

---

1. **Call to Order**

---

2. **Land Acknowledgement**

- 2.1 Treaty Six Land Acknowledgement - Blackfalds Town Council acknowledges that we are on Treaty 6 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 Agenda**

- 3.1 Agenda for May 15, 2023

---

4. **Delegation**

None

---

5. **Public Hearing**

None

---

6. **Business Arising from Minutes**

None

---

7. **Business**

- 7.1 Request for Direction, Bylaw 1285.23 - Public Notification Bylaw  
7.2 Request for Direction, Draft - Annexation Withdraw Report

---

8. **Action Correspondence**

None

---

9. **Information**

- 9.1 Report for Committee, Westwood Drive Parking Public Feedback  
9.2 Blackfalds Public Library Update Jan – Apr 2023  
9.3 Report for Committee, Station Schedule for Pancake Breakfast  
9.4 Letter from Minister Luan – Invitation to host the 2026 Winter/Summer Games

---

10. **Round Table Discussion**

None

---

11. **Adoption of Minutes**

None

---

12. **Notices of Motion**

None

---

13. **Business for the Good of Council**

None

---

14. **Confidential**

None

---

15. **Adjournment**

***Future Meetings/Events:***

- Regular Council Meeting - May 23, 2023
- Standing Committee of Council – June 19, 2023

---

**MEETING DATE:** May 15, 2023  
**PREPARED BY:** Rick Kreklewich, Director of Community Services  
**PRESENTED BY:** Rick Kreklewich, Director of Community Services  
**SUBJECT:** **Bylaw 1285.23 - Public Notification Bylaw**

---

## **BACKGROUND**

At the May 17, 2021, Standing Committee of Council Meeting, Bylaw 1259.21, Advertising Bylaw was presented and approved to be brought to Council for formal approval. The Bylaw was amended at that time following updates to Section 606 of the *Municipal Government Act* relating to notifying residents about proposed bylaws, resolutions, meetings and public hearings. This item was not brought back to Council following the approval at the Standing Committee of Council Meeting on May 17, 2021.

## **DISCUSSION**

Administration reviewed the proposed Advertising Bylaw and decided to rename the Bylaw to the Public Notification Bylaw, as it more accurately reflects the purpose and intent of the Bylaw. The presented Bylaw as it follows the template provided to municipalities and is in line with similar Bylaws in other surrounding communities. As previously mentioned, this Bylaw ensures that notice is provided to residents in advance about bylaws, resolutions, meetings and public hearings. Passing this Bylaw will bring the Town of Blackfalds into compliance with the MGA and outline a variety of effective methods for use in communication with residents.

The previously proposed Advertising Bylaw mentioned public notification for elections and nomination day. This is covered under the *Local Authorities Election Act* and the Towns Municipal Elections Bylaw 1251.20 and therefore has not been included in this Bylaw to avoid overlap and potential conflict of governance.

In addition, the Public Participation Policy 133.18 was developed to recognize the value of public participation and create opportunities for meaningful public participation in specific decisions that directly impact the public. The Policy references a Public Participation Plan and a communication plan to inform the public of decisions that may directly affect the public.

As each circumstance may require a different communication plan, it is not recommended to develop a specific directive, policy or procedure for the Public Notification Bylaw as it may limit the development of a communication plan and create restrictions and overlap of governing documents.

As such, the Public Notification Bylaw will be applied in conjunction with Section 606 of the MGA, the Municipal Elections Bylaw 1251.20 and the existing Public Participation Policy 133.18.



## **FINANCIAL IMPLICATIONS**

None

## **ADMINISTRATIVE RECOMMENDATION**

1. That Standing Committee of Council recommends that Bylaw 1285.23, Public Notification Bylaw, as presented, be brought forward to a Regular Council Meeting for First Reading.

## **ALTERNATIVES**

- a) That Standing Committee of Council recommends that Bylaw 1285.23, Public Notification Bylaw, with amendments, be brought forward to a Regular Council Meeting for First Reading.
- b) That Standing Committee of Council does not recommend that Bylaw 1285.23, Public Notification Bylaw, be brought forward to a Regular Council Meeting for First Reading.
- c) That Council refer this item back to Administration.

## **ATTACHMENTS**

- *Public Notification Bylaw 1285.23*
- *Advertising Bylaw 1259.21*
- *Municipal Elections Bylaw 1251.20*
- *Public Participation Policy 133.18*

## **APPROVALS**



Justin de Bresser, Interim CAO



Department Director/Author

---

**BEING A BYLAW OF THE TOWN OF BLACKFALDS IN THE PROVINCE OF ALBERTA TO  
ESTABLISH ALTERNATIVE METHODS FOR ADVERTISING STATUTORY NOTICES**

---

**WHEREAS**, pursuant to Section 606 of the *Municipal Government Act*, a council must give notice of certain bylaws, resolutions, meetings, public hearings or other things by advertising in a newspaper or other publication circulating in the area, mailing or delivering a notice to every residence in the affected area or by another method provided for in a bylaw under section 606.1;

**AND WHEREAS**, pursuant to section 606.1(1) of the *Municipal Government Act*, a council may, by bylaw, provide for one or more methods, which may include electronic means, for advertising proposed bylaws, resolutions, meetings, public hearings and other things referred to in section 606;

**AND WHEREAS**, Council is satisfied that the advertising method set out in this Bylaw is likely to bring matters advertised by that method to the attention of substantially all residents in the area to which the bylaw, resolution or other thing relates or in which the meeting or hearing is to be held;

**NOW THEREFORE** the Council of the Town of Blackfalds in the Province of Alberta, duly assembled, enacts as follows:

**PART 1 – TITLE**

1.1 That this Bylaw shall be cited as the “Public Notification Bylaw”.

**PART 2 – DEFINITIONS**

2.1 In this Bylaw:

- (a) “**Act**” means the *Municipal Government Act*.
- (b) “**Council**” means the duly elected municipal Council of the Town of Blackfalds.
- (c) “**Local**” means within a distance of 20 kilometres of the Town’s municipal boundary.
- (d) “**Social Media**” means any electronic online form of communication through which groups of users share information and content.
- (e) “**Town**” means Town of Blackfalds.
- (f) “**Website**” means the official Town of Blackfalds website, [www.blackfalds.ca](http://www.blackfalds.ca).

**PART 3 – ADVERTISING METHODS**

Any public notice required to be advertised under section 606 of the *Municipal Government Act* of a bylaw, resolution, meeting, public hearing or other thing may be given, in accordance with the timelines prescribed in Section 606;

3.1 Electronically by posting the notice prominently on the Town of Blackfalds’ official website; and/or

3.2 Electronically by posting the notice prominently on any of the Town of Blackfalds’ official social media sites; and/or

3.3 Publishing in a local weekly newspaper; and/or

3.4 By posting the notice prominently on the bulletin board provided for that purpose in the following municipal facilities: the Civic Centre, the Abbey Centre, Eagle Builders Centre; and/or

**PART 4 – SEVERABILITY**

4.1 If any section or parts of this Bylaw are found in any court of law to be illegal or beyond the power of Council to enact, such sections or parts of this Bylaw shall be deemed to be separate and independent form and to be enacted as such.

---

**PART 5 – DATE OF FORCE**

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

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

(RES.            )

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

\_\_\_\_\_  
**INTERIM CAO  
JUSTIN DE BRESSER**

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

(RES.            )

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

\_\_\_\_\_  
**INTERIM CAO  
JUSTIN DE BRESSER**

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

(RES.            )

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

\_\_\_\_\_  
**INTERIM CAO  
JUSTIN DE BRESSER**

---

**A BYLAW OF THE TOWN OF BLACKFALDS IN THE PROVINCE OF ALBERTA TO ESTABLISH ALTERNATIVE METHODS FOR ADVERTISING STATUTORY NOTICES.**

---

**WHEREAS**, pursuant to Section 606 of the *Municipal Government Act*, and Section 158.1 of the *Local Authorities Election Act*, Council must give notice of certain bylaws, resolutions, meetings, elections, notice of nomination day, notice of advance votes, public hearings or other things by advertising in a newspaper or other publication circulating in the area, mailing or delivering a notice to every residence in the affected area or by another method provided for in a bylaw under the *Municipal Government Act* section 606.1;

**AND WHEREAS**, pursuant to section 606.1(1) of the *Municipal Government Act*, a Council may, by bylaw, provide for one or more methods, which may include electronic means, for advertising proposed bylaws, resolutions, meetings, public hearings and other things referred to in Section 606 and in the *Local Authorities Election Act* Section 158.1;

**AND WHEREAS**, Council is satisfied that the advertising method for public notification set out in this Bylaw is likely to bring matters advertised by that method to the attention of substantially all residents in the area to which the bylaw, resolution or other thing relates or in which the meeting or hearing is to be held;

**NOW THEREFORE** the Council of the Town of Blackfalds in the Province of Alberta duly assembled and under the powers conferred upon it by authority of the *Municipal Government Act*, R.S.A. 2000, Chapter M-26, as amended, enacts as follows:

**PART 1 - TITLE**

1. This Bylaw may be cited as the "Advertising Bylaw" for the Town of Blackfalds.

**PART 2 - DEFINITIONS**

In this Bylaw:

- 2.1 **"Council"** means the duly elected municipal Council of the Town of Blackfalds.
- 2.2 **"Town"** means Town of Blackfalds.
- 2.3 **"Act"** means the *Municipal Government Act*.

**PART 3 – ADVERTISING METHODS**

Any public notice required to be advertised under section 606 of the *Municipal Government Act* of a bylaw, resolution, meeting, public hearing or other thing may be given, in accordance with the timelines prescribed in Section 606;

- 3.1 Electronically by posting the complete notice of the proposed bylaw, resolution or other thing for which the meeting or hearing is to be held prominently on the Town of Blackfalds' official website [www.blackfalds.com](http://www.blackfalds.com) for at least fourteen days prior to that event; and/or
- 3.2 Electronically by posting the notice prominently on any of the Town of Blackfalds' official social media sites; and/or
- 3.3 Published in a local weekly newspaper that delivers within the Town of Blackfalds town boundaries; and/or
- 3.4 By having hardcopies available at the Civic Centre for viewing by the public; and/or
- 3.5 By posting the notice prominently on the bulletin board provided for that purpose in the following municipal facilities: the Civic Centre, the Abbey Centre, Eagle Builders Centre, Blackfalds Community Hall; and/or
- 3.6 By referring interested parties to the City's website for more comprehensive details of the bylaw, resolution, meeting or public hearing as required in the *Act*.



**TOWN OF BLACKFALDS  
BYLAW 1259.21**

---

**PART 4 - DATE OF FORCE**

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

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

(RES.            )

\_\_\_\_\_  
**MAYOR RICHARD POOLE**

\_\_\_\_\_  
**CAO MYRON THOMPSON**

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

(RES.            )

\_\_\_\_\_  
**MAYOR RICHARD POOLE**

\_\_\_\_\_  
**CAO MYRON THOMPSON**

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

(RES.            )

\_\_\_\_\_  
**MAYOR RICHARD POOLE**

\_\_\_\_\_  
**CAO MYRON THOMPSON**



---

**A BYLAW OF THE TOWN OF BLACKFALDS IN THE PROVINCE OF ALBERTA TO PROVIDE FOR MUNICIPAL AND SCHOOL TRUSTEE ELECTIONS IN THE TOWN OF BLACKFALDS**

---

**WHEREAS** pursuant to the Municipal Government Act (MGA), RSA, 2000, Chapter M-26, as amended, Municipalities may by bylaw provide for municipal and school elections within their boundaries;

**WHEREAS** the Local Authorities Election Act (LAEA), RSA 2000, Chapter L-21, as amended, provides for the holding of local elections by municipalities;

**NOW THEREFORE** the Council of the Town of Blackfalds in the Province of Alberta, duly assembled in Council Chambers, enacts as follows:

**1.0 TITLE**

1.1 This Bylaw may be cited as the 'Municipal Elections Bylaw' for the Town of Blackfalds.

**2.0 DEFINITIONS**

2.1 Except as otherwise provided for in this bylaw, the terms used in the Local Authorities Election Act where used or referred to in this bylaw have the same meaning as defined or provided in the Act.

2.2 In this bylaw, the following terms mean:

- a) **'Advance Voting'** means the early voting dates that accommodate electors who would otherwise be unable to vote on Election Day;
- b) **'Automated Voting System'** means an automated or electronic system (voting machine) designed to automatically count and record votes and process and store the election results;
- c) **'Ballot'** means a paper ballot presented to an elector on which is printed the office to be voted on, the names of the candidates, the bylaw name and the number or the questions, if any, and containing spaces in which the elector is to mark his/her vote;
- d) **'Ballot Box'** means a container for ballots that have been marked by the voters or printed ballot tapes that have been produced by the automated ballot device;
- e) **'Ballot Tape'** means a printed record, produced by a master control unit, which can be used to manually verify the voting results;
- f) **'CAO'** means the Chief Administrative Officer for the Town of Blackfalds who will function as the secretary under the LAEA;
- g) **'Council'** means the Council of the Town of Blackfalds elected pursuant to the Act;
- h) **'Counting Center'** means an area designated by the Returning Officer in a controlled access building and equipped for the counting of votes and the tabulation of election results;
- i) **'Election Day'** means the third Monday in October of an election year;
- j) **'LAEA'** means the Local Authorities Election Act, RSA 2000, Chapter L-21, as amended;
- k) **'Local Jurisdiction'** means and includes the Town of Blackfalds, Wolf Creek School Division No. 72, and Red Deer Catholic Regional Division No. 39;
- l) **'Memory Storage Device'** means the device which controls each automated voting terminal and contains memory for storage of automated voting and a paper tape for the printing of voting results;
- m) **'Nomination Day'** is the day four (4) weeks prior to election day of an election year;
- n) **'Portable Automated Voting Device'** means an automated device (voting machine) designed to automatically record votes for the election;



- o) **'Presiding Deputy'** means a deputy who has been appointed as a presiding deputy by the Returning Officer;
- p) **'Results Tape'** means the printed record generated by a vote tabulator which shows:
  - i. the number of ballots accepted;
  - ii. the number of votes for each candidate;
  - iii. where there is a vote on a bylaw or question, the number of votes for and against each bylaw or question.
- q) **'Town'** means the municipal corporation of the Town of Blackfalds in the Province of Alberta;
- r) **'Voting Register'** means the record of electors, in the prescribed form, who cast a ballot in the election.
- s) **'Voting Station'** means the location where electors vote.

### 3.0 ELECTION ADMINISTRATION

- 3.1 The provision of the LAEA, except as modified by this bylaw, shall apply to all elections conducted within the Town.
- 3.2 The CAO of the Town of Blackfalds is authorized to enter into agreements on behalf of the Town, to conduct elections on behalf of other local jurisdictions in Blackfalds whose boundaries may or may not be contiguous with the Town but do have areas in common.

### 4.0 RETURNING OFFICER

- 4.1 In accordance with the LAEA, section 13(1), Council shall appoint, by resolution, an individual to act as Returning Officer for the purpose of conducting elections on behalf of the Town of Blackfalds.
- 4.2 In accordance with the LAEA, section 13(2.1), Council shall appoint, by resolution, an individual to act as Substitute Returning Officer for the purpose of conducting elections on behalf of the Town of Blackfalds.
- 4.3 The Returning Officer shall perform the duties in accordance with section 14 of the LAEA.

### 5.0 NOMINATIONS

#### 5.1 **General Election**

The Returning Officer or designate will receive nominations for the local jurisdiction general election within the period beginning on January 1 of an election year until 12:00 noon on Nomination Day.

#### 5.2 **By-Election**

The Returning Officer or designate will receive nominations for the local jurisdiction by-election within the period beginning on the day after the Council resolution to set an election day for the by-election until 12:00 noon on Nomination Day.

#### 5.3 **Notice of Nomination Day**

Nomination Day is four (4) weeks prior to Election Day. The Returning Officer or designate will give notice of nomination day in the prescribed form by publishing a notice in accordance with section 26 of the LAEA.

#### 5.4 **Form of Nomination**

The nomination of a candidate must be in the prescribed form and signed by at least five (5) electors who are eligible to vote in that election and a resident of the Town on the date of signing the nomination.





## **5.5 Receipt of Nominations**

Nominations shall be received by the Returning Officer, or in the absence of the Returning Officer, a duly appointed deputy, at the Town of Blackfalds:

- a) located at Civic Centre, 5018 Waghorn Street, Blackfalds, Alberta;
- b) during regular business hours of 8:30 am to 4:30 pm (excluding all statutory holidays).

## **5.6 The Returning Officer or designate shall not accept a nomination:**

- a) that is not completed in the prescribed form;
- b) that is not signed by the minimum number of persons required; or
- c) that is not sworn or affirmed by the person nominated.

## **6.0 BALLOTS**

### **6.1 Following Nomination Day, the Returning Officer will ensure ballot templates are prepared for the automated ballot device in the form defined in Schedule 'A' attached.**

## **7.0 VOTING**

### **7.1 Voting Hours**

The voting station will be kept open continuously on Election Day and during the advance vote from 10:00 am to 8:00 pm.

### **7.2 Eligibility to Vote**

Electors of the Town of Blackfalds shall produce identification in accordance with the LAEA for the purpose of determining whether the person is eligible to vote in an election.

### **7.3 Advance Voting**

- a) An advance vote may be held on any vote held in an election for the local jurisdiction.
- b) The advance vote will be held on dates at locations set by the Returning Officer.
- c) An automated voting system may be used to conduct the advance vote.
- d) Automated voting shall be held in accordance with the voting procedures established in this Bylaw.
- e) At the end of each day of an advance vote, the presiding deputy shall place the automated voting system into a protective lock mode and physically lock the master control unit.
- f) Upon the close of the advance vote the Presiding Deputy shall close off the voting by printing additional lines of privacy text, shall remove the printed ballot tape and place the printed ballot tape into a ballot box which shall then be sealed and shall remain like that until opened for the tabulation of results on Election Day.

### **7.4 Incapacitated Elector at Home**

- a) If a voter is unable to attend at a voting station because of a physical incapacity or mobility limitations, that voter may request, at least 48 hours before the end of the advance vote period, to have a deputy attend at the voter's residence in order to take the vote of the elector.
- b) If the Returning Officer is satisfied that the voter is unable to attend at a voting station due to a physical incapacity or mobility limitations, the Returning Officer will:
  - i. advise the elector that the request has been accepted;
  - ii. appoint two deputies to attend at the elector's residence;
  - iii. inform the elector of the date and approximate time that the deputies will attend the residence.
- c) At the designated time, the deputies may bring inside the residence, the portable automated voting device and register the elector.





- d) Automated voting shall be held in accordance with the voting procedures established in this bylaw.
- e) If automated voting is not possible, the Returning Officer shall ensure alternative voting procedures are established in accordance with the LAEA.
- f) The ballot boxes used for the incapacitated elector at home vote will be closed and sealed upon the completion of the incapacitated elector at home vote and will remain like that until opened for the counting of the ballots on Election Day.

#### **7.5 Automated Voting System**

- a) The taking of votes of the electors and the tabulation of election results on any question or in any election conducted by the Town, may be done by means of an automated voting system, as directed by the Returning Officer.
- b) In the event that an automated voting system is used in the election, the Returning Officer shall:
  - i. be satisfied that the automated voting system, prior to the date of the election, has been pre-tested and is accurate and in good working order;
  - ii. take whatever reasonable safeguards may be necessary to secure the automated voting system and any part thereof, including the vote tabulators and the ballot boxes from unauthorized access, entry, use, tampering, or any unauthorized use of the ballot cards or tabulated results, and;
  - iii. establish procedures and guidelines for deputy returning officers related to the preparation and operation of the automated voting system and automated voting devices.
- c) Notwithstanding anything in this bylaw, in the event of:
  - i. a malfunction of an automated voting system;
  - ii. the unavailability of an automated voting system or any of its components;
  - iii. anything related to the operation of an automated voting system or any of its components;the Returning Officer may take any actions that he or she thinks necessary with respect to:
  - the voting procedures to be used;
  - the taking of votes;
  - the counting of the votes; and
  - where required, a recount subject to the provisions of this bylaw and the LAEA.

#### **8.0 VOTING PROCEDURES**

- 8.1 An automated voting device may be used to conduct the vote and where practical, a portable automated voting device may be used to conduct the incapacitated vote.
- 8.2 All electors for Town elections will be required to show identification in accordance with the provisions of the LAEA prior to being given access to an automated voting terminal.
- 8.3 For each elector eligible to vote, a deputy will:
  - a) explain the voting procedures for the automated voting device;
  - b) activate one of the automated voting terminals; and
  - c) direct the elector to the voting compartment with the activated automated voting device.
- 8.4 The elector may only vote by selecting the name of the candidate(s), and where there is a vote on a bylaw or question, can select 'yes' or 'no'. The voter may also choose not to vote by selecting the 'abstain from voting' button.
- 8.5 Once an elector has made their selections, the elector must press the 'cast my vote' button to cast the ballot, and the elector will not be allowed to cast another ballot.
- 8.6 In the event that an elector leaves the voting station without pressing the 'cast my vote' button, two deputies will enter the booth and:
  - a) if the elector selected candidates, one of the deputies will press the 'cast my vote' button;or





- b) if candidates have been selected for one office and no candidates selected for the other office, one of the deputies will select the 'abstain from voting' button for the office in which no candidates were selected and press the 'cast my vote' button; or
- c) if no candidates have been selected for either office, one of the deputies will select the 'abstain from voting' button for both offices and then press the 'cast my vote' button.

#### **9.0 AUTOMATED VOTING DEVICE FAILURE**

- 9.1 Notwithstanding section 7.3 (c), the Returning Officer may establish such other procedures as required to facilitate an Automated vote.
- 9.2 The voting procedure prescribed in this bylaw shall, during an advance vote and where applicable, an incapacitated elector home vote, as far as is practicable, apply, and may be modified as necessary upon the direction of the Returning Officer.
- 9.3 Each elector must follow the voting procedures as set out in this Bylaw and as posted in the voting station, and upon casting his or her ballot, the elector shall leave the voting station.

#### **10.0 VOTING ON A BYLAW OR QUESTION**

- 10.1 Unless otherwise specified by statute or decided by Council, a vote on any bylaw or question will be held in conjunction with a general municipal election.

#### **11.0 POST-VOTE PROCEDURES**

- 11.1 The presiding deputy shall not permit more than one candidate or his/her agent, or more than one agent of either side of a vote on a bylaw or question, to be present at the same time after the Voting Station is closed.
- 11.2 Immediately after the close of the Voting Station, the presiding deputy and any additional officers that he/she considers necessary, and the candidates or their agents, shall:
  - a) insert a key, into the master control unit, and produce the required number of copies of the tally register tape(s) as directed by the Returning Officer;
  - b) together with another deputy, certify the tally register tape(s) as directed by the Returning Officer;
  - c) package separately in ballot boxes, the printed ballot tape along with the voting register and all statements;
  - d) seal and initial the ballot boxes and ensure they are ready to be delivered to the Returning Officer;
  - e) ensure that the deputy supervising the Automated voting system and one other deputy designated by the presiding deputy, report the results to the Returning Officer by immediately delivering the tally register tapes and any reporting forms required by the LAEA to the counting center.

#### **11.3 Sealing Ballot Boxes**

- a) Prior to the removal of the ballot box(es) from any voting station, the ballot box(es) containing the printed ballot tapes or ballots shall be:
  - i. closed and sealed with the presiding deputy's initial so that it cannot be opened without breaking the seal; and
  - ii. marked on the outside with the voting station name and number.
- b) Automated equipment used to acquire electronic votes is deemed to be a sealed ballot box.
- c) The portable automated voting system used in the incapacitated elector vote will be closed and sealed upon the completion of the and incapacitated electors votes and will remain like that until opened for the counting of ballots on Election Day.
- d) The Returning Officer may direct that the locked portable automated voting system be delivered to the counting center until it is opened for the counting of ballots or may make any other direction deemed necessary for the storage and disposition of said devices.





12.0 COUNTING OF VOTES

- 12.1 The presiding deputy of the counting center shall:
- a) receive all sealed ballot boxes containing printed ballot tapes and number in a check-in book and initial each entry;
  - b) after 8:00 pm on Election Day, insert a key into the master control units used for the advance vote and incapacitated elector home votes and produce the required number of copies of the tally register tape(s), as directed by the Returning Officer, and deliver those tapes to the Returning Officer and the sealed ballot boxes containing the printed ballot tape(s) and ballots along with the voting register and all statements.
- 12.2 The presiding deputy of the counting center shall, in the presence of at least one and any additional officers the deputy deems necessary, and the candidates, official agents or scrutineers, if any, ensure that each ballot box is opened and counted in accordance with this bylaw.
- 12.3 Following the tabulation of the voting results at the counting center, the ballot boxes, vote tabulators and the automated voting system shall be stored as directed by the Returning Officer.

13.0 RECOUNT

- 13.1 If the Returning Officer makes a recount, pursuant to the Act, the voting shall be recounted using the printed ballot tapes and ballots, where applicable.

14.0 DISPOSITION OF ELECTION MATERIAL

- 14.1 Following the completion of the tabulation of the election results, the Secretary shall retain the voting registers, the ballot boxes with their seals unbroken, for six (6) weeks from the date of voting.
- 14.2 The Secretary shall, in the presence of two (2) witnesses, open the ballot boxes and destroy the contents and all elector registers no later than twelve (12) weeks after voting day in accordance with the LAEA.

15.0 EFFECTIVE DATE AND REPEAL

- 15.1 This Bylaw shall come into effect upon Third and Final Reading of the Bylaw.
- 15.2 Town of Blackfalds Elections Bylaw No. 1160/13 is hereby repealed.

READ for the first time this twenty-fourth day of November, 2020 A.D.


(Resolution No. 331/20)


  
Richard Poole, Mayor

  
Myron Thompson,  
Chief Administrative Officer

READ for the second time this twenty-fourth day of November, 2020 A.D.

(Resolution No. 332/20)


  
Richard Poole, Mayor


  
Myron Thompson,  
Chief Administrative Officer



READ for the third and final time this twenty-fourth day of November, 2020 A.D.

(Resolution No. 334/20)

  
Richard Poole, Mayor

  
Myron Thompson,  
Chief Administrative Officer

|  |  |
|--|--|
| Policy No.: 133.18<br>Policy Title: Public Participation<br>Department: Administration<br>Council Approval: April 24 2018<br>Reviewed: Next Review Date April 2022<br>Revised:<br>Supersedes Policy/Bylaw: n/a | M# 108.18                      Date: April 24 2018 |
|--|--|

## Policy Statement

### 1. Reason for Policy

- 1.1 In accordance with Section 216.1 of the *Municipal Government Act*, this Public Participation Policy has been developed to recognize the value of public participation and create opportunities for meaningful public participation in specific decisions that directly impact the public.

This Public Participation Policy is in addition to and does not modify or replace the statutory public hearing requirements held within the *Municipal Government Act*.

### 2. Related Information & Consideration

- 2.1 All Public Participation will be undertaken in accordance with the *Municipal Government Act*, the *Freedom of Information and Protection of Privacy Act* and any other applicable legislation.
- 2.2 All Public Participation will be undertaken in accordance with all existing municipal policies.
- 2.3 This Policy shall be available for public viewing and may be posted to the municipality's website.
- 2.4 This Policy will be reviewed at least once every four years.

### 3. Definitions

- 3.1 **"Chief Administration Officer"** means the chief administrative officer of the municipality or their delegate.
- 3.2 **"Municipal Stakeholders"** means the residents of the Municipality, as well as other individuals, organizations or persons that may have an interest in, or are affected by, a decision made by the Municipality.
- 3.3 **"Municipality"** means the Town of Blackfalds.
- 3.4 **"Public Participation"** includes a variety of non-statutory opportunities where municipal stakeholders receive information and/or provide input to the Municipality.

3.5 **“Public Participation Plan”** means a plan which identifies which public participation tools to be used to obtain public input in a particular circumstance.

3.6 **“Public Participation Tools”** means the tools that may be used, alone or in combination, to create Public Participation opportunities including, but not limited to:

- a) in-person participation which may include at-the-counter interactions, door-knocking, interviews, meetings, round-tables, town halls, open houses and workshops;
- b) digital participation which may include online workbooks, chat groups, webinars, message boards/discussion forums, and online polls or surveys;
- c) written participation which may include written submissions, email, and mail-in surveys, polls and workbooks; and
- d) representative participation which may include being appointed to an advisory committee, ad hoc committee or citizen board.

#### **4. Policy Responsibilities**

4.1 Municipal Council to:

4.1.1 approve by resolution this policy and any amendments.

4.1.2 consider input obtained through public participation; and

4.1.3 review this policy to ensure the policy complies with all relevant legislation, municipal policies and the spirit and intent of public participation.

4.1.4 ensure appropriate resources are available to solicit public participation in accordance with this policy;

4.1.5 promote and support public participation;

4.1.6 request and review information from the Chief Administrative Officer on the scope, timing, appropriate methods and resources required for Public Participation prior to directing the development of a Public Participation Plan.

4.2 Chief Administrative Officer to:

4.2.1 Implement this policy and approve procedures.

4.2.2 in accordance with this policy or as directed by Council, develop public participation plans, for Council approval;

4.2.3 implement approved public participation plans;

4.2.4 report the findings of the public participation to Council ; and

4.2.4 assess this policy and make recommendations to Council about the public participation and resourcing.

#### **7. Appendix**

7.1 Public Participation Procedure

#### **8. End of Policy**





PROCEDURE

|   |  |
|---|--|
| Policy No.: 133.18                        |  |
| Policy Title: Public Participation Policy |  |
| Department: Administration                |  |

**1. Preamble**

- 1.1 Council recognizes that good governance includes engaging Municipal Stakeholders in Public Participation by:
- a) Creating opportunities for Municipal Stakeholders who are affected by a decision to influence the decision;
  - b) Promoting sustainable decisions by recognizing various Municipal Stakeholder interests;
  - c) Providing Municipal Stakeholders with the appropriate information and tools to engage in meaningful participation; and
  - d) Recognizing that although councillors are elected to consider and promote the welfare and interest of the Municipality as a whole and are generally required to vote on matters brought before Council, facilitating Public Participation for matters beyond those where public input is statutorily required can enrich the decision making process.

**2. Public Participation Opportunities**

- 2.1 The Chief Administrative Officer shall develop and implement a Public Participation Plan in the following circumstances:
- a) when identifying Council priorities;
  - b) when gathering input or formulating recommendations with respect to budget;
  - c) when gathering input or formulating recommendations with respect to the Municipality's strategic plans or business plans;
  - d) when gathering input or formulating recommendations with respect to the Municipality's capital plan and/or financial plan; or
  - e) as otherwise directed by Council.

**3. Public Participation Standards**

- 3.1 Consideration in public participation activities will include the following:
- a) That public participation will be conducted in a sustainable and inclusive manner having regard to different levels of accessibility.
  - b) That public participation activities will be conducted in a professional and respectful manner.

- c) That public participation plans will consider early, ongoing and diverse opportunities to provide input.
- d) That municipal stakeholders who participate in any manner of public participation are required to be respectful and constructive in their participation. Municipal stakeholders who are disrespectful, inappropriate or offensive, as determined by Administration, may be excluded from public participation opportunities.
- e) That the results of public participation will be made available to Council and municipal stakeholders in a timely manner in accordance with municipal policies.

#### 4. Public Participation Plans

- 4.1 When so directed by this Policy or Council, the Chief Administrative Officer shall identify and communicate the Public Participation Plan for which shall consider the following:
  - a) the nature of the matter for which Public Participation is being sought;
  - b) the impact of the matter on Municipal Stakeholders;
  - c) the demographics of potential Municipal Stakeholders in respect of which Public Participation Tools to utilize, level of engagement and time for input;
  - d) the timing of the decision and time required to gather input; and
  - e) available resources and reasonable costs.
- 4.2 Public Participation Plans will, at minimum, include the following:
  - a) a communication plan to inform the public about the Public Participation plan and opportunities to provide input;
  - b) identification of which Public Participation Tools will be utilized;
  - c) timelines for participation;
  - d) information about how input will be used;
  - e) the location of information required, if any, to inform the specific Public Participation.

#### 5. Reporting

- 5.1 Information obtained in Public Participation will be reviewed by [insert CAO title] and a report shall be provided to Council.
- 5.2 The report shall include, at minimum, the following:
  - a) an overview of the Public Participation Plan and how it was developed;
  - b) an assessment of the effectiveness of the plan based on the level of engagement and the quality of input; and
  - c) a summary of the input obtained.

#### 6. End of Procedure

Approval

  
Chief Administrative Officer

  
Date



**MEETING DATE:** May 15, 2023

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

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

**SUBJECT:** **DRAFT Annexation Application Withdraw Report – Lot 1 Block 2 Plan 032 0195 & Lot 2 Block 2 Plan 172 3227, Pt. NE 24-39-27-W4M**

---

## **BACKGROUND**

The Town was approached by the owner of Lot 1 Block 2 Plan 032 0195 in February 2021 requesting that their parcel, along with a parcel the owner previously donated to Lacombe County, legally described as Lot 2 Block 2 Plan 172 3227 (all part of the NE 24-39-27-W4M), be annexed into the Town's municipal limits. Lacombe County expressed support for their parcel to be included in this annexation application, and in December of 2021, Council authorized Administration to commence the annexation process.

During the negotiation report phase of the process, the initiating landowner decided to withdraw his annexation application on October 6, 2022.

## **DISCUSSION**

The *Municipal Government Act* (MGA) is silent on what a municipality is to do when a landowner-initiated annexation application is withdrawn during the negotiation stage of the process. Administration discussed this situation with the Land & Property Rights Tribunal, the body that ultimately makes recommendations to Municipal Affairs on annexation applications, and were advised that the Town is still required to fulfill our obligations under Sections 118 and 119 of the MGA.

To paraphrase, Section 118 requires a report on the conclusions of the negotiation stage, and Section 119 requires the initiating municipality (in this case, the Town of Blackfalds) to submit the completed report required under Section 118 to the Land & Property Rights Tribunal and to Lacombe County.

The Draft Annexation Application Withdraw Report before Standing Committee of Council is intended to fulfill the remainder of our obligations in this annexation process.

### Next Steps

Upon Standing Committee of Council's review and acceptance of the draft report for information, the draft report will be provided to Lacombe County administration for their review process and comment. Once the County's administrative comments are received, any necessary updates coming from the review will be made, and the report will be brought to a Town of Blackfalds Regular Council Meeting for authorization to:

- Provide the final Annexation Application Withdraw Report to Lacombe County Council for their authorization,

- Post the final report on the Planning & Development page of the Town's website for public viewing (to close the loop on the project), and
- Upon authorization from both Town and County Council's, submit the final Annexation Application Withdraw Report to the Land & Property Rights Tribunal.

**FINANCIAL IMPLICATIONS**

None.

**ADMINISTRATIVE RECOMMENDATION**

1. That Standing Committee of Council adopts the Draft Annexation Application Withdraw Report for Information.

**ALTERNATIVES**

- a) That Standing Committee of Council receives the Draft Annexation Application Withdraw Report for information with amendments.
- b) That Standing Committee of Council refers this item back to Administration for more information or amendments.

