with Directors and Managers.	Endorse	CAO						14-17							
Capital Budget - CAO Review	CAO review and endorse the Five year Capital Plan	Endorse	CAO						24							
Capital Budget and Five Year Capital Plan Draft Available for Council	Make available copies of the DRAFT Capital Budget and five year Capital Plan	Preparation	Adm.						31							

TOWN OF BLACKFALDS
Blackfalds & District Family & Community Support Services Board
Thursday, February 13, 2025 at 7:00 p.m.
MINUTES

MEMBERS PRESENT

Jim Sands	Town of Blackfalds Councillor
Glenda Brown	Public at Large
Jessalyn Parsons	Public at Large
Auralei Agrey	Public at Large
Heather Johnson	Public at Large
Kimberly Burrell	Public at Large

ATTENDING

Sawyer Hick	Town of Blackfalds FCSS Manager
Sue Penner	Town of Blackfalds FCSS Admin Asst

OTHERS ATTENDING

REGRETS

Brenda Dennis	Town of Blackfalds Councillor
Dena Thomas	Public at Large
Gloricel Cavago	Public at Large
Aaron Hoyte	Public at Large

WELCOME AND CALL TO ORDER

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

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

CARRIED UNANIMOUSLY

TREATY SIX LAND ACKNOWLEDGEMENT

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

PRESENTATIONS

N/A

BUSINESS

TOWN OF BLACKFALDS
Blackfalds & District Family & Community Support Services Board
Thursday, February 13, 2025 at 7:00 p.m.
MINUTES

Approval of Minutes of January 09th, 2025

Member Johnson moved that the Blackfalds & District Family & Community Support Services Board recommends Council adopt the minutes from January 09th, 2025, as presented.

CARRIED UNANIMOUSLY

Big Brothers Big Sisters Grant – Final Report

- Vice Chair Brown reviewed the FCSS grant application process.
- Manager Hick noted that mentoring programs in Blackfalds accounted for 48% or 211 mentoring relationships of the overall mentoring relationships facilitated by BBBSLD in 2024. The mentoring program remains one of the most requested programs from schools. The long-term consistency of matches in this program highlights its strong impact and alignment with the needs of participating youth.
- Their rapid growth in demand presents challenges. Blackfalds mentoring programs currently operate at a budgetary deficit. Moving forward they will analyze their organizational capacity and explore additional funding opportunities and community support to ensure they can say 'yes' to deliver additional impactful mentoring programs to youth who need them.
- It remains hard to find Blackfalds mentors.

Boys and Girls Club Wolf Creek Blackfalds Grant – Final Report

- BCG Blackfalds is a new organization to Blackfalds and this grant covered start up costs.
- BGC Wolf Creek, in partnership with Wolf Creek Public Schools, conducted a Needs Assessment in early 2024 that identified the need among families in Blackfalds for the following: Before School Care, After School Care, and full-day programming during Professional Development Days, school breaks (spring, fall, winter), and throughout the summer. In response to the very strongly expressed need for each of these potential options, BGC Wolf Creek Blackfalds moved forward and began offering licensed childcare programs in September of 2024.
- With strong partnerships such as those they established over the past year of working toward and then opening the BGC Wolf Creek Blackfalds Club, they are situated well looking to the future. Key players in the community have partnered with them, which strengthens our ability to determine, understand, and meet the needs of families in the community. Based on the success of the last several months, the future looks bright!

TOWN OF BLACKFALDS
Blackfalds & District Family & Community Support Services Board
Thursday, February 13, 2025 at 7:00 p.m.

MINUTES

FCSS Managers Verbal Update

- Manager Hick reported on the following:
 - Nominations are now open for our volunteer awards and the nomination form can be found online or at the FCSS Office with a deadline of March 1st, 2025.
 - Currently working on the FCSS Annual Report that is due in April.
 - Meeting with the Mayor and committee on Planet Youth.
 - The Planet Youth initiative is a youth-focused program that promotes the health and well-being of adolescents while reducing negative behaviors among this population. The program originated in Iceland and focuses on improving young people's health, safety, and future prospects by fostering healthier environments and better societal behaviors.
 - The initiative is grounded in research and evidence-based practices. Planet Youth surveys youth to gather data on their habits, attitudes, and behaviors. This information is used to guide interventions and strategies aimed at reducing substance use (like alcohol, tobacco, and drugs), mental health issues, and other negative behaviors while promoting positive actions such as physical activity, healthy eating, and strong social connections.
 - BYC attendance has increased to the point that the grades 4 – 6 and the homeschool groups are most often full and attendance has significantly increased for grades 7 – 12.
 - Working to offer seniors programming starting with a session on Transitioning to the Next Chapter March 18th and on March 25th Wills and Estate Planning.

Volunteer Programmer Report

- Volunteer Programmer planning for National Volunteer Week taking place on April 27 – May 3, 2025.
- Blackfalds FCSS will be hosting *Best of Blackfalds* including appetizers from our *best food restaurants*, beer tasting, cash bar, live music and awards presentation highlighting our *best community ambassadors* and the contributions they make to our community. The 18+ event is scheduled to take place on the evening of April 17; awards presented will include:
 - Carol Simpson Volunteer of the Year Award,
 - Gloria House Mentor Award,
 - Outstanding Group Award (adult category), and
 - Gary Kroetsch Volun-Told Award.
- Our Oscar themed *Youth Recognition Night* is scheduled to take place May 1. There will be a Red Carpet, complete with VIP lanyards, paparazzi, a Walk of Fame, and invitees will be asked to wear their Oscar worthy ensemble. There will be appetizers, small performances from the IRJC school band, youth dancers, as well as the awards presentation. Awards presented will include:

TOWN OF BLACKFALDS
Blackfalds & District Family & Community Support Services Board
Thursday, February 13, 2025 at 7:00 p.m.

MINUTES

- Dylan Stork Youth Ambassador Award,
 - Leaders of Tomorrow (elementary, junior high and high school category),
 - Outstanding Group Award (youth category), and
 - Gary Kroetsch Volun-Told Award.
- Nominations Now Open (deadline to nominate is March 1) – If you know someone in our community who selflessly gives their time, please consider nominating them. Visit www.blackfalds.ca/volunteer for details!
 - Selection process will be facilitated by:
 - Carol Simpson Volunteer of the Year Award (Town Council)
 - Gloria House Mentor Award (FCSS Board)
 - Outstanding Group Awards (FCSS Board)
 - Dylan Stork Youth Ambassador Award (Town Council)
 - Leaders of Tomorrow Awards (The Mayor, FCSS Youth Programmer and a FCSS Board Representative)
 - Gary Kroetsch Volun-Told Award (FCSS Board Representative, a family friend and a past award recipient)
 - Nominee Assessment forms will be submitted electronically to the Volunteer Programmer
 - **Seniors Programming:** Volunteer Programmer is currently exploring various options for information sessions to be held this spring. We are considering partnering with Servus Credit Union to host a session on wills and estate planning, collaborating with a local real estate agent and Lacombe Foundation to offer tips for seniors looking to sell their homes and to discuss future living arrangement options, as well as, offering a session focused on tenant rights and responsibilities. Stay tuned!

Town of Blackfalds volunteers were utilized at the following programs and events:

- Jim Hurley Free Skate on Sunday's (3 volunteers, rotating Sunday's)
- Snow Angel Program
- 28 volunteers are supporting 18 locations
- 5 residents participating in the Neighbourhood Snow Angel Program
- 4 on the waitlist

ONGOING INITIATIVES:

1. The monthly FCSS **Volunteer Newsletter**
 - a. In February, the newsletter was emailed to 293 contacts with the 'Open Rate' of 61%
2. **Upcoming Volunteer Opportunities:**
 - a. Snow Angel Program – Winter months
 - b. Winterfest – February 17

Community Engagement Programmer Report

Community Volunteer Income Tax Program

- Re-applied to be a host site in 2025.

TOWN OF BLACKFALDS
Blackfalds & District Family & Community Support Services Board
Thursday, February 13, 2025 at 7:00 p.m.

MINUTES

Interagency Meeting:

- 30 people in attendance
- 19 unique community organizations represented.

Blackfalds FCSS Facebook Page:

- 981 followers at the close of January

Blackfalds Instagram Page:

153 followers at the close of January

Youth Programmer

BYC had a total of 140 participants.

Inspiring Virtues had 7 registrants.

Child Safe Canada Home Alone Safety had 13 registrants.

Youth Cooking Club had 6 registrants.

Youth Programmer Initiatives:

- Pink Shirts provided to TOB new employees
- Meet with the Social Worker of Iron Ridge Secondary School to discuss future collaborations.
- Preparing for BYC Bingo at Winterfest
- Organizing the Spring Easter Event
- Securing Spring and Summer program partners
- Early stages of organizing Youth Week in May
- Creating Life Literacy Camps programs for July and August

Vice Chair Brown adjourned the Blackfalds & District Family & Community Support Services Board Meeting at 7:33 p.m.



Glenda Brown, Vice Chair



Sue Penner, Admin Staff



City of Lacombe

COUNCIL HIGHLIGHTS

March 10th, 2025

2. Review of Agendas

2.1 Consent of Agenda

- Council acknowledges receipt of the information regarding the Intermunicipal Collaboration Framework Master Agreement with Lacombe County.

5. Public Hearings

5.1 Bylaw 405.4 – Municipal Planning Development Amendment - Map 1 & Bylaw 400.70 Land Use Bylaw Amendments

Notice was given that the Council of the City of Lacombe gave first reading to Bylaw 405.4 to amend the Municipal Development Plan (MDP) and Bylaw 400.70 to amend Land Use Bylaw 400.

The City of Lacombe consulted the public to obtain feedback on the proposed amendment through delivery of written notification of the Land Use Bylaw amendment and the public hearing date and time to adjacent landowners within 60 m of the subject parcels. Broad public notice of the proposed amendment and public hearing was in the form of an advertisement in the Lacombe Express, and information posted on the City's website. A

6. Requests for Decision

6.1 Bylaw 405.4 – Municipal Planning Development Amendment - Map 1 & Bylaw 400.70 Land Use Bylaw Amendments - Second & Third Reading

The Applicant is proposing to develop the subject parcels in Lacombe's downtown as Apartment Housing but wishes to have some flexibility for other land uses and development options in the future and has requested Direct Control zoning for the parcels.

To approve the proposed residential development (and proposed DC District), amendments to the City's MDP Map 1 are required, as well as the creation of a new Direct Control District to be added to the LUB as well as redesignation of the subject parcels to the proposed Direct Control District (DC4) zoning.

Council gave second and third reading to Bylaw 405.4, and gave second and third reading to Bylaw 400.70, as amended.

6.2 Downtown Parking Update – 49B Avenue

As part of the Bi-Annual Sidewalk Improvement Program, Administration is proposing 49B Avenue include additional benches, garbage cans, and limited green space. The proposal does not include new trees, which have historically caused infrastructure damage and accessibility challenges. Instead, bulb-outs are strategically proposed in areas where parking is typically not permitted. These bulb-outs will enhance aesthetics, provide functional seating and room for waste receptacles, and naturally slow vehicle speeds to improve pedestrian safety.

Between 2004 and 2024, public parking has grown by 113 stalls (+15.1%), while private parking has increased by 23 stalls (+4.9%). While this proposal requires a reduction of 2-3 parking stalls on 49B Avenue, it maintains a three-year net positive parking balance while improving pedestrian amenities and demonstrating the feasibility of integrating green space without reintroducing trees. The overall downtown parking capacity will see a net increase of approximately 20 stalls from 2023 to 2025 due to other planned projects.

Council directed Administration to implement the proposed sidewalk and street improvements on 49B Avenue, with costs not to exceed the allocation approved in the 2025 capital budget.

6.3 Notice of Motion (Councillor Ross – from February 24th)

Council voted against the following Notice of Motion:

- “Council directs Administration to automatically trigger an internal review of the assessment, whenever there is a property value increase of more than 10% in one year.”

8. In Camera

8.4 Land (FOIP Section 16)

Council directed Administration to present the offer to purchase as proposed.

8.5 Legal (FOIP Section 21, 24)

Council awarded an Affordable Housing Projects grant of \$124,000 to The Broom Tree Foundation, subject to all necessary land use zoning and permit approvals being secured before the funds are transferred.

8.7 Land (FOIP Section 16, 24, 25)

Council approved the sale of 5396 Len Thompson Drive, subject to final contract negotiations as directed.

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

- ***Monday, March 24th, 2025 – Regular Council Meeting at 5:30 p.m. – City Hall***
- ***Monday, April 14th, 2025 – Regular Council Meeting at 5:30 p.m. – City Hall***
- ***Monday, April 28th, 2025 – Regular Council Meeting at 5:30 p.m. – City Hall***



HIGHLIGHTS OF THE REGULAR COUNCIL MEETING MARCH 13, 2025

PUBLIC HEARING BYLAW NOS. 1429/25 AND 1430/25

A public hearing was held for Bylaw Nos. 1429/25 and 1430/25. Bylaw No. 1429/25 is a bylaw of Lacombe County for the purpose of amending the Municipal Development Plan. Bylaw No. 1430/25 is a bylaw of Lacombe County for the purpose of amending the Land Use Bylaw.

Amendments were made to the Municipal Development Plan and Land Use Bylaws to ensure consistency between the documents. Additionally, the Land Use Bylaw was amended to increase the maximum allowable size for accessory buildings from 200 square feet to 240 square feet.

Following the public hearing, Bylaw Nos. 1429/25 and 1430/25 were given second and third reading and so passed.

WILD BOARD BYLAW

The County Manager was directed to prepare a draft bylaw prohibiting the raising of wild boar in Lacombe County for presentation at a future Council meeting.

PRESENTATION ON THE NORTH RED DEER RIVER WASTE SERVICES COMMISSION AND NORTH RED DEER REGIONAL WASTEWATER SERVICES COMMISSION

Jordan Thompson, Chief Administrative Officer of the North Red Deer Water Services Commission and the North Red Deer Regional Wastewater Services Commission, provided a presentation of both the North Red Deer "Water" and "Wastewater" Commissions.

reconcept Canada – LACOMBE SOLAR PROJECT PRESENTATION

Mark Grant and Evan Boyce, representatives of reconcept Canada, delivered a presentation on the Lacombe Solar Project.

PELICAN BAY (YUILL) SUBDIVISION PAVING

The County Manager was directed to send out letters to the residents that access the Pelican Bay internal subdivision road advising them of the consideration to base-pave the road. Provided that there are no objections from the residents of Pelican Bay, the County Manager was directed to award the work to base-pave the Pelican Bay internal subdivision road in the amount of \$50,950.00 and fund it from the New Pavement Reserve.

COUNCIL CANDIDATE PROFILES ON THE COUNTY WEBSITE

The County Manager was directed to host a Council candidate profile section on the County website for the 2025 municipal election.

RURAL MUNICIPALITIES OF ALBERTA SPRING 2025 CONVENTION

Council reviewed and received the Spring 2025 Rural Municipalities of Alberta Convention resolution package for information.



SUCCESS GROWS HERE!

2025 RATES AND FEES BYLAW UPDATE

Council approved first, second, and third readings to Bylaw No. 1432/25, the Lacombe County 2025 Rates and Fees Bylaw.

Next Regular Council Meeting is
March 27, 2025 – 9:00 a.m.

Next Committee of the Whole Meeting is
April 1, 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: March 25, 2025
PREPARED BY: Danielle Nealon, Executive & Legislative Coordinator
SUBJECT: **Bylaw 1320.25 – McKay Ranch Phase 4 Redistricting**

BACKGROUND

The purpose of Bylaw 1320.25 is to amend the Land Use Bylaw to redistrict a portion of Lot 1 Block 2 Plan 112 4253 from Urban Reserve District (UR) to Residential Single Dwelling Medium Lot District (R-1M), Residential Multi-Dwelling District (R-2), Parks and Recreation District (PR), and Public Facility District (PF) AND redistrict a portion of Lot 2 Block 1 Plan 120 2396 from Urban Reserve District (UR) to Residential Single Dwelling Medium Lot District (R-1M), Residential Multi-Dwelling District (R-2), and Parks and Recreation District (PR).

First Reading was given to Bylaw 1320.25 on February 25, 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 as follows:

- On the bulletin board in the Town's Civic Centre, upstairs outside of Council Chambers, commencing February 28, 2025.
- A hard copy of proposed Bylaw 1320.25 was available for viewing at the Town's Civic Centre Front Counter (upstairs) as of February 28, 2025.
- Via email to all local authorities and agencies on March 3, 2025.
- Via email to internal departments on March 3, 2025.
- Circulation to adjacent landowners on March 3, 2025.
- On the Town's electronic sign commencing February 28, 2025.
- March 2025 edition of "Talk of the Town".
- On the Town's website commencing on February 28, 2025.
- Via email to the Municipal Planning Commission on February 27, 2025.
- In the March 13 and March 20, 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:

- March 3, 2025, submission from ATCO Gas and Pipelines
- March 3, 2025, submission from Lacombe County
- March 11, 2025, submission from Fortis Alberta

ATTACHMENTS

- *Bylaw 1320.25 – McKay Ranch Phase 4 Redistricting*
- *March 3, 2025, submission from ATCO Gas and Pipelines*
- *March 3, 2025, submission from Lacombe County*
- *March 11, 2025, submission from Fortis Alberta*

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 a portion of Lot 1 Block 2 Plan 112 4253 and a portion of Lot 2 Block 1 Plan 102 2396 to Residential Single Dwelling Medium Lot District (R-1M), Residential Multi-Dwelling District (R-2), Parks and Recreation District (PR), and Public Facility District (PF).

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 March 13, 2025 and March 20, 2025 in accordance with Section 606 of the *Municipal Government Act*, RSA 2000, and amendments thereto;

WHEREAS, a Public Hearing was held on March 25, 2025, to allow the general public to provide input into the proposed Bylaw amendments;

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

PART 1 – TITLE

- 1.1 That this Bylaw shall be cited as the "Redesignation of a portion of Lot 1 Block 2 Plan 112 4253 and a portion of Lot 2 Block 1 Plan 102 2396 to Residential Single Dwelling Medium Lot District (R-1M), Residential Multi-Dwelling District (R-2), Parks and Recreation District (PR), and Public Facility District (PF)".
- 1.2 That Schedule "A" shall form part of this Bylaw.

