TOWN OF BLACKFALDS
REGULAR COUNCIL MEETING
Tuesday, November 10, 2026, at 6:00 p.m.
Civic Cultural Centre – 5018 Waghorn Street
Council Chambers

AGENDA

1. **WELCOME AND CALL TO ORDER**

2. **LAND ACKNOWLEDGEMENT**

2.1 In the spirit of Truth and Reconciliation, the Town of Blackfalds acknowledges that we are on Treaty 6 territory, the ancestral lands of Cree, Saulteaux (So-toe), Blackfoot, Métis, Dene (De-nay) and Nakota Sioux (Sue). We acknowledge all the many First Nations, Métis, Inuit, and non-status peoples whose footsteps have marked these lands since time immemorial.

We recognize the inherent relationships Indigenous communities have with this land and its creatures and commit to supporting reconciliation and healing. We honour the resilience, culture, and contributions of Indigenous peoples, past and present.

As we gather, we pledge to listen, learn, and take meaningful action toward a future based on mutual respect and understanding as we continue on our journey of truth and healing. We recognize that reconciliation is not a single act but a lifelong journey—one that requires accountability, humility, and the centering of Indigenous voices.

3. **ADOPTION OF AGENDAS**

3.1 Regular Agenda for November 10, 2026
3.2 Consent Agenda for November 10, 2026
- a) **Declaration of No Interest** *(conflict of duty and interest, pecuniary or other)*
- b) **Adoption of Minutes**
  - Organizational Council Meeting Minutes – October 27, 2026
  - Regular Council Meeting Minutes – October 27, 2026
- c) **Council Reports**
  - Mayor Laura Svab
  - Deputy Mayor Jim Sands
  - Councillor Shane Hanson
  - Councillor Ryan Brown
  - Councillor Aaron J. Hoyte
  - Councillor Cory Twerdoclib
  - Councillor Brenda Dennis
- d) **Administrative Reports**
  - Report for Council, Enforcement & Protective Services Monthly Report – October 2026
  - Report for Council, Development & Building Monthly Report – October 2026
- e) **Boards, Committees and Commission Minutes and/or Reports**
  - Recreation, Culture & Parks Board Meeting Minutes - June 3, 2026 *(amended)*
  - Municipal Planning Commission Meeting Minutes – September 17, 2026
- f) **Information**
  - Lacombe County Council Highlights – October 22, 2026
  - City of Lacombe Highlights – October 26, 2026
  - Special Event Permit – Remembrance Day Service – November 11, 2026
  - Special Event Permit – Light Up Blackfalds – November 27, 2026
- g) **Correspondence**
  None

4. **PUBLIC HEARING**
None

5. **DELEGATION**

5.1 Alberta Emergency Services Medals, *Mayor Svab, Director Morrison and Fire Chief Côté*

6. **BUSINESS**

6.1 Request for Decision, Blackfalds Housing Needs Assessment
6.2 Request for Decision, Bylaw 1362.26 - Aurora Heights Phase 5C *(First Reading)*
6.3 Request for Decision, Quarterly Financial Reports for the Period Ending September 30, 2026
6.4 Request for Decision, Bylaw 1363.26 - Schedule "C" – 2026 Community Services Facilities Fee Schedule *(First Reading)*
6.5 Request for Decision, Council Policies – Community Grant Program Policies *(New and Amended)*
6.6 Request for Decision, Council Policy CP-201.26 - Council Conferences and Professional Development *(New)*
6.7 Request for Decision, Alberta Municipalities – Health and Social Wellbeing Committee Appointment Endorsement

7. **NOTICES OF MOTION**
None

Future Meetings/Events:
- *Standing Committee of Council – November 16, 2026*
- *Regular Council Meeting – November 24, 2026*

8. **CONFIDENTIAL**
None

9. **ADJOURNMENT**

TOWN OF BLACKFALDS
ORGANIZATIONAL COUNCIL MEETING
Tuesday, October 27, 2026, at 5:00 p.m.
Civic Cultural Centre – 5018 Waghorn Street
Council Chambers
MINUTES

An Organizational Council Meeting for the Town of Blackfalds was held on October 27, 2026, at 5018 Waghorn Street in Council Chambers, commencing at 5:00 p.m.

MEMBERS PRESENT

Mayor Laura Svab
Deputy Mayor Jim Sands
Councillor Shane Hanson
Councillor Ryan Brown
Councillor Aaron J. Hoyte
Councillor Cory Twerdoclib
Councillor Brenda Dennis

ATTENDING

Kim Isaak, Chief Administrative Officer
Preston Weran, Director of Infrastructure and Planning Services
Danielle Nealon, Senior Legislative Advisor
Renan Bravo, Information Technology Technician

REGRETS

None

OTHERS PRESENT

None

1. WELCOME AND CALL TO ORDER

Mayor Svab welcomed everyone to the Organizational Council Meeting of October 27, 2026, and called the meeting to order at 5:01 p.m.

2. LAND ACKNOWLEDGEMENT

A Land Acknowledgement was read to recognize that the Town of Blackfalds is on Treaty 6 territory.

3. ADOPTION OF AGENDAS

Council reviewed the Organizational Meeting Agenda for October 27, 2026.

356/26 Councillor Hoyte moved That Council adopt the Organizational Agenda for October 27, 2026, as presented.

CARRIED UNANIMOUSLY

4. BUSINESS

4.1 Request for Decision, 2026 – 2027 Regular Council Meeting and Standing Committee of Council Meeting Schedule

Senior Legislative Advisor Nealon brought forward the proposed 2026 - 2027 Regular Council Meeting and Standing Committee of Council Meeting Schedule for consideration.

357/26 Councillor Hoyte moved That Council approve the 2026 - 2027 Town of Blackfalds Regular Council Meeting Schedule, in which meetings are held on the second and fourth Tuesday of each month commencing at 6:00 p.m. in Council Chambers at the Civic Cultural Centre (municipal office) and the meetings of December 22nd and August 10th be cancelled to allow for a Christmas Break and a Summer Break; and

That Council set the 2027 Organizational Meeting of Council for October 26, 2027, at 5:00 p.m. and schedule a Regular Council Meeting to follow at 6:00 p.m.

CARRIED UNANIMOUSLY

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358/26 Councillor Twerdoclib moved That Council approve the 2026 - 2027 Standing Committee of Council Meeting Schedule, in which meetings are to be held on the third Monday of each month commencing at 6:00 p.m. in Council Chambers at the Civic Cultural Centre (municipal office); and

That the meeting held in February be moved to the third Tuesday due to the third Monday falling on a statutory holiday (Family Day); and

That the meeting held in June be moved to the third Tuesday due to the Federation of Canadian Municipalities Conference.

CARRIED UNANIMOUSLY

4.2 Request for Decision, Federation of Canadian Municipalities Conference

CAO Isaak brought forward a request for Council to authorize attendance for the Federation of Canadian Municipalities annual conference and trade show.

359/26 Councillor Hanson moved That Council authorize the Mayor, CAO, Deputy Mayor Sands and Councillor Twerdoclib to attend the Federation of Canadian Municipalities (FCM) Annual Conference and Trade Show, to be held in Halifax, Nova Scotia, from June 10 - 13, 2027.

CARRIED UNANIMOUSLY

4.3 Request for Decision, Council Appointments to Boards, Committees and Commissions

Senior Legislative Advisor Nealon requested Council appoint members to Boards, Committees and Commissions.

360/26 Councillor Hoyte moved That Council appoint the following Council members to the following Committees, effective immediately, with terms expiring as follows:

- Mayor Svab, Councillor Hanson and Councillor Dennis be appointed to the Indigenous Engagement Committee, expiring October 26, 2027.
- Councillor Hoyte and Councillor Brown be appointed to the Municipal Policing Committee, expiring October 26, 2027.

DEFEATED
In Favour: Deputy Mayor Sands, Councillor Hoyte and Councillor Brown

361/26 Councillor Hoyte moved That Council appoint the following Council members to Boards, Committees and Commissions, as presented, effective immediately, with terms expiring as follows:

- Mayor Svab, Councillor Hanson and Councillor Hoyte be appointed to the Council Communication & Engagement Committee, expiring October 26, 2027.
- Deputy Mayor Sands and Councillor Brown be appointed to the Economic Development & Tourism Advisory Committee (EDTAC), with Councillor Hoyte as alternate, expiring October 26, 2027.
- Deputy Mayor Sands and Councillor Twerdoclib be appointed to the Family and Community Support Services (FCSS), with Councillor Dennis as alternate, expiring October 26, 2027.
- Councillor Dennis and Councillor Twerdoclib be appointed to the Blackfalds Municipal Library Board, expiring October 26, 2027.
- Councillor Hanson and Councillor Brown be appointed to the Recreation, Culture and Parks Board, with Councillor Twerdoclib as alternate, expiring October 26, 2027.

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- Mayor Svab, Councillor Brown and Councillor Twerdoclib be appointed to the Member at Large Review Panel, expiring October 26, 2027.
- Mayor Svab, Councillor Hoyte and Councillor Dennis be appointed to the Indigenous Engagement Committee, expiring October 26, 2027.
- Deputy Mayor Sands be appointed to the Iron Ridge Collaborative, with Mayor Svab as alternate, expiring October 26, 2027.
- Councillor Hoyte be appointed to the Iron Ridge Secondary Campus Parent Council, with Councillor Hanson as alternate, expiring October 26, 2027.
- Councillor Dennis be appointed to the St. Gregory the Great Catholic School Parent Council, with Councillor Hoyte as alternate, expiring October 26, 2027.
- Councillor Hanson and Councillor Brown be appointed to the Municipal Policing Committee, expiring October 26, 2027.
- Councillor Hanson be appointed to the Lacombe Chamber of Commerce, with Councillor Hoyte as alternate, expiring October 26, 2027.
- Councillor Twerdoclib be appointed to the Parkland Regional Library Systems Board, with Mayor Svab as alternate, expiring October 26, 2027.
- Councillor Ryan Brown be appointed to the Red Deer River Municipal Users Group (RDRMUG), with Councillor Twerdoclib as alternate, expiring October 26, 2027.
- Deputy Mayor Sands be appointed to the Red Deer River Watershed Alliance, with Councillor Brown as alternate, expiring October 26, 2027.
- Mayor Svab be appointed to the Lacombe Foundation Board, expiring October 26, 2027.
- Deputy Mayor Sands be appointed to the North Red Deer River Water Services Commission and North Red Deer Regional Wastewater Services Commission, with Councillor Twerdoclib as alternate, expiring October 26, 2027.
- Mayor Svab be appointed to the Lacombe Regional Emergency Management Partnership Plan Advisory Committee (LREMP), with Deputy Mayor Sands as alternate, expiring October 26, 2027.
- Mayor Svab, Deputy Mayor Sands and Councillor Hoyte be appointed to the Municipal Emergency Advisory Committee, expiring October 26, 2027.
- Mayor Svab and Councillor Hoyte be appointed to the Wolf Creek School Division Joint Use Planning Agreement Governing Committee, with Councillor Brown as alternate, expiring October 26, 2027.
- Mayor Svab and Councillor Twerdoclib be appointed to the Red Deer Catholic School Division Joint Use Planning Agreement Governing Committee, with Councillor Hoyte as alternate, expiring October 26, 2027.
- Mayor Svab and Councillor Twerdoclib be confirmed as appointed to the North Blindman River Tri-Municipal Collaborative Committee, with Councillor Brown as alternate, expiring October 22, 2029.
- Mayor Svab and Councillor Brown be confirmed as appointed to the Intermunicipal Development Plan and Intermunicipal Collaboration Framework Committee, expiring October 22, 2029.

CARRIED UNANIMOUSLY

DRAFT

362/26 Councillor Hanson moved That Council appoint Deputy Mayor Sands, Councillor Hoyte and Councillor Dennis to the Municipal Planning Commission (MPC), expiring October 26, 2027, and that Councillor Hoyte be appointed Chair and Deputy Mayor Sands be appointed Vice Chair for the term of the appointment.

CARRIED UNANIMOUSLY

5. ADJOURNMENT

Mayor Svab adjourned the Regular Council Meeting at 5:35 p.m.

_____
Laura Svab, Mayor

_____
Kim Isaak, Chief Administrative Officer

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TOWN OF BLACKFALDS
REGULAR COUNCIL MEETING
Tuesday, October 27, 2026, at 6:00 p.m.
Civic Cultural Centre – 5018 Waghorn Street
Council Chambers
MINUTES

A Regular Council Meeting for the Town of Blackfalds was held on October 27, 2026, at 5018 Waghorn Street in Council Chambers, commencing at 6:00 p.m.

MEMBERS PRESENT

Mayor Laura Svab
Deputy Mayor Jim Sands
Councillor Shane Hanson
Councillor Ryan Brown
Councillor Aaron J. Hoyte
Councillor Cory Twerdoclib
Councillor Brenda Dennis

ATTENDING

Kim Isaak, Chief Administrative Officer
Preston Weran, Director of Infrastructure and Planning Services
Justin de Bresser, Director of Corporate Services
Ken Morrison, Director of Emergency Management & Protective Services
Jolene Tejkl, Planning & Development Manager
Aws Al Sammarraie, Engineering Services Manager
Danielle Nealon, Senior Legislative Advisor
Renan Bravo, Information Technology Technician

REGRETS

None

OTHERS PRESENT

Ron Sheppard, Parkland Regional Library System
Barb Gilliat, Parkland Regional Library System

1. WELCOME AND CALL TO ORDER

Mayor Svab welcomed everyone to the Regular Council Meeting of October 27, 2026, and called the meeting to order at 6:00 p.m.

2. LAND ACKNOWLEDGEMENT

A Land Acknowledgement was read to recognize that the Town of Blackfalds is on Treaty 6 territory.

3. ADOPTION OF AGENDAS

Council reviewed the Agendas for October 27, 2026, and amended the Regular Agenda and Consent Agenda, as follows:

- Regular Agenda Business item 6.4 Request for Decision, CAEP Economic Development Training Opportunity – Business Investment and Attraction was removed.
- Consent Agenda item f) Red Deer Polytechnic's Healthtech Centre for Applied Learning & Innovation – Letter of Support was removed and added under the Regular Agenda as Business item 6.4.
- Regular Agenda addition of Confidential item 8.1 Confidential Correspondence – ATIA – Section 32 – Privileged Information.

363/26 Councillor Hanson moved That Council adopt the Regular Agenda for October 27, 2026, as amended.

CARRIED UNANIMOUSLY

364/26 Councillor Hoyte moved That Council adopt the Consent Agenda for October 27, 2026, as amended, containing:

a) Declaration of No Interest *(conflict of duty and interest, pecuniary or other)*

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b) Adoption of Minutes
- Regular Council Meeting Minutes – October 13, 2026

c) Council Reports
None

d) Administrative Reports
- Report for Council, CAO Report – September 2026
- Report for Council, BOLT KPI Monthly Report – September 2026
- Report for Council, Citizen Engagement Budget 2027 Survey Results

e) Boards, Committee and Commission Minutes and/or Reports
- Policing Committee Meeting Minutes – June 10, 2026
- Lacombe Foundation Meeting Minutes – June 22 and September 4, 2026

f) Information
- Lacombe County Council Highlights – October 8, 2026
- City of Lacombe Council Highlights – October 13, 2026
- Alberta Mid-Sized Towns' Mayors Caucus Key Messages
- Special Event Permit – The Hallow – October 31, 2026

g) Correspondence
- Email from J. Donnelly Re: Alberta Youth Pheasant Open House –October 31, 2026

CARRIED UNANIMOUSLY

4. PUBLIC HEARING

4.1 Bylaw 1361.26 – Increasing the Authority of the Development Officer

Mayor Svab declared the Public Hearing open at 6:18 p.m. for Bylaw 1361.26.

The purpose of the Public Hearing is to receive comments from any interested parties on the proposed Land Use Bylaw amendment to increase the authority of the Development Officer.

First Reading was given to Bylaw 1361.26 on September 21, 2026.

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

- On the bulletin board in the Town's Civic Centre, upstairs outside of Council Chambers, commencing September 24, 2026.
- A hard copy of proposed Bylaw 1361.26 was available for viewing at the Town's Civic Centre Front Counter (upstairs) as of September 24, 2026.
- Via email to all local authorities and agencies on September 29, 2026.
- Via email to internal departments on September 29, 2026.
- On the Town's electronic signs commencing September 28, 2026.
- October 2026 editions of "Talk of the Town".
- On the Town's website commencing on September 24, 2026.
- Via email to the Municipal Planning Commission on September 22, 2026.
- October 15 and 22, 2026, editions of the Lacombe Express.
- On the Town's social media channels in the weeks leading up to the Public Hearing.

The following comments have been received to date.

- 2026-10-13 Rogers Communications - No Objections.

There were no late submissions received for the Bylaw:

Comments from the Planning and Development Department
None

Those in Favour of the Bylaw
None came forward, and none attended virtually.

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Those Opposed to the Bylaw
None came forward, and none attended virtually.

Any Person Deemed to be Affected by the Bylaw Who Wishes to be Heard
None came forward, and none attended virtually.

Comments from the Planning and Development Department
None

Mayor Svab declared the Public Hearing for Bylaw 1361.26 closed at 6:21 p.m.

5. DELEGATION

5.1 Parkland Regional Library System Proposed Budget 2027

Ron Sheppard and Barb Gilliat provided Council with an overview of the Parkland Regional Library System's proposed budget for 2027.

6. BUSINESS

6.1 Request for Decision, Bylaw 1362.26 - Aurora Heights Phase 5 Rezoning

Manager Tejkl presented Bylaw 1362.26, a Bylaw to amend the Land Use Bylaw for Council's consideration.

365/26 Councillor Hanson moved That Council give First Reading to Bylaw 1362.26 - Bylaw 1362.26 – Redesignation of Part of Lot 1, Block 1, Plan 2421978, as presented.

CARRIED UNANIMOUSLY

366/26 Deputy Mayor Sands moved That a Public Hearing date be set for November 24th, 2026, at 6:00 p.m. in Council Chambers.

CARRIED UNANIMOUSLY

6.2 Request for Decision, Bylaw 1361.26 - Increasing the Authority of the Development Officer

Following the Public Hearing for Bylaw 1361.26, Manager Tejkl presented Bylaw 1361.26, a bylaw amending the Land Use Bylaw, for Council's consideration.

367/26 Councillor Hanson moved That Council give Second Reading to Bylaw 1361.26 – Increasing the Authority of the Development Officer, as presented.

CARRIED UNANIMOUSLY

368/26 Deputy Mayor Sands moved That Council give Third Reading to Bylaw 1361.26 – Increasing the Authority of the Development Officer, as presented.

CARRIED UNANIMOUSLY

6.3 Request for Decision, 2027 Parkland Regional Library Budget Request

Following the Parkland Regional Library System's delegation on the proposed 2027 Budget, Director de Bresser brought the budget request forward for Council's consideration.

369/26 Councillor Hoyte moved That Council accept the proposed budget by the Parkland Regional Library with the 2027 Membership requisition at $11.05 per capita.

CARRIED UNANIMOUSLY

6.4 Red Deer Polytechnic's (RPD) Healthtech Centre for Applied Learning & Innovation – Letter of Support

RDP's Healthtech Centre for Applied Learning & Innovation – Letter of Support was exempt from Consent Agenda for further discussion.

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370/26 Councillor Hanson moved That Council provide a letter of support for the RDP's Healthtech Centre for Applied Learning & Innovation grant funding.

CARRIED UNANIMOUSLY

6.5 Request for Decision, South Street Realignment Site Meeting Follow-up

Manager Al Sammarraie presented a follow-up request to the South Street Realignment Site Meeting.

Councillor Hanson moved That Council direct Administration to proceed with Option 2, as presented in this report, to move forward with the realignment of South Street to Blackfalds Industrial Way Intersection.

Before voting on the foregoing motion, an amendment was introduced

Deputy Mayor Sands moved That the main motion be amended to strike "Option 2, as presented in this report, to move forward with the realignment of South Street to Blackfalds Industrial Way Intersection" and replace with "Option 1 as presented in this report to move forward with the design of South Street in its configuration as per the 2026 scope".

Before voting on the foregoing amending motion, a recess was called

RECESS

Mayor Svab called for a recess at 7:40 p.m.

REGULAR COUNCIL MEETING RETURNED TO ORDER

Mayor Svab called the Regular Council Meeting back to order at 7:48 p.m.

RECESS

Mayor Svab called for a recess at 7:54 p.m.

REGULAR COUNCIL MEETING RETURNED TO ORDER

Mayor Svab called the Regular Council Meeting back to order at 8:09 p.m.

Before returning to the amending motion on the floor, another amendment was introduced

Councillor Twerdoclib moved That the main motion be amended to strike "directs Administration to proceed with Option 2 as presented in this report to move forward with the realignment of South Street to Blackfalds Industrial Way Intersection" and replace with "direct Administration to bring the developer to Council to address Option 2".

The amending motions were voted on in reverse

371/26 Councillor Twerdoclib moved That the main motion be amended to strike "directs Administration to proceed with Option 2 as presented in this report to move forward with the realignment of South Street to Blackfalds Industrial Way Intersection" and replace with "direct Administration to bring the developer to Council to address Option 2".

DEFEATED
In favour: Councillor Twerdoclib, Councillor Hoyte and Councillor Hanson

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372/26 Deputy Mayor Sands moved That the main motion be amended to strike "Option 2, as presented in this report, to move forward with the realignment of South Street to Blackfalds Industrial Way Intersection" and replace with "Option 1, as presented in this report, to move forward with the design of South Street in its configuration as per the 2026 scope".

DEFEATED
In favour: Mayor Svab, Councillor Brown and Councillor Sands

Before voting on the main motion, a motion to extend the meeting was introduced

MEETING TIME EXTENSION

373/26 Councillor Hanson moved That Council approve extending the Regular Meeting for October 27, 2026, beyond the three-hour limit until 9:30 p.m.

CARRIED
Opposed: Councillor Dennis

The main motion was returned to the floor

374/26 Councillor Hanson moved That Council direct Administration to proceed with Option 2, as presented in this report, to move forward with the realignment of South Street to Blackfalds Industrial Way Intersection.

CARRIED
Opposed: Deputy Mayor Sands, Councillor Dennis and Councillor Brown

7. NOTICES OF MOTION

None

8. CONFIDENTIAL

8.1 Confidential Correspondence – ATIA – Section 32 – Privileged Information

375/26 Councillor Hoyte moved That Council move to a closed session commencing at 9:03 p.m. in accordance with Section 197(2) of the *Municipal Government Act* to discuss item 8.1 Confidential Correspondence – ATIA – Section 32 – Privileged Information, pursuant to Section 32 of the *Access to Information Act.*

CARRIED UNANIMOUSLY

Closed Session Attendance: *Mayor Laura Svab, Deputy Mayor Jim Sands, Councillor Shane Hanson, Councillor Ryan Brown, Councillor Aaron J. Hoyte, Councillor Cory Twerdoclib, Councillor Brenda Dennis and CAO Kim Isaak.*

376/26 Deputy Mayor Sands moved That Council move to come out of the closed session at 9:28 p.m.

CARRIED UNANIMOUSLY

REGULAR COUNCIL MEETING RETURNED TO ORDER

Mayor Svab called the Regular Council Meeting back to order at 9:28 p.m.

Regular Council Meeting Attendance: *Mayor Laura Svab, Deputy Mayor Jim Sands, Councillor Shane Hanson, Councillor Ryan Brown, Councillor Aaron J. Hoyte, Councillor Cory Twerdoclib, Councillor Brenda Dennis and CAO Kim Isaak.*

DRAFT

9. ADJOURNMENT

Mayor Svab adjourned the Regular Council Meeting at 9:29 p.m.

_____
Laura Svab, Mayor

_____
Kim Isaak, Chief Administrative Officer

DRAFT



COUNCIL MONTHLY REPORT

Mayor Laura Svab
Email: lsvab@blackfalds.ca
Phone: 403.391.9485

BLACKFALDS
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Summary of meetings/events attended as a Council representative during this reporting period

Date	Event | Key Points of Discussion and/or Decisions
Oct 1	**Council Committee Appointment Meeting**
Oct 1	**Meeting with a non-profit**
Oct 2	**Regular Council Meeting Agenda Review** (Review the 1st page of the Agenda)
Oct 2	**Meeting with a new Home Based Business**
Oct 5	**Lacombe Foundation Meeting** • Blackfalds Affordable Housing 20 Units are full • Blackfalds Tower Manor 4 Units are full • Blackfalds: pet fee $2,000, maintenance recovery $1,745. • Blackfalds: under budget - heating $1,502. • Blackfalds: under budget - cleaning contracts $1,103. • Blackfalds: under budget - HVAC $7,379, interior maintenance $5,059. • Lacombe Lodge Redevelopment – still looking for available land
Oct 5	**Blackfalds Economic Development Strategy** – Project Launch meeting
Oct 5	**Economic Development and Tourism Advisory Committee Meeting** • Discussion on how members can participate in the Economic Development Strategy • Update on the Annual Business Walk Results • Update on Summer Event Results The Agenda for this meeting: https://blackfalds.ca/uploads/dm/155996/EDTAC_OCt_5_Agenda_Package.pdf
Oct 6	**South St Realignment Tour** • Council had a tour of Blackfalds Industrial Way and South Street with administration to have a visual on what is being presented to Council
Oct 7	**ASCHA Central Zone Regional Meeting** • Interactive Member Discussion: What members are experiencing across the housing and support continuum • Top Member needs • Updates from the Executive Director and President of ASCHA



COUNCIL MONTHLY REPORT

Mayor Laura Svab
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Summary of meetings/events attended as a Council representative during this reporting period

	• Government Updates from Assisted Living Alberta and Ministry of Assisted Living (Continuing Care Division, Housing Division, Lodge Program Updates and Recommended Governance Best Practices) https://www.alberta.ca/assisted-living-and-social-services
Oct 7	**Blackfalds Fire Department Open House** • Thanks to the Blackfalds Fire Department for opening their home to share with our community. It was great to see the addition of the bouncy castle. Thanks so much to our volunteers on the Fire Department for all you do in keeping our community safe and for being apart of the community events throughout the year in our town.
Oct 7	**Standing Committee of Council Meeting** • Delegations from organizations that our Town gives money to each year. If you would like to know more please check out the agenda or YouTube channel. Agenda for the meeting: https://www.blackfalds.ca/uploads/dm/156017/20261004_SCC_Agenda YouTube: https://www.youtube.com/watch?v=La6m6vrbz8U
Oct 8	**NorthWest Stormwater Project Site Visit and Lunch** • It was great to have a site visit and walk around the walking trail at the Northwest Stormwater project. What a beautiful space for our community to enjoy all year round. To learn more about the NorthWest Stormwater Project please check out: https://blackfalds.ca/stormwater
Oct 9	**Red Deer Polytechnic HCALI** • The meeting presented RDP's HCALI as a way to expand healthcare training and strengthening rural healthcare across Central Alberta. The centre would add 1000 seats, specialized learning and simulation spaces, and new programs, with training aligned to the expanded Red Deer Regional Hospital's expected workforce needs.
Oct 9	**Meeting with a non-profit**
Oct 9	**Blackfalds Bulldogs Game**
Oct 10	**Blackfalds Bulldogs Game**
Oct 13	**Mayor Briefing - Pre-Council Meeting Agenda Review**
Oct 13	**FCSS Coats for Kids**



COUNCIL MONTHLY REPORT

Mayor Laura Svab
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Summary of meetings/events attended as a Council representative during this reporting period

Oct 13	**Regular Council Meeting** Some of the business items from this meeting include: • Accessory Building Accessed by a Driveway Setback Amendments Public Hearing and second and third reading • Council Policy CP199.26 Annual Budget and Taxation Process • Council Policy CP 200.26 Duty to Document • Council Per Diem Allotments The Agenda for this meeting: https://www.blackfalds.ca/uploads/dm/156315/20261013_RCM_Agenda
Oct 14	**FCSS Coats for Kids**
Oct 15	**Cheque Signing**
Oct 15	**Regular Council Meeting Agenda Review** (Review the 1st page of the Agenda)
Oct 16	**IRSC Bisons Home Opener** • It was great to see so many residents out supporting our Bisons.
Oct 16	**Blackfalds Bulldogs Game**
Oct 17	**Optimist Club 1st Quarter District Meeting** • Brought greetings on behalf of the Town of Blackfalds and shared the Optimist Club's past accomplishments as well as their current project
Oct 17	**Empty Bowls Fundraiser** • Brought greetings on behalf of the Town of Blackfalds • Had a table with my friends
Oct 19	**Standing Committee of Council Meeting** • Delegation for St. Veronica Catholic School Playground Some of the business items: Report for Committee on the Northwest Stormwater Area and Linear Wetland and Outlet Trunk Project update.