**ATTACHMENTS**

- *DRAFT Annexation Application Withdraw Report (excluding appendices)*

**APPROVALS**

Justin de Bresser, Interim CAO



Department Director/Author



**TOWN OF BLACKFALDS**

**ANNEXATION APPLICATION WITHDRAW REPORT**

**LOT 1 BLOCK 2 PLAN 032 0195 AND LOT 2 BLOCK 2 PLAN 172 3277,**

**PT. NE 24-39-27-W4M**

## TABLE OF CONTENTS

|  |    |
|--|----|
| Executive Summary.....   | 3  |
| Background .....   | 4  |
| Proposed Annexation Area .....   | 5  |
| Annexation Rationale.....  | 5  |
| Notice of Intent for Annexation Application.....                           | 5  |
| Public Consultation .....  | 6  |
| Open House Advertising .....   | 6  |
| Adjacent Landowners .....  | 6  |
| Local Authorities and Agencies.....  | 6  |
| Public Notification.....   | 6  |
| Open House.....  | 7  |
| Comment Submissions.....   | 7  |
| Summary of Negotiations .....  | 7  |
| Annexation Withdraw Request.....   | 8  |
| Appendix 1: February 22, 2021 Request to Annex .....                       | 9  |
| Appendix 2: Excerpt from December 14, 2021 Council Meeting Minutes .....   | 10 |
| Appendix 3: Annexation Location Map.....                                   | 11 |
| Appendix 4: Copies of Land Titles (Current as of December 2021) .....      | 12 |
| Appendix 5: Notice of Intent.....  | 13 |
| Appendix 6: Local Authorities and Agencies.....                            | 14 |
| Appendix 7: Notice of Intent Distribution Responses.....                   | 15 |
| Appendix 8: Adjacent Landowners .....                                      | 16 |
| Appendix 9: Adjacent Landowner Open House Invite Mail-Out Package .....    | 17 |
| Appendix 10: Local Authorities and Agencies Open House Invite Package..... | 18 |
| Appendix 11: Public Notification of Open House .....                       | 19 |
| Appendix 12: Open House Sign -in Sheet .....                               | 20 |
| Appendix 13: Open House Display Boards.....                                | 21 |
| Appendix 14: Open House Comment Submissions.....                           | 22 |
| Appendix 15: May 10, 2022 Council Delegation Presentation .....            | 23 |
| Appendix 16: October 6, 2022 Annexation Application Withdraw Request ..... | 24 |

## EXECUTIVE SUMMARY

The Town of Blackfalds was approached by the owner of Lot 1 Block 2 Plan 032 0195 who requested their parcel, along with Lot 2 Block 2 Plan 172 3277 that was previously subdivided and donated to Lacombe County, to be annexed into the Town of Blackfalds municipal limits. Lacombe County advised they were supportive of the annexation of their parcel as part of this annexation request. In 2021 the Town of Blackfalds initiated the annexation request of both Lot 1 Block 2 Plan 032 0195 and Lot 2 Block 2 Plan 172 3277 encompassing approximately 160 acres to square off the municipal boundaries in the southeast corner of the Town of Blackfalds.

The Town initiated the annexation process in 2021 with a Notice of Intent to Annex on December 16, 2021 and engaged the public during an open house on March 31, 2022. Following discussions about the results of the consultation process, the initiating landowner officially withdrew their annexation request via email on October 6, 2022. As a result, the Town of Blackfalds is no longer pursuing the annexation of Lot 1 Block 2 Plan 032 0195 and Lot 2 Block 2 Plan 172 3277 and is hereby requesting the Land & Property Rights Tribunal close Annexation File AN21/BLC/T-01.

The *Municipal Government Act* is silent on what municipalities are to do when a landowner-initiated annexation request is withdrawn prior to the submission of a Negotiation Report to the Land & Property Rights Tribunal. That said, there are still obligations that the Town of Blackfalds must fulfill under Sections 118 and 119 of the MGA; the intent of this report is to fulfill those obligations

## **BACKGROUND**

The Town of Blackfalds went through a major annexation with Lacombe County that took effect in January of 2009. At that time, the Town of Blackfalds population was approximately 4,700 people and 853 hectares (2,100 acres) of land was annexed from Lacombe County (Board Order No. MGB 016/09). With the relatively high growth rate it was determined that with the additional annexed land, residential and non-residential land needs would be met for a period of approximately 30 years. The NE 24-39-27-W4M, which contains Lot 1 Block 2 Plan 032 0195 and Lot 2 Block 2 Plan 172 3277 being the parcels subject to this annexation request, would square off the municipal boundaries in the southeast corner of the Town of Blackfalds. However the NE 24-39-27-W4M was not included in the 2008/2009 annexation process due to the fact the landowner was serving on Lacombe County Council at the time of annexation. Inclusion of this parcel of land in the annexation process would have required the Councillor to resign his seat on Lacombe County Council.

In 2017, the initiating landowner subdivided out approximately 10.2 hectares (25.2 acres) of environmentally sensitive land and donated it to Lacombe County for use as a Natural Area for the public to enjoy in perpetuity. This 2017 subdivided parcel is legally described as Lot 2 Block 2 Plan 172 3277, which is the second parcel subject to this annexation request.

Upon ownership of Lot 2 Block 2 Plan 172 3277, Lacombe County constructed a parking lot, installed signage and garbage receptacles, and built and maintained trails within their parcel. The park was officially named the Mary and Cliff Soper Natural Area in honour of the landowners who donated the lands.

On February 22, 2021, the owner of the land parcel described as Lot 1 Block 2 Plan 032 0195 reached out through formal correspondence to both the Chief Administrative Officer for the Town of Blackfalds and to the County Manager for Lacombe County requesting that their parcel (being Lot 1 Block 2 Plan 032 0195) and the Lacombe County parcel (legally described as Lot 2 Block 2 Plan 172 3277), all of which contained with the NE 24-39-27-W4M (excluding Lot 1 Block 1 Plan 032 0195) now be considered for annexation by the Town of Blackfalds. Lacombe County had no objections to their parcel legally described as Lot 2 Block 2 Plan 172 3277 being included in this annexation request. A copy of this annexation request is provided in Appendix 1.

Council authorized the submission of the Notice of Intent to annex the subject lands from Lacombe County into the Town of Blackfalds at their December 14, 2021 Council meeting. An excerpt from the December 14, 2021 Council meeting minutes authorizing the Notice of Intent to initiate the annexation process is provided in Appendix 2.

Upon completion of the public engagement process and during the preparation of the Negotiation Report, the initiating landowner decided to withdraw their request to annex Lot 1 Block 2 Plan 032 0195 and the Lacombe County owned Lot 2 Block 2 Plan 172 3277 into the Town of Blackfalds.

## **PROPOSED ANNEXATION AREA**

The subject parcels that were proposed for annexation into the Town of Blackfalds are illustrated on the location map provided in Appendix 3 of this report, which includes the legal land descriptions described below. The total amount of land that was proposed to be annexed is approximately 64.7 hectares (160 acres) comprising titled lands and non-titled road allowances and rights-of-ways:

Lot 1 Block 2 Plan 032 0195, owned by Arnold Clifford Soper

Lot 2 Block 2 Plan 172 3277, owned by Lacombe County

Appendix 4 contains the copies of the land titles, current as of December 2021, for the parcels that were proposed to be annexed.

## **ANNEXATION RATIONALE**

At their December 14, 2021 Council meeting, Council moved to authorize the initiation of the annexation process and the discussions surrounding the benefits and justification of the proposed annexation included:

1. The integration into the Town's long-term growth area; and
2. Environmental considerations with the existing 10.2 hectare (25.2 acre) parcel encompassing environmentally sensitive lands and the recreational benefits that come with it due to the established natural trail system and protected natural area.

This overview of the two categories of need (long-term growth and environmental/recreational benefits) formed the initial justification for the proposed annexation boundary to facilitate negotiations with Lacombe County. Annexing the existing established Natural Area in Lot 2 Block 2 Plan 172 3277 would have been regarded as an added benefit to the Town of Blackfalds, one that current residents and visitors to the Town use frequently.

## **NOTICE OF INTENT FOR ANNEXATION APPLICATION**

On December 16, 2021 Town administration sent off the Notice of Intent for Annexation Application to commence the process to annex the parcels from Lacombe County, a copy of the Notice of Intent is provided in Appendix 5 of this report. This Notice of Intent was distributed via email to the local authorities and agencies, in accordance with the MGA and the Land & Property Rights Tribunal Annexation Procedure Rules. A list of the local authorities and agencies that received the Notice of Intent along with their contact information is provided in Appendix 6.

Of those providing a copy of the Notice of Intent, ATCO Pipelines and Telus responded stating they have no objections. The North Red Deer Regional Wastewater Services Commission stated they have no objections, subject to the Utility Right-of-Way along the east and south boundaries of the subject parcel being carried forward when the land is annexed. Copies of the responses are provided in Appendix 7.

## PUBLIC CONSULTATION

Formal engagement with local agencies and authorities, adjacent landowners, and the community as a whole was done through an Open House that was held in Town of Blackfalds Council Chambers on March 31, 2022.

### OPEN HOUSE ADVERTISING

#### Adjacent Landowners

Adjacent landowners in both the Town of Blackfalds and Lacombe County were mailed a package that advised them of the proposed annexation and invited them to the upcoming open house. This package also included a Q&A sheet with commonly asked questions about annexation, and a comment sheet to submit by April 14, 2022 if they wish to mail/email in comments in case they were not able to attend the open house or preferred to engage that way.

A map identifying the adjacent landowners provided with the open house invite packages, along with their contact information, is provided in Appendix 8. A copy of the open house landowner package is provided in Appendix 9.

#### Local Authorities and Agencies

Essentially the same local authorities and agencies that were provided the Notice of Intent were emailed a letter on March 11, 2022 inviting them to the open house and provided with an opportunity to submit their comments by April 14, 2022. A copy of the open house invite package emailed to local authorities and agencies is provided in Appendix 10, to the authorities and agencies identified in Appendix 6.

The five agencies identified below were not provided with the open house invite as the Town was unsuccessful in tracking down active contact information for them during the Notice of Intent circulation. These five agencies were included in the list to send the Notice of Intent because they have a registered interest on the Certificate of Land Title for Lot 1 Block 2 Plan 032 0195:

- Willow Ridge Resources Ltd. (unable to locate any contact information)
- Solara Exploration Ltd. (company no longer exists)
- CanOils (formerly DEL Canada GP Ltd.)
- jfEnergy (formally Just Freehold Energy Corp.)
- Whitecap Resources Inc. (formally NAL Resources Limited)

#### Public Notification

The general public was notified of the annexation open house by the following means, copies of the notifications are provided in Appendix 11:

- Notification was published in the March 17, 2022 and the March 24, 2022 editions of the Lacombe Express;
- Notification was posted on the Town's website, the Town's bulletin board located at the Civic Centre (Town Hall) and the Blackfalds Public Library; and
- Notification was published on the Town's social media channels throughout the last 3 weeks of March leading up to and including the date of the Open House (March 31<sup>st</sup>)



## OPEN HOUSE

The open house was held at the Town of Blackfalds Civic Centre and was attended by 24 people; a copy of the sign-in sheet is included in Appendix 12. The open house was a drop-in style with several display boards that explained what annexation is, identified the land proposed to be annexed, provided an outline of the annexation process and where the application was in the process. A copy of the display boards is provided in Appendix 13.

## Comment Submissions

The local agencies and authorities did not raise any objections to the proposed annexation through the engagement process. Three written submissions were sent to the Town expressing they were “in favour” and four expressing they are “not in favour” of the proposed annexation. Copies of the written comment submission are provided in Appendix 14.

Of those expressing “not in favour”, one stated they will remain “not in favour” until such time as there is a legally binding agreement that ensures the annexation initiating landowner’s vision is honoured by the Town. The other three submission cited they were not “in favour” because there is already too much undeveloped land already within the Town’s municipal limits and that the previously annexed land not currently under development should not be taxed at the Town’s rate.

Two of the landowners expressing they were not “in favour” are members of the same family and spoke directly to Town Council at their May 10, 2022 Regular Council meeting to voice their objections to the proposed annexation. In their Council delegation, they advised Council they would not lift their objections until such time the Town Council either:

1. Extends the Lacombe County tax rate grandfathering clause until their land is developed; or
2. Reverse the 2009 annexation of one of the landowner’s land (being Pt. NE 36.37-27-W4M) back into Lacombe County.

In their written statements and Council delegation, the landowners “not in favour” also disputed the claim that Lot 2 Block 2 Plan 172 3277 owned by Lacombe County is an environmental feature that serves as a wildlife corridor. A copy of the Council delegation presentation is provided in Appendix 15.

## SUMMARY OF NEGOTIATIONS

When Lot 2 Block 2 Plan 172 3277 was donated to the Lacombe County, the County constructed a parking lot, installed signage and garbage receptacles, and built and maintained trails within their parcel. This County owned parcel was officially named the Mary and Cliff Soper Natural Area in honour of the landowners who donated the lands. The County advised the Town of Blackfalds they would seek compensation for the improvements they made to the Mary and Cliff Soper Natural Area.

Preliminary negotiation discussions with the initiating landowner included the payment expectations for the Town for processing the annexation request, updating studies, and the landowner was advised of the Town requirement to prepare an Area Structure Plan to support future development on the parcel.

Negotiation discussions did not continue beyond these discussions as the initiating landowner decided to withdraw their request to annex.

## **ANNEXATION WITHDRAW REQUEST**

The initiating landowner expected the proposed annexation would be an uncontested annexation and was comfortable moving forward with it as such. Once objections were brought to light, the landowner decided he did not want battle with his neighbours over the proposed annexation. On October 6, 2022 the initiating landowner emailed the Town of Blackfalds advising he does not wish to pursue the annexation any further. A copy of the email provided is in Appendix 16.

Town of Blackfalds Council was advised of this withdraw in an information report at their October 25, 2022, meeting.

This annexation withdraw report was reviewed both by Town and County Administration and received authorization from both Town and County Council's on *(insert dates)* respectively to make the report public and submit it to the Land & Property Rights Tribunal.

The Town of Blackfalds respectfully requests the Land & Property Rights Tribunal close Annexation File AN21/BLAC/T-01 effective immediately.

For inquiries or further information, please contact the undersigned.

Jolene Tejkl, RPP MCIP  
Planning & Development Manager  
Town of Blackfalds  
Phone: 403.885.6237  
Email: [jtejkl@blackfalds.ca](mailto:jtejkl@blackfalds.ca)

## **APPENDIX 1: FEBRUARY 22, 2021 REQUEST TO ANNEX**

Clifford Soper

**Section 17(1)**

Blackfalds, T0M 0J0

February 22, 2021

Mr. Myron Thompson, Chief Administrative Officer,

Town of Blackfalds,

Box 220, 5018 Waghorn Street,

Blackfalds, AB T0M 0J0

Dear Myron,

Several years ago, likely around 2009, when I was Councillor representing Division 3 of Lacombe County, the Town of Blackfalds annexed, from Lacombe County, several quarter sections on the east side of the Town. My home quarter, N.E. 24-39-27 W of the 4<sup>th</sup>, was originally included in the request for annexation. The Town of Blackfalds and Lacombe County Councils met, excluding me, and decided not to include N.E. 24-49-27 W of the 4<sup>th</sup>. I assume that this decision was based on the fact that I would have had to resign my seat on Lacombe County Council as I would no longer have been a resident of Lacombe County.

Since then, much has changed. I am no longer a member of Lacombe County Council. In memory of my wife, Mary, I have donated 28 acres of the forested portion of the said land, set aside to protect the forest and for public use. This has worked out quite nicely based on the number of visitors. As well, the regional wastewater line has been installed on the east and south boundaries of the quarter and has been operating for a few years. I have also had an underground survey of all utilities and have initiated obtaining a certificate of reclamation for the "abandoned" well on the west boundary. This seems to be proceeding well.

I would now like to request that the Town of Blackfalds consider annexation of the said lands. My time here is somewhat limited, so I would like to work closely with the Town to develop a plan for an appropriate use of the land. I have copied Terry and Tim Timmons, Manager of Lacombe County.

Thank you for your consideration of the matter. If you have any questions, please feel free to call me at **Section 17(1)**

Sincerely,

Clifford Soper

CC. Tim Timmons, Manager, Lacombe County

Terry Topolnitsky, Manager of Planning and Development

## **APPENDIX 2: EXCERPT FROM DECEMBER 14, 2021 COUNCIL MEETING MINUTES**



Town of Blackfalds  
**REGULAR COUNCIL MEETING**  
**Tuesday, December 14, 2021 at 7:00 p.m.**  
Civic Centre, 5018 Waghorn Street  
**MINUTES**

**Request for Decision – Soper Annexation Notice of Intent**

On February 22, 2021 a County landowner contacted the Town of Blackfalds to request the annexation of their lands, located at NE 24-39-27-W4M, into the Town of Blackfalds. Administration has now prepared a draft Notice of Intent to initiate the formal annexation application to the Land and Property Rights Tribunal.

- 376/21** Councillor Sands moved that Council authorize the Notice of Intent to initiate the annexation process of the land parcel identified as NE 24-39-27-W4M; and, provide this written Notice of Intent to Lacombe County and all other parties as per the *Municipal Government Act* and the Land & Property Rights Tribunal Annexation Procedure Rules.

**CARRIED UNANIMOUSLY**

**Request for Decision – 2022 Capital Budget**

The Capital Plan was presented at the November 15<sup>th</sup> Standing Committee of Council, where feedback was received with the motion to bring the Budget forward for approval.

- 377/21** Councillor Stendie moved that Council approve the 2022 Capital Budget as presented.

**CARRIED UNANIMOUSLY**

**Request for Decision – 2022 Interim Operating Budget**

At the June 22, 2021 Regular Council Meeting, it was determined an interim Operating Budget would be brought forward to Council for approval prior to the year end. This will be followed by a review of the Draft Budget, and then approval of the Final Operating Budget in the spring of 2022.

- 378/21** Councillor Sands moved that Council accept the 2022 interim Operating Budget as presented.

**CARRIED UNANIMOUSLY**

**ACTION CORRESPONDENCE**

**AJHL Showcase Support Letter**

Director Barnes requested a letter of support for hosting the 2022 AJHL Showcase for September 30, October 1 and 2.

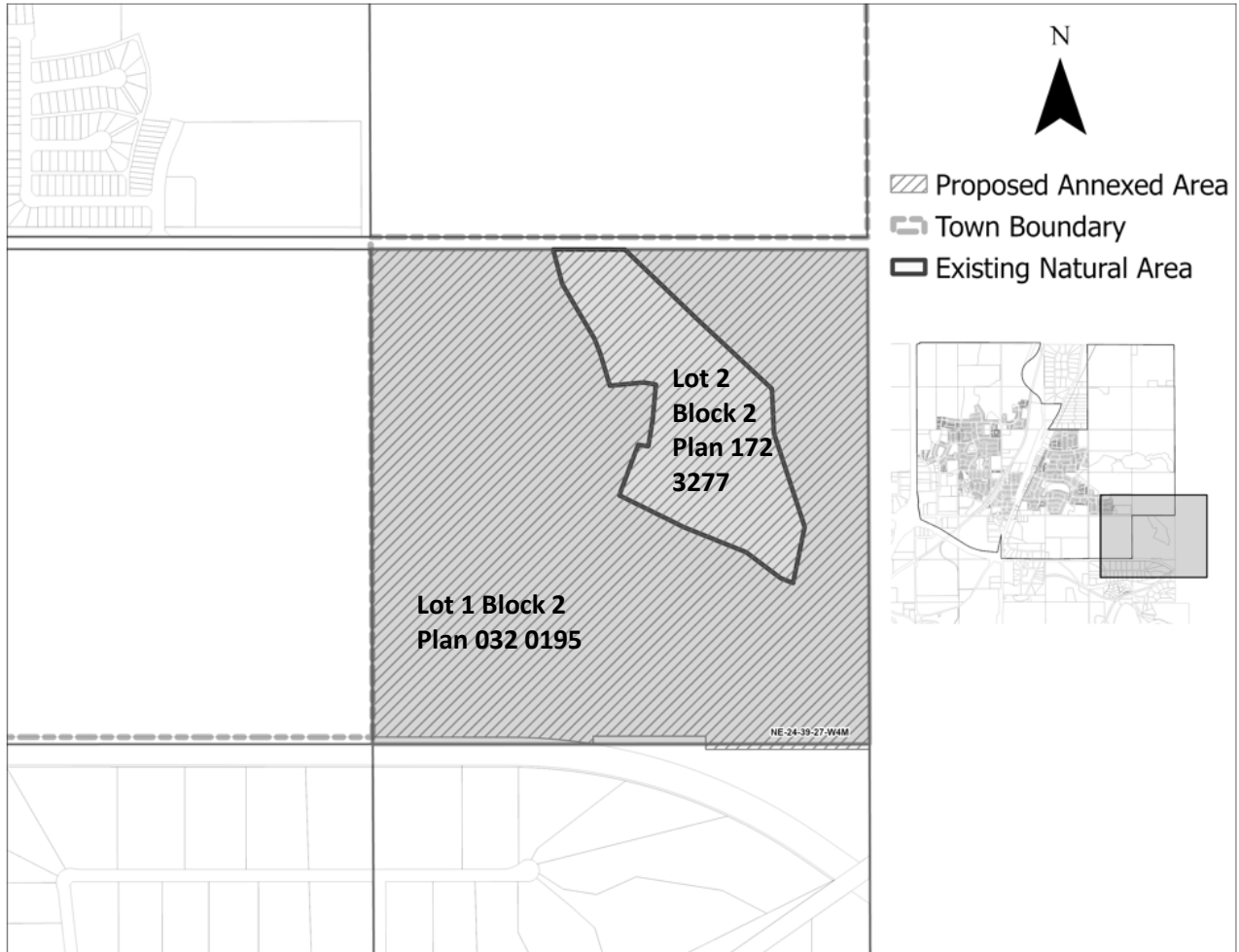
- 379/21** Deputy Mayor Appel moved that Council provide a letter of support for the AJHL Showcase.

**CARRIED UNANIMOUSLY**

**INFORMATION**

- Red Deer Catholic Regional Schools – Proposed Elementary School Build (verbal)
- Notice of Subdivision Application S-045-21
- Canada Community Revitalization Grant
- Report to Council, Building and Development Permit Report – November 2021
- Report to Council, Enforcement Services Monthly Report – November 2021
- BOLT Transit Report – November 2021
- City of Lacombe Council Meeting Highlights – November 22, 2021
- Lacombe County Council Meeting Highlights – November 30, 2021

### **APPENDIX 3: ANNEXATION LOCATION MAP**





## **APPENDIX 4: COPIES OF LAND TITLES (CURRENT AS OF DECEMBER 2021)**



LAND TITLE CERTIFICATE

S  
LINC                      SHORT LEGAL                      TITLE NUMBER  
0037 751 849            1723277;2;2            172 299 726

LEGAL DESCRIPTION  
PLAN 1723277  
BLOCK 2  
LOT 2  
EXCEPTING THEREOUT ALL MINES AND MINERALS  
AREA: 10.2 HECTARES (25.2 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE  
ATS REFERENCE: 4;27;39;24;NE

MUNICIPALITY: LACOMBE COUNTY

REFERENCE NUMBER: 172 299 725

-----  
REGISTERED OWNER(S)  
REGISTRATION      DATE(DMY)      DOCUMENT TYPE      VALUE      CONSIDERATION  
-----  
172 299 726      16/11/2017      TRANSFER OF LAND      \$767,000      SEE INSTRUMENT

OWNERS

LACOMBE COUNTY.  
OF RR3  
LACOMBE  
ALBERTA T4L 2N3

-----  
ENCUMBRANCES, LIENS & INTERESTS  
REGISTRATION  
NUMBER      DATE (D/M/Y)      PARTICULARS  
-----  
762 065 473      21/04/1976      UTILITY RIGHT OF WAY  
GRANTEE - CHAIN LAKES GAS CO-OP LIMITED.  
" AFFECTS PART OF THIS TITLE "  
  
922 205 127      15/07/1992      CAVEAT  
RE : SURFACE LEASE  
CAVEATOR - WILLOW RIDGE RESOURCES LTD.  
BOX 336

-----  
ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

# 172 299 726

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

-----  
BRAGG CREEK  
ALBERTA T0L0K0  
" AFFECTS PART OF THIS TITLE "

(DATA UPDATED BY: TRANSFER OF CAVEAT  
922296535)

(DATA UPDATED BY: TRANSFER OF CAVEAT  
992241593)

062 554 107 30/11/2006 UTILITY RIGHT OF WAY  
GRANTEE - SOLARA EXPLORATION LTD.

082 324 067 05/08/2008 CAVEAT  
RE : UTILITY RIGHT OF WAY  
CAVEATOR - JUST FREEHOLD ENERGY CORP.  
602, 326-11 AVENUE SW  
CALGARY  
ALBERTA T2R0C5  
(DATA UPDATED BY: TRANSFER OF CAVEAT  
102348185)  
(DATA UPDATED BY: CHANGE OF ADDRESS 132146357)  
(DATA UPDATED BY: TRANSFER OF CAVEAT  
142146027)  
(DATA UPDATED BY: TRANSFER OF CAVEAT  
212020542)

162 299 692 26/10/2016 UTILITY RIGHT OF WAY  
GRANTEE - NORTH RED DEER REGIONAL WASTEWATER  
SERVICES COMMISSION.

172 187 195 20/07/2017 CAVEAT  
RE : LEASE INTEREST UNDER 20 ACRES  
CAVEATOR - NORTH RED DEER REGIONAL WASTEWATER  
SERVICES COMMISSION.  
5432-56 AVENUE  
LACOMBE  
ALBERTA T4L1E9  
AGENT - LANDSOLUTIONS GP INC.

172 242 006 16/09/2017 CAVEAT  
RE : LEASE INTEREST UNDER 20 ACRES  
CAVEATOR - NORTH RED DEER REGIONAL WASTEWATER  
SERVICES COMMISSION.  
5432-56 AVENUE  
LACOMBE  
ALBERTA T4L1E9  
AGENT - LANDSOLUTIONS GP INC.

TOTAL INSTRUMENTS: 007

( CONTINUED )

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 20 DAY OF  
DECEMBER, 2021 AT 11:33 A.M.

ORDER NUMBER: 43339860

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 751 831           0320195;2;1           172 299 725 +1

LEGAL DESCRIPTION

DESCRIPTIVE PLAN 0320195

BLOCK 2

LOT 1

CONTAINING 64.42 HECTARES (159.18 ACRES) MORE OR LESS

EXCEPTING THEREOUT:

|   | HECTARES | (ACRES) | MORE OR LESS |
|---|----------|---------|--------------|
| A) PLAN 1723277      SUBDIVISION          | 10.20    | 25.20   |              |
| EXCEPTING THEREOUT ALL MINES AND MINERALS |          |         |              |

ATS REFERENCE: 4;27;39;24;E

ESTATE: FEE SIMPLE

MUNICIPALITY: LACOMBE COUNTY

REFERENCE NUMBER: 172 286 534

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

172 299 725      16/11/2017      SUBDIVISION PLAN

OWNERS

ARNOLD CLIFFORD SOPER  
OF BOX 165  
BLACKFALDS  
ALBERTA T0M 0J0

-----  
ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION  
NUMBER              DATE (D/M/Y)              PARTICULARS  
-----

762 065 473      21/04/1976      UTILITY RIGHT OF WAY  
   GRANTEE - CHAIN LAKES GAS CO-OP LIMITED.  
   " AFFECTS PART OF THIS TITLE "

( CONTINUED )

-----  
ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

# 172 299 725 +1

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

-----

|             |            |  |
|-------------|------------|--|
| 852 257 556 | 22/11/1985 | UTILITY RIGHT OF WAY<br>GRANTEE - NAL RESOURCES LIMITED.<br>2800 350-7 AVE SW<br>CALGARY<br>ALBERTA T2P3N9<br>AS TO PORTION OR PLAN:8520803<br>(DATA UPDATED BY: TRANSFER OF UTILITY RIGHT<br>OF WAY 942296987)  |
| 922 205 127 | 15/07/1992 | CAVEAT<br>RE : SURFACE LEASE<br>CAVEATOR - WILLOW RIDGE RESOURCES LTD.<br>BOX 336<br>BRAGG CREEK<br>ALBERTA T0L0K0<br>" AFFECTS PART OF THIS TITLE "<br><br>(DATA UPDATED BY: TRANSFER OF CAVEAT<br>922296535)<br>(DATA UPDATED BY: TRANSFER OF CAVEAT<br>992241593)   |
| 062 554 107 | 30/11/2006 | UTILITY RIGHT OF WAY<br>GRANTEE - SOLARA EXPLORATION LTD.  |
| 082 324 067 | 05/08/2008 | CAVEAT<br>RE : UTILITY RIGHT OF WAY<br>CAVEATOR - JUST FREEHOLD ENERGY CORP.<br>602, 326-11 AVENUE SW<br>CALGARY<br>ALBERTA T2R0C5<br>(DATA UPDATED BY: TRANSFER OF CAVEAT<br>102348185)<br>(DATA UPDATED BY: CHANGE OF ADDRESS 132146357)<br>(DATA UPDATED BY: TRANSFER OF CAVEAT<br>142146027)<br>(DATA UPDATED BY: TRANSFER OF CAVEAT<br>212020542) |
| 162 299 692 | 26/10/2016 | UTILITY RIGHT OF WAY<br>GRANTEE - NORTH RED DEER REGIONAL WASTEWATER<br>SERVICES COMMISSION.   |
| 172 187 195 | 20/07/2017 | CAVEAT<br>RE : LEASE INTEREST UNDER 20 ACRES<br>CAVEATOR - NORTH RED DEER REGIONAL WASTEWATER<br>SERVICES COMMISSION.<br>5432-56 AVENUE<br>LACOMBE   |

( CONTINUED )

-----  
ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

# 172 299 725 +1

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

-----

ALBERTA T4L1E9  
AGENT - LANDSOLUTIONS GP INC.

172 242 006 16/09/2017 CAVEAT  
RE : LEASE INTEREST UNDER 20 ACRES  
CAVEATOR - NORTH RED DEER REGIONAL WASTEWATER  
SERVICES COMMISSION.  
5432-56 AVENUE  
LACOMBE  
ALBERTA T4L1E9  
AGENT - LANDSOLUTIONS GP INC.

202 010 140 14/01/2020 CAVEAT  
RE : UTILITY RIGHT OF WAY  
CAVEATOR - DEL CANADA GP LTD.  
PO BOX 1030  
BLACKFALDS  
ALBERTA T0M0J0  
AGENT - KARIN W STEIN

202 010 226 14/01/2020 CAVEAT  
RE : RIGHT OF WAY AGREEMENT  
CAVEATOR - DEL CANADA GP LTD.  
PO BOX 1030  
BLACKFALDS  
ALBERTA T0M0J0  
AGENT - KARIN W STEIN

202 010 230 14/01/2020 CAVEAT  
RE : UTILITY RIGHT OF WAY  
CAVEATOR - DEL CANADA GP LTD.  
PO BOX 1030  
BLACKFALDS  
ALBERTA T0M0J0  
AGENT - KARIN W STEIN

202 138 375 07/07/2020 DISCHARGE OF UTILITY RIGHT OF WAY 162299692  
PARTIAL  
EXCEPT AS TO AREA "A" PLAN 2021506

202 138 376 07/07/2020 DISCHARGE OF CAVEAT 172187195  
PARTIAL  
EXCEPT AS TO AREA "B" PLAN 2021506

202 138 377 07/07/2020 DISCHARGE OF CAVEAT 172242006  
PARTIAL  
EXCEPT AS AREA "B" PLAN 2021506

TOTAL INSTRUMENTS: 014

( CONTINUED )

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 20 DAY OF  
DECEMBER, 2021 AT 11:33 A.M.

ORDER NUMBER: 43339860

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).



## **APPENDIX 5: NOTICE OF INTENT**



## TOWN OF BLACKFALDS

Office of the CAO  
Box 220, 5018 Waghorn Street  
Blackfalds, AB T0M 0J0  
Town Office: 403.885.6248  
[mthompson@blackfalds.com](mailto:mthompson@blackfalds.com)

December 16<sup>th</sup>, 2021

Mr. Tim Timmons  
County Manager  
Lacombe County  
RR3  
Lacombe County T4L 2N3

Minister of Municipal Affairs  
Office of the Minister  
132 Legislature Building  
10800 97 Avenue  
Edmonton, AB T5K 2B6

Rick Duncan  
Case Manager | LPRT  
2<sup>nd</sup> Floor, Summerside Business Centre  
1229 91 Street SW  
Edmonton, AB T6X 1E9

Dear Sirs:

### RE: Notice of Intent for Annexation Application

On February 22, 2021, the Town of Blackfalds was contacted by a landowner to request his quarter section (NE 24-39-27-W4) be annexed to the Town of Blackfalds from Lacombe County.

This parcel of land was initially considered for annexation in a previous application (**Board Order No. MGB 016/09**); however, due to the landowner being an active Councillor for Lacombe County at that time, this parcel of land was excluded.

The purpose of this letter is to fulfill the requirements of Section 116 of the *Municipal Government Act (MGA)* and to initiate an annexation application for the area on the attached map. By copy of this letter, all affected authorities as required by Section 116 of the *MGA* have been notified.

### NOTIFICATION

This notification is being sent to Lacombe County (the municipal authority from which the land is to be annexed), the Minister of Municipal Affairs, the Land and Property Rights Tribunal, and all other relevant local authorities as defined in Section 1(1)(m) of the *MGA* and Section 6.1 of the *Land and Property Rights Tribunal's Annexation Procedure Rules* which includes the following:

- Central Zone | Alberta Health Services
- North Red Deer Regional Wastewater Services Commission
- North Red Deer River Water Services Commission
- Wolf Creek School Division
- Red Deer Catholic Regional Schools
- Canada Post
- Shaw
- Telus
- Alberta Environment and Parks
- Alberta Infrastructure
- Alberta Transportation
- ATCO Energy
- ATCO Pipelines
- AltaLink
- Fortis Alberta Inc.



## **TOWN OF BLACKFALDS**

Office of the CAO  
Box 220, 5018 Waghorn Street  
Blackfalds, AB T0M 0J0  
Town Office: 403.885.6248  
[mthompson@blackfalds.com](mailto:mthompson@blackfalds.com)

### **DESCRIPTION OF LAND TO BE ANNEXED**

Appendix 1 contains a map and description of the land that is the subject of this proposed annexation.

### **REASONS FOR THE PROPOSED ANNEXATION**

Appendix 2 contains a summary of the reasons for the proposed annexation. A complete justification for the annexation will be provided as part of the report required under Sections 118 and 119 of the *MGA*.

### **PROPOSALS FOR CONSULTING WITH THE PUBLIC AND LANDOWNER**

Appendix 3 contains the proposed public consultation program.

### **AUTHORIZATION**

Appendix 4 includes a copy of the Town Council resolution with respect to this notice, which authorizes the Town's Administration to proceed with this notice.

### **ADDITIONAL NOTICE TO THE LAND AND PROPERTY RIGHTS TRIBUNAL**

Appendix 5 contains a list of authorities that may be affected by the proposed annexation. These additional authorities have been copied on this letter and are listed as required by Section 6.1 of the *Land and Property Rights Tribunal Annexation Procedure Rules* (effective October 30, 2021).