PART 2 – AMENDMENTS

- 2.1 That a portion of Lot 1 Block 2 Plan 112 4253 be redistricted from Urban Reserve District (UR) to Residential Single Dwelling Medium Lot District (R-1M), Residential Multi-Dwelling District (R-2), Parks and Recreation District (PR), and Public Facility District (PF), as shown in Schedule "A" attached and forming part of this Bylaw.
- 2.2 That a portion of Lot 2 Block 1 Plan 102 2396 be redistricted from Urban Reserve District (UR) to Residential Single Dwelling Medium Lot District (R-1M), Residential Multi-Dwelling District (R-2), and Parks and Recreation District (PR), as shown in Schedule "A" attached and forming part of this Bylaw.
- 2.3 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 25th day of February, A.D. 2025.

(RES. 045/25)

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__.

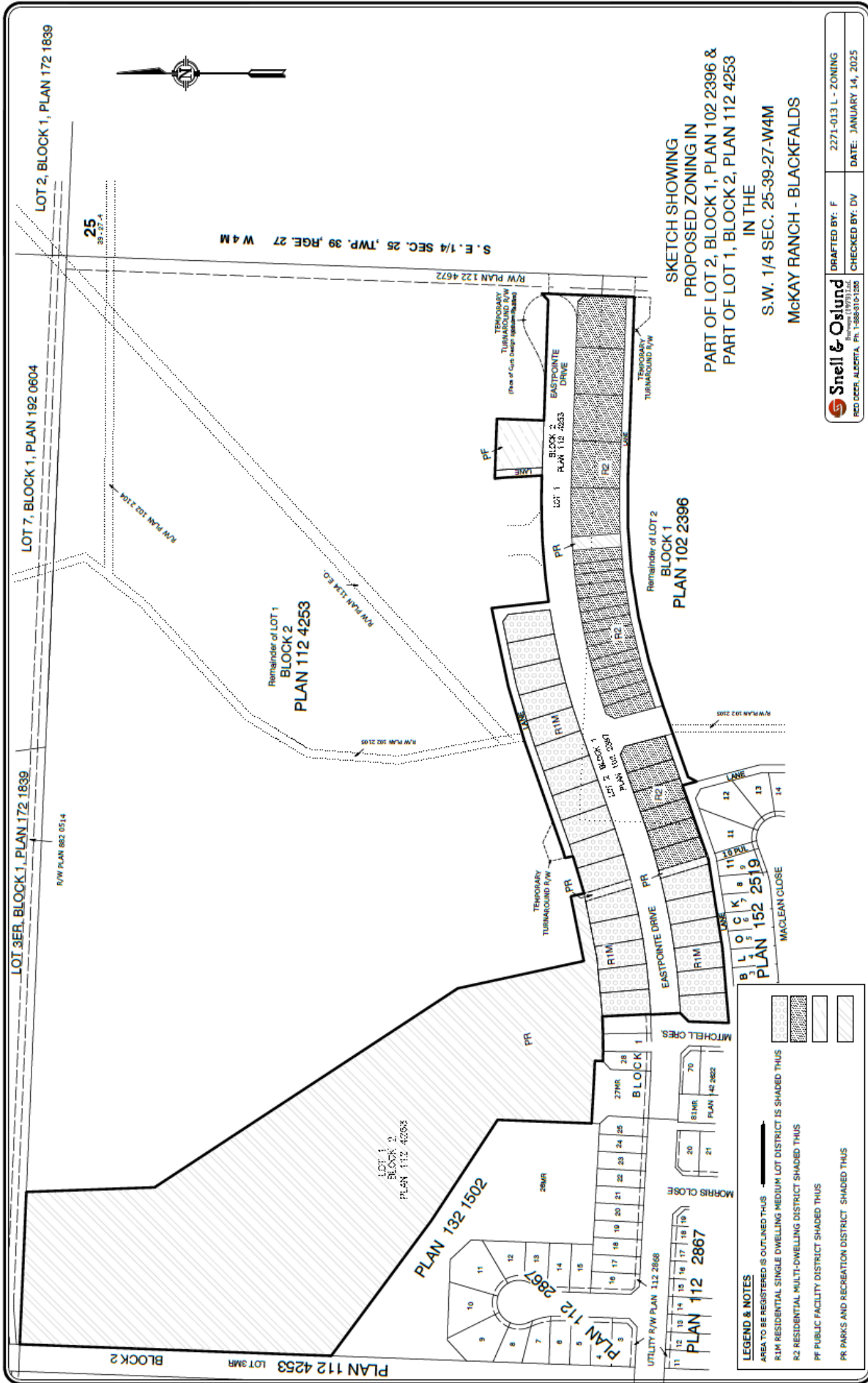
(RES. _____)

MAYOR JAMIE HOOVER

CAO KIM ISAAK

DRAFT

SCHEDULE "A"



From: Amanda Partridge
Sent: March 3, 2025 11:47 AM
To: Jolene Tejkl
Subject: FW: RESPONSE 25-0880 RE: Town of Blackfalds Public Hearing Notice – Bylaw 1320.25 McKay Ranch Phase 4 Redistricting

From: Circulations, HP <HP.Circulations@atco.com>
Sent: March 3, 2025 11:38 AM
To: Amanda Partridge <APartridge@blackfalds.ca>
Subject: RESPONSE 25-0880 RE: Town of Blackfalds Public Hearing Notice – Bylaw 1320.25 McKay Ranch Phase 4 Redistricting

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

ATCO Transmission high pressure pipelines has no objections.

Questions or concerns related to ATCO high pressure pipelines can be forwarded to hp.circulations@atco.com.

Thank you,

Vicki Porter

Sr. Administrative Coordinator, Ops Engineering
ATCO Gas and Pipelines

A. 14th Floor ACE, 10035-105 St NW, Edmonton AB Canada T5J 1C8



[ATCO.com](https://www.atco.com) [LinkedIn](#) [Facebook](#) [Instagram](#) [X](#)

From: Amanda Partridge <APartridge@blackfalds.ca>
Sent: Monday, March 3, 2025 9:23 AM
To: Jolene Tejkl <JTejkl@blackfalds.ca>
Subject: Town of Blackfalds Public Hearing Notice – Bylaw 1320.25 McKay Ranch Phase 4 Redistricting

CAUTION: This email originated outside of ATCO. Do not click links or open attachments unless you trust the sender and know the content is safe. Immediately report suspicious emails using the **Phish Alert Report button**.

Good Morning,

Attached is a Public Hearing Notice for Bylaw 1320.25 McKay Ranch Phase 4 Redistricting that has been set for Tuesday, March 25, 2025 at 7:00 p.m.

Please provide any written comments on or before noon, March 19, 2024 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: info@blackfalds.ca

Thank you,

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.



**sent by email to jtejkl@blackfalds.ca
original to follow in mail

March 3, 2025

Town of Blackfalds

Box 220, 5108 Waghorn St.
Blackfalds AB T0M 0J0

Dear Town of Blackfalds:

**RE: Proposed Bylaw No. 1320.25
Amendment to Land Use Bylaw
Redistricting from UR District to R-1M, R-2, PR and PF Districts
Lot 1 Block 2 Plan 112 4253 & Lot 2 Block 1 Plan 120 2396**

Thank you for the opportunity to comment on the above noted amendment to the Town's Land Use Bylaw.

Lacombe County has reviewed the application and has no comments.

Should you require further information, please contact our office.

Sincerely,
LACOMBE COUNTY

A handwritten signature in black ink, appearing to read "N. Baran".

Nicklas Baran
Planner / Development Officer
nbaran@lacombecounty.com | 403-782-8389

From: Danielle Nealon on behalf of info
Sent: March 11, 2025 5:10 PM
To: Planning & Development Staff
Subject: FW: Town of Blackfalds Public Hearing Notice – Bylaw 1320.25 McKay Ranch Phase 4 Redistricting
Attachments: Public Hearing Notice Bylaw 1320.25.pdf; Bylaw 1320.25.pdf

From: Diana Pounall <diana.pounall@fortisalberta.com> **On Behalf Of** Land Service
Sent: March 11, 2025 3:53 PM
To: info <info@blackfalds.ca>
Subject: Town of Blackfalds Public Hearing Notice – Bylaw 1320.25 McKay Ranch Phase 4 Redistricting

You don't often get email from landserv@fortisalberta.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 day,

FortisAlberta has no concerns, please contact 310-WIRE for any electrical services.

Warm Regards,

Diana Pounall | Land Coordinator, Land Department

FortisAlberta | 15 Kingsview Rd. SE Airdrie, AB T4A 0A8 | p: 587-775-6264



We are FortisAlberta. We deliver the electricity that empowers Albertans to succeed. We keep the power on, not just because it's our job, but because we care about the people we serve. We are reliable, honest and dedicated to our work because our employees, customers and communities matter to us.

From: Amanda Partridge <APartridge@blackfalds.ca>
Sent: Monday, March 3, 2025 9:23 AM
To: Jolene Tejkl <JTejkl@blackfalds.ca>
Subject: [CAUTION] Town of Blackfalds Public Hearing Notice – Bylaw 1320.25 McKay Ranch Phase 4 Redistricting

THINK BEFORE YOU CLICK:

Before taking any action, please pause and review this message for any **Red Flags** and signs of phishing. If this is a suspicious email, **before you delete it**, use the 'Phish Alert Report' button in Outlook or contact the Service Desk.

Good Morning,

Attached is a Public Hearing Notice for Bylaw 1320.25 McKay Ranch Phase 4 Redistricting that has been set for Tuesday, March 25, 2025 at 7:00 p.m.

Please provide any written comments on or before noon, March 19, 2024 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: info@blackfalds.ca

Thank you,

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.

MEETING DATE: March 25, 2025
PREPARED BY: Danielle Nealon, Executive & Legislative Coordinator
SUBJECT: **Bylaw 1325.25 - 4409 South Street Redistricting**

BACKGROUND

The purpose of Bylaw 1325.25 is to bring a new Direct Control #5 District (DC-5) into the Land Use Bylaw and redistrict 4409 South Street (Lot 3 Block 1 Plan 102 223) from Commercial Highway District (C2) to Direct Control District #5.

First Reading was given to Bylaw 1325.25 on February 25, 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 as follows:

- On the bulletin board in the Town's Civic Centre, upstairs outside of Council Chambers, commencing February 28, 2025.
- A hard copy of proposed Bylaw 1325.25 was available for viewing at the Town's Civic Centre Front Counter (upstairs) as of February 28, 2025.
- Via email to all local authorities and agencies on March 3, 2025.
- Via email to internal departments on March 3, 2025.
- On the Town's electronic sign commencing February 28, 2025.
- March 2025 edition of "Talk of the Town".
- On the Town's website commencing on February 28, 2025.
- Circulation to adjacent landowners on March 3, 2025.
- Via email to the Municipal Planning Commission on February 27, 2025.
- In the March 13 and March 20, 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:

- March 3, 2025, submission from ATCO Transmission *Note: The response received from ATCO Transmission on March 3rd is dated July 31, 2024. This is not a mistake; they advised that their position remains the same as it was when the rezoning was previously circulated to them, as such ATCO sent the same letter in response.*
- March 3, 2025, submission from Lacombe County
- March 11, 2025, submission from Fortis Alberta
- March 12, 2025, submission from Rogers

ATTACHMENTS

- *Bylaw 1325.25 - 4409 South Street Redistricting*
- *March 3, 2025, submission from ATCO Transmission (dated July 31, 2024)*
- *March 3, 2025, submission from Lacombe County*
- *March 11, 2025, submission from Fortis Alberta*
- *March 12, 2025, submission from Rogers*

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 add Direct Control District #5 (DC-5) and redistrict Lot 3 Block 1 Plan 102 2233 to Direct Control District #5 (DC-5).

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 March 13, 2025 and March 20, 2025, in accordance with Section 606 of the *Municipal Government Act*, RSA 2000, and amendments thereto;

WHEREAS, a Public Hearing was held on March 25, 2025, to allow the general public to provide input into the proposed Bylaw amendments;

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

PART 1 – TITLE

- 1.1 That this Bylaw shall be cited as the "Addition of Direct Control District #5 (DC-5) and redesignate Lot 3 Block 1 Plan 102 2233 to Direct Control District #5 (DC-5)".
- 1.2 That Schedule "A" and "B" shall form part of this Bylaw.

PART 2 – AMENDMENTS

- 2.1 That Schedule "A" as attached form part of this Bylaw and be included as Schedule A6 – Direct Control District #5 (DC-5).
- 2.2 That Schedule "A" table located on page 165 of Land Use Bylaw 1268.22 be updated to include the following:

Part 8 A6	DC-5	Lot 3 Block 1 Plan 102 2233	Bylaw 1325.25
-----------	------	-----------------------------	---------------

- 2.3 That Lot 3 Block 1 Plan 102 2233 be redistricted from Commercial Highway District (C-2) to Direct Control District #5 (DC-5), as shown in Schedule "B" attached and forming part of this Bylaw.
- 2.4 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 25th day of February, A.D. 2025.

(RES. 047/25)

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”

6.1 Schedule A6 Direct Control District #5 (DC-5)

6.1.1 Purpose

To provide an area for multi-unit residential Development located at Lot 3 Block 1 Plan 102-2233 at a higher Density and any other uses, herein listed, all of which are connected to municipal services.

6.1.2 Permitted and Discretionary Uses

PERMITTED USES	DISCRETIONARY USES
<ul style="list-style-type: none"> • Apartment • Row Housing • Accessory Use • Home Based Business I 	<ul style="list-style-type: none"> • Signs

6.1.3 District Regulations

The Development Officer will be the Development Authority for all uses. Any variances will require Council Approval.

In addition to the Regulations contained in Part 3.0 | General Regulations, Part 4.0 | Specific Use Regulations and Part 5.0 | Signs, the following regulations shall apply to all Development in this Land Use District:

Minimum Front Yard	7.5 m (24.61 ft)
Minimum Side Yard	Apartment: 4.0 m (9.84 ft) or as required in the Alberta Building Code, whichever is greater. Row Housing: 1.5 m (4.92 ft) or as required in the Alberta Building Code, whichever is greater
Minimum Rear Yard	7.5 m (24.61 ft)

Parking	<p>Apartment: 1.0 per one bedroom unit; 1.5 per <u>two bedroom</u> unit; 2.0 per three bedroom unit, plus 1.0 additional space for every 5.0 <u>units</u> which must be clearly identified as guest parking. Stalls sized 2.7m x 5.5m</p> <p>Row Housing: 1.5 per unit plus 1.0 additional space for every 5.0 <u>units</u> which must be clearly identified as guest parking. Stalls sized 2.7m x 5.5m</p>
Landscaping Area	Minimum 30%
Dwelling Density	150 units/ha or 60 units/ac
Maximum Building Height	<p>Apartment: 17.0 Meters (55.77 Feet)</p> <p>Row Housing: 10.5 Meters (34.50 Feet)</p>
Amenity Space	<p>An Amenity Space for the enjoyment of residents of the <u>Development</u> including hard and soft landscaped areas and recreational areas in a suitable location shall be incorporated into the plans.</p> <p>Amenity Spaces may consist of a single area or be divided into multiple areas. The Amenity Space shall include outdoor Open Space that provides an area for unstructured passive or active recreation to the satisfaction of the Development Authority and includes 2 or more of the following:</p> <ul style="list-style-type: none"> • Playground equipment • Benches, picnic tables, or other form of seating • Gazebo or other shelter • Patio • Courtyards • Gardens <p>Other recreational or amenity uses that would satisfy the needs of the residents for the Development.</p> <p>Each Apartment unit shall provide a private outdoor Amenity Space of not less than 4.5 m² (48.44 ft²) in area.</p>

SCHEDULE "B"



July 31, 2024

Our File No.: 24-2934

Your File No.: 1306.24

TOWN OF BLACKFALDS

SENT: via email

Attention: AMANDA PARTRIDGE

RE: Proposed Rezoning – NW 22-39-27-W4M (PLAN 1022233; BLOCK 1; LOT 3)

The Engineering Department of ATCO Transmission, (a division of ATCO Gas and Pipelines Ltd.) has reviewed the above named plan and has no objections subject to the following conditions:

1. ATCO Transmission requires a separate utility lot for its sole use.
2. A pipeline alteration may be required in this area.
 - All costs associated with any alterations to ATCO Transmission facility(s) and/or appurtenances to accommodate development will be borne by the developer/owner.
 - This process can take up to 18 months to complete.
3. Ground disturbances and surface works within 30 meters require prior written approval from ATCO Transmission before commencing any work.
 - Municipal circulation file number must be referenced; proposed works must be compliant with ATCO Transmission requirements as set forth in the company's conditional approval letter.
 - Contact ATCO Transmission Land Department at 1-888-420-3464 or landadmin@atco.com for more information.
4. Road crossings are subject to Engineering review and approval.
 - Road crossing(s) must be paved and cross at a perpendicular angle.
 - Road crossing(s) must not be over any pipeline bend.
 - Parallel roads are not permitted within ATCO Transmission right(s)-of-way.
 - If the road crossing(s) requires a pipeline alteration, the cost will be borne by the developer/owner and can take up to 18 months to complete.
5. Parking and/or storage is not permitted on ATCO Transmission facility(s) and/or right(s)-of-way.
6. Encroachments are not permitted on ATCO Transmission facility(s) and/or right(s)-of-way.
7. ATCO Transmission recommends a minimum 15 meter setback from the centerline of the pipeline(s) to any buildings.
8. Any changes to grading that alter drainage affecting ATCO Transmission right-of-way or facilities must be adequate to allow for ongoing access and maintenance activities.
 - If alterations are required, the cost will be borne by the developer/owner.

9. Any revisions or amendments to the proposed plans(s) must be re-circulated to ATCO Transmission for further review.

If you have any questions or concerns, please contact the undersigned at hp.circulations@atco.com.

Sincerely,
ATCO Transmission, a division of ATCO Gas and Pipelines Ltd.