COUNCIL MONTHLY REPORT

Mayor Laura Svab
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Summary of meetings/events attended as a Council representative during this reporting period

	• Proposed Recreation Rates and Fees • Community Grant Program Policies • Council Conferences and Professional Development Policy
Oct 19	**Council Payroll**
Oct 20	**Blackfalds Economic Development Strategy Check-In**
Oct 21	**Corporate Christmas Party Planning Meeting**
Oct 21	**Connect with Council** • It was great to have 2 residents come to Connect with Council at 10am • Questions asked: - Rolling Hills Development - South St paving • Discussions about: - Bolt Bus - Economic Development – more commercial space needed - Derelict house on Broadway
Oct 21	**Council Connect with Councillor Twerdoclib**
Oct 21	**Council Connect with Councillor Hoyte**
Oct 21	**Council Connect with Councillor Brown**
Oct 21	**Council Connect with Councillor Hanson**
Oct 22	**2026 Small Business Week Event** • Event was put on by Burman University. There were many people who attended from business owners to student from the Burman School of Business. • Keynote speaker – Jon Cornish who spoke about Charting your Small Business Path through the Changing Labour Market.



COUNCIL MONTHLY REPORT

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Summary of meetings/events attended as a Council representative during this reporting period

	• Workshop - New Tech, New Workforce, New Rules: The Central Alberta Labour Market in 2026 presented by Shital from the Career Assistance Network https://www.rdcan.ca/ • Workshop – Myths, Facts and Foreign Workers: What Small Employers Really Need to Know presented by Martine from Immigration Care https://www.immigrationcare.ca/ • Panel Discussion
Oct 22	**Council Connect with Councillor Dennis**
Oct 22	**Council Connect with Deputy Mayor Sands**
Oct 24	**Blackfalds Bulldogs**
Oct 27	**Mayor Briefing - Pre-Council Meeting Agenda Review**
Oct 27	**Organizational Meeting of Council**
Oct 27	**Regular Council Meeting** • Bylaw 1361.26 Increasing the Authority of the Development Officer Public Hearing and second and third reading of the Bylaw • Parkland Regional Library System Proposed Budget 2027 Delegation and Business item Other Business items included: • Bylaw 1362.26 Aurora Heights Phase 5 Rezoning • South St Realignment Site Meeting Follow-up The Agenda for this meeting: https://www.blackfalds.ca/uploads/dm/160379/20261027_RCM_Agenda
Oct 28	**Beyond the Numbers: Shaping Stronger Housing and Infrastructure Plans** • This webinar was live, but will be posted to the FCM website for those interested in learning more



COUNCIL MONTHLY REPORT

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Summary of meetings/events attended as a Council representative during this reporting period

Oct 29	**Cheque Signing**
Oct 29	**Regular Council Meeting Agenda Review** (Review the 1st page of the Agenda)
Oct 29	**Special Virtual Municipal Leaders Caucus — Local Decisions Matter** • This was put on by AB Munis. Gathering information from all their members
Oct 31	**Blackfalds Minor Hockey Game**
Oct 31	**Monster Bash** • It was a sold-out crowd. Lots of great costumes. It was hard to pick out the best costumes, but our team did it. Thanks to the staff and volunteers for all their hard work and making this event successful.
Oct 31	**The Hollow – Blackfalds Horror Story** • A fantastic event put on by the Heart of Blackfalds Society. Thanks to all the volunteers for all your hard work. It was very well attended.
Oct 31	**Council Report**



COUNCIL MONTHLY REPORT

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Summary of meetings/events attended as a Council representative during this reporting period

Date	Event | Key Points of Discussion and/or Decisions
Oct 1/ 26	Council Report Submission
Oct 6/ 26	South Street Realignment tour with Council and Administration
Oct 7/ 26	Standing Committee of Council Meeting 11 - Standing Committee of Council
Oct 13/ 26	Regular Meeting of Council 17 - 2026-10-13 RCM Agenda.pdf
Oct 15/ 26	Municipal Planning Commission Meeting October 2026-10-15 MPC Agenda Package Redu
Oct 19/ 26	Standing Committee of Council Meeting 12 - Standing Committee of Council
Oct 22/ 26	Council Connect with Mayor Svab
Oct 27/ 26	Organizational Meeting of Council ORG Agenda - October 27, 2026.pdf
Oct 27/ 26	Regular Meeting of Council 18 - 2026-10-27 RCM Agenda.pdf



COUNCIL MONTHLY REPORT

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Summary of meetings/events attended as a Council representative during this reporting period

Date	Event | Key Points of Discussion and/or Decisions
2026.10.06	**Community Commitment**, South St. Capital Project Tour • Blackfalds Industrial Park, 4:30 p.m. – 6:30 p.m. o Discussions centred around two options coming before Council to inform decision making.
2026.10.07	**Community Commitment**, *Standing Committee of Council (SCC) Meeting* • Civic Cultural Centre, 6:00 p.m. – 9:00 p.m. o Agenda, Minutes & Recording
2026.10.08	**Growth Opportunity**, *CAEP Lunch and Learn* • Online, 12:00 p.m. – 1:00 p.m. o Powering Investment in Central Alberta with AltaLink o Colin Harvey, Municipal & Community Relations Manager, AltaLink ▪ Learned about Alberta's electrical system and what it means for investment attraction in Central Alberta. ▪ Discussion centred around how AltaLink works with communities, industry and project proponents to support safe, reliable and affordable connections to Alberta's electricity grid. ▪ Gained insight into how working with the transmission provider can strengthen investor readiness and help support Central Alberta as a competitive location for future growth.
2026.10.08	**Community Engagement**, Blackfalds Food Bank Society Board of Directors Meeting • Beyond Food Community Hub, 6:00 p.m. – 8:00 p.m. o Operational reporting and governance.
2026.10.09	**Community Engagement**, Blackfalds Food Bank Society Fundraising Subcommittee Meeting • Online, 5:30 p.m. – 6:30 p.m. o Event planning for our upcoming Empty Bowls Fundraising Gala. ♣ October 17, 2026

2026.10.09	**Community Engagement**, Blackfalds Bulldogs BCHL Home Game • Eagle Builders Centre, 7:00 p.m. – 10:00 p.m. o Versus the visiting Victoria Grizzlies ▪ Final Score Grizzlies 4, Bulldogs 2 ▪ Enjoyed with family and friends
2026.10.13	**Community Commitment**, *Regular Council Meeting (RCM)* • Civic Cultural Centre, 6:00 p.m. – 9:00 p.m. o Agenda & Recording
2026.10.15	**Community Commitment**, *Municipal Planning Committee (MPC) Meeting* • Civic Cultural Centre, 6:15 p.m. – 6:45 p.m. o Development Permit Application 217-26 – Rear Yard Setback variance o Development Permit Application 221-26 – Rear and Side Yard variance and height variance for rear portion of the proposed fence
2026.10.17	**Community Engagement**, Blackfalds Food Bank Society Empty Bowls Fundraising Gala • Blackfalds Community Centre, 6:00 p.m. – 9:00 p.m. o Assisted in the facilitation of this signature event.
2026.10.19	**Community Commitment**, *Standing Committee of Council (SCC) Meeting* • Civic Cultural Centre, 6:00 p.m. – 9:00 p.m. o Agenda & Recording
2026.10.20	**Community Engagement**, *Men's Shed Open House* • Eagle Builders Centre Banquet Room, 6:00 p.m. – 8:00 p.m. o Presented by Blackfalds FCSS o Men's Sheds help build community connections and improve well-being by providing a welcoming space where men can connect, build friendships, learn new skills and contribute to the community through meaningful projects and activities.
2026.10.21	**Community Commitment**, *Council Connect Meeting w/Mayor Svab* • Civic Cultural Centre, 6:00 p.m. – 9:00 p.m. o An opportunity to discuss Strategic Plan goals, growth opportunities and concerns with the leader of our Council
2026.10.24	**Community Engagement**, *Blackfalds Bulldogs BCHL Home Game* • Eagle Builders Centre, 6:00 p.m. – 9:00 p.m. o Versus the visiting Vernon Vipers ▪ Final Score Bulldogs 4, Vipers ▪ Tickets thanks to Councillor Twerdoclib ▪ Enjoyed with the family, Mayor Svab and her family.
2026.10.25	**Community Engagement**, *Optimist Club of Blackfalds Crib Tournament* • The Hitchin' Post Kitchen & Bar, 2:00 p.m. – 4:00 p.m.

	○ A show of support for this community fundraising event.
2026.10.27	**Community Commitment**, *Organizational Council Meeting* • Civic Cultural Centre, 5:00 p.m. – 6:00 p.m. ○ Agenda & Recording
2026.10.27	**Community Commitment**, *Regular Council Meeting (RCM)* • Civic Cultural Centre, 6:00 p.m. – 9:30 p.m. ○ Agenda & Recording



COUNCIL MONTHLY REPORT

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Summary of meetings/events attended as a Council representative during this reporting period

	Event | Key Points of Discussion and/or Decisions
10-06-2026	South St Realignment Tour • Admin did an excellent job of relaying project details • Stressed the importance of engineered studies to appeal the Province for intersection improvement funding, twinning 2A at intersection • Demonstrated wetland destruction, landfill reclamation, elevations profiling, civic yard locations, and private land developer parcels creating cost overruns with discussions around Blackfalds Crossing Way design discussion • This project is pivotal to getting South St paved in a timely manner
10-07-2026	STCC • Saw several delegations present to council regarding upcoming budgetary need and operational updates
10-08-2026	Northwest Stormwater Project Tour • Project ready for winter. Can't wait to test the hill for sledding!
10-13-2026	RCM • Heavy agenda between Consent agenda, Information and Regular Business • Saw some unfortunate board resignations- lifestyle changes, etc. • Public Library Bylaw discussion • Finalizing driveway setback variance from MPC that reduces application red tape for residents • Duty to Document Policy clarifications and decision • Council spent large part of night debating and commenting on self-reflected agenda item pertaining to their per diems



COUNCIL MONTHLY REPORT

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Summary of meetings/events attended as a Council representative during this reporting period

	Event | Key Points of Discussion and/or Decisions
10-15-2026	MPC • Minor variance reviews
10-19-2026	SCC • Red Deer Catholic update on St. Veronica • NWSW Project Update • Recreational facilities rate reviews • Community Grant Policy discussion
10-21-2026	Connect with Council • Meeting at Starbucks 10am • 2 residents joined us for coffee
10-21-2026	Meeting with Mayor
10-27-2026	Organizational Meeting of Council • Reviewed new Committee appointments • Policing, MAL, EDTAC, Rec Board- remain on IDP/ICP, Lacombe Lake Management Committee
10-27-2026	RCM • Policing committee- first meeting minutes shared since March (point of discussion) • Parkland Library delegation • Lengthy discussions on 2A and South St intersection. Council voted to discontinue engineering with the intersection and start long term planning on another option



COUNCIL MONTHLY REPORT

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Summary of meetings/events attended as a Council representative during this reporting period

Date	Event | Key Points of Discussion and/or Decisions
Oct. 1	**BOLT transit discussion** • Discussed BOLT booking failures.
Oct. 5	**Economic Development and Tourism Advisory Committee (EDTAC)** • Economic Development Officer summer update, June to October 2026. • 2026 Annual Business Walk results: 82 surveys, about 64% of bricks and mortar businesses. Blackfalds is a small business community with strong confidence about growth, but awareness is low: about 62% of respondents did not know the Economic Development Officer, and about 76% were unaware of, or unsure about, available economic development services. • Summer event results and Federation of Canadian Municipalities (FCM) handouts. • EDTAC agenda
Oct. 13	**Regular Meeting of Council** • Public hearing and second and third reading of Bylaw 1360.26, accessory building accessed by a driveway setback amendments. • New Council policies: CP-199.26 Annual Budget and Taxation Process, and CP-200.26 Duty to Document. • Support letter for the Heart of Blackfalds Society Indigenous Heart Garden, the Environmental Sustainability Strategy Committee as an administrative committee, and council per diem allotments. • Regular Council agenda, Oct. 13



COUNCIL MONTHLY REPORT

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Summary of meetings/events attended as a Council representative during this reporting period

Date	Event | Key Points of Discussion and/or Decisions
Oct. 19	**Standing Committee of Council** • Delegation from Red Deer Catholic Regional Schools, pitching a joint funding model for a wider St. Veronica playground, including toddler accessible equipment. • Northwest stormwater linear wetland project update: $5,480,700.67 spent against a $6,203,825.13 budget, about $723,000 under budget. The $200,000 ACP grant fully covers the Lacombe Lake Management Plan, with Urban Systems selected. • Recreation rates and fees, and a community grant framework split into Public Donation, Community Initiatives Grant, and a new Event Attraction and Hosting Grant, heading toward Regular Council. • Standing Committee agenda, Oct. 19
Oct. 26	**Emergency Library Board Meeting** • Library Administrator transition, with the last day November 3: signing authority and the replacement job ad. • Quorum was shaky, with some board members unavailable. • Boards and committees page



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Summary of meetings/events attended as a Council representative during this reporting period

Date	Event | Key Points of Discussion and/or Decisions
Oct. 27	**Organizational Meeting of Council** • 2026-2027 meeting schedule: Regular Council on the second and fourth Tuesdays at 6:00 p.m., Standing Committee on the third Mondays at 6:00 p.m., with the December 22 and August 10 meetings cancelled for Christmas and summer breaks. Next Organizational Meeting set for October 26, 2027. • Federation of Canadian Municipalities Conference, Halifax, June 10-13, 2027: authorization for the Mayor, CAO, and two councillors to attend, with the two councillor names left blank in the agenda. • Council appointments as proposed in the agenda, including the Communication and Engagement Committee, Municipal Planning Commission, Indigenous Engagement Committee, Municipal Emergency Advisory Committee, Iron Ridge Secondary Campus Parent Council, and Wolf Creek Joint Use Planning Agreement committee, plus alternate roles on EDTAC, St. Gregory Parent Council, Lacombe Chamber of Commerce, and the Red Deer Catholic Joint Use committee. • Organizational Meeting agenda, Oct. 27



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Summary of meetings/events attended as a Council representative during this reporting period

Date	Event | Key Points of Discussion and/or Decisions
Oct. 27	**Regular Meeting of Council** • Public hearing on Bylaw 1361.26, increasing the authority of Development Officers to reduce development permit application timelines. First reading was given September 21, 2026. • Note: the Oct. 27 Regular Council agenda link on the Town listing returned a 404 page on two direct checks, so this row links to the Town agendas page instead. • Agendas and minutes on the Town website



COUNCIL MONTHLY REPORT

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Summary of meetings/events attended as a Council representative during this reporting period

Date	Event | Key Points of Discussion and/or Decisions
Oct 5	EDTAC Meeting
Oct 6	South Street Site Tour
Oct 7	Standing Committee Meeting
Oct 8	NW Storm pond project tour
Oct 13	Regular council meeting
Oct 19	Standing Committee Meeting
Oct 21	Connect with Council at Starbucks
Oct 21	Meet with Mayor Svab for Council Connect
Oct 22	Parkland Regional Library Executive Committee Meeting
Oct 23	1st Poppy Ceremony at Lacombe City Hall.
Oct 27	Organizational Meeting in Chambers
Oct 27	Regular Council Meeting
Oct 29	AB Munis Priorities Webinar



COUNCIL MONTHLY REPORT

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Summary of meetings/events attended as a Council representative during this reporting period

Date	Event | Key Points of Discussion and/or Decisions
October 6	South Street Tour
October 6	Library Board Meeting
October 7	Standing Committee Meeting – Budget
October 8	Policing Sub Committee Meeting. Discussed traffic and pedestrian safety recommendations for information options that will be forwarded to council.
October 13	Regular Council Meeting
October 17	Beyond Food Community Hub and Food Bank – Attended the Empty Bowls Fundraiser. Came home with a couple silent auction items.
October 19	Standing Committee Meeting
October 21	Council Connect with Mayor Svab
October 27	Organizational Meeting
October 27	Regular Council Meeting
Various days In October	Review Budget Binder

MEETING DATE: November 10, 2026

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

SUBJECT: **Enforcement and Protective Services Monthly Report – October 2026**

BACKGROUND

Administration provides the Council with monthly updates for activity from the Town's Municipal Enforcement, Fire Services, OHS, Emergency Management and RCMP.

DISCUSSION

The attached documents are a combination of activities occurring during the month of October for Municipal Enforcement, Occupational Health & Safety, Fire Services, RCMP and Emergency Management.

FINANCIAL IMPLICATIONS

None

ATTACHMENTS

- *Protective Services Monthly Report – October 2026*
- *Municipal Enforcement Report – October 2026*
- *Fire Incident Summary Report – October 2026*

APPROVALS

Kim Isaak,
Chief Administrative Officer

Director/Author

Protective Services Monthly Report

Blackfalds Municipal Enforcement

October 2026 Monthly Report

Call Volume and Enforcement Statistics

During the reporting period, Blackfalds Municipal Enforcement received:

- **71 calls** through the Municipal Enforcement assist line
- **6 online reports** submitted
- **67 files/reports** created
- **64 Traffic Safety Act violation tickets** issued
- **22 written warnings** issued

Traffic Monitoring Program

Municipal Enforcement continued the deployment of traffic speed/count signs throughout the community to monitor vehicle volumes and driver compliance.

Traffic Speed and Volume Data

Location	Speed Limit	Vehicle Count	Average Speed
East Railway Street	40 km/h	11,265	40 km/h
Park Street (Westbound)	40 km/h	59,669	43 km/h
Cottonwood Drive (Westbound)	50 km/h	74,881	54 km/h
Vista Trail (Southbound)	50 km/h	58,013	48 km/h

Training and Professional Development

Peace Officers attended a **three-day training course in Lac La Biche**, enhancing professional skills and knowledge to support ongoing enforcement and community safety initiatives.

Traffic Safety and Patrol Activities

Traffic enforcement remained a significant focus throughout the month. Through proactive traffic stops, Peace Officers were able to identify and remove **impaired drivers** from the road, contributing to public safety within the community.

Additional traffic-related activities included:

- Responding to and investigating motor vehicle collisions.
- Monitoring school bus pick-up and drop-off locations.
- Conducting enforcement and patrols within school zones.
- Issuing registered owner violation tickets to motorists who passed school buses displaying flashing red warning lamps.

Community Complaints and Bylaw Enforcement

Peace Officers investigated and addressed a variety of community concerns, including:

- Unsightly properties.
- Derelict buildings.
- Abandoned vehicles.
- Dog-related complaints.
- Speeding concerns on major roadways throughout town.
- Inquiries regarding violation tickets received by mail.
- Complaints involving cats entering neighbouring properties.
- Concerns regarding trees located on Town property allegedly affecting residential Wi-Fi service.

Dispatch and Agency Assistance

Municipal Enforcement received several calls intended for other agencies and communities. In these instances, callers were redirected to the appropriate organization to ensure their concerns were addressed efficiently.

Additional calls included:

- Reports of stolen property, which were referred to the RCMP for investigation.
- Assistance requests from the Alberta Sheriffs relating to animals requiring care following the arrest of vehicle occupants.

Summary

Municipal Enforcement continued to maintain a visible presence throughout the community through proactive traffic enforcement, school zone monitoring, bylaw compliance investigations, and response to public complaints. Officers remained committed to enhancing public safety through education, enforcement, inter-agency cooperation, and community engagement while addressing a broad range of concerns raised by residents.

Blackfalds Fire Rescue

October 2026 Monthly Activity Summary Report

October activities included Fire Prevention Week, with the theme “Charge into Fire Safety: Safe Charging is a Superpower”. The department hosted an open house on Wednesday, October 7, during the early evening until 7:00 p.m. Activities included an information table, an inflatable fire house, fire rescue drags, fire hose handling, a laser fire extinguisher training prop, face painting, and hot dogs.

During the open house, members of the public observed the department respond to a combine harvester fire northwest of town in the county.

Wednesday training sessions focused on annual physical fitness testing, which typically requires two evenings to allow all members to complete the assessment. The final Wednesday of each month is designated for a shared meal and comprehensive vehicle and equipment checks.

The department received the new command unit from GM. The vehicle is currently having decals applied.

The department reviewed 14 Fire Safety Plans and completed 1 Fire Inspection for a new business.

In October, the department responded to 26 incidents, making it the second-busiest month of the year. The year-to-date total reached 216 incidents, slightly higher than at the same point last year.

Of the 216 year-to-date incidents, 19% occurred during regular business hours, Monday through Friday, and 81% occurred outside regular business hours, Monday through Sunday.

A summary of incident types for October 2026 is included.

Occupational Health & Safety

Monthly Report for October 2026

Incidents: 5 Incidents reported in CorePoint

- 2 Near miss/Hazard ID
- 2 Personal Injuries
- 1 Equipment Damage

Training & Orientation:

- 2 new hire Orientations
- CPR Recert provided to employee
- Contract Management Policy & Procedure training provided to employees
- Attended AMHSA Conference
- Attended AMHSA's Municipal Safety Community of Practice meeting

Joint Health and Safety Committee

- JHSC meeting
- Abbey Centre HSC meeting

Health and Safety Documents

- Contract Management Policy and Procedure retracted and revised
- Noise Management Plan approved by JHSC and sent to Management
- Hazard ID, Assessment, Control Policy and Procedure approved by JHSC and sent to Management

RCMP

- The RCMP monthly statistics for **September** are attached.

Emergency Management

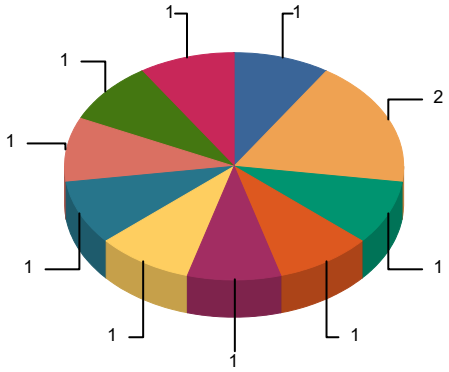
- An LREMP Agency meeting was held on October 27th, where the both the LREMP agreement and the Draft LREMP plan were reviewed, with the LREMP agreement slated to go to the LREMP Advisory Committee in December.
- LCMAO will be conducting a tabletop exercise which will include LREMP; this will be a follow-up from the previous exercise and will require minimal staff, likely five, from the town of Blackfalds to participate.
- An updated LREMP pamphlet has been completed and will replace the current informational one.
- Manager Griffin and Director Morrison attended an ESS tabletop training session in Castor, with many municipalities in attendance, and three presentations were given by LREMP members, the City of Lacombe, Alix and Blackfalds.
- TimCon completed the fencing around the emergency generator location; the delivery date for the generator is still unknown due to the supplier having high demand.
- The next LREMP Advisory Committee meeting will be held on Dec. 2nd.

Ken Morrison
Director of Emergency Management & Protective Services

MONTH END Statistics from Occurred Date: 10/1/2026 12:00:00AM to 10/31/2026 11:59:59PM

Municipal Reports/Files **MUNICIPAL ENFORCEMENT -**

Count of Incident Types



1 TRAFFIC BYLAW 1232/19	1
1 TRAFFIC BYLAW 1232/19 : PART 6: PARKING WITHIN THE TOWN	2
1 TRAFFIC BYLAW 1232/19 : PART 6: PARKING WITHIN THE TOWN : PARK A RECREATION VEHICLE FOR LONGER THAN 72 HOURS ON A HIGHWAY	1
2 COMMUNITY STANDARDS BYLAW 1220/18 : PART 3: NOISE	1
2 COMMUNITY STANDARDS BYLAW 1220/18 : PART 4: PERMITTING A NUISANCE/UNSIGHTLY PREMISES PRIVATE/PUBLIC PROPERTY : FAIL TO	1
2 COMMUNITY STANDARDS BYLAW 1220/18 : PART 4: PERMITTING A NUISANCE/UNSIGHTLY PREMISES PRIVATE/PUBLIC PROPERTY : PARKING OR STORAGE OF VEHICLES ON PROPERTY	1
3 LAND USE BYLAW	1
4 INCIDENTS : ABANDONED VEHICLE	1
4 INCIDENTS : ASSIST RCMP	1
4 INCIDENTS : DRIVING COMPLAINT	1
Total:	11

1 TRAFFIC BYLAW 1232/19: 1 2%

Omnigo Software c(2026)

Municipal Reports/Files **MUNICIPAL ENFORCEMENT -**

1 TRAFFIC BYLAW 1232/19 : PART 6: PARKING WITHIN THE TOWN: 2 5%

1 TRAFFIC BYLAW 1232/19 : PART 6: PARKING WITHIN THE TOWN : PARK A RECREATION VEHICLE FOR LONGER THAN 72 HOURS ON A HIGHWAY: 1 2%

2 COMMUNITY STANDARDS BYLAW 1220/18 : PART 3: NOISE: 1 2%

2 COMMUNITY STANDARDS BYLAW 1220/18 : PART 4: PERMITTING A NUISANCE/UNSIGHTLY PREMISES PRIVATE/PUBLIC PROPERTY : FAIL TO MAINTAIN GRASS/WEEDS/SHRUBS/TREES/LANDSCAPING OF PROPERTY: 1 2%

2 COMMUNITY STANDARDS BYLAW 1220/18 : PART 4: PLACING GRAFFITI ON PROPERTY: 1 2%

3 LAND USE BYLAW: 1 2%

4 INCIDENTS : ABANDONED VEHICLE: 1 2%

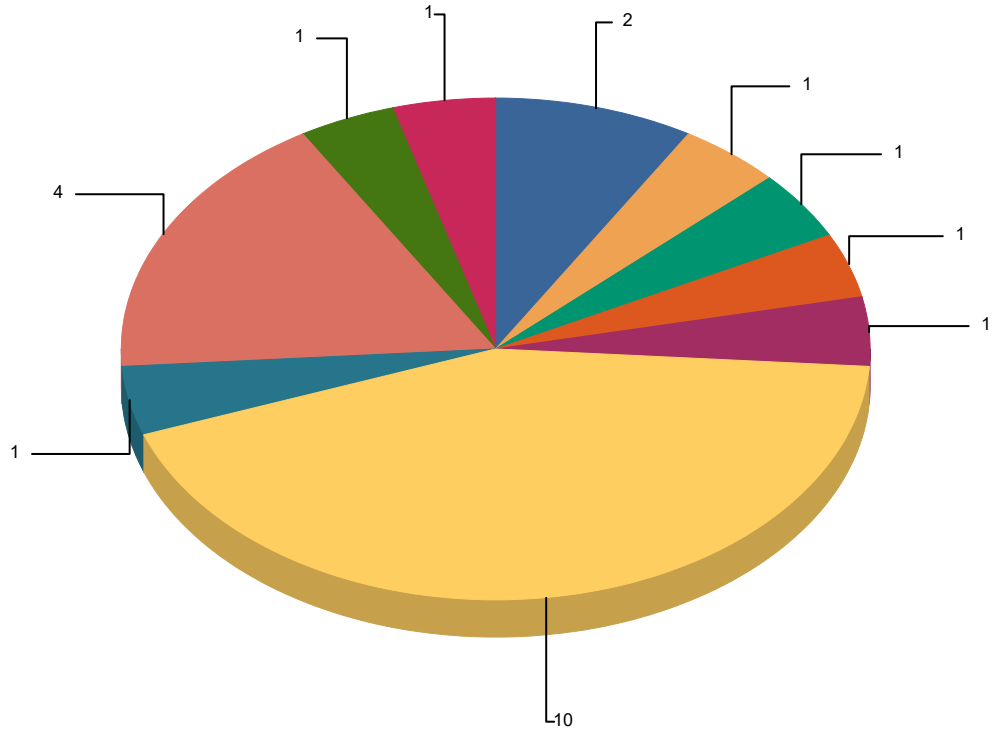
4 INCIDENTS : ASSIST RCMP: 1 2%

4 INCIDENTS : DRIVING COMPLAINT: 1 2%

Omnigo Software c(2026)

Municipal Reports/Files **MUNICIPAL ENFORCEMENT -**

Count of Incident Types



4 INCIDENTS : E-SCOOTER	2
4 INCIDENTS : HOMELESS	1
4 INCIDENTS : MISCHIEF	1
4 INCIDENTS : MVC	1
4 INCIDENTS : OTHER	1
4 INCIDENTS : PARKING COMPLAINT	10
4 INCIDENTS : PUBLIC CONCERN OTHER	1
4 INCIDENTS : QUESTIONS / REQUESTS / CONCERNS	4
4 INCIDENTS : THEFT UNDER	1
ANIMAL CONTROL BYLAW 1181/14	1
Total:	23