Should you have any further questions with respect to the proposed annexation please contact Myron Thompson, Chief Administrative Officer for the Town of Blackfalds, by telephone at 403.885.6255 or by email at [mthompson@blackfalds.com](mailto:mthompson@blackfalds.com) or [info@blackfalds.com](mailto:info@blackfalds.com).

Sincerely,

Myron Thompson  
Chief Administrative Officer

### **APPENDICES:**

- Appendix 1 – Description of Lands to be Annexed
- Appendix 2 – Reasons for Proposed Annexation
- Appendix 3 – Public Consultation Program
- Appendix 4 – Authorization
- Appendix 5 – Referral Agencies



## **TOWN OF BLACKFALDS**

Office of the CAO  
Box 220, 5018 Waghorn Street  
Blackfalds, AB T0M 0J0  
Town Office: 403.885.6248  
[mthompson@blackfalds.com](mailto:mthompson@blackfalds.com)

cc:

Preston Weran | Director of Infrastructure & Property Services | Town of Blackfalds  
Jolene Tejkl | Planning & Development Manager | Town of Blackfalds  
Dale Freitag | Director of Planning Services | Lacombe County  
Quentin Schatz | Public Health Inspector/Executive Officer | Central Zone, AHS  
Jordan Thompson | Chief Administrative Officer | North Red Deer Regional Wastewater Services Commission  
Jordan Thompson | Acting Administrator | North Red Deer River Water Services Commission  
Roger Hall | Secretary-Treasurer | Wolf Creek School Division  
Rod Steeves | Secretary-Treasurer | Red Deer Catholic Regional Schools  
Malcom Nevers | Canada Post  
Carly Cowles | Alberta Infrastructure  
Alberta Environment and Parks  
Mat Reijnders | Interim Contact | Alberta Transportation  
Shaw Communications  
Telus  
ATCO Energy  
ATCO Pipelines  
AltaLink  
Fortis Alberta Inc.

## **APPENDIX 1**

### **DESCRIPTION OF LAND TO BE ANNEXED**

The land proposed for annexation to the Town of Blackfalds are described on the attached map forming part of Appendix 1, including the legal land description, and is described as follows:




#### **LAND WITHIN LACOMBE COUNTY:**

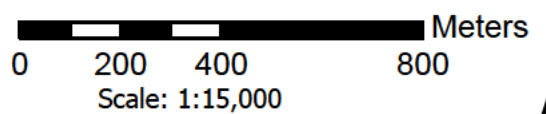
NE 24-3-27-W4, excluding Lot 1 Block 1 Plan 032 0195

# APPENDIX 1

## NE-24-39-27 W4M



-  Proposed Annexed Area
-  Existing Natural Area
-  Town Boundary



## APPENDIX 2

### ANNEXATION JUSTIFICATION

Section 116(2)(b) of the *Municipal Government Act* requires, as part of a written notice of a proposed annexation, that the notice set out the reasons for the proposed annexation. The following is an overview of the context and major reasons why the Town of Blackfalds is pursuing annexation of the land identified on the map of the proposed annexation area.

The Town of Blackfalds went through a major annexation with Lacombe County that took effect in January of 2009. At that time the Town of Blackfalds population was approximately 4700 people and 853 hectares (2,100 acres) of land was annexed from Lacombe County. With the relatively high growth rate at the time, it was determined that with the additional annexed land, residential and non-residential land needs would be met for a period of approximately 30 years. The northeast quarter section of 24-39-27-W4 is the parcel of land squaring off the municipal boundaries in the southeast corner of the Municipality and was not included in the annexation process due to the fact the existing landowner was serving on Lacombe County Council at the time of annexation. Inclusion of this parcel of land in the annexation process would have required the Councillor to resign his seat on Lacombe County Council.

Population projections for Blackfalds based on the recent past (periods between 2011 to 2016) suggest very substantial long-term growth. Blackfalds' Population and Land Demand Analysis, approved by Council in May 2019, projects a population of 92,054 for 2051 as the alternate projection which accounts for Alberta's economic downturn. In addition to the population prediction being quite robust, a new high school development in 2024 will also have a positive impact on residential growth and prevent population bleed.

On February 22, 2021, the owner of the land parcel described as NE 24-39-27-W4 reached out through formal correspondence to both the Chief Administrative Officer for the Town of Blackfalds and to the County Manager for Lacombe County requesting that the Town of Blackfalds now consider the annexation of his land by the Town of Blackfalds.

Furthermore, Council moved to authorize the initiation of the annexation process and the discussions surrounding the benefits and justification of the proposed annexation included:

1. The integration into the Town's long-term growth area; and,
2. Environmental considerations with the existing 25-acre environmental reserve and the recreational benefits with the natural trail system and protected natural area.

This overview of the two categories of need (long-term growth and environmental and recreational benefits) forms the initial justification for the proposed annexation boundary to facilitate negotiations with Lacombe County. Further and more detailed annexation justification will be provided as part of the report to be prepared describing the results of the annexation negotiations and the public consultation processes.

## **APPENDIX 3**

### **PROPOSED PUBLIC CONSULTATION PROGRAM**

Section 116(2)(c)(i) and (ii) of the *Municipal Government Act* requires that the notice for an annexation must include proposals for consulting with the public and meeting with the owner of the land to be annexed and keeping them informed about the process of the negotiations. The following public consultation program is proposed in order to meet this requirement.

#### **1. Website and Social Media**

The Town of Blackfalds' website will include easy access to information on the proposed annexation for the affected property owner and the general public. The Town will provide an email directed to the Planning and Development Department where members of the public can ask questions or express any concerns. Additionally, the Town's official social media platforms will notify the general public on the proposed annexation and will direct people to the website and more formal channels of communication.

#### **2. Mailing Lists**

One letter will be sent to the property owner indicating that the Notice has been sent. Additionally, a mailing list is comprised and will be used to send a Q&A letter with an attached response form to adjacent landowners.

#### **3. Open House**

One in-person public engagement session will be held in support of the Notice and is as follows:

- Late January or early February

#### **4. Direct Mail Outs**

Various direct mail outs may be sent out throughout the negotiation process, if required, particularly if there are any time delays.

#### **Advertising**

The open house will be advertised in the Lacombe Express, on the Town's website and social media platforms.

#### **Summary of the Public Consultation Program**

A summary will be included in the report to the Land and Property Rights Tribunal as required in Sections 118 and 119 of the *Municipal Government Act*.



**APPENDIX 4**  
**AUTHORIZATION**

On December 14<sup>th</sup>, 2021, Town Council passed the following motion:

That Council authorize the Notice of Intent to initiate the annexation process of the land parcel identified as NE 24-39-27-W4; and provide this written Notice of Intent to Lacombe County and all other parties as per the *Municipal Government Act* and the *Land and Property Rights Tribunal Annexation and Procedure Rules*.

## APPENDIX 5

### ADDITIONAL NOTICE TO THE LAND AND PROPERTY RIGHTS TRIBUNAL

Section 6.1 of the *Land and Property Rights Tribunal's Annexation Procedure Rules* (effective October 30, 2021) requires that written notice to the LPRT under Section 116(1)(b) of the *Municipal Government Act* must be accompanied by a list of the authorities that the Town of Blackfalds believes may be affected by the proposed annexation. The following list of authorities is provided in order to meet this requirement.

**List of affected authorities to whom notice has been given by copy of this letter, as required by the *Municipal Government Act*:**

- Alberta Environment and Parks
- Lacombe County
- Land and Property Rights Tribunal
- Central Zone | Alberta Health Services
- North Red Deer Regional Wastewater Services Commission
- North Red Deer River Water Services Commission
- Wolf Creek School Division
- Red Deer Catholic Regional Schools

**List of authorities that may be affected, as required by the *LPRT's Annexation Procedure Rules*:**

- Alberta Infrastructure
- Alberta Transportation
- AltaLink
- ATCO Energy
- ATCO Pipelines
- Canada Post
- Fortis Alberta Inc.
- Shaw
- Telus

## **APPENDIX 6: LOCAL AUTHORITIES AND AGENCIES**

| CONTACT NAME   | POSITION                                   | AGENCY   | EMAIL  |
|--|--|--|--|
| Quentin Schatz   | Public Health Inspector/ Executive Officer | Central Zone, Alberta Health Services                    | <a href="mailto:centralzone.environmentalhealth@ahs.ca">centralzone.environmentalhealth@ahs.ca</a> |
| Jordan Thompson  | Chief Administrative Officer               | North Red Deer Regional Wastewater Services Commission   | <a href="mailto:jthompson@lacombe.ca">jthompson@lacombe.ca</a>                                     |
| Jordan Thompson  | Acting Administrator                       | North Red Deer River Water Services Commission           | <a href="mailto:jthompson@lacombe.ca">jthompson@lacombe.ca</a>                                     |
| Kevin Pobuda   | Secretary-Treasurer                        | Wolf Creek School Division                               | <a href="mailto:kevin.pobuda@wolfcreek.ab.ca">kevin.pobuda@wolfcreek.ab.ca</a>                     |
| Rod Steeves  | Secretary-Treasurer                        | Red Deer Catholic Regional Schools                       | <a href="mailto:rod.steeves@rdcrs.ca">rod.steeves@rdcrs.ca</a>                                     |
| Malcolm Nevers   |  | Canada Post  | <a href="mailto:malcolm.nevers@canadapost.ca">malcolm.nevers@canadapost.ca</a>                     |
| Alberta Environment and Parks  |  | Alberta Environment and Parks                            | <a href="mailto:waterapprovals.reddeer@gov.ab.ca">waterapprovals.reddeer@gov.ab.ca</a>             |
| Jason Ness   | Land Planning Section                      | Alberta Infrastructure                                   | <a href="mailto:jason.ness@gov.ab.ca">jason.ness@gov.ab.ca</a>                                     |
| Mat Reijnders  | Interim Contact                            | Alberta Transportation                                   | <a href="mailto:mat.reijnders@gov.ab.ca">mat.reijnders@gov.ab.ca</a>                               |
| Shaw   |  | Shaw Communications                                      | <a href="mailto:projectmanagernorthernalberta@sjrb.ca">projectmanagernorthernalberta@sjrb.ca</a>   |
| Telus  |  | Telus  | <a href="mailto:circulations@telus.com">circulations@telus.com</a>                                 |
| ATCO Energy  |  | ATCO Energy  | <a href="mailto:land.admin@atcogas.com">land.admin@atcogas.com</a>                                 |
| ATCO Pipelines   |  | ATCO Pipelines   | <a href="mailto:hp.circulations@atco.com">hp.circulations@atco.com</a>                             |
| Attention Land Manager   |  | AltaLink   | <a href="mailto:land@altalink.ca">land@altalink.ca</a>   |
| Fortis Alberta Inc.  |  | Fortis Alberta Inc.                                      | <a href="mailto:landserv@fortisalberta.com">landserv@fortisalberta.com</a>                         |
| Dale Freitag   | Director of Planning Services              | Lacombe County   | <a href="mailto:dfreitag@lacombecounty.com">dfreitag@lacombecounty.com</a>                         |
| Tim Timmons  | County Manager                             |  | <a href="mailto:ttimmons@lacombecounty.com">ttimmons@lacombecounty.com</a>                         |
| Rick Duncan  | Case Manager                               | Land & Property Rights Tribunal                          | <a href="mailto:richard.duncan@gov.ab.ca">richard.duncan@gov.ab.ca</a>                             |
| Sven Sorensen  | General Manager                            | Chain Lakes Gas Co-Op Limited                            | <a href="mailto:office@chainlakes.ca">office@chainlakes.ca</a>                                     |
|  |  | Willow Ridge Resources Ltd.                              |  |
|  |  | Solara Exploration Ltd                                   | <a href="mailto:dustinolver@fticonsulting.com">dustinolver@fticonsulting.com</a>                   |
|  |  | jfEnergy (formerly Just Freehold Energy Corp.)           | <a href="mailto:info@ifenergy.ca">info@ifenergy.ca</a>   |
|  |  | Whitecap Resources Inc. (formerly NAL Resources Limited) | <a href="mailto:info@wcap.ca">info@wcap.ca</a>   |
|  |  | CanOils (formerly DEL Canada GP Ltd.)                    | <a href="mailto:support@evaluateenergy.com">support@evaluateenergy.com</a>                         |
| Minister of Municipal Affairs  |  |  | <a href="mailto:minister.municipalaffairs@gov.ab.ca">minister.municipalaffairs@gov.ab.ca</a>       |
| NOTE: The Town was unable to successfully contact the agencies highlighted in yellow |  |  |  |

## **APPENDIX 7: NOTICE OF INTENT DISTRIBUTION RESPONSES**

**From:** [Amanda Imler](#) on behalf of [circulations](#)  
**To:** [Jolene Tejkl](#)  
**Subject:** ABS2021-120 RE: Notice of Intent - Annexation Application - NE 24-39-27-W4M from Lacombe County into the Town of Blackfalds  
**Date:** December 23, 2021 10:34:52 AM

---

Telus Communications Inc. has no objections to the above noted.

Thank you,

**Amanda Imler (Stringile) | Real Estate Manager**  
**Customer Network Implementation | TELUS | Rights of Way**  
2930 Centre Avenue NE, Calgary, AB T2A 4Y2  
Phone: (403) 384-3066 | [circulations@telus.com](mailto:circulations@telus.com)

Please do NOT e-mail me directly. To avoid delays in processing, send all e-mails to [circulations@telus.com](mailto:circulations@telus.com).

*TELUS Restricted – Privileged & Confidential*  
*Not to be forwarded or copied without express consent of the originator.*

---

**From:** Jolene Tejkl [mailto:[JTejkl@blackfalds.com](mailto:JTejkl@blackfalds.com)]  
**Sent:** December 16, 2021 11:56 AM  
**To:** [ttimmons@lacombecounty.com](mailto:ttimmons@lacombecounty.com); [richard.duncan@gov.ab.ca](mailto:richard.duncan@gov.ab.ca)  
**Cc:** Preston Weran <[PWeran@blackfalds.com](mailto:PWeran@blackfalds.com)>; Myron Thompson <[MThompson@blackfalds.com](mailto:MThompson@blackfalds.com)>; Dale Freitag <[dfreitag@lacombecounty.com](mailto:dfreitag@lacombecounty.com)>; [centralzone.environmentalhealth@ahs.ca](mailto:centralzone.environmentalhealth@ahs.ca); [jthompson@lacombe.ca](mailto:jthompson@lacombe.ca); [roger.hall@wolfcreek.ab.ca](mailto:roger.hall@wolfcreek.ab.ca); [rod.steeves@rdcrs.ca](mailto:rod.steeves@rdcrs.ca); [malcom.nevers@canadapost.postescanada.ca](mailto:malcom.nevers@canadapost.postescanada.ca); [carly.cowles@gov.ab.ca](mailto:carly.cowles@gov.ab.ca); [waterapprovals.reddeer@gov.ab.ca](mailto:waterapprovals.reddeer@gov.ab.ca); Mat Reijnders ([mat.reijnders@gov.ab.ca](mailto:mat.reijnders@gov.ab.ca)) <[mat.reijnders@gov.ab.ca](mailto:mat.reijnders@gov.ab.ca)>; [projectmanagernorthernalberta@sjrb.ca](mailto:projectmanagernorthernalberta@sjrb.ca); [circulations@telus.com](mailto:circulations@telus.com); [land.admin@atcogas.com](mailto:land.admin@atcogas.com); [hp.circulations@atco.com](mailto:hp.circulations@atco.com); [land@altalink.ca](mailto:land@altalink.ca); [landserv@fortisalberta.com](mailto:landserv@fortisalberta.com)  
**Subject:** [WARNING: SUSPICIOUS SENDER] Notice of Intent - Annexation Application - NE 24-39-27-W4M from Lacombe County into the Town of Blackfalds

**ATTENTION:** This email originated from outside of TELUS. Use caution when clicking links or opening attachments.  
| Ce courriel provient de l'extérieur de TELUS. Soyez prudent lorsque vous cliquez sur des liens ou ouvrez des pièces jointes.

Good morning,

Please find the attached Notice of Intent to annex NE 24-39-27-W4M from Lacombe County into the Town of Blackfalds. If you have any questions, please do not hesitate to contact me directly.

Regards,

**Jolene Tejkl RPP, MCIP**  
***Planning & Development Manager***

**Town of Blackfalds**

Box 220, 5018 Waghorn St

Blackfalds, AB T0M 0J0

T: 403.885.6237

C: 403.877.0194

F: 403.600.0045

**From:** [Scarlett, Caitlin](#)  
**To:** [Jolene Tejkl](#)  
**Subject:** ATCO Transmission file 21-4606 - Notice of Intent - Annexation Application - NE 24-39-27-W4M from Lacombe County into the Town of Blackfalds  
**Date:** December 17, 2021 8:25:11 AM  
**Attachments:** [FINAL Notice of Intent.pdf](#)

---

Good Morning,

ATCO Transmission high pressure pipelines has no objections. If you have any questions or concerns, please email [hp.circulations@atco.com](mailto:hp.circulations@atco.com).

Thank you,

**Caitlin Scarlett**

Operations Scheduler, Edmonton South  
Natural Gas

P. 780 220 0492

---

**From:** Jolene Tejkl <[JTejkl@blackfalds.com](mailto:JTejkl@blackfalds.com)>  
**Sent:** Thursday, December 16, 2021 6:55:52 PM (UTC+00:00) Monrovia, Reykjavik  
**To:** [timmons@lacombecounty.com](mailto:timmons@lacombecounty.com) <[timmons@lacombecounty.com](mailto:timmons@lacombecounty.com)>; [richard.duncan@gov.ab.ca](mailto:richard.duncan@gov.ab.ca) <[richard.duncan@gov.ab.ca](mailto:richard.duncan@gov.ab.ca)>  
**Cc:** Preston Weran <[PWeran@blackfalds.com](mailto:PWeran@blackfalds.com)>; Myron Thompson <[MThompson@blackfalds.com](mailto:MThompson@blackfalds.com)>; Dale Freitag <[dfreitag@lacombecounty.com](mailto:dfreitag@lacombecounty.com)>; [centralzone.environmentalhealth@ahs.ca](mailto:centralzone.environmentalhealth@ahs.ca) <[centralzone.environmentalhealth@ahs.ca](mailto:centralzone.environmentalhealth@ahs.ca)>; [jthompson@lacombe.ca](mailto:jthompson@lacombe.ca) <[jthompson@lacombe.ca](mailto:jthompson@lacombe.ca)>; [roger.hall@wolfcreek.ab.ca](mailto:roger.hall@wolfcreek.ab.ca) <[roger.hall@wolfcreek.ab.ca](mailto:roger.hall@wolfcreek.ab.ca)>; [rod.steeves@rdcrs.ca](mailto:rod.steeves@rdcrs.ca) <[rod.steeves@rdcrs.ca](mailto:rod.steeves@rdcrs.ca)>; [malcom.nevers@canadapost.postescanada.ca](mailto:malcom.nevers@canadapost.postescanada.ca) <[malcom.nevers@canadapost.postescanada.ca](mailto:malcom.nevers@canadapost.postescanada.ca)>; [carly.cowles@gov.ab.ca](mailto:carly.cowles@gov.ab.ca) <[carly.cowles@gov.ab.ca](mailto:carly.cowles@gov.ab.ca)>; [waterapprovals.reddeer@gov.ab.ca](mailto:waterapprovals.reddeer@gov.ab.ca) <[waterapprovals.reddeer@gov.ab.ca](mailto:waterapprovals.reddeer@gov.ab.ca)>; Mat Reijnders ([mat.reijnders@gov.ab.ca](mailto:mat.reijnders@gov.ab.ca)) <[mat.reijnders@gov.ab.ca](mailto:mat.reijnders@gov.ab.ca)>; [projectmanagernorthernalberta@sjrb.ca](mailto:projectmanagernorthernalberta@sjrb.ca) <[projectmanagernorthernalberta@sjrb.ca](mailto:projectmanagernorthernalberta@sjrb.ca)>; [circulations@telus.com](mailto:circulations@telus.com) <[circulations@telus.com](mailto:circulations@telus.com)>; @ Gas Land Department <[land.admin@atcogas.com](mailto:land.admin@atcogas.com)>; Circulations, HP <[HP.Circulations@atco.com](mailto:HP.Circulations@atco.com)>; [land@altalink.ca](mailto:land@altalink.ca) <[land@altalink.ca](mailto:land@altalink.ca)>; [landserv@fortisalberta.com](mailto:landserv@fortisalberta.com) <[landserv@fortisalberta.com](mailto:landserv@fortisalberta.com)>  
**Subject:** Notice of Intent - Annexation Application - NE 24-39-27-W4M from Lacombe County into the Town of Blackfalds

**\*\*Caution – This email is from an external source. If you are concerned about this message, please forward it to [spam@atco.com](mailto:spam@atco.com) for analysis.\*\***

Good morning,

Please find the attached Notice of Intent to annex NE 24-39-27-W4M from Lacombe County into the Town of Blackfalds. If you have any questions, please do not hesitate to contact me directly.

Regards,

**Jolene Tejkl RPP, MCIP**  
**Planning & Development Manager**

**Town of Blackfalds**

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



T: 403.885.6237  
C: 403.877.0194  
F: 403.600.0045

The information transmitted is intended only for the addressee and may contain confidential, proprietary and/or privileged material. Any unauthorized review, distribution or other use of or the taking of any action in reliance upon this information is prohibited. If you receive this in error, please contact the sender and delete or destroy this message and any copies.

## Jolene Tejkl

---

**From:** Jordan Thompson <JThompson@lacombe.ca>  
**Sent:** January 14, 2022 3:55 PM  
**To:** Jolene Tejkl  
**Subject:** RE: Notice of Intent - Annexation Application - NE 24-39-27-W4M from Lacombe County into the Town of Blackfalds

Good afternoon, Jolene,  
The North Red Deer Regional Wastewater Services Commission has a registered URW along the east and south boundaries of the subject parcel. Subject to this URW being carried forward, the Commission has no concerns relating to the proposed annexation. The Commission would appreciate being consulted when more detailed planning takes place for the subject quarter section or proposals impacting the URW Plan area are brought forward to the Town.

Jordan Thompson, CET, PMP  
Chief Administrative Officer  
North Red Deer Regional Wastewater Services Commission

P: 403-782-1268

E: [jthompson@lacombe.ca](mailto:jthompson@lacombe.ca)



**From:** Jolene Tejkl <JTejkl@blackfalds.com>  
**Sent:** December 16, 2021 11:56  
**To:** Tim Timmons <[ttimmons@lacombecounty.com](mailto:ttimmons@lacombecounty.com)>; [richard.duncan@gov.ab.ca](mailto:richard.duncan@gov.ab.ca)  
**Cc:** Preston Weran <[PWeran@blackfalds.com](mailto:PWeran@blackfalds.com)>; Myron Thompson <[MThompson@blackfalds.com](mailto:MThompson@blackfalds.com)>; Dale Freitag <[dfreitag@lacombecounty.com](mailto:dfreitag@lacombecounty.com)>; [centralzone.environmentalhealth@ahs.ca](mailto:centralzone.environmentalhealth@ahs.ca); Jordan Thompson <[JThompson@lacombe.ca](mailto:JThompson@lacombe.ca)>; [roger.hall@wolfcreek.ab.ca](mailto:roger.hall@wolfcreek.ab.ca); [rod.steeves@rdcrs.ca](mailto:rod.steeves@rdcrs.ca); [malcom.nevers@canadapost.postescanada.ca](mailto:malcom.nevers@canadapost.postescanada.ca); [carly.cowles@gov.ab.ca](mailto:carly.cowles@gov.ab.ca); [waterapprovals.reddeer@gov.ab.ca](mailto:waterapprovals.reddeer@gov.ab.ca); Mat Reijnders ([mat.reijnders@gov.ab.ca](mailto:mat.reijnders@gov.ab.ca)) <[mat.reijnders@gov.ab.ca](mailto:mat.reijnders@gov.ab.ca)>; [projectmanagernorthernalberta@sjrb.ca](mailto:projectmanagernorthernalberta@sjrb.ca); [circulations@telus.com](mailto:circulations@telus.com); [land.admin@atcogas.com](mailto:land.admin@atcogas.com); [hp.circulations@atco.com](mailto:hp.circulations@atco.com); [land@altalink.ca](mailto:land@altalink.ca); [landserv@fortisalberta.com](mailto:landserv@fortisalberta.com)  
**Subject:** Notice of Intent - Annexation Application - NE 24-39-27-W4M from Lacombe County into the Town of Blackfalds

Good morning,

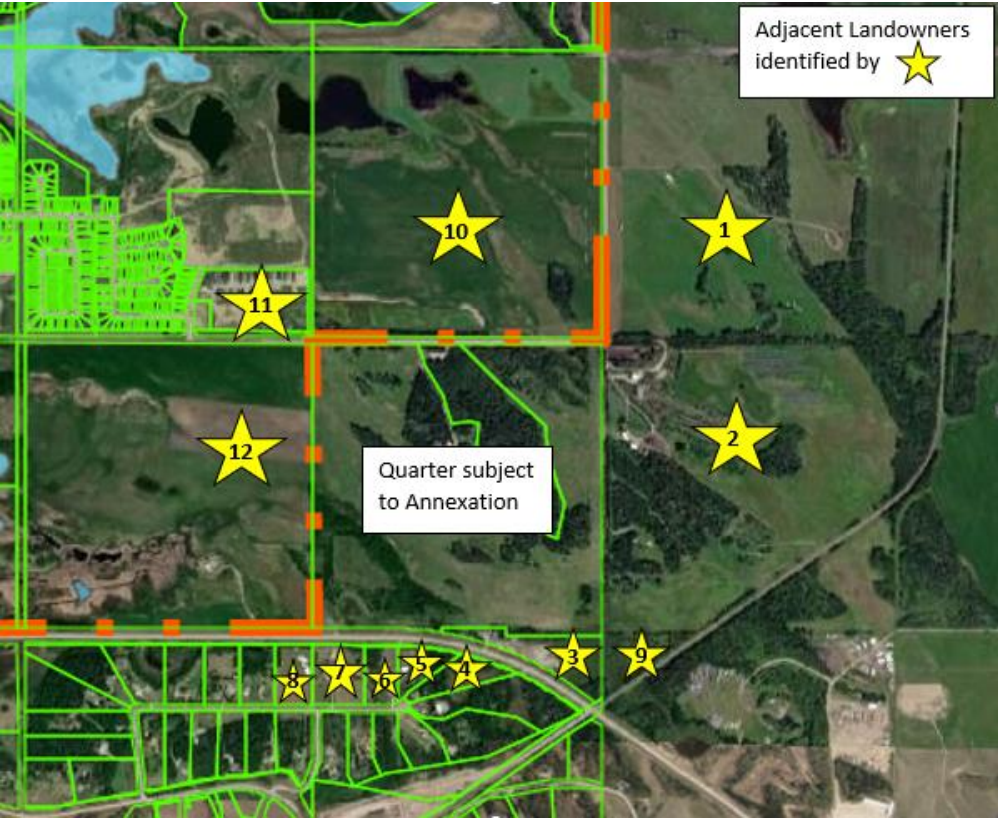
Please find the attached Notice of Intent to annex NE 24-39-27-W4M from Lacombe County into the Town of Blackfalds. If you have any questions, please do not hesitate to contact me directly.

Regards,

**Jolene Tejkl RPP, MCIP**  
*Planning & Development Manager*

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

**APPENDIX 8: ADJACENT LANDOWNERS**



**Soper Annexation | Adjacent  
Landowners**

| Ref # | Mailing Address   | Legal Land Description       | Registered Landowner(s) | Notification Sent? | Comments/ Concerns | Admin Response |
|-------|---|------------------------------|-------------------------|--------------------|--------------------|----------------|
| 1     | Section 17(1)   | SW 30-39-26-W4               | Section 17(4)(g)(i)     |                    |                    |                |
| 2     | Section 17(1)   | NW 19-39-26-W4               | Tee Dee Farms Ltd.      |                    |                    |                |
| 3     | Section 17(1)   | Lot 1 Block 1 Plan 032 0195  | Section 17(4)(g)(i)     |                    |                    |                |
| 4     | Section 17(1)   | Lot 7 Block 2 Plan 942 1725  | Section 17(4)(g)(i)     |                    |                    |                |
| 5     | Section 17(1)   | Lot 8 Block 2 Plan 942 1725  | Section 17(4)(g)(i)     |                    |                    |                |
| 6     | Section 17(1)   | Lot 9 Block 2 Plan 942 1725  | Section 17(4)(g)(i)     |                    |                    |                |
| 7     | Section 17(1)   | Lot 10 Block 2 Plan 932 2609 | Section 17(4)(g)(i)     |                    |                    |                |
| 8     | Section 17(1)   | Lot 11 Block 2 Plan 912 1598 | Section 17(4)(g)(i)     |                    |                    |                |
|       | CN Design and Construction, Pacific Division<br>Building B, Floor 2 |                              |                         |                    |                    |                |
| 9     | Edmonton, T5E 0B9   |                              | Attention: Adele Ammar  |                    |                    |                |
| 10    | Section 17(1)   | 4;27;39;25;SE                | Section 17(4)(g)(i)     |                    |                    |                |
| 11    | #1, 6784 65 Avenue, Red Deer, T4P 1A5                               | 1422837;13;2                 | 1765284 Alberta Ltd.    |                    |                    |                |
| 12    | Section 17(1)   | 4;27;39;24; NW               | Section 17(4)(g)(i)     |                    |                    |                |

## **APPENDIX 9: ADJACENT LANDOWNER OPEN HOUSE INVITE MAIL-OUT PACKAGE**



DATE

Address

Dear Sir or Madam:

**RE: Notice of Intent for Annexation  
Invitation to Open House on March 31, 2022**

In early 2021, the owner of the land parcel described as NE 24-39-27-W4 reached out through formal correspondence to both the Chief Administrative Officer for the Town of Blackfalds and to the County Manager for Lacombe County requesting that the Town of Blackfalds consider the annexation of his land by the Town of Blackfalds.

Town of Blackfalds Council authorized the initiation of the annexation process and the discussions surrounding the benefits and justification of the proposed annexation included:

1. The integration into the Town's long-term growth area; and
2. Environmental considerations with the existing 25-acre natural area and the recreational benefits with the natural trail system and protected natural area.

In a continued effort to create a collaborative process, we seek your input on the proposed annexation. As part of this notification, attached is a map of the proposed annexation boundary and a 'Landowner Q&A' intended to answer commonly asked questions. A Public Open House will be held to provide an opportunity to speak with municipal staff and the initiating landowner about the proposed annexation on March 31, 2022. As an alternative to the in-person option for engagement, an 'Annexation Comment Sheet' is included in this package.

### **NE 24-39-27-W4 ANNEXATION OPEN HOUSE**

Thursday, March 31, 2022

Town of Blackfalds Civic Centre, Council Chambers (upstairs)

5018 Waghorn Street, Blackfalds AB

6:00 p.m. – 8:00 p.m.

We invite you to review the enclosures and submit any comments you may have regarding this annexation. We offer the following methods for your response and request that they be received on or before April 14, 2022 to:



Phone: 403.885.9679  
Fax: 403.600.0045  
[www.blackfalds.ca](http://www.blackfalds.ca)

---

Regular Mail or Town of Blackfalds Drop Off Box:

Box 220

5018 Waghorn Street

Blackfalds, AB T0M 0J0

Fax: 403-600-0045; or

Email: [jtejkl@blackfalds.ca](mailto:jtejkl@blackfalds.ca)

Should you wish to review the Intermunicipal Development Plan, Municipal Development Plan, Land Use Bylaw 1198/16, or the Blackfalds' Population and Land Demand Analysis, we invite you to visit our website at [www.blackfalds.ca](http://www.blackfalds.ca)

In the interim, if you have any questions regarding the above, please feel free to contact our office at 403-885-9679.

Sincerely,

Jolene Tejkl, RPP MCIP

Planning & Development Manager, Town of Blackfalds

Attachments:

Annexation Boundary Map

Landowner Q&A

Annexation Comment Sheet



**BLACKFALDS**  
A L B E R T A

Phone: 403.885.9679

Fax: 403.600.0045

[www.blackfalds.ca](http://www.blackfalds.ca)

### Annexation Boundary Map:



---

**Landowner Q&A:****1. What is annexation?**

Annexation is the process for a municipality to expand its boundaries to accommodate for future growth. Properties within the annexation area would change from being in one municipality to being in another. Annexation does not change ownership rights and owners are not required to develop or sell their property, annexation is simply a change of jurisdiction from one municipality to another.

**2. Why is Blackfalds proposing annexation?**

The Town of Blackfalds went through a major annexation with Lacombe County that took effect in January of 2009. At that time the Town of Blackfalds population was approximately 4700 people and 853 hectares (2,100 acres) of land was annexed from Lacombe County. With the relatively high growth rate at the time, it was determined that with the additional annexed land, residential and non-residential land needs would be met for a period of approximately 30 years. The northeast quarter section of 24-39-27-W4 is the parcel of land squaring off the municipal boundaries in the southeast corner of the Municipality and was not included in the annexation process due to the fact the existing landowner was serving on Lacombe County Council at the time of annexation. Inclusion of this parcel of land in the annexation process would have required the Councillor to resign his seat on Lacombe County Council.

Since that time, the landowner is no longer a Councillor with the County and contacted the Town of Blackfalds through formal communication to request his quarter section (excluding Lot 1 Block 1 Plan 0320195) be annexed to the Town of Blackfalds.

**3. Why has the landowner requested the lands be annexed?**

The following reason for annexation request has been provided by the initiating landowner:

In the last year, I have asked that Lacombe County and the Town of Blackfalds prepare and support the annexation of the quarter described as N.E.24-39-27 W4th, which includes the Mary and Cliff Soper Natural Area owned by Lacombe County and the house located at 27011-39-4 presently own by Cliff Soper. The background and reasons for requesting this annexation are presented below.

**Background Information**

In the 1970's, Mary and I bought this particular quarter section and built our house here because, of all the quarter sections available at the time, it was not cultivated land and had extensive forest cover. In short, we wished to live in as natural a setting as possible. At the time, Blackfalds had not developed east of highway 2A.

About 10 years ago, the Town of Blackfalds and Lacombe County agreed to a major annexation north of Highway 597 and as far east as 27-0 and north as Lakeside Sargent. At the time, I had been elected to Lacombe County Council. Our quarter section was considered for annexation in

a joint meeting of the Councils of the Town of Blackfalds and Lacombe County, a meeting from which I was excluded. I was then informed that the quarter in question would not appear in the annexation application as I would have to resign my seat on Council. Annexation proceeded and we remained within the jurisdiction of Lacombe County.

As Blackfalds developed to the east, we realized that eventually, Blackfalds would surround this quarter section. Since we had no children, we were both sure that the land would change hands, would be annexed, and be intensively developed including the large forest and the natural areas. Consequently, we agreed to the donation of a large part of the forested area to Lacombe County as a natural area not to be developed. Presently, the natural area consisted of about 26 acres.

Unfortunately, Mary passed away in 2017. The Mary and Cliff Soper Natural Area is a fitting legacy to Mary's nature and beliefs.