VICKI PORTER

Vicki Porter
Sr. Administrative Coordinator, Operations Engineering

APPROVED:
AS TO FORM

AS TO CONTENT

AP



**sent by email to jtejkl@blackfalds.ca
original to follow in mail

March 3, 2025

Town of Blackfalds

Box 220, 5108 Waghorn St.
Blackfalds AB T0M 0J0

Dear Town of Blackfalds:

**RE: Proposed Bylaw No. 1325.25
Amendment to Land Use Bylaw
Redistricting from Commercial Highway District (C-2) to DC-5 District
Lot 3 Block 1 Plan 102 2233**

Thank you for the opportunity to comment on the above noted amendment to the Town's Land Use Bylaw.

Lacombe County has reviewed the application and has no comments.

Should you require further information, please contact our office.

Sincerely,
LACOMBE COUNTY

A handwritten signature in black ink, appearing to read "N. Baran".

Nicklas Baran
Planner / Development Officer
nbaran@lacombecounty.com | 403-782-8389

From: Danielle Nealon on behalf of info
Sent: March 11, 2025 5:10 PM
To: Planning & Development Staff
Subject: FW: Town of Blackfalds Public Hearing Notice – Bylaw 1325.25 4409 South Street Redistricting to DC-5 District
Attachments: Bylaw 1325.25.pdf; Public Hearing Notice Bylaw 1325.25.pdf

From: Diana Pounall <diana.pounall@fortisalberta.com> **On Behalf Of** Land Service
Sent: March 11, 2025 3:58 PM
To: info <info@blackfalds.ca>
Subject: Town of Blackfalds Public Hearing Notice – Bylaw 1325.25 4409 South Street Redistricting to DC-5 District

You don't often get email from landserv@fortisalberta.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 day,

FortisAlberta has no concerns, please contact 310-WIRE for any electrical services.

Warm Regards,

Diana Pounall | Land Coordinator, Land Department

FortisAlberta | 15 Kingsview Rd. SE Airdrie, AB T4A 0A8 | p: 587-775-6264



We are FortisAlberta. We deliver the electricity that empowers Albertans to succeed. We keep the power on, not just because it's our job, but because we care about the people we serve. We are reliable, honest and dedicated to our work because our employees, customers and communities matter to us.

From: Amanda Partridge <APartridge@blackfalds.ca>
Sent: Monday, March 3, 2025 9:30 AM
To: Jolene Tejkl <JTejkl@blackfalds.ca>
Subject: [CAUTION] Town of Blackfalds Public Hearing Notice – Bylaw 1325.25 4409 South Street Redistricting to DC-5 District

THINK BEFORE YOU CLICK:

Before taking any action, please pause and review this message for any **Red Flags** and signs of phishing. If this is a suspicious email, **before you delete it**, use the 'Phish Alert Report' button in Outlook or contact the Service Desk.

Good Morning,

Attached is a Public Hearing Notice for Bylaw 1325.25 4409 South Street Redistricting to DC-5 District that has been set for Tuesday, March 25, 2025 at 7:00 p.m.

Please provide any written comments on or before noon, March 19, 2024 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: info@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.

From: Amanda Partridge
Sent: March 13, 2025 8:46 AM
To: Jolene Tejkl
Subject: FW: Town of Blackfalds Public Hearing Notice – Bylaw 1325.25 4409 South Street Redistricting to DC-5 District

From: Rachel Kwon <Rachel.Kwon@rci.rogers.com>
Sent: March 12, 2025 11:24 PM
To: Amanda Partridge <APartridge@blackfalds.ca>
Cc: Project Manager - Northern Alberta <ProjectManagerNorthernAlberta@rci.rogers.com>
Subject: RE: Town of Blackfalds Public Hearing Notice – Bylaw 1325.25 4409 South Street Redistricting to DC-5 District

You don't often get email from rachel.kwon@rci.rogers.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.

Hi Amanda,

We don't have any objection to this work.

Thank you,

Rachel Kwon
Network Planner, Planning
10450 178 St NW
Edmonton, AB T5S 1S2
e rachel.kwon@rci.rogers.com
o 780-490-3464

*****Please note my email address has changed. Update your address book with rachel.kwon@rci.rogers.com**



From: Project Manager - Northern Alberta <ProjectManagerNorthernAlberta@rci.rogers.com>
Sent: Monday, March 3, 2025 10:09 AM
To: Rachel Kwon <Rachel.Kwon@rci.rogers.com>
Subject: FW: Town of Blackfalds Public Hearing Notice – Bylaw 1325.25 4409 South Street Redistricting to DC-5 District

Please see below. Thank you!

Ren Tautjo (she/her)

Project Coordinator, Network Implementation - SAB

22 Scurfield Blvd, 2nd Floor

Winnipeg, MB

e: ren.tautjo@rci.rogers.com



From: Amanda Partridge <APartridge@blackfalds.ca>

Sent: Monday, March 3, 2025 10:30 AM

To: Jolene Tejkl <JTejkl@blackfalds.ca>

Subject: Town of Blackfalds Public Hearing Notice – Bylaw 1325.25 4409 South Street Redistricting to DC-5 District

Good Morning,

Attached is a Public Hearing Notice for Bylaw 1325.25 4409 South Street Redistricting to DC-5 District that has been set for Tuesday, March 25, 2025 at 7:00 p.m.

Please provide any written comments on or before noon, March 19, 2024 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: info@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

MEETING DATE: March 25, 2025
PREPARED BY: Jolene Tejkl, Planning & Development Manager
PRESENTED BY: Jolene Tejkl, Planning & Development Manager
SUBJECT: **Bylaw 1320.25 - McKay Ranch Phase 4 Redistricting**

BACKGROUND

Bylaw 1320.25 proposes to amend Land Use Bylaw 1268/22 (LUB) to redistrict Phase 4 of the McKay Ranch community, being a portion of Lot 1 Block 2 Plan 112 4253 and a portion of Lot 2 Block 1 Plan 102 2396, from Urban Reserve District (UR) to:

- Residential Single Dwelling Medium Lot District (R-1M),
- Residential Multi-Dwelling District (R-2),
- Parks and Recreation District (PR), and
- Public Facility District (PF).

The proposed redistricting of Phase 4 is generally consistent with the recently approved amendments to the McKay Ranch Area Structure Plan (ASP).

Council gave First Reading to Bylaw 1320.25 at the February 25, 2025 meeting and set the Public Hearing for this evening's Regular Council Meeting:

Request for Decision, Bylaw 1320.25 - McKay Ranch Phase 4 Redistricting

Manager Tejkl brought forward Bylaw 1320.25, being a Bylaw to redistrict McKay Ranch Phase 4 for Council's consideration of First Reading and subsequent setting of a Public Hearing.

045/25 Deputy Mayor moved That Council give First Reading to Bylaw 1320.25 - McKay Ranch Phase 4 Redistricting, as presented.

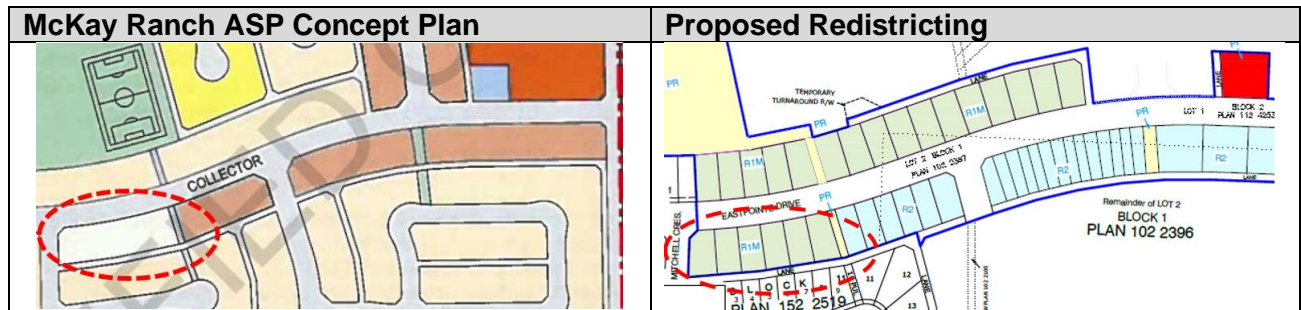
CARRIED UNANIMOUSLY

046/25 Deputy Mayor Coulter moved That a Public Hearing date be set for March 25, 2025, at 7:00 p.m. in Council Chambers.

CARRIED UNANIMOUSLY

DISCUSSION

The only portion of the redistricting application that is not consistent with the McKay Ranch ASP are the parcels on the south side of Eastpointe Drive that are proposed to be Residential Single Dwelling Medium Lot District (R-1M). The Concept Plan in the ASP identifies these lands to be Residential Single Dwelling Small Lot District (R-1S):



The inconsistency is very minor in nature, the only difference between the proposed R-1M District and the R-1S District shown in the Concept Plan are slightly larger residential parcels. The intent of both Districts is to accommodate detached dwellings, and all of the Permitted and Discretionary Uses are the same. As such, Administration is supportive of the redistricting application.

The remainder of the redistricting application is consistent with the McKay Ranch ASP. The proposed PR District parcels are to accommodate lands that trails will be built on, and the proposed PF District is the location of a future Lift Station.

A subdivision application for Phase 4 was submitted in conjunction with this redistricting application and will be presented to the Subdivision Authority for consideration after Third Reading has been granted to this amending bylaw.

FINANCIAL IMPLICATIONS

None.

ADMINISTRATIVE RECOMMENDATION

That Council consider the following motions:

1. That Council give Second Reading to Bylaw 1320.25, McKay Ranch Phase 4 Redistricting, as presented.
2. That Council give Third Reading to Bylaw 1320.25, McKay Ranch Phase 4 Redistricting, as presented.

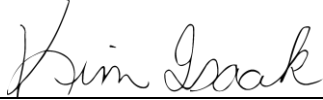
ALTERNATIVES

- a) That Council give Second Reading to Bylaw 1320.25 McKay Ranch Phase 4 Redistricting, as amended.
- b) That Council refers this item back to Administration for more information or amendments.

ATTACHMENTS

- *Bylaw 1320.25 - McKay Ranch Phase 4 Redistricting*

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 a portion of Lot 1 Block 2 Plan 112 4253 and a portion of Lot 2 Block 1 Plan 102 2396 to Residential Single Dwelling Medium Lot District (R-1M), Residential Multi-Dwelling District (R-2), Parks and Recreation District (PR), and Public Facility District (PF).

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 March 13, 2025 and March 20, 2025 in accordance with Section 606 of the *Municipal Government Act*, RSA 2000, and amendments thereto;

WHEREAS, a Public Hearing was held on March 25, 2025, to allow the general public to provide input into the proposed Bylaw amendments;

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

PART 1 – TITLE

- 1.1 That this Bylaw shall be cited as the "Redesignation of a portion of Lot 1 Block 2 Plan 112 4253 and a portion of Lot 2 Block 1 Plan 102 2396 to Residential Single Dwelling Medium Lot District (R-1M), Residential Multi-Dwelling District (R-2), Parks and Recreation District (PR), and Public Facility District (PF)".
- 1.2 That Schedule "A" shall form part of this Bylaw.

PART 2 – AMENDMENTS

- 2.1 That a portion of Lot 1 Block 2 Plan 112 4253 be redistricted from Urban Reserve District (UR) to Residential Single Dwelling Medium Lot District (R-1M), Residential Multi-Dwelling District (R-2), Parks and Recreation District (PR), and Public Facility District (PF), as shown in Schedule "A" attached and forming part of this Bylaw.
- 2.2 That a portion of Lot 2 Block 1 Plan 102 2396 be redistricted from Urban Reserve District (UR) to Residential Single Dwelling Medium Lot District (R-1M), Residential Multi-Dwelling District (R-2), and Parks and Recreation District (PR), as shown in Schedule "A" attached and forming part of this Bylaw.
- 2.3 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 25th day of February, A.D. 2025.

(RES. 045/25)

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__.

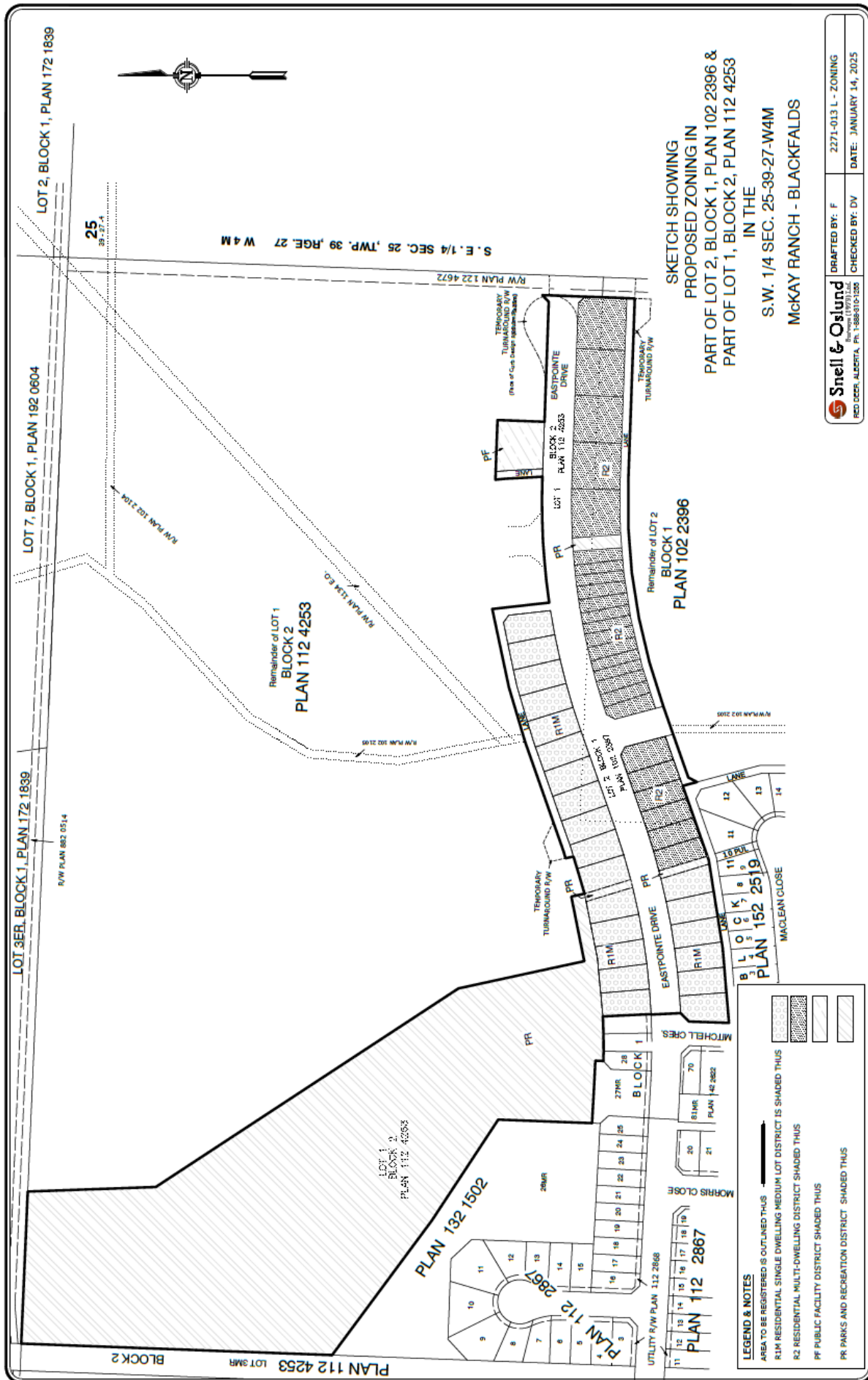
(RES. _____)

MAYOR JAMIE HOOVER

CAO KIM ISAAK

DRAFT

SCHEDULE "A"



MEETING DATE: March 25, 2025
PREPARED BY: Jolene Tejkl, Planning & Development Manager
PRESENTED BY: Jolene Tejkl, Planning & Development Manager
SUBJECT: **Bylaw 1325.25 - 4409 South Street Redistricting**

BACKGROUND

Bylaw 1325.25 proposes to amend Land Use Bylaw 1268/22 (LUB) to bring in a new Direct Control District #5 (DC-5) specific to 4409 South Street and redistrict the property to DC-5 from the current Commercial Highway District (C-2). The proposed DC-5 District is intended to accommodate several apartment style buildings, row housing, an amenity building to use as a rental office and potential fitness centre for tenants, and associated parking that differs from the current LUB requirements.

Council gave First Reading to Bylaw 1325.25 at the February 25, 2025, Regular Council Meeting and set the Public Hearing for this evening's Regular Council Meeting:

Request for Decision, Bylaw 1325.25 – 4409 South Street Redistricting

Manager Tejkl brought forward Bylaw 1325.25, being a Bylaw to redistrict 4409 South Street for Council's consideration of First Reading and subsequent setting of a Public Hearing.

047/25 Councillor Sands Coulter moved That Council give First Reading to Bylaw 1325.25, to redistrict 4409 South Street to Direct Control District #5.

CARRIED UNANIMOUSLY

048/25 Councillor Appel moved That a Public Hearing date be set for March 25, 2025, at 7:00 p.m. in Council Chambers.

CARRIED UNANIMOUSLY

DISCUSSION

The proposed redistricting has come about through the land sale agreement specific to 4409 South Street and will be in line with the updates to the *Municipal Development Plan* (MDP) that are also currently in the formal adoption process.

Administration is supportive of the proposed redistricting as the proposed development meets the following Town policies and focus areas:

- The Town of Blackfalds 2024-2026 Mid-Term Strategic Plan (hereinafter referred to as the Strategic Plan) identifies providing a diverse range of housing to meet the needs of residents as one of the 6 top priorities.

- The Strategic Plan identifies “promoting options for housing” as one of the areas of focus under Strategic Priority #1 Community Life.
- Policy 3.12 of the MDP provides matters to consider when redistricting of a parcel of land is proposed. Administration is generally satisfied that the proposed redistricting is suitable in light of the listed considerations. There are still some environmental reports required to confirm the suitability of the site for future residential before Administration can fully confirm the application meets the requirements outlined in Policy 3.12. The potential land purchaser is aware of the need for further study and Third Reading of this amending Bylaw will not be brought forward until those studies are complete; a favourable recommendation for Third Reading will not be given unless it is confirmed the site is suitable for residential uses.
- Policy 5.1 of the MDP directs residential land uses to those areas identified in Map 2 Future Land Use Concept of the MDP. The subject property is identified in Map 2 for Industrial, however an amendment to the map is currently in the amendment process. This LUB amendment will be consistent with policy 5.1 insofar as the MDP amendment receives Third Reading prior to considering Third Reading of this amending Bylaw.
- Policy 5.2 of the MDP speaks to the Town providing a range of housing types. The Town does not currently have many apartment style units available for existing and new residents.