4 INCIDENTS : E-SCOOTER: 2 5%

4 INCIDENTS : HOMELESS: 1 2%

4 INCIDENTS : MISCHIEF: 1 2%

4 INCIDENTS : MVC: 1 2%

Omnigo Software c(2026)

Municipal Reports/Files **MUNICIPAL ENFORCEMENT -**

4 INCIDENTS : OTHER: 1 2%

4 INCIDENTS : PARKING COMPLAINT: 10 24%

4 INCIDENTS : PUBLIC CONCERN OTHER: 1 2%

4 INCIDENTS : QUESTIONS / REQUESTS / CONCERNS: 4 10%

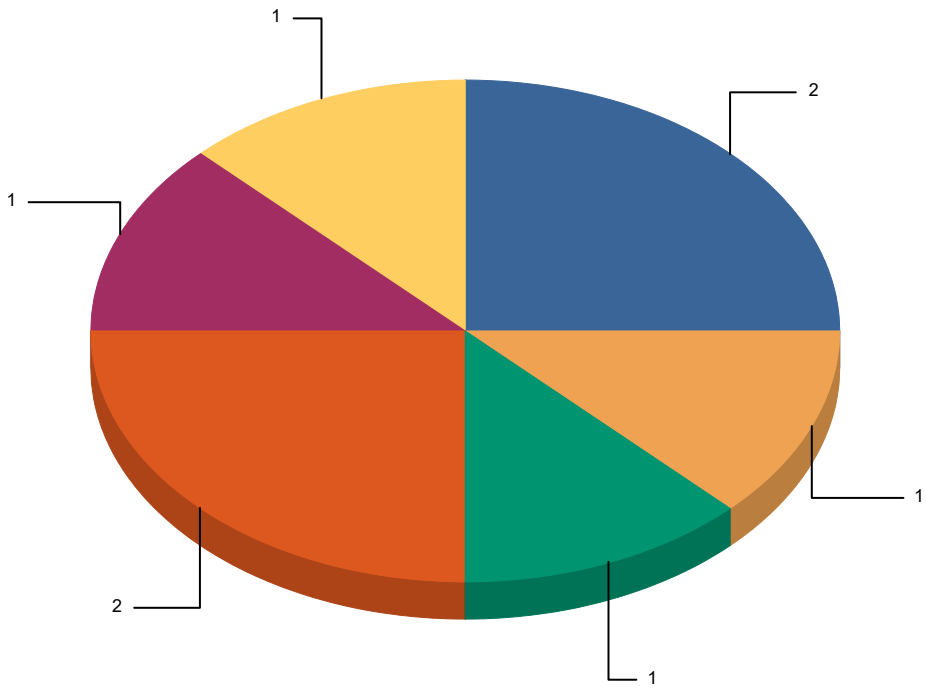
4 INCIDENTS : THEFT UNDER: 1 2%

ANIMAL CONTROL BYLAW 1181/14: 1 2%

Omnigo Software c(2026)

Municipal Reports/Files **MUNICIPAL ENFORCEMENT -**

Count of Incident Types



ANIMAL CONTROL BYLAW 1181/14 : CAT	2
ANIMAL CONTROL BYLAW 1181/14 : DOG : ANIMAL AT LARGE	1
ANIMAL CONTROL BYLAW 1181/14 : DOG : DOG BARKS/HOWLS SO AS TO DISTURB A PERSON	1
ANIMAL CONTROL BYLAW 1181/14 : WILD ANIMALS/BIRDS/WATERFOWL	2
ASSIST	1
URBAN HEN BYLAW	1
Total:	8

ANIMAL CONTROL BYLAW 1181/14 : CAT: 2 5%

ANIMAL CONTROL BYLAW 1181/14 : DOG : ANIMAL AT LARGE: 1 2%

ANIMAL CONTROL BYLAW 1181/14 : DOG : DOG BARKS/HOWLS SO AS TO DISTURB A PERSON: 1 2%

ANIMAL CONTROL BYLAW 1181/14 : WILD ANIMALS/BIRDS/WATERFOWL: 2 5%

Omnigo Software c(2026)

Municipal Reports/Files **MUNICIPAL ENFORCEMENT -**

ASSIST: 1 2%

URBAN HEN BYLAW: 1 2%

Grand Total: 100.00% Total # of Incident Types Reported: **42**

Omnigo Software c(2026)

Blackfalds Fire Rescue

4401 South Street, P.O. Box 220, Blackfalds, Alta T0M-0J0

Phone: 403 -885 - 4144 Fax: 403 - 885 - 5499

INCIDENT SUMMARY - PAGE 1 OF 1

Blackfalds Fire Rescue Department	BLF	OCTOBER	2026

CALL #	DATE	INCIDENT TYPE	DISPATCH EVENT #	LOCATION	RCMP FILE #	MAFP 1244
191	1	ALARM	BLK2600193	Within Corporate Limits	N/A	N/A
192	2	FIRE ILLEGAL BURN	BLK2600194	Within Corporate Limits	N/A	N/A
193	4	MEDICAL	BLK2600195	Within Corporate Limits	N/A	EMS
194	7	ALARM	BLK2600196	Within Corporate Limits	N/A	N/A
195	7	FIRE VEHICLE	BLK2600197	Lacombe County	N/A	YES
196	7	INVESTIGATION SMOKE	BLK2600198	Within Corporate Limits	N/A	N/A
197	7	INVESTIGATION SMOKE	BLK2600199	Within Corporate Limits	N/A	N/A
198	9	ALARM	BLK2600200	Within Corporate Limits	N/A	N/A
199	10	ALARM	BLK2600201	Within Corporate Limits	N/A	N/A
200	13	ALARM	BLK2600202	Within Corporate Limits	N/A	N/A
201	13	MOTOR VEHICLE INCIDENT	BLK2600203	Within Corporate Limits	YES	EMS
202	15	MOTOR VEHICLE INCIDENT	BLK2600204	Within Corporate Limits	YES	EMS
203	15	CO ALARM	BLK2600205	Within Corporate Limits	YES	N/A
204	17	ALARM	BLK2600206	Within Corporate Limits	N/A	N/A
205	17	ALARM	BLK2600207	Within Corporate Limits	N/A	N/A
206		ALARM	BLK2600208	Within Corporate Limits	N/A	N/A
207	19	ALARM	BLK2600209	Within Corporate Limits	N/A	N/A
208	19	ALARM	BLK2600210	Within Corporate Limits	N/A	N/A
209	20	ALARM	BLK2600211	Within Corporate Limits	N/A	N/A
210	21	MOTOR VEHICLE INCIDENT	BLK2600212	Within Corporate Limits	YES	NO
211	25	MOTOR VEHICLE INCIDENT	BLK2600213	Lacombe County	NO	YES
212	27	MEDICAL	BLK2600214	Within Corporate Limits	N/A	EMS
213	29	FIRE STRUCTURE	BLK2600215	Within Corporate Limits	N/A	YES
214	29	MOTOR VEHICLE INCIDENT	BLK2600216	Lacombe County	YES	EMS
215	31	MEDICAL	BLK2600217	Within Corporate Limits	N/A	EMS
216	31	ALARM	BLK2600218	Within Corporate Limits	N/A	N/A

TOTAL RESPONSES	26	OFFICER	Robert Côté	REV DT FEB 02/17	Print Form

Blackfalds Municipal Detachment
Crime Statistics (Actual)
Q3: 2022 - 2026

All categories contain "Attempted" and/or "Completed"

October 5, 2026

CATEGORY	Trend	2022	2023	2024	2025	2026	% Change 2022 - 2026	% Change 2025 - 2026	Avg File +/- per Year
Offences Related to Death		0	0	0	0	0	N/A	N/A	0.0
Robbery		0	1	0	0	0	N/A	N/A	-0.1
Sexual Assaults		1	1	1	2	0	-100%	-100%	-0.1
Other Sexual Offences		3	0	0	3	0	-100%	-100%	-0.3
Assault		15	16	20	26	12	-20%	-54%	0.4
Kidnapping/Hostage/Abduction		1	0	0	0	1	0%	N/A	0.0
Extortion		0	3	2	1	0	N/A	-100%	-0.2
Criminal Harassment		7	11	11	12	8	14%	-33%	0.3
Uttering Threats		12	1	9	6	11	-8%	83%	0.3
TOTAL PERSONS		**39**	**33**	**43**	**50**	**32**	**-18%**	**-36%**	**0.3**
Break & Enter		13	13	5	8	2	-85%	-75%	-2.7
Theft of Motor Vehicle		5	7	7	9	3	-40%	-67%	-0.2
Theft Over $5,000		1	4	1	2	0	-100%	-100%	-0.4
Theft Under $5,000		15	21	20	34	12	-20%	-65%	0.7
Possn Stn Goods		3	6	6	11	1	-67%	-91%	0.1
Fraud		6	22	12	17	12	100%	-29%	0.7
Arson		0	0	0	0	0	N/A	N/A	0.0
Mischief - Damage To Property		17	18	22	28	9	-47%	-68%	-0.6
Mischief - Other		11	9	11	17	15	36%	-12%	1.6
TOTAL PROPERTY		**71**	**100**	**84**	**126**	**54**	**-24%**	**-57%**	**-0.8**
Offensive Weapons		2	1	4	2	0	-100%	-100%	-0.3
Disturbing the peace		5	6	13	17	9	80%	-47%	1.9
Fail to Comply & Breaches		6	6	12	6	2	-67%	-67%	-0.8
OTHER CRIMINAL CODE		4	7	4	4	5	25%	25%	-0.1
TOTAL OTHER CRIMINAL CODE		**17**	**20**	**33**	**29**	**16**	**-6%**	**-45%**	**0.7**
TOTAL CRIMINAL CODE		127	153	160	205	102	-20%	-50%	0.2

The data contained in this document was obtained from PROS, which is a live database. As such, some of the information presented could differ slightly from any past or future reports regarding the same time period.

Blackfalds Municipal Detachment
Crime Statistics (Actual)
Q3: 2022 - 2026

All categories contain "Attempted" and/or "Completed"

October 5, 2026

CATEGORY	Trend	2022	2023	2024	2025	2026	% Change 2022 - 2026	% Change 2025 - 2026	Avg File +/- per Year
Drug Enforcement - Production		0	0	0	0	0	N/A	N/A	0.0
Drug Enforcement - Possession		0	1	2	0	1	N/A	N/A	0.1
Drug Enforcement - Trafficking		0	0	3	0	0	N/A	N/A	0.0
Drug Enforcement - Other		0	0	0	0	0	N/A	N/A	0.0
Total Drugs		**0**	**1**	**5**	**0**	**1**	**N/A**	**N/A**	**0.1**
Cannabis Enforcement		0	0	0	0	0	N/A	N/A	0.0
Federal - General		3	3	6	4	5	67%	25%	0.5
TOTAL FEDERAL		**3**	**4**	**11**	**4**	**6**	**100%**	**50%**	**0.6**
Liquor Act		2	1	2	2	2	0%	0%	0.1
Cannabis Act		0	1	2	0	0	N/A	N/A	-0.1
Mental Health Act		16	20	25	35	23	44%	-34%	2.9
Other Provincial Stats		34	38	33	54	37	9%	-31%	2.2
Total Provincial Stats		**52**	**60**	**62**	**91**	**62**	**19%**	**-32%**	**5.1**
Municipal By-laws Traffic		0	1	0	2	4	N/A	100%	0.9
Municipal By-laws		15	27	13	21	17	13%	-19%	-0.2
Total Municipal		**15**	**28**	**13**	**23**	**21**	**40%**	**-9%**	**0.7**
Fatals		0	0	0	0	0	N/A	N/A	0.0
Injury MVC		1	1	5	2	2	100%	0%	0.3
Property Damage MVC (Reportable)		27	33	21	23	18	-33%	-22%	-2.8
Property Damage MVC (Non Reportable)		3	4	12	7	4	33%	-43%	0.5
TOTAL MVC		**31**	**38**	**38**	**32**	**24**	**-23%**	**-25%**	**-2.0**
Roadside Suspension - Alcohol (Prov)		9	6	9	4	5	-44%	25%	-1.0
Roadside Suspension - Drugs (Prov)		0	1	0	0	1	N/A	N/A	0.1
Total Provincial Traffic		**112**	**125**	**134**	**121**	**108**	**-4%**	**-11%**	**-1.2**
Other Traffic		**1**	**1**	**1**	**11**	**1**	**0%**	**-91%**	**1.0**
Criminal Code Traffic		**0**	**5**	**5**	**15**	**6**	**N/A**	**-60%**	**2.2**
Common Police Activities									
False Alarms		**18**	**11**	**17**	**12**	**11**	**-39%**	**-8%**	**-1.3**
False/Abandoned 911 Call and 911 Act		**5**	**7**	**6**	**5**	**7**	**40%**	**40%**	**0.2**
Suspicious Person/Vehicle/Property		**35**	**47**	**76**	**81**	**40**	**14%**	**-51%**	**4.4**
Persons Reported Missing		**5**	**11**	**4**	**7**	**2**	**-60%**	**-71%**	**-1.0**
Search Warrants		**0**	**0**	**0**	**0**	**0**	**N/A**	**N/A**	**0.0**
Spousal Abuse - Survey Code (Reported)		**32**	**38**	**33**	**48**	**44**	**38%**	**-8%**	**3.4**
Form 10 (MHA) (Reported)		**1**	**1**	**3**	**3**	**1**	**0%**	**-67%**	**0.2**

Blackfalds (Municipal) Crime Statistic Summary – January to September 2026/10/05

Blackfalds (Municipal) – Highlights

- **Break & Enters** are showing a 28.6% decrease when compared to the same period in 2025 (January to September). There were 4 fewer actual occurrences (from 14 in 2025 to 10 in 2026).
- **Theft of Motor Vehicles** decreased by 56.5% when compared to the same period in 2025 (January to September). There were 13 fewer actual occurrences (from 23 in 2025 to 10 in 2026).
- **Theft Under $5,000** decreased by 44.9% when compared to the same period in 2025 (January to September). There were 31 fewer actual occurrences (from 69 in 2025 to 38 in 2026).

Blackfalds (Municipal) – Criminal Code Offences Summary

Crime Category	% Change 2025 – 2026 (January to September)
Total Persons Crime	17.6% Decrease
Total Property Crime	24.0% Decrease
Total Criminal Code	19.3% Decrease

From January to September 2026, when compared to the same period in 2025, there have been:

- 25 fewer **Persons Crime** offences;
- 66 fewer **Property Crime** offences; and
- 93 fewer **Total Criminal Code** offences;

Blackfalds (Municipal) – September, 2026

- There were 2 **Thefts of Motor Vehicles** in September: 0 cars, 0 trucks, 0 minivans, 1 SUVs, 0 motorcycles, 0 other types of vehicles, and 1 vehicles taken without consent.
- There were 1 **Break and Enters** in September: 1 businesses, 0 residences, 0 cottages/seasonal residences, 0 in some other type of location, and 0 unlawfully being in a dwelling house.
- There were a total of 3 **Provincial Roadside Suspensions** in September (3 alcohol related and 0 drug related). This brings the year-to-date total to 12 (10 alcohol related and 2 drug related).
- There were a total of 17 files with the **Spousal Abuse** survey code in September (September 2025: 12). This brings the year-to-date total to 111 (2025: 107).
- There were 130 files with **Victim Service Unit** referall scoring in Blackfalds Municipal: 10 accepted, 27 declined, 1 proactive, 0 requested but not available, and 92 files with no victim.

The data contained in this document was obtained from PROS, which is a live database. As such, some of the information presented could differ slightly from any past or future reports regarding the same time period.

Blackfalds Municipal Crime Gauge

2026 vs. 2025
January to September

Criminal Code Offences

Persons Crime
18%
Decrease

Property Crime
24%
Decrease

Other CC
3%
Decrease

Total Criminal Code Offences: ***19%*** ***Decrease***

When compared to
January to September, 2025

Select Property Crime

Break and Enter
4
Fewer Instances

57%
Decrease



Theft of MV
13
Fewer Instances

45%
Decrease



Theft Under $5k
31
Fewer Instances

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MEETING DATE: November 10, 2026

PREPARED BY: Jolene Tejkl, Planning & Development Manager

SUBJECT: **Development & Building Report – October 2026**

BACKGROUND

Attached are the October 2026 Development & Building Permit Report and Comparison for 2024-2026 year to date for Council's information.

DISCUSSION

Every month, the Planning & Development Department reports back on the number of Development Permits and Building Permits received in the previous month. A comparison report showing the permit numbers over the past two (2) years is also provided for information. The number of permits received in a month are outside of the Department's control as they are entirely applicant based.

For the most part the categories are self-explanatory, however, the "other" category captures the following types of residential permits:

- Sheds,
- Garages & decks. On occasion both a garage and deck will be applied for under the same development permit and when that happens, it will be captured as "other"),
- Hot tubs,
- Ensuite addition to Master Bedrooms. This type of development is not appropriate to capture under "addition" because it does not entail a structural alteration as it's changing the interior of the home,
- Shed & deck. Occasionally these two developments will be applied for under the same development permit. When that happens, it will fall under "other", and
- Grading permits

STRATEGIC PLAN ALIGNMENT / OTHER MASTER PLAN ALIGNMENT



- Economic Vitality and Community Prosperity Alignment: Providing monthly permit reports is a direct indicator of investment that is flowing into Blackfalds. Monthly tracking shows whether attraction efforts are converting into real development activity.
- Community Life, Safety, and Inclusion Alignment: Requiring permits for development that occurs within the Town ensures development meets Safety Code requirements and the requirements of the Town's Land Use Bylaw.

- Leadership, Engagement, and Advocacy Alignment: Transparent monthly permit reporting supports the Plan's emphasis on meaningful two-way communication on development that is occurring within the Town. Monthly permit values can also strengthen the Town's case when advocating provincial and federal governments for sustainable infrastructure funding by showing growth pressure with real numbers.
- Sustainable Services and Infrastructure Alignment: Monthly permit data directly informs whether infrastructure investment is keeping pace with growth. Capital projects such as lift stations, water reservoir expansions and Servicing Master Plans all depend on understanding development patterns.

FINANCIAL IMPLICATIONS

None.

COMMUNICATION / ENGAGEMENT CONSIDERATIONS

These monthly reports are uploaded to the Town's website for public view, as such the communication is informational.

ATTACHMENTS

- *October 2026 Development/Building Permit Report*
- *2024 – 2026 Development/Building Comparison Report*

APPROVALS

Kim Isaak,
Chief Administrative Officer

Department Director/Author

File No.	Civic	District	Development	Decision (otherwise pending)	Date of Decision
244-26	176 Westgate Crescent	R-1M	Basement Reno	approved	19-Oct-26
245-26	14 Aura Drive	R-1L	SFD	approved	19-Oct-26
246-26	81 Aztec Crescent	R-1S	Garage	approved	19-Oct-26
247-26	5300 Lansdowne Avenue N	R-1S	Front Parking Pad	approved	6-Oct-26
248-26	4237 Westbrooke Road	R-1M	Basement Reno	approved	19-Oct-26
249-26	200 Westgate Crescent	R-1M	Front Parking Pad	approved	6-Oct-26
250-26	4798 Aspen Lakes Blvd	R-1M	Basement Reno	approved	19-Oct-26
251-26	29 Chinook Street	R-1L	Basement Reno	approved	19-Oct-26
252-26	37 Valmont Street	R-1M	Basement Reno	approved	19-Oct-26
253-26	26 McKay Place (5 McKay Boulevard)	R-MHP	Manufactured Home	approved	19-Oct-26
254-26	5466 Vista Trail (Bldg. J)	R-4	Townhouses	approved	26-Oct-26
255-26	5002 Broadway Avenue	C1	Change of Use/Occupancy	approved	14-Oct-26
256-26	135 Eastpointe Drive	R-1M	Accessory Suite (Use Only)		
257-26	5466 Vista Trail (Bldg. H)	R-4	Townhouses	approved	26-Oct-26
258-26	5466 Vista Trail (Bldg. F)	R-4	Townhouses	approved	26-Oct-26
259-26	5466 Vista Trail (Bldg. E)	R-4	Townhouses	approved	26-Oct-26
260-26	5466 Vista Trail (Bldg. I)	R-4	Townhouses	approved	26-Oct-26
261-26	5466 Vista Trail (Bldg. G)	R-4	Townhouses	approved	26-Oct-26
262-26	4980 Westbrooke Road	R-2	Home Business	approved	21-Oct-26
263-26	4627 Womacks Road	R-2	Home Business	approved	20-Oct-26
264-26	135 Eastpointe Drive	R-1M	SFD		

265-26	5 Aztec Crescent	R-1M	SFD		
266-26	5466 Vista Trail (Bldg. K)	R-4	Townhouses		
267-26	203 Eastpointe Drive	R-2	Townhouses		
268-26	4786 Aspen Lakes Blvd	R-1M	Accessory Suite (Use Only)		
269-26	195 Eastpointe Drive	R-2	Townhouses		
270-26	191 Eastpointe Drive	R-2	Townhouses		
271-26	199 Eastpointe Drive	R-2	Townhouses		

BLACKFALDS

Town of Blackfalds Development/Building Permit Comparison 2024 to 2026

2025 YTD

	2024		2025		2026		October	
	Number of Permits	Dollar Value	Number of Permits	Dollar Value	Number of Permits	Dollar Value	*Number of Permits*	*Dollar Value*
Residential								
SFD	38	$ 13,213,080.00	30	$ 11,399,456.77	15	$ 5,150,000.00	*28*	*$ 10,734,456.77*
Duplexes	20	$ 4,774,000.00	10	$ 2,480,000.00	0	$ -	*10*	*$ 2,480,000.00*
Manufactured Home	11	$ 1,751,566.00	11	$ 2,532,500.00	2	$ 450,000.00	*9*	*$ 2,105,000.00*
4-plex	0	$ -	0	$ -	0	$ -	*0*	*$ -*
8-plex	0	$ -	0	$ -	0	$ -	*0*	*$ -*
Townhouses	157	$ 36,667,435.00	12	$ 2,780,000.00	67	$ 40,135,000.00	*8*	*$ 2,000,000.00*
Apartment	0	$ -	0	$ -	0	$ -	*0*	*$ -*
SFD w/Accessory suite	8	$ 3,495,000.00	0	$ -	0	$ -	*0*	*$ -*
Total Res. Dwellings	**234**	**$ 59,901,081**	**63**	**$ 19,191,957**	**84**	**$ 45,735,000**	**55**	**$ 17,319,457**
Garage	24	$ 788,152.61	17	$ 500,820.00	18	$ 881,039.21	*17*	*$ 500,820.00*
Deck	11	$ 105,100.00	13	$ 110,598.00	11	$ 119,949.10	*12*	*$ 106,598.00*
Basement Reno	49	$ 1,339,000.00	44	$ 1,074,500.00	32	$ 982,816.76	*36*	*$ 871,500.00*
Addition	0	$ -	0	$ -	0	$ -	*0*	*$ -*
Accessory Suite	2	$ -	7	$ 245,500.00	2	$ 40,000.00	*5*	*$ 195,500.00*
Home Business	20	$ -	22	$ -	24	$ -	*18*	*$ -*
Other	67	$ 20,325,799.71	63	$ 72,447,705.47	61	$ 1,039,037.46	*63*	*$ 91,441,580.24*
Commercial	47	$ 4,594,822.26	34	$ 2,714,959.00	29	$ 1,785,450.00	*29*	*$ 2,689,459.00*
Industrial	5	$ 2,504,073.00	2	$ 805,000.00	7	$ 3,425,000.00	*1*	*$ 800,000.00*
Institutional	0	$ -	0	$ -	0	$ -	*0*	*$ -*
Agricultural	0	$ -	0	$ -	0	$ -	*0*	*$ -*
Public Facility	13	$ 38,078,150.00	10	$ 653,000.00	3	$ 410,000.00	*10*	*$ 653,000.00*
TOTAL PERMITS	**472**	**$ 127,636,178.58**	**275**	**$ 97,744,039.24**	**271**	**$ 54,418,292.53**	***246***	***$ 114,577,914.01***
General Yearly Notes:		Vista Trail Townhouse complex						

TOWN OF BLACKFALDS
RECREATION, CULTURE AND PARKS BOARD
Wednesday, June 3, 2026 at 6:30 p.m.
Civic Cultural Centre – 5018 Waghorn Street

MINUTES

MEMBERS PRESENT

Shane Hanson, Town of Blackfalds Councillor
Mark Visscher, Lacombe County Representative
Kayla Marquis, Public at Large
Steven Haraldson, Public at Large
Louise Rellis, Public at Large

OTHERS ATTENDING

Rick Kreklewich, Director of Community Services
Carol Simpson, Abbey Centre General Manager
Jeff Heindel, Parks and Facilities Manager
Kurt Jensen, Sports and Events Coordinator

REGRETS

Jim Sands, Town of Blackfalds Councillor
Trent Kroetsch, Public at Large
Shauna Sawchuk, Public at Large

WELCOME AND CALL TO ORDER

Member at Large Rellis welcomed all attending and called the Recreation, Culture and Parks Board Meeting to order at 6:30 pm.

Member at Large Haraldson moved That the Recreation, Culture and Parks Board approve the Agenda as amended.

CARRIED UNANIMOUSLY

TREATY SIX LAND ACKNOWLEDGEMENT

A Land Acknowledgement was read to recognize that the Town of Blackfalds is on Treaty 6 territory.

PRESENTATIONS

Municipal Development Plan Presentation – Jolene Tejkl

Jolene Tejkl, Planning & Development Manager for the Town of Blackfalds provided a presentation on the comprehensive review of the Municipal Development Plan.

Heart of Blackfalds Society – Indigenous Heart Garden

Two representatives from the Heart of Blackfalds Society presented a proposed plan for an indigenous heart garden for a Municipal Reserve area on Vista Trail.

Community Initiatives Grant – Blackfalds Agricultural Society

A representative from the Blackfalds Ag Society provided a presentation on their Community Initiatives Grant submission.

Community Initiatives Grant – Heart of Blackfalds Society

Two representatives from the Heart of Blackfalds Society provided a presentation on their Community Initiatives Grant submission.

Community Initiatives Grant – Bookman of Blackfalds

A representative from the Bookman of Blackfalds provided a presentation on their Community Initiatives Grant submission.

Community Initiatives Grant – Optimist Club of Blackfalds

No presentation.

Community Initiatives Grant – Whimsy Studios

Two representatives from Whimsy Studios provided a presentation on their Community Initiatives Grant submission.

BUSINESS

Minutes

Member at Large Visscher moved That the Recreation, Culture and Parks Board approve the Minutes from March 4, 2026 as presented.

CARRIED UNANIMOUSLY

Community Initiatives Grant – Blackfalds Agricultural Society

The Recreation, Culture and Parks Board discussed the application and determined that more detailed information is required about the grant they received, the total cost of the event and what they are considering for catering/food expenses. The grant application would then be reviewed at the next meeting in September.

Member at Large Rellis moved That the Recreation, Culture and Parks Board recommend to request more information about their event and review the application at the next meeting in September.

CARRIED UNANIMOUSLY

Community Initiatives Grant – Heart of Blackfalds Society

Two representatives from the Heart of Blackfalds Society provided a Community Initiatives Grant application requesting $2,500 towards offsetting costs to host the Blackfalds Block Party including the rental of a dunk tank, door prizes, candy, games and porta potty rentals.

Councillor Hanson moved That the Recreation, Culture and Parks Board recommend to Council to provide grant funding of $1,250 to the Heart of Blackfalds Society from the Community Initiatives Grant for their event.

CARRIED UNANIMOUSLY

Community Initiatives Grant – Bookman of Blackfalds

A representative from the Bookman of Blackfalds provided a Community Initiatives Grant application requesting $2,500 towards offsetting costs for a sound system, equipment, lighting, local bands/artists, advertising and volunteer supplies.

Member at Large Visscher moved That the Recreation, Culture and Parks Board recommend that Administration request more detail related to the expenses of this event for a future application.

CARRIED UNANIMOUSLY

Community Initiatives Grant – Optimist Club of Blackfalds

The RCP Board reviewed the Community Initiatives Grant request of $2,500 from the Optimist Club of Blackfalds to provide a DJ and live music for the Blackfalds Block Party.

Councillor Hanson moved That the Recreation, Culture and Parks Board recommend to Council to provide grant funding of $1,250 to the Optimist Club of Blackfalds from the Community Initiatives Grant for the Blackfalds Block Party.

CARRIED UNANIMOUSLY

Community Initiatives Grant – Whimsy Studios

Representative from Whimsy Studios provided a Community Initiatives Grant application requesting $2,500 towards offsetting costs for supplies, kiln firing and staffing related to hosting ceramic programs for the community.

Member at Large Visscher moved That the Recreation, Culture and Parks Board recommend that Administration request an adjustment to their proposed program and return to a future application.

