

MINUTES

A Regular Council Meeting for the Town of Blackfalds was held on April 9, 2024, at 5018 Waghorn Street in Council Chambers, commencing at 7:00 p.m.

MEMBERS PRESENT

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

ATTENDING

Kim Isaak, Chief Administrative Officer
Justin de Bresser, Director of Corporate Services
Preston Weran, Director of Infrastructure and Planning Services
Rick Kreklewich, Director of Community Services
Ken Morrison, Director of Emergency Management and Protective Services
Jolene Tejkl, Planning & Development Manager
Marco Jadie, IT Tech
Danielle Nealon, Executive & Legislative Coordinator

REGRETS

None

MEDIA

None

OTHERS PRESENT

None

WELCOME AND CALL TO ORDER

Mayor Hoover welcomed everyone to the Regular Council Meeting of April 9, 2024, and called the meeting to order at 7:00 p.m.

TREATY SIX LAND ACKNOWLEDGEMENT

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

ADOPTION OF AGENDAS

Addition of Regular Agenda Business item 6.11 Letter from Minister of Municipal Affairs, Ric McIver.

103/24 Councillor Dennis moved That Council adopt the Regular Agenda for April 9, 2024, as amended.

CARRIED UNANIMOUSLY

104/24 Councillor Svab moved That Council adopt the Consent Agenda for April 9, 2024, as presented, containing:

- **Declaration of No Interest** (*conflict of duty and interest, pecuniary or other*)
- **Adoption of Minutes**
 - Regular Council Meeting Minutes – March 26, 2024
- **Council Reports**
None

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- **Administrative Reports**
 - Report for Council, Enforcement and Protective Services Director's Monthly Report - March 2024
 - Report for Council, Development & Building Monthly Report - March 2024
 - Report for Council, BOLT KPI Monthly Report - March 2024
 - Report for Council, Corporate Services Director's Quarterly Report, 1st Quarter of 2024
 - Report for Council, Infrastructure and Planning Services Director's Quarterly Report, 1st Quarter of 2024
 - Report for Council, Community Services Director's Quarterly Report, 1st Quarter of 2024
- **Boards, Committee and Commission Minutes and/or Reports**
 - Lacombe Foundation Board Meeting Minutes - February 6, 2024
 - Municipal Planning Commission Meeting Minutes - February 27, 2024
 - Servus Credit Union Blackfalds Public Library Programming Report - March 2024
- **Information**
 - City of Lacombe Council Highlights - March 25, 2024
 - Parkland Regional Library Financial Statements - December 31, 2023
- **Correspondence**
None

CARRIED UNANIMOUSLY**DELEGATION**

None

PUBLIC HEARING**Bylaw 1299.24 - McKay Ranch Area Structure Plan**

Mayor Hoover declared the Public Hearing open at 7:03 p.m. for Bylaw 1299.24.

The purpose of Bylaw 1299.24 is to repeal Bylaw 1101/10 and all amendments thereto for the purpose of adopting an amended Area Structure Plan for the lands located in the Town of Blackfalds, legally described as SW 25-39-27-W4M.

First Reading was given to Bylaw 1299.24 on March 12, 2024.

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

- On the bulletin board in the Town's Civic Centre, upstairs outside of Council Chambers;
- A hard copy of proposed Bylaw 1299.24 was available for viewing at the Town's Civic Centre Front Counter (upstairs);
- March 2024 and April 2024 edition of "Talk of the Town";
- On the Planning & Development webpage of the Town's website commencing on March 14, 2024;
- Via email to local authorities and agencies on March 13, 2024;
- All registered landowners in the McKay Ranch community;
- All registered landowners with land adjacent to the McKay Ranch community;
- Via email to the Municipal Planning Commission on March 13, 2024;
- In the March 28, 2024, and April 4, 2024, editions of the Lacombe Express; and
- On the Town's social media channels in the weeks leading up to the Public Hearing.

The following written comments have been received to date:

- March 19, 2024, submission from Lacombe County
- March 27, 2024, submission from ATCO Transmission
- April 3, 2024, submission from TELUS
- April 3, 2024, submission from ATCO Gas

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There was one late submission relating to the Bylaw:

- April 4, 2024, submission from Alberta Transportation and Economic Corridors with the following comments and observations with respect to the proposed development(s):
 - We have reviewed the information provided and offer no objections in principle to Proposed McKay Ranch ASP Bylaw No. 1299.24 amendment as noted above.
 - Pursuant to Section 618.3(1) of the *Municipal Government Act* (MGA), the department expects that the municipality will comply with any applicable items related to provincial highways in an ALSA plan if applicable.
 - Pursuant to 618.4(1) of the *Municipal Government Act*, the department expects that the Municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, in accordance with Policy 7 of the Provincial Land Use Policies.