The following subsections correspond to the amending Bylaw 1325.25 provided in Attachment 1:

Amendments 2.1 and 2.2

These amendments propose to bring the DC-5 District into the LUB to accommodate future apartment buildings, row housing, an amenity building, and associated revised parking provisions specific to 4409 South Street.

The DC-5 District lists Apartment, Row Housing, Accessory Use and Home Base Business 1 as Permitted Uses, and Signs as a Discretionary Use. The primary reason for the DC-5 District is to accommodate different parking standards for the anticipated development that differ from the current LUB parking requirements:

Proposed Apartment Parking Requirements in DC-5 District	Current Apartment Land Use Bylaw Parking Requirements
1 parking stall for each 1-bedroom unit	Same
1.5 parking stalls for each 2-bedroom unit	2 parking stalls for each 2-bedroom unit
2 parking stalls for each 3-bedroom unit	Same
1.5 parking stalls for per row housing unit	2 parking stalls per unit
PLUS 1 additional parking stall for every 5 units for guest parking	PLUS 1.5 additional parking stall for every 5 units for guest parking
Parking stall sizes 2.7 m x 5.5 m	Parking stall sizes 2.75 m x 6.0 m

The proposed minimum parking stall size is consistent with the City of Red Deer’s standard, slightly smaller than what the City of Lacombe requires, and slightly larger than what the Town of Sylvan Lake requires.

The developer has built similar developments in the aforementioned municipalities and is comfortable moving forward with the reduced parking requirements as proposed.

Section 2.4 of the LUB provides specific regulations on amendments to create Direct Control Districts. This section states a Direct Control District shall only be used for the purpose of providing for developments that require specific regulation unavailable in other Land Use Districts. Due to the revised parking stall requirements and dimensions, it is the Department's opinion that the proposed DC-5 District meets the requirements of Section 2.4 of the LUB.

Also of note is the Development Officer is proposed to be the Development Authority for all uses. Any variances will require Council approval.

A copy of the proposed DC-5 District is provided as a Schedule in Bylaw 1325.25, which is located in Attachment 1, and a draft site plan showing potential full build-out of the property is provided in Attachment 2.

Amendment 2.3

This amendment proposes to redistrict the 4409 South Street, legally described as Lot 3 Block 1 Plan 102 2233, to the new DC-5 District from the current Commercial Highway District (C-2).

FINANCIAL IMPLICATIONS

None.

ADMINISTRATIVE RECOMMENDATION

That Council consider the following motion:

1. That Council give Second Reading to Bylaw 1325.25, to redistrict 4409 South Street to Direct Control District #5, as presented.

ALTERNATIVES

- a) That Council give Second Reading to Bylaw 1325.25, to redistrict 4409 South Street to Direct Control District #5, as amended.
- b) That Council refers this item back to Administration for more information or amendments.

ATTACHMENTS

- *Bylaw 1325.25 – 4409 South Street Redistricting*
- *Draft Site Plan Showing Potential Full Build-out*

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 add Direct Control District #5 (DC-5) and redistrict Lot 3 Block 1 Plan 102 2233 to Direct Control District #5 (DC-5).

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 March 13, 2025 and March 20, 2025, in accordance with Section 606 of the *Municipal Government Act*, RSA 2000, and amendments thereto;

WHEREAS, a Public Hearing was held on March 25, 2025, to allow the general public to provide input into the proposed Bylaw amendments;

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

PART 1 – TITLE

- 1.1 That this Bylaw shall be cited as the "Addition of Direct Control District #5 (DC-5) and redesignate Lot 3 Block 1 Plan 102 2233 to Direct Control District #5 (DC-5)".
- 1.2 That Schedule "A" and "B" shall form part of this Bylaw.

PART 2 – AMENDMENTS

- 2.1 That Schedule "A" as attached form part of this Bylaw and be included as Schedule A6 – Direct Control District #5 (DC-5).
- 2.2 That Schedule "A" table located on page 165 of Land Use Bylaw 1268.22 be updated to include the following:

Part 8 A6	DC-5	Lot 3 Block 1 Plan 102 2233	Bylaw 1325.25
-----------	------	-----------------------------	---------------

- 2.3 That Lot 3 Block 1 Plan 102 2233 be redistricted from Commercial Highway District (C-2) to Direct Control District #5 (DC-5), as shown in Schedule "B" attached and forming part of this Bylaw.
- 2.4 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 25th day of February, A.D. 2025.

(RES. 047/25)

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”

6.1 Schedule A6 Direct Control District #5 (DC-5)

6.1.1 Purpose

To provide an area for multi-unit residential Development located at Lot 3 Block 1 Plan 102-2233 at a higher Density and any other uses, herein listed, all of which are connected to municipal services.

6.1.2 Permitted and Discretionary Uses

PERMITTED USES	DISCRETIONARY USES
<ul style="list-style-type: none"> • Apartment • Row Housing • Accessory Use • Home Based Business I 	<ul style="list-style-type: none"> • Signs

6.1.3 District Regulations

The Development Officer will be the Development Authority for all uses. Any variances will require Council Approval.

In addition to the Regulations contained in Part 3.0 | General Regulations, Part 4.0 | Specific Use Regulations and Part 5.0 | Signs, the following regulations shall apply to all Development in this Land Use District:

Minimum Front Yard	7.5 m (24.61 ft)
Minimum Side Yard	Apartment: 4.0 m (9.84 ft) or as required in the Alberta Building Code, whichever is greater. Row Housing: 1.5 m (4.92 ft) or as required in the Alberta Building Code, whichever is greater
Minimum Rear Yard	7.5 m (24.61 ft)

Parking	<p>Apartment: 1.0 per one bedroom unit; 1.5 per <u>two bedroom</u> unit; 2.0 per three bedroom unit, plus 1.0 additional space for every 5.0 <u>units</u> which must be clearly identified as guest parking. Stalls sized 2.7m x 5.5m</p> <p>Row Housing: 1.5 per unit plus 1.0 additional space for every 5.0 <u>units</u> which must be clearly identified as guest parking. Stalls sized 2.7m x 5.5m</p>
Landscaping Area	Minimum 30%
Dwelling Density	150 units/ha or 60 units/ac
Maximum Building Height	<p>Apartment: 17.0 Meters (55.77 Feet)</p> <p>Row Housing: 10.5 Meters (34.50 Feet)</p>
Amenity Space	<p>An Amenity Space for the enjoyment of residents of the <u>Development</u> including hard and soft landscaped areas and recreational areas in a suitable location shall be incorporated into the plans.</p> <p>Amenity Spaces may consist of a single area or be divided into multiple areas. The Amenity Space shall include outdoor Open Space that provides an area for unstructured passive or active recreation to the satisfaction of the Development Authority and includes 2 or more of the following:</p> <ul style="list-style-type: none"> • Playground equipment • Benches, picnic tables, or other form of seating • Gazebo or other shelter • Patio • Courtyards • Gardens <p>Other recreational or amenity uses that would satisfy the needs of the residents for the Development.</p> <p>Each Apartment unit shall provide a private outdoor Amenity Space of not less than 4.5 m² (48.44 ft²) in area.</p>

SCHEDULE "B"



Sherri Turpin Architect
 410 11TH Avenue
 Kermesse BC V0X 1N3
 587.876.7616
 turpinarchitect@outlook.com

No.	Description	Date

DO NOT SCALE THIS DRAWING
 VERIFY ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. VERIFY THE PROVISIONS OF ORDINANCES TO THE APPLICABLE JURISDICTION. ALL WORK MUST COMPLY WITH THE MOST RECENT EDITIONS OF THE APPLICABLE CANADIAN AND AMERICAN STANDARDS. THIS IS A CONTRACT DOCUMENT AND SHALL NOT BE REPRODUCED OR REUSED WITHOUT THE WRITTEN PERMISSION OF THE CONSULTANT.

ISSUE FOR DEVELOPMENT PERMIT

Type	Count
2.7 x 5.5 - 90 deg	269
2.7 x 6.0 - 90 deg	183
3.5 x 8.0 - 90 deg loading	3
3.7 x 5.5 - 90 deg hc	7
Grand total:	462

Laebon Group
Montage Apartments
 4409 South Street, Blackfalds Alberta
 Lot 3 Block 1 Plan 102 2233

PROJECT SITE PLAN & INFORMATION

Project number	ST-24
Date	January 6, 2025
Drawn by	SMT
Checked by	SMT
Scale	As indicated

A1.1

Land Use Bylaw Information

BUILDING USE & ZONING:
 PROPOSED: RESIDENTIAL DIRECT CONTROL

SITE AREA: 35,126 m² = 3.51 Ha = 378,105 ft² = 8.68 ac
BUILDING FOOTPRINT AREA: = 6,780.8 m²
DENSITY: PROVIDED = 305 / 3.51 = 87 units/ha
COVERAGE PROPOSED: = 19.2%
PROPOSED BUILDING HEIGHT: 15.5m (50.89 ft)

SETBACKS:
 FRONT YARD 7.5 FOR CONNECTOR STREETS
 SEE YARD 4.0m
 REAR YARD 7.5m

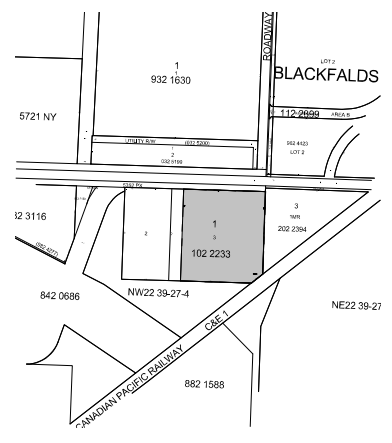
APARTMENT UNITS:
 1 BDRM APARTMENT 144
 2 BDRM APARTMENT 132
 2 BDRM TOWNHOUSES 30
TOTAL 306

PARKING STALLS:
 1BDRM APT (144 x 1) = 144
 2BDRM APT (132 x 1.5) = 198
 TOWNHOUSE (20 x 1.5) = 45.5
 GUEST 305(1) = 61
PROVIDED = 459 446.5

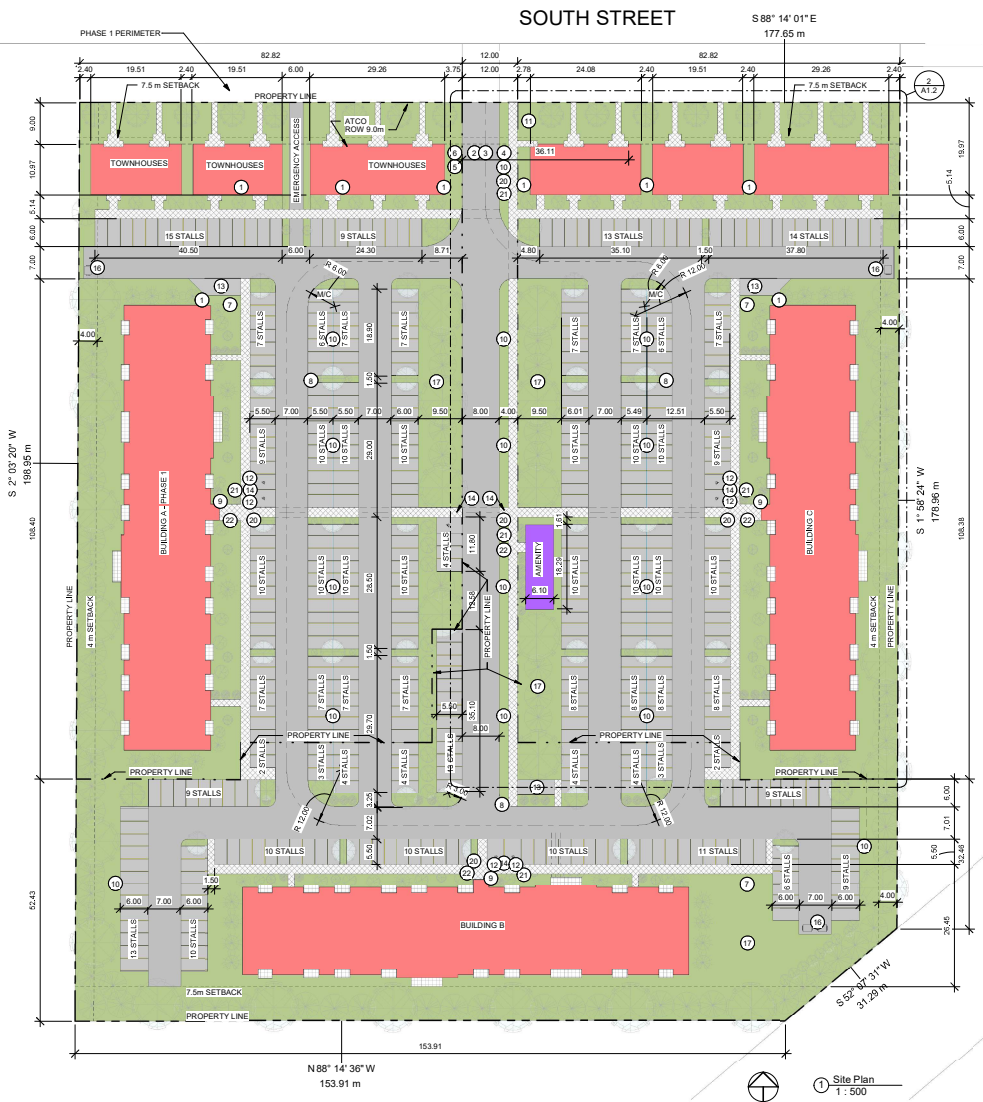
LOADING STALLS:
 PROVIDED 1 PER LOT = 3

LANDSCAPING:
 LANDSCAPED AREA: 11,439 m²
 PERCENT PROVIDED: 32.8%
 (INCLUDES PARKING ISLANDS)

AMENITY SPACE:
 MIN. PRIVATE 4.5 m² UNIT PROVIDED



Context
 1 : 5000



Site Plan
 1 : 500

- Site Plan Legend**
- 1 GAS METER BY THE GAS SERVICE PROVIDER
 - 2 SANITARY SERVICE LINES
 - 3 WATER SERVICE LINE
 - 4 POWER SERVICE LINE
 - 5 UNDERGROUND TELEPHONE SERVICE
 - 6 UNDERGROUND CATV SERVICE
 - 7 PADMOUNT TRANSFORMER
 - 8 FIRE HYDRANT
 - 9 SIAMENSE CONNECTION
 - 10 LIGHT STANDARD (REFER TO ELECTRICAL)
 - 11 EXTERIOR MONUMENT SIGN
 - 12 BARRIER FREE PARKING STALL SIGN (TYPICAL)
 - 13 LOADING SPACE
 - 14 BARRIER FREE CURB RAMP
 - 15 CONCRETE FILLED BOLLARD
 - 16 GARBAGE COLLECTION AREA
 - 17 SNOW STORAGE AND COLLECTION AREA
 - 18 CONCRETE SPLASH PAD
 - 19 TRENCH DRAIN
 - 20 WASTE/RECYCLE RECEPTACLE
 - 21 PARK BENCH
 - 22 BICYCLE RACK
- Site Plan Legend**
- ASPHALT PAVEMENT
 - CONCRETE SIDEWALK
 - LANDSCAPED AREA
 - STAMPED CONCRETE
 - PROPOSED BUILDING AREA

- Symbol Legend**
- DOOR TAG
 - WINDOW TAG
 - WALL TAG
 - BUILDING SECTION REFERENCE SHEET NUMBER
 - WALL SECTION REFERENCE SHEET NUMBER
 - ELEVATION REFERENCE SHEET NUMBER
 - DETAIL REFERENCE SHEET NUMBER
 - VERTICAL ELEVATION REFERENCE
 - MATERIAL TAG
 - GRID NUMBER REFERENCE
 - REVISION REFERENCE NUMBER / SHEET NUMBER
 - DRAWINGNUMBER / SHEET NUMBER
 - ROOM NAME ROOM NUMBER
 - View Name 1/8" = 1'-0"
 - TRUE NORTH

MEETING DATE: March 25, 2025

PREPARED BY: Jolene Tejkl, Planning & Development Manager

PRESENTED BY: Jolene Tejkl, Planning & Development Manager

SUBJECT: **Subdivision File No. S-06-24, McKay Ranch Phase 4**

BACKGROUND

A subdivision application has been submitted to subdivide out Phase 4 of the McKay Ranch community, which will include extending Eastpointe Drive east to the quarter section line. The proposed subdivision includes:

- One (1) Municipal Reserve (MR) Lot to accommodate a large neighbourhood park around the Storm Pond.
- Five (5) Public Utility Lots (PUL); three will accommodate infrastructure needed to service the development and will function as pedestrian links, one will accommodate the future lift station, and the other PUL will subdivide out the Storm Pond to the high-water mark.
- Twenty-two (22) Residential Single Dwelling Medium Lot District (R-1M) lots to accommodate detached dwelling developments.
- Twenty-five (25) Residential Multi-Dwelling District (R2) lots to accommodate a variety of duplexes and row housing developments.

A copy of the Subdivision Application and Tentative Subdivision Plan are included in Attachment 1 of this report.