CARRIED UNANIMOUSLY

Proposed Disc Golf Course Layout

Coordinator Jensen met with the Optimist Club and put together a proposed layout for the disc golf course at McKay Ranch. The layout includes 5 holes and would expand to 9 holes as the McKay Ranch area develops the park space. The targets can be easily moved if there are any concerns with the layout. The layout will be presented to Council at an upcoming meeting.

CARRIED UNANIMOUSLY

Recreation Rate Review

Administration is working on updating recreation rates for review and requested the RCP Board to

provide preliminary feedback on our rates. The RCP Board discussed the rates and were generally in favour of a moderate increase to rates. Suggestions also included removing the tournament rate. Ball diamond and soccer pitch rates are lower than comparators. The Abbey Centre membership and admission rates would see a modest increase. New rates will be provided to the RCP Board at the September meeting based and request further feedback from the RCP Board before taking the rates to Council.

Meeting Extension

Member at Large Haraldson moved That the Recreation, Culture and Parks Board extend the meeting time to 10:00 pm.

CARRIED UNANIMOUSLY

Letter from Central Alberta Selects re Ice Time

Administration presented a letter from the Central Alberta Selects regarding additional ice time.

Councillor Hanson moved That the Recreation, Culture and Parks Board accept this letter as information and direct to request to our Ice Allocation Policy.

CARRIED UNANIMOUSLY

Abbey Centre Update

- Manager Simpson presented the monthly highlights

Parks and Facilities Update

- Manager Heindel presented the monthly highlights

EBC & Sterling Industries Sports Park Update

- Coordinator Jensen presented the monthly highlights

CARRIED UNANIMOUSLY

Indigenous Heart Garden

The RCP Board discussed the proposed park and location. Administration will bring this to a future Council Meeting.

Member at Large Marquis moved That the Recreation, Culture and Parks Board recommend That Administration bring forward this proposal to a future Council Meeting.

CARRIED UNANIMOUSLY

The Recreation, Culture and Parks Board received the items as information.

Vice-Chair Rellis adjourned the Recreation, Culture & Parks Board Meeting at 9:57 p.m.

-Original Signed-

Louise Rellis, Vice-Chair

-Original Signed-

Rick Kreklewich, Director of Community Services

BLACKFALDS
ALBERTA

TOWN OF BLACKFALDS
MUNICIPAL PLANNING COMMISSION
Civic Cultural Center – 5018 Waghorn Street
Thursday, September 17, 2026, at 6:00 p.m.

MINUTES

MEMBERS PRESENT

Jim Sands – Chairperson, Town of Blackfalds Councillor
Shane Hanson – Town of Blackfalds Councillor
Jennifer Kirk – Member at Large
Alex Garcia – Member at Large

OTHERS ATTENDING

Billie Parisien, Development Officer II

REGRETS

Ryan Brown – Vice Chairperson, Town of Blackfalds Councillor

WELCOME AND CALL TO ORDER

Chairperson Sands welcomed all attending, called the Municipal Planning Commission Meeting to order at 6:00 p.m.

APPROVAL OF AGENDA

28/26 Member Hanson moved that the Municipal Planning Commission approve the Agenda for September 17, 2026 as presented.

CARRIED UNANIMOUSLY

TREATY SIX LAND ACKNOWLEDGEMENT

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

BUSINESS

3.1 Approval of Minutes

29/26 Member Kirk moved that the Municipal Planning Commission approve the Minutes from July 16, 2026, as presented

CARRIED UNANIMOUSLY

3.2 Approval of Amended Minutes for April 16, May 21, and June 18, 2026

30/26 Member Garcia moved that the Municipal Planning Commission approve the Amended Minutes from April 16, 2026, May 21, 2026 and June 18, 2026, as presented

CARRIED UNANIMOUSLY

3.3 Follow-up Report on Notice of Motion

Administration presented a follow-up report on Notice of Motion for information.

31/26 Member Hanson moved that the Notice of Motion Report be accepted as information.

CARRIED UNANIMOUSLY

3.4 Development Permit Application 196-26 – Rear Yard Variance
15 Plumtree Crescent (Lot 16, Block 5, Plan, 032 5303)

Administration provided background information on the proposed development.

After some discussion, the following motion was put forward:

32/26 Moved by Member Kirk that the Municipal Planning Commission approved the application for a variance of the Rear Yard Setback to for an existing Accessory Building (detached garage) as presented in Development Permit 196-26 located at 15 Plumtree Crescent (Lot 16, Block 5, Plan 032 5303), subject to the following conditions being met to the satisfaction of the Development Officer:

CONDITIONS

1. Development must commence within one (1) calendar year of the issuance of the Development Permit. Failure to commence development within one (1) year will cause this Development Permit to expire.

2. The applicant shall ensure that the Rear Yard Setback for the detached garage does not exceed 1.88 m.

Prior to Occupancy Conditions

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

Development Conditions

4. The exterior of the building, including painting, shall be completed within one (1) calendar year from the date of approval.

5. Approved accessory buildings shall consider the principal building appearance to ensure compatibility and incorporate similar exterior colours and materials.

6. The applicant is responsible for ensuring that no development or portion thereof shall be located over municipal lands, road rights-of-ways or municipal easements.

NOTES

1. *This permit indicates that only the development to which it relates is authorized, with the provisions of the Land Use Bylaw and in no way relieves or excuses the applicant from complying with the Land Use Bylaw or any other Bylaw, orders, policies, easements, covenants, conservation agreements, development agreements, provincial or federal statutes or regulations affecting such development.*

2. *The Development Authority may, in accordance with the Land Use Bylaw in force and Part 17 of the Municipal Government Act, take such actions as necessary to ensure that the provisions are complied with.*

CARRIED UNANIMOUSLY

3.5 Development Permit Application 208-26 – Home Based Business 3
101 Coachman Way (Lot 89, Block 21, Plan, 142 2032)

Administration provided background information on the proposed development.

After some discussion, the following motion was put forward:

33/26 Moved by Member Garcia that the Municipal Planning Commission approve the application for a Home Based Business 3 as presented in Development Permit 208-26, located at 101 Coachman Way (Lot 89, Block 21, Plan 142 2032), subject to the following conditions being met to the satisfaction of the Development Officer:

CONDITIONS

1. Development must commence within one (1) calendar year of the issuance of the Development Permit. Failure to commence development within one (1) year will cause this Development Permit to expire.

2. The Development Permit shall be valid for the address identified in the permit.

Development Conditions

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

4. A home Based Business 3 shall have a time limit of 3 years. Upon expiry of the original Development Permit, the Development Authority may consider granting approval with no time limit if the Home Based Business 3 meets the regulations of the Land Use Bylaw.

Ongoing Conditions

5. The business shall not operate without a valid Development Permit or Business License issued by the Town.

6. No physical change to the exterior appearance of the dwelling shall be allowed as a result of the establishment of the Home Base Business.

7. Any change in use or intensification of the use of the Home Base Business shall require review of the current Development Permit and may require separate permit approval.

NOTES

1. *This permit indicates that only the development to which it relates is authorized, with the provisions of the Land Use Bylaw and in no way relieves or excuses the applicant from complying with the Land Use Bylaw or any other Bylaw, orders, policies, easements, covenants, conservation agreements, development agreements, provincial or federal statutes or regulations affecting such development.*

2. *Nothing in this permit or the Land Use Bylaw exempts a person to obtain a development permit as required by the Land Use Bylaw or to obtain any other permit, license or other authorization required by the Land Use Bylaw or any other Bylaw.*

3. *The Development Authority may, in accordance with the Land Use Bylaw in force and Part 17 of the Municipal Government Act (MGA), take such actions as necessary to ensure that the provisions are complied with.*

4. *If applicable, prior to issuance of a Business License the applicant shall provide sufficient evidence approving the proposed use from Alberta Health Services (AHS) satisfactory to the Development Authority.*

CARRIED UNANIMOUSLY

3.6 Dismantling of Municipal Planning Commission Report

Administration presented a report regarding the proposed dismantling of the Municipal Planning Commission for information.

34/26 Member Hanson moved that the Dismantling of the Municipal Planning Commission Report be accepted as information.

CARRIED UNANIMOUSLY

ADJOURNMENT

Chairperson Sands adjourned the Municipal Planning Commission Meeting at 6:22 p.m.

Jim Sands, Chairperson

Billie Parisien, Recording Secretary/
Development Officer II

LACOMBE COUNTY

SUCCESS GROWS HERE!

HIGHLIGHTS OF THE REGULAR COUNCIL MEETING
OCTOBER 22, 2026

COMMITTEE OF THE WHOLE MEETING NOTES

Council approved various recommendations from the October 6, 2026, Committee of the Whole meeting, including:

- Directing the County Manager to prepare reports regarding the Abma Gravel Pit reclamation, SDAB/ARB board appointments, a Council engagement strategy, and playground funding provisions.
- Approving the New Pavement Plan Priority List and requesting cost estimates for top-priority projects.
- Approving amendments to multiple County policies.
- Receiving several presentations and discussions for information, including:
    - The *New Pavement Plan* presentation;
    - The *Public Hearing Procedures* presentation;
    - The *Review of Public Engagement in Council Agenda Items* presentation;
    - The *Borouge International* and *Lacombe County* presentations; and
    - The *Coffee with Council* discussion.

LACOMBE COUNTY 2026 CERTIFICATE OF RECOGNITION (COR) RECERTIFICATION AUDIT

Council received the results of Lacombe County's 2026 Certificate of Recognition (COR) recertification audit conducted under the Partnerships in Injury Reduction (PIR) Program.

FIVE-YEAR RECREATION CAPITAL PLAN

Council approved the Five-Year Recreation Capital Plan for 2027-2031, which outlines proposed recreation capital projects over the next five years.

2027 COMMUNITY SERVICES CAPITAL EQUIPMENT PURCHASES

Council approved the proposed 2027 Community Services capital equipment purchases at an estimated cost of $312,500, to be funded through the Fleet and Equipment Reserve. Council also authorized the County Manager to proceed with tendering and awarding the capital purchases, as well as the disposal or transfer of used equipment.

PRESENTATION REGARDING CONCERNS RELATED TO BYLAW NO. 1398/23

Council received a presentation from Ms. Haley Attema regarding concerns related to Bylaw No. 1398/23, the *Parks and Reserves Management Bylaw*, specifically regarding the prohibition of equestrian activities on County-owned lands. Council directed the County Manager to prepare a report and recommendation for Council's consideration at a future meeting.

FOODCYCLER PROGRAM PRESENTATION

Council received an update on the FoodCycler Program, including the results of the 2025 pilot program and the 2026 expansion.

LACOMBE COUNTY

SUCCESS GROWS HERE!

2027 FAMILY AND COMMUNITY SUPPORT SERVICES (FCSS) FUNDING ALLOCATION

Council approved the allocation of an additional $102,070 in 2027 Family and Community Support Services (FCSS) project funding to the following community group agencies:

Alix Family and Community Support Society	$1,500
Alix Mirror Wellness Supports Society	$18,355
Bentley Community Services	$13,690
Big Brothers Big Sisters of Lacombe and District	$6,000
Blackfalds Abbey Centre Camp Curious	$4,000
Blackfalds FCSS – Seniors Programs	$4,000
BGC Wolf Creek Lacombe	$2,500
Eckville Recreation Board – Summer Camp	$2,000
Eckville and Community Youth Society	$2,500
Eckville & Area Children's Playgroup	$2,000
Friends of Mirror Library Society	$5,400
Lacombe and District FCSS	$26,125
Lacombe FCSS (Clive FCSS, Mirror, Tees)	$4,000
Youth Unlimited Central Alberta (Youth Programming)	$6,000
Youth Unlimited Central Alberta (Young Families Programming)	$4,000

HAMLETS OF TEES & MORNINGSIDE SERVICING STUDIES PRESENTATION

Council received a presentation from Mr. Brad Vander Heyden with Stantec on the *Hamlets of Tees and Morningside Water Servicing Studies* and directed the County Manager to prepare a report and recommendation for Council's consideration at a future meeting.

NEW PAVEMENT PLAN POLICY UPDATE

Council approved amendments to Policy OP(45), *New Paved Road Criteria*, approved the updated New Pavement Plan Priority List, and directed the County Manager to prepare a report and recommendation regarding the addition of one or more new paved roads to the *Five-Year Pavement Management Plan.*

OPERATIONS POLICIES

Council approved amendments to various Operations policies, including:

- OP(3) Residential Community Gates
- OP(6) Dust Control
- OP(14) Sale of Road Allowances
- OP(16) Road Maintenance
- OP(23) Damage Claim Procedure
- OP(24) Urban Municipal Road Maintenance
- SW(1) Garbage Collection Services
- SW(2) Disposal of Toxic Substances
- SW(4) Recycling of Waste Materials
- AD(20) Subdivision and Road Naming

LACOMBE COUNTY

SUCCESS GROWS HERE!

POLICY RC(1) CAPITAL SUPPORT OF RECREATION AND CULTURE FACILITIES – PLAYGROUND FUNDING AMENDMENTS

Council approved amendments to Policy RC(1), *Capital Support of Recreation and Culture Facilities.*

SOCIAL MEDIA POLICIES

Council approved amendments to Policy AD(42), *Council Social Media Policy* and Policy AD(43), *Corporate Social Media Policy*.

POLICY AD(20) SUBDIVISION AND ROAD NAMING

Council approved amendments to Policy AD(20), *Subdivision and Road Naming*.

BYLAW 1465/26 PROCEDURES BYLAW

Council approved Bylaw 1465/26, which provides for the orderly proceedings of Council meetings and the transacting of business by the Council of Lacombe County.

ENFORCEMENT OF LANDS

Council authorized the County Manager to proceed with the enforcement of the charge on lands as provided for in the 2018 Amending Agreement between Lacombe County and Delta Land Co. Inc.

Next Regular Council Meeting is
November 12, 2026 – 9:00 a.m.

Next Committee of the Whole Meeting is
December 1, 2026 – 9:00 a.m.

Lacombe County Administration Building

****For more details from Lacombe County Council meetings, please refer to the meeting minutes. All meeting minutes are posted on the website (www.lacombecounty.com) after approval.**

Council Highlights

Monday, October 26th, 2026 - Organizational & Regular Council Meeting

Council Highlights briefly outlines the decisions made by City of Lacombe Council. Residents, businesses, and stakeholders are encouraged to stay informed about Council news. Council Meetings are live-streamed on the City's YouTube channel. Official Minutes are posted at www.lacombe.ca

CITY OF LACOMBE
Strong Roots. Fresh Perspective.

Quick Headlines:

2026-2027 Council Appointments and Meeting Schedule

DARP Advisory Committee

Presentations - BGC Wolf Creek & STARS

bgc Wolf Creek Lacombe

BGC Wolf Creek Presentation

Council received a presentation from BGC Wolf Creek, highlighting programs and services available to children, youth, and families in Lacombe.

In 2025, BGC Wolf Creek served 298 local children and youth, including 264 participants in programs for ages 5-11 and 34 participants in programs for ages 12-18.

Programs include before-and after-school care, summer camps, tutoring, youth drop-in opportunities, and life skills programming. The organization also reported that 74 participants received subsidized access to programs, helping ensure services remain accessible to families in need.

Representatives noted that BGC Wolf Creek is the only organization of its kind in Lacombe and welcomed future discussions about opportunities for additional City support, including in-kind partnerships and collaboration.

2026-2027 Council Appointments and Meeting Schedule

The annual Organizational Meeting established Council's governance framework for the coming year. Council approved the Regular Council and Committee of the Whole meeting schedule through October 2027, including a revised June 2027 meeting date.

Council also approved the 2026-2027 Deputy Mayor rotation schedule. As part of the rotation, each councillor serves a two-month term as Deputy Mayor throughout the year and assumes the responsibilities of the Mayor when required.

Council approved appointments to a variety of boards, commissions, committees, and regional organizations. As part of Council's procedures, the Mayor recommends these appointments, and for the second year of Council's term they remained largely unchanged. During discussion, Council noted that members are "just getting the flow of things" in their committee roles and that maintaining continuity would help build on the relationships and experience developed over the past year.

Council also acknowledged the seating arrangement for the upcoming year, completing the annual organizational process for the year ahead.



First Poppy Ceremony - October 23rd, 2026. *(From left: Rick Grinham (RCL Branch No. 79), Mayor Thalia Hibbs (City of Lacombe), Deputy Reeve Dwayne West (Lacombe County), Councillor Cory Twerdoclib (Town of Blackfalds), and Councillor Chris Contenti (City of Lacombe))*

More from the Meeting

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Downtown Area Redevelopment Plan (DARP) Advisory Committee

The Downtown Area Redevelopment Plan (DARP) Advisory Committee has concluded its work after helping advance several downtown revitalization initiatives since its establishment in 2021.

Council acknowledged and expressed gratitude for the contributions of past and present committee members, whose volunteer efforts helped support projects and improvements in Lacombe's downtown core. During its tenure, the committee provided advice and feedback on downtown enhancement initiatives, including the Heart of Lacombe, decorative crosswalk hearts, downtown-branded umbrellas, the 49C Pedestrian Plaza, and other projects aimed at creating a vibrant and welcoming downtown for residents, businesses, and visitors.

Administration reported that the committee's original mandate focused on supporting downtown capital projects, many of which have now been completed. To recognize the committee's contributions and accomplishments, Council directed Administration to organize a celebration and recognition event for past and present committee members.

STARS Air Ambulance Presentation

Representatives from STARS Air Ambulance shared information about the organization's critical care transport service and its impact throughout Central Alberta.

During the presentation, STARS reported completing 83 missions within Lacombe County between 2021 and October 2026, including 31 inter-facility transfers from the Lacombe Hospital and 10 missions near Lacombe requiring emergency scene response. STARS noted that these missions provide patients with access to specialized critical care and rapid transport when time-sensitive treatment is required.

As a charitable organization, STARS reported that provincial funding covers approximately 41 per cent of direct operating costs in Alberta, with the remaining 59 per cent supported through donations, fundraising, lotteries, and municipal partnerships. Council also heard a funding request for a three-year commitment of $1 per capita annually from 2027 to 2029.



2027 Budget Deliberations Begin

Planning for the City's 2027 budget continues this week as Council's annual budget deliberations take place on October 28 and 29, 2026. During the two-day session, Council will review the proposed 2027 Operating Budget, Capital Budget, and long-term financial plans while considering funding priorities and service levels for the coming year.

Budget deliberations will be held in Council Chambers at City Hall from 9:00 a.m. to 4:30 p.m. on both days. The public is welcome to attend and observe the discussions as Council works through the proposed budget and financial plans.

Upcoming Council Meetings

- **Monday, November 9th, 2026, at 5:30 p.m. - Public Hearings for Bylaws 400.81 & 400.82, at 6:00 p.m.**
- **Monday, November 23rd, 2026, at 5:30 p.m.**
- **Monday, December 14th, 2026, at 5:30 p.m.**

BLACKFALDS
ALBERTA

SPECIAL EVENT PERMIT

Permit #: 014.26
Date of Issue: Oct 28, 2026

Organization Name: Blackfalds Christian Ministerial Association
Name of Event Organizer: **James Clark**
Address: ATIA S. 20(1)
Phone: ATIA S. 20(1)

Event Name: **Remembrance Day Service**

Event Date(s): November 11, 2026

Location: **Abbey Centre**

Road Closure: Abbey Centre Parking Lot

Event Start Time: 10:30 AM **Event Finish Time:** 12:30 PM

Set-up to begin on: November 11, 2026 **Time:** 9:00 AM

Takedown to end by: November 11, 2026 Time: 1:00 PM

Number of Participants: 50 **Number of Spectators:** 400+

This Special Event Permit is hereby approved and issued on the following conditions:

CONDITIONS

Event Conditions:

1. The Special Event must commence within the dates and times of the issued approved Special Event Permit. Failure to commence the Event during this time will cause the Special Event Permit to expire. Any variations in dates must be approved by the Town, and a new Special Event Permit will be issued for the new dates and times.

2. The proposed Special Event shall be undertaken in accordance with the approved Route Map and Site Map plans, and variations must be approved by the Town, and a new Special Event Permit will be issued.

3. The Event Organizer shall at all times remain a valid certificate of insurance, showing a minimum liability amount of $2,000,000.00 and will include the Town of Blackfalds as an additional insured for the date(s) of the Special Event.

4. The Special Event must comply with the Community Standards Bylaw and noise regulations.

5. The Event Organizer shall indemnify and save harmless the Town of Blackfalds, its officers, agents and employees from and against all claims, demands, actions, losses, expenses, costs or damages of every nature and kind which the parties may incur or suffer as a result of the other parties' actions.

Road Closure Conditions:

6. The Town will be responsible for closing the road for the Special Event. At no time shall the Event Organizer close any roads.

Additional Conditions:

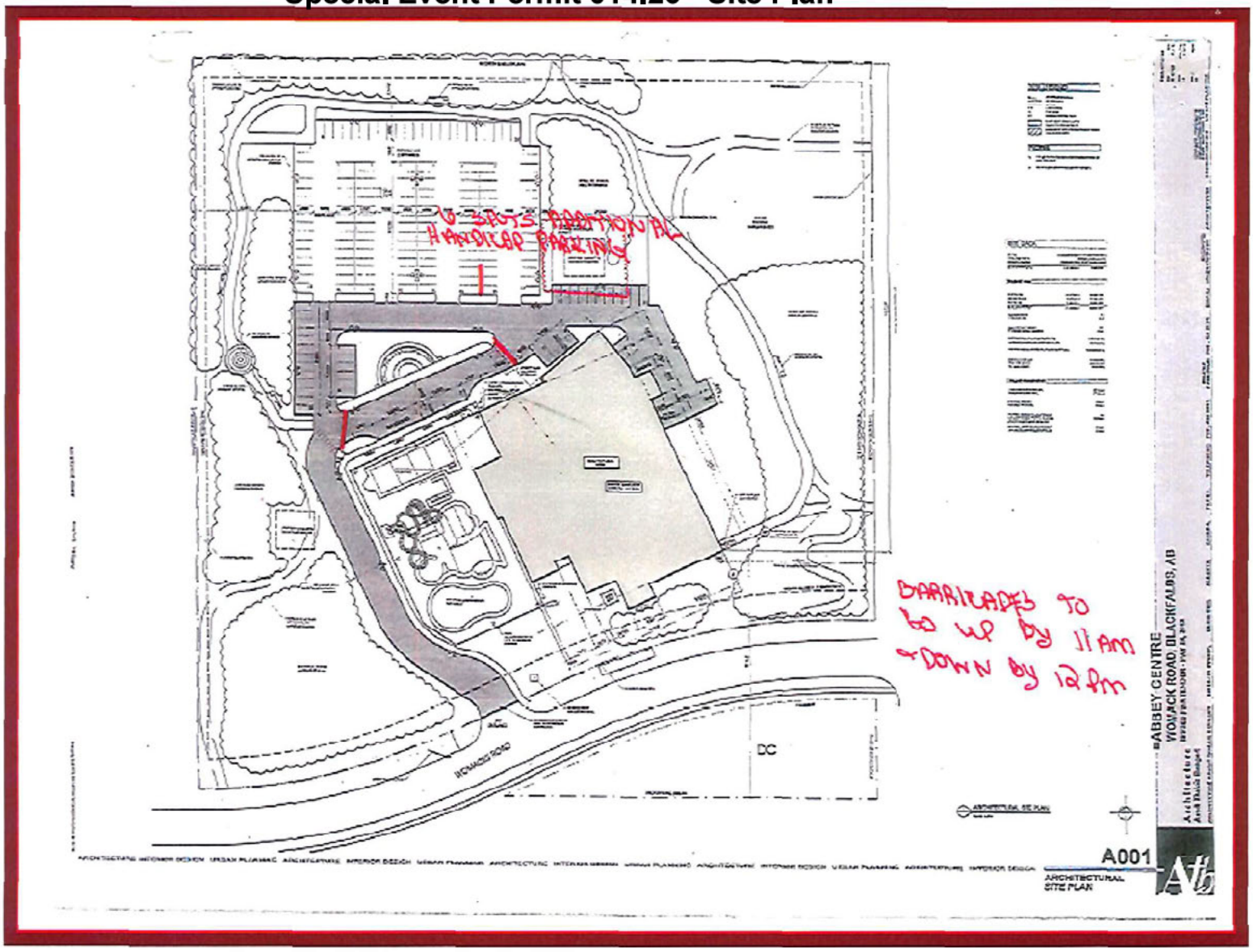
None

Approved By:

Kim Isaak

Kim Isaak,
Chief Administrative Officer

Special Event Permit 014.26 - Site Plan



BLACKFALDS
ALBERTA

SPECIAL EVENT PERMIT

Permit #: 015.26
Date of Issue: Oct 28, 2026

Organization Name: Town of Blackfalds
Name of Event Organizer: **Kurt Jensen**
Address: Box 220, Blackfalds, AB
Phone: 403-885-6371

Event Name: **Light Up Blackfalds**

Event Date(s): November 27, 2026

Location: **Tayles Spray Park & Grigg Way**

Road Closure: Grigg Way

Event Start Time: 5:00 PM **Event Finish Time:** 7:00 PM

Set-up to begin on: November 27, 2026 **Time:** 3:30 PM

Takedown to end by: November 27, 2026 Time: 7:30 PM

Number of Participants: 25 **Number of Spectators: 500**

This Special Event Permit is hereby approved and issued on the following conditions:

CONDITIONS

Event Conditions:

1. The Special Event must commence within the dates and times of the issued approved Special Event Permit. Failure to commence the Event during this time will cause the Special Event Permit to expire. Any variations in dates must be approved by the Town, and a new Special Event Permit will be issued for the new dates and times.

2. The proposed Special Event shall be undertaken in accordance with the approved Route Map and Site Map plans, and variations must be approved by the Town, and a new Special Event Permit will be issued.

3. The Event Organizer shall at all times remain a valid certificate of insurance, showing a minimum liability amount of $2,000,000.00 and will include the Town of Blackfalds as an additional insured for the date(s) of the Special Event.

4. The Special Event must comply with the Community Standards Bylaw and noise regulations.

5. The Event Organizer shall indemnify and save harmless the Town of Blackfalds, its officers, agents and employees from and against all claims, demands, actions, losses, expenses, costs or damages of every nature and kind which the parties may incur or suffer as a result of the other parties' actions.

Road Closure Conditions:

6. The Town will be responsible for closing the road for the Special Event. At no time shall the Event Organizer close any roads.

