

## MINUTES

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A Regular Council Meeting for the Town of Blackfalds was held on February 25, 2025, at 5018 Waghorn Street in Council Chambers, commencing at 7:00 p.m.

### MEMBERS PRESENT

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

### ATTENDING

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

### REGRETS

Councillor Laura Svab

### MEDIA

None

### OTHERS PRESENT

None

### WELCOME AND CALL TO ORDER

Mayor Hoover welcomed everyone to the Regular Council Meeting of February 25, 2025, indicated Councillor Svab sent her regrets 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

**041/25** Councillor Sands moved That Council adopt the Regular Agenda for February 25, 2025, as presented.

**CARRIED UNANIMOUSLY**

**042/25** Deputy Mayor Coulter moved That Council adopt the Consent Agenda for February 25, 2025, as presented, containing:

- **Declaration of No Interest** (*conflict of duty and interest, pecuniary or other*)
- **Adoption of Minutes**
  - Regular Council Meeting Minutes - February 11, 2025
  - Standing Committee of Council Meeting Minutes - February 18, 2025
- **Council Reports**
  - Mayor Hoover
  - Deputy Mayor Coulter
  - Councillor Appel
  - Councillor Svab
  - Councillor Dennis
  - Councillor Sands

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- **Administrative Reports**
  - Report for Council, CAO Report - February, 2025
  - Report for Council, Volunteer Recognition Awards 2025 Plans
  - Report for Council, Chairs for Charity Blackfalds
- **Boards, Committee and Commission Minutes and/or Reports**
  - Blackfalds & District Family & Community Support Services Board Meeting Minutes - January 9, 2025
- **Information**
  - City of Lacombe Council Highlights - February 10, 2025
  - Lacombe County Council Highlights - February 13, 2025
- **Correspondence**  
None

**CARRIED UNANIMOUSLY**

**PUBLIC HEARING**

None

**DELEGATION**

None

**BUSINESS**

**Request for Decision, Subdivision File No. S-01-25, Aurora Heights Phase 5B (East)**

Manager Tejkl brought forward for Council's consideration, Subdivision File No. S-01-25, Aurora Heights Phase 5B (East).

**043/25**

Councillor Appel moved That Council, being the designated Subdivision Authority for the Town of Blackfalds, is satisfied that the proposed subdivision meets the relevant considerations, and moves to APPROVE the further subdivide of 2.38 hectares (5.88 acres) of land to accommodate a future residential development comprised of 60 residential lots and 1 Municipal Reserve lot within Pt. SW 35-39-27-W4M in the Aurora Heights community subject to the following conditions:

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

**CARRIED UNANIMOUSLY**

**Request for Decision, Subdivision File No. S-02-25, Aurora Heights Phase 4 (Outline)**

Manager Tejkl brought forward Subdivision File No. S-02-25, Aurora Heights Phase 4 (Outline) for Council's consideration.

**044/25**

Councillor Sands moved That Council, being the designated Subdivision Authority for the Town of Blackfalds, is satisfied that the proposed subdivision

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meets the relevant considerations, and move to APPROVE the subdivision of Pt. SW 35-39-27-W4M subject to the following conditions:

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

**CARRIED UNANIMOUSLY**

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

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

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

**CARRIED UNANIMOUSLY**

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

**CARRIED UNANIMOUSLY**

**Request for Decision, Bylaw 1325.25 – 4409 South Street Redistricting**

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

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

**CARRIED UNANIMOUSLY**

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

**CARRIED UNANIMOUSLY**

**Request for Decision, Council Policy CP-185.24 - Community Initiatives Grant Policy - Amendment**

Following Standing Committee of Council's recommendation on February 18, 2025, Director Kreklewich presented the amended Community Initiatives Grant Policy for Council's consideration.

**049/25** Councillor Appel moved That Council amend Council Policy CP-185.24 – Community Initiatives Grant to allow for-profit organizations to apply, provided that any proceeds from their initiative go toward a community initiative, program or project deemed worthy.

**CARRIED**

***Opposed: Councillor Dennis***

**Request for Decision, Council Policy CP-188.25 - Community Services Framework**

Following the recommendation from the Standing Committee of Council on February 18, 2025, Director Kreklewich presented the Community Services Framework Policy for Council's consideration.

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- 050/25** Councillor Coulter moved That Council adopt Council Policy CP-188.25 - Community Services Framework, as presented.

**CARRIED UNANIMOUSLY**

**Request for Decision, Alberta Community Partnership Grant Application – Regional Recreational Facility**

CAO Isaak presented for Council’s consideration the Town’s participation in the Alberta Community Partnership Program Grant application with the City of Lacombe and Lacombe County.

- 051/25** Deputy Mayor Coulter moved That the Town of Blackfalds agrees to participate in the Alberta Community Partnership Program Grant application with the City of Lacombe and Lacombe County to explore the feasibility of a Regional Recreation Facility, and further, that the City of Lacombe be designated as the managing partner for this project.

**CARRIED UNANIMOUSLY**

**NOTICES OF MOTION**

None

**CONFIDENTIAL**

None

**ADJOURNMENT**

Mayor Hoover adjourned the Regular Council Meeting at 8:00 p.m.

-Original Signed-

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Jamie Hoover, Mayor

-Original Signed-

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Kim Isaak, CAO