DISCUSSION

Section 654(1) of the *Municipal Government Act* (MGA) states that the Subdivision Authority must not approve an application unless:

1. The land proposed to be subdivided is suitable for the intended purpose of the subdivision.

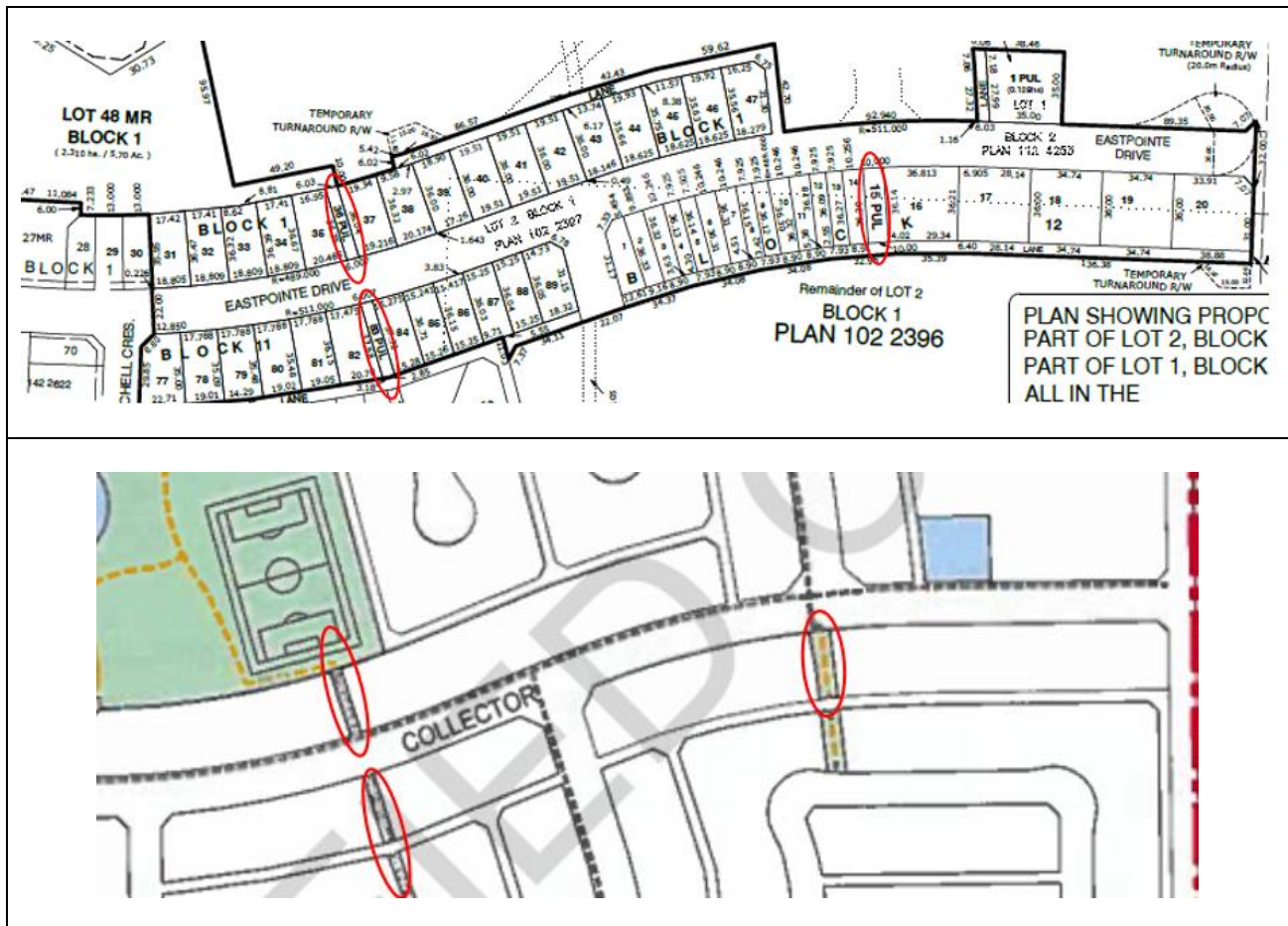
The land was previously deemed suitable for residential and park development and has been redistricted to accommodate the proposed subdivision before the Authority.

2. The subdivision conforms to relevant Statutory Plans and the Land Use Bylaw (LUB).

The proposed subdivision substantially conforms to the development concept in the McKay Ranch Area Structure Plan (ASP). The only portion of the subdivision that is not consistent with the McKay Ranch ASP are the parcels on the south side of Eastpointe Drive that are proposed to be Residential Single Dwelling Medium Lot District (R-1M). The ASP identifies these lands to be Residential Single Dwelling Small Lot District (R-1S). In Administration's opinion, the inconsistency is very minor in nature, the only difference between the proposed R-1M District and the R-1S District are slightly larger residential parcels; the intent of the Districts are the same, as are the Permitted and Discretionary Uses.

All of the proposed lots conform to the minimum parcel size and parcel width of the respective Districts, except for the three (3) linear parcels in the Parks & Recreation District of the Land Use Bylaw (LUB). The LUB prescribes a minimum parcel width of 15 m, however proposed Lot 15 PUL is 10 m wide and Lot 36 PUL and Lot 83 PUL are proposed to be 6 m wide.

These three PULs are zoned Parks & Recreation District due to them functioning as pedestrian links in addition to their primary role of providing land for infrastructure needed to service the development. The first sketch identifies the three PR District parcels under discussion and the second sketch is taken from the McKay Ranch ASP Parks and Trails figure showing the parcels as proposed trails:



The width of the proposed PR District lots is sufficient to accommodate a trail and the underground infrastructure, therefore Administration is supportive of the lots as presented and is satisfied that the subdivision conforms to the ASP and the LUB.

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

3. The application conforms to the relevant sections of the MGA

Administration is satisfied that the application meets the required criteria set out in Section 654(1) of the MGA for subdivision approval. The MR requirements outlined in Section 666(1) have been satisfied by the large MR parcel proposed as part of this Phase.

Section 9 of the *Matters Related to Subdivision and Development Regulation* also sets out relevant considerations that the Subdivision Authority must consider when making a decision on a subdivision application. These considerations pertain to land suitability, availability of infrastructure, and environmental considerations. The topography of the subject land is relatively flat, all municipal infrastructure is available, and there are no environmentally sensitive lands to protect through the designation of Environmental Reserve (ER).

Administration is satisfied that the application meets the required criteria set out in the MGA and the *Matters Related to Subdivision and Development Regulation*.

4. All outstanding property taxes have been paid or satisfactory arrangements for their payment have been made with the Town.

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

Reserve Dedication

The governing McKay Ranch ASP identifies the large MR parcel that is proposed under this application to be provided in Phase 4.

There is no requirement for ER dedication on this parcel because none of the lands qualify for ER designation, pursuant to section 664(1) of the MGA.

Subdivision Notification and Responses

Notification was sent to adjacent landowners and all required local authorities and agencies listed below; responses received are provided in Attachment 2 of this report:

- Alberta Environment and Protected Areas
- Alberta Health Services, Central Zone
- Alberta Transportation and Economic Corridors
- ATCO Gas
- ATCO Pipeline
- Fortis Alberta Inc.
- Shaw Communications
- Telus
- Rogers
- Canada Post
- North Red Deer Regional Wastewater Services Commission
- North Red Deer River Water Services Commission
- Lacombe County

Alberta Transportation and Economic Corridors grants approval to the Subdivision Authority to vary the requirements of Section 18, ATCO Transmission has no objections subject to several of their conditions, and Fortis advised they do not require an easement. Alberta Health Services advised that

they are satisfied the proposed subdivision poses a minimal risk to public health, Lacombe County has no comments, and Rogers has no objections.

ATCO Gas advised a suitable alignment is required for the ATCO Gas feeder mains and Telus requires a Utility Right-of-Way to service the development.

Community Services advised they have no objections. The Town's Municipal Engineer noted that the temporary turn around shouldn't be shown on the subdivision plan; a condition of subdivision approval has been placed to have that removed from the plan of survey.

FINANCIAL IMPLICATIONS

None.

ADMINISTRATIVE RECOMMENDATION

That Council consider the following motion:

That Council, being the designated Subdivision Authority for the Town of Blackfalds, is satisfied that the proposed subdivision meets the relevant considerations, and moves to APPROVE the subdivision to create one (1) Municipal Reserve Lot, five (5) Public Utility Lots, and forty-seven (47) residential lots on a portion of Lot 2 Block 1 Plan 102 2396 and a portion of Lot 1 Block 2 Plan 112 4253 subject to the following conditions:

1. That the Plan of Subdivision shall be updated to remove the Temporary Turnaround R/W at the eastern portion of Eastpointe Drive.
2. That pursuant to Section 84 of the *Land Titles Act*, the subdivision, as amended pursuant to Condition of Subdivision Approval 1, is registered by Plan of Survey.
3. That pursuant to Section 654(1)(d) of the *Municipal Government Act*, all outstanding property taxes are to be paid, or some other arrangements satisfactory to the Town of Blackfalds for payment thereof be made.
4. That pursuant to Section 655(1)(d) of the *Municipal Government Act*, the developer enters into a Development Agreement with the Town of Blackfalds concerning the servicing and development of the subdivision and the payment of off-site levies.
5. That pursuant to Section 655(1) of the *Municipal Government Act*, that the owner/developer register a utility easement right of way as per the requirements of the Town of Blackfalds and/or utility companies concurrent with or prior to registering the subdivisions Plan of Survey.

ALTERNATIVES

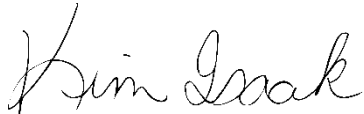
- a) That Council, being the Subdivision Authority for the Town of Blackfalds, refuses the subdivision with reasons.

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

ATTACHMENTS

- *Subdivision Application*
- *Referral Responses*

APPROVALS



Kim Isaak,
Chief Administrative Officer



Department Director/Author

File No #: _____

Application Date: Dec 9/2024 (REVISED)

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

Landowner Name(s): Blackfalds Communities Ltd.

Mailing Address: 6784 65 AVE

City: Red Deer Prov: AB Postal Code: T4P-1A5

Phone: 403-341-5166 Alt Phone: _____

Email Address: info@glennstar.ca

(Same as Landowner)

Contractor Name(s): _____

Mailing Address: _____

City: _____ Prov: _____ Postal Code: _____

Phone: _____ Alt Phone: _____

Email Address: _____

LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED

All/Part of the SW ¼ sec. 25 range 27 west of the fourth meridian,
being all/part of:

Lot: 2 Block: 1 Plan: 102-2396

Certificate of Title No.: 162027622

Area of the parcel of land to be subdivided: 11.09 hectares.

LOCATION OF LAND TO BE SUBDIVIDED

The land is located in the Town of Blackfalds:

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

EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED

a) Describe the existing use of the land: URBAN RESERVE

b) Describe the proposed use of the land: RESIDENTIAL

c) The land designation, as classified under the Land Use Bylaw is: UR

PHYSICAL CHARACTERISTICS OF LAND TO BE SUBDIVIDED

a) Describe the nature of the land's topography (flat, rolling, steep, mixed): Flat

b) Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, wood lots, etc.):
NONE - SOME GRASS

File No #: _____

Application Date: _____

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

EXISTING BUILDINGS ON THE LAND TO BE SUBDIVIDED

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

NONE

WATER AND SEWER SERVICES

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

NO

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

If yes, please describe: _____

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

If yes, please describe: _____

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

If yes, please describe: _____

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

RESOURCES:

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

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

I/We, Blackfalds Communities Ltd, hereby certify that
(please print full name(s))

- I/We are the registered owner(s), or
- I am the agent authorized to act on behalf of the registered owner

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

Signature: [Signature] Date: Dec 9/2024

Signature: _____ Date: _____

AGENT AUTHORIZATION (WHEN APPLICABLE)

I/We, _____, being the registered
(please print full name(s))
owner(s) of the land being subdivided do hereby authorize _____
(individual or firm seeking application)

to make application for subdivision affecting the above noted property.

Signature: _____ Date: _____

Signature: _____ Date: _____

File No #: _____

Application Date: _____

RIGHT TO ENTRY

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

Name: Glenn Fraser Date: Dec 9/2024
(please print full name)

Name: _____ Date: _____
(please print full name)

Signature: [Handwritten Signature] Date: Dec 9/2024

Signature: _____ Date: _____

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

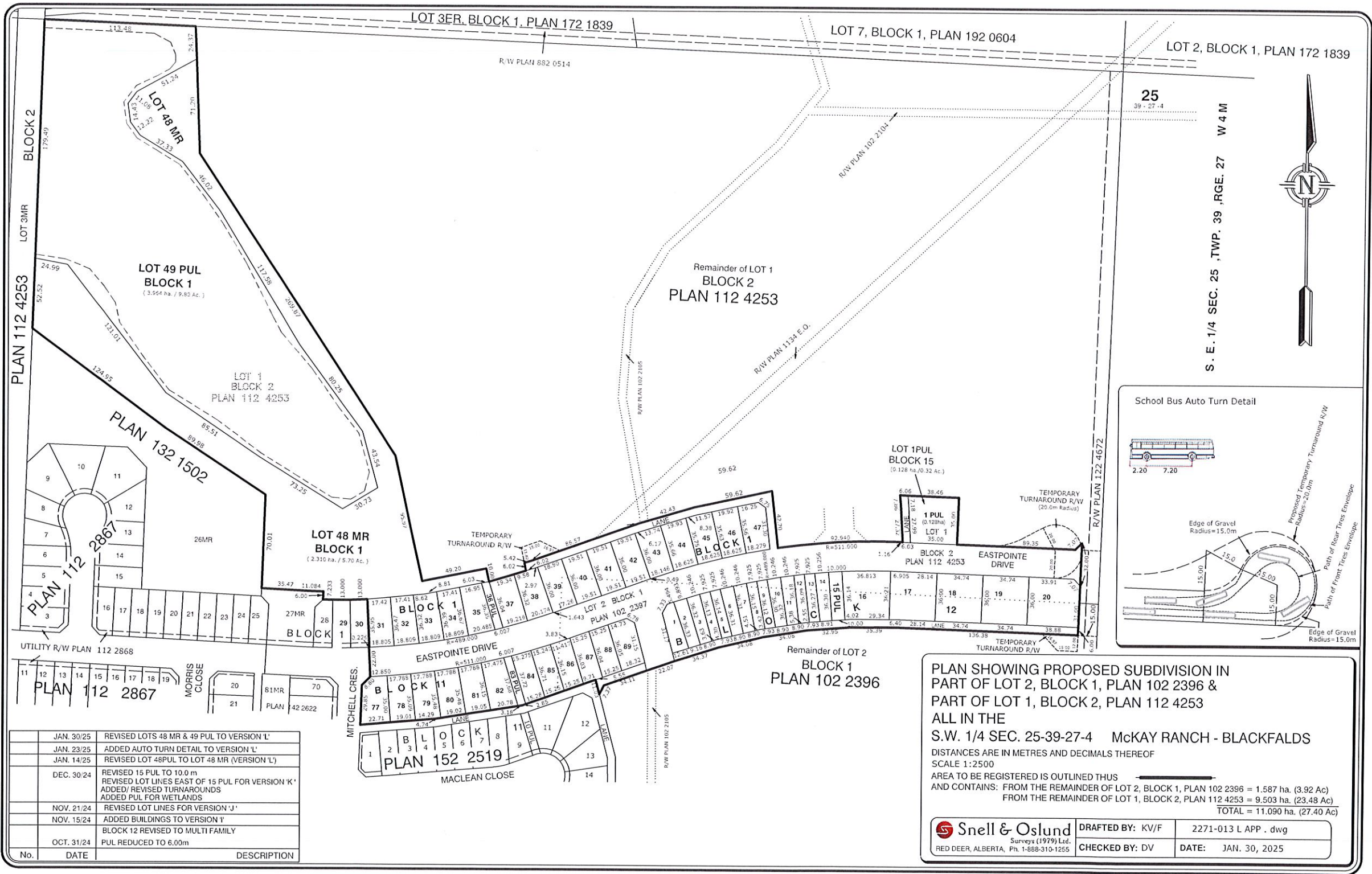
BELOW FOR OFFICE USE ONLY

Subdivision Application Fee: (1-61-00-590)	\$
TOTAL:	\$

Receipt #: _____

Date Paid: _____

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



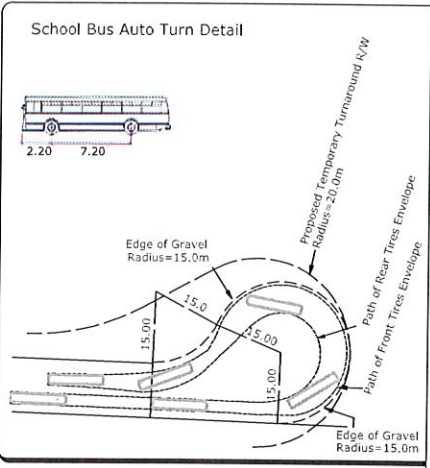
No.	DATE	DESCRIPTION
	JAN. 30/25	REVISED LOTS 48 MR & 49 PUL TO VERSION 'L'
	JAN. 23/25	ADDED AUTO TURN DETAIL TO VERSION 'L'
	JAN. 14/25	REVISED LOT 48 PUL TO LOT 48 MR (VERSION 'L')
	DEC. 30/24	REVISED 15 PUL TO 10.0m REVISED LOT LINES EAST OF 15 PUL FOR VERSION 'K' ADDED/ REVISED TURNAROUNDS ADDED PUL FOR WETLANDS
	NOV. 21/24	REVISED LOT LINES FOR VERSION 'J'
	NOV. 15/24	ADDED BUILDINGS TO VERSION 'I'
	OCT. 31/24	BLOCK 12 REVISED TO MULTI FAMILY PUL REDUCED TO 6.00m

PLAN SHOWING PROPOSED SUBDIVISION IN PART OF LOT 2, BLOCK 1, PLAN 102 2396 & PART OF LOT 1, BLOCK 2, PLAN 112 4253 ALL IN THE S.W. 1/4 SEC. 25-39-27-4 MCKAY RANCH - BLACKFALDS

DISTANCES ARE IN METRES AND DECIMALS THEREOF
SCALE 1:2500

AREA TO BE REGISTERED IS OUTLINED THUS AND CONTAINS: FROM THE REMAINDER OF LOT 2, BLOCK 1, PLAN 102 2396 = 1.587 ha. (3.92 Ac)
FROM THE REMAINDER OF LOT 1, BLOCK 2, PLAN 112 4253 = 9.503 ha. (23.48 Ac)
TOTAL = 11.090 ha. (27.40 Ac)

Snell & Oslund Surveys (1979) Ltd. RED DEER, ALBERTA, PH. 1-888-310-1255	DRAFTED BY: KV/F CHECKED BY: DV	2271-013 L APP . dwg DATE: JAN. 30, 2025
---	------------------------------------	---





LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0036 688 521 1124253;2;1 152 160 045 +44

LEGAL DESCRIPTION

PLAN 1124253
BLOCK 2
LOT 1
CONTAINING 46.17 HECTARES (114.09 ACRES) MORE OR LESS
EXCEPTING THEREOUT:

		HECTARES	(ACRES)	MORE OR LESS
A) PLAN 1222812	SUBDIVISION	2.666	6.59	
B) PLAN 1321502	SUBDIVISION	1.442	3.56	
C) PLAN 1323204	SUBDIVISION	3.039	7.51	
D) PLAN 1422622	SUBDIVISION	4.511	11.15	
E) PLAN 1522519	SUBDIVISION	2.382	5.89	

EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 4;27;39;25;SW
ESTATE: FEE SIMPLE

MUNICIPALITY: TOWN OF BLACKFALDS

REFERENCE NUMBER: 152 159 993 +1

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

152 160 045 01/06/2015 SUBDIVISION PLAN

OWNERS

BLACKFALDS COMMUNITIES LTD.
OF #30 39152 RANGE ROAD 280
RED DEER COUNTY
ALBERTA T4S 2C8

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
112 150 399	24/05/2011	UTILITY RIGHT OF WAY GRANTEE - THE TOWN OF BLACKFALDS. AS TO PORTION OR PLAN:1122868 "ENDORSED BY 112150962 ON 20110525"
122 380 803	19/11/2012	UTILITY RIGHT OF WAY GRANTEE - FORTISALBERTA INC. AS TO PORTION OR PLAN:1224672
172 201 598	03/08/2017	UTILITY RIGHT OF WAY GRANTEE - CHAIN LAKES GAS CO-OP LIMITED. AS TO PORTION OR PLAN:1022104

TOTAL INSTRUMENTS: 003

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 3 DAY OF
DECEMBER, 2024 AT 10:18 A.M.