Additional Conditions:

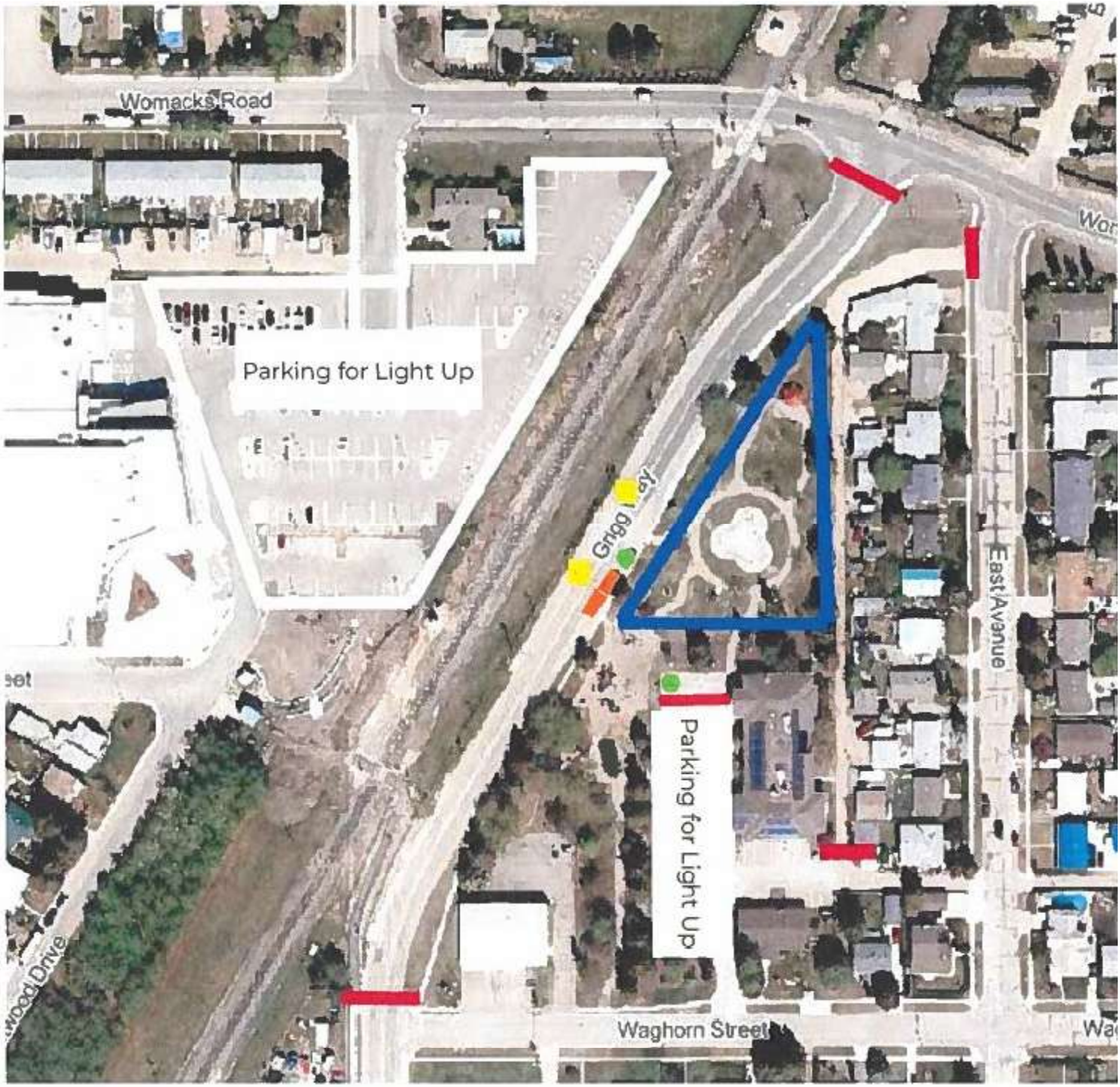
None

Approved By:

Kim Isaak

Kim Isaak,
Chief Administrative Officer

Special Event Permit 015.26 - Site Plan



Road Block
- Main Road: Broadway/Waghorn Grigg/Womacks
- Back Ally: East Ave ally from Civic Centre to opening on East Ave
- Civic Centre lot: 6 parking spaces (northend of lot)

Tables
- Hot chocolate serving station
- Glow stick serving table

Fire Pits

Garbage Cans

TOWN OF BLACKFALDS
REGULAR COUNCIL MEETING
DELEGATION

MEETING DATE: November 10, 2026

PRESENTED BY: Mayor Laura Svab, Director Ken Morrison and Fire Chief Robert Côté

SUBJECT: **Alberta Emergency Services Medal Awards**

BACKGROUND

Mayor Svab, Director Morrison and Fire Chief Côté will present the Alberta Emergency Services Medals to Jay Klause, Community Peace Officer, and Trevor Wilton, Deputy Chief of Training and Fire Prevention, in recognition of their 12 years of service with Alberta Emergency Services.

APPROVALS

Kim Isaak,
Chief Administrative Officer

MEETING DATE: November 10, 2026

PREPARED BY: Rick Kreklewich, Director of Community Services

PRESENTED BY: Rick Kreklewich, Director of Community Services

SUBJECT: **Blackfalds Housing Needs Assessment**

BACKGROUND

In the summer, Administration issued a Request for Proposals (RFP) for the completion of a Housing Needs Assessment (HNA) that would meet the requirements of the Province of Alberta's Affordable Housing Partnership Program and support future housing planning and funding opportunities.

Administration engaged HelpSeeker Technologies to complete the assessment. The project included a review of demographic and housing market data, stakeholder interviews, a community open house and a resident survey to identify housing gaps, opportunities and future housing needs within the community.

The completed assessment is being presented to Council for acceptance and will serve as a foundational document to support future housing-related planning, partnerships and funding opportunities.

DISCUSSION

The HNA is intended to provide Council and Administration with a better understanding of current and future housing needs within Blackfalds. The assessment was completed by HelpSeeker Technologies and included a review of demographic and housing data, stakeholder engagement and public input to identify housing needs, gaps and opportunities within the community. The HNA also establishes a baseline understanding of housing needs that can be referenced as the Town continues to grow and evaluate future housing priorities.

Representatives from HelpSeeker Technologies will present the findings of the assessment to Council at tonight's meeting. Administration believes the report will serve as a valuable planning resource and can be used to support future housing discussions, planning initiatives, partnership opportunities and potential housing-related funding applications. Acceptance of the report does not commit the Town to any specific housing initiative or investment but provides Council and Administration with information that can be used to support future decision making.

STRATEGIC PLAN ALIGNMENT / OTHER MASTER PLAN ALIGNMENT



Economic Vitality and Community Prosperity



Community Life, Safety, and Inclusion



Leadership, Engagement and Advocacy



Sustainable Services and Infrastructure

The HNA supports Council's Strategic Plan by providing data and analysis that will assist the Town in planning for future growth and ensuring community infrastructure, services, and housing opportunities evolve in response to changing resident needs. The HNA provides information that can be used to support sustainable community development, inform future planning initiatives and help position the Town to respond proactively to housing-related opportunities and challenges as Blackfalds continues to grow.

FINANCIAL IMPLICATIONS

There are no direct financial implications associated with accepting the Housing Needs Assessment. Any future housing initiatives, partnership opportunities, grant applications or capital investments arising from the assessment would be brought forward to Council for consideration.

COMMUNICATION / ENGAGEMENT CONSIDERATIONS

The Housing Needs Assessment included stakeholder engagement, a public open house and a resident survey that received 230 responses. The final report will be made available to the public following Council's consideration.

ADMINISTRATIVE RECOMMENDATION

That Council consider the following motion:

1. That Council accept the Blackfalds Housing Needs Assessment dated October 27, 2026, as presented.

ALTERNATIVES

a) That Council receive the Blackfalds Housing Needs Assessment as information.

b) That Council request additional information or analysis be included in the Blackfalds Housing Needs Assessment and bring the revised report back to Council for consideration.

ATTACHMENTS

- *Blackfalds Housing Needs Assessment Presentation, Briefing Note and Engagement Record for Handover*
- *Blackfalds Housing Needs Assessment – October 27, 2026*

APPROVALS

Kim Isaak,
Chief Administrative Officer

Director/Author

Housing Needs Assessment

Findings for Council, Town of Blackfalds, Alberta

10 November 2026

HelpSeeker Technologies

BLACKFALDS ALBERTA

Introduction

HelpSeeker Technologies

- Provides social-services software, community data and housing-planning solutions for Canadian municipalities, nonprofits and social-service organizations
- We help governments use data to make decisions
- 13 housing needs assessments since 2021, including Airdrie (2024 and 2026), Okotoks, Strathmore, Wheatland County and Bragg Creek seniors housing (Rocky View Foundation)

Jesse Donaldson

Executive Vice President, Strategic Services

- Leads HelpSeeker's housing and homelessness planning work
- More than ten years with municipalities and non-profits

The Blackfalds Housing Needs Assessment gives the Town a shared evidence base

- Council asked for this work in the 2026–2030 Strategic Plan.
- It gives one dated baseline of local housing need.
- It supports three uses.
- It does not select projects or set delivery targets.

Municipal Development Plan
The housing phase of the MDP review

Funding applications
By housing partners

Advocacy
To other orders of government

The assessment combined published data with interviews and a resident survey

7	**data sources**	Census 2016 and 2021, federal housing need data (HART), CMHC, Town permits, August 2026 listings, and the Town's 2026 growth study
14	**interview participants**	13 interviews, including 5 Council members
230	**survey responses**	Town resident survey, 2026
23	**open house attendees**	Held 28 September 2026

Five findings from the Blackfalds Housing Needs Assessment

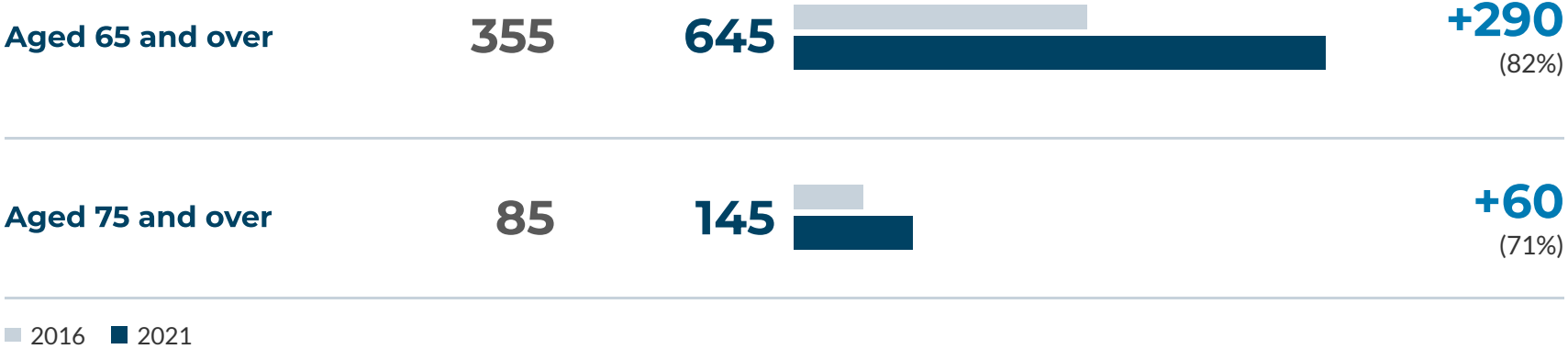
1	**Rental affordability is the central concern.**
2	Most homes are large and detached, so smaller options are limited.
3	The population aged 65 and over is growing fast.
4	Non-market and supported housing is small.
5	Residents' experience supports the data.

Part 1. What housing need looks like in Blackfalds

Blackfalds is a young town whose population aged 65 and over grew 82% in five years

Figure 2.4. Growth of the population aged 65 and over, Blackfalds, 2016 to 2021.

	2016	2021	CHANGE
Aged 65 and over	355	645	+290 (82%)
Aged 75 and over	85	145	+60 (71%)



2025
about 947 → 2036, MAIN SCENARIO
1,917 aged 65 and over

Data and source: Appendix C, Figure 2.4.

Most Blackfalds homes are large and detached, while half of households have one or two people

Homes with 2 bedrooms or fewer (620 homes)



16.4%

Households with 1–2 people



about 50%

Share of all homes and all households, 2021 census. Bars are drawn to the same scale.

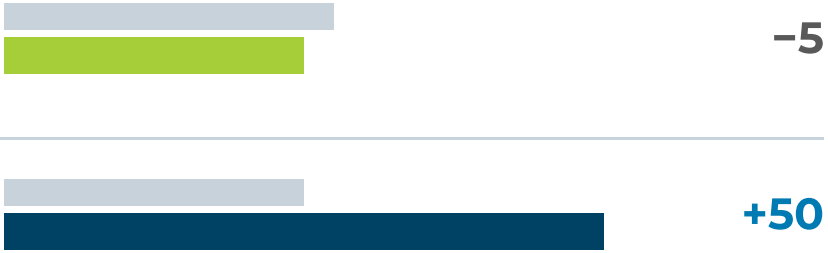
71.8% of homes are single-detached and 75% were built in 2001 or later.

Permits from 2024 to September 2026 were mostly townhouses and single-detached homes. None were for apartments.

Renter households in Blackfalds grew 50% and renter core housing need doubled

Figure 5.2. Households in core housing need by tenure, Blackfalds, 2016 and 2021.

HOUSEHOLDS IN CORE NEED	2016	2021	CHANGE
Owner households	55	50	−5
Renter households	50	100	+50



Data and source: Appendix C, Figure 5.2.

Renter households grew 50% between 2016 and 2021, and 33.7% of renters spend 30% or more of income on shelter, compared with 15.3% of owners.

150 Blackfalds households were in core housing need in 2021, a baseline rather than the full picture

Figure 5.4. Housing standards and core housing need, Blackfalds, 2021.

Housing standards

Published base: 3,780 occupied private dwellings



2,865

meet all three standards

910

fall below at least one standard

Core housing need

Examined base: 3,730 households

150

households in core housing need (4.0%)

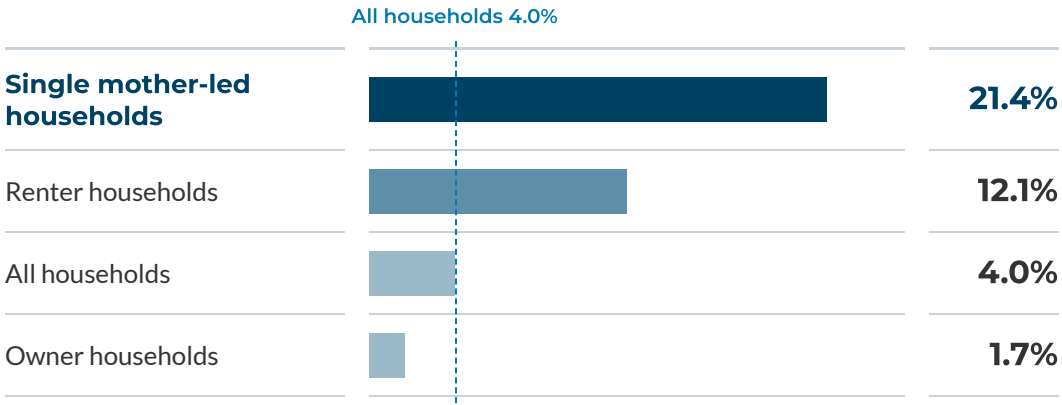
Data and source: Appendix C, Figure 5.4.

Cost is the main problem: of 910 households below a standard, 685 fell below on affordability alone.

Part 2. Which Blackfalds households are most affected

Single mother-led households in Blackfalds are five times as likely to be in core housing need

Core housing need rate, 2021



Data and source: Appendix C, Figure 6.2.

115 of 150

households in need are led by women (77%)

Very low and Low

All measured need is in these two income bands

Six groups whose housing need in Blackfalds the official measure does not capture well

Young adults	People aged 15–24 nearly doubled (2006–2021). The households they lead did not grow.
Seniors	Measured need is under the reporting threshold, but the population and resident accounts show pressure.
Single adults	680 one-person households, and 55 homes with one bedroom or none.
People with disabilities	No inventory of accessible homes.
Indigenous households	Not assessed.
Homelessness	No local count. Crisis services are in Red Deer.

Part 3. What Blackfalds residents and providers told us

Renters in Blackfalds reported twice the housing difficulty of owners in the 2026 survey

69%

of renters find housing difficult or very difficult

35%

of owners find housing difficult or very difficult

43%

of all respondents find housing difficult or very difficult

21% of respondents have considered leaving Blackfalds because of housing.

42 respondents had adult children at home, or took in family, because of housing costs.

Renters in Blackfalds were twice as likely as owners to struggle with housing costs and availability

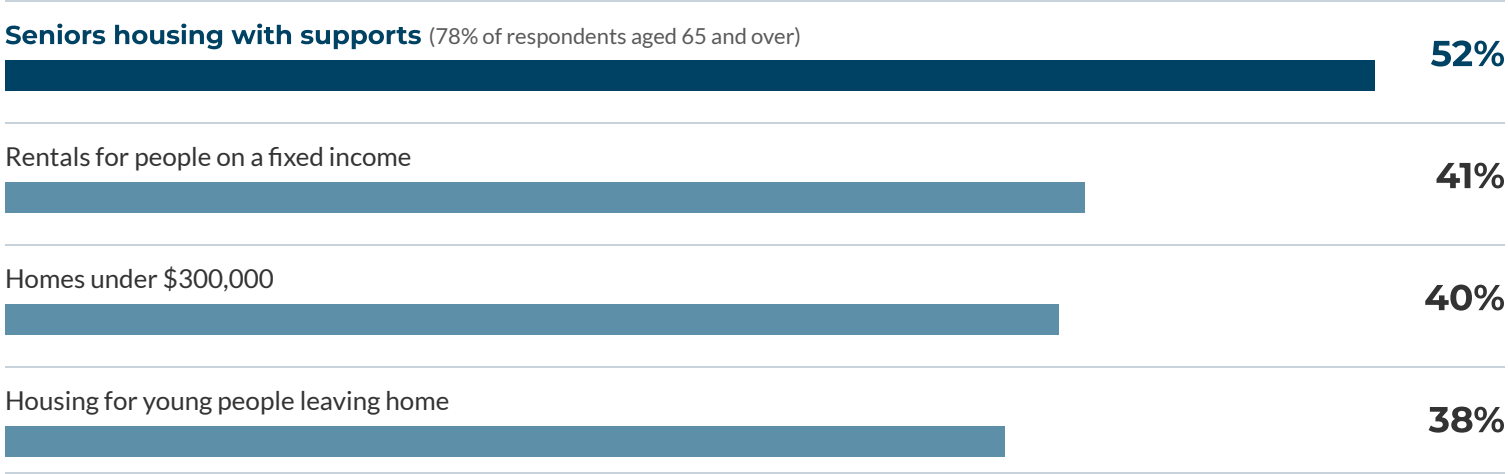
Figure 7.3. Survey respondents' housing experiences by tenure, Blackfalds, 2026. Selected rows.

IN THE LAST TWO YEARS, SOMEONE IN THE HOUSEHOLD…	ALL (230)	RENTERS (48)	OWNERS (174)
Struggled to afford rent or mortgage payments	70 (30%)	27 (56%)	40 (23%)
Looked for housing in Blackfalds and found nothing suitable	63 (27%)	23 (48%)	36 (21%)
Considered leaving Blackfalds because of housing	48 (21%)	13 (27%)	30 (17%)
Had to move because housing became unaffordable	14 (6%)	10 (21%)	3 (2%)

Source: Town of Blackfalds resident survey, 2026. Respondents could select more than one answer.

Seniors housing with supports was the top priority for Blackfalds residents in 2026

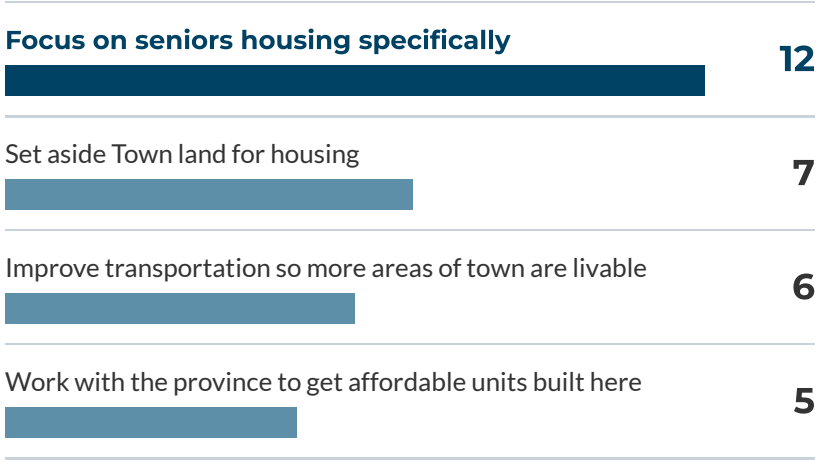
Figure 7.4. Housing types survey respondents find hard to access, Blackfalds, 2026. Top four.



Source: Town of Blackfalds resident survey, 2026. Respondents could select more than one answer. These are respondents' perceptions of access, not a measured unit shortage.

Blackfalds open house attendees also put seniors housing first

Figure 7.5. First-priority dots placed at the open house, Blackfalds, 28 September 2026. Top four.



Source: Town of Blackfalds open house, 28 September 2026.

> *Because of the lack of senior friendly housing options I will be forced to leave this community that I have called home for over 25 years when I can no longer maintain my house. I would rather stay.*
>
> RESIDENT SURVEY, 2026

Service providers see Blackfalds housing pressure in food, family and seniors programs

39 applicants for 4 local self-contained seniors units

909 household visits to Beyond Food, January to August 2026

12 of 19 families on one regional in-home support waitlist live in Blackfalds

Crisis response, social housing administration and specialized supports are located outside Blackfalds.

Part 4. What the findings mean for the Town of Blackfalds

Blackfalds will need about 1,260 homes by 2036

HOMES NEEDED	2026–2030	2026–2036
Main scenario	about **550**	about **1,260**
Updated-base sensitivity	about **560**	about **1,300**

PROJECTED HOUSEHOLDS	2025	2036
All households	about **4,380**	**5,280**
Senior-led households	about **610**	**1,210**

The largest housing gaps in Blackfalds are in rental, seniors and non-market housing

FIVE-YEAR OUTLOOK, 2026–2030, ALONG THE HOUSING CONTINUUM

Crisis	Transitional	Supportive and seniors	Non-market	Market rental	Entry ownership	Market ownership
PRIORITY Reliable crisis access, with no shelter size set	INDICATED Transitional housing (not rated)	SIGNIFICANTLY MORE Seniors self-contained housing INDICATED Accessible homes, and seniors congregate options to assess	SIGNIFICANTLY MORE Community housing and rent supplements	INDICATED Near-market rental (not rated)		

NOT ASSESSED Indigenous housing, because targeted engagement is needed.

Summarized from Table 9.4. Ratings use the Government of Alberta four-point scale for non-market housing.

Four uses of the Blackfalds Housing Needs Assessment

1	**MDP review**	Allow smaller and single-level homes, purpose-built rental, apartments, seniors housing, and secondary and garage suites.
2	**Land and partners**	Providers can apply to provincial programs. The Town can contribute land, cash or reduced fees, project by project.
3	**Provincial submission**	Use the findings for Alberta's online needs assessment, with CAO approval and Council endorsement.
4	**Balance**	Weigh these findings with residents' concerns about density and services.

Five measures to track housing need in Blackfalds over time

1. Completions by dwelling type
2. Renter households in core housing need (2026 census)
3. Homes with two bedrooms or fewer
4. Non-market and seniors inventory and waitlists
5. Household formation among residents aged 15–24

Blackfalds needs more housing choice, not fewer detached homes

- More affordable rental and non-market homes
- More smaller, single-level and accessible homes
- Seniors options that let people stay in Blackfalds

Questions

TOWN OF BLACKFALDS

Council Briefing Note: Housing Needs Assessment

Meeting date	10 November 2026
Prepared by	Administration
Purpose	For information

Purpose

This note summarizes the findings of the Town's first Housing Needs Assessment. It supports the presentation to Council on 10 November 2026. The full report gives the detailed data, methods and sources.

Background

- The 2026–2030 Strategic Plan names housing as an area of focus. It lists this assessment among its initiatives.
- The assessment gives the Town one dated baseline of local housing need. It supports three uses: the housing phase of the Municipal Development Plan review, funding applications by housing partners, and advocacy to other orders of government.
- The assessment does not select projects or set delivery targets.
- Evidence: census data (2016 and 2021), federal housing need data, CMHC data, Town permits, August 2026 rental listings and the Town's 2026 growth study. HelpSeeker Technologies held 13 interviews with 14 participants, including four members of Council. The Town's resident survey received 230 responses, and 23 people attended the open house.

Key findings

1. **Rental affordability is the central concern.** Renter households grew 50% from 2016 to 2021; owner households grew 7.3%. Renter households in core housing need doubled, from 50 to 100. Owner households in need fell from 55 to 50. One in three renters (33.7%) spends 30% or more of income on shelter, compared with 15.3% of owners.
2. **Homes do not match households.** 71.8% of homes are single-detached. Only 620 homes (16.4%) have two bedrooms or fewer, but about half of households have one or two people. Permits from 2024 to September 2026 were mostly townhouses and single-detached homes, with no apartments.
3. **The senior population is growing fast.** Residents aged 65 and over grew from 355 to 645 between 2016 and 2021 (+82%). Under the Town's Moderate growth scenario, this group grows from about 947 (2025) to 1,917 (2036).
4. **Non-market and supported housing is small.** Blackfalds has 24 permanent non-market rental units, four of them for seniors, plus one shared youth transitional home. There is no seniors lodge in Blackfalds. One operator reported 39 applicants for the four local self-contained seniors units.

5. **Residents' experience supports the data.** The survey, open house and interviews point to the same pressures as the census.

What core housing need measures

A household is in core housing need when its home fails a standard for cost, crowding or repair, and it cannot afford a suitable alternative locally. In 2021, 150 households (4.0%) were in core housing need. Cost is the main problem: of 910 households below a standard, 685 fell below on affordability alone.

This count is a 2021 baseline, not the full picture. It leaves out young adults who cannot form their own household, people who left Blackfalds, and people without a home.

Who is more likely to be in need

Household type (2021)	Core housing need rate
Single mother-led households	21.4%
Renter households	12.1%
All households	4.0%
Owner households	1.7%

Women lead 115 of the 150 households in need. All measured need is in the two lowest income bands (below about $51,500 a year in 2020). These groups overlap, so the rates cannot be added together.

Some groups are hard to see in the data:

- Young adults: people aged 15–24 nearly doubled from 2006 to 2021, but the households they lead did not grow.
- Seniors and single adults: measured need for seniors is below the reporting threshold, but population growth and resident accounts show pressure. Single adults carry housing costs on one income, and few small homes exist.
- People with disabilities: there is no inventory of accessible homes, so need cannot be measured.
- Indigenous households: not assessed, because targeted engagement did not take place.
- People without a home: there is no local count. Crisis services are in Red Deer.

What residents and providers said

- 43% of survey respondents described the local housing situation as difficult or very difficult. Renters: 69%. Owners: 35%.
- 56% of renters struggled to pay rent. 23% of owners struggled with rent or mortgage payments. 21% of respondents have considered leaving Blackfalds because of housing.

- Seniors housing with supports was the type most often named as hard to find (52%; 78% of respondents aged 65 and over). It also received the most first-priority votes at the open house, followed by setting aside Town land for housing.
- Providers see housing pressure in other services. Beyond Food recorded 909 household visits from January to August 2026. Crisis response, social housing administration and specialized supports are located outside Blackfalds.
- Some residents oppose more density or are concerned about roads and schools.

Future housing need

Scenario	2026–2030	2026–2036
Moderate growth scenario (main)	about 550 homes	about 1,260 homes
Updated-base sensitivity test	about 560 homes	about 1,300 homes

Senior-led households roughly double, from about 610 to 1,210. For 2026–2030, the report rates three types as needed in significantly more supply: community housing, seniors self-contained housing and rent supplements. Near-market rental, transitional housing and accessible homes are also needed, but the evidence does not support a rating.

How the findings can be used

1. **Municipal Development Plan review:** consider smaller and single-level homes, purpose-built rental, apartments, seniors housing, and secondary and garage suites in the housing phase.
2. **Land and partners:** housing providers can apply to provincial programs. Alberta's Affordable Housing Partnership Program can fund up to one-third of eligible project costs. The Town can choose to contribute land, cash or reduced fees, project by project.
3. **Provincial submission:** the findings feed Alberta's online housing needs assessment, which requires CAO approval and Council endorsement.
4. **Balance:** weigh the findings with residents' concerns about density and services.

Five measures can track change: completions by dwelling type; renter households in core housing need (2026 census); homes with two bedrooms or fewer; non-market and seniors inventory and waitlists; and household formation among residents aged 15–24.

Conclusion

Blackfalds needs more housing choice: more affordable rental and non-market homes, more smaller, single-level and accessible homes, and seniors options that let people stay in the community. This does not mean fewer detached homes. It means a wider range of options.

Data limits: census figures describe 2020–2021. Federal data suppress counts of ten or fewer. CMHC's rental survey covers 67 units.

Blackfalds Housing Needs Assessment

Engagement record for client handover

Prepared for the Town of Blackfalds

This document records the engagement for the housing needs assessment (HNA). It shows engagement activities, the findings used in the report, and the limits of the record.

The views of stakeholders and residents were collected through interviews, a survey, an open house and written follow-up. These sources help explain housing pressures and service experiences that standard data does not show. They do not give representative estimates of need across Blackfalds.

Engagement completed

Channel	Period	Recorded participation
Stakeholder interviews	21 August to 8 September 2026	14 interviews; 15 participants
Resident survey	9 September to 2 October 2026	230 responses: 211 online, 19 paper
Community open house	28 September 2026	23 attendees, as reported by the Town
Town administration and written follow-up	During the project, including October 2026	Data, clarification and draft feedback; not additional interviews
Beyond Food written follow-up	September 2026	Program information and permission to name the organization

Counting and confidentiality

A joint interview with two providers counts as one interview and two participants. The interview protocol told participants that they would not be named in findings without permission. It also said that we would not give individual recordings, transcripts or notes to the Town. The participant list shows who took part. It does not link any finding to a person or organization. The exception is Beyond Food, which gave written permission to be named. This record and the handover do not include any individual interview recording, transcript or note, personal contact list, or respondent-level survey file.

Stakeholder interviews

Participants work in social and seniors housing, family and youth supports, food security, housing development, construction and resale. They discussed housing choice, affordability, accessibility, service access, regional connections and barriers to building.

Who took part

The table lists the 15 people in the 14 counted interviews (21 August to 8 September 2026). It records participation only.