#### **Reasons for Annexation:**

Since this land is bordered to the south by 597 and to the east by 27-0 and is meters from the CN rail line/597 crossing to the southeast and is serviced by 27-0 and by 39-4 both under the jurisdiction of the Town of Blackfalds, it does make sense to include it in the Town's jurisdiction. I would like to be involved in any development which is inevitable. This includes the following:

- Enlarging and protect the natural area;
- Provide space for the development of a recreational area focusing on our native heritage and youth activity;
- Minimize the size of any development, preferably a small community cluster close to the natural area;
- Minimize paving, roof tops, run-off; and
- Minimize vehicle access.

I believe that with the support of Blackfalds our vision will be achieved.

#### **4. How much land is Blackfalds proposing to annex?**

Blackfalds is proposing to annex approximately 155.57 acres (1 quarter section excluding Lot 1 Block 1 Plan 0320195), as shown on the Annexation Boundary Map included as an Attachment.

#### **5. Is annexation addressed in the Intermunicipal Development Plan?**

On January 14<sup>th</sup>, 2020, the *Blackfalds Intermunicipal Development Plan* was adopted by each municipality (Lacombe County and the Town of Blackfalds). NW 36-39-27-W4 is identified as part of the long the Long-Term Growth Area (LTGA) for the Town of Blackfalds with the Intermunicipal Development Plan. The IDP can be viewed in person at the Town of Blackfalds Civic Cultural Centre, Lacombe County Administration Building or on both municipalities' websites.

**6. Is there capacity in the water and sewer systems to serve the area proposed for annexation?**

Sewage treatment is provided by North Red Deer Regional Wastewater Services Commission. The Town's sewer connection is located along South Street and this development would be required to connect to this system.

The water supply is provided by the North Red Deer Regional Water Services Commission. The Town's potable water connection is in the McKay Subdivision and this development would be required to connect and extend this system as needed.

**7. What stage is the process at now?**

The Town of Blackfalds, Lacombe County, and the landowner have been in discussions for several months. Council, through resolution at the December 14<sup>th</sup>, 2021 meeting, authorized Administration to initiate the annexation process and provide the written Notice of Intent to Lacombe County and all other agencies as per the *Municipal Government Act* and the *Land and Property Rights Tribunal Annexation Procedure Rules*.

Public consultation is now underway. In this package you have received, the cover letter provides the Open House date and time along with a comment sheet to send to the Town if you are unable to attend the Open House. The Open House will also be advertised through a media release on the Town's website, social media platforms, and various direct mailouts.

- ✓ STEP 1: Notice of Intent to Annex submitted to the Land and Property Rights Tribunal (LPRT)
- ✓ STEP 2: Town of Blackfalds / Lacombe County / landowner discussions and negotiations
- ➔ STEP 3: Public engagement (public open house, information mailed to adjacent landowners, media release, website updates, Q&A and response form sent)

STEP 4: Town of Blackfalds, Lacombe County and landowner finalize Negotiation Report

STEP 5: Town of Blackfalds and Lacombe County hold public hearing prior to approving the Negotiation Report

STEP 6: Negotiation Report (formal application) is submitted by the Town of Blackfalds

STEP 7: The LPRT advertises the application to the public

STEP 8: LPRT holds a Public Hearing (if objections are received)

STEP 9: LPRT makes recommendations to the Provincial Government

STEP 10: Provincial Government makes decision on application



**8. How long will the annexation process take?**

The process typically takes between 1 and 1.5 years but could take longer.

**9. What opportunities will the landowner and public have to participate in the annexation process?**

We encourage attendance at the Open House scheduled for March 31, 2022 at 6:00 p.m. as it will provide an opportunity to speak to municipal staff and the initiating landowner about the proposed annexation. If attendance is not possible, please consider including your comments in the attached comment sheet and submitting them to the Town of Blackfalds at the email address listed on the form.

The Town of Blackfalds will hold a Public Hearing prior to endorsing the Negotiation Report. This Public Hearing will be advertised widely and will include direct mailout invitations to adjacent landowners and impacted public and private agencies.

In addition, if an objection is raised to the proposed annexation, the Land and Property Rights Tribunal (LPRT) will hold a Public Hearing as part of its decision-making process. This will allow the opportunity for a landowner, resident, business, or agency to make representations directly to the board.

**10. Who makes the final decision?**

The LPRT will assess the Negotiation Report and will hold a Public Hearing if there is disagreement amongst the parties or if an objection is raised by a landowner, a member of the public, or other affected party. The LPRT will make a recommendation on the application to the Provincial Government, who is responsible for making the final decision.

**11. Will my taxes be affected?**

No, not to a large extent. This section of land will contribute to the overall tax base once developed. Tax funded services will continue into the new land areas as development occurs. The park space maintenance will be funded through taxes, but with limited upkeep, this park will benefit all of the Town.

**12. How will the annexation affect my land use district?**

Your land use district will not be affected.

**13. How will this change or impact my property value?**

Determining property value is a very complex process with many factors. The local and regional economy has a significant impact on property values.



Phone: 403.885.9679  
Fax: 403.600.0045  
[www.blackfalds.ca](http://www.blackfalds.ca)

---

### More Information

Updates will be posted to the Town of Blackfalds and Lacombe County websites.

Jolene Tejkl | RPP, MCIP  
Planning and Development Manager  
Town of Blackfalds  
(p) 403.885.9679  
(e) [jtejkl@blackfalds.ca](mailto:jtejkl@blackfalds.ca)

Cajun Paradis  
Senior Planner  
Lacombe County  
(p) 403.782.8389  
(e) [cparadis@lacombecounty.com](mailto:cparadis@lacombecounty.com)



# BLACKFALDS

[www.blackfalds.ca](http://www.blackfalds.ca)

## **APPENDIX 10: LOCAL AUTHORITIES AND AGENCIES OPEN HOUSE INVITE PACKAGE**

March 11, 2022

*Transmitted via email to:*

*Central Zone, Alberta Health Services (Attn: Quentin Schatz)*

*North Red Deer Regional Wastewater Services Commission (Attn: Jordan Thompson)*

*Alberta Environment and Parks*

*Wolf Creek School Division (Attn: Kevin Pobuda)*

*Red Deer Catholic Regional Schools (Attn: Rod Steeves)*

*Canada Post (Attn: Malcolm Nevers)*

*ATCO Pipelines*

*Fortis Alberta Inc.*

*Land & Property Rights Tribunal (Attn: Rick Duncan)*

*Minister of Municipal Affairs*

*North Red Deer River Water Services Commission (Attn: Jordan Thompson)*

*Alberta Transportation (Attn: Mat Reijnders)*

*Alberta Infrastructure (Attn: Jason Ness)*

*Shaw Communications*

*Telus*

*ATCO Energy*

*AltaLink (Attn: Land Manager)*

*Lacombe County (Attn: Tim Timmons and Dale Freitag)*

*Chain Lakes Gas Co-op Limited (Attn: Sven Sorensen)*

Dear Sir or Madam:

**RE:     Annexation of NE 24-39-27W4M into the Town of Blackfalds  
Engagement Invite**

In mid-December 2021 a Notice of Intent to Annex NE 24-39-27-W4 (excluding Lot 1 Block 1 Plan 032 0195) was sent to you expressing Town of Blackfalds Council's intent to proceed with the landowner-initiated annexation.

Town of Blackfalds Council authorized the initiation of the annexation process and the discussions surrounding the benefits and justification of the proposed annexation included:

1. The integration into the Town's long-term growth area; and
2. Environmental considerations with the existing 25-acre natural area and the recreational benefits with the natural trail system and protected natural area.

In a continued effort to create a collaborative process, we seek your input on the proposed annexation. As part of this notification, attached is an invite to the Public Open House that will provide an opportunity to speak with municipal staff and the initiating landowner about the proposed annexation. As an alternative to the in-person option for engagement, an 'Annexation Comment Sheet' is included in this package.

---

## NE 24-39-27-W4M ANNEXATION OPEN HOUSE

Thursday, March 31, 2022  
Town of Blackfalds Civic Centre, Council Chambers (upstairs)  
5018 Waghorn Street, Blackfalds AB  
6:00 p.m. – 8:00 p.m.

If you are unable to attend the Open House but wish to submit comments for consideration, we offer the following methods for your response and request that they be received on or before **April 14, 2022** to:

Regular Mail or Town of Blackfalds Drop Off Box:

Box 220

5018 Waghorn Street

Blackfalds, AB T0M 0J0

Fax: 403-600-0045; or

Email: [jtejkl@blackfalds.ca](mailto:jtejkl@blackfalds.ca)

Should you wish to review the Intermunicipal Development Plan, Municipal Development Plan, Land Use Bylaw 1198/16, or the Blackfalds' Population and Land Demand Analysis, we invite you to visit our website at [www.blackfalds.ca](http://www.blackfalds.ca)

In the interim, if you have any questions regarding the above, please feel free to contact our office at 403-885-9679.

Sincerely,



Jolene Tejkl, RPP MCIP  
Planning & Development Manager, Town of Blackfalds

Attachments:

Annexation Boundary Map  
Annexation Open House Invite  
Annexation Comment Sheet

cc: Myron Thompson, Chief Administrative Officer, Town of Blackfalds  
Preston Weran, Director of Infrastructure and Property Services, Town of Blackfalds



## Annexation Boundary Map:



## Annexation Open House Invite:



### PUBLIC NOTICE ANNEXATION OPEN HOUSE

In 2021, the owner of the NE 24-39-27-W4M, identified below, reached out to both Lacombe County and the Town of Blackfalds requesting that their property be annexed into the Town of Blackfalds. Town of Blackfalds Council authorized the initiation of the annexation process and in an effort to create a collaborative process, we invite you to a Public Open House that will provide an opportunity to learn about the annexation and ask municipal staff and the initiating landowner about the proposed annexation.

#### NE 24-39-27-W4M ANNEXATION OPEN HOUSE

Thursday, March 31, 2022  
Town of Blackfalds Civic Centre, Council Chambers (upstairs)  
5018 Waghorn Street, Blackfalds AB  
6:00 p.m. – 8:00 p.m.



If you are unable to attend the Open House, we invite you to submit any comments you may have regarding this annexation by April 14, 2022. Please submit your comments by any of the following methods:

Regular Mail or Town of Blackfalds Drop Off Box:

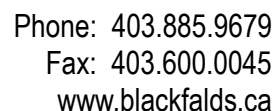
Box 220, 5018 Waghorn Street  
Blackfalds AB T0M 0J0

Fax: 403-600-0045

Phone: 403-885-9679

Email: [jtejkl@blackfalds.ca](mailto:jtejkl@blackfalds.ca)

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



Your written comments are an important way for us to fully understand and document your concerns. Please provide your comments and suggestions regarding any aspect of the Town's annexation proposal. Additional comments may be made on the back of the sheet.

**Comments:**

Email (optional): \_\_\_\_\_

Email: [jtejkl@blackfalds.ca](mailto:jtejkl@blackfalds.ca)

## **APPENDIX 11: PUBLIC NOTIFICATION OF OPEN HOUSE**

# City of Lacombe drafting fire services mutual aid agreement with Blackfalds

By Christi Albers-Manicke  
LACOMBE EXPRESS

Lacombe and Blackfalds have decided it's time to make things formal between fire departments.

The two municipalities will come together to implement a fire services mutual aid agreement in the next few months.

"One of Council's strategic goals is to maintain a vibrant, healthy, and safe community. Partnering with a neighbouring organization to access more resources and personnel during an incident provides the communities with better services for its citizens and furthers those goals," said Grant Creasey, mayor of Lacombe. "In addition, having

a mutual aid agreement in place formalizes the ability to call on the other community should the need arise.

To date, there has been no agreement in place but Creasey said that to date there have not been any issues between the two municipalities and said the agreement is more of a formality.

"Putting this agreement in place is a formality identified through a Fire Service Level Review in 2021. The Town of Blackfalds and the City of Lacombe has successfully worked together over the years on many projects, and this agreement adds to the positive long-term relationship between our two communities," said Creasey.

The City already has mutual aid agreements

with the City of Red Deer, Lacombe County Mutual Aid Organization, and the Lacombe Regional Emergency Management Partnership.

Creasey said the upcoming agreement will cover the fire service areas inside the boundaries of the two communities.

"Each department has a set of standards regarding records keeping, equipment maintenance, training, communication, and legislative requirements, which are outlined in the agreement. It also provides reimbursement rates for expense recovery when one community responds to the other," said Creasey, adding that the agreement also determines the expectations and limitations of each fire department when they are requested



The city of Lacombe and town of Blackfalds will come together to implement a Fire Services Mutual Aid Agreement in the next few months. (Christi Albers-Manicke/LACOMBE EXPRESS)

to respond.

A draft of agreement details can be found in the Feb. 28, council report.

## Tax tips for seniors

The Canada Revenue Agency (CRA) is passing along some reminders for seniors as Canadians enter tax season.

Seniors who were born on or before June 30, 1947 may have received a one-time payment for older seniors. The CRA said that payment is a taxable benefit and Service Canada will send you the required T4A tax slip. Individuals will need to declare this payment when they file their income tax and benefit return.

Any Canadians who received benefits issued by the CRA in 2021, such as the Canada Recovery Benefit, will have been mailed a T4A information slip.

Canadians who filed their 2020 income tax and benefit return and qualified for interest relief have until April 30 to pay any outstanding income tax debt for the 2020 tax year. This applies to the tax owing for the 2020 tax year only, and not for any previous tax year.

If an individual is in a simple

tax situation with a modest income, volunteers at a free tax clinic may be able to file your return for you. Free tax clinics are available in person and virtually.

The tax-filing deadline for most individuals is April 30, since that date falls on a Saturday, your return will be considered filed on time if the CRA receives everything on or before May 2, or it's postmarked on or before May 2. The payment deadline is April 30. If you or your spouse or common-law partner are self-employed, the deadline for filing is June 15.

The standard for CRA is to issue a notice of assessment within two weeks of receiving the filed return online. Returns are processed in the order they are received. Due to COVID-19 they may currently take 10 to 12 weeks to process paper returns. Individuals who file online and who are signed up for direct deposit may get their refund in as little as eight business days.

Canadians are also encouraged to register for a My Account on the CRA website.

There they can access copies of your tax slips online. This includes T4A information slips from the Government of Canada for COVID-19-related benefits.

My Account can use Auto-fill my return in your certified tax software. It will quickly fill in parts of your return with the information the CRA has on file and also provides tax slips for the current tax year and five previous years.

The CRA says that even if an individual owes tax, they shouldn't risk having benefits interrupted by not filing. If you cannot pay your balance owing, the CRA is able to work out payment arrangements. Taxpayer relief is also available if someone is unable to meet tax obligations because of circumstances beyond your control. The CRA may cancel or waive penalties or interest

under certain conditions.

Those who owe money may be able to claim certain non-refundable tax credits including the Canada caregiver credit, disability tax credit, medical expenses, home accessibility expenses age amount and pension income amount. Pension income splitting is also available for couples filing.

Seniors who receive the guaranteed income supplement will

avoid delays in payments if they file on time.

Another incentive that the CRA is urging Canadian to keep in mind is the climate action incentive (CAI). The Government of Canada will deliver the CAI payment as a quarterly benefit. Residents of Alberta, Saskatchewan, Manitoba, or Ontario, are eligible and they will automatically receive your CAI payments four times a year,

starting in July 2022. In order to receive the payment, a tax return must be filed even if there was no income received in 2021.

Residents of small and rural communities that reside outside of a census metropolitan area (CMA) and expect to continue to reside outside of a CMA on April 1 may also qualify.

More information and tax tips can be found at [canada.ca/en/services/taxes](https://canada.ca/en/services/taxes).



**BLACKFALDS**  
ALBERTA

## PUBLIC NOTICE ANNEXATION OPEN HOUSE

In 2021, the owner of the NE 24-39-27-W4M, identified below, reached out to both Lacombe County and the Town of Blackfalds requesting that their property be annexed into the Town of Blackfalds. Town of Blackfalds Council authorized the initiation of the annexation process and in an effort to create a collaborative process, we invite you to a Public Open House that will provide an opportunity to learn about the annexation and ask municipal staff and the initiating landowner about the proposed annexation.

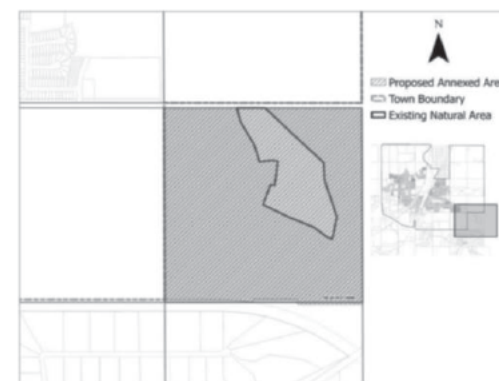
### NE 24-39-27-W4M ANNEXATION OPEN HOUSE

Thursday, March 31, 2022

Town of Blackfalds Civic Centre, Council Chambers (upstairs)

5018 Waghorn Street, Blackfalds AB

6:00 p.m. – 8:00 p.m.



If you are unable to attend the Open House, we invite you to submit any comments you may have regarding this annexation by April 14, 2022. Please submit your comments by any of the following methods:

Regular Mail or Town of Blackfalds Drop Off Box:

Box 220, 5018 Waghorn Street

Blackfalds AB T0M 0J0

Fax: 403-600-0045

Phone: 403-885-9679

Email: [jteikl@blackfalds.ca](mailto:jteikl@blackfalds.ca)

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



## DEVELOPMENT PERMITS

Current to March 17, 2022

### Permitted Use Development

Take notice that the following PERMITTED USE DEVELOPMENT Permit has been approved:

| PERMIT#        | LOCATION                      | DEVELOPMENT                |
|----------------|-------------------------------|----------------------------|
| 61/250.34 (22) | Unit 1, 5206 Wolf Creek Drive | Warehousing & Fascia Signs |

Documents pertaining to the Development Permits may be inspected at City Hall, 5432-56 Avenue, during regular business hours. A decision on a permitted use may not be appealed unless it involves a variance or misinterpretation of the Land Use Bylaw. An appeal can be made by sending a written notice of appeal to: Regional Subdivision and Development Appeal Board, Unit B, 4730 Ross Street, Red Deer, AB T4N 1X2, Phone: 403-343-3394, Email: [pcps@pcps.ab.ca](mailto:pcps@pcps.ab.ca). You may drop off a written notice of appeal addressed to the Regional SDAB at Lacombe City Hall and it will be forwarded. Appeals must be received by the Regional SDAB on or before **April 7, 2022**, and must be accompanied by an appeal fee of \$250.00. Information about the appeal process and how to file an appeal is available at [www.pcps.ca](http://www.pcps.ca) under the Regional SDAB tab. If no appeals from any party are received within the required time period, the Development Permit will be issued.



# Lacombe county council highlights

March 10

## RCMP annual performance plans

Three policing priorities were forwarded to the Blackfalds, Rimbey and Sylvan Lake RCMP detachments for consideration of inclusion in their respective annual performance plans.

They are communication with the public, cooperation and communication with Lacombe County community peace officers and the movement of organized crime into rural areas.

## Town of Eckville nurse practitioner

The county manager was directed to prepare a report and recommendation for council's consideration at a future meeting regarding Lacombe County's participation in the Nurse Practitioner program proposed by the Town of Eckville.

## RMA spring convention resolutions

The resolutions to be presented at the RMA Spring Convention were reviewed and received for information by council.

## Bylaw to rezone RV park, Alberta Views RV and Golf

Bylaw 1368/22, a bylaw of Lacombe County to amend the Lacombe County land use bylaw 1237/17.

It was proposed that the zoning of approximately 61.95 hectares (153.07 acres) on Pt. NW 21-39-03 W5M, from agricultural 'A' district be changed to recreation "PR" district.

The amendment was given first reading by council.

A public hearing will be held on April 14 commencing at 9 a.m.

## Bylaw to rezone RV park, Palm Cove

Bylaw 1367/22, a bylaw of Lacombe County to amend the Lacombe County land use bylaw 1237/17.

It was proposed to council to change the zoning of approximately 3.65 hectares (9.04 acres) on W1/2 34-39-02 W5M, from agricultural 'A' district to residential conservation cluster "R-RCC" district.

The amendment was given first reading by council.

A public hearing will be held on April 14, at 9:15 a.m.

## Municipal development plan and land use bylaws 2021 reviews, annual report and monitoring matrix

The municipal development plan and land use bylaws 2021 review - annual report and monitoring matrix was presented for council's information.

## Bylaw 365/22 and bylaw 1366/22

Bylaw 1365/22, a bylaw of Lacombe County to amend the Lacombe County municipal development plan Bylaw No. 1238/17 and the general regulations and district requirements, was given first reading by council.

Council gave first reading to bylaw 1366/22. A public hearing regarding bylaws 1365/22 and 1366/22 will be held on April 14, commencing at 9:30 a.m.

## Policing oversight and contract policing/police advisory committees

A presentation on policing oversight and contract policing and police advisory committees was received for information.

Following the presentation, the county manager was directed to prepare a report regarding Lacombe County appointing a representative to the Blackfalds RCMP/Red Deer County police advisory committee.

The report will be presented for council's consideration at a future meeting.

## Lacombe County economic development strategy consultant proposals

Three proposals were presented for council's consideration for the development of the Lacombe County Economic Development Strategy.

By resolution of council, Factor5Group was selected to proceed with the development of the Lacombe County Economic Development Strategy.

## County road tour

Council will undertake their annual road tour on June 14 and 15, 2022.

The next regular council meeting is March 24, 9 a.m. and the next committee of the whole meeting is April 5, 9 a.m. at the Lacombe County Administration Building.

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

# Calkins' ban from Russia 'a badge of honour'

By Reeti Meenakshi Rohilla  
BLACK PRESS NEWS MEDIA

The Red Deer-Lacombe riding MP Blaine Calkins is one of 313 Canadians banned from entering Russia among other sanctions for condemning Vladimir Putin's invasion of Ukraine.

The 'blacklist' was published March 15 in a retaliatory move by the Russian government, the same day Ukrainian President Volodymyr Zelenskyy addressed Canadian Parliament via Zoom in a special sitting.

Having never travelled to Russia, and with no plans to visit, the sanction is of no concern to Calkins.

"I'll wear it as a badge of honour," said Calkins. "I can only assume that this is the typical approach Putin takes to try and intimidate, or to isolate anyone that he disagrees with," he added.

Prime Minister Justin Trudeau, Foreign Affairs Minister Melanie Joly, Defence Minister Anita Anand and just about every Ukrainian Canadian leader and MP are included on the list. Elizabeth May and Jagmeet Singh are among other political leaders included.

"There are rare moments where everybody in the house of commons comes together to support a common cause and what makes me feel somewhat heartened through all of this mess is that all parliamentarians in Ottawa are standing squarely behind Ukraine."

Just eight years after the Maidan Revolution where Ukrainians ousted the last "puppet" government, Calkins is saddened to yet again watch the nation be forced to go to war causing

needless deaths and destruction.

"When Moscow had their puppet government in Ukraine, it destroyed and weakened the military, financial institutions, the judiciary, and almost all the institutions," said Calkins, adding, "I feel horrible, not only for the people of Ukraine but also for the young people of Russia who are in the military, being asked to do this heinous thing of attacking their neighbouring country."

Calkins sees inspiration in the Ukrainian response and resilience to the war.



File photo



**BLACKFALDS**  
ALBERTA

## PUBLIC NOTICE ANNEXATION OPEN HOUSE

In 2021, the owner of the NE 24-39-27-W4M, identified below, reached out to both Lacombe County and the Town of Blackfalds requesting that their property be annexed into the Town of Blackfalds. Town of Blackfalds Council authorized the initiation of the annexation process and in an effort to create a collaborative process, we invite you to a Public Open House that will provide an opportunity to learn about the annexation and ask municipal staff and the initiating landowner about the proposed annexation.

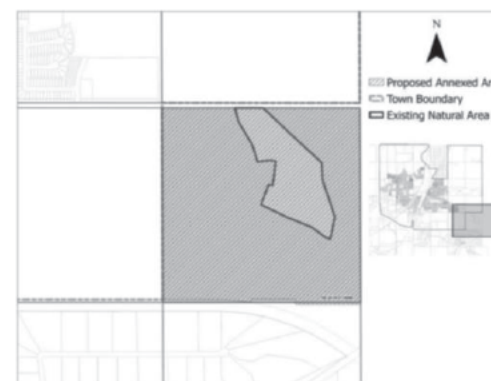
### NE 24-39-27-W4M ANNEXATION OPEN HOUSE

Thursday, March 31, 2022

Town of Blackfalds Civic Centre, Council Chambers (upstairs)

5018 Waghorn Street, Blackfalds AB

6:00 p.m. – 8:00 p.m.



If you are unable to attend the Open House, we invite you to submit any comments you may have regarding this annexation by April 14, 2022. Please submit your comments by any of the following methods:

Regular Mail or Town of Blackfalds Drop Off Box:

Box 220, 5018 Waghorn Street

Blackfalds AB T0M 0J0

Fax: 403-600-0045

Phone: 403-885-9679

Email: [itejkl@blackfalds.ca](mailto:itejkl@blackfalds.ca)

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



## DEVELOPMENT PERMITS

Current to March 24, 2022

### Permitted Use Development

Take notice that the following PERMITTED USE DEVELOPMENT Permit has been approved:

| PERMIT#        | LOCATION              | DEVELOPMENT |
|----------------|-----------------------|-------------|
| 61/250.36 (22) | 40 Mackenzie Crescent | Addition    |

Documents pertaining to the Development Permits may be inspected at City Hall, 5432-56 Avenue, during regular business hours. A decision on a permitted use may not be appealed unless it involves a variance or misinterpretation of the Land Use Bylaw. An appeal can be made by sending a written notice of appeal to: Regional Subdivision and Development Appeal Board, Unit B, 4730 Ross Street, Red Deer, AB T4N 1X2, Phone: 403-343-3394, Email: [pcps@pcps.ab.ca](mailto:pcps@pcps.ab.ca). You may drop off a written notice of appeal addressed to the Regional SDAB at Lacombe City Hall and it will be forwarded. Appeals must be received by the Regional SDAB on or before **April 14, 2022**, and must be accompanied by an appeal fee of \$250.00. Information about the appeal process and how to file an appeal is available at [www.pcps.ca](http://www.pcps.ca) under the Regional SDAB tab. If no appeals from any party are received within the required time period, the Development Permit will be issued.



## PUBLIC NOTICE ANNEXATION OPEN HOUSE

In 2021, the owner of the NE 24-39-27-W4M, identified below, reached out to both Lacombe County and the Town of Blackfalds requesting that their property be annexed into the Town of Blackfalds. Town of Blackfalds Council authorized the initiation of the annexation process and in an effort to create a collaborative process, we invite you to a Public Open House that will provide an opportunity to learn about the annexation and ask municipal staff and the initiating landowner about the proposed annexation.

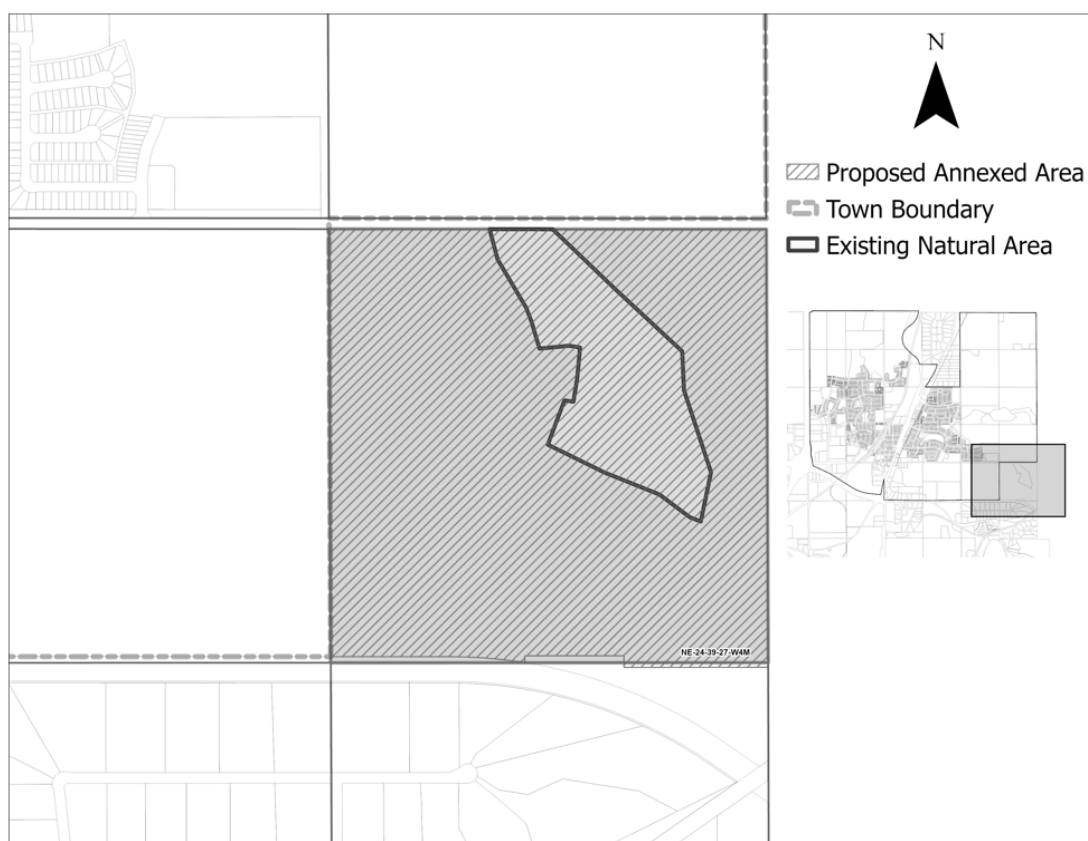
### NE 24-39-27-W4M ANNEXATION OPEN HOUSE

Thursday, March 31, 2022

Town of Blackfalds Civic Centre, Council Chambers (upstairs)

5018 Waghorn Street, Blackfalds AB

6:00 p.m. – 8:00 p.m.



If you are unable to attend the Open House, we invite you to submit any comments you may have regarding this annexation by April 14, 2022. Please submit your comments by any of the following methods:

Regular Mail or Town of Blackfalds Drop Off Box:

Box 220, 5018 Waghorn Street

Blackfalds AB T0M 0J0

Fax: 403-600-0045

Phone: 403-885-9679

Email: [itejkl@blackfalds.ca](mailto:itejkl@blackfalds.ca)



## **APPENDIX 12: OPEN HOUSE SIGN -IN SHEET**



NE 24-39-27-W4M ANNEXATION OPEN HOUSE SIGN-IN SHEET  
MARCH 31, 2022

| First & Last Name            | Phone | Email | Check here if you would like<br>Town staff to contact you about<br>the proposed annexation: |
|------------------------------|-------|-------|---|
| <h1>Section 17(4)(g)(i)</h1> |       |       |   |
|                              |       |       |   |
|                              |       |       |   |
|                              |       |       |   |
|                              |       |       |   |
|                              |       |       |   |
|                              |       |       |   |
|                              |       |       |   |
|                              |       |       |   |
|                              |       |       |   |
|                              |       |       |   |

*Personal information collected on this form will form part of the official Negotiation Report and Annexation Submission to the Land and Property Rights Tribunal and will be publicly available through the Town of Blackfalds. This information collected under the authority of Section 33(c) of the Freedom of Information and Protection of Privacy Act (FOIP) and will be protected under Part 2 of the Act. Questions on the collection and/or use of this information may be directed to the Records Management Coordinator at [foip@blackfalds.com](mailto:foip@blackfalds.com) or by phone at 403.885.6370.*

**NE 24-39-27-W4M ANNEXATION OPEN HOUSE SIGN-IN SHEET**

**MARCH 31, 2022**

| First & Last Name | Phone | Email | Check here if you would like<br>Town staff to contact you about<br>the proposed annexation: |
|-------------------|-------|-------|---|
|-------------------|-------|-------|---|

**Section 17(4)(g)(i)**

*Personal information collected on this form will form part of the official Negotiation Report and Annexation Submission to the Land and Property Rights Tribunal and will be publicly available through the Town of Blackfalds. This information collected under the authority of Section 33(c) of the Freedom of Information and Protection of Privacy Act (FOIP) and will be protected under Part 2 of the Act. Questions on the collection and/or use of this information may be directed to the Records Management Coordinator at [foip@blackfalds.com](mailto:foip@blackfalds.com) or by phone at 403.885.6370.*

## **APPENDIX 13: OPEN HOUSE DISPLAY BOARDS**

# NE 24-39-27-W4M ANNEXATION

## WELCOME!

Thank you for attending tonight's open house; your input is important to us!

There are comment sheets available that you may fill out and submit this evening, or take home and bring to the Town Office no later than **Thursday, April 14, 2022**.

Submission methods are provided on the comment sheet.

Municipal staff and the initiating landowner are in attendance this evening to discuss the proposed annexation. Please feel free to reach out to us!

Stay up-to-date on this annexation by visiting [www.blackfalds.ca/p/planning-development](http://www.blackfalds.ca/p/planning-development) or by contacting Town staff:

**Jolene Tejkl RPP MCIP**

**Planning & Development Manager**

**P: 403-855-9679 E: [jtejkl@blackfalds.ca](mailto:jtejkl@blackfalds.ca)**

**BLACKFALDS**  
ALBERTA

## FAQ!

### What is annexation?

Annexation is the process for a municipality to expand its boundaries to accommodate for future growth. Annexation does not change ownership rights and owners are not required to develop or sell their property it is simply a change of jurisdiction from one municipality to another.

### How much land is proposed to be annexed?

Approximately 155.57 acres (1 quarter section excluding Lot 1 Block 1 Plan 032 0195), including a protected natural area previously donated to Lacombe County that is approximately 10.5 hectare (26 acre) in size.





# NE 24-39-27-W4M ANNEXATION

## Why the Annexation?

The Town of Blackfalds previously underwent the annexation process in 2009 which originally included the quarter section proposed to be annexed under this application, but was ultimately removed from the application due to the landowner being a sitting Councillor on Lacombe County Council.

Since the 2009 annexation, the landowner is no longer a Councillor with the County and contacted the Town in 2021 requesting their land be annexed, including the approximately 10.5 hectare (26 acre) natural area that was previously donated to Lacombe County.