ORDER NUMBER: 52314568

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0037 050 374 1022396;1;2 162 027 622 +14

LEGAL DESCRIPTION

PLAN 1022396
BLOCK 1
LOT 2
CONTAINING 32.678 HECTARES (80.75 ACRES) MORE OR LESS
EXCEPTING THEREOUT:

		HECTARES	(ACRES)	MORE OR LESS
A)	PLAN 1124253 SUBDIVISION	16.19	40.01	
B)	PLAN 1422622 SUBDIVISION	0.541	1.34	
C)	PLAN 1422837 SUBDIVISION	6.133	15.15	
D)	PLAN 1522519 SUBDIVISION	0.765	1.89	
E)	PLAN 1620339 SUBDIVISION	0.479	1.18	

EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 4;27;39;25;SW
ESTATE: FEE SIMPLE

MUNICIPALITY: TOWN OF BLACKFALDS

REFERENCE NUMBER: 162 027 615 +1

REGISTERED OWNER(S)					
REGISTRATION	DATE (DMY)	DOCUMENT	TYPE	VALUE	CONSIDERATION

162 027 622 26/01/2016 SUBDIVISION PLAN

OWNERS

BLACKFALDS COMMUNITIES LTD.
OF 1,6784 65 AVENUE
RED DEER
ALBERTA T4P 1A5

February 11, 2025

Town of Blackfalds
Attention: Development Officer/Planner
Box 220, 5108 Waghorn St
Blackfalds, AB T0M 0J0

File No: S-06-24 - Revised
Name: McKay Ranch Phase 4
Legal: Lot 2, Block 1, Plan 102 2396 and portion of Lot 1, Block 2, Plan 112 4253
(Pt SW 25-39-27 W4M)

The aforementioned application has been received by our office and we are satisfied that the application poses a minimal risk to public health.

If you have any questions or concerns regarding this application, please contact me.

Sincerely,



Erin Teare MPH CPHI(C)
Public Health Inspector
Environmental Public Health – Central Zone
403-356-6383 or 1-833-476-4743

Transportation and Economic Corridors Notification of Referral Decision

Subdivision in Proximity of a Provincial Highway

Municipality File Number:	S-06-24	Highway(s):	2A, 597
Legal Land Location:	QS-SW SEC-25 TWP-039 RGE-27 MER-4	Municipality:	Blackfalds
Decision By:	Cheryl Marcynuik	Issuing Office:	Central Region / Red Deer
Issued Date:	2025-02-19	Appeal Authority:	Subdivision and Development Appeal Board
Description of Development:	REVISED Notice of Subdivision - McKay Ranch Phase 4 RPATH0048669 (originally submitted under RPATH0047491) To subdivide forty-seven (47) residential lots, five (5) Public Utility Lots (PUL), and one (1) Municipal Reserve (MR) lot as Phase 4 of the McKay Ranch community located at Pt. SW 25-39-27-W4M		



This will acknowledge receipt of your circulation regarding the above noted proposal. The proposed subdivision application would be subject to the requirements of Sections 18 and 19 of the Matters Related to Subdivision and Development Regulation (The Regulation), due to the proximity of Highways 2A and 597.

Transportation and Economic Corridors offers the following comments with respect to this application:

The requirements of Section 18 of the Regulation are not met. The department anticipates minimal impact on the highway from this proposal. Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors grants approval for the subdivision authority to vary the requirements of Section 18 of the Regulation.

The requirements of Section 19 are met, therefore no variance is required.

Transportation and Economic Corridors has the following additional comments and/or requirements with respect to this proposal:

1. The department expects that the municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, pursuant to Policy 7 of the Provincial Land Use Policies and Section 618.4 of the Municipal Government Act.
2. Transportation and Economic Corridors accepts no responsibility for the noise impacts or other impacts of highway traffic upon any development or occupants thereof. The subdivision design should include adequate physical features to ensure that the proposed use of land is compatible with the adjacent provincial highway system. Some of these features might, for example, include landscaping and/or berming, to provide noise attenuation and visual screening from the highway. Implementation of these features is the responsibility of the owner/municipality.

Please contact Transportation and Economic Corridors through the [RPATH Portal](#) if you have any questions, or require additional information.



Issued by **Cheryl Marcynuik, Development and Planning Technologist** on **2025-02-19** on behalf of the Minister of Transportation and Economic Corridors pursuant to *Ministerial Order 52/20 – Department of Transportation and Economic Corridors Delegation of Authority*

Date: February 7, 2025

REVISED NOTICE OF SUBDIVISION APPLICATION

Alberta Environment and Protected Areas (waterapprovals.reddeer@gov.ab.ca)
Alberta Health Services – Central Zone (centralzone.environmentalhealth@ahs.ca)
Alberta Transportation and Economic Corridors – Sent Via RPATH Online Portal
(<https://roadsideplanning.alberta.ca/rpath>)
ATCO Gas (land.admin@atcoqas.com)
ATCO Pipeline (HP.circulations@atco.com)
Fortis Alberta Inc. (landserv@fortisalberta.com)
Shaw Communications (projectmanagernorthernalberta@sjrb.ca)
Shaw Communications – Attn: Rachel Kwon (rachel.kwon@rci.rogers.com)
Telus (circulations@telus.com)
Canada Post ATTN: Malcolm Nevers (Malcolm.nevers@canadapost.postescanada.ca)
North Red Deer Regional Wastewater Services Commission (jthompson@lacombe.ca)
North Red Deer River Water Services Commission (jthompson@lacombe.ca)
Director of Community Services (rkreklewich@blackfalds.ca)
Parks & Facilities Manager (jheindel@blackfalds.ca)
Director of Infrastructure and Planning Services (pweran@blackfalds.ca)
Municipal Engineer (nburkinshaw@blackfalds.ca)
Blackfalds Fire Chief (rcote@blackfalds.ca)
Lacombe County (planning@lacombecounty.com)

Please note this is a revised subdivision plan referral. The applicant has updated their application to include a Municipal Reserve parcel and an additional Public Utility Lot on the western portion of the plan area. Please advise this office of any comments and/or concerns that you have with respect to the following revised application for subdivision:

Subdivision File No.: S-06-24 (McKay Ranch Ph. 4)
Civic Address: N/A
Legal Land Descriptions: Portion of Lot 2, Block 1, Plan 102 2396 and a portion of Lot 1, Block 2, Plan 112 4253
Land Use District: Urban Reserve District (UR)
Application to rezone the subject lands to Residential Single Dwelling Medium Lot District (R-1M), Residential Multi-Dwelling District (R-2), Parks and Recreation District (PR), and Public Facility District (PF) is currently being processed.
Landowners: Blackfalds Communities Ltd.
Proposed Subdivision: To subdivide forty-seven (47) residential lots, , five (5) Public Utility Lots (PUL), and one (1) Municipal Reserve (MR) lot as Phase 4 of the McKay Ranch community located at Pt. SW 25-39-27-W4M

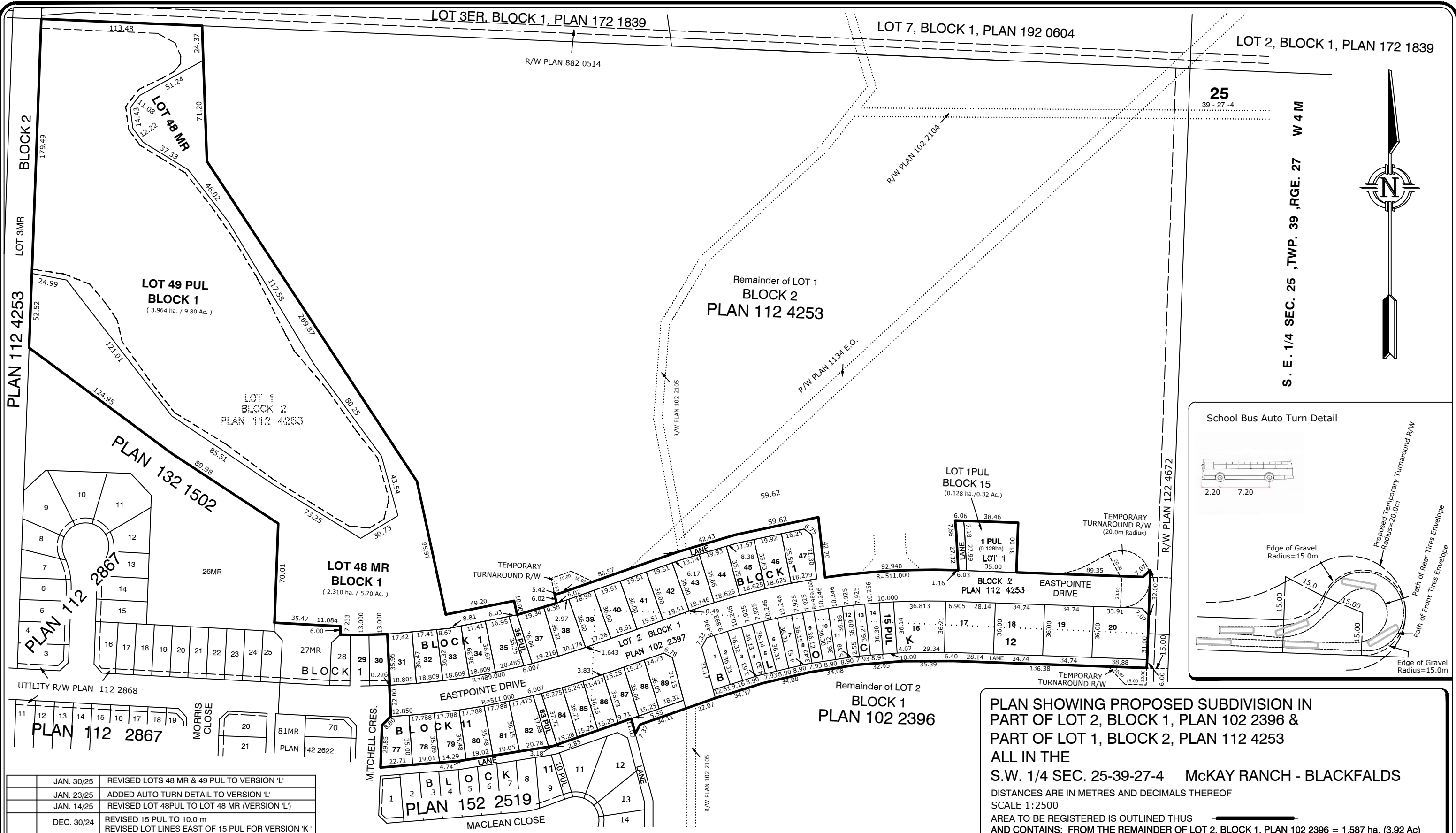
A response is needed by **Friday, February 28, 2025**. If we do not receive a written reply by this date, it will be assumed that you have no objections or requirements relative to the subdivision. To avoid delays by ordinary mail, responses should be emailed to the undersigned.

Regards,

A handwritten signature in black ink, appearing to read 'Jolene Tejkl', written in a cursive style.

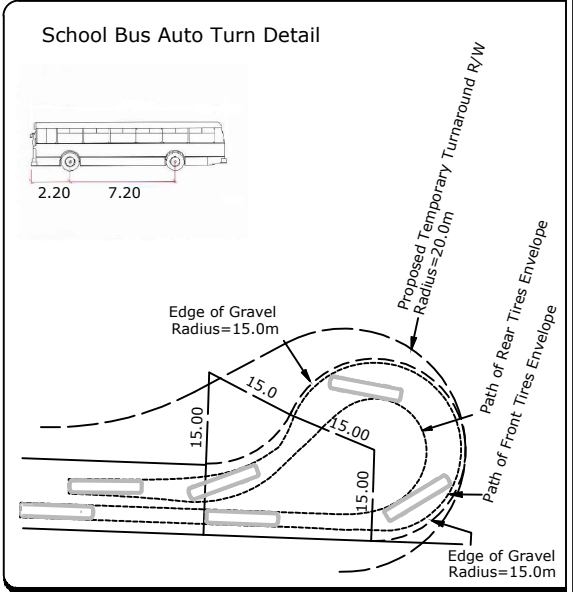
Jolene Tejkl, RPP MCIP
Planning & Development Manager
Email: jtejkl@blackfalds.ca

Enclosure: Revised Subdivision Application (S-06-24)
 Revised Tentative Subdivision Plan
 Certificates of Title



25
39 - 27 - 4

S . E . 1/4 SEC. 25 , TWP. 39 , RGE. 27 W 4 M



PLAN SHOWING PROPOSED SUBDIVISION IN PART OF LOT 2, BLOCK 1, PLAN 102 2396 & PART OF LOT 1, BLOCK 2, PLAN 112 4253 ALL IN THE S.W. 1/4 SEC. 25-39-27-4 MCKAY RANCH - BLACKFALDS

DISTANCES ARE IN METRES AND DECIMALS THEREOF
SCALE 1:2500

AREA TO BE REGISTERED IS OUTLINED THIS _____
AND CONTAINS: FROM THE REMAINDER OF LOT 2, BLOCK 1, PLAN 102 2396 = 1.587 ha. (3.92 Ac)
FROM THE REMAINDER OF LOT 1, BLOCK 2, PLAN 112 4253 = 9.503 ha. (23.48 Ac)
TOTAL = 11.090 ha. (27.40 Ac)

	DRAFTED BY: KV/F	2271-013 L APP . dwg
RED DEER, ALBERTA, Ph. 1-888-310-1255	CHECKED BY: DV	DATE: JAN. 30, 2025

No.	DATE	DESCRIPTION
	JAN. 30/25	REVISED LOTS 48 MR & 49 PUL TO VERSION 'L'
	JAN. 23/25	ADDED AUTO TURN DETAIL TO VERSION 'L'
	JAN. 14/25	REVISED LOT 48PUL TO LOT 48 MR (VERSION 'L')
	DEC. 30/24	REVISED 15 PUL TO 10.0 m REVISED LOT LINES EAST OF 15 PUL FOR VERSION 'K' ADDED/ REVISED TURNAROUNDS ADDED PUL FOR WETLANDS
	NOV. 21/24	REVISED LOT LINES FOR VERSION 'J'
	NOV. 15/24	ADDED BUILDINGS TO VERSION 'I' BLOCK 12 REVISED TO MULTI FAMILY
	OCT. 31/24	PUL REDUCED TO 6.00m

File No #: _____

Application Date: Dec 9/2024 (REVISED)

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

Landowner Name(s): Blackfalds Communities Ltd.

Mailing Address: 6784 65 AVE

City: Red Deer Prov: AB Postal Code: T4P-1A5

Phone: 403-341-5166 Alt Phone: _____

Email Address: info@glennstar.ca

(Same as Landowner)

Contractor Name(s): _____

Mailing Address: _____

City: _____ Prov: _____ Postal Code: _____

Phone: _____ Alt Phone: _____

Email Address: _____

LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED

All/Part of the SW ¼ sec. 25 range 27 west of the fourth meridian,
being all/part of:

Lot: 2 Block: 1 Plan: 102-2396

Certificate of Title No.: 162027622

Area of the parcel of land to be subdivided: 11.09 hectares.

LOCATION OF LAND TO BE SUBDIVIDED

The land is located in the Town of Blackfalds:

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

EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED

a) Describe the existing use of the land: URBAN RESERVE

b) Describe the proposed use of the land: RESIDENTIAL

c) The land designation, as classified under the Land Use Bylaw is: UR

PHYSICAL CHARACTERISTICS OF LAND TO BE SUBDIVIDED

a) Describe the nature of the land's topography (flat, rolling, steep, mixed): Flat

b) Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, wood lots, etc.):
NONE - SOME GRASS

File No #: _____

Application Date: _____

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

EXISTING BUILDINGS ON THE LAND TO BE SUBDIVIDED

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

NONE

WATER AND SEWER SERVICES

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

NO

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

If yes, please describe: _____

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

If yes, please describe: _____

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

If yes, please describe: _____

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

RESOURCES:

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

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

I/We, Blackfalds Communities Ltd, hereby certify that
(please print full name(s))

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

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

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

Signature: [Signature] Date: Dec 9/2024

Signature: _____ Date: _____

AGENT AUTHORIZATION (WHEN APPLICABLE)

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

owner(s) of the land being subdivided do hereby authorize _____
(individual or firm seeking application)

to make application for subdivision affecting the above noted property.