Participant group	Participant	Organization or role
Council members 5 interviews, 5 participants	Mayor Laura Svab Deputy Mayor Jim Sands Councillor Ryan Brown Councillor Shane Hanson Councillor Cory Twerdoclib	Town of Blackfalds Council
Housing providers 2 interviews, 3 participants	Lindsey Dowler and Michele Lodewyk (joint interview) Geoff Olson	The Bethany Group, operating partner of the Lacombe Foundation Bridges Community Living

Participant group	Participant	Organization or role
Social-service agencies 4 interviews, 4 participants	Chris Keim Chelsea Felt Lauren Hillman Karen White	Beyond Food Community Hub Broom Tree Foundation Central Alberta Youth Unlimited McMan Lacombe Family Resource Network
Developers and builders 2 interviews, 2 participants	Darcy Stingel Glenn Fraser	Tricon Riser Homes
Real estate 1 interview, 1 participant	Trent Kroetsch	Royal LePage

Resident survey

The Town ran the survey online from 9 September to 2 October 2026 and accepted paper forms. The Town promoted it through schools, newsletters, social media and the 14 September Budget Open House. The survey received 230 responses: 211 online and 19 on paper. Participation was voluntary. The results describe respondents, not a representative sample of residents.

Response bases and age coverage

The paper form did not include the 35 to 49 age category. For this reason, all age-based results use online responses only. Of 211 online respondents, 4 were under 25 and 207 were 25 or older. Of these 207, 40 (19.3%) were 65 or older, compared with 9.7% of the comparable 2021 census population. The survey under-represents people aged 25 to 34. Results for other questions include paper responses and use the valid response base for each question.

Of all 230 respondents, 48 (20.9%) rented and 25 (10.9%) lived alone. The comparable census household shares are 22.2% and 18.0%. A match on one characteristic does not make the survey representative. It cannot be confirmed that each household responded only once.

Views on the local housing situation

Group	Valid responses	Difficult or very difficult	Good
All respondents	228	98 (43%)	25 (11%)
Renters	48	33 (69%)	3 (6%)
Owners	172	60 (35%)	22 (13%)
Online respondents aged 65 and over	40	22 (55%)	1 (3%)

Two respondents did not answer this question. The owner base is 172 for this question and 174 for the experience question below.

Housing experiences in the previous two years

Reported experience	All (230)	Renters (48)	Owners (174)
Struggled to afford rent or mortgage	70	27	40
Found no suitable housing in Blackfalds	63	23	36
Considered leaving because of housing	48	13	30
Adult children stayed or moved back because of costs	25	5	20
Took in a family member who could not find housing	21	5	16
Moved because housing became unaffordable	14	10	3
None of these	91	7	82

Respondents could select more than one answer. Eight respondents who live with family or friends, or did not state tenure, appear only in the “All” column. The two family-accommodation answers overlap: 25 + 21 − 4 = 42 respondents, each counted once. This is not a count of additional homes needed.

Housing types that respondents found hard to access

Housing type	All (230)	Online 65+ (40)	Renters (48)
Seniors housing with supports	119	31	17
Rentals for people on a fixed income	95	16	25
Homes under $300,000	93	13	23
Housing for young people leaving home	88	11	17
Apartments to rent	85	12	16
Rentals that allow pets	71	9	22
Smaller homes suitable for downsizing	65	17	9
Accessible or barrier-free homes	42	9	3
None of these or do not know	47	3	6

Respondents could select more than one answer. Seniors housing with supports was selected by 119 of 230 respondents (52%) and by 31 of 40 online respondents aged 65 and over (78%). Renters most often selected rentals for people on a fixed income: 25 of 48 (52%). These selections show perceived difficulty. They are not verified applications or a unit requirement for a specific housing or care model.

Costs and barriers beyond rent or purchase price

Heating and utilities affected 122 respondents (53%). Upfront costs such as deposits affected 63% of renters and 18% of owners. Accessibility, stairs or mobility affected 19 of 40 online respondents aged 65 and over (48%). These results agree with interview accounts of energy costs, deposits, accessibility and pet policies.

Written comments

The open comment question received 85 responses: 78 online and 7 on paper. Two margin notes give context but are not in that count.

Comments described a need for homes that let older residents stay in Blackfalds as their needs change. Suggestions included single-level homes, independent seniors apartments, condominiums with indoor parking, and lodge or supportive options. These comments add detail about preferences and barriers. They do not show that one housing model would meet the needs of all older residents.

Interpretation

Renters reported more difficulty than owners. Older respondents emphasized housing with supports and accessible options. Read the results with the census data, affordability analysis, housing inventory and provider accounts. Small subgroups, voluntary participation and the missing age category on the paper form limit comparisons and generalization.

Community open house

The Town held an open house at the Community Centre on 28 September 2026 and reported 23 attendees. The event was open to all residents. The Town held it after a request to hear directly from seniors. The Town invited younger residents mainly through the survey and the 14 September Budget Open House.

Sentence cards

Six prompts asked about people who leave Blackfalds, options that would let people move within Blackfalds, difficulty finding housing, reasons to consider moving away, whether children can stay in the community, and priorities if the respondent were on Council. The Town sent the transcribed responses by email on 1 October.

Many responses were about seniors housing and supports. Other responses mentioned affordable housing for younger people and single parents, single-level and accessible homes, pet-friendly seniors apartments, indoor parking and private-sector delivery. Each card is one statement, and one person can write several cards.

Dot voting

Option	First	Second	Third	Weighted score
Focus on seniors housing	12	4	0	44
Set aside Town land for housing	7	4	0	29
Work with the province to build affordable units	5	5	1	26
Improve transportation	6	0	1	19
Change rules for smaller or cheaper housing	4	2	0	16
Housing for young people and first-time buyers	3	1	1	12
Allow carriage homes and backyard suites	2	2	0	10
Focus on rental housing	1	0	0	3
Total dots or points	**40**	**18**	**3**	**159**

The weighted score gives 3 points for a first priority, 2 for a second and 1 for a third. The table is in order of weighted score.

Seniors housing received the most first-priority dots and the highest weighted score. On first-priority dots alone, transportation ranks above working with the province. There were 40 first-priority dots and 23 attendees, so some attendees placed more than one. The counts rank the options shown. Do not convert them into percentages of attendees. Rental housing ranked last in this activity, but renters reported more difficulty in the survey. The participation records do not explain this difference. Neither activity gives a community-wide ranking.

Written follow-up and use in the assessment

Town administration

Town administration contributed through project meetings, written information, data and draft review. FCSS sent dated reception request counts on 15 October and confirmed the non-market inventory on 20 October. Where interview descriptions of local inventory differ, the later FCSS confirmation applies.

The confirmed inventory is 24 permanent non-market rental units, including 4 Tower Manor seniors units. There is also one shared youth transitional dwelling with two rooms. These two rooms are not two additional permanent rental units. Reception requests are contacts recorded under the Town's practice. They do not count unique households experiencing homelessness.

Beyond Food

Beyond Food sent written program information in September and gave permission to use its name. It confirmed that the Seniors Good Food Box stopped about a year ago or earlier. For this reason, the assessment does not present it as an active program.

The full-year 2025 figures and the January to August 2026 records cover different periods. The 2026 records total 909 household visits and 2,749 person service instances. These are repeat service records, not unique households or people. Food program use gives context about household pressures. It does not measure housing need, and it is not a comparable annual growth series.

How engagement informed the HNA

Engagement helped interpret affordability, the need for smaller and accessible homes, housing pathways for young adults, and links between housing and support services. It also identified proposals and program details that need verification. The report keeps measured findings separate from participant accounts, and uses these accounts to explain circumstances and planning considerations.

The population and household projections are calculated scenarios. Engagement does not validate their assumptions. Qualitative evidence supports planning for transitional and supported options. It does not establish an exact local need for intensive permanent supportive housing or a dedicated shelter.

Participation gaps and excluded activities

The project did not include targeted Indigenous engagement or direct engagement with people with lived experience of homelessness. Provider evidence cannot replace these perspectives. Attendance and survey data also do not show adequate coverage of every priority population.

The Seniors Club was invited and offered written input, but no feedback was received.

Retention and future use

Keep these items in the Town's project file: the survey question wording, original response bases, paper-form age limitation, dot-vote rules and dated written confirmations. When you reuse the findings, keep raw counts, multiple selections, visits, applicants, rooms and units separate. This document can serve as the overall engagement summary. It does not show Town endorsement of the HNA, and it does not replace any separate submission requirements.

For future housing strategy work, consider targeted engagement with Indigenous residents and organizations, people with lived experience of homelessness, younger adults, lower-income renters, residents with disabilities and isolated older residents. This project did not complete these activities. More discussion with providers could clarify current referral pathways, regional access, and the differences between independent seniors housing, congregate housing and housing with intensive supports.

TOWN OF BLACKFALDS, ALBERTA

Housing needs assessment

Prepared for the Town of Blackfalds RFP AB-2026-04187

27 October 2026

HELPSEEKER TECHNOLOGIES

BLACKFALDS ALBERTA

Contents

Executive summary 4

Introduction 6

Background
What a housing needs assessment covers
How this report is organized
Scope of the assessment

Methodology 8

Data sources
Analytical methods and key decisions
Relationship with the Town's 2026 growth study
Limitations, data gaps and suppression
Interpreting housing need in Blackfalds

1 Community and policy context 12

1.1 Community context
1.2 Municipal Development Plan and the current review
1.3 Intermunicipal and regional planning framework
1.4 Lacombe County planning framework
1.5 Council direction and housing priorities
1.6 Growth, land supply and servicing
1.7 Provincial and federal housing policy context
1.8 Seniors and affordable housing initiatives
1.9 Fiscal context
1.10 Alignment with Town policy
Community and policy findings

2 Population and demographic change 19

2.1 Population growth and population measures
2.2 Age structure
2.3 Growth in the population aged 65 and over
2.4 Mobility and migration
2.5 Immigration
2.6 Racialized population
2.7 Indigenous identity
2.8 Comparison with central Alberta communities
Population and demographic findings

3 Household and economic characteristics 29

3.1 Household numbers, types and sizes
3.2 Household formation
3.3 Employment and commuting
3.4 Income distribution
3.5 Income by household type and size
3.6 Housing affordability by income level
Household and income findings

4 Housing supply and market conditions 37

4.1 Housing stock by type, age and condition
4.2 Dwelling size and small households
4.3 Tenure and growth in rental households
4.4 Ownership market
4.5 Rental market and data coverage
4.6 Non-market and subsidized housing supply
4.7 Development and construction activity
Housing supply and market findings

5 Housing affordability and core housing need 45

5.1 Shelter cost burden by tenure
5.2 Core housing need
5.3 Suitability and adequacy
5.4 Accessibility
5.5 Limits of standard housing need measures
Affordability and core housing need findings

6 Priority populations 51

6.1 Seniors
6.2 Young adults forming households
6.3 Families with children
6.4 Single adults without dependants
6.5 People with disabilities and accessibility needs
6.6 Indigenous households
6.7 Recent immigrants and other provincial target populations
6.8 People experiencing or at risk of homelessness
Priority population findings

7 Engagement findings 58

7.1 Engagement approach
7.2 Engagement participants
7.3 Stakeholder interview findings
7.4 Resident engagement findings
7.5 Local housing system pressures
7.6 Alignment between engagement and quantitative findings
Engagement findings

8 Projected housing need 71

8.1 Projected population
8.2 Projected households
8.3 Projected housing need
8.4 Household age profile and income allocation
8.5 Projected need and recent construction activity
Projected housing need findings

9 Housing gaps 80

9.1 How gaps are identified
9.2 Gaps along the housing continuum
9.3 Gaps by stage of life
9.4 Affordable housing
9.5 Seniors housing
9.6 Specialized housing
9.7 Recent and planned supply against the gaps
9.8 Five-year outlook for non-market housing
Housing gap findings

10 Key findings and implications 93

10.1 Key findings
10.2 Implications for planning, funding and monitoring
Overall findings and uses of the assessment

Appendices 97

Appendix A. Data sources
Appendix B. Methods, definitions and assumptions
Appendix C. Data tables
Appendix D. Projection inputs and calculation checks

Executive summary

Blackfalds needs a wider range of housing as its population grows and ages. This assessment identifies pressure on lower-income renters, limited smaller and accessible housing options, and reliance on regional services for some housing and support needs. The findings can inform the Municipal Development Plan review, support funding applications and guide the Town's planned housing strategy. They draw on census and housing data, Town records, market observations, stakeholder interviews, 230 resident survey responses and a community open house.

Main findings

- **Rental affordability is a central concern.** The 2021 census identified 150 households in core housing need. Renter households in core housing need increased from 50 in 2016 to 100 in 2021, while owner households in need fell slightly. About one-third of renter households spent at least 30 per cent of their income on shelter. These dated measures establish a baseline; they do not count every form of housing pressure today.
- **The existing stock offers limited smaller housing choices.** In 2021, only 620 occupied dwellings, or 16.4 per cent, had two bedrooms or fewer, while about half of households had one or two people. That comparison does not measure a shortage of a particular dwelling size. Together with resident and provider accounts, however, it supports a wider range of smaller, single-level and accessible options for people entering the market or seeking to downsize.
- **An ageing population strengthens the case for seniors housing choices.** Residents aged 65 and over increased from 355 in 2016 to 645 in 2021. In the main planning scenario, their number rises from about 947 in 2025 to 1,917 in 2036. These are population estimates, not requirements for dedicated seniors units. Survey respondents and interview participants also described difficulty finding suitable housing that would allow older residents to remain in Blackfalds.
- **Non-market supply and local supported options are limited.** Blackfalds has 24 permanent non-market rental units, including four Tower Manor seniors units, and a separate shared youth transitional dwelling with two rooms. Regional providers report pressure on transitional housing and related services. The evidence supports planning for additional housing options and reliable access to support, but does not establish a precise local requirement for intensive permanent supportive housing or a dedicated shelter.
- **Engagement supports the main findings but does not measure community-wide prevalence.** Survey respondents most often identified seniors housing with supports as hard to find. Renters reported greater housing difficulty than owners. Interviews described affordability pressures, limited housing choice and reliance on regional services. Participation was voluntary, so these accounts should be read as the experience of participants rather than representative estimates for all residents.

Future housing provision

The main scenario follows the Town's published Moderate population path. It estimates about 550 homes for 2026–2030 and 1,260 for 2026–2036, including replacement and planning allowances. The report calls these totals gross housing provision. A test using an updated population base gives slightly higher estimates.

Planning measure	2026–2030	2026–2036
Main scenario gross provision	About 550 homes	About 1,260 homes
Updated-base sensitivity gross provision	About 560 homes	About 1,300 homes
Main scenario implied net additions, excluding replacement	About 530 homes	About 1,210 homes

Gross provision includes baseline household growth, a potential-formation allowance, replacement and a planning buffer across tenures. These conditional scenarios are not affordable-housing targets or Town delivery commitments. The age profile is an HNA assumption scaled from Statistics Canada's M1 scenario to the Town's annual population totals; it is not a Stantec age forecast. Future completions are unknown, so the assessment does not calculate a housing surplus or shortfall.

Planning implications and evidence limits

The findings support more affordable rentals and non-market homes, smaller homes for people entering the market or downsizing, and accessible housing choices for older residents. The five-year assessment judges that community housing, seniors self-contained housing and rent supplements need **Significantly more** provision. Other categories are assessed qualitatively where the evidence does not support a percentage estimate. Indigenous housing remains unassessed because targeted engagement did not take place and local evidence is limited.

The Town can use these findings to inform housing choice in the Municipal Development Plan review, support funding discussions, and monitor completed housing against identified needs. Planning for crisis access, transitional housing and suitable supports remains important despite incomplete local counts. The assessment does not select projects or set exact program targets. Its conclusions must be read with the dated census measures, small market sample, voluntary engagement and housing inventories described in the report.

Introduction

Background

Blackfalds is a young, growing central Alberta community whose housing needs are changing. The federal census counted 10,627 residents in 2021, up 13.9 per cent since 2016—faster than Penhold, Sylvan Lake, Lacombe, Innisfail or Red Deer—and Statistics Canada estimates 12,258 residents in 2025. Between 2016 and 2021, the number of residents aged 65 and over increased by 82 per cent, renter households grew by half, and renter households in core housing need doubled.

Most dwellings in Blackfalds are single-detached houses, and three quarters were built in 2001 or later. Young adults forming their first households, families seeking rental or entry-level ownership, and older residents who want to stay as their needs change all depend on a wider range of housing than the community has built so far.

Housing is a stated priority for the Town. The 2026 to 2030 Strategic Plan commits the Town to supporting housing options that respond to diverse community needs. The 2020 Municipal Sustainability Plan identifies the lack of attainable housing as a risk to the community's long-term sustainability and commits the Town to developing an affordable housing plan.

This housing needs assessment describes the scale, nature and likely direction of housing need and establishes a baseline for measuring change. It gives Council, administration, housing providers and residents a shared understanding of local conditions. The findings can inform the housing phase of the Municipal Development Plan review, the housing strategy the Town intends to prepare, and advocacy to other orders of government.

Through Alberta's Affordable Housing Partnership Program, eligible affordable housing developments may receive provincial contributions of up to one-third of eligible project costs, subject to project eligibility, readiness, financial viability and available provincial funding. Prospective partners can use the findings to show how proposed projects would meet local needs.

Alongside census and market data, the assessment draws on interviews with members of Council, housing and service providers, builders and market professionals; a resident survey; and a community open house. These sources explain housing pressures that the data cannot show on their own.

What a housing needs assessment covers

A housing needs assessment describes a community's residents and housing supply, what households can afford, where housing does not meet their needs, and how these conditions are likely to change. It provides a common factual basis for decisions about housing, land use, services and funding.

A needs assessment establishes the conditions that a housing strategy or implementation plan must address. This report identifies planning implications and next steps. It does not select projects or provide a full implementation strategy.

Communities prepare needs assessments to show local housing need clearly and consistently. Provincial funding programs consider that evidence when they assess proposed projects.

How this report is organized

Sections 1 to 7 describe the community context, population and household characteristics, housing supply and market conditions, affordability, priority populations and engagement findings. Section 8 projects housing need, Section 9 assesses housing gaps, and Section 10 draws the findings together.

Scope of the assessment

The assessment covers the municipal and regional policy context, demographic change, household composition and income, occupied housing stock, ownership and rental conditions, affordability and core housing need. It also examines priority populations and reports engagement findings.

Engagement includes stakeholder interviews, a resident survey and a community open house. Interview participants included Council members and people working in community services, development, home building, housing and real estate.

Methodology

The assessment uses published data, administrative records, market observations and local engagement. The census, Housing Assessment Resource Tools (HART) and CMHC provide measures of population, households, income, housing conditions, core housing need, rental conditions and construction. Town records describe permits. Market listings show asking prices and rents at the time of collection.

Targeted interviews help explain residents' housing experiences and pressures that published sources do not show. They describe participants' experience rather than how common each problem is across Blackfalds. The report distinguishes measured findings from interview accounts and identifies where they agree or differ.

Each source has its own reference period, geography, definitions and collection method. The assessment uses each only for the questions it can answer, and each figure identifies its source and year.

Data sources

The Statistics Canada Census of Population is the main source for local population, household, income and housing characteristics. The 2021 census provides the current baseline, with the 2016 census used for comparison where definitions and categories permit. The report keeps full-count census data and sample data separate because they have different bases and may produce small differences after random rounding.

Statistics Canada amended Blackfalds' 2021 population and dwelling counts on 1 December 2023. The population rose from 10,470 to 10,627. Private dwellings occupied by usual residents rose from 3,780 to 3,836, and total private dwellings from 3,952 to 4,010. This report uses the amended headline counts. Population growth since 2016 is therefore 13.9 per cent. Statistics Canada did not revise the detailed release tables used here. The age, household, income and housing tables in Sections 2 to 6 retain the original basis of 10,470 residents and 3,780 households. Shares and rates use their own table bases. The report does not rescale them. The headline and detailed totals differ because they come from these separate releases. None of the comparator communities had an amended count.

Two HART sources add to the census analysis. HART's 2021 Census Housing Need Data provides income bands and core housing need by band. HART also provides priority population measures, affordable-rental indicators and co-operative housing information through a database developed for federal housing needs assessments. The report uses HART measures under their own definitions, examination rules and suppression practices.

Canada Mortgage and Housing Corporation (CMHC) supplies data on construction activity and the available purpose-built rental survey data. The Town's published permit reports provide a separate record of permission to build.

The Blackfalds Population and Land Demand Analysis Update 2026 provides the Town's population scenarios and land-capacity analysis. August 2026 market listings provide a small sample of asking rents and prices. Substantive records support 13 stakeholder interviews with 14 participants between 21 August and 8 September 2026, reported in aggregate. Resident input from the survey and open house is reported separately.

Analytical methods and key decisions

The report identifies which figure it uses when sources differ. It retains the census total of 150 households in core housing need. HART's tenure counts sum to the same total. Its published income-band counts are 15 in the Very low band and 135 in the Low band. Higher-band counts are suppressed, so these figures do not form an exact, complete breakdown. A separate HART table has 25 income-by-household-size cells. Their rounded and suppressed counts sum to 115 households in need among 3,705 examined. That sum does not replace the published total of 150. HART also reports 115 women-led households in need. This is a separate measure, despite the matching number.

Three population series are available: the federal census, Statistics Canada population estimates and the Town's municipal census. Household, dwelling and housing measures use the federal census, the only series that counts households. For future growth, the Town's planning basis is the Moderate scenario of its 2026 Population and Land Demand Analysis Update. Council adopted it on 14 April 2026, and it is built on Statistics Canada estimates. Each figure names its series. The historical population series remain separate. Section 8 explains how the Town's future population totals are combined with separate age-profile assumptions.

The supply analysis keeps three records separate. Census dwellings describe occupied stock. CMHC records describe construction and part of the rental market. Town permits describe permission to build. They cover different stages and populations. The report does not add or subtract them, equate permits with starts or completions, or count a permitted home as delivered housing.

The report treats HART suppression as part of the result. In the priority population data, a reported zero means ten households or fewer, so the report does not describe a suppressed group as having no core housing need. Census counts are randomly rounded to base 5, so components may not sum to a published total. The report notes rounding differences where they affect interpretation and does not correct them by recalculation.

Affordability comparisons use a 30 per cent shelter-cost standard and the HART Area Median Household Income of $103,000. Census income figures describe 2020, even where they are compared with later housing costs. Each comparison states its reference period. Where the years or measures differ, the report describes the comparison as illustrative.

Relationship with the Town's 2026 growth study

The Town's growth study and this assessment begin from different population series. The growth study uses Statistics Canada population estimates, while this assessment uses the federal census for household and housing measures. The census describes existing housing conditions; the Town's growth study supplies the main future population path. In 2021, the estimate of 11,084 exceeded the amended federal census count of 10,627 by 457 residents, or 4.3 per cent. The growth study, which uses the original count of 10,470, puts the gap at 614 residents or 5.9 per cent. Both figures are valid within their own methods, and they are not interchangeable.

Section 8 uses the Town's published annual Moderate totals as the main population path, including 11,924 residents in 2025 and 13,862 in 2036. The newer Statistics Canada estimate of 12,258 in 2025 is higher than the published scenario base. A separate updated-base sensitivity multiplies every annual Moderate total by 12,258 / 11,924, preserving the published year-to-year growth ratios and reaching about 14,250 in 2036. This sensitivity is HNA analysis, not a Town-approved forecast. Annual age proportions come from Statistics Canada's M1 age outputs and are scaled to each scenario's totals. These calculated age profiles are not Town forecasts.

Limitations, data gaps and suppression

Local data are incomplete for some housing questions. The available sources do not provide household income by age, complete inventories of accessible housing and dispersed rentals, or a Blackfalds-specific homelessness count and assessed intensive support-needs total. Some rental and priority-population results are suppressed or based on small samples. The assessment does not fill these gaps with estimates from other places. Findings retain their source definitions, reference periods and limits.

Timing creates another limitation. Census income figures describe 2020, and several rent and price observations describe conditions from 2024 to 2026. The report identifies both reference periods and avoids presenting them as a continuous trend.

The interviews give targeted accounts, not a representative sample of residents. Resident input from a survey of 230 respondents and an open house attended by 23 people is reported separately in Section 7.4. Service and waitlist figures follow the definitions used by each provider and are not added together as a community total.

Interpreting housing need in Blackfalds

The 2021 census records 150 households in core housing need, equal to 4.0 per cent of the 3,730 households assessed. Blackfalds also had 3,780 occupied private dwellings, and its median household income in 2020 was $103,000. Core housing need answers a narrower question. It counts households that fall below an affordability, suitability or adequacy standard and cannot afford an acceptable local alternative. The census also records that 910 of the 3,780 private households assessed fell below at least one standard. The 3,730 households examined for core housing need are the subset left after the exclusions listed in Section 5.5. Because the measures use different bases, subtracting them does not identify a distinct group or support adding households to the published total.

Suppression of small counts also limits what the data show. For eight priority populations, a HART zero means ten households or fewer. The threshold gives no basis for estimating how many, so a suppressed result is neither a confirmed absence nor additional need.

CMHC's October 2025 rental survey universe contains 67 units, while the 2021 census counted 840 renter households. CMHC covers privately initiated rental structures with at least three units and excludes much of the dispersed rental market. Census data, listings and interviews provide other evidence but no complete, separately identifiable inventory. Different dates and units of observation prevent a precise coverage percentage or subtraction.

Core housing need measures existing households living in Blackfalds at the census date. Someone sharing a home because they cannot afford a separate one is assessed within that household. Anyone who left or did not move to the community falls outside the local count. The data cannot measure either situation, so the report adds no estimate of suppressed household formation or displacement to the core housing need count.

Reference periods add a final caution. The core housing need measure combines 2020 income with 2021 shelter costs, and later market data describe housing costs after that period. The published count of 150 therefore remains the verified baseline for its reference year and cannot be read as a current count. Other sources describe circumstances outside its scope without changing that count. The report does not treat core housing need as a measure of every form of housing pressure.

SECTION 1

1 Community and policy context

Land use rules, servicing, municipal finance and regional coordination determine where housing can be built, which forms are permitted and who can deliver it. This section describes the Town's current statutory commitments, growth assumptions and regional relationships, and the provincial and federal funding context. Together, these set the planning conditions that the Municipal Development Plan review and future housing decisions must address.

1.1 Community context

Blackfalds is in central Alberta, 13.5 km north of Red Deer on Highway 2A, which runs directly through the community. The Queen Elizabeth II Highway (Highway 2), the main provincial corridor, lies to the west, and the CPKC rail line also passes through Blackfalds. Lacombe County surrounds Blackfalds, which sits within Census Division No. 8, south of the City of Lacombe. Its land area was 16.58 square kilometres at the 2021 census. These links connect local housing to the wider region.

The community was settled in the late 1890s along the railway and was first named Waghorn after its postmaster. It was renamed Blackfalds in 1903 after a Scottish hamlet, incorporated as a village on 17 June 1904 and as a town on 1 April 1980. The Town acknowledges that Blackfalds is in Treaty 6 territory and recognizes the Cree, Saulteaux, Blackfoot, Métis, Dene and Nakota Sioux.

The Town's 2024 municipal census counted 11,415 residents. Community facilities and services include the Abbey Centre, the Eagle Builders Centre arena, a new public library, the Wadey Visitor Information Centre in a 1916 catalogue house, on-demand transit, fibre-optic service, and a network of parks and trails.

The Town describes Blackfalds as "one of Canada's fastest-growing communities" and promotes its recreational amenities, rural feel, location between larger centres and affordable housing. Sections 4 and 5 examine that last claim.

1.2 Municipal Development Plan and the current review

The Municipal Development Plan is the Town's main plan for land use and growth. The plan in force was adopted in August 2009. Its housing policies require a mix of housing types in residential neighbourhoods and commit the Town to an expanding range of affordable housing. They also direct the Town to monitor demand for and supply of seniors and specialized housing, and to encourage other orders of government to respond to identified housing needs. These policies support the assessment of housing supply, affordability and changing needs.

For new residential neighbourhoods, the plan sets a density range of 10 to 17 dwelling units per gross developable hectare. The 2026 population and land demand update records existing development at about 12.5 dwelling units per gross developable hectare and recent neighbourhoods at about 16.5, both within the policy range. Its land-capacity modelling assumes a long-term density of 20 units per hectare, above the current range. This is a modelling assumption, not adopted policy. Reaching that density would require a change to the Municipal Development Plan.

The plan also carries a long-standing objective of raising non-residential assessment to 30 per cent of the Town's assessment base. Continued residential growth affects the Town's ability to reach that share.