## Did you know?

The initiating landowner has provided the following reasons for the initiation of this annexation request:

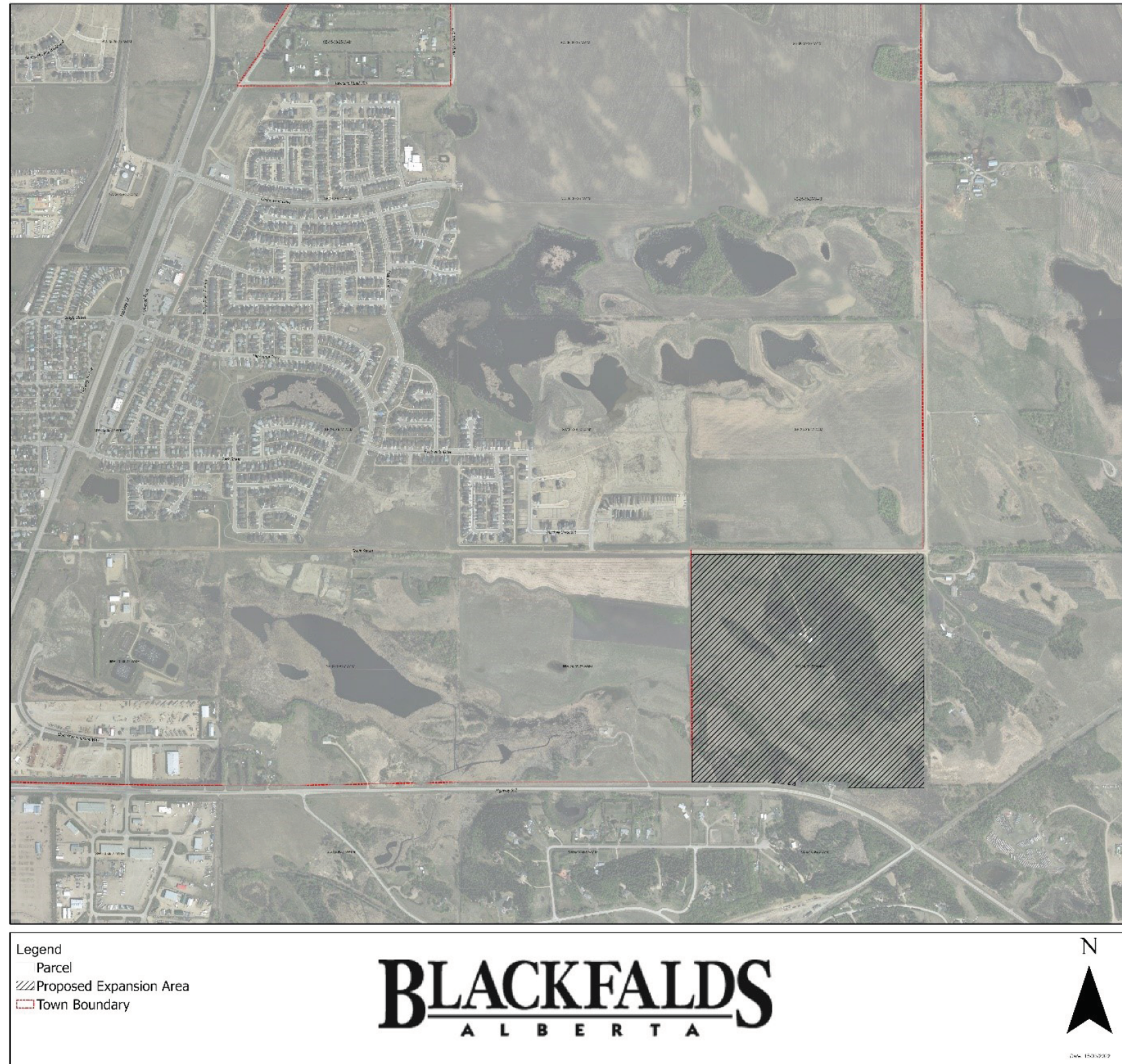
1. Logical extension of Town boundary. The NE 24-39-27-W4M is bordered to the south by Highway 597, to the east by Range Road 27-0 and is metres away from the CN rail line/Highway 597 crossing to the south-east; and is accessed by roads that are already within the jurisdiction of the Town of Blackfalds
2. Landowner wants to be involved in the inevitable development planning for the lands with the following intentions:
  - Enlarge and protect the natural area
  - Provide space for the development of a recreational area focusing on our native heritage and youth activity
  - Minimize the size of future development, preferably a small cluster close to the natural area
  - Minimize paving, roof tops, run-off
  - Minimize vehicle access

The Town of Blackfalds Council authorized the initiation of the annexation process because the Town currently lacks in larger natural open space amenities (natural trail system and protected natural area), and inclusion of the lands, which were originally part of the previous annexation considerations, provides for a logical extension of the Town's long-term growth area.



# NE 24-39-27-W4M ANNEXATION

## Proposed Expansion Area





# NE 24-39-27-W4M ANNEXATION

## LAND USE WITHIN PROPOSED ANNEXATION AREA

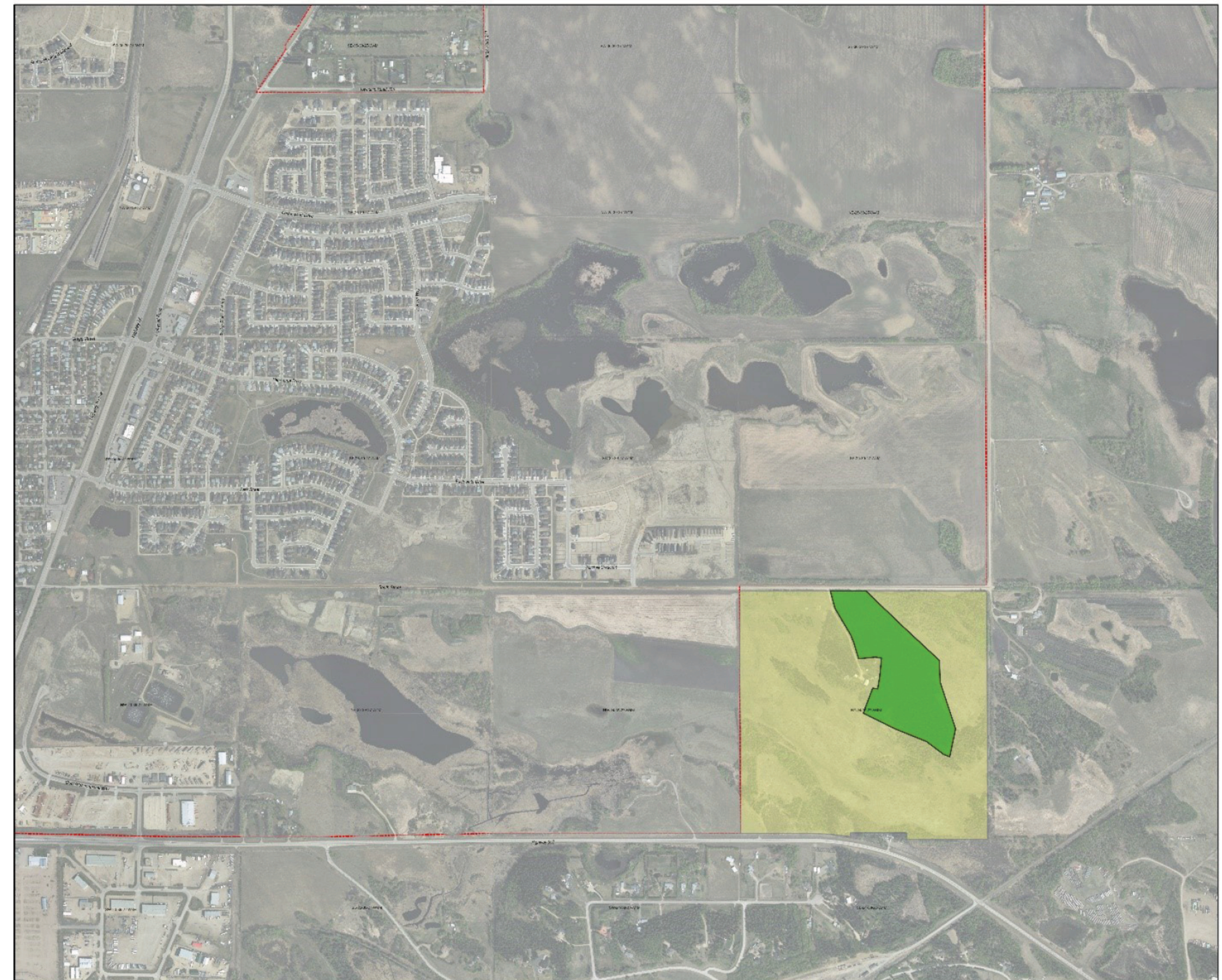
*The land use designations shown here are preliminary only.*

Ultimately, future land use designations will be formally assigned to lands within the proposed annexation area through an update to the Town's Municipal Development Plan after a boundary adjustment has been approved.

Future designations of these lands will be informed by things such as:

- Input from the public, affected landowners, and other stakeholders through a public consultation program
- More detailed technical review of development potential
- Land use and infrastructure planning principles and best practices

### Preliminary Land Use



Legend  
Parcel  
Open Space  
Potential Primarily Residential Area  
Town Boundary

**BLACKFALDS**  
ALBERTA



2016-10-03-037

**BLACKFALDS**  
ALBERTA



# NE 24-39-27-W4M ANNEXATION

## ANNEXATION PROCESS

### Step 1:

Notice of Intent to Annex. Town Council passed a resolution to submit a formal Notice of Intent to Annex to Lacombe County, the Land & Property Rights Tribunal, and other local authorities

### Step 2:

Town of Blackfalds, Lacombe County, and initiating landowner discussions and negotiations. This is on-going and likely won't be concluded until Phase 5

### Step 3:

Public Engagement. Open house and meetings (as required) with affected landowners, the public, and other stakeholders. We are here now

### Step 4:

Town of Blackfalds, Lacombe County, and initiating landowner finalize Negotiation Report

### Step 5:

Town of Blackfalds and Lacombe County hold public hearings prior to approving the Negotiation Report

### Step 6:

Negotiation Report (formal annexation application) is submitted to the Land & Property Rights Tribunal

### Step 7:

The Land & Property Rights Tribunal advertises the application to the public

### Step 8:

The Land & Property Rights Tribunal holds a public hearing if objections are received

### Step 9:

The Land & Property Rights Tribunal makes recommendations to the Provincial Government

### Step 10:

The Provincial Government decides on the application.

*The Land & Property Rights Tribunal is a quasi-judicial tribunal that makes decisions about land planning such as annexation applications, development, right of entry, compensation, and assessment matters. All members of the tribunal are appointed by the Province.*

WE  
ARE  
HERE



## **APPENDIX 14: OPEN HOUSE COMMENT SUBMISSIONS**

**From:** [Circulations, HP](#)  
**To:** [Jolene Tejkl](#)  
**Subject:** 22-1117 Response - Engagement Invite - Annexation Application - NE 24-39-27-W4M from Lacombe County into the Town of Blackfalds  
**Date:** April 5, 2022 4:37:32 PM  
**Attachments:** [image001.jpg](#)  
[Local Authorities and Agencies Package.pdf](#)

---

ATCO Transmission high pressure pipelines has no objections.

Questions or concerns related to ATCO high pressure pipelines can be forwarded to [hp.circulations@atco.com](mailto:hp.circulations@atco.com).

Thank you,

**Isabel Solis-Jarek**

Sr. Administrative Coordinator | Operations Engineering | Gas Transmission  
ATCO Pipelines & Liquids Global Business Unit

**A:** 7210 42 Street, Edmonton, AB T6B 3H1

**E:** [Isabel.Solis@atco.com](mailto:Isabel.Solis@atco.com)

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



---

**From:** Jolene Tejkl <[JTejkl@blackfalds.ca](mailto:JTejkl@blackfalds.ca)>

**Sent:** Friday, March 11, 2022 11:13 AM

**To:** [centralzone.environmentalhealth@ahs.ca](mailto:centralzone.environmentalhealth@ahs.ca); Jordan Thompson <[jthompson@lacombe.ca](mailto:jthompson@lacombe.ca)>; Kevin Pobuda <[kevin.pobuda@wolfcreek.ab.ca](mailto:kevin.pobuda@wolfcreek.ab.ca)>; [rod.steeves@rdcrs.ca](mailto:rod.steeves@rdcrs.ca); [malcolm.nevers@canadapost.ca](mailto:malcolm.nevers@canadapost.ca); [waterapprovals.reddeer@gov.ab.ca](mailto:waterapprovals.reddeer@gov.ab.ca); [jason.ness@gov.ab.ca](mailto:jason.ness@gov.ab.ca); [matt.reijnders@gov.ab.ca](mailto:matt.reijnders@gov.ab.ca); [projectmanagernorthernalberta@sjrb.ca](mailto:projectmanagernorthernalberta@sjrb.ca); [circulations@telus.com](mailto:circulations@telus.com); @ Gas Land Department <[land.admin@atcogas.com](mailto:land.admin@atcogas.com)>; Circulations, HP <[HP.Circulations@atco.com](mailto:HP.Circulations@atco.com)>; [land@altalink.ca](mailto:land@altalink.ca); [landserv@fortisalberta.com](mailto:landserv@fortisalberta.com); [dfreitag@lacombecounty.com](mailto:dfreitag@lacombecounty.com); [ttimmons@lacombecounty.com](mailto:ttimmons@lacombecounty.com); [richard.duncan@gov.ab.ca](mailto:richard.duncan@gov.ab.ca); [office@chainlakes.ca](mailto:office@chainlakes.ca); [minister.municipalaffairs@gov.ab.ca](mailto:minister.municipalaffairs@gov.ab.ca)

**Cc:** Myron Thompson <[MThompson@blackfalds.ca](mailto:MThompson@blackfalds.ca)>; Preston Weran <[pweran@blackfalds.ca](mailto:pweran@blackfalds.ca)>

**Subject:** Engagement Invite - Annexation Application - NE 24-39-27-W4M from Lacombe County into the Town of Blackfalds

**\*\*Caution – This email is from an external source. If you are concerned about this message, please forward it to [spam@atco.com](mailto:spam@atco.com) for analysis.\*\***

Good morning,

Attached you will find an invite to the upcoming Open House on Thursday, March 31<sup>st</sup> for the proposed Annexation of NE 24-39-27-W4M from Lacombe County into the Town of Blackfalds. If you are unable to attend the open house, but wish to provide comments about the proposed annexation, please provide them to me by no later than **Thursday, April 14, 2022**.

Please don't hesitate to contact me if you have any questions or concerns.

Regards,

**Jolene Tejkl RPP, MCIP**  
***Planning & Development Manager***

[Town of Blackfalds](#)

Box 220, 5018 Waghorn St

Blackfalds, AB T0M 0J0

T: 403.885.6237

C: 403.877.0194

F: 403.600.0045

The information transmitted is intended only for the addressee and may contain confidential, proprietary and/or privileged material. Any unauthorized review, distribution or other use of or the taking of any action in reliance upon this information is prohibited. If you receive this in error, please contact the sender and delete or destroy this message and any copies.

**From:** [Anne Han](#)  
**To:** [Jolene Tejkl](#)  
**Cc:** [Mat Reijnders](#)  
**Subject:** RE: ANNEXATION OF NE 24-39-27-4 INTO THE TOWN OF BLACKFALDS  
**Date:** April 12, 2022 10:58:46 AM  
**Attachments:** [image002.jpg](#)  
[image003.jpg](#)  
[2022. April. 12. Annexation NE 24-39-27-W4M into the Town of Blackfalds. RPATH 2022-0002004.pdf](#)

---

Good morning Jolene,

Thank you for your warm welcome.

Please find attached comments regarding the Annexation of NE 24-39-27-4 into the Town of Blackfalds.

Let me know if you have any questions.

Thank you,

**Anne Han, C.E.T.**

Development and Planning Technologist  
Construction and Maintenance  
Central Region  
Alberta Transportation  
Government of Alberta  
Tel (403) 340 7179

**511 Alberta - Alberta's Official Road Reports**

Go to [511.alberta.ca](https://511.alberta.ca) and follow [@511Alberta](https://twitter.com/511Alberta)



Classification: Protected A

---

**From:** Jolene Tejkl <JTejkl@blackfalds.ca>  
**Sent:** April 12, 2022 9:45 AM  
**To:** Mat Reijnders <Mat.Reijnders@gov.ab.ca>  
**Cc:** Anne Han <Anne.Han@gov.ab.ca>  
**Subject:** RE: Town of Blackfalds Public Hearing Notice - Land Use Bylaw No. 1268/22

CAUTION: This email has been sent from an external source. Treat hyperlinks and attachments in this email with care.


Good morning, and welcome Anne! I will share her contact information with the rest of the team.  
Thank you for the response on our new LUB.

Construction and Maintenance Division  
 Central Region; Red Deer District  
 4920 - 51 Street Red Deer, AB T4N6K8  
 Permit Number: RPATH0002004  
 File Number: town of Blackfalds (Annex)

April 12, 2022

Town of Blackfalds  
 Box 220, 5018 Waghorn Street  
 Blackfalds, AB T0M 0J0  
 Email: [jtejkl@blcakfalds.ca](mailto:jtejkl@blcakfalds.ca)

**Subject: Proposed Annexation of Lands to the Town of Blackfalds from Lacombe County**

| Description  | General Location   |
|--|--|
| <ul style="list-style-type: none"> <li>Annexation of NE 24-39-27-W4 into the Town of Blackfalds</li> <li>Highway: 597</li> </ul> |  |

Thank you for the referral and opportunity to provide comments on the proposed annexation noted above.

Please consider the following comments:

- As future growth occurs on this lands, we would like to ensure coordination with the Town with respect the Department's future plans for Highway 597, particularly as it pertains to possible future highway access. Intersection spacing on provincial highways shall be in accordance with Alberta Transportation access management guidelines and functional Planning Studies.



- Prior to subdivision or development occurring on lands within the jurisdiction of the highway, we may require the preparation of Areas Structure Plans (ASP) or other acceptable planning documents to be reviewed by this Department for impact on the provincial highway network. Traffic Impact Assessment (TIA) may be required as part of these planning documents and the TIA are to be reviewed and accepted by Alberta Transportation.
- The Town's future planning documents should identify the local road hierarchy and internal road circulation and routes to take the need away from provincial highway access.

If you have any question please contact undersigned.

Regards,

**Anne.Han**

Digitally signed by  
Anne.Han  
Date: 2022.04.12 10:50:20  
-06'00'

Anne Han

Development and Planning Technologist

[Anne.han@gov.ab.ca](mailto:Anne.han@gov.ab.ca)

**From:** [NEVERS, Malcolm](#)  
**To:** [Jolene Tejkl](#)  
**Subject:** RE: Engagement Invite - Annexation Application - NE 24-39-27-W4M from Lacombe County into the Town of Blackfalds  
**Date:** March 14, 2022 10:56:20 AM

---

Hello Jolene,

Thank you for sending me this information. I have just returned from a couple of weeks off and I wanted to send you my comments right away on behalf of Canada Post.

Canada Post has no objection to this proposal and it is nice to see the town expanding. We will provide mail delivery as necessary to any new development after consultation to the local developer.

Regards,

Malcolm Nevers  
Delivery Services  
Canada Post Calgary

---

**From:** Jolene Tejkl <JTejkl@blackfalds.ca>  
**Sent:** March-11-22 11:13 AM  
**To:** centralzone.environmentalhealth@ahs.ca; Jordan Thompson <jthompson@lacombe.ca>; Kevin Pobuda <kevin.pobuda@wolfcreek.ab.ca>; rod.steeves@rdcrs.ca; NEVERS, Malcolm <Malcolm.Nevers@canadapost.postescanada.ca>; waterapprovals.reddeer@gov.ab.ca; jason.ness@gov.ab.ca; matt.reijnders@gov.ab.ca; projectmanagernorthernalberta@sjrb.ca; circulations@telus.com; land.admin@atcogas.com; hp.circulations@atco.com; land@altalink.ca; landserv@fortisalberta.com; dfreitag@lacombecounty.com; ttimmons@lacombecounty.com; richard.duncan@gov.ab.ca; office@chainlakes.ca; minister.municipalaffairs@gov.ab.ca  
**Cc:** Myron Thompson <MThompson@blackfalds.ca>; Preston Weran <pweran@blackfalds.ca>  
**Subject:** Engagement Invite - Annexation Application - NE 24-39-27-W4M from Lacombe County into the Town of Blackfalds

This email is from an EXTERNAL sender. Please be CAUTIOUS, particularly with links and attachments. | Ce courriel est d'un expéditeur EXTERNE. Soyez PRUDENT, en particulier avec des liens et des pièces jointes.

Good morning,

Attached you will find an invite to the upcoming Open House on Thursday, March 31<sup>st</sup> for the proposed Annexation of NE 24-39-27-W4M from Lacombe County into the Town of Blackfalds. If you are unable to attend the open house, but wish to provide comments about the proposed annexation, please provide them to me by no later than **Thursday, April 14, 2022**.

Please don't hesitate to contact me if you have any questions or concerns.

Regards,

**Jolene Tejkl RPP, MCIP**

***Planning & Development Manager***

**[Town of Blackfalds](#)**

Box 220, 5018 Waghorn St

Blackfalds, AB T0M 0J0

T: 403.885.6237

C: 403.877.0194

F: 403.600.0045

## ANNEXATION COMMENT SHEET

Pt. NE 24-39-27-W4M (excluding Lot 1 Block 1 Plan 032 0195)

Your written comments are an important way for us to fully understand and document your concerns. Please provide your comments and suggestions regarding any aspect of the Town's annexation. Additional comments may be made on the back of the sheet.

Please indicate your views on the proposed annexation to the Town

I am (please check one):

☐ in favour

☒ not in favour

Date: April 3/2022

Comments: We are not in favor of the proposed annexation unless there is a legal binding agreement that would allow all of Mr Sopher's said recommendations to be honored by the Town of Blackfalds.

There did not seem to be any clear indication at the meeting as to what development would take place once the property was taken over.

Name (optional): Section 17(1)

Address (optional): \_\_\_\_\_

Phone (optional): \_\_\_\_\_

Email (optional): \_\_\_\_\_

We offer the following methods for your response and request that they be received on or before April 14, 2022 attention Jolene Tejkl to:

Regular Mail or Town of Blackfalds Drop Off Box:  
Box 220  
5018 Waghorn Street  
Blackfalds, AB T0M 0J0  
Fax: 403-600-0045; or  
Email: [jtejkl@blackfalds.ca](mailto:jtejkl@blackfalds.ca)

Personal information collected on this form will form part of the official Negotiation Report and Annexation Submission to the Land and Property Rights Tribunal and will be publicly available through the Town of Blackfalds. This information collected under the authority of Section 33(c) of the Freedom of Information and Protection of Privacy Act (FOIP) and will be protected under Part 2 of the Act. Questions on the collection and/or use of this information may be directed to the Records Management Coordinator at [foip@blackfalds.com](mailto:foip@blackfalds.com) or by phone at 403.885.6370.



## ANNEXATION COMMENT SHEET

Pt. NE 24-39-27-W4M (excluding Lot 1 Block 1 Plan 032 0195)

Your written comments are an important way for us to fully understand and document your concerns. Please provide your comments and suggestions regarding any aspect of the Town's annexation. Additional comments may be made on the back of the sheet.

Please indicate your views on the proposed annexation to the Town

I am (please check one):

☒ in favour

☐ not in favour

Date: April 4 2022

Comments: Cliffs vision is important, and i would like  
a SOLID plan in place that see's him and his  
voice/vision. ~~is~~ A clear spot on a committee. It's important  
that with his donation the true vision can be made.

Name (optional): \_\_\_\_\_

Address (optional): \_\_\_\_\_

Phone (optional): \_\_\_\_\_

Email (optional): \_\_\_\_\_

We offer the following methods for your response and request that they be received on or before **April 14, 2022** attention Jolene Tejkl to:

Regular Mail or Town of Blackfalds Drop Off Box:

Box 220

5018 Waghorn Street

Blackfalds, AB T0M 0J0

Fax: 403-600-0045; or

Email: [jtejkl@blackfalds.ca](mailto:jtejkl@blackfalds.ca)

*Personal information collected on this form will form part of the official Negotiation Report and Annexation Submission to the Land and Property Rights Tribunal and will be publicly available through the Town of Blackfalds. This information collected under the authority of Section 33(c) of the Freedom of Information and Protection of Privacy Act (FOIP) and will be protected under Part 2 of the Act. Questions on the collection and/or use of this information may be directed to the Records Management Coordinator at [foip@blackfalds.com](mailto:foip@blackfalds.com) or by phone at 403.885.6370.*

## ANNEXATION COMMENT SHEET

Pt. NE 24-39-27-W4M (excluding Lot 1 Block 1 Plan 032 0195)

Your written comments are an important way for us to fully understand and document your concerns. Please provide your comments and suggestions regarding any aspect of the Town's annexation. Additional comments may be made on the back of the sheet.

Please indicate your views on the proposed annexation to the Town

I am (please check one):

☒ in favour

☐ not in favour

Date: April 5, 2022

Comments: I am impressed that the Town's annexation will be a good choice where Senior housing to be built over looking wet lands. It is good to have Club House built for Girl Guides, Cubs & Scouts. I feel the Senior should have free use as well. I feel that should be a store built for Senior to buy things they need that is close by.

Name (optional):

Address (optional):

Phone (optional):

Email (optional):

# Section 17(1)

We offer the following methods for your response and request that they be received on or before April 14, 2022 attention Jolene Tejkl to:

Regular Mail or Town of Blackfalds Drop Off Box:

Box 220

5018 Waghorn Street

Blackfalds, AB T0M 0J0

Fax: 403-600-0045; or

Email: [jtejkl@blackfalds.ca](mailto:jtejkl@blackfalds.ca)

Personal information collected on this form will form part of the official Negotiation Report and Annexation Submission to the Land and Property Rights Tribunal and will be publicly available through the Town of Blackfalds. This information collected under the authority of Section 33(c) of the Freedom of Information and Protection of Privacy Act (FOIP) and will be protected under Part 2 of the Act. Questions on the collection and/or use of this information may be directed to the Records Management Coordinator at [foip@blackfalds.com](mailto:foip@blackfalds.com) or by phone at 403.885.6370.



## ANNEXATION COMMENT SHEET

Pt. NE 24-39-27-W4M (excluding Lot 1 Block 1 Plan 032 0195)

Your written comments are an important way for us to fully understand and document your concerns. Please provide your comments and suggestions regarding any aspect of the Town's annexation. Additional comments may be made on the back of the sheet.

Please indicate your views on the proposed annexation to the Town

I am (please check one):

☐ in favour

☒ not in favour

until such time as previous annexed land has their issues resolved.

Date: April 6, 2022

Comments: We own NE 36-39-27 W4 which was annexed by the Town of Blackfalds in ~2008. I have been in contact with Town of Blackfalds employees for years asking that the "County of Lacombe" tax rate continue as long as the quarter is being used for agriculture. Unfortunately, to this point in time, the issue has not been resolved. When the quarter was annexed, the oil boom was on & new housing permits were plentiful in Blackfalds. Since that time, development has stalled & our section (NE 36-39-27, W4) is the furthest from being developed. We like farming & wildlife & have planted many trees, fenced riparian areas, fenced ~30 acres from cows to provide wildlife habitat with superb biodiversity & carbon sequestration.

Name (optional):

Section 17(4)(g)(i)

Address (optional):

Phone (optional):

Email (optional):

We offer the following methods for your response and request that they be received on or before April 14, 2022 attention Jolene Tejkl to:

Regular Mail or Town of Blackfalds Drop Off Box:

Box 220

5018 Waghorn Street

Blackfalds, AB T0M 0J0

Fax: 403-600-0045; or

Email: [jtejkl@blackfalds.ca](mailto:jtejkl@blackfalds.ca)

Personal information collected on this form will form part of the official Negotiation Report and Annexation Submission to the Land and Property Rights Tribunal and will be publicly available through the Town of Blackfalds. This information collected under the authority of Section 33(c) of the Freedom of Information and Protection of Privacy Act (FOIP) and will be protected under Part 2 of the Act. Questions on the collection and/or use of this information may be directed to the Records Management Coordinator at [foip@blackfalds.com](mailto:foip@blackfalds.com) or by phone at 403.885.6370.

Our farming operation is a cow/calf operation where we background the calves until Feb. or March & then sell. Profit margins on these cattle is slim & we must operate very efficiently or go under. We can not afford taxes at the Belfs City rate! Please ensure "County of Lacombe" tax rates for as long as the land is used for agriculture <sup>or else natural use to C. of B.</sup> I read of the annexation request (NE 24-39-27W4) in the paper <sup>Lacombe Express</sup> & found two glaring errors in its request for annexation: ① "protection of a natural area": housing developments tend to encroach on natural areas & discourage the use of a wildlife corridor. ② the Soper property had been included in the Town of Belfs annexation back when our property was annexed, but since Mr. Soper was a <sup>County</sup> councillor, his property was removed from being annexed. The newspaper article indicated that Belfs had not developed east of highway 2A. Actually, that is not true because in 2005 my brother & I fenced off houses on the east side of hwy 2A in order to run our cows on the section east of hwy 2A & we used power from one of the houses to electrify the fence.

### Section 17(1)

Section 17(1) Our good neighbors of over 60 years, have fought with the Town of Belfs for years over flooding that occurred as a result of Belfs development negatively affecting his land. All of those issues have yet to be resolved. Will the development on the NE 24-39-27W4 result in even more run-off water contaminated with oil, antifreeze, & cigarette butts <sup>directly</sup> flow into Belfs Lake or the Red Deer River?

### Section 17(4)(g)(i)



## ANNEXATION COMMENT SHEET

Pt. NE 24-39-27-W4M (excluding Lot 1 Block 1 Plan 032 0195)

Your written comments are an important way for us to fully understand and document your concerns. Please provide your comments and suggestions regarding any aspect of the Town's annexation. Additional comments may be made on the back of the sheet.

Please indicate your views on the proposed annexation to the Town

I am (please check one):

☐ in favour

☒ not in favour

Date: April 6, 2022

Comments: I adamantly oppose the proposed annexation of the above parcel based on the following: - the town of Blackfalds already has too much land in the area annexed based on its growth rate (at current levels)

- Previously annexed land in the area not currently under development should not be imposed the elevated tax rate associated with developed land.

- The Mary & Cliff Super Natural Area is already poorly managed and is a source of problems for all living in the area. (neighbours)

- If special annexation "control" is granted to Cliff Super with this parcel, be prepared to grant other annexed land owners in the area those same privileges.

- The idea that this annexation or the nearby Mary & Cliff Super Natural Area can be considered "developed wildlife corridors" is a joke and simply a tactic to justify development in that area. Wildlife quickly learn to avoid areas of human intrusion, regardless of what it is labelled.

Name (optional): Neighbour - concerned resident of the area

Address (optional): \_\_\_\_\_

Phone (optional): \_\_\_\_\_

Email (optional): \_\_\_\_\_

We offer the following methods for your response and request that they be received on or before April 14, 2022 attention Jolene Tejkl to:

Regular Mail or Town of Blackfalds Drop Off Box:

Box 220

5018 Waghorn Street

Blackfalds, AB T0M 0J0

Fax: 403-600-0045; or

Email: [jtejkl@blackfalds.ca](mailto:jtejkl@blackfalds.ca)

Personal information collected on this form will form part of the official Negotiation Report and Annexation Submission to the Land and Property Rights Tribunal and will be publicly available through the Town of Blackfalds. This information collected under the authority of Section 33(c) of the Freedom of Information and Protection of Privacy Act (FOIP) and will be protected under Part 2 of the Act. Questions on the collection and/or use of this information may be directed to the Records Management Coordinator at [foip@blackfalds.com](mailto:foip@blackfalds.com) or by phone at 403.885.6370.

## ANNEXATION COMMENT SHEET

Pt. NE 24-39-27-W4M (excluding Lot 1 Block 1 Plan 032 0195)

Your written comments are an important way for us to fully understand and document your concerns. Please provide your comments and suggestions regarding any aspect of the Town's annexation. Additional comments may be made on the back of the sheet.

Please indicate your views on the proposed annexation to the Town

I am (please check one):

☒ in favour

☐ not in favour

Date: 2022-04-13

Comments: I feel the annexation of this land offers  
great potential for the community of Blackfalds  
after hearing the vision of and the purpose  
behind the annexation I look forward to  
the opportunities it will bring to residents.

Name (optional):

Address (optional):

Phone (optional):

Email (optional):

**Section 17(4)(g)(i)**

We offer the following methods for your response and request that they be received on or before **April 14, 2022** attention Jolene Tejkl to:

Regular Mail or Town of Blackfalds Drop Off Box:

Box 220

5018 Waghorn Street

Blackfalds, AB T0M 0J0

Fax: 403-600-0045; or

Email: [jtejkl@blackfalds.ca](mailto:jtejkl@blackfalds.ca)

Personal information collected on this form will form part of the official Negotiation Report and Annexation Submission to the Land and Property Rights Tribunal and will be publicly available through the Town of Blackfalds. This information collected under the authority of Section 33(c) of the Freedom of Information and Protection of Privacy Act (FOIP) and will be protected under Part 2 of the Act. Questions on the collection and/or use of this information may be directed to the Records Management Coordinator at [foip@blackfalds.com](mailto:foip@blackfalds.com) or by phone at 403.885.6370.





May 31, 2022

To: Whom this May Concern,

This letter is written regarding the annexation of Cliff Soper's land, the NE 24-39-27-W4.

I am **NOT** in favour of this annexation until our family's land, the NE 36-39-27-W4, is either:

1. removed from the Town of Blackfalds annexation plan
2. we receive an open extension that allows our family to pay the Lacombe County Tax rate as long as the land is being used for agricultural purposes.

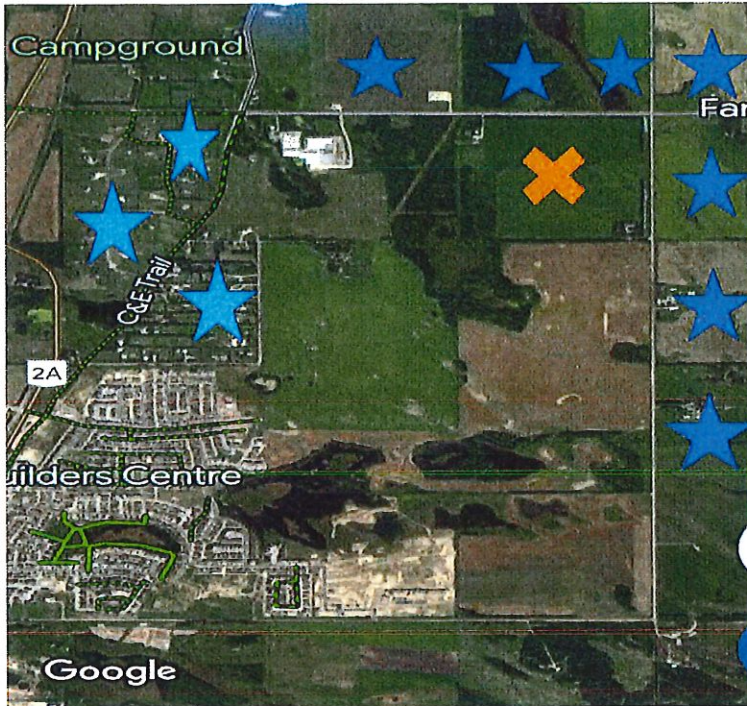
I am a fourth-generation cow-calf producer that lives just north of the Town of Blackfalds. Unfortunately, our livelihood has become threatened in recent years; Between Lacombe County's decision to allow residential acreages on agricultural land across from our farmstead (allowing 1 acre acreages to use well water and septic systems and not requiring communal water and sewer services from the Town of Blackfalds despite severe draught conditions the last two years) AND allowing the Town of Blackfalds to annex a quarter section of our land in 2009 and the concern that a town tax rate will be applied to our agricultural land- despite no services being on that land (nor will any services be on that land for many years to come).

I wrote a letter concerning the town tax rate on agricultural land in spring of 2021, as our 15 year grandfather period would soon be ending. I have attached the letter in this email to provide full disclosure. We have currently met with the Town of Blackfalds Council and are hopeful that our request is considered and accepted. I have also attached the PowerPoint presentation that we made at the council meeting.