Signature: _____ Date: _____

Signature: _____ Date: _____

File No #: _____

Application Date: _____

RIGHT TO ENTRY

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

Name: Glenn Fraser Date: Dec 9/2024
(please print full name)

Name: _____ Date: _____
(please print full name)

Signature: [Signature] Date: Dec 9/2024

Signature: _____ Date: _____

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

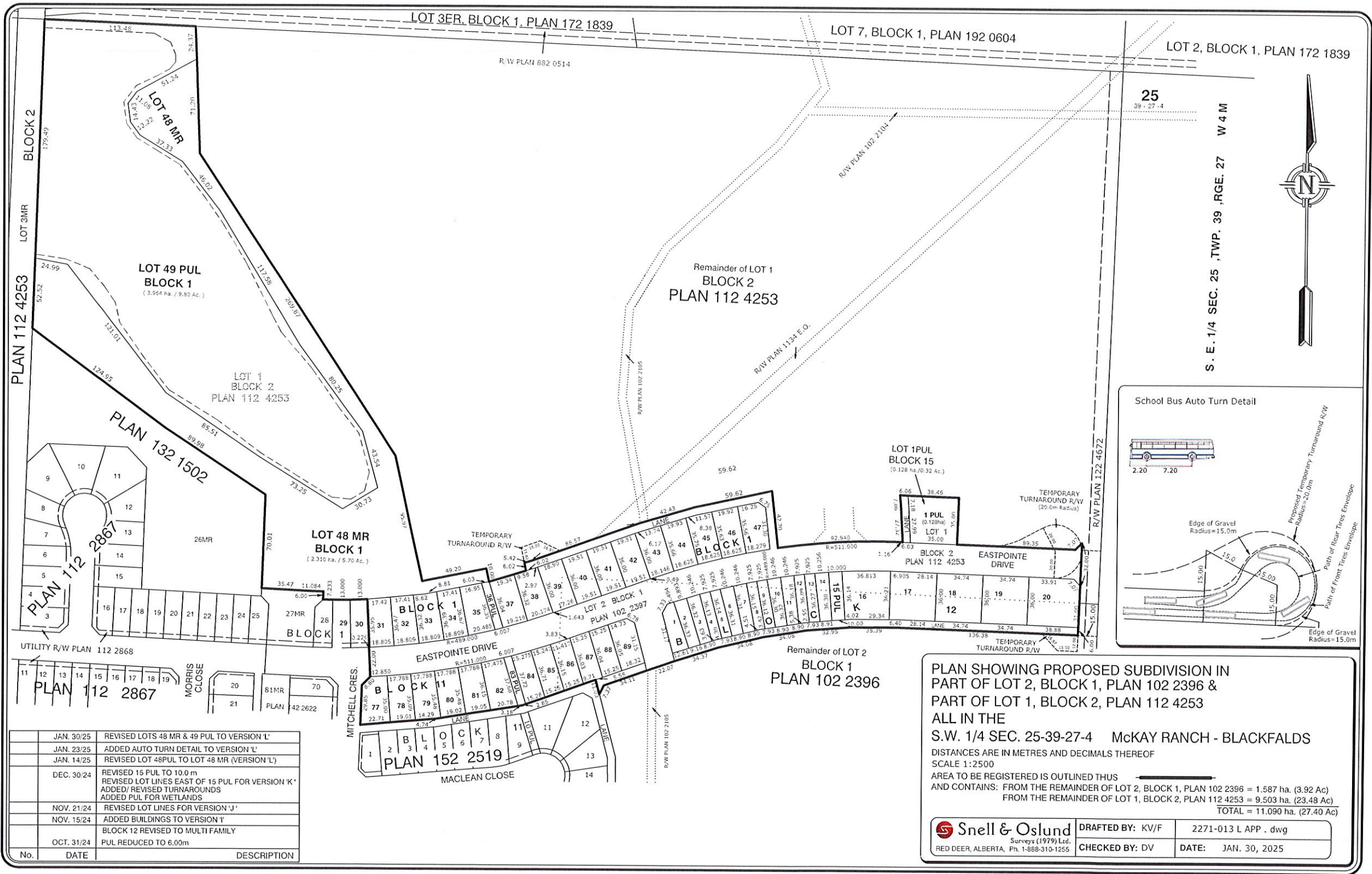
BELOW FOR OFFICE USE ONLY

Subdivision Application Fee: (1-61-00-590)	\$
TOTAL:	\$


Receipt #: _____

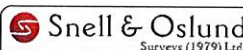
Date Paid: _____

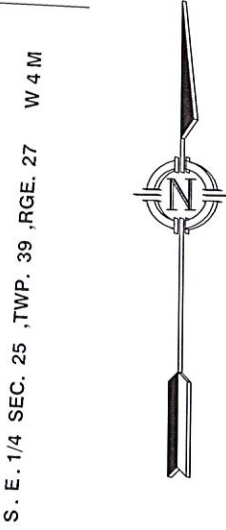
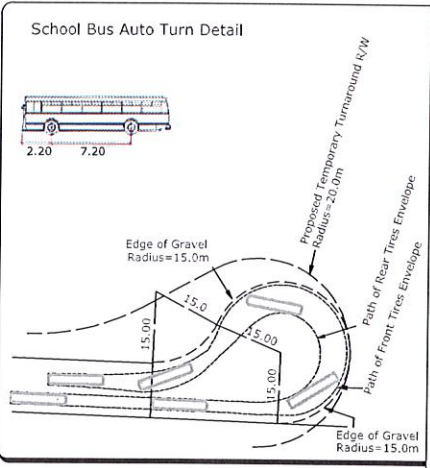
Personal information collected on this form will be used in the evaluation of proposed subdivisions and to facilitate contact with referral agencies and adjacent landowners. This information is collected under the authority of the *Municipal Government Act* and Land Use Bylaw 1198.16, as well as Section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



No.	DATE	DESCRIPTION
	JAN. 30/25	REVISED LOTS 48 MR & 49 PUL TO VERSION 'L'
	JAN. 23/25	ADDED AUTO TURN DETAIL TO VERSION 'L'
	JAN. 14/25	REVISED LOT 48 PUL TO LOT 48 MR (VERSION 'L')
	DEC. 30/24	REVISED 15 PUL TO 10.0m REVISED LOT LINES EAST OF 15 PUL FOR VERSION 'K' ADDED/ REVISED TURNAROUNDS ADDED PUL FOR WETLANDS
	NOV. 21/24	REVISED LOT LINES FOR VERSION 'J'
	NOV. 15/24	ADDED BUILDINGS TO VERSION 'I'
	OCT. 31/24	BLOCK 12 REVISED TO MULTI FAMILY PUL REDUCED TO 6.00m

PLAN SHOWING PROPOSED SUBDIVISION IN PART OF LOT 2, BLOCK 1, PLAN 102 2396 & PART OF LOT 1, BLOCK 2, PLAN 112 4253
ALL IN THE
S.W. 1/4 SEC. 25-39-27-4 MCKAY RANCH - BLACKFALDS
 DISTANCES ARE IN METRES AND DECIMALS THEREOF
 SCALE 1:2500
 AREA TO BE REGISTERED IS OUTLINED THUS 
 AND CONTAINS: FROM THE REMAINDER OF LOT 2, BLOCK 1, PLAN 102 2396 = 1.587 ha. (3.92 Ac)
 FROM THE REMAINDER OF LOT 1, BLOCK 2, PLAN 112 4253 = 9.503 ha. (23.48 Ac)
TOTAL = 11.090 ha. (27.40 Ac)

 Snell & Oslund Surveys (1979) Ltd. RED DEER, ALBERTA, PH. 1-888-310-1255	DRAFTED BY: KV/F CHECKED BY: DV	2271-013 L APP . dwg DATE: JAN. 30, 2025
---	------------------------------------	---



S. E. 1/4 SEC. 25 , TWP. 39 , RGE. 27 W 4 M

25
39 - 27 - 4



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0036 688 521 1124253;2;1 152 160 045 +44

LEGAL DESCRIPTION

PLAN 1124253
BLOCK 2
LOT 1
CONTAINING 46.17 HECTARES (114.09 ACRES) MORE OR LESS
EXCEPTING THEREOUT:

		HECTARES	(ACRES)	MORE OR LESS
A)	PLAN 1222812 SUBDIVISION	2.666	6.59	
B)	PLAN 1321502 SUBDIVISION	1.442	3.56	
C)	PLAN 1323204 SUBDIVISION	3.039	7.51	
D)	PLAN 1422622 SUBDIVISION	4.511	11.15	
E)	PLAN 1522519 SUBDIVISION	2.382	5.89	

EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 4;27;39;25;SW
ESTATE: FEE SIMPLE

MUNICIPALITY: TOWN OF BLACKFALDS

REFERENCE NUMBER: 152 159 993 +1

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION

152 160 045 01/06/2015 SUBDIVISION PLAN

OWNERS

BLACKFALDS COMMUNITIES LTD.
OF #30 39152 RANGE ROAD 280
RED DEER COUNTY
ALBERTA T4S 2C8

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
112 150 399	24/05/2011	UTILITY RIGHT OF WAY GRANTEE - THE TOWN OF BLACKFALDS. AS TO PORTION OR PLAN:1122868 "ENDORSED BY 112150962 ON 20110525"
122 380 803	19/11/2012	UTILITY RIGHT OF WAY GRANTEE - FORTISALBERTA INC. AS TO PORTION OR PLAN:1224672
172 201 598	03/08/2017	UTILITY RIGHT OF WAY GRANTEE - CHAIN LAKES GAS CO-OP LIMITED. AS TO PORTION OR PLAN:1022104

TOTAL INSTRUMENTS: 003

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 3 DAY OF
DECEMBER, 2024 AT 10:18 A.M.

ORDER NUMBER: 52314568

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0037 050 374 1022396;1;2 162 027 622 +14

LEGAL DESCRIPTION

PLAN 1022396
BLOCK 1
LOT 2
CONTAINING 32.678 HECTARES (80.75 ACRES) MORE OR LESS
EXCEPTING THEREOUT:

		HECTARES	(ACRES)	MORE OR LESS
A) PLAN 1124253	SUBDIVISION	16.19	40.01	
B) PLAN 1422622	SUBDIVISION	0.541	1.34	
C) PLAN 1422837	SUBDIVISION	6.133	15.15	
D) PLAN 1522519	SUBDIVISION	0.765	1.89	
E) PLAN 1620339	SUBDIVISION	0.479	1.18	

EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 4;27;39;25;SW
ESTATE: FEE SIMPLE

MUNICIPALITY: TOWN OF BLACKFALDS

REFERENCE NUMBER: 162 027 615 +1

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION

162 027 622 26/01/2016 SUBDIVISION PLAN

OWNERS

BLACKFALDS COMMUNITIES LTD.
OF 1,6784 65 AVENUE
RED DEER
ALBERTA T4P 1A5

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
122 380 802	19/11/2012	UTILITY RIGHT OF WAY GRANTEE - FORTISALBERTA INC. AS TO PORTION OR PLAN:1224672
142 363 012	28/10/2014	UTILITY RIGHT OF WAY GRANTEE - THE TOWN OF BLACKFALDS. AS TO PORTION OR PLAN:1424756

TOTAL INSTRUMENTS: 002

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 3 DAY OF
DECEMBER, 2024 AT 10:18 A.M.

ORDER NUMBER: 52314568

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

ATCO Distribution - RESPONSE RE: REVISED Notice of Subdivision Application - S-06-24 - McKay Ranch Phase 4



Eileen, Fecho <fecho.eileen@atco.com>
To: Candice Hilgersom

Reply Reply All Forward

Fri 2025-03-07 12:25 PM

You don't often get email from fecho.eileen@atco.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.

Upon review of the Subdivision Referral, ATCO Gas provides the following comments:

➤ **For any appropriate Neighborhood Structure Plan/Area Structure Plan**

ATCO Gas **requires** that a suitable alignment be provided within the boulevards of all arterial and major roads for the ATCO Gas feeder mains.

➤ **For existing mains, services, reg boxes, valves, etc. in vicinity of proposed area.**

There are existing ATCO Gas facilities in the area. Drainage for any of ATCO Gas above ground appurtenances must be maintained. If it should be necessary to lower, relocate or make any alterations to the existing facilities and/or appurtenances due to this project, please contact ATCO Gas Distribution Engineer Lennae Wong (Lennae.Wong@atco.com) (587-679-0497) to enable an adequate and timely response by ATCO Gas. Note all alteration costs will be borne by the developer / owner.

➤ **All Other Facilities:** Maintain a minimum of 0.3m vertical clearance and a 1.0m horizontal clearance between ATCO Gas distribution gas lines and your facilities.

Above Ground Facilities: Maintain a 1.5m horizontal clearance between ATCO Gas's distribution gas lines and your above ground facilities.
If deviations are required, please contact **Lennae Wong (Lennae.Wong@atco.com) (587-679-0497)**.

➤ **Contact Utility Safety Partners where there's any excavation**

Please contact Utility Safety Partners at 1-800-242-3447 to have the gas lines located at least 48 hours prior to excavation.

Thank you for allowing ATCO Gas the opportunity to review and provide comments on future developments with respect to ATCO Gas facilities.

Eileen Fecho CONTRACTOR

Administrative Coordinator | Land | Gas Transmission
ATCO Pipelines & Liquids Global Business Unit

✉ fecho.eileen@atco.com

1, 14th Floor ACE, 10035-105 St NW, Edmonton AB Canada T5J 1C8



[ATCO.com](#) [Facebook](#) [Twitter](#) [LinkedIn](#)

February 12, 2025

Our File No.: 25-0540

Your File No.: S-06-24

TOWN OF BLACKFALDS

SENT: via email

Attention: JOLENE TEJKL

RE: Proposed Subdivision – PLAN 102 2396, BLK 1, LOT 2 AND PLAN 1124253; BLK 2; LOT 1

The Engineering Department of ATCO Transmission, (a division of ATCO Gas and Pipelines Ltd.) has reviewed the above named plan and has no objections subject to the following conditions:

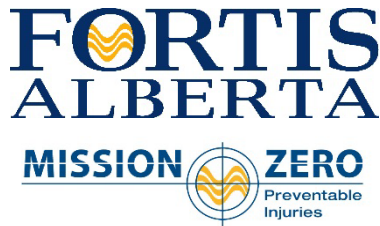
1. Any existing land rights shall be carried forward in kind and registered on any newly created lots, public utility lots, or other properties.
2. Ground disturbances and surface works within 30 meters require prior written approval from ATCO Transmission before commencing any work.
 - Municipal circulation file number must be referenced; proposed works must be compliant with ATCO Transmission requirements as set forth in the company's conditional approval letter.
 - Contact ATCO Transmission Land Department at 1-888-420-3464 or crossings@atcogas.com for more information.
3. Road crossings are subject to Engineering review and approval.
 - Road crossing(s) must be paved and cross at a perpendicular angle.
 - Road crossing(s) must not be over any pipeline bend.
 - Parallel roads are not permitted within ATCO Transmission right(s)-of-way.
 - If the road crossing(s) requires a pipeline alteration, the cost will be borne by the developer/owner and can take up to 18 months to complete.
4. Parking and/or storage is not permitted on ATCO Transmission facility(s) and/or right(s)-of-way.
5. Encroachments are not permitted on ATCO Transmission facility(s) and/or right(s)-of-way.
6. ATCO Transmission recommends a minimum 15 meter setback from the centerline of the pipeline(s) to any buildings.
7. Any changes to grading that alter drainage affecting ATCO Transmission right-of-way or facilities must be adequate to allow for ongoing access and maintenance activities.
 - If alterations are required, the cost will be borne by the developer/owner.
8. Any revisions or amendments to the proposed plans(s) must be re-circulated to ATCO Transmission for further review.

If you have any questions or concerns, please contact the undersigned at hp.circulations@atco.com.

Sincerely,
ATCO Transmission, a division of ATCO Gas and Pipelines Ltd.

vicki porter
Vicki Porter
Sr. Administrative Coordinator, Operations Engineering

APPROVED: AS TO FORM _____ AS TO CONTENT _____ AP
--



Tracy Davidson
Land Department

FortisAlberta Inc.
320 – 17 Ave SW
Calgary, AB T2S 2V1

Phone# 780-464-8815
Cell#
www.fortisalberta.com
Email:
tracy.davidson@fortisalberta.com

February 13, 2025

Town of Blackfalds
5018 Waghorn Street
PO Box 220
Blackfalds, Alberta
T0M 0J0

Attention: Jolene Tejkl

RE: FortisAlberta Condition for Subdivision Approval

FortisAlberta Reference No.: 320152133 - Revised

MD File No.: S-06-24 (McKay Ranch Ph. 4)

Location/Legal Description: SW 25-39-27-W4M

Customer Name: Blackfalds Communities Ltd.

Thank you for contacting FortisAlberta regarding the above application for subdivision. We have reviewed the plan and determined that no easement is required by FortisAlberta.

FortisAlberta is the Distribution Wire Service Provider for this area. The developer can arrange installation of electrical services for this subdivision through FortisAlberta. Please have the developer contact 310-WIRE (310-9473) to make application for electrical services.

Please contact FortisAlberta land services at landserv@fortisalberta.com or by calling (403) 514-4783 for any questions.

Sincerely,

A handwritten signature in black ink that reads "Tracy Davidson".

Tracy Davidson

RE: 320152133



**sent by email to jtejkl@blackfalds.ca
original to follow in mail

February 10, 2025

Town of Blackfalds

Attn: Jolene Tejkl, RPP MCIP
Box 220, 5108 Waghorn St.
Blackfalds AB T0M 0J0

Dear Jolene:

**RE: S-06-25 (McKay Ranch, Phase 4)
Residential Multi-Lot Subdivision
Portion of Lot 2 Block 1 Plan 102 2396; and
Portion of Lot 1 Block 2 Plan 112 4253**

Thank you for the opportunity to comment on the above noted subdivision application.

Lacombe County has reviewed the application and has no comments.

Should you require further information, please contact our office.

Sincerely,
LACOMBE COUNTY

A handwritten signature in black ink, appearing to read "N. Baran".

Nicklas Baran
Planner / Development Officer
nbaran@lacombecounty.com | 403-782-8389

From: Todd Nixon <Todd.Nixon@rci.rogers.com>
Sent: February 7, 2025 3:09 PM
To: Candice Hilgersom
Cc: jtejkl@blackfalds.ca.
Subject: RE: REVISED Notice of Subdivision Application - S-06-24 - McKay Ranch Phase 4

You don't often get email from todd.nixon@rci.rogers.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.

Hi

Rogers has no objections.