Those in Favour of the Bylaw

The project manager for the proposed development spoke in favour of the proposed Bylaw.

Those Opposed to the Bylaw

(None came forward)

Any Person Deemed to be Affected by the Bylaw Who Wishes to be Heard

A resident came forward and brought concerns regarding the timing of the rezoning.

Mayor Hoover declared the Public Hearing for Bylaw 1299.24 closed at 7:13 p.m.

105/24

Councillor Dennis moved to adjourn the Public Hearing for Bylaw 1299.24 at 7:13 p.m.

CARRIED UNANIMOUSLY

Bylaw 1303.24 McKay Ranch Redistricting

Mayor Hoover declared the Public Hearing open at 7:14 p.m. for Bylaw 1300.24.

The purpose of Bylaw 1303.24 is to amend Schedule 'A' of Land Use Bylaw 1268.22 to redistrict Lot 1 Block 2 Plan 112 4253, Lot 2 Block 1 Plan 102 2396 to Urban Reserve District (UR) and redistrict Lot 3 Block 13 Plan 142 2837 to Residential Medium Density District (R-3), as shown on the Schedule "B" of Bylaw 1303.24.

First Reading was given to Bylaw 1303.24 on March 12, 2024.

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

- On the bulletin board in the Town's Civic Centre, upstairs outside of Council Chambers;
- A hard copy of proposed Bylaw 1303.24 was available for viewing at the Town's Civic Centre Front Counter (upstairs);
- March 2024 and April 2024 edition of "Talk of the Town";
- On the Planning & Development webpage of the Town's website commencing on March 13, 2024;
- Via email to local authorities and agencies on March 13, 2024;
- All registered landowners in the McKay Ranch community
- All registered landowners with land adjacent to the McKay Ranch community;
- Via email to the Municipal Planning Commission on March 13, 2024;
- In the March 28, 2024, and April 4, 2024, editions of the Lacombe Express; and
- On the Town's social media channels in the weeks leading up to the Public Hearing.

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The following written comments have been received to date:

- March 13, 2024, submission from ATCO Pipelines
- March 19, 2024, submission from Lacombe County
- April 3, 2024, submission from TELUS

There was one late submission relating to the Bylaw:

- April 4, 2024, submission from Alberta Transportation and Economic Corridors with the following comments and observations with respect to the proposed land use amendment (s):
 - We have reviewed the information provided and offer no objections in principle to Proposed McKay Ranch LUB Bylaw No. 1303.24 amendment as noted above.
 - Pursuant to Section 618.3(1) of the *Municipal Government Act* (MGA), the department expects that the municipality will comply with any applicable items related to provincial highways in an ALSA plan if applicable.
 - Pursuant to 618.4(1) of the *Municipal Government Act*, the department expects that the Municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, in accordance with Policy 7 of the Provincial Land Use Policies.

Those in Favour of the Bylaw
(None came forward)

Those Opposed to the Bylaw
(None came forward)

Any Person Deemed to be Affected by the Bylaw Who Wishes to be Heard

A resident came forward and indicated concerns regarding higher density in the McKay Ranch area.

Mayor Hoover declared the Public Hearing for Bylaw 1303.24 closed at 7:20 p.m.

106/24 Deputy Mayor Sands moved to adjourn the Public Hearing for Bylaw 1303.24 at 7:21 p.m.

CARRIED UNANIMOUSLY

BUSINESS

Request for Decision, Bylaw 1299.24 - McKay Ranch Area Structure Plan

Following the closing of the Public Hearing, Manager Tejkl brought forward Bylaw 1299.24 - McKay Ranch Area Structure Plan for Council's consideration of Second and Third Reading.

107/24 Councillor Appel moved That Council give Second Reading to Bylaw 1299.24 – McKay Ranch Area Structure Plan.

DEFEATED

In Favour: Mayor Hoover and Councillor Appel

Request for Decision, Bylaw 1303.24 - McKay Ranch Redistricting

Following the closing of the Public Hearing, Manager Tejkl brought forward Bylaw 1303.24, pertaining to McKay Ranch Redistricting for Council's consideration of Second and Third Reading.

108/24 Councillor Coulter moved That Council give Second Reading to Bylaw 1303.24 as amended by removing amendment 2.3 of the Bylaw.

CARRIED UNANIMOUSLY

109/24 Deputy Mayor Sands moved That Council give Third and Final Reading to Bylaw 1303.24 as amended by removing amendment 2.3 of the Bylaw.