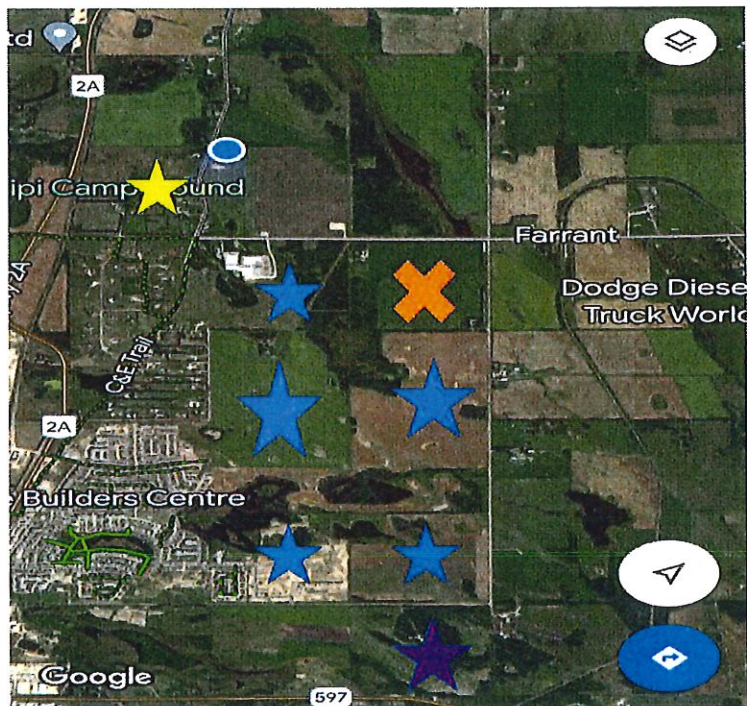
As you can see in the PowerPoint our concerns are as follows:

- The Town of Blackfalds population was booming from 2010-2014. At that time the population estimates for 2021 were 14,997- in actuality, the town's population was 11,530. The population growth was overestimated and the economy has slowed significantly since that time. Back in 2009, a huge proportion of land was annexed (1,686.20 hectares) due to these inflated population figures. At this point in time approximately 50% of that annexed land is developed. On the east side of highway 2A, only 47% of the annexed land has been developed. Whereas on the west side of highway 2A, 53% has been developed. If you look on the maps below, our agricultural land would be the last to be developed and we are decades away from that. We would support development heading south toward highway 597 if County Tax Rates are applied to our annexed agricultural land as we want to continue our livelihood and passion to provide food locally, provincially and across Canada.
- Inconsistencies in the grandfather period- the most recent annexations are 30 to 50 years. In our opinion, 15 years is not nearly long enough.





- ★ Represent Lacombe County Tax Rates for Agriculture Land
- ★ Represent Acreages that are paying Lacombe County Tax Rates
- ✗ is our Agricultural Land that we farm just like our neighbors to the north and east!



- ★ Annexed land East of Hwy 2A yet to be developed
- ★ Acreage development plans for Lacombe County
- ★ Cliff Soper annexation
- ✗ Our Annexed Agricultural Land



# Recent Annexation of Leduc County Residents into City of Edmonton

**50 year grandfather!**

5 of 29



The assessor of the City must assess, for the purposes of taxation commencing in the year of the Effective Date and subsequent years, the annexed land and the assessable improvements to it.

0.4 In order to allow the City to assess the annexed land, the County will provide to the City, as soon as practicable, and in any event no later than 60 days of being requested by the City, all assessment records relating to the annexed land and the assessable improvements to it.

## 10. Land Owner Transition Provisions

10.1 As consideration for the entering into of this Agreement, the parties agree that for taxation purposes after the Effective Date, and subsequent years up to and including 2069, or such year as required to accommodate a fifty year transition period, the Said Lands and assessable improvements to it, except for linear property:

i. for any given year, must be taxed by the City using the lower of the tax rate for the assessment classification or subclassification that is

## 10. Land Owner Transition Provisions



10.1 As consideration for the entering into of this Agreement, the parties agree that for taxation purposes after the Effective Date, and subsequent years, up to and including 2069, or such year as required to accommodate a fifty year transition period, the Said Lands and assessable improvements to it, except for linear property:

i. for any given year, must be taxed by the City using the lower of the tax rate for the assessment classification or subclassification that is

Page 4 of 7

As a separate issue, I am also concerned about the proposed plan for run-off water. Over the past 5 years, I have seen multiple areas being flooded due to the Town's run off water plan. The town grew too fast and did not have a proper plan in place for the contaminated run-off water. The result, our neighbours were flooded out and valuable agricultural land was no longer productive. Even now, I question the environmental impact of the contaminated water from the town that is being piped into Lacombe and Blackfalds Lake. There is not enough capacity in the current holding ponds to have a proper filtration system before the water is placed into Lacombe and Blackfalds Lake. I have attended several meetings regarding this issue and am disappointed in how the whole situation was handled. Before more land is developed, there needs to be a better plan in place and the people, land and wildlife downstream should not be negatively impacted. In addition, if there are currently any legal or governmental issues regarding the contaminated water not resolved- then more land should not be annexed or developed until those issues are resolved.

My last concern is that I believe labeling the Soper developmental plan a wildlife corridor or an environmental reserve misleading. The current public path through the land has already disturbed and negatively impacted the wildlife corridor and, in all honesty, has attracted a rough crowd (drug deals, vandalism and theft issues in the area). Any development on land- whether that is a senior home, residential home, industrial building or even a path- damages the wildlife corridor. If animals must travel through man made buildings or paths to reach a destination, I do not consider this a suitable wildlife corridor. If you would like to see a wildlife corridor, please contact me. I will show you what my parents have personally financed and dedicated their time to that has enhanced and protected the environment and all species within it (on the annexed land of NE 36-39-27-W4 alone, my parents have planted thousands of trees and fenced off over 30 acres of forested and wetland areas).

I realize that all towns need to grow, however, we did not get to choose whether we were annexed into the Town of Blackfalds. In 2009, we tried to be excluded from the annexation. Unfortunately, none of us were on Lacombe County Council at the time, unlike Cliff Soper who was originally included in the annexation but was able to opt out of it at the time. As producers, we respect and appreciate the land and want to continue to farm for many years to come, however, the hurdles we have had to jump through to maintain our livelihood that benefits the local community and beyond is getting to be a heavy load to bear.

Sincerely,

**Section 17(4)(g)(i)**

**\*\* Would like to be contacted when there is a Tribunal meeting or if there is an opportunity to discuss matters with the Provincial Government**

April 30, 2021



To: Preston Weran,

We are writing this letter on behalf of the agricultural producers with annexed farmland north and east of the Town of Blackfalds on the east side of highway 2A. In 2009 the Town of Blackfalds annexed this Lacombe County land. Several landowners expressed concern and even wished to not be annexed (Gord and Nancy Graves and Jack and Bev Brennan). Despite their wishes, the land was still annexed as Blackfalds was growing quickly at that time and was forecast to be developed into this region within 15 years. Following the annexation, the property taxes were to remain at Lacombe County rates for 15 years. This outlined timeline is fast approaching and this annexed farmland is far from being developed. The land in question is being used solely for agricultural purposes, and will continue to be used for agricultural purposes in the foreseeable future. With this in mind, we ask that County of Lacombe tax rates be extended.

According to the Blackfald's Intermunicipal Development Plan (IDP)- the Town of Blackfalds population is estimated to be 15,000 in 2021. We are looking forward to the 2021 census, as we believe these projections were grossly inflated and reflected a stronger Alberta economy. With growth slowing, the annexed land is not going to be developed within the 15-year time frame. Therefore, this land will continue to be farmed, but we will be paying taxes that are no longer affordable. Even more confusing is that land across the road from annexed Town of Blackfalds land, on the north side of Lakeside Sargeant and the west side of C & E trail is to be subdivided by Lacombe County into 2.5 acre plots. Thus, these acreage dwellings will be paying County rates, but those actually farming agricultural land will be paying town taxes. Does this not seem inappropriate to you?

At this point in time, we are not using any of the town amenities and we do not plan to. We have been turned away from Town of Blackfalds dump and we will not be hooking into town water or sewer. There has also been very little protection to our operations from the police services that are based in Blackfalds. We have had to protect ourselves with gates and private security and are still seeing inordinate amounts of crime. Gord and Nancy Graves have even had 170 of our own bales destroyed by arson and no one has been held accountable.

Given that Lacombe County and Strathcona County are fairly similar in wealth and apparent support of agriculture; is it not reasonable that standards associated with annexed land into the town of Blackfalds and Fort Saskatchewan respectively be similar? Annexed land into Fort Saskatchewan pays Strathcona tax rates for 30 years.

Agricultural producers put food on the table for all Canadian citizens. We continue to meet this demand, but can only do so by paying fair tax rates that are suitable for what the land is being used for. As long as the annexed agricultural land is being used for agriculture purposes, Lacombe County taxes should be paid.



Sincerely,

Gord and Nancy Graves

Jack and Bev Brannen

Robert and Heather Graves

Blair Graves

Robert Jr Graves

Kevin and Rosalie Wesenberg

## **APPENDIX 15: MAY 10, 2022 COUNCIL DELEGATION PRESENTATION**



# Graves Farm Land Annexation

NE 36-39-27W4

# History

- We've farmed this land since 1973: purchased mid 1980's
- Land annexed into Blackfalds in 2008 **without** our blessing
- Expectations, services, and contributions from the town of Blackfalds have not changed
- The value of the property has escalated regardless of whether it is urban or rural

# Preamble (Lacombe County)

- We are lead to believe that Lacombe County supports the sustainment of rural agricultural
- Lacombe County was part of the decision to annex our property into the town of Blackfalds **against** our wishes
- A town tax rate for property used strictly for agriculture in light of a prolonged time frame prior to urban development is unreasonable and unfair



# **Request of Lacombe County**

- Decisive support on our behalf in communicating to the Town of Blackfalds that NE 36-39-27W4 owned by Gord & Nancy Graves remain grandfathered under the County tax rate as long as the property is used for agricultural purposes
- Or annexation reversal of NE 36-39-27 W4 back to Lacombe County

# Request of Town of Blackfalds

- The Town of Blackfalds extends the Lacombe County tax rate grandfathering clause until such time as the land is developed
  - or
- Annexation reversal of NE 36-39-27 W4 back to Lacombe County

# What's the Purpose of Annexation?

- Annexation is riddled with flaws
- Annexation is a curse to farmers
- Is it for planning purposes or a tax grab?
- Annexation works fine for immanent development; tax issues are a moot point
- Annexation regarding long term development is fraught with inconsistencies and betrayals

# Obvious Annexation Inconsistencies

- Our annexation into Blackfalds had tax relief grandfathered for 15 years
  - Vermilion River County - 30 years
  - Sturgeon County - 43 years
  - Leduc County - 50 years
  - Lacombe County- 15 years???
- County tax rate should remain in affect as long as land is used strictly for agricultural purposes
- Our land is used the same today as it was 15 years ago or 30 years ago

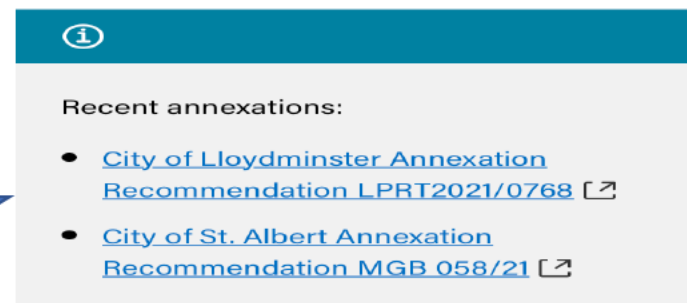
# The Two Most Recent Annexations on the Government of Alberta Website



On this page:

[Overview](#)

[Annexation board orders](#)



## Overview

- [Overview of the Annexation Process](#) [↗]
- [Annexation Application Checklist](#) ↓ (PDF, 31





# Residents of the County of Vermilion River Annexed into the City of Lloydminster – **THIRTY year grandfather period**

BOARD ORDER NO. LPRT2021/0768

FILE: AN14/LLOY/C-01

- (i) the municipal tax rate established by the County of Vermilion River, or
  - (ii) the municipal tax rate established by The City of Lloydminster,
- whichever is lower, for property of the same assessment class.

(2) Where in 2022 or any subsequent taxation year up to and including 2051 a portion of the annexed land

- (a) becomes a new parcel of land created at the request of or on behalf of the landowner
  - (i) as a result of subdivision,
  - (ii) as a result of separation of the title by registered plan of subdivision, or
  - (iii) by instrument or any other method,except where the subdivision creates a first parcel from a previously unsubdivided quarter section that is in use for farming operations, at the time of subdivision,
- (b) is redesignated, at the request of or on behalf of the landowner, under The City of Lloydminster Land Use Bylaw to another designation, or
- (c) is connected, at the request of or on behalf of the landowner, to water or sanitary sewer services provided by The City of Lloydminster,

subsection (1) ceases to apply at the end of that taxation year in respect of that portion of the annexed land and the assessable improvements to it.

(3) After subsection (1) ceases to apply to a portion of the annexed land in a taxation year, that portion of the annexed land and the assessable improvements to it must be assessed and taxed for the purposes of property taxes in the same manner as other property of the same assessment class in The City of Lloydminster is assessed and taxed.

FILE: AN14/LLOY/C-01

- (i) the municipal tax rate established by the County of Vermilion River, or
  - (ii) the municipal tax rate established by The City of Lloydminster,
- whichever is lower, for property of the same assessment class.

(2) Where in 2022 or any subsequent taxation year up to and including 2051 a portion of the annexed land

# St. Albert Annexation from Sturgeon County

BOARD ORDER NO. MGB 058/21

FILE: AN17/STAB/C-01

- (b) "Sturgeon County Land Use Bylaw" means Sturgeon County Land Use Bylaw 1385/17 in effect as of September 2, 2020.

2 Effective January 1, 2022, the land described in Schedule 1 and shown on the sketch in Schedule 2 is separated from Sturgeon County and annexed to the City of St. Albert.

3 Any taxes owing to Sturgeon County at the end of December 31, 2021 in respect of the annexed land and any assessable improvements to it are transferred to and become payable to the City of St. Albert together with any lawful penalties and costs levied in respect of those taxes, and the City of St. Albert on collecting those taxes, penalties and costs must pay them to Sturgeon County.

4(1) For the purpose of taxation in 2022 and in each subsequent year up to and including 2065, the annexed land and assessable improvements to it, excluding linear property,

- (a) must be assessed by the City of St. Albert on the same basis as if they had remained in Sturgeon County, and

- (b) must be taxed by the City of St. Albert at the rate that applies to the annexed land.

- (i) the municipal tax

- (ii) the municipal tax

(2) Where the annexed land or any portion of the annexed land

- (a) becomes a new parcel landowner

- (i) as a result of subdivision

- (ii) as a result of separation of the title by registered plan of subdivision, or

## FORTY-THREE Year Grandfather

4(1) For the purpose of taxation in 2022 and in each subsequent year up to and including 2065, the annexed land and assessable improvements to it, excluding linear property,

# Recent Annexation of Leduc County Residents into City of Edmonton

**50 year grandfather!**

5 of 29

The assessor of the City must assess, for the purposes of taxation commencing in the year of the Effective Date and subsequent years, the annexed land and the assessable improvements to it.

- 9.4 In order to allow the City to assess the annexed land, the County will provide to the City, as soon as practicable, and in any event no later than 60 days of being requested by the City, all assessment records relating to the annexed land and the assessable improvements to it.

## 10. Land Owner Transition Provisions

- 10.1 As consideration for the entering into of this Agreement, the parties agree that for taxation purposes after the Effective Date, and subsequent years, up to and including 2069, or such year as required to accommodate a year transition period, the Said Lands and assessable improvements to it, except for linear property:

- i. for any given year, must be taxed by the City using the lower of the tax rate for the assessment classification or subclassification that is

## 10. Land Owner Transition Provisions

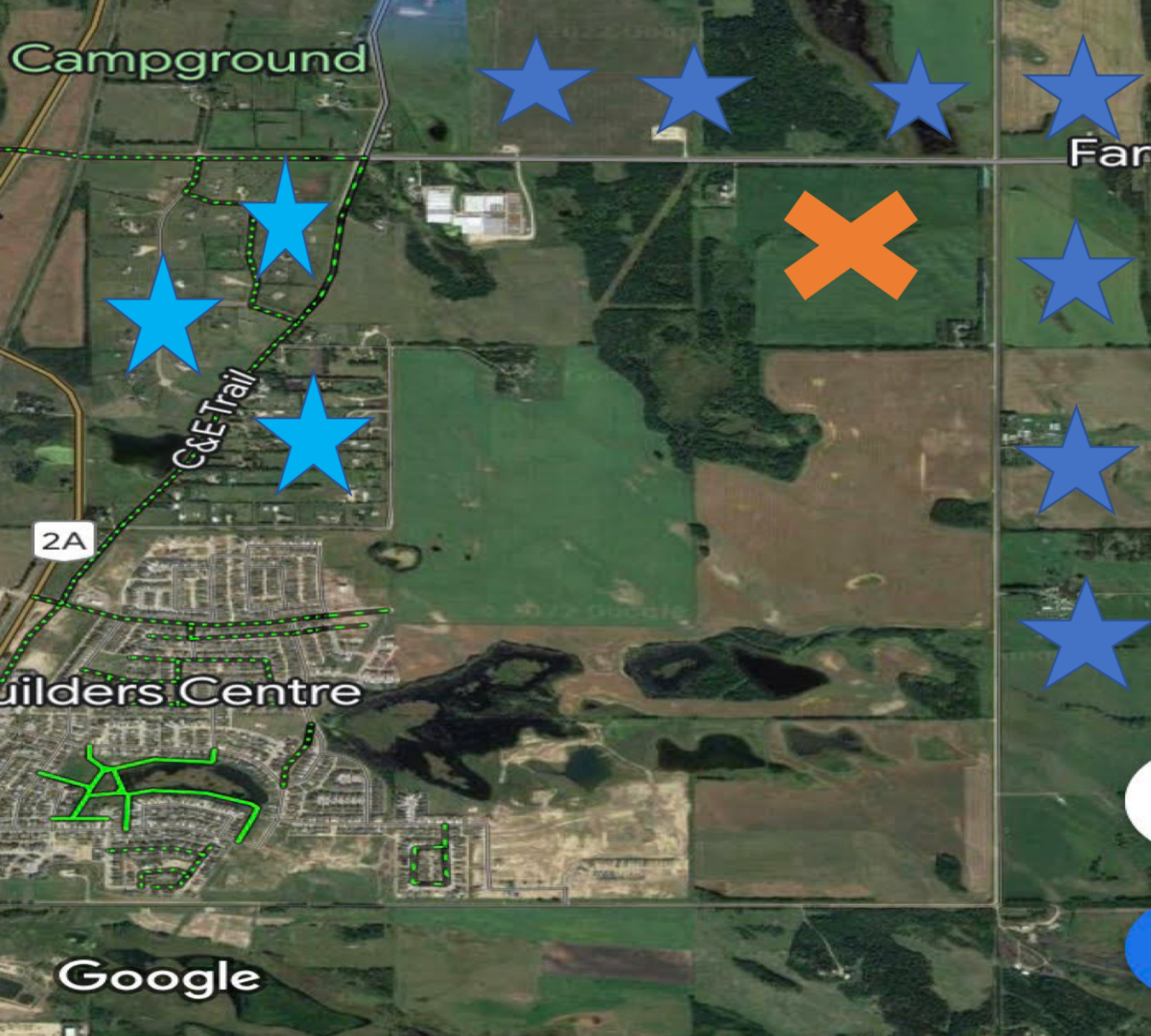
- 10.1 As consideration for the entering into of this Agreement, the parties agree that for taxation purposes after the Effective Date, and subsequent years, up to and including 2069, or such year as required to accommodate a fifty year transition period, the Said Lands and assessable improvements to it, except for linear property:

- i. for any given year, must be taxed by the City using the lower of the tax rate for the assessment classification or subclassification that is

# What is fair?

- We want our land treated the same as the ¼ sections across the road to the north...or to the east
- Lacombe County maintains the roads bordering the property, just like the properties across the road
- There are no services that we receive from the Town of Blackfalds that our neighbours to the north & east don't also receive
  - We can't even use the Blackfalds dump
- In fact, there was absolutely no benefit to having our property being annexed- vandalism, theft, trespassing, liability, fence repair





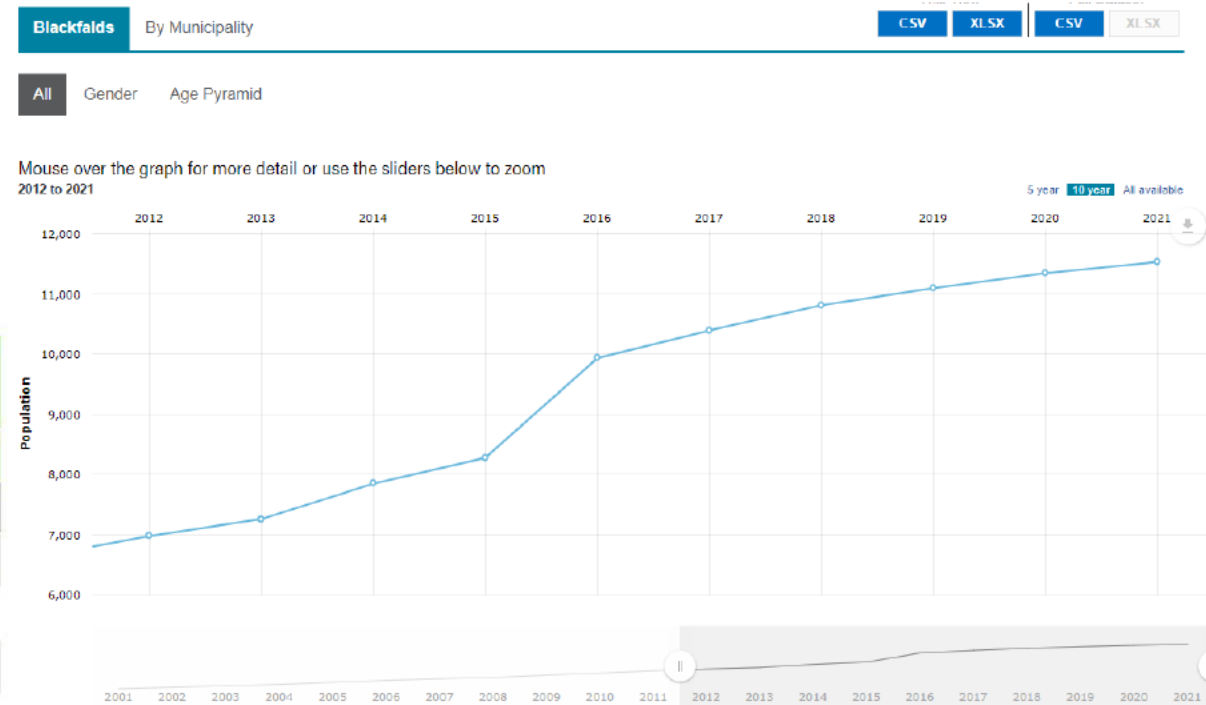
- ★ Represent Lacombe County Tax Rates for Agriculture Land
- ★ Represent Acreages that are paying Lacombe County Taxes
- ✗ is our Agricultural Land that we farm just like our neighbors to the north and east!



# Overestimation of Blackfalds Population Growth

**FIGURE 1**  
**POPULATION PROJECTIONS**

| YEAR | TOTAL POPULATION<br>EXISTING/PROJECTIONS |         | MUNICIPAL LAND<br>AREA DEMAND (HA)<br>EXISTING/PROJECTIONS |          |
|------|--|---------|--|----------|
|      | ALTERNATE                                | HIGH    | ALTERNATE  | HIGH     |
| 2018 | 10,125                                   |         | 1,689.20   |          |
| 2021 | 13,770                                   | 14,997  | 1,685.61   | 1,762.23 |
| 2026 | 19,918                                   | 23,708  | 1,791.22   | 2,344.98 |
| 2031 | 28,121                                   | 36,286  | 2,210.13   | 3,119.44 |
| 2036 | 38,844                                   | 53,469  | 2,765.36   | 4,077.43 |
| 2041 | 52,681                                   | 75,773  | 3,465.21   | 5,153.47 |
| 2046 | 70,286                                   | 103,634 | -  | 103,634  |
| 2051 | 92,054                                   | 136,903 | -  | 136,903  |



# **Overestimation of Blackfalds Population Growth**

- Blackfalds 2019 Intermunicipal Development Plan grossly overestimated population growth for the town
  - 2021 est. 13,770 - 14,997
  - 2021 act. 11,530

# Residential Building Permits

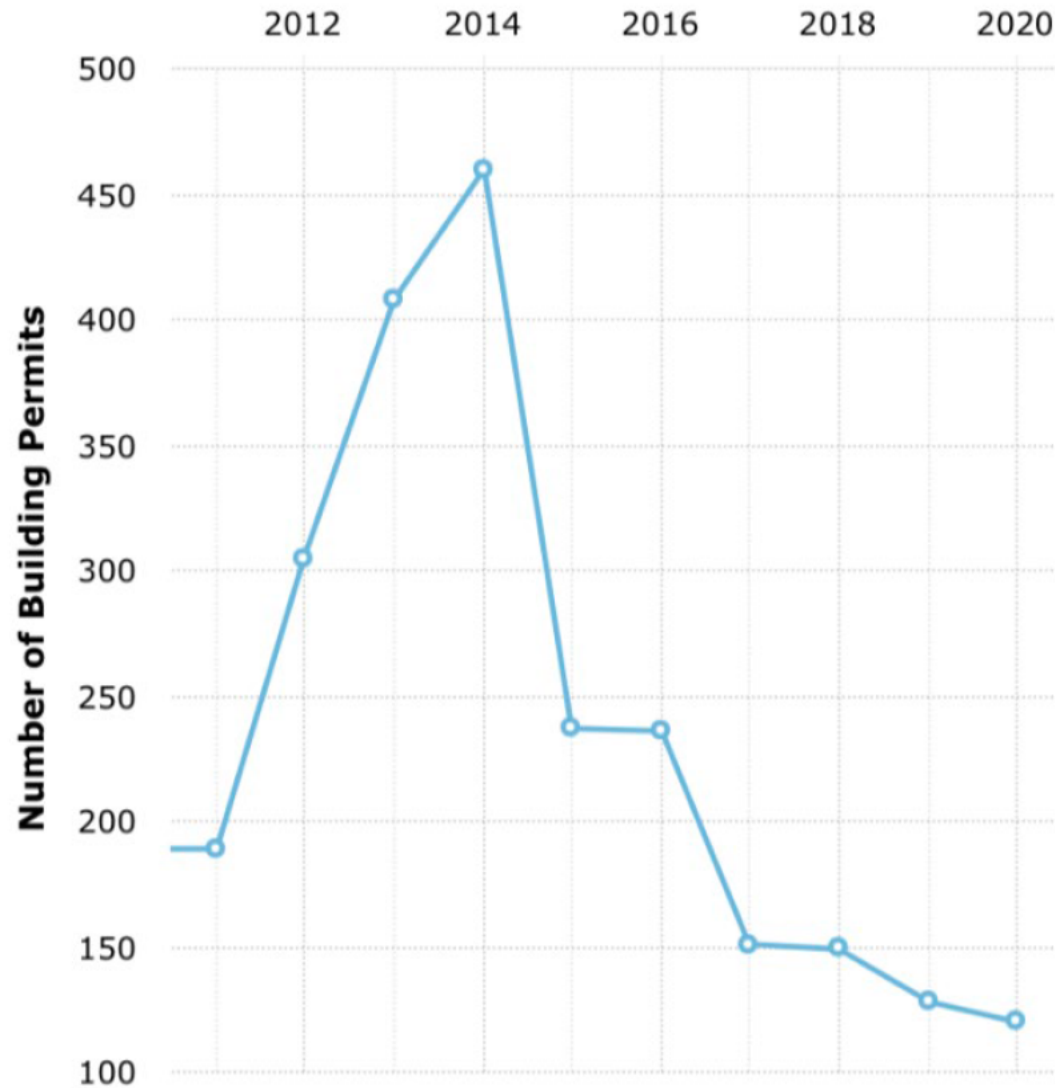
## Breakdown

| Row Labels                | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | Grand Total |
|---------------------------|------|------|------|------|------|------|------|------|------|------|------|------|-------------|
| 4-plex                    |      |      |      |      |      |      |      |      |      |      | 2    | 1    | 3           |
| 8-plex                    | 2    |      |      |      |      | 1    | 2    |      |      |      |      |      | 5           |
| Accessory Suite           | 1    | 4    | 3    | 8    | 10   | 7    | 5    | 7    | 1    |      |      | 1    | 47          |
| Apartment                 |      |      |      |      |      |      |      | 1    |      |      |      |      | 1           |
| Duplex                    |      |      |      |      |      | 4    |      |      |      |      |      |      | 4           |
| Duplexes                  | 12   | 28   | 22   | 4    | 16   | 10   | 2    | 10   | 14   | 6    | 4    | 12   | 140         |
| Finishing SFD             |      |      |      |      |      |      |      |      |      | 1    |      |      | 1           |
| Mobile Home               |      |      |      | 2    |      |      |      | 2    | 1    |      |      |      | 5           |
| Mobile Home Placement     |      |      |      |      |      |      |      |      |      | 3    |      | 2    | 5           |
| Mobile Homes              |      |      |      |      |      |      |      | 1    |      |      |      |      | 1           |
| Mother in Law Suite       |      |      |      |      | 1    | 2    |      |      |      |      |      |      | 3           |
| SFD                       | 100  | 86   | 105  | 195  | 218  | 270  | 113  | 60   | 73   | 26   | 17   | 22   | 1285        |
| SFD                       |      |      |      | 1    |      | 1    |      |      |      |      | 1    |      | 3           |
| SFD & Detached Garage     |      |      |      |      |      |      |      |      |      |      | 1    |      | 1           |
| SFD (fire rebuild)        |      |      |      |      |      |      |      |      | 1    |      |      |      | 1           |
| SFD w/ suite              | 1    |      |      |      |      |      |      |      |      |      |      |      | 1           |
| SFD w/Accessory suite     | 1    |      | 5    | 4    | 4    | 3    | 3    | 4    | 1    |      |      |      | 25          |
| SFD w/Mother in Law suite |      |      | 1    |      |      |      |      |      |      |      |      |      | 1           |
| Townhouses                | 24   |      |      | 3    | 48   | 20   | 1    | 51   | 49   | 26   | 20   |      | 242         |
| Townhouses                |      |      |      |      |      |      |      |      | 1    |      |      |      | 1           |

New residential dwelling  
development permits:  
2019: 45  
2020: 38

How many residential  
building permits are  
typical per quarter  
section?

Saved from:  
<https://regionaldashboard.alberta.ca/region/blackfalds/number-of-building-permits/#/>



## Total Building Permits Town of Blackfalds

Rapid growth has subsided

# Annexed Undeveloped Land

FIGURE 2

EXISTING LAND USE BREAKDOWN, BLACKFALDS 2018

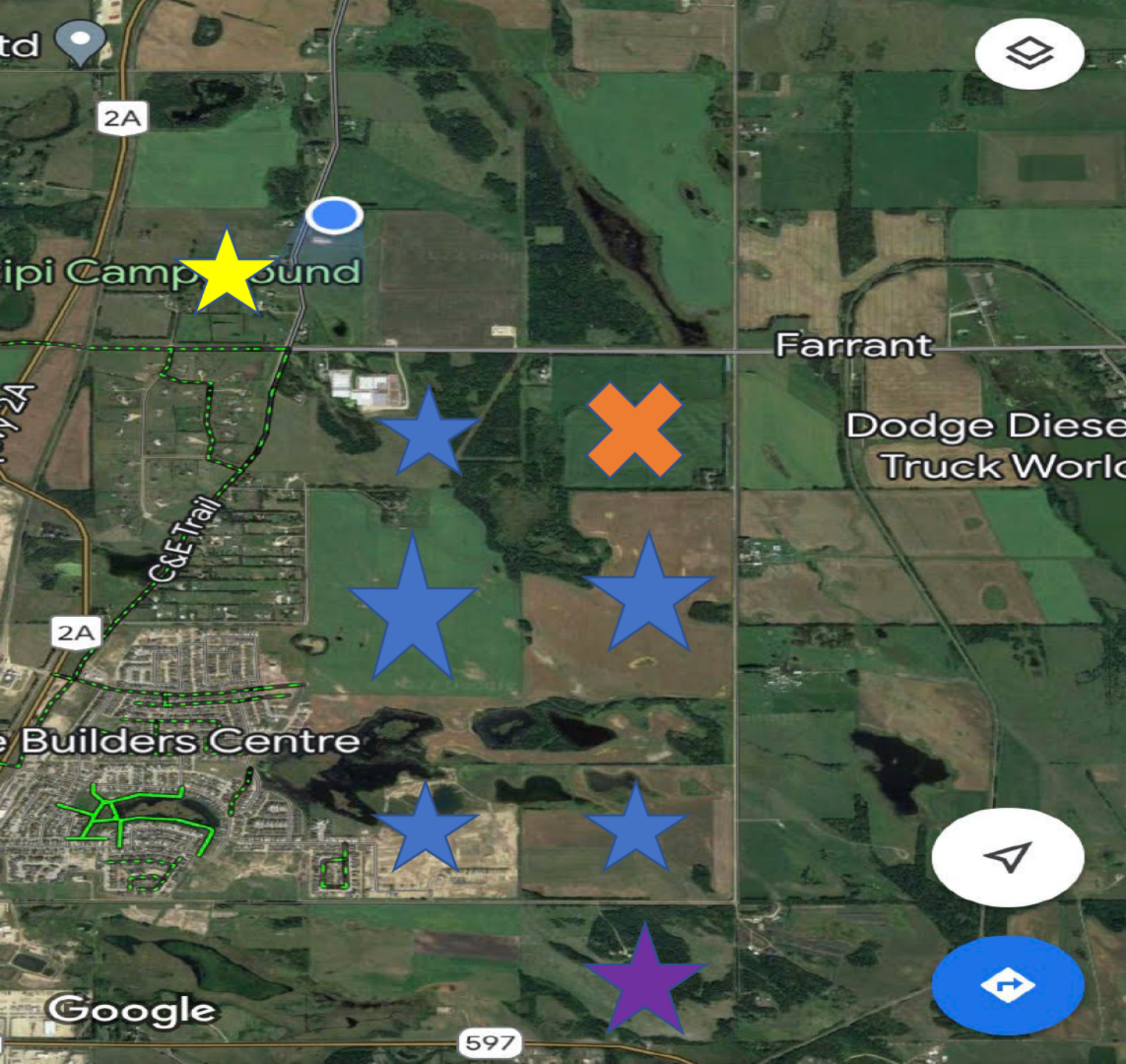
|                    | HECTARES        | % OF DEVELOPED | % OF TOTAL    | HECTARES/1,000 |
|--------------------|-----------------|----------------|---------------|----------------|
| <b>DEVELOPED</b>   | <b>614.24</b>   | <b>100.0%</b>  | <b>36.4%</b>  | <b>60.67</b>   |
| Residential        | 348.56          | 56.7%          | 20.7%         | --             |
| Commercial         | 24.64           | 4.0%           | 1.5%          | 2.43           |
| Industrial         | 105.59          | 17.2%          | 6.3%          | 10.43          |
| Other              | 135.44          | 22.1%          | 8.0%          | 13.38          |
| <b>UNDEVELOPED</b> | <b>1,071.96</b> |                | <b>63.6%</b>  |                |
| Residential        | 728.01          |                | 43.2%         |                |
| Commercial         | 141.60          |                | 8.4%          |                |
| Industrial         | 202.35          |                | 12.0%         |                |
| Other              |                 |                | 0.0%          |                |
| <b>TOTAL</b>       | <b>1,686.20</b> |                | <b>100.0%</b> |                |
| Residential        | 1,076.57        |                | 63.8%         | --             |
| Commercial         | 166.24          |                | 9.9%          | 16.42          |
| Industrial         | 307.94          |                | 18.3%         | 30.41          |
| Other              | 135.44          |                | 8.0%          | 13.38          |

- Over half of the land within Blackfalds town limits is undeveloped, so when will our 1/4 be developed...given that it's the furthest away?
- Blackfalds Annexed More Land than they Required



# Lands Competing for Development

- More development property annexed by Blackfalds means a prolonged development of our property
  - Current undeveloped land
  - Cliff Soper annexation
    - We oppose the annexation of the Soper property until such time as our issues are resolved
  - Lacombe County's blessing to an acreage development directly north of Lakeside Sargeant Road



- ★ Annexed land East of Hwy 2A yet to be developed
- ★ Acreage development plans for Lacombe County
- ★ Cliff Soper annexation
- ✗ Our Annexed Agricultural Land





# Conclusion

- Development projections were realistic in 2008...in a booming economy; reality has proven otherwise
- The 15 year grandfathering County tax clause may have been reasonable in 2008, but it isn't today
- Our agricultural land farmed in a similar fashion as those neighbours across the road to the north & east should be treated from a tax perspective just like their land, which is in Lacombe County
- The Cliff Soper annexation request should be denied unless our request is met, given that there's already a huge excess of annexed property

## **APPENDIX 16: OCTOBER 6, 2022 ANNEXATION APPLICATION WITHDRAW REQUEST**

**From:** [csoper](#)  
**To:** [Jolene Tejkl](#)  
**Cc:** [Karie Ackermann](#)  
**Subject:** Update  
**Date:** October 6, 2022 8:11:50 AM

---

Hi Jolene. I have been away looking after a few issues. I guess that I have decided to not pursue annexation which for me would have given me a new purpose in life. I do not want to get into a squabble with relatives and neighbours and certainly not spend significant amounts of money pursuing something which has little chance of success. I also discussed this with a friend who deals with annexation in Edmonton – he says that the chances of success are very low. In any event, I will talk to the County to see if something could be done with them but I doubt if it is possible considering their rules and regulations. Eventually, I will have to talk to Eagle Builders as they would have been involved. The part I was really interested in was the building of a “retirement” community near the park which would have been a valuable asset to the community and to many individuals. I now have to make new plans.