A multi-year, phased review of the Municipal Development Plan began on 1 May 2026. The first phase addressed parks and open space, future school locations and environmental stewardship. In July 2026 Council ratified a refreshed vision statement that commits to providing a variety of housing options. Later phases will address commercial and industrial development, then housing and transportation, then community facilities. The Town does not expect to adopt a replacement plan while the Housing Needs Assessment is being prepared. The 2009 Municipal Development Plan therefore remains the statutory policy framework that applies. The assessment can inform the housing phase of that review.

1.3 Intermunicipal and regional planning framework

Blackfalds plans its long-term growth jointly with Lacombe County. The Intermunicipal Development Plan sets the statutory framework. The 2026 population and land demand update gives current growth projections and land-capacity analysis. The tri-municipal collaborative, set up in 2025, extends regional coordination beyond this statutory relationship.

The Intermunicipal Development Plan, most recently adopted in January 2020, establishes three planning areas. The Long Term Growth Area identifies lands expected to urbanize over about 30 years. The Joint Economic Area along the Queen Elizabeth II corridor provides for shared commercial and industrial tax revenue. The Notification Area sets out where each municipality refers development applications to the other. The plan also states that the regional water line from Red Deer has capacity to serve the full plan area.

The plan drew on a 2019 population and land demand analysis, which has since been updated. Council adopted the Blackfalds Population and Land Demand Analysis Update 2026 at its Regular Council meeting of 14 April 2026. Stantec Consulting Ltd prepared the update, which is dated 27 March 2026. It now provides the Town's current population projections and land demand assessment.

The growth study projects population to 2051 under three scenarios. The Moderate scenario, identified as most likely and adopted for Town planning, reaches about 16,900 residents in 2051. The Council Request for Decision describes 2.2 per cent historic annual growth and 1.4 per cent future annual growth. Section 8 uses the published annual Moderate totals and a separate sensitivity test with an updated population base. It does not apply those long-period growth averages to a new base. Historical population series remain distinct in Section 2.

On land, the update identifies 728 hectares of undeveloped residential land within the municipal boundary, with capacity for about 9,100 additional dwellings at existing densities and up to 14,560 at 20 units per hectare. Under the Moderate scenario at current densities, residential land is sufficient beyond 2051. Under the higher growth scenarios it lasts to 2046 or 2039. Industrial land is projected to reach build-out first, within about 8 to 16 years depending on scenario.

The analysis therefore points to substantial total land capacity within the municipal boundary. Whether that capacity becomes housing depends on servicing, zoning, location, market availability and the suitability of the land for specific housing forms.

In September 2025, Blackfalds extended regional coordination through the North Blindman River Tri Municipal Collaborative with the City of Lacombe and Lacombe County. This advisory body has two council members and the chief administrative officer from each municipality. It makes recommendations to the three Councils on strategic growth, infrastructure, recreation and economic development. Existing intermunicipal agreements remain in place. A shared regional recreation facility is among the initiatives under discussion. The arrangement reflects how regional planning, labour markets, infrastructure and housing conditions influence growth in Blackfalds.

1.4 Lacombe County planning framework

Lacombe County's Municipal Development Plan directs growth toward identified areas and preserves most of the County for agriculture. Its housing policies direct multi-lot residential development first toward designated growth hamlets, existing development and urban fringes. Proximity to Blackfalds therefore affects where the County plans future growth.

Around Blackfalds, the County uses an incremental annexation approach. Its aim is to avoid development that could interfere with the Town's future expansion. It also refers planning applications within the shared planning area to the Town. The County commits in general terms to an adequate range of residential housing types but sets no numeric housing mix target. Future outward growth around Blackfalds therefore depends partly on intermunicipal planning and annexation, not on Town policy alone.

1.5 Council direction and housing priorities

Two adopted municipal plans set out housing commitments. The 2026 to 2030 Strategic Plan identifies housing as an area of focus. It commits the Town to support housing options that respond to diverse community needs, and lists completion of this assessment among its initiatives. The 2020 Municipal Sustainability Plan identifies a lack of attainable housing as a factor working against the community's long-term sustainability. It commits the Town to develop an affordable housing plan, so that housing costs do not prevent people from living in the community.

Seniors housing is one of Council's top housing priorities, alongside affordable housing. The Town also pointed to rental and entry-level ownership options for younger families and to housing that allows ageing parents to remain near family as their needs change. This assessment therefore examines seniors housing from several angles: affordability, demographic change, supply and the ability to remain in the community.

The Town intends to use the assessment for municipal planning, funding applications and advocacy to other orders of government. Each of those uses depends on a clear account of the type and scale of local housing need.

1.6 Growth, land supply and servicing

The land capacity described above does not translate directly into housing supply. The amount and pace of construction depend on land use permissions, servicing capacity, infrastructure requirements and how growth-related infrastructure is financed.

Area structure plans set the land use, density and servicing framework for development within growth areas. The Town's residential area structure plans include Aspen Lakes West, McKay Ranch, Valley Ridge Estates, Aurora Heights, Lakeside, Blackfalds Crossing, Cottonwood Meadows and Panorama Estates. Below them, the Land Use Bylaw sets zoning and development requirements for individual districts and determines which forms of development are permitted in each.

The Town published a proposal to update its off-site levy bylaw in 2026. The proposed approach phases in higher rates so that new development pays an increasing share of infrastructure costs. Levy revenue would fund identified infrastructure, including lift stations, water improvements, stormwater management and roads. The framework determines how these works are paid for as development proceeds.

Even where demand and developable land exist, water, wastewater and road capacity affect what can be delivered and when. The pace of housing growth therefore depends on infrastructure capacity, planned capital works and the Town's ability to finance them.

1.7 Provincial and federal housing policy context

Stronger Foundations is Alberta’s provincial policy framework for affordable housing. Under the Affordable Housing Partnership Program, proposals must respond to need identified in a local housing needs assessment where one is available. Documented community need informs funding decisions and agreement terms, giving Blackfalds an evidence base for provincial investment and partnerships.

In November 2025, the province reported cumulative investment of more than $443 million through the partnership program, supporting upwards of 4,500 affordable households in more than 20 communities. It also announced a further $200 million joint federal and provincial intake. These announcements demonstrate the scale of investment but do not establish funding availability or approval for a Blackfalds proposal.

Public, non-profit and private-sector housing providers can apply to the partnership program. Provincial contributions may cover up to one-third of eligible capital costs, with applicants and partners securing the remaining financing. Municipalities can contribute land, cash, reduced development fees or operating support, but a municipal contribution is not universally required. The Lacombe Foundation, an existing regional housing management body, is a potential partner. Applicant eligibility, financing and delivery arrangements depend on the proposed project and applicable program requirements.

The Seniors Lodge Modernization Program supports lodge modernization, redevelopment or construction and has its own requirements. Rent assistance and the Seniors Home Adaptation and Repair Program serve different purposes: they help households manage housing costs or adapt existing homes rather than directly adding housing supply.

Federal infrastructure funding can also influence housing delivery. The Build Communities Strong Fund, launched in April 2026, will provide $51 billion over ten years from 2026–27, including a $27.8 billion Community stream for infrastructure such as local roads, water and wastewater systems. Although it is not a housing capital program, these investments can help address servicing costs associated with new housing. The Community stream's housing needs assessment requirement applies to communities of 30,000 or more and therefore does not apply to Blackfalds. The Housing Accelerator Fund closed after its second application round in summer 2024 and is not an open funding opportunity for the Town.

Capital funding alone does not establish a project's long-term viability. Each proposal needs a sustainable operating model based on the funding, assistance and agreement terms available to that project.

1.8 Seniors and affordable housing initiatives

A 2024 Town bylaw confirms that at least one property in Blackfalds carries the provincial affordable housing designation. Bylaw 1319.24 (December 2024) applies the designation to 20 Lacombe Foundation units.

Blackfalds has 24 permanent non-market rental units, separate from the shared youth transitional unit described in Section 7.5. The Lacombe Foundation operates 20 affordable units that are not specific to seniors: 16 three-bedroom townhouses, 2 four-bedroom bungalows and 2 two-bedroom wheelchair-accessible bungalows. Tower Manor, managed by The Bethany Group, provides 4 one-bedroom row-housing units for seniors. There is no seniors lodge in Blackfalds. Within the same regional network, Cameron Manor in the City of Lacombe provides 24 units, Spruce Terrace in Lacombe provides 26 units and Lakeview Manor in Alix provides 16 units. The available listings identify fewer subsidized seniors units in Blackfalds than in Lacombe or Alix. No population-based rate has been calculated.

The Town's initiatives provide the context for the demographic, stock and engagement evidence in Sections 2, 4 and 7. Section 8 projects the seniors population and households to 2036, and Section 9 uses that projection to assess seniors housing demand.

1.9 Fiscal context

The Town's fiscal position depends on its assessment base and the infrastructure needed to support growth. The Municipal Development Plan aims to raise the non-residential share of the assessment base to 30 per cent. The 2026 update projects that industrial land will reach build-out before residential land in every scenario. This timing affects both the non-residential assessment objective and the Town's ability to support continued residential growth.

Current capital planning focuses mainly on transportation and community facilities. Additional housing may also need investment in water, wastewater, stormwater and roads. Future recommendations must account for those needs and the Town's capacity to finance them.

1.10 Alignment with Town policy

The assessment addresses Alberta's Affordable Housing Needs Assessment requirements and provides evidence for Affordable Housing Partnership Program applications. It also supports municipal planning and the housing phase of the Municipal Development Plan review.

The Town's Social Needs Assessment (fieldwork in 2022, published January 2024) is a companion source on vulnerable populations. It ranks affordable housing seventh of ten social priorities. It records that 49 per cent of survey respondents see a lack of affordable housing as an issue for adults and families, and 42 per cent as an issue for seniors. It identifies young people and newcomers as the groups facing the greatest housing challenges. Its recommendations include periodic homelessness counts, emergency and transitional housing options including for youth and seniors, and a review of a Housing First approach. It lists Tower Manor and 16 affordable housing units in Blackfalds (updated 2026 figures in Section 1.8).

The findings on current and emerging housing need that follow should be read against the commitments already made in the Municipal Development Plan, the Municipal Sustainability Plan, the Strategic Plan and other Council direction.

Community and policy findings

Blackfalds' adopted plans support housing choice and affordability, and its Municipal Development Plan review provides an opportunity to act. Turning the identified land capacity into housing depends on servicing, zoning, finance, regional coordination and delivery partners.

Public, non-profit and private providers may apply to the Affordable Housing Partnership Program. A partnership is a potential route for Blackfalds; eligibility, financing and municipal participation require project-specific confirmation.

KEY TAKEAWAYS

The Town's Municipal Development Plan and other adopted plans commit it to housing choice, affordability and attention to seniors and specialized housing.

Blackfalds has substantial identified undeveloped residential land. Servicing, zoning and infrastructure finance affect how much housing can be delivered and when.

Public, non-profit and private housing providers may participate in the Affordable Housing Partnership Program. Confirm applicant eligibility and the Town's role for each proposal.

Alberta's provincial housing capital programs require evidence of local need, and they do not fund a whole project. The rest must come from other sources.

SECTION 2

2 Population and demographic change

+13.9%
population growth, 2016 to 2021

31.8
median age, youngest of six comparators

+82%
residents aged 65 and over, 2016 to 2021

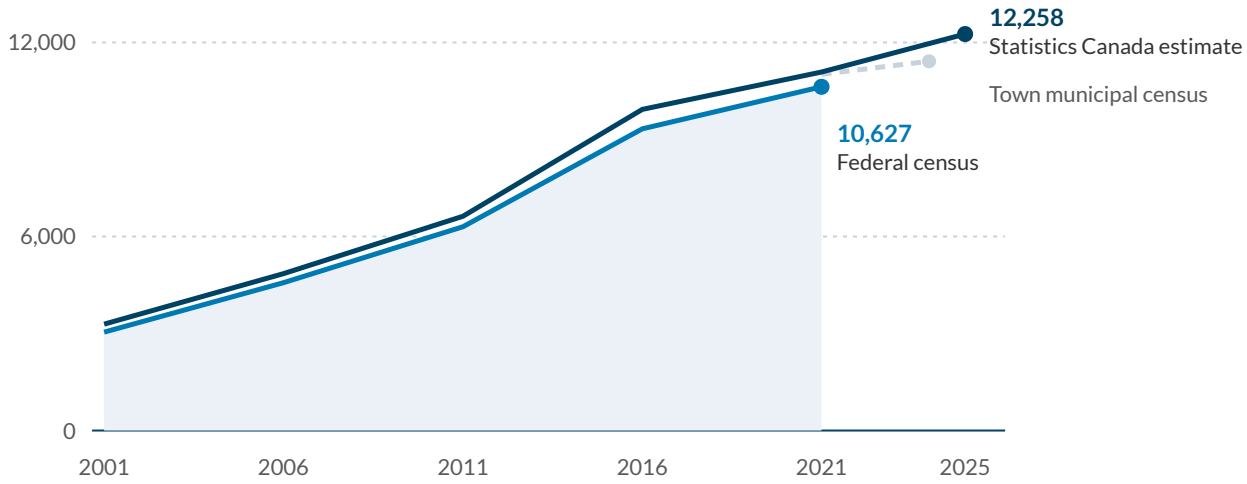
Population growth affects how much housing Blackfalds needs. Age, mobility, migration and population composition affect the types of housing it needs. This section examines these changes using three separate population series: the federal census, Statistics Canada estimates and the Town's municipal census. The series use different methods and give different population levels, so this section compares figures only within each series.

2.1 Population growth and population measures

Blackfalds grew rapidly through the first fifteen years of this century. On the federal census series, growth ranged from 36.4 to 48.1 per cent in each census period from 2001 to 2016, then slowed to 13.9 per cent from 2016 to 2021. Each period is measured against the previous count adjusted to the later census boundary, as Statistics Canada publishes it (Appendix C).

The three sources counted the 2021 population differently. The federal census recorded 10,627 residents, the Town's municipal census 11,015 and the Statistics Canada estimate 11,084. The census figure is the count Statistics Canada amended in December 2023. The original release count was 10,470. The differences come from method. The federal census counts residents at five-year intervals. Statistics Canada estimates adjust for census undercoverage and other population changes. The 2021 estimate is higher than the census count. The municipal census follows the Town's own method and timing.

Figure 2.1. Population estimates and census counts, Blackfalds, 2001 to 2025.

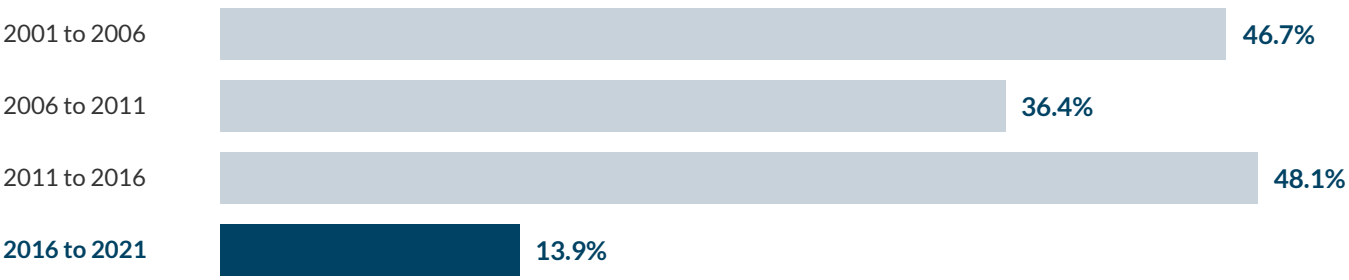


Data and source: Appendix C, Figure 2.1.

In 2021 the Statistics Canada estimate exceeded the amended federal census count by 457 residents, or 4.3 per cent of the census count. Using the original count, the Town's growth study records a gap between the estimate and the census of 5.2 to 6.4 per cent for Blackfalds from 2006 to 2021. The gap was 2.3 to 3.1 per cent nationally and 2.9 to 3.5 per cent for Alberta. The study associates gaps of this size with rapid immigration, a relationship this report does not test.

More recent data show continued growth after the slower 2016 to 2021 census period, although the measured pace differs by series. The Statistics Canada estimate reached 12,258 residents in 2025, and the Town's municipal census counted 11,415 in 2024.[1] Housing demand is therefore still growing, but at a different pace than before 2016. Population-based measures later in the report will vary with the series used.

Figure 2.2. Population growth by census period, Blackfalds, 2001 to 2021.



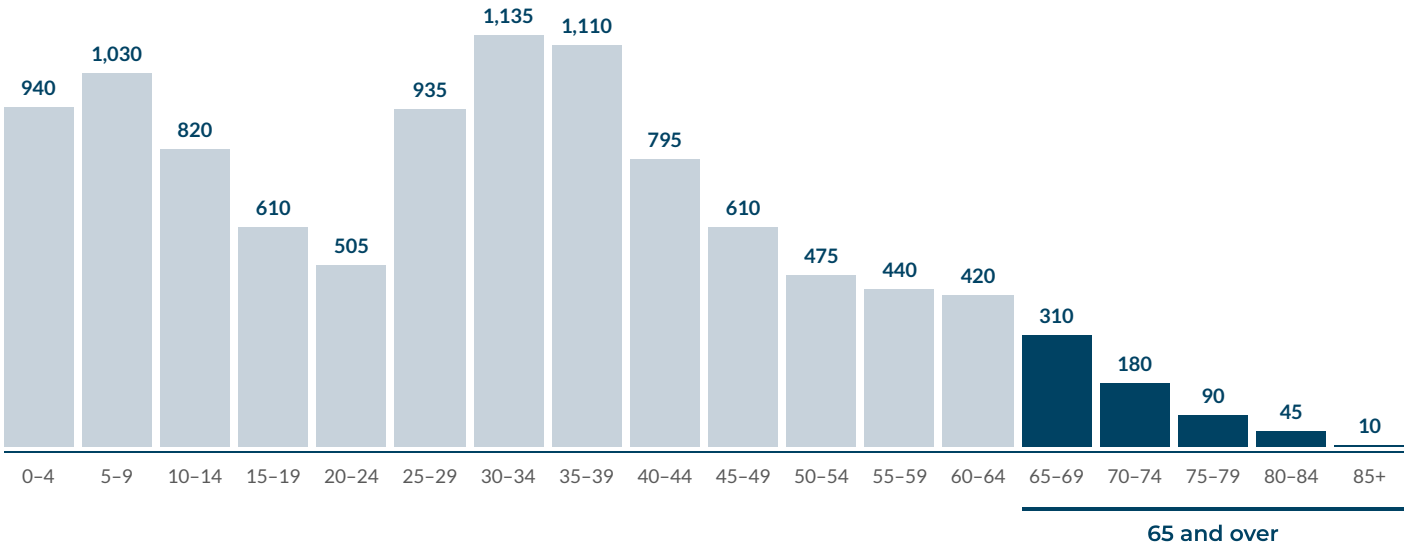
Data and source: Appendix C, Figure 2.2.

Note: Growth rates use the previous census count adjusted to the later boundary for each period: 4,571 against 3,116 (2001 adjusted); 6,300 against 4,618 (2006 adjusted); 9,328 against 6,300; and 10,627 against 9,328. The rates are not calculated from an unadjusted continuous historical series.

2.2 Age structure

Blackfalds had a young age profile in the 2021 federal census, although the median age rose by 1.5 years, from 30.3 in 2016 to 31.8 in 2021. Residents under age 15 numbered 2,790[2] and residents aged 25 to 44 numbered 3,975. These two groups sustain demand for family housing and for homes suited to adults forming independent households. Growth among older residents, examined next, adds demand for smaller, accessible and lower-maintenance homes.

Figure 2.3. Population by five-year age group, Blackfalds, 2021.



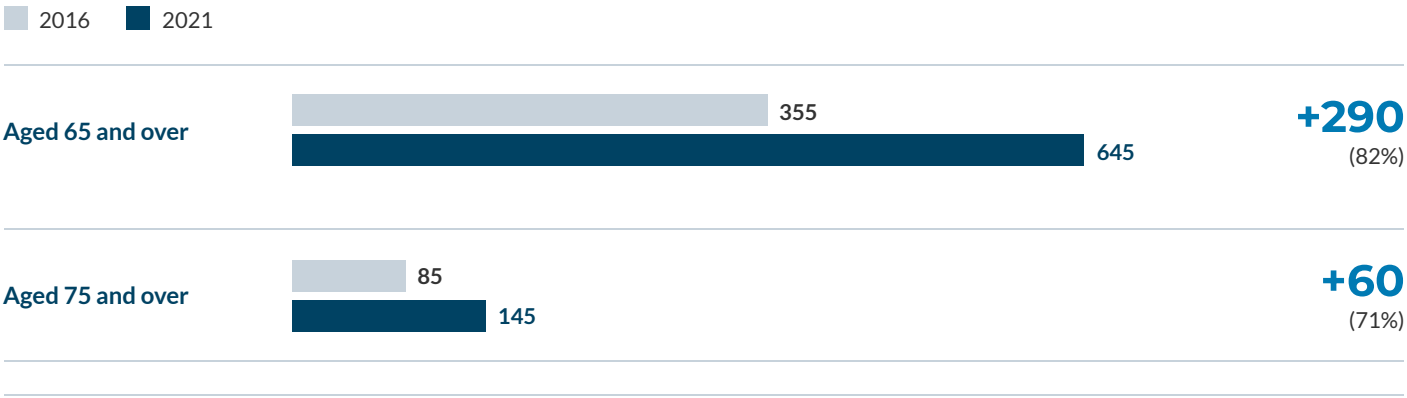
Data and source: Appendix C, Figure 2.3.

2.3 Growth in the population aged 65 and over

Although Blackfalds remains young, both the number and the share of residents aged 65 and over increased. The federal census counted 355 residents aged 65 and over in 2016 and 645 in 2021, an increase of 290 people, or 82 per cent. Their share of the population rose from 3.8 to 6.2 per cent over the same period.

The amended census population count grew by 13.9 per cent over the same period. The detailed age tables use the original release counts, which give total population growth of 12 per cent. Growth also extended to the oldest residents. The population aged 75 and over rose from 85 in 2016 to 145 in 2021, an increase of 60 people, or 71 per cent.

Figure 2.4. Growth of the population aged 65 and over, Blackfalds, 2016 to 2021.



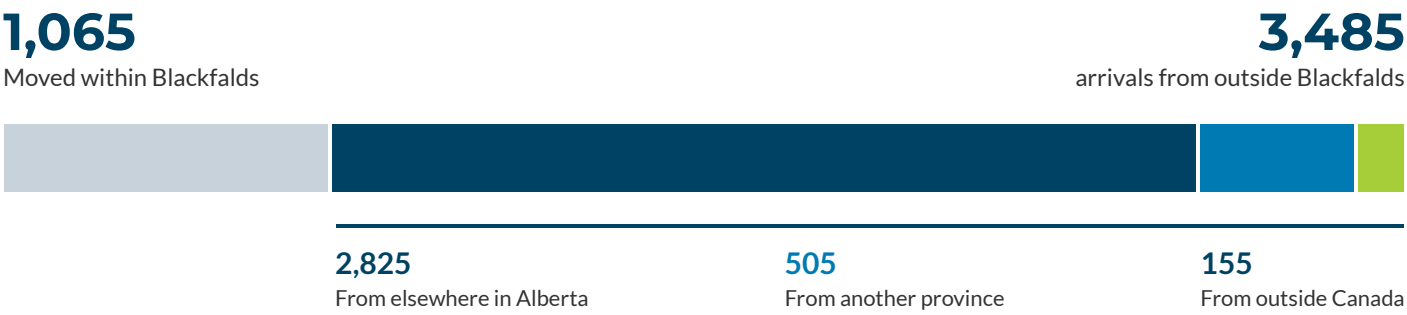
Data and source: Appendix C, Figure 2.4.

2.4 Mobility and migration

Almost half of the residents assessed for five-year mobility had changed address. In the 2021 federal census, 4,545 of a sample base of 9,530 residents, or 47.7 per cent, were movers. Movers include both people who changed address within Blackfalds and people who arrived from another community. The census classes the 3,485 residents who came from another community as migrants. They made up 36.6 per cent of the base. The published census count separately records 1,065 residents who moved within Blackfalds.

Moves within Blackfalds create turnover in existing homes. Arrivals from elsewhere contribute to demand, but these counts do not measure net migration because they exclude people who left. Most arrivals came from within Alberta: 2,825 had moved from elsewhere in the province. Far fewer arrived from another province or outside Canada.

Figure 2.5. Movers by origin, Blackfalds, five years to 2021.



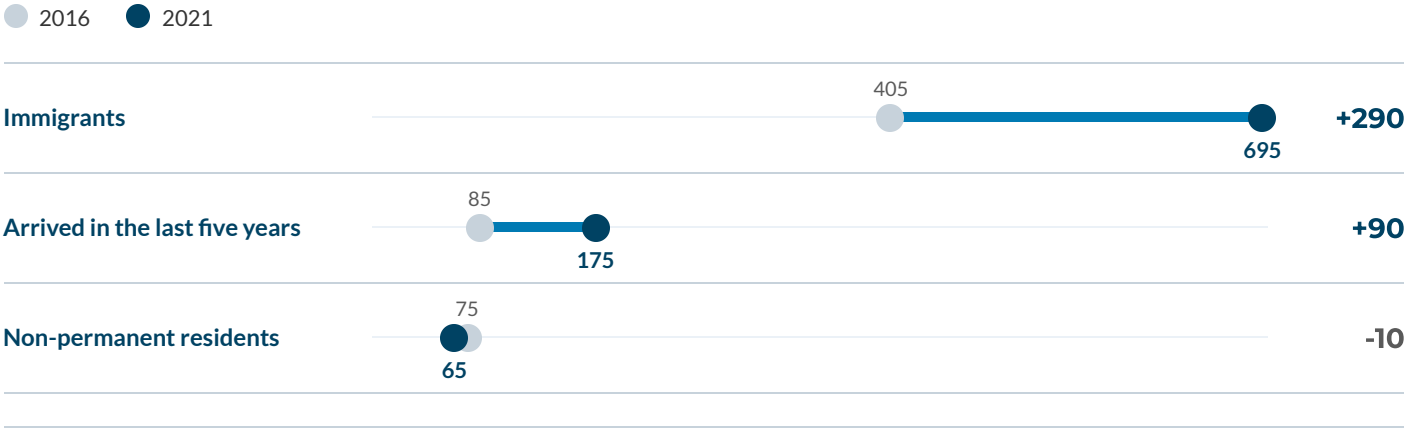
Data and source: Appendix C, Figure 2.5.

The one-year measure is lower, as expected for a shorter period. In 2021, 14.0 per cent of a base of 10,280 residents had changed address in the previous year. This shows that turnover and arrivals continued in the year before the census.

2.5 Immigration

The immigrant population grew much faster than the population as a whole between the federal censuses. It increased by 72 per cent from 2016 to 2021, or 290 people, while the total population grew by 13.9 per cent. Recent arrivals also rose: the number of immigrants who had arrived in the five years before each census more than doubled, from 85 to 175.

Figure 2.6. Immigrant and non-permanent resident population, Blackfalds, 2016 and 2021.



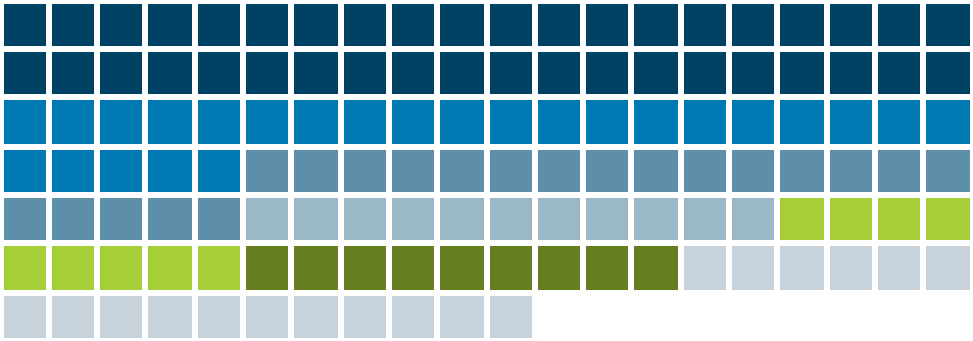
Data and source: Appendix C, Figure 2.6.

The Town's growth study associates rapid immigration with a gap between the estimate and the census of the size recorded in Blackfalds. The gap also reflects method, timing and later revisions. It is not a measured rate of undercoverage and does not establish that immigration caused the difference. These differences help explain why estimates of current housing demand vary with the population series used and why each figure identifies its series.

2.6 Racialized population

The racialized population[3] more than doubled between the federal censuses, from 335 people in 2016 to 700 in 2021, an increase of 365 people, or 109 per cent. Filipino residents were the largest racialized group in 2021, with 200 residents. Figure 2.7 shows the other groups.[4]

Figure 2.7. Racialized population by group, Blackfalds, 2021.