Thank you

Todd Nixon
Network Planner
4316 Boban Dr, Nanaimo, BC V9T 6A7
e Todd.Nixon@rci.rogers.com
c 236-638-7143

*****Please note my email address has changed. Update your address book with Todd.Nixon@rci.rogers.com**



From: Candice Hilgersom <CHilgersom@blackfalds.ca>
Sent: Friday, February 7, 2025 1:14 PM
To: [waterapprovals.reddeer \(waterapprovals.reddeer@gov.ab.ca\)](mailto:waterapprovals.reddeer@gov.ab.ca) <waterapprovals.reddeer@gov.ab.ca>; CentralZone.EnvironmentalHealth@ahs.ca; land.admin@atcogas.com; HP.circulations@atco.com; landserv@fortisalberta.com; projectmanagernorthernalberta@sjrb.ca; Rachel Kwon <Rachel.Kwon@rci.rogers.com>; circulations@telus.com; NEVERS, Malcolm <Malcolm.Nevers@canadapost.postescanada.ca>; JThompson@lacombe.ca; Rick Kreklewich <RKreklewich@blackfalds.ca>; Jeff Heindel <JHeindel@blackfalds.ca>; Preston Weran <pweran@blackfalds.ca>; Niki Burkinshaw <NBurkinshaw@blackfalds.ca>; Robert Cote <RCote@blackfalds.ca>; planning@lacombecounty.com
Cc: Jolene Tejkl <JTejkl@blackfalds.ca>
Subject: RE: REVISED Notice of Subdivision Application - S-06-24 - McKay Ranch Phase 4

My apologies. I inadvertently missed attaching a few documents. Please find the all the documents attached here.

Thank you,

Candice Hilgersom
Development Officer I

[Town of Blackfalds](#)

Box 220, 5018 Waghorn St
Blackfalds, AB T0M 0J0
T: 403.885.9679
D: 403.885.6258

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

From: Candice Hilgersom
Sent: February 7, 2025 1:09 PM
To: waterapprovals.reddeer (waterapprovals.reddeer@gov.ab.ca) <waterapprovals.reddeer@gov.ab.ca>; CentralZone.EnvironmentalHealth@ahs.ca; land.admin@atcogas.com; HP.circulations@atco.com; landserv@fortisalberta.com; projectmanagernorthernalberta@sjrb.ca; rachel.kwon@rci.rogers.com; circulations@telus.com; NEVERS, Malcolm <Malcolm.Nevers@canadapost.postescanada.ca>; JThompson@lacombe.ca; Rick Kreklewich <RKreklewich@blackfalds.ca>; Jeff Heindel <JHeindel@blackfalds.ca>; Preston Weran <pweran@blackfalds.ca>; Niki Burkinshaw <NBurkinshaw@blackfalds.ca>; Robert Cote <RCote@blackfalds.ca>; planning@lacombecounty.com
Cc: Jolene Tejkl <JTejkl@blackfalds.ca>
Subject: REVISED Notice of Subdivision Application - S-06-24 - McKay Ranch Phase 4

Good Afternoon,

Please review the revised Notice of Subdivision Application for McKay Ranch Phase 4.

A response is needed by **Friday, February 28, 2025**. If we do not receive a written reply by this date, it will be assumed that you have no objections or requirements relative to the subdivision. Please email any comments directly to jtejkl@blackfalds.ca.

Thank you,

Candice Hilgersom
Development Officer I

Town of Blackfalds
Box 220, 5018 Waghorn St
Blackfalds, AB T0M 0J0
T: 403.885.9679
D: 403.885.6258

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

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>

From: circulations . <circulations@telus.com>
Sent: February 11, 2025 1:46 PM
To: Candice Hilgersom
Subject: Re: REVISED Notice of Subdivision Application - S-06-24 - McKay Ranch Phase 4

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 afternoon,

Further to the above-noted circulation, TELUS Communications Inc. will require a utility right of way in order to provide service to this new development.

Please have TELUS' requirement added as a condition of approval and have the applicant contact circulations@telus.com to initiate a TELUS Utility Right of Way Agreement.

(Please include the original circulation package and this response)

Thank you,

Tanya Roberts

Senior Real Estate Specialist | TELUS Land Solutions Team
Customer Network Planning (CNP)
2930 Centre Avenue NE, Calgary, AB T2A 4Y2

The future is friendly®

circulations@telus.com

On Fri, Feb 7, 2025 at 1:14 PM Candice Hilgersom <CHilgersom@blackfalds.ca> wrote:

My apologies. I inadvertently missed attaching a few documents. Please find the all the documents attached here.

Thank you,

Candice Hilgersom
Development Officer I

[Town of Blackfalds](#)

Box 220, 5018 Waghorn St
Blackfalds, AB T0M 0J0

T: 403.885.9679

D: 403.885.6258

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

From: Candice Hilgersom

Sent: February 7, 2025 1:09 PM

To: waterapprovals.reddeer (waterapprovals.reddeer@gov.ab.ca) <waterapprovals.reddeer@gov.ab.ca>; CentralZone.EnvironmentalHealth@ahs.ca; land.admin@atcogas.com; HP.circulations@atco.com; landserv@fortisalberta.com; projectmanagernorthernalberta@sjrb.ca; rachel.kwon@rci.rogers.com; circulations@telus.com; NEVERS, Malcolm <Malcolm.Nevers@canadapost.postescanada.ca>; JThompson@lacombe.ca; Rick Kreklewich <RKreklewich@blackfalds.ca>; Jeff Heindel <JHeindel@blackfalds.ca>; Preston Weran <pweran@blackfalds.ca>; Niki Burkinshaw <NBurkinshaw@blackfalds.ca>; Robert Cote <RCote@blackfalds.ca>; planning@lacombecounty.com

Cc: Jolene Tejkl <JTejkl@blackfalds.ca>

Subject: REVISED Notice of Subdivision Application - S-06-24 - McKay Ranch Phase 4

Good Afternoon,

Please review the revised Notice of Subdivision Application for McKay Ranch Phase 4.

A response is needed by **Friday, February 28, 2025**. If we do not receive a written reply by this date, it will be assumed that you have no objections or requirements relative to the subdivision. Please email any comments directly to jtejkl@blackfalds.ca.

Thank you,

Candice Hilgersom
Development Officer I

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

T: 403.885.9679

D: 403.885.6258

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

From: Rick Kreklewich
Sent: February 7, 2025 1:11 PM
To: Candice Hilgersom; Jolene Tejkl
Cc: Jeff Heindel
Subject: RE: REVISED Notice of Subdivision Application - S-06-24 - McKay Ranch Phase 4

No objections from us.

Rick Kreklewich
Director of Community Services

[Town of Blackfalds](#)
Box 220, 5018 Waghorn St
Blackfalds, AB T0M 0J0
T: 403.885.6245

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

From: Candice Hilgersom <CHilgersom@blackfalds.ca>
Sent: February 7, 2025 1:09 PM
To: waterapprovals.reddeer (waterapprovals.reddeer@gov.ab.ca) <waterapprovals.reddeer@gov.ab.ca>; CentralZone.EnvironmentalHealth@ahs.ca; land.admin@atcogas.com; HP.circulations@atco.com; landserv@fortisalberta.com; projectmanagernorthernalberta@sjrb.ca; rachel.kwon@rci.rogers.com; circulations@telus.com; NEVERS, Malcolm <Malcolm.Nevers@canadapost.postescanada.ca>; JThompson@lacombe.ca; Rick Kreklewich <RKreklewich@blackfalds.ca>; Jeff Heindel <JHeindel@blackfalds.ca>; Preston Weran <pweran@blackfalds.ca>; Niki Burkinshaw <NBurkinshaw@blackfalds.ca>; Robert Cote <RCote@blackfalds.ca>; planning@lacombecounty.com
Cc: Jolene Tejkl <JTejkl@blackfalds.ca>
Subject: REVISED Notice of Subdivision Application - S-06-24 - McKay Ranch Phase 4

Good Afternoon,

Please review the revised Notice of Subdivision Application for McKay Ranch Phase 4.

A response is needed by **Friday, February 28, 2025**. If we do not receive a written reply by this date, it will be assumed that you have no objections or requirements relative to the subdivision. Please email any comments directly to jtejkl@blackfalds.ca.

Thank you,

Candice Hilgersom
Development Officer I

[Town of Blackfalds](#)
Box 220, 5018 Waghorn St
Blackfalds, AB T0M 0J0
T: 403.885.9679
D: 403.885.6258

From: Niki Burkinshaw
Sent: February 7, 2025 1:36 PM
To: Candice Hilgersom
Cc: Jolene Tejkl
Subject: RE: REVISED Notice of Subdivision Application - S-06-24 - McKay Ranch Phase 4

The previously missing turning radius figure for a school bus using the bulb has been provided and shows the proposed 20m bulb being sufficient. My opinion is that the turning radius schematic does not belong on the Tentative Plan of Subdivision – but I will leave that up to you to confirm.

All my previous comments on the McKay Ranch Ph 4 subdivision application have been addressed.

Thanks,

Niki Burkinshaw, P.Eng.
Municipal Engineer

Town of Blackfalds
Box 220, 5018 Waghorn St
Blackfalds, AB T0M 0J0
D: 403.600.0606
C: 403.373.6429

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

From: Candice Hilgersom <CHilgersom@blackfalds.ca>
Sent: February 7, 2025 1:14 PM
To: waterapprovals.reddeer (waterapprovals.reddeer@gov.ab.ca) <waterapprovals.reddeer@gov.ab.ca>; CentralZone.EnvironmentalHealth@ahs.ca; land.admin@atcogas.com; HP.circulations@atco.com; landserv@fortisalberta.com; projectmanagernorthernalberta@sjrb.ca; rachel.kwon@rci.rogers.com; circulations@telus.com; NEVERS, Malcolm <Malcolm.Nevers@canadapost.postescanada.ca>; JThompson@lacombe.ca; Rick Kreklewich <RKreklewich@blackfalds.ca>; Jeff Heindel <JHeindel@blackfalds.ca>; Preston Weran <pweran@blackfalds.ca>; Niki Burkinshaw <NBurkinshaw@blackfalds.ca>; Robert Cote <RCote@blackfalds.ca>; planning@lacombecounty.com
Cc: Jolene Tejkl <JTejkl@blackfalds.ca>
Subject: RE: REVISED Notice of Subdivision Application - S-06-24 - McKay Ranch Phase 4

My apologies. I inadvertently missed attaching a few documents. Please find the all the documents attached here.

Thank you,

Candice Hilgersom
Development Officer I

Town of Blackfalds
Box 220, 5018 Waghorn St
Blackfalds, AB T0M 0J0
T: 403.885.9679
D: 403.885.6258

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

From: Candice Hilgersom
Sent: February 7, 2025 1:09 PM
To: [waterapprovals.reddeer \(waterapprovals.reddeer@gov.ab.ca\)](mailto:waterapprovals.reddeer@gov.ab.ca) <waterapprovals.reddeer@gov.ab.ca>; CentralZone.EnvironmentalHealth@ahs.ca; land.admin@atcogas.com; HP.circulations@atco.com; landserv@fortisalberta.com; projectmanagernorthernalberta@sjrb.ca; rachel.kwon@rci.rogers.com; circulations@telus.com; NEVERS, Malcolm <Malcolm.Nevers@canadapost.postescanada.ca>; JThompson@lacombe.ca; Rick Kreklewich <RKreklewich@blackfalds.ca>; Jeff Heindel <JHeindel@blackfalds.ca>; Preston Weran <pweran@blackfalds.ca>; Niki Burkinshaw <NBurkinshaw@blackfalds.ca>; Robert Cote <RCote@blackfalds.ca>; planning@lacombecounty.com
Cc: Jolene Tejkl <JTejkl@blackfalds.ca>
Subject: REVISED Notice of Subdivision Application - S-06-24 - McKay Ranch Phase 4

Good Afternoon,

Please review the revised Notice of Subdivision Application for McKay Ranch Phase 4.

A response is needed by **Friday, February 28, 2025**. If we do not receive a written reply by this date, it will be assumed that you have no objections or requirements relative to the subdivision. Please email any comments directly to jtejkl@blackfalds.ca.

Thank you,

Candice Hilgersom
Development Officer I

Town of Blackfalds
Box 220, 5018 Waghorn St
Blackfalds, AB T0M 0J0
T: 403.885.9679
D: 403.885.6258

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

MEETING DATE: March 25, 2025

PREPARED BY: Rick Kreklewich, Director of Community Services

PRESENTED BY: Rick Kreklewich, Director of Community Services

SUBJECT: **Community Foundation of Central Alberta – Community Tour Grant**

BACKGROUND

Administration and the Mayor received an email from Lousie Rellis on March 19, 2025, requesting the Town's support in applying for funds through the Community Foundation of Central Alberta's Community Tour Grant on behalf of the Anam Rural Youth Association.

DISCUSSION

Louise Rellis is requesting that the Town submit an application on her behalf as the Anam Rural Youth Association is not a charity, and the applicant must have charitable status to apply. If successful, the Town would receive the funding and, in turn, disburse the funds to Anam. Anam would provide a report to Administration which would then be reported to the Community Foundation of Central Alberta. Funding would be used to hire additional staff for Anam. The deadline for this application is April 2, 2025, at 4:00 p.m.

FINANCIAL IMPLICATIONS

The application amount is \$20,000.

ADMINISTRATIVE RECOMMENDATION

That Council consider the following motion:

1. That Council direct Administration to apply for funding on behalf of the Anam Rural Youth Association through the Community Foundation of Central Alberta's Community Tour Grant, in the amount of \$20,000.

ATTACHMENTS

- *Community Foundation of Central Alberta Community Tour Grant Information*
- *Louise Rellis Email Request*

APPROVALS



Kim Isaak,
Chief Administrative Officer



Department Director/Author



Community Tour 2025

The Community Foundation of Central Alberta is excited to celebrate our 35th anniversary, and our recent name change, by embarking on a Community Tour! Our goal is simple yet profound: to connect with residents who truly love their communities. We understand that each community has its unique strengths, challenges, and aspirations, and we are eager to listen and learn from you.

One way we hope to learn about these communities is by awarding grants! Grant applications are open now and will be accepted for projects and organizations based in towns we are visiting. These are:

- Big Valley
- Elnora
- Lacombe
- Penhold
- Stettler
- Blackfalds
- Innisfail
- Olds
- Rocky Mountain House
- Sylvan Lake

During our visits, we will deliver grants, but we also hope to engage in conversations that illuminate the needs and desires of each community. Your insights will guide us in understanding how the Community Foundation can best support you. Whether it's funding for local projects, resources for community

development, or fostering collaborations among local groups, our goal is to empower your vision for a thriving future.

In each community, we will host an informal event that will include:

- Presentation of small grants to local organizations
- Chance to share your insights to guide us in understanding how the Community Foundation can best support your community
- Opportunity to learn how the Community Foundation can help your community, through funding for charitable organizations, fostering collaborations among local groups, or creating a fund that will provide for generations to come
- Snacks!

We believe that together we can create lasting change by harnessing the collective voices of those who know their communities best.

Grant details:

Eligibility:

Applicants must be a qualified donee as determined by Canada Revenue Agency and the Income Tax Act of Canada. To check if your organization is a registered charitable qualified donee search [here](#) on the CRA website.

If your organization does not have charitable status or is not a qualified donee, we can consider an application in partnership with another organization that is a registered charity or qualified donee with a mandate relevant to your proposal.

If you're not sure if your project or organization is eligible for a grant, please reach out to Jael Macauley at jaelmacauley@cfcab.ca or call 403.341.6911.

Applicants for the Community Tour Grants 2025 must be operating in and/or serving these communities: Big Valley, Blackfalds, Elnora, Innisfail, Lacombe, Olds, Penhold, Rocky Mountain House, Stettler, and Sylvan Lake.

Financial Parameters:

The Community Tour Grants are designed to be small neighbourhood grants that can fund all or a portion of a program or project.

Administration:

The Community Tour Grants will be administered by the Community Foundation of Central Alberta. Applications are open now! Successful grants will be delivered by CFCAB at during the Spring 2025 Community Tour.

The 2025 deadline is April 2, 4:00pm.

Subject: Collaboration request

From: Anam Rural Youth <louise@anamruralyouth.com>

Sent: March 19, 2025 9:06 AM

To: Rick Kreklewich <RKreklewich@blackfalds.ca>; Kim Isaak <KIsaak@blackfalds.ca>; Jamie Hoover <JHoover@blackfalds.ca>

Subject: Collaboration request

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,

I am reaching out to request the Town's support in applying for funds in United Way's Community Tour Grant on behalf of Anam.

When Anam was originally incepted the Town did submit a grant application to United Way on behalf of Anam for operating funds. We were unfortunately unsuccessful at that time. As Anam is not a charity, we were unable to submit the application.

However, for this grant, Jael at United Way has confirmed that Anam can submit an application and the Town of Blackfalds can also submit an application for funds on behalf of Anam.

Should the Town agree and submit a request on our behalf, the Town would receive the funds from United Way, and in turn disperse those funds to Anam. We would report to the Town on the use of those funds, and report separately to United Way on the use of the funds from our own application.

I have submitted an application for \$20,000, and should the Town proceed, I would super appreciate an additional request for \$20,000.

These funds would help us hire staff, enabling us to expand our services and lighten the load for me.

I trust you will have questions, and I am happy to connect to answer any you may have.

You are also welcome to connect with Jael at United Way @ jaelmacauley@cfcab.ca.

I am including the link for the application as received from Jael;

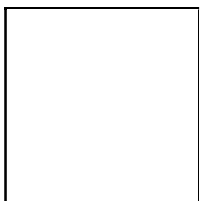
I look forward to hearing from you.

Regards,

Louise Rellis C.W.T, T.I.R.F
Executive Director, Anam Rural Youth Association
403-318-7690

Please note: Due to the mobile service I provide, I have irregular 'office' hours. You may receive this email outside your regular working hours. Please do not feel obligated to reply until it is convenient for you within your scheduled work time.

louise@anamruralyouth.com
www.anamruralyouth.com



"What you're looking for is not out there, it's in you"

This message and any attached documents are only for the use of the intended recipient(s), are confidential and may contain privileged information. Any unauthorized review, use, retransmission, or other disclosure is strictly prohibited. If you have received this message in error, please notify the sender immediately, and then delete the original message. Thank you.