Thanks for taking the time to consider this. I will be in touch as things evolve.

Cliff

Sent from [Mail](#) for Windows



---

**MEETING DATE:** May 15, 2023

**PREPARED BY:** Rick Kreklewich, Director of Community Services

**SUBJECT:** **Westwood Drive Parking Public Feedback**

---

## **BACKGROUND**

In 2016, the Town of Blackfalds purchased land at 5101 Westwood Drive for the purpose of providing parking for a future arena expansion. At the June 11, 2018, Council Workshop, parking capacity at the Multiplex site was discussed as part of the Civic Facilities Master Plan. The planned parking area would also include trail development, linking the downtown core to recreation amenities such as the All-Star Park and the Bark Park.

Initially, when considering parking at the Eagle Builders Centre (EBC), the current Beyond Food Hub site and Support Services Centre were used in the parking calculations for the project. These locations would have provided an additional 65 to 75 stalls. Since that time, Council decided to repurpose these buildings to meet community needs.

## **DISCUSSION**

With a need for additional parking on the EBC site, Administration brought this item before the Standing Committee of Council on March 20<sup>th</sup> for further direction on how to proceed. In that meeting, Council asked that we engage residents through an Open House which happened on April 12<sup>th</sup>, 2023 at the Servus Credit Union Public Library. The Open House was well attended. Two hard copy feedback forms were received and entered into the survey comments attached.

On April 17, 2023 a delegation of homeowners from the Westwood Drive area provided their concerns about the consideration of additional parking at 5101 Westwood Drive. Administration has provided a list of responses in the attached document.

The Town received a total of 72 responses from residents from March 31<sup>st</sup>, 2023 to April 18<sup>th</sup>, 2023 regarding the Westwood Parking Lot proposal. This feedback was gathered at the Open House as well as from our website. Of the 72 responses, 43 were in favour (59.72%), 19 were not in favour (26.39%) and 10 were unsure or needed more information (13.89%). A copy of the comments provided is attached.

Administration reviewed the comments provided by residents both through the survey and at the Open House. When reviewing the comments that were in opposition to the project, one of the suggestions was to consider other potential locations for a parking lot. The Town currently owns a thin area of land at 5405 Broadway Avenue that could be used for parking. It was also suggested that the Town consider expropriating areas adjacent to the current parking lot. Council and Administration could consider the feasibility of these options for future capital planning. Additional parking areas at the Community Centre and Civic Centre have been established with limited use during more well-attended events at the EBC.

Moving forward, Administration will defer any further work on this initiative until appropriate funding is sourced through the capital budget process and the required direction from Council, if any.

**FINANCIAL IMPLICATIONS**

The opinion of probable cost for this project cost is estimated to be in the range of \$1.6 Million, with \$1.2 Million of the cost for the parking lot and the remainder for the trail network system. As this project was outside the current capital planning window, Administration will defer this project for future capital discussions. If the project were to move forward, more detailed costing and funding would be provided when tenders are received.

**ATTACHMENTS**

- Westwood Drive Parking Concept Drawings
- Westwood Drive Parking Renderings
- Survey Comments
- Resident Letter
- Delegation Information (April 17, 2023)

**APPROVALS**

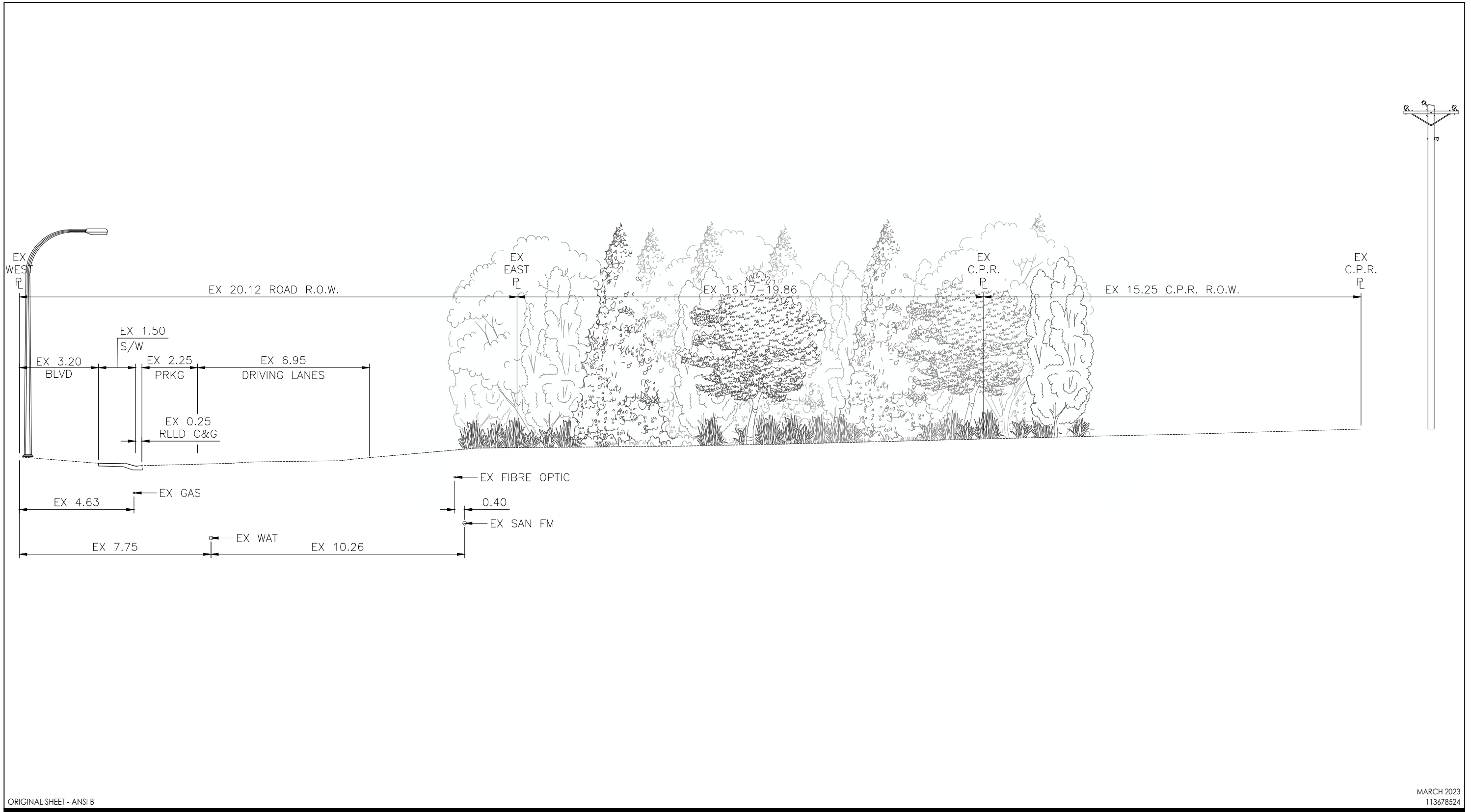
---

Justin de Bresser, Interim CAO

---

Department Director/Author

\\ca0002-ppliss02\shared\_projects\113678524\03\_cad\roads\91\_sketch\78524sk-2000-ex\_cross\_section.dwg  
2023/03/15 2:38 PM By: Campbell Scott



ORIGINAL SHEET - ANSI B

MARCH 2023  
113678524



Legend

1100 - 4900 50th Street  
Red Deer AB Canada T4N 1X7  
www.stantec.com

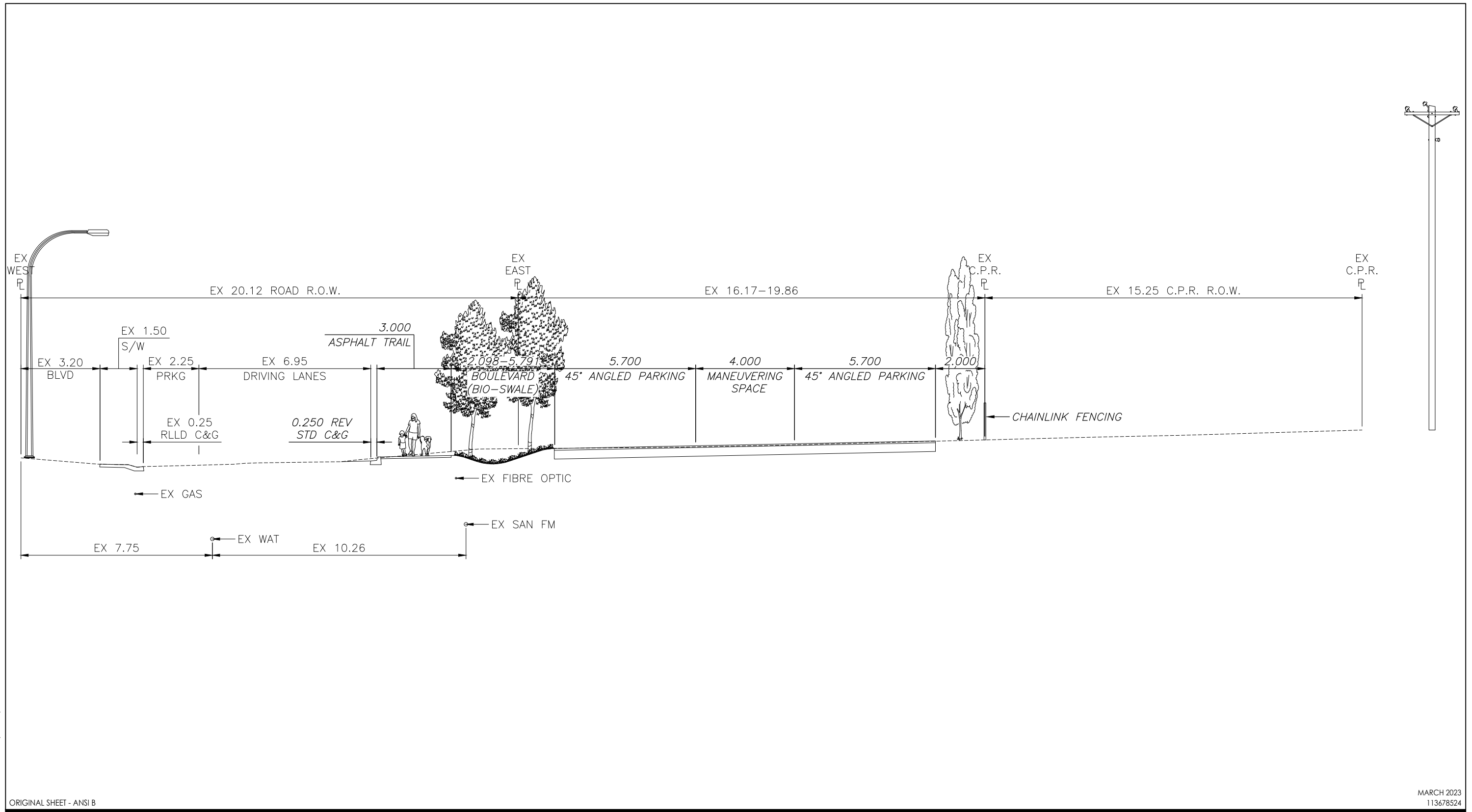


Client/Project  
TOWN OF BLACKFALDS  
WESTWOOD DRIVE PARKING LOT

Figure No.  
1

Title  
WESTWOOD DRIVE EXISTING  
CONDITIONS CROSS SECTION

\\ca0002-pplss02\shared\_projects\113678524\03\_cad\roads\91\_sketch\78524sk-2001-cross\_section\_parking\_lot.dwg  
2023/03/15 2:38 PM By: Campbell Scott



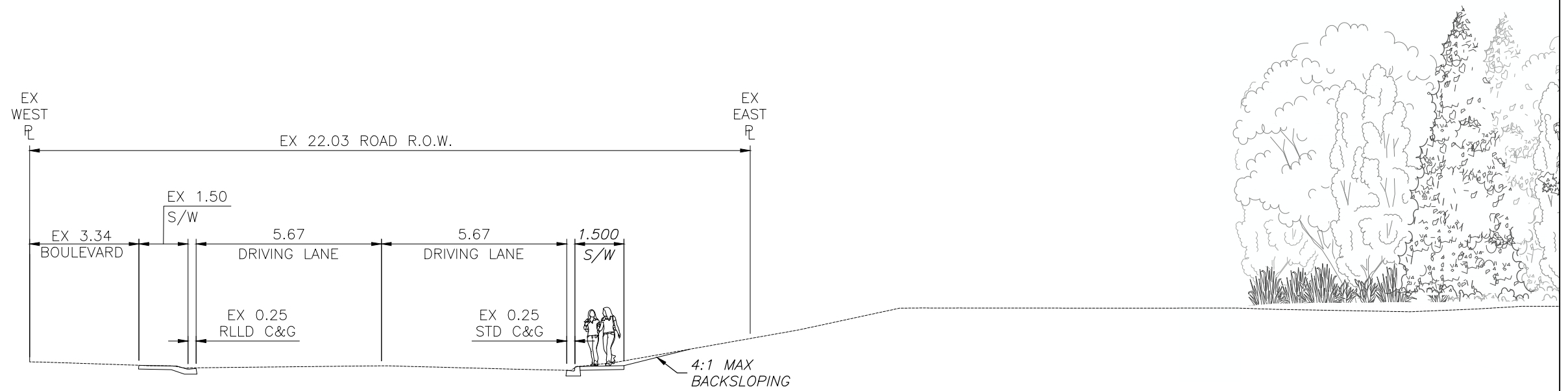
1100 - 4900 50th Street  
Red Deer AB Canada T4N 1X7  
www.stantec.com

Legend

Client/Project  
TOWN OF BLACKFALDS  
WESTWOOD DRIVE PARKING LOT

Figure No.  
2

Title  
WESTWOOD DRIVE PARKING  
LOT CROSS SECTION



\\ca0002-ppfss02\shared\_projects\113678524\03\_cad\roads\91\_sketch\78524sk-2002-cross\_section\_lansdowne\_avenue.dwg  
2023/03/15 2:38 PM By: Campbell Scott

ORIGINAL SHEET - ANSI B

MARCH 2023  
113678524



Legend

1100 - 4900 50th Street  
Red Deer AB Canada T4N 1X7  
www.stantec.com



Client/Project  
TOWN OF BLACKFALDS  
WESTWOOD DRIVE PARKING LOT

Figure No.  
3

Title  
LANSDOWNE AVENUE CROSS  
SECTION





NEW 1.50m MONOWALK TO TIE  
TO EXISTING MONOWALK.  
(POTENTIAL FUTURE WIDENING TO  
3.0m WOULD REQUIRE MEASURES  
FOR TYING INTO LARGE BERM)

POTENTIAL FUTURE  
TRAIL CONNECTION  
TO SOUTH STREET

- 1.50m SIDEWALK
- 2.50m SIDEWALK
- 3.00m ASPHALT TRAIL

MARCH 2023  
113678524



Client/Project  
TOWN OF BLACKFALDS  
WESTWOOD DRIVE PARKING LOT

Figure No.  
4

Title  
PEDESTRIAN CONNECTIVITY



1100 - 4900 50th Street  
Red Deer AB Canada T4N 1X7  
www.stantec.com





\\ca0002-ppfiss02\shared\_projects\113678524\03\_cad\roads\91\_sketch\78524sk-2004-parking\_lot\_layout.dwg  
2023/03/15 2:39 PM By: Campbell, Scott

ORIGINAL SHEET - ANSI B

MARCH 2023  
113678524



1100 - 4900 50th Street  
Red Deer AB Canada T4N 1X7  
www.stantec.com

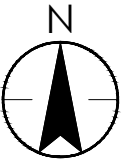


Client/Project  
TOWN OF BLACKFALDS  
WESTWOOD DRIVE PARKING LOT

Figure No.  
5A

Title  
WESTWOOD DRIVE PARKING  
LOT LAYOUT





\\ca0002-ppfss02\shared\_projects\113678524\03\_cad\roads\91\_sketch\78524sk-2004-parking\_lot\_layout.dwg  
2023/03/15 2:40 PM By: Campbell, Scott

ORIGINAL SHEET - ANSI B

MARCH 2023  
113678524



1100 - 4900 50th Street  
Red Deer AB Canada T4N 1X7  
www.stantec.com



Client/Project  
TOWN OF BLACKFALDS  
WESTWOOD DRIVE PARKING LOT

Figure No.  
5B

Title  
WESTWOOD DRIVE PARKING  
LOT LAYOUT WITH UTILITIES



# Eagle Builders Centre – Proposed Parking Expansion East of Westwood Drive

CONCEPT ONLY - FOR DISCUSSION ONLY  
THIS DRAWING IS AN ARTISTIC REPRESENTATION OF DESIGNS PREPARED BY STANTEC CONSULTING LTD. IT IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE. COPYRIGHT RESERVED.





# Eagle Builders Centre – Proposed Parking Expansion East of Westwood Drive

## CONCEPT ONLY - FOR DISCUSSION ONLY

THIS DRAWING IS AN ARTISTIC REPRESENTATION OF DESIGNS PREPARED BY STANTEC CONSULTING LTD. IT IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE. COPYRIGHT RESERVED.





# OPEN HOUSE

## Responses

---

*The following data was collected via the Open House on April 12, 2023 as well as the electronic submission form which was available to the public starting March 31, 2023 and closed Tuesday, April 18 @ 4:30pm*

# EBC Parking Lot Expansion (Westwood)

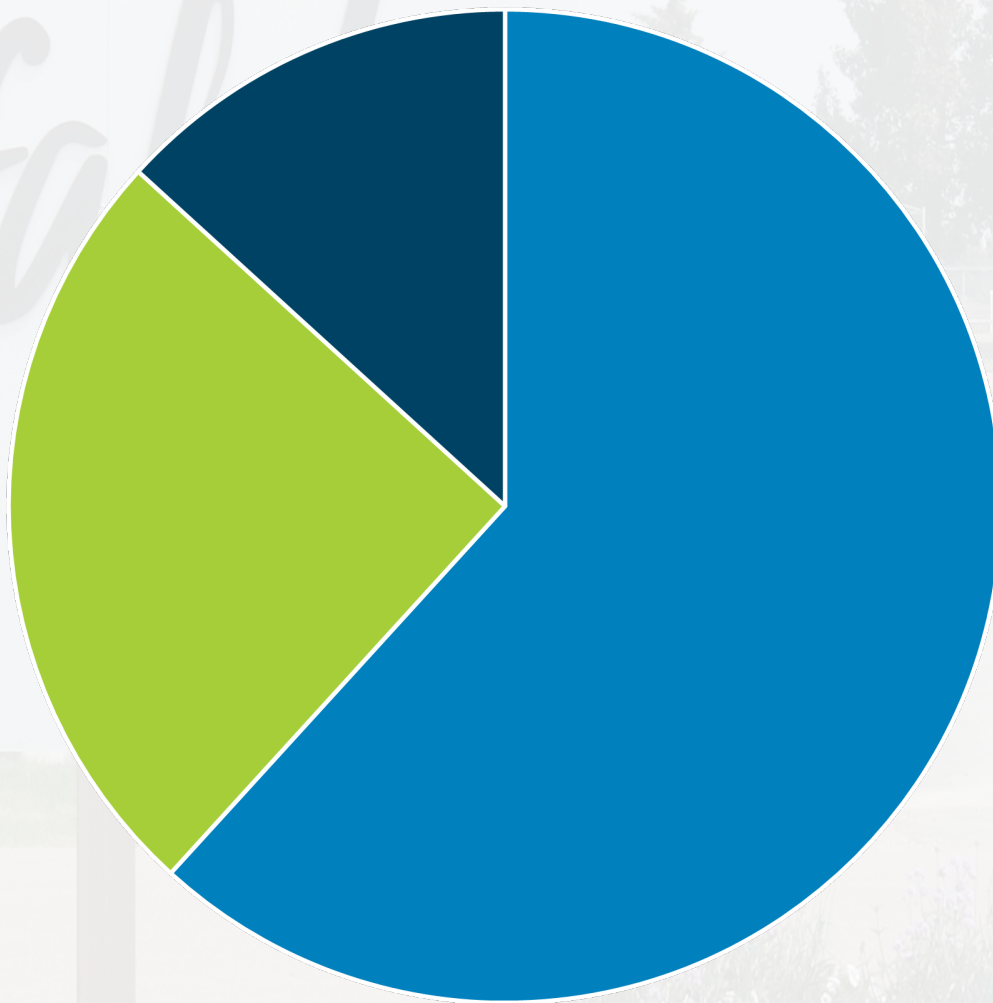
## Responses

---

**72 Responses were collected.**

- **43 in favour**
- **19 not in favour**
- **10 unsure / need more info**

EBC Parking Lot Expansion



■ In Favour   ■ Not in Favour   ■ Not sure / Need more info



*Please be advised some comments may be altered to hide personal information, slurs, swears, etc.*

| IN FAVOUR ( Comments )  |
|---|
| The parking is needed and it looks much better than the frail trees that are there now. Those trees there are nothing to look at and don't stop the train noise, you hear the train everywhere in town  |
| Good idea   |
| Parking is important for this multi-use facility. If there is room along the tracks to the south I think it would be beneficial to add stalls there.  |
| Any expansion to the vastly undersized parking lot at the Eagle Builders Centre would be a great improvement. When there are lots of spectators as there were in the 2023 play-offs, some people had to park a long way away. And I heard there weren't enough handi-capped stalls.   |
| Expand it   |
| Great idea  |
| Definitely need more parking, especially for other big events happening in the new building. Lived here for over 20 years and Blackfalds is growing quick.  |
| The parking is needed, the land is town owned and can't used for anything else. The look of the parking lot is much nicer than what is currently there, those home owners should be happy as long.  |
| Looks good!!!   |
| Parking lot expansion is a must in my opinion, and I like the plan of additional landscaping and the walking path. My other thought was the possibility of building new affordable/low income housing, and tearing down the current ones to the north of EBC for extra parking  |
| The proposed parking lot is a must have for the amazing EBC facility. The 104 spots will help significantly with parking issues and the proposed plan in my opinion would actually improve the sight line for the residents as the existing deteriorating trees would be replaced with new fresh trees and would help to clean up the area between the train tracks and the street. |
| Do it   |
| Yes   |

With the Town continuously developing and growing, I do foresee group activities at the arena & the # of minor hockey teams etc also expanding. I do feel having extra parking space is vital. In any community, changes are made to benefit the community as a whole, however, I don't live on that street and am sure I would feel differently if I did. Is there an option, possibly, to reduce the taxes for the houses on that street for a period of time while the construction is happening and until mature trees are put in. I'm sure having that noise buffer from the train removed would make a huge difference to the noise level for them. Maybe a small incentive in the reduction of their taxes for a fixed period may help.

Looks like a great option. Would be nice to reduce the parking congestion in the residential streets

It's a great idea, and is much needed. I say go ahead and do it.

This is a much needed addition to the EBC.

This would be great

Do it!!!! We need it!!

It's a great plan.. if you own the land already just do it ..

Great plan. Move ahead

Need more parking near arena

This is a great idea. The arena needs more parking to help with congestion!

I'm all for anything that adds more parking. You will not please everyone but we need more parking!

We need more parking spaces at the Eagle Builders Centre! Not having enough parking for current events makes some people not want to attend as it is too much of a pain to find a spot. Big vote yes for the new parking lot!

In favour: Design looks great. It is time that Westwood was opened for thru traffic.

As a resident of Blackfalds, knowing that the Town owns this piece of land with the intent to utilize as additional parking for the EBC, feel it is the Town's fiscal responsibility to move forward with this project. I do appreciate the efforts to doubly use this corridor as a connector trail to the south end of town for easy trail access to the dog park, ball fields, and other connecting trail heads.

the parking lot would make my neighborhood safer and less congested



Use the land already owned by the Town on Westwood for additional parking. Keep Westwood a dead end street to prevent through traffic with signage for local traffic only - similar to the gravel section of South Street by the elementary school. The additional parking area on Westwood should be one way heading south with the only exit at the south end onto Landsdowne - this will keep traffic from using it as a short cut to go north through the parking lot to the Broadway-Womacks intersection. People will always park as close as possible to the doors, purchasing additional land further away north on Broadway is more an expense to taxpayers. The pictures of what the Westwood parking lot would look like are much nicer than what is currently there - many dead trees. The debate isn't that there is a parking issue, that's established but not using the land the Town already owns closer to the arena to purchase land further away wastes not only the initial purchase but further land purchases to aid parking in the future.

I like the concept

I support this project. As a supporter of the bulldogs and user of the facility. This project is well needed.

More Parking is clearly needed, there is not anywhere else to park. Any other areas to put additional parking are too far, people will park as close as they can to the facility. The renderings look much better than the current situation of dead brush. I would assume the proposed renderings would increase the sightlines and property values on Westwood. Opening Westwood would alleviate bottlenecks when large events finish and help keep traffic from the Broadway Womacks intersection. Westwood residents should have a parking pass for the front of their houses, anyone else can park in the parking lot.

We need more parking and that location is perfect (Westwood) especially 104 which will alleviate the congestion around the arena. I like the 3D renderings that shows how it will look and it sure cleans up the area and will make that area more attractive.

This is a valid option to increase usability of the arenas. the congestion in the area and frustration attempting to find a spot or leave during or following an event needs to be addressed. Primarily it has been caused by hockey related events. I am hopeful with this parking expansion the facility will be utilized for the many other events which the facility was originally pitched to the residents. Concerts, trade shows, indoor summer sports, something to attract more options for usage.

Yes, build this. We already bought the land, May as well use it for what we need!

I think the past months have clearly indicated that more parking is necessary, it also has proven that people will not walk any distance at all and as so often has happened will block residents in, park where they shouldn't. I don't think it is too much for a resident to ask to be able to park within a reasonable distance of their home. If the land is available I think it should be used for parking. If you choose a location any farther away it is my fear that it will not be used.

More parking is great, anything to get people off of the streets and away from driveways will be helpful, however a noise barrier (fence or berm) would be a great idea beside the tracks.



|   |
|---|
| This building badly needs parking as the original proposed buildings slated for additional parking are still there. The overflow onto Westwood Drive and Womack's Road during events is crazy.  |
| This is so greatly needed! I hope this goes through to support our community  |
| Definitely need more parking. Those opposed need to realize that growth should be expected in any town! Some are not good with change!  |
| Not opposed to the parking expansion, but make the lot is usable for other events, not just parking (e.g. markets, music, special events, commercial displays, food trucks, etc ) and include some other features such as trees, landscaping, windbreaks, garage bins, paths, lighting so it's not just a bare lot. Avoid use of concrete islands / barriers that limit traffic flow and limit other uses (e.g. the concrete islands in the existing lot at Eagle Builders Centre are annoying). Ensure design for multiple types of vehicles including RV's, buses and trailers. Update parking regulations for the lot, e.g. no overnight or long term parking, or consider gating entrances. |
| We need more parking. Period so do what needs to be done  |
| We need more parking at the EBC and I believe this location makes sense. I think it will look better than what is there now. I also like the pathway connection.  |

| NOT IN FAVOUR ( Comments )   |
|--|
| Not in favour. How many parking spots does the arena need? Not everyone in town is a hockey fan and that kind of money should be something voted on. The only saving grace for those people who live in that street is most of the time it's a quiet dead end street and to a of trees buffering the train. I'm sure there are better things to spend 1.6 + mill on to benefit all citizens. |
| This id ridiculous to cut down all Those trees and ruin a much need green space and train barrier for all those home owners. Our mayor and council must be able to find a better option. Perhaps the huge open field behind the house on the corner of Broadway and Womacks. Come on, the complete disregard for the citizens of this town is getting absurd.                                |
| Please don't knock down any more trees. We need these mature trees for many reasons in Blackfalds  |
| No   |



It would be nice too see instead of infuriating more residents we try for other less intrusive options. Could we not invest in signage or volunteers to direct traffic to overflow parking? Especially for nice weather events. I realize that on cold evenings walking farther away is not a welcoming option, but I doubt you are saving many steps by parking at the farthest space in the proposed parking lot. I think residence who are affected by the parking congestion with high attendance games and events would be appreciative of a valiant effort to have visitors park in over flow. From tournaments to AJHL games to concerts, we seem to be able to find volunteers for every other need. eg selling 50/50 tickets and alcoholic beverages. Maybe if volunteers could be incentivized by discounted ice costs to minor hockey parents, special seating for games etc. it could give residents the peace of mind that the community is excited to hold these events, but also sympathetic to the strain on the neighborhood surrounding the arena. We attended two sold out AJHL games this season, we walked both evenings to not add to the issue. Both times walking past overflow at the community centre that had many available parking spots. Limited signage. I think we could do better by starting there.

If I lived in that specific area, I totally understand not wanting the additional parking and the removal of the trees and the argument of the decreased value of the homes in the surrounding areas. Having actual accessible transit( not our 2 local cab companies) when events are being held at the Eagle centre would eliminate alot of the parking situation.

This is ridiculous. Buy the parking lot house. Buy the house across the street north of that house. And build an actual decent parking lot. We don't need 104 stalls. We 400+ stalls. If you've actually attended a bulldogs game or a minor hockey tournament weekend you would know that 104 stars is laughable. We have a beautiful complex. Not a single person that enters the EBC can believe we have such an amazing building in blackfalds Now do right by it and build a parking lot that will actually accommodate 1700 people attending a Bulldogs game. Not to mention when the little guys have a tourney and there's 8 teams playing at once. That's 80 kiddos plus all their fans that are coming to watch and support. Buy the house. Pay fair market value. Don't be slimy like the CAO was when 'negotiating' a few years ago for the parking lot house. And then build a proper parking lot. This is what should have been done all along.

Don't approve

Why don't you expand in that huge empty space beside the storage lot on Broadway. Seems cruel and rude and ignorant to smash the trees to get a few cars and ruin those home owners views. To look at an ugly lot and full train. I live by the rink right behind it We can suck it up for the few times a year the Bulldogs have playoff games. Dont expand westwood it will cause more problems in the long run.

For the maybe 20 days that the parking is not sufficient for events it's a heavy charge for a parking lot we need some streets paved.

Let's not spend more on that arena and all that's accompanying it. For a taxpayer that does not see using it I would prefer more bike trails, and plowing and maintaining current trails and fixing roads more of a priority



Please do not cut down what little trees Blackfalds already has. You already have a wide open field that has forever had a lease sign beside the now single house on Broadway just North of the arena.

We do not need to keep tearing this what used to be a nice town apart. The trees provide homes to wildlife and a sound barrier for the train. The arena should have never been twinned in the location it is at and now the traffic and mess surrounding it is horrendous. There is open field near the graveyard if you need to make more parking. This town is no longer small town feel, it has been completely destroyed from what it used to be. I'm very ashamed at the lack of understanding for what the town thinks the people want. The fact that they secretly pass all these stupid bylaws, new parking lots is astonishing. The stupid alignment of the roads over the side track have got to be the dumbest planning on earth. As someone who has lived here for 40 years I do not tell anyone to move here and I do not promote anything in this town anymore. You should all be ashamed of what could have been an amazing arena near the all diamonds right off the highway with zero traffic issues through the middle of town.

Really don't even know why this is a topic! One epic fail after another! I have nothing against hockey or having a twin arena I actually believe it is great for Blackfalds , HOWEVER, the process the location and the parking MESS town council and the mayor have made for the people who pay the taxes for all of this then to have their home values affected because of it, we all have a right to expect the town to respect all tax payers and their property! If you think this looks good for the town think again , even people that don't live here laugh at the lack of logic in putting this together!! Yes they will still come out and watch the games and enjoy the facility but would any of them want to deal with it NO. Not many! Leave the trees alone both side of the track enjoy need them for different purposes. Parking could be down at the ball diamonds with bussing provided to the arena for a minimal charge to the ticket holders.

Please! No more concrete islands. The existing ones rival the worse ones in YYC. They cause accessibility problems for older folk having to climb curbs, as well as other folks with physical or visual challenges. Flat surfaces work best . Truly.

There should not be permitted EBC parking in RESIDENTIAL AREAS

This is a bad idea, but will you listen to the homeowners from westwood drive and surrounding area this time. If u want to start a business in your home in this town you have to get your neighbors approval and your home based business can not impact your neighbors at all, they have the right to say no. Yet when it comes to what the town wants to do you don't listen to the people it will impact.. You have divided the towns people and this community with the shitty choices that previous councils and the cao have made, dont continue on this path as a newer council. Don't devalue the homes on westwood drive by pulling down those trees for parking, this towns motto was a beautiful place to grow, but it is not that anymore and will be even less so if take down those big trees that have been growing there for years..