CARRIED UNANIMOUSLY

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Request for Decision, Bylaw 1295.24 – Access to Information Bylaw

Following the recommendation from the Standing Committee of Council on March 18, 2024, Director de Bresser presented the Access to Information Bylaw for Council's consideration of First Reading.

- 110/24 Councillor Appel moved That Council give First Reading to Bylaw 1295.24 - Access to Information Bylaw

CARRIED UNANIMOUSLY

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

Following the recommendation from the Standing Committee of Council on March 18, 2024, Director de Bresser brought forward for First Reading, Bylaw 1296.24 – Records & Information Management Bylaw for Council's consideration.

- 111/24 Councillor Coulter moved That Council give First Reading Bylaw 1296.24 - Records & Information Management Bylaw.

CARRIED UNANIMOUSLY

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

Director de Bresser brought forward the 2024 Property Tax Rate Bylaw for Council's consideration of First Reading.

- 112/24 Councillor Svab moved That Council give First Reading to Bylaw 1305.24 - 2024 Property Tax Rate Bylaw for the Town of Blackfalds.

CARRIED UNANIMOUSLY

Request for Decision, Council Policy CP-182.24 - Social Media

Following the recommendation from the Standing Committee of Council on March 18, 2024, Director de Bresser presented the Council Social Media Policy for Council's consideration.

- 113/24 Deputy Mayor Sands moved That Council adopt Council Policy CP-182.24 - Social Media.

CARRIED UNANIMOUSLY

Request for Decision, Transfer Station Capital Project and Use Pay Options

Director Weran, on behalf of Manager Thevenaz, requested Council's direction regarding a user-pay system at the Transfer Station.

- 114/24 Councillor Svab moved That Council instruct Administration to investigate options for a user-pay system at the Transfer Station as part of the Transfer Station Phase 2 Upgrades Capital Project.

CARRIED

Opposed: Councillor Dennis and Councillor Coulter

Request for Decision, Capital Purchase Amendment

Director Kreklewich brought forward a request to amend a vehicle capital purchase within the 2024 Capital Budget.

- 115/24 Councillor Appel moved That Council amend the 2024 Capital Budget to include the purchase of a van for Community Services in the amount of \$50,000 and remove the truck purchase in the amount of \$70,000.

CARRIED UNANIMOUSLY

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Request for Decision, Proclamation - National Public Works Week - May 19-25, 2024

Director Weran presented a request for Council to proclaim May 19th – 25th, 2024, as Public Works Week.

- 116/24** Deputy Mayor Sands moved That Council move to proclaim May 19th – 25th, 2024, as Public Works Week in the Town of Blackfalds.
CARRIED UNANIMOUSLY

Request for Decision, Proclamation - National Youth Week May 1-7, 2024

Director Kreklewich brought forward a request for Council to proclaim May 1st-7th, 2024, as National Youth Week.

- 117/24** Councillor Svab moved That Council move to proclaim May 1st-7th, 2024, as National Youth Week in the Town of Blackfalds.
CARRIED UNANIMOUSLY

Letter from Minister of Municipal Affairs, Ric McIver

The letter received from the Minister of Municipal Affairs, Ric McIver, was added under Business item 6.11 on the Regular Agenda.

- 118/24** Councillor Dennis moved That Council accept the letter from the Minister of Municipal Affairs, Ric McIver, as information.
CARRIED UNANIMOUSLY

RECESS

Mayor Hoover called for a five-minute recess at 8:36 p.m.

REGULAR COUNCIL MEETING RETURNED TO ORDER

Mayor Hoover called the Regular Council Meeting back to order at 8:40 p.m.

CONFIDENTIAL

- **Employee Engagement Survey - FOIP Section 24(1) Advice from Officials**

- 119/24** Deputy Mayor Sands moved That Council move to a closed session commencing at 8:40 p.m. in accordance with Section 197(2) of the *Municipal Government Act* to discuss matters exempt from disclosure under Section 24 of the *Freedom of Information and Protection of Privacy Act*.
CARRIED UNANIMOUSLY

Closed Session Attendance: Mayor Jamie Hoover, Deputy Mayor Jim Sands, Councillor Edna Coulter, Councillor Marina Appel, Councillor Laura Svab, Councillor Brenda Dennis and CAO Kim Isaak.

- 120/24** Councillor Appel moved That Council move to come out of the closed session at 8:55 p.m.
CARRIED UNANIMOUSLY

REGULAR COUNCIL MEETING RETURNED TO ORDER

Mayor Hoover called the Regular Council Meeting back to order at 8:55 p.m.

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

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ADJOURNMENT

Mayor Hoover adjourned the Regular Council Meeting at 8:56 p.m.

-Original Signed-

Jamie Hoover, Mayor

-Original Signed-

Rick Kreklewich, Acting CAO