To all Town council members, if this was your street, how would you honestly feel? The off venue parking already in place is not being utilized. Parking bans during venue events should be put on all streets directly in front of houses to eliminate the concerns by surrounding residents. Yes, everyone is to have off street parking, but it's still a nuisance to home owners. Put up the ban, give homeowners living there a pass, and then people attending these events will have to utilize the off venue parking lots. Use the existing off site parking lots and parking spots, and your problems should be solved, and the expense that goes with building a new parking lot should be gone. Walking from the community hall to the arena or town hall to the arena is not a big deal. Many other places you'd be paying big bucks to park further distances away, and there is always an option for drop off if someone in your vehicle is unable to walk from off-site parking.

1st - By opening up these proposed parking sites, you are decreasing the property value of all the homes in the area. When the property was sold/built, it was based on the berm between the railway and the houses. While this does not act as efficiently a noise barrier as a man-made one, it is prettier than concrete and metal will ever be. It must also be pointed out in this day and age, it is also eco friendly. Bleak concrete and asphalt will devalue all properties on Westwood. The area also acts as a transit corridor through town for wildlife, allowing them an area to transit the town with as little impact to it as possible. There are several areas that are currently open/unused that could be as readily converted to additional parking, such as your now-vacant maintenance area north of Womacks and the large blank area off Railway Street. Also, attracting more parking in the residential section of Town is causing parking problems for the local residents. Most of us do not dare leave the area for any reason because there will be no parking for us. (IE, grocery shopping and having to park 2 full blocks away from our property and carry the groceries home.) I would recommend the following - Provide local residents with stickers and post signs as tow away zones - Advertise at the door the alternative parking sites and provide a map - Have peace officers on hand to enforce parking restrictions Finally, I would like to point out that this area is zones R. 1, and, as is, effectively bans parking lot/businesses.



## UNSURE / NEED MORE INFO ( Comments )

Parking in the area is obviously an issue with the amount of users in the community that utilize the arena and library. Just curious is the plan is to completely remove all tree and habitat to build the parking area or will the entire area be stripped and then redeveloped with new young trees planted.

Parking needs to be added yes but we already have a HUGE problem with people racing down our street on Lansdowne EVERYDAY! So think by opening up the road will do more harm then good. There is a huge problem with speeding in this town. It's sad to say but seems like until someone is seriously hurt or killed before that will be delt with. Dropping the speed to 40 did nothing but make the speeding worse and there is a playground zone at the start and end of Lansdowne so people are definitely speeding through them as well. Also the trees you are proposing that will buffer the noise. Are they nice thick mature trees? What kind of trees are they? And if they will be little tiny baby trees how is that going to fix a noise problem. I love Blackfalds. I have lived her all my life. I have seen this town grow from 1000 people when I was little to 13000 now and have seen many changes. But this arena was very very poorly handled so I sure hope there will be a better idea to handle the parking and don't forget the big coach buses they need parking as well. During the showcase last year with all the coach buses driving all down our little residential streets and how they were parking was just ridiculous. So please make have that fixed as well I don't want my daughter to almost get hit again because they are to careless to look at people crossing at the cross walks. Thank you

More parking is badly needed...especially during a Bulldogs game, but that looks like it would be a nightmare for all the vehicles to back out of those stalls at the same time. I'm not sure what the solution is but I think it's really going to cause a bottleneck and alot of frustration. It's good though that the Town is trying to find a way to get more parking.

This looks nice, but I worry about the resale value of the homes around the arena and it's new potential parking lots. Seems like parking all over the place with lots of walking for people just to enjoy game and support our players will be hard for people with mobility issues!? Has there been any thought to building a parkade on the existing parking lot? I have no idea if that is even feasible but a thought? Would sure save on people having to walk across train tracks and down hills to get to the arena!

Very sort sighted proposal to target a treed wildlife corridor with an estimated \$1.2 million cost. Greater value would be to utilize that budget in acquiring and developing 5309, 5401,(5405 town owned lot) and 5409 Broadway Avenue. The proposed 104 stall lot will still fall short of the original requirements by 97 stalls. So I would ask, what is the next plan and location to build those stalls? A Centennial Cup bid proposal is no reason to make more mistakes yet again. The 428 stall requirement should have never been amended and approved.

If the parking lot goes through, can you please provide the library staff with some employee parking at the library's back door? Also, a 4 way stop at Broadway/Womack's would be wonderful. OR, have someone do traffic control when hockey games are on. Thanks! :)



I am impartial to the Westwood parking. But has the empty field north of the arena been considered? That may be a better solution especially with the Bulldogs considering a bid to host the Centennial Cup in the coming years.

Parking lot expansion or not, I think more needs to be done to encourage eagle building centre attendees to park in appropriate areas and use the overflow. This was a concern voiced by residents before the arena expansion was complete and we were assured attendees would be encouraged to park in overflow areas. Clearly that isn't working, and why would someone park 4 blocks away when they could park 1 ... Perhaps like in larger centres with insufficient parking near events, you could consider making the blocks immediately surrounding the arena permit holder only parking (for residents) during typical event times ? That would ease some of the resident nuisances as well as the numerous safety issues from those streets not being set up for that influx of traffic, people blocking fire hydrants, blocking residents in, impeding views at intersections and alleyways, jay walking, and numerous vehicles speeding up and down alleyways while trying to find parking. That way people would have to use the appropriate parking options made available. Please consider this as a viable option. As a resident in the immediate vicinity that has talked with several neighbors, we don't think much thought was placed in considering the impact on our neighborhood. Hopefully the town can reach a solution that alleviates the issue. We don't think the parking lot will be sufficient judging by the amount of vehicles that have been present lately, so these issues will still exist if other measures are not implemented as well.

I think that is a long way from the arena. I have mobility issues and would not be able to use these spots. Anytime I've been to the arena, the handicap spots are all full. If you get additional parking, could you add more handicap spots? Also, the existing parking lot is too tight. It seems like people are driving bigger and bigger vehicles. Some trucks need 2 spots or they stick out into the middle of the aisles. Please keep this in mind when developing another lot.

Are there other options to building a larger parking lot that fill the rest of the needs for the EBC or is it limited? What is the cost of maintenance for the parking lot if built?

April 12, 2023

Dear Blackfalds Administration and Council Members:

**Re: Eagle Builders Centre Parking Lot Expansion Westwood Drive Parkway**

I am writing today to express my concerns and ask for further clarification on the proposal presented at the Standing Committee of Council Meeting on March 20, 2023. I was in attendance for the meeting and have since received written notice of the proposal.

As a resident of Blackfalds for 43 years and a homeowner on Lansdowne Avenue North, my main concerns with the current proposal would be the removal of a wildlife corridor and natural noise buffer that the treed area creates for the adjacent homeowners and residents. At the estimated cost of \$1.2 million equaling \$11538.46 per stall, I am not in favour of the proposal and feel that this development will still fall short of the original requirement. Noted in Schedule C, PF – Public Facility District, Part 4.6.1 Parking & Access as 428 Stalls Required.

As of March 2023 I have personally walked the EBC parking lot and counted 228 stalls, one of which is strictly a loading/unloading stall. Even with those 227 stalls and the proposed 104 stalls we are still short 97 stalls as per 4.6.1 noted above.

A few more concerns that I have would be traffic flow during large events as guests navigate exiting both Westwood Drive and Westwood Parkway simultaneously onto Lansdowne Avenue North. They seem to be in very close proximity to each other.

While I appreciate the plan accounts for landscaping and tree replacement along the parkway it also raises a few questions, concerns and suggestions. I feel the planned trees on the east side of the parkway don't add any value and dependent of the species planted may eventually interfere with the CP Rail ROW. I would suggest the same amount of trees planned for the east side instead be utilized on the west side to develop a double row. It may lessen the loss of the natural trees to those homeowners directly adjacent and I would also suggest selection of a fast growing species to be prioritized.

Further to the potential removal of the existing trees, the southern most area identified for Snow Storage does not show any planned tree replacement. How many of the trees will be removed in this area? Will there be any tree replacement? Will the area be maintained year round? The main reason for this question is that since the town purchased the lot in 2014 they have failed to maintain the grass and weeds in the area of the former mobile home and yard site. Which unfortunately has resulted in the spread of grass fires. I can see a potential safety issue with the proximity to Lansdowne Avenue North and the possible draw of children playing and exploring on the snow pile. Therefore, will the area be fenced on all sides? As I noticed this winter that all snow was removed from the EBC parking lot and trucked off site I would encourage the same approach be taken for the Westwood Parkway. As the equipment will be in the vicinity during snow removal of the EBC lot it seems to make sense to me. Simply by making that change would result in cost savings of tree removal, tree replacement, and fencing.

All that being said, I feel strongly that the estimated \$1.2 million for the Westwood Parkway could and should be utilized in addressing and correcting a few past errors and mistakes. First and foremost the current situation with the intersection of Broadway Avenue and Womacks Road. As part of the Gregg Street realignment the design and implementation has missed the mark completely. The new section of Womacks Road doesn't even align with the existing portion, creating an unsafe and frustrating intersection. How has a four way stop not been implemented to at least alleviate some safety concerns until we throw some more money at what should have been done properly to begin with?

EXPROPRIATION, the elephant in the room!! As the current administration has already proven their inability to negotiate in good faith and with the impending retirement of CAO Thompson. The recruitment of a new CAO may take too long to allow them a chance to correct past errors and truthfully negotiate in good faith! Expropriation of 5309 Broadway Avenue, 5401 Broadway Avenue and 5409 Broadway Avenue should commence immediately. Those three lots along with the town owned lot 5405 Broadway Avenue are the solution to the current situation. Development of 5401 will allow for full implementation of a safe effective intersection as well as the required parking in conjunction with the other lots mentioned above.



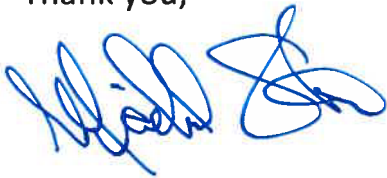
As the pressure is already on to finally get this right, lets add to it the councils unanimous approval to provide a letter of support for the Blackfalds Bulldogs Jr. A Club to host the Centennial Cup event in Blackfalds. If successful in their bid the event awarded could be as soon as May 2024! This is a 10 Team National event, Nationally televised and I fully agree it would be fantastic!!

So let's develop a Real plan, with Real solutions to the parking concerns, Real Respect for the neighbouring residents and homeowners and Real solutions to the safe access and intersections needed! Also Real transparency for the full cost associated with all the required projects associated with the development of the Eagle Builders Centre to all the citizens and taxpayers of Blackfalds.

Regretfully, our Mayor Jamie Hoover, was opposed to an Open House for public consultation regarding the proposal. Therefore you may notice that I have not included him as a recipient of my questions and concerns.

I look forward to the Open House and hopefully the beginning of a Real plan.

Thank you,

A handwritten signature in blue ink, appearing to read 'Michael Steer', with a stylized flourish at the end.

Michael Steer



Find address or place



Broadway Village Park

Broadway Avenue

Grigg Way

Stanley Street

5409

5405

5401

5321

5317

5325

5309

5305

5301

49134919

492749334939

5302

5125

5122

5120

5118

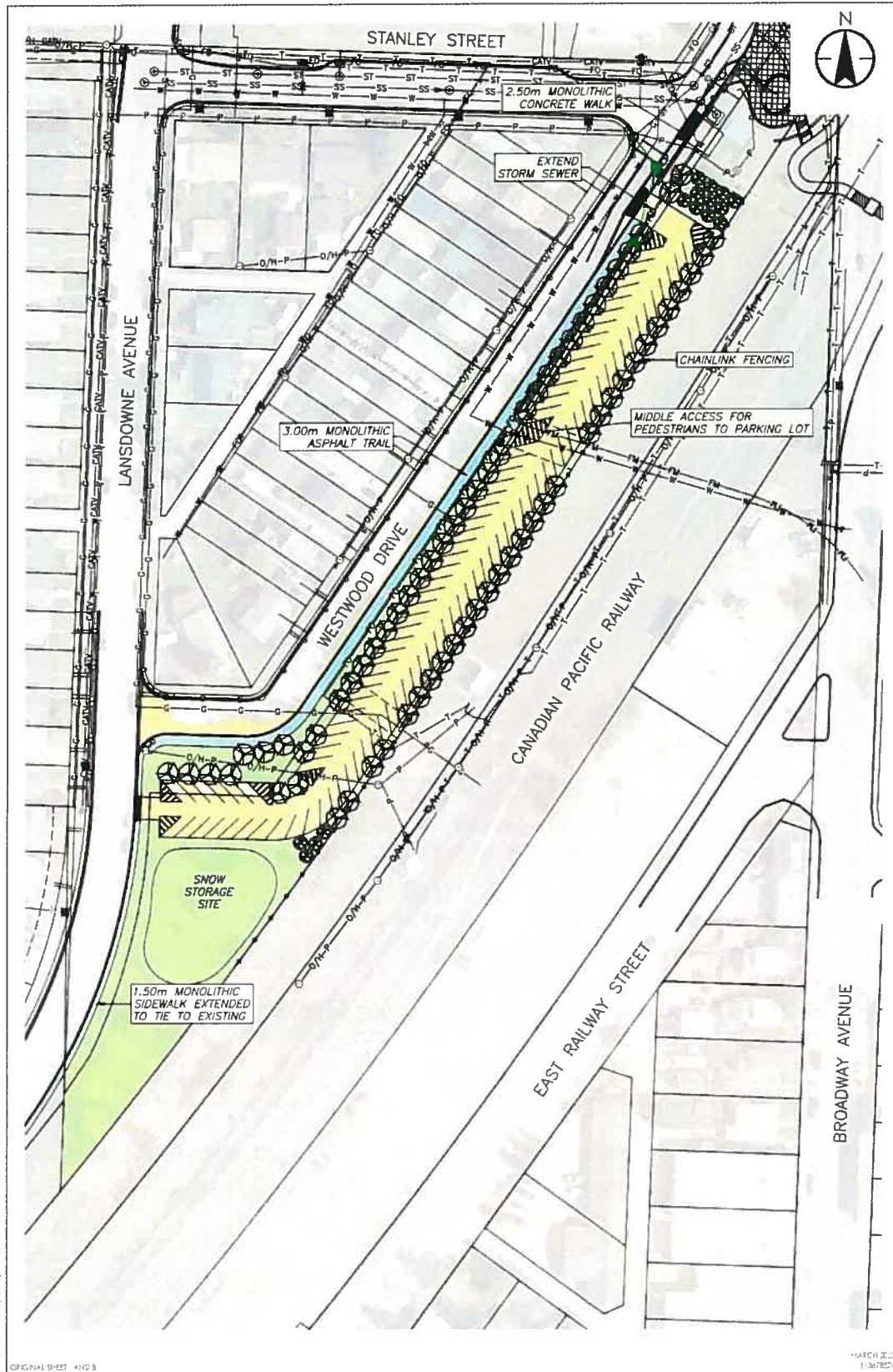
5018

5014

-113.795 52.383 Degrees

Maxar esri





1100 - 4900 50th Street  
Red Deer AB Canada T4N 1X7  
www.stantec.com



Client/Project  
TOWN OF BLACKFALDS  
WESTWOOD DRIVE PARKING LOT

Figure No.  
SB

Title  
WESTWOOD DRIVE PARKING  
LOT LAYOUT WITH UTILITIES



## **April 17, 2023 Delegation Information**

The following information was requested from the Westwood Drive homeowners that presented at the April 17, 2023 Standing Committee of Council as a delegation.

### **Rezoning**

In searching through our records, 5101 Westwood Drive was designated Residential Manufactured Home Park District (R-MHP) in 2015 and remained as such when the 2016 Land Use Bylaw was adopted on June 14, 2016. Sometime between 2016 and 2017 5101 Westwood Drive's district was changed to Public Facility District (PF), and no records of notifying the adjacent landowners have been found. When the 2022 Land Use Bylaw was adopted (April 26, 2022), 5101 Westwood Drive was already identified as PF District, and the new Land Use Bylaw carried forward this PF District on the subject property.

Administration did reach out to Legal to ensure the updated LUB meets the requirements of the correct land use district. Considering the amount of public consultation listed below, it was determined that there was an appropriate amount of public consultation.

### **Public Consultation**

- Local developers and builders were sent a notification that a new LUB was being created and sent a link to the draft in the spring of 2021;
- A copy of the draft LUB was posted on the Town's website during the summer of 2021;
- An Open House was held on August 24, 2021, for the public to provide comments on the draft LUB; and
- After First Reading was given to the new LUB (at the March 22, 2022, RCM), a public hearing was advertised in accordance with Sections 606 and 692 of the *Municipal Government Act*. The public hearing was held on April 26, 2022, at 7:00 p.m. in Council Chambers, and it offered the public an opportunity to speak directly to the Council about the proposed amendments by way of written submissions and/or verbal presentation at the public hearing.

Planning & Development can require an open house, or some other type of public engagement before a decision is made on an application, and the results of this public engagement will form a part of the required Development Permit Application. The Department will make this pre-application public engagement a requirement to be completed before submitting a Development Permit Application for a Parking Facility at 5101 Westwood Drive. It is important to note that adjacent landowners will not have the ability to appeal any decision made by the Development Authority for a Parking Facility at 5101 Westwood Drive as Parking Facility is a Permitted Use. That said, we will commit to working with the adjacent landowners to address reasonable concerns brought forth.

### **Water Drainage**

Water drainage for the project would be accommodated with a bioswale between the proposed parking lot and trail and it would include a stormwater drain.

### **Effect on Wildlife**

A wildlife study has not been performed as this project has not been approved by Council. If approved, Council can request this study to be performed.

**Increased Train Noise**

A noise study of the train has not been performed as this project has not been approved by Council. The trees proposed would be a combination of blue spruce and columnar trees. The tree replantation would occur in phase 1 of the project once the parking lot is completed. A construction schedule would have to be provided at the time of tender and work must be completed within the construction hours of 7:00am to 10:00pm as per the Town of Blackfalds Community Standards Bylaw. That said, construction would likely end much earlier than 10 pm each day.

**Increased Traffic**

Opening Westwood Drive to Lansdowne is not required but it does allow for better access to the Eagle Builders Centre and the parking area. If a parking lot were to be developed there, a reduction in speed limits for Westwood Drive would be recommended due to pedestrian traffic. This reduction of speed throughout the entire parking area would make this undesirable to drive through as a short cut.

**Cost to Taxpayers/Lighting**

Costs for the project will be determined at the time of tender if the project were to move forward. Lighting is included on the east side of the parking lot as per the renderings and included as per the opinion of probable costs provided by Stantec.

**Trail Corridor**

The proposed trail connection along Westwood Drive to recreation amenities such as All Star Park and the Bark Park would link the downtown core to those amenities. Existing trail/sidewalks currently require pedestrians to use more indirect routes. This trail connection would help create a direct path.



Box 70, 5302 Broadway Avenue  
Blackfalds, Alberta  
T0M 0J0

Phone: 403.885.2343  
blackfaldslibrary.ca  
library@blackfaldslibrary.ca

To Town of Blackfalds Council,

I have compiled some statistical information for the months of January – April 2023 and for comparison purposes, 2022 and the year 2019 to compare statistics prior to the pandemic. Upon review it is noticeable that we have increased in all areas. Not only with more people utilizing the public library as we transition out of the pandemic but because of our new location and more space offered for public use – You will be happy to know that our move has been a successful one, and it is only getting better as we move forward.

Some of things we have been up to during this past winter are:

- 1) Started a Home School Drop-In group – Our Outreach staff, Robyn Devine, started a Home School group twice a month they do activities in a drop in format. It grew in popularity, so they meet weekly at the library now.
- 2) Our YA/Adult programmer, Nicole Rice, partnered up with the Iron Ridge Junior campus. She offers a space at lunch time once a week for youth to eat their lunch in a safe space and play some games or just hang out. We hope to attend more often in the future, depending on staffing and funding.  
She also transitioned her online tutoring that she offered during the pandemic and turned it into an in person Reading Buddies program where teens partner up with a child and reads with them once a week. This has been very successful.
- 3) Our Children's programmer, Laura MacKenzie partnered up with Little Star to start a monthly Kinder class, where they come to the library and do different activities at the library.  
She also partnered with Kids Konnection several times, where they sponsor a Story Time class and provide a free book to every child that attends the class. (while supplies last)
- 4) A fun program that our programmers have done at the library is an After-Hours Nerf Warz. This has been successful and a fun alternative for kids, all done during after or before library hours.



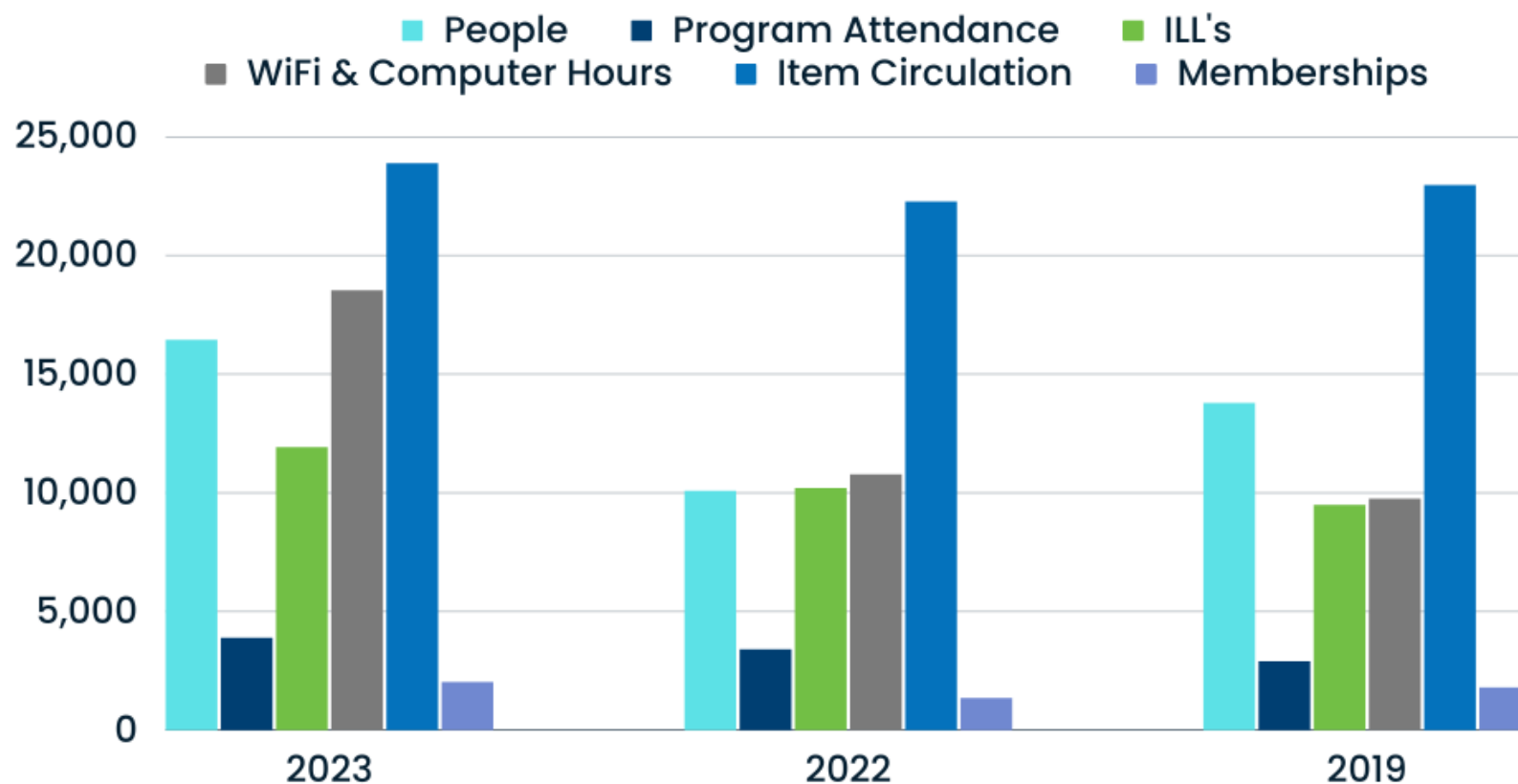
- 5) With some of our Dow Grant we received, we purchased 5 gaming computer and screens, a PS5 and purchased games and software. These computers are always full after school and even bring in the teenagers!
- 6) We received some grant funds from Canadian Heritage fund, for welcoming people back to public spaces. With these funds we were able to purchase some sensory toy items and furnishings for our kids' area. We also used the majority of the funds for a mental health initiative by training our library staff with Mental Health First Aid training. We offered Art Therapy sessions for youth and personal counselling sessions for people in Blackfalds. All of these were very well received and waitlisted.
- 7) One of our Board Chairs, started a Mini Paint Group and meets twice a month at the library. This has been continuously growing and is multi-generational with anyone Ages 10+
- 8) Winter Fest brought in 455 people into the library. We had two library board members volunteer to be greeters and help our 2 staff answer questions. The library will be open for this event going forward.
- 9) We also had a special guest performance from Trio Regard Persan, thanks to Prairie Debut out of Calgary. They are an organization that brings worldwide classical music artist to the Prairies. Trio Regard Persan is a musical ensemble based out of Montreal. We hope to bring in more musicians from Prairie Debut to the people of Blackfalds.
- 10) Lastly, we have partnered with Beyond Food over the last year. They supply our food pantry that we have set up in the library. Anyone that needs food can help themselves. They also supply our snack stash for kids to eat after school when they come to the library.

These are just some of the highlights that we have facilitated at the public library in 2023. Coming up is our is our Annual Summer Reading Program. We hope to share with you all the activities we had during the summer months.

Thank you,

Carley Binder  
Library Administrator

## LIBRARY STATISTICS JAN - APR 2023



---

**MEETING DATE:** May 15, 2023  
**PREPARED BY:** Sean Barnes, Projects, Events & EBC Manager  
**PRESENTED BY:** Rick Kreklewich, Director of Community Services  
**SUBJECT:** **Station Schedule for Pancake Breakfast**

---

## **BACKGROUND**

Annually, in tandem with the Blackfalds Days festivities, Council contributes to the facilitation of the Saturday morning pancake breakfast. Historically, Council has assumed the responsibility of preparing and cooking the pancake batter, cooking sausages, providing service to the attending members of the community, and performing additional miscellaneous duties essential to the event's success.

## **DISCUSSION**

In the interest of streamlining the pancake breakfast operations, Administration has formulated a schedule in a fillable format. This allows Council members the liberty of picking their preferred stations and allocating responsibilities in an equitable manner. In addition to the pancake breakfast, Council members who are participating in the parade should arrive at the designated parade site between the hours of 10:15 and 10:30 am.

Administration has requested Staff and volunteers to work alongside Council to ensure enough time for sufficient breaks and the ability to interact with Town residents and visitors. However, this would be dependent on the number of extra volunteers and Staff.

Currently, the Town has the following volunteers and staff members to assist.

| # Volunteers | # of Staff | Time              |
|--------------|------------|-------------------|
|              | 5          | 6:30 am – 8:00am  |
| 2            | 5          | 8:00am – 9:00am   |
| 5            | 4          | 9:00am – 10:30am  |
| 3            | 4          | 10:30am – 11:30am |

Administration is requesting Council to send preferred station and attendance time through to Administration via email. This will ensure adequate coverage for the event.

## **FINANCIAL IMPLICATIONS**

The Pancake Breakfast has a budget of \$2000 for 2023, and the donated proceeds from the Pancake Breakfast will be presented for Council's consideration at an upcoming Regular Council meeting.



**ATTACHMENTS**

- *Fillable Schedule for Council Pancake Breakfast*
- *DRAFT - Blackfalds Days Brochure*

**APPROVALS**



---

Justin de Bresser, Interim CAO



---

Department Director/Author



| TIME           | STATION  |
|----------------|--|
| 7:00 - 7:30am  | Mixer (2):<br>Pancake Cook (3):<br>Sausage Cook (3):<br>Runner/Cleaner (2):<br>Server (2): |
| 7:30 - 8:00am  | Mixer (2):<br>Pancake Cook (3):<br>Sausage Cook (3):<br>Runner/Cleaner (2):<br>Server (2): |
| 8:00 - 8:30am  | Mixer (2):<br>Pancake Cook (3):<br>Sausage Cook (3):<br>Runner/Cleaner (2):<br>Server (2): |
| 8:30 - 9:00am  | Mixer (2):<br>Pancake Cook (3):<br>Sausage Cook (3):<br>Runner/Cleaner (2):<br>Server (2): |
| 9:00 - 9:30am  | Mixer (2):<br>Pancake Cook (3):<br>Sausage Cook (3):<br>Runner/Cleaner (2):<br>Server (2): |
| 9:30 - 10:00am | Mixer (2):<br>Pancake Cook (3):<br>Sausage Cook (3):<br>Runner/Cleaner (2):<br>Server (2): |



**15  
JUNE  
18**



**#blackfaldsdays**



## Thursday, June 15

### GLOBAL FMX

Help us kick off Blackfalds Days with Global FMX! Moto X big air show featuring riders performing death defying tricks!

6:30 - 7:30pm | Eagle Builders Centre (Parking Lot)

## Friday, June 16

### YOUTH NIGHT OUT

Free admission for youth in grades 4 -12. Activities include inflatables, mini golf, DJ and more! Waivers must be completed and brought to the event. Forms are available at the Abbey Centre or online at [www.blackfalds.ca/events](http://www.blackfalds.ca/events).

6:00 - 8:00pm | Eagle Builders Centre (Arena 2)

### NEON SMOKE BAND & HIP EXPERIENCE

Dust off your dancing shoes and come party with Neon Smoke Band followed by the HIP Experience! To purchase tickets, or for more information, please visit [www.blackfalds.ca/events](http://www.blackfalds.ca/events).

7:30pm - 1:00am  
Eagle Builders Centre (Arena 1)

### MINOR BALL TOURNAMENT

Minor Baseball summer kick-off weekend tournament. Concession on site! Visit [www.blackfaldsminorball.ca](http://www.blackfaldsminorball.ca) for details.

TBD | All-Star Park

### ACTIVITY LOCATIONS

- ALL-STAR PARK | 4800 Leung Rd
- ABBEY CENTRE | 4500 Womacks Rd
- COMMUNITY CENTRE | 4810 Womacks Rd
- EAGLE BUILDERS CENTRE (EBC) | 5302 Broadway Ave
- VARIOUS LOCATIONS AROUND TOWN

## Saturday, June 17

### TOWN COUNCILLORS' PANCAKE BREAKFAST

Admission by cash donation. All proceeds go to a local non-profit organization. *Don't forget your food bank donations!*

7:30 - 10:00am | Community Centre

### ARM WRESTLING CHAMPIONSHIPS

Roll up your sleeves and get ready for the Central Alberta Arm Wrestling Championships. Presented by Frazier's Next Level Coaching. For more info call Frazier at (587) 644-2057.

All Day | Ag Society Amphitheatre

### MINOR BALL TOURNAMENT

Minor Baseball summer kick-off weekend tournament. Concession on site! Visit [www.blackfaldsminorball.ca](http://www.blackfaldsminorball.ca) for details

TBD | All-Star Park

### BLACKFALDS COMMUNITY PARADE

Judging starts 9am | Marshalling 10am. Parade participants meet at lot beside Granden Auto, 4618 East Railway St. **See Parade Route Map (reverse).**

11:00am | Starts at Lansdowne Ave. (South)

### SERVUS CREDIT UNION BBQ

Servus Credit Union has teamed up with the Beyond Food Community Hub to offer gourmet hot dogs in support of the Food Bank.

Noon | Servus Parking Lot | Broadway Ave.

### SERVUS KIDS ZONE

Free admission to the Ag Society petting zoo, bouncy castles, facepainting, and more!

Noon - 4:00pm | Eagle Builders Centre (Arena 2)

### BLACKFALDS MARKET

Hosted by the Little of This Market. After the parade, head on over to the Eagle Builders Centre! Grab a bite to eat, and do a little shopping.

Noon - 4:00pm | Eagle Builders Centre (Parking Lot)

### SERVUS CREDIT UNION LIBRARY ACTIVITIES

The Blackfalds Servus Credit Union Public Library will be hosting a used book sale and movie screening as well as a Story Corner in Arena 2!

Noon - 4:00pm | Servus Public Library

### FUNCTIONAL MOBILITY & HEALTH

TBD if happening

Noon - 4:00pm | Eagle Builders Centre

### DADS DAY OFF

TBD if happening

1:00 - 6:00pm | 5002 Broadway Ave

### VESTA ENERGY FIREWORK SHOW

This year marks the 19<sup>th</sup> anniversary of our Blackfalds Pyro Crew! *Please note that the Bark Park will be closed during the show.*

Dusk approx. 11:00 pm | View at All-Star Park

## Sunday, June 18

### COMMUNITY CHURCH SERVICE

Hosted by Blackfalds Christian Ministerial. In case of inclement weather, service will be at Faith Community Church, 5005 Broadway Ave. *Free BBQ to follow the service.*

10:30am | Ag Society Amphitheatre

### MINOR BALL TOURNAMENT

Minor Baseball summer kick-off weekend tournament. Concession on site! Visit [www.blackfaldsminorball.ca](http://www.blackfaldsminorball.ca) for details.

TBD | All-Star Park

### ABBEY CENTRE TOONIE SWIM

All admissions to the Outdoor Aquatic Centre are \$2. Free admission for kids aged 3 & under.

12:00 - 4:00 pm | Abbey Centre

If you have any questions over the weekend, look for us! We will be wearing Blackfalds Days shirts in the following colours:  
**Neon Orange:** Town Staff  
**Neon Green:** Town Media Staff  
**Blue:** Town Volunteers  
**Purple:** Town Council



**BLACKFALDS**  
ALBERTA

[blackfalds.ca/events](http://blackfalds.ca/events)



Share your memories and post using #blackfaldsdays



Follow us on facebook for up-to-date activities, changes or cancellations!





ALBERTA  
CULTURE

---

*Office of the Minister*

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

Dear Mayor Hoover:

As Minister of Culture responsible for sport in Alberta, I am pleased to invite your municipality or Band Council to submit a bid to host either the 2026 Alberta Winter Games or the 2026 Alberta Summer Games.

I encourage your municipality or Band Council to consider this invitation and the many benefits that can result from hosting these events. The 2020 Alberta Winter Games and 2018 Alberta Summer Games provided an economic impact of approximately \$2.1 million to each of the host regions. A successful host municipality or Band Council is offered the opportunity to showcase its community to participants from all regions of the province, along with numerous spectators and special guests.

Municipalities or Band Councils with populations of less than 10,000 are encouraged to collaborate with neighbouring municipalities to submit a joint bid, or consider the smaller, modified games format. The municipality or Band Council awarded a 2026 Alberta Games will receive a \$420,000 operating grant.

A letter of interest to host either the 2026 Alberta Winter or Summer Games, together with a letter of support from Municipal or Band Council must be received by June 30, 2023. Completed bids must be received by August 31, 2023.

Bid guidelines and staff consultation are available by contacting Suzanne Becker, Sport, Physical Activity and Recreation Branch, Ministry of Culture, at 403-297-2709 (toll-free by first dialing 310-0000) or [suzanne.becker@gov.ab.ca](mailto:suzanne.becker@gov.ab.ca).

Sincerely,

Jason Luan  
Minister