Filipino	200
Latin American	125
Black	100
Korean	55
Chinese	45
Southeast Asian	45
All other groups	85

One square represents five residents.

Published category counts sum to 655, while the published total is 700. The source values are retained; the difference cannot be reconciled from the published table.

Data and source: Appendix C, Figure 2.7.

Racialized identity and immigrant status are distinct measures. A racialized resident may be Canadian-born, and an immigrant may not be racialized. The increases of 365 racialized residents and 290 immigrants do not show that one explains the other.

Racialized groups are among the target populations identified in Alberta's Stronger Foundations affordable housing strategy, and the provincial needs assessment asks municipalities to consider them. Section 6 examines housing conditions for racialized residents.

2.7 Indigenous identity

In 2021, 685 residents reported Indigenous identity, equal to 6.5 per cent of the population in private households.[5] Of these, 435 identified as Métis and 200 as First Nations. Métis residents therefore made up close to two thirds of the Indigenous population.

Figure 2.8. Indigenous identity by group, Blackfalds, 2021.



Metis	435
First Nations	200
Multiple Indigenous responses	40
Responses not included elsewhere	10

Data and source: Appendix C, Figure 2.8.

The 2016 census recorded 830 people[6] in response to a question about Aboriginal identity. Statistics Canada cautions that comparisons over time reflect changes in question wording, coverage and self-identification, and that these effects cannot be separated. The lower 2021 count should therefore not be read as evidence of a real decrease.

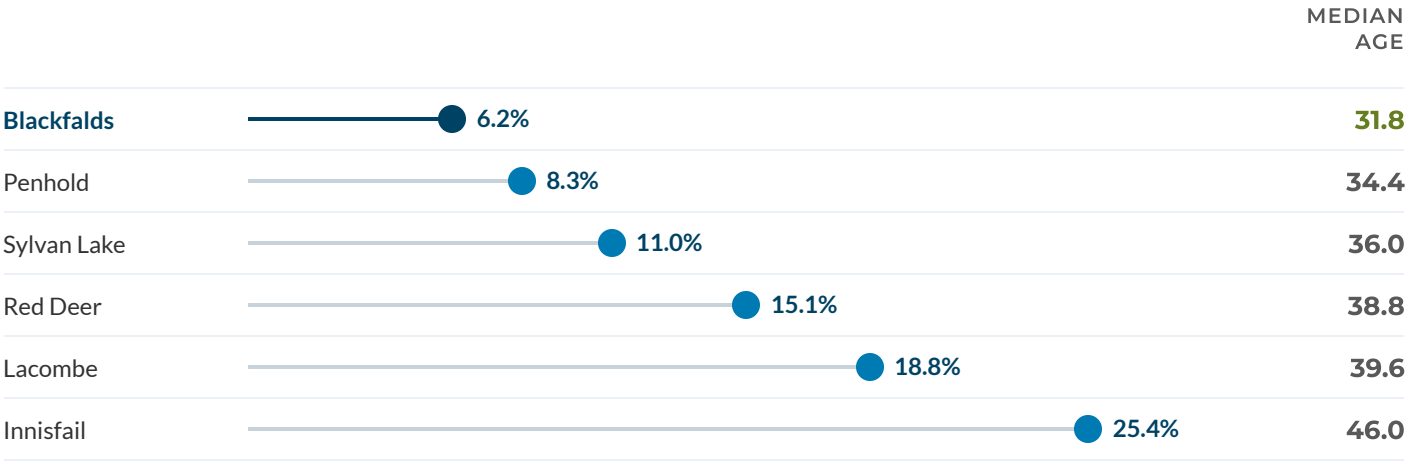
Indigenous peoples are also among the target populations identified in Alberta's affordable housing strategy. Section 6 examines housing conditions for Indigenous households.

2.8 Comparison with central Alberta communities

The comparison covers Blackfalds, Penhold, Sylvan Lake, Lacombe, Innisfail and Red Deer. Red Deer is included as the regional centre, although at 100,844 residents its scale limits its use as a direct peer. Blackfalds was the youngest and fastest-growing of the six. In 2021 it had the lowest median age, at 31.8, and the smallest share of residents aged 65 and over, at 6.2 per cent. It grew by 13.9 per cent from 2016 to 2021 on the amended count, compared with growth of 0.4 to 8.0 per cent among the other communities.

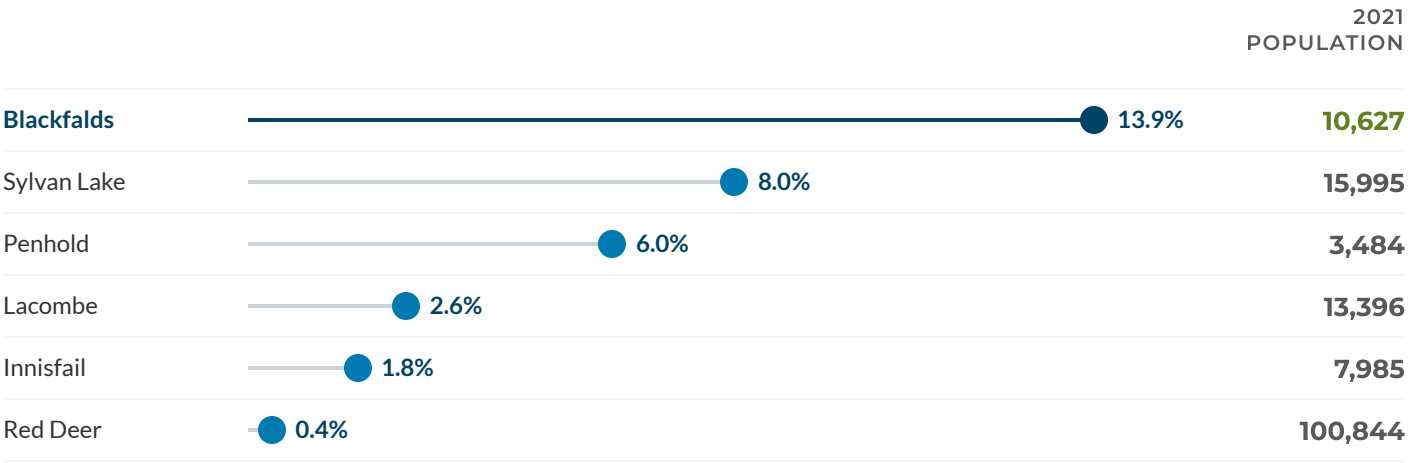
Across the six communities, the share of residents aged 65 and over rose with median age, reaching 25.4 per cent in Innisfail, where the median age was 46.0.

Figure 2.9. Share of residents aged 65 and over, six central Alberta communities, 2021.



Data and source: Appendix C, Figure 2.9.

Figure 2.10. Population growth, six central Alberta communities, 2016 to 2021.



Data and source: Appendix C, Figure 2.10.

Blackfalds' younger population sustains demand for housing suited to children, younger adults and families. Growth among older residents adds demand for smaller, accessible homes that require less maintenance. The comparison describes current regional differences rather than Blackfalds' future population profile.

Population and demographic findings

Blackfalds remains a young community, but its population aged 65 and over is growing quickly and new arrivals continue to add demand. Housing demand therefore includes family-sized homes, smaller and accessible options, and enough supply to accommodate both local moves and new arrivals.

Population composition is also changing through immigration and growth in the racialized population. Because the three sources count the population differently, the scale of these pressures should be measured within one series at a time.

KEY TAKEAWAYS

Blackfalds' population grew by 13.9 per cent from 2016 to 2021 (federal census), faster than the five other central Alberta communities compared. Growth had been 36.4 to 48.1 per cent in each of the three previous census periods.

Blackfalds had the youngest population of the six central Alberta communities compared in 2021, but its population aged 65 and over grew by 290 people from 2016 to 2021.

Moves within Blackfalds create turnover in the existing housing stock, while arrivals from other communities contribute to demand. Arrivals do not measure net migration because the count excludes people who left.

Blackfalds' immigrant population increased by 72 per cent from 2016 to 2021, much faster than the total population. Current population counts differ across the three sources, so each figure should be read within its own series.

NOTES

1. The Statistics Canada estimate and the Town's municipal census use different periods and methods. Each should be read within its own series.

2. The age cohort figure shows the 2021 federal census distribution. Appendix C provides the 2016 and 2021 values. Statistics Canada randomly rounds census counts to base 5. As a result, the eighteen age cohorts sum to 9,320 in 2016 (the age table's own total row is 9,330) and 10,460 in 2021, compared with original release population totals of 9,328 and 10,470. The amended 2021 total is 10,627 (see Methodology). These small differences are a feature of census data and do not change the overall pattern.

3. The 2021 census uses the variable name “visible minority”, as defined in the Employment Equity Act. This report uses “racialized” in its discussion. The terminology does not change the underlying data.

4. Statistics Canada's published category counts sum to 655 against its published total of 700. Each value is randomly rounded, and the total is rounded separately from its components. The difference is therefore in the source table and cannot be reconciled from it.

5. Shares in Sections 2.5 to 2.7 use the population in private households as their denominator, 9,325 in 2016 and 10,470 in 2021, rather than the published total population.

6. The 2016 census recorded 830 people in response to a question about Aboriginal identity. In 2021, 685 people reported Indigenous identity under revised wording. Statistics Canada cautions that changes over time reflect natural growth, coverage, measurement and shifts in self-identification. Their separate effects cannot be quantified. The population-in-private-households bases also differ: 9,325 in 2016 and 10,470 in 2021. Counts are small and randomly rounded to base 5. The lower count and share therefore do not establish a real decrease in the Indigenous population.

SECTION 3

3 Household and economic characteristics

3,780
private households in 2021

50.7%
of households have one or two people

$103,000
median household income, 2020

Household composition, employment and income shape the homes residents need and the costs they can afford. Household formation and shared living also show potential demand that household totals can miss. This section examines these relationships, including how employment and commuting connect the regional labour market to household incomes and housing choices.

3.1 Household numbers, types and sizes

Blackfalds had 3,780 private households in 2021. Couple families with children were the largest household type, at 1,340, but many households had only one or two people.[1]

Figure 3.1. Households by type, Blackfalds, 2021.



Couple with children	1,340	Couple without children	885
One person	680	One parent family	355
Two or more person, non-family	215	One family plus others	195
Multigenerational	90	Multiple census family	10

Data and source: Appendix C, Figure 3.1.

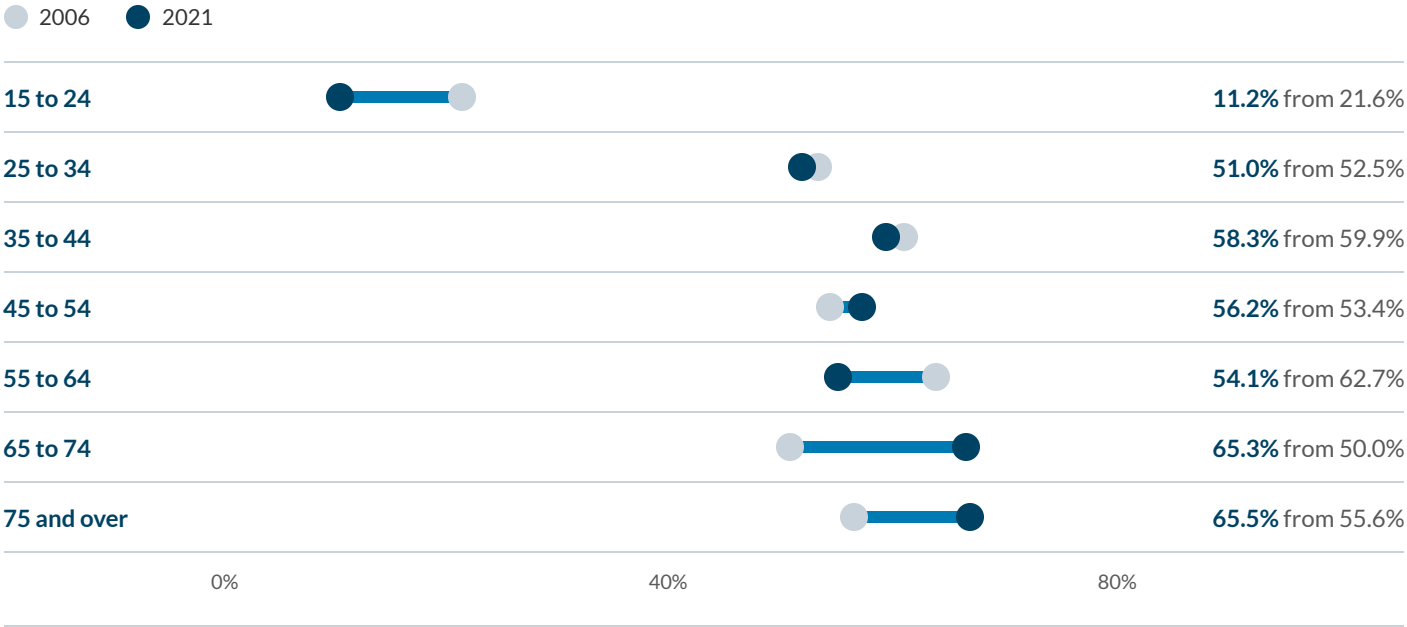
The census counted 680 one-person households, 1,235 of two people, 735 of three, 705 of four and 430 of five or more. Households of one or two people therefore made up 50.7 per cent of the total. Average household size was 2.8 people, unchanged from 2016, but the share of one-person households rose from 15.4 per cent in 2016 to 18.0 per cent in 2021. Section 4 shows that dwellings with two or fewer bedrooms form a much smaller share of the occupied stock. This comparison describes the stock mix; it does not establish the bedroom requirements or preferences of small households.

3.2 Household formation

The population aged 15 to 24 nearly doubled between 2006 and 2021, from 580 to 1,115. Yet the number of households this group led stayed at 125 in both years. Its headship rate, the share of residents in the group who headed a household, fell from 21.6 per cent in 2006 to 19.2 per cent in 2016 and 11.2 per cent in 2021.

Headship also fell among residents aged 55 to 64, from 62.7 per cent[2] to 54.1 per cent between 2006 and 2021. It did not fall in every age group, however. Rates rose among those aged 45 to 54, 65 to 74 and 75 and over.

Figure 3.2. Headship rate by age, Blackfalds, 2006 and 2021.



Data and source: Appendix C, Figure 3.2.

HART applies Blackfalds' 2006 headship rates to its 2021 population. It reports 251 potential households in age groups below the earlier rate, including 115 among residents aged 15 to 24 and 75 among those aged 55 to 64.[3] This estimates potential household formation, not additional homes required. The reference rates are fifteen years older and reflect different housing and social conditions. Headship can change for several reasons, including later partnering or longer education.

Census data also show substantial shared living. In 2021, 560 people lived with non-relatives only and 235 lived with relatives outside a census family. The census also counted 90 multigenerational households and 195 households containing a family plus additional persons. The census does not record whether these arrangements reflect affordability, preference or another circumstance. However, interviewed participants described young adults leaving Blackfalds because they could not afford to establish a household locally.

3.3 Employment and commuting

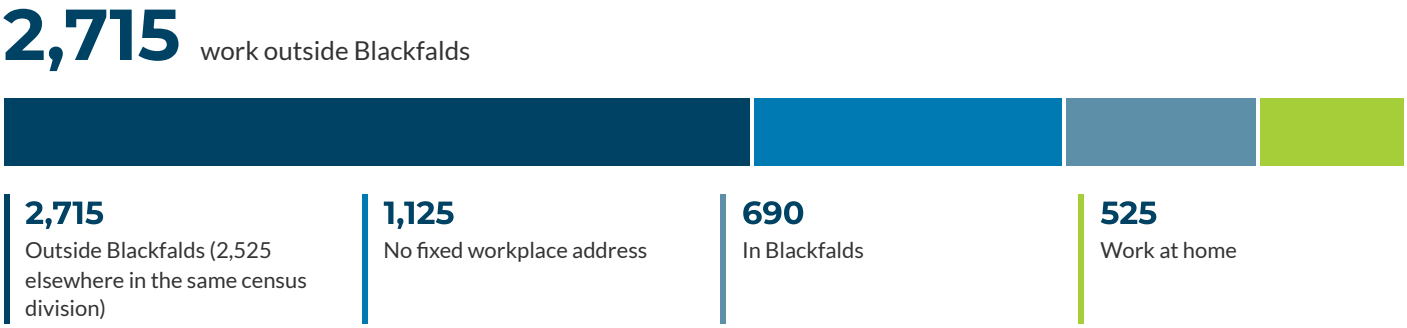
Most employed residents with a usual place of work commute outside Blackfalds. This links local housing choices to employment across central Alberta. In 2021, 2,715 of the 3,410 employed residents with a usual place of work worked outside the community, including 2,525 elsewhere in the same census division.

Of 5,065 employed residents in total, 525 worked from home and 1,125 had no fixed workplace address. Among residents aged 15 and over, the labour force participation rate was 75.7 per cent and the unemployment rate 12.8 per cent. Both rates refer to the census reference week in May 2021, during pandemic disruption to the labour market. The unemployment rate should therefore not be read as a long-term measure. Government of Alberta pre-populated housing needs assessment data report a labour force participation rate of 68.9 per cent and an unemployment rate of 7.3 per cent for the Red Deer economic region in November 2025. Interview participants also described local employment in industrial production, energy services, engineering, transport and precast construction.

Health care and social assistance was the largest industry in the 2021 labour force, with 780 people, or 13.4 per cent. Retail trade (725), construction (715) and mining, quarrying and oil and gas extraction (640) followed. Other services (340), public administration (330), manufacturing (325) and professional, scientific and technical services (315) came next. Residents commute almost entirely by private vehicle. Among residents who commuted to a usual or no fixed workplace, 94.8 per cent travelled by car, truck or van, 1.1 per cent by public transit and 1.7 per cent on foot. Just under half (47 per cent) had a commute of 15 to 29 minutes, and 11 per cent travelled 45 minutes or more.

Participants described commuting across and beyond the region as a defining feature of working life in Blackfalds. They connected it to the community's relatively high median household income. For households working elsewhere in central Alberta, a home's suitability depends on access to employment as well as its cost and characteristics.

Figure 3.3. Where employed residents work, Blackfalds, 2021.

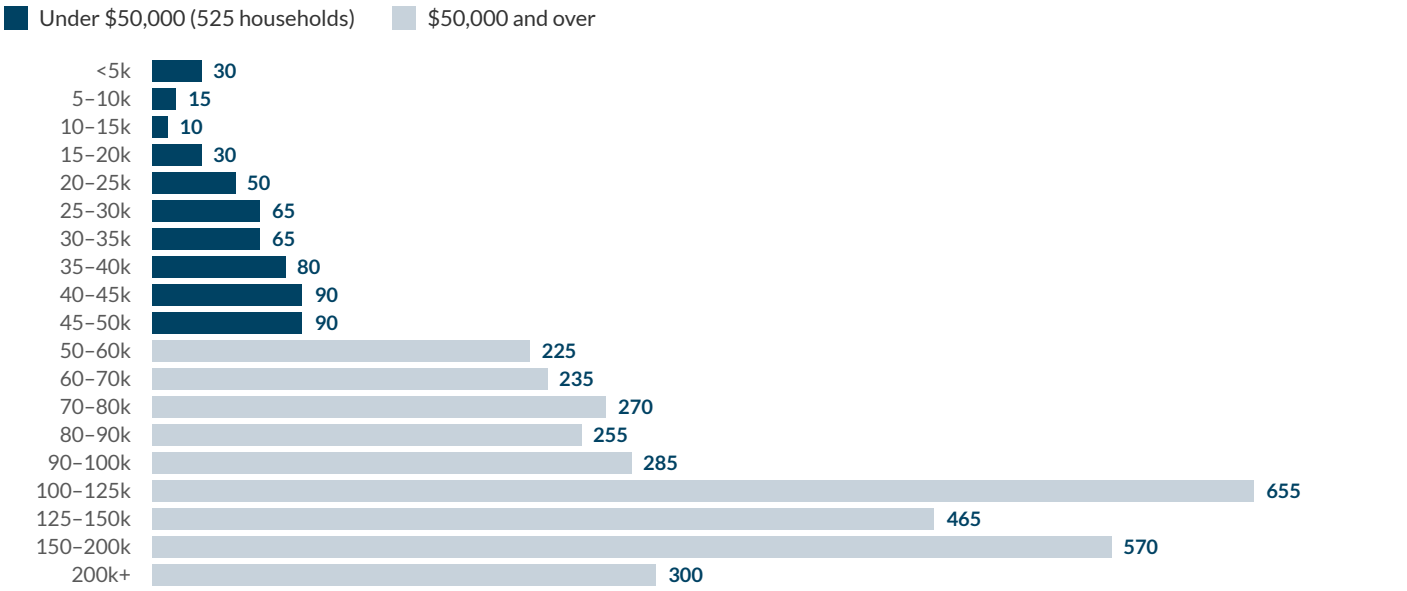


Data and source: Appendix C, Figure 3.3.

3.4 Income distribution

Median total household income was $103,000 in 2020,[4] average total household income was $111,900 and median after-tax household income was $89,000. HART uses the $103,000 median as the Area Median Household Income to define the bands in Section 3.6. Both the distribution below and the band analysis therefore use the same community median. These community-wide figures do not describe every household's ability to afford housing.

Figure 3.4. Households by total income, Blackfalds, 2020.



Data and source: Appendix C, Figure 3.4.

In 2020, 525 households, or 13.9 per cent, had income under $50,000, and 85 had income under $20,000. Census rounding has a greater effect on small counts. Most households had higher incomes, but households in this smaller group had much less ability to pay for housing.

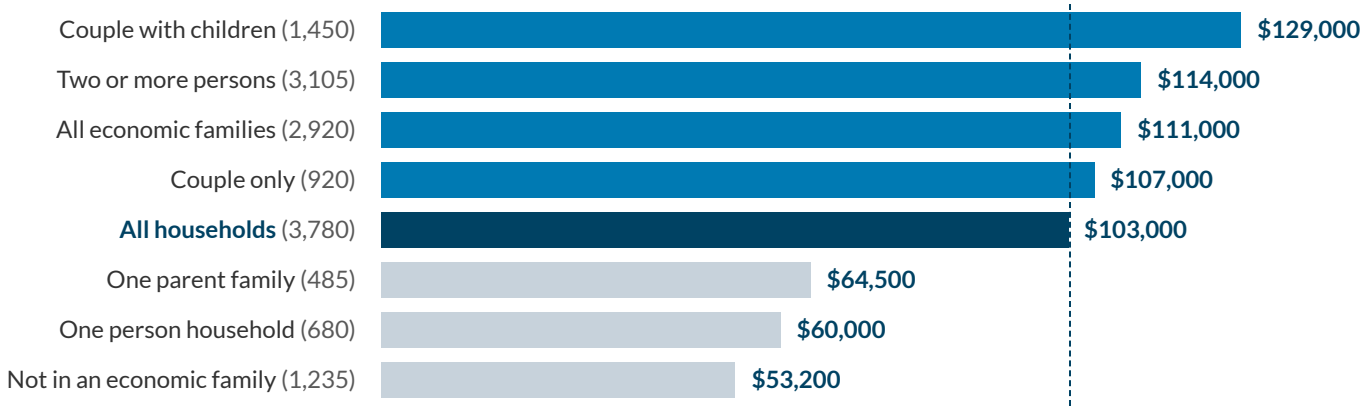
Participants described long-settled residents on fixed or modest incomes living alongside households earning well above typical regional incomes. These accounts illustrate why the community median does not describe either group's capacity to afford housing.

3.5 Income by household type and size

Income varied substantially with household and family structure in 2020. The median was $60,000 for a one-person household and $114,000 for a household of two or more people. These are household totals. They do not show how income is shared within the household. They also do not adjust for the different housing costs, other expenses or number of earners that come with each household size.

Family type produced a similarly wide range. Couple families with children had a median income of $129,000, exactly twice the $64,500 median for one-parent families. People aged 15 and over who were not in an economic family had a median income of $53,200. Because an economic family can include related people beyond a census family, these measures and the household measures describe related but distinct groups.

Figure 3.5. Median total income by household and family type, Blackfalds, 2020.



Data and source: Appendix C, Figure 3.5.

The 2021 census income figures provided in Alberta's pre-populated housing needs assessment data show median household incomes of $111,000 for owners and $80,000 for renters. These figures describe income received in 2020. At the 30 per cent standard, the renter median supports total monthly shelter costs of about $2,000.

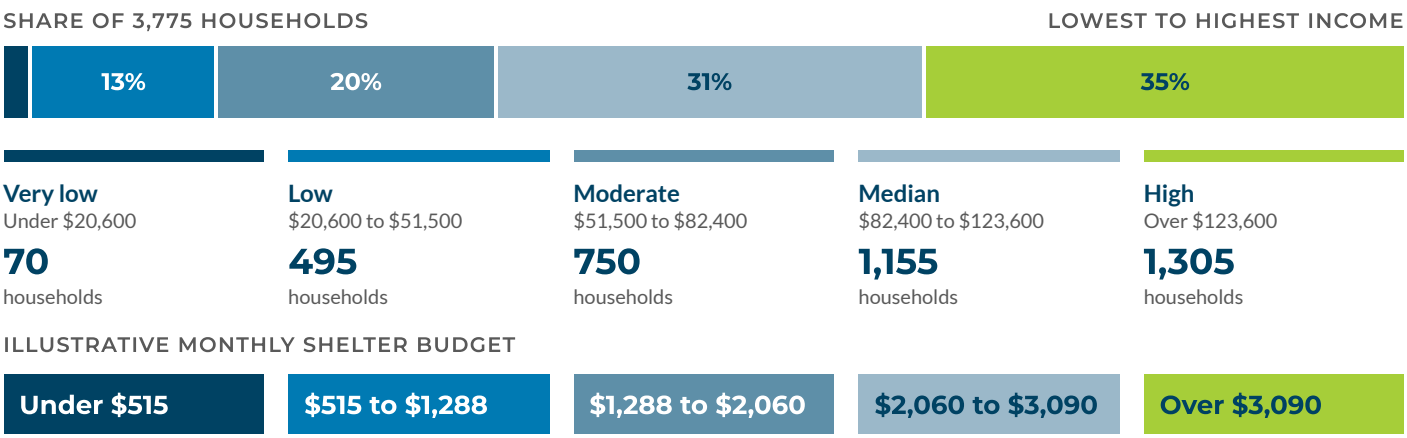
One-person and one-parent households had much lower median incomes than larger households and couple families with children. These differences affect the housing costs each group can afford, although they do not determine any individual household's need.

3.6 Housing affordability by income level

HART's income bands use the $103,000 Area Median Household Income to group households by the housing costs they can support at a 30 per cent standard. The Very low band contained 70 households with income under $20,600, supporting an illustrative total monthly shelter budget of under $515. The Very low and Low bands together contained 565 households, with total monthly shelter budgets of $1,288 or less. The cheapest self-contained unit advertised in August 2026 was $1,395 a month, above the ceiling for both bands. The shelter budget includes utilities and the asking rent excludes them, so this comparison understates the difference between those two measures. It does not establish the current circumstances of all 565 households.

This is an illustrative affordability comparison, not a count of households needing new units or a lending calculation. It compares 2020 income with a later asking rent and uses only two or three active listings rather than a full market measure. HART uses census sample data for its own defined set of households, so its counts do not exactly match the 100 per cent census income distribution in Section 3.4.

Figure 3.6. Households and shelter budgets by income band, Blackfalds, 2021.



Data and source: Appendix C, Figure 3.6.

Note: Household counts are from the 2021 census; income refers to 2020. Shelter budgets use 30 per cent of income and include utilities. They are illustrative and do not establish current rents, borrowing limits or program eligibility.

The household counts in the HART income bands cannot be used as the base for HART's core housing need percentages. Core housing need is measured on a smaller group of examined households. That base excludes non-family households with a student maintainer aged 15 to 29, households with income of zero or less, and households with shelter costs of 100 per cent or more of income. The measure covers only private, non-farm, non-reserve households. This section therefore keeps the income-band counts separate from core housing need, which Section 5 addresses.

The same method illustrates differences by household structure. Using 2020 income, a one-person household at its median could support $1,500 a month, a one-parent family $1,613, and a person outside an economic family $1,330. Each is a total shelter budget including utilities, calculated at the 30 per cent standard rather than as a lending calculation. The standard assigns the same income share to housing for every household type and does not reflect differences in other necessary expenses.

At the 30 per cent standard, the lowest advertised self-contained rent in August 2026 would need an annual household income of about $55,800 before utilities. This is a minimum rather than a threshold covering all shelter costs. It does not show whether a household would qualify for the unit or have enough income after utilities, deposits, debt service, lending requirements and other costs. The comparison does not count core housing need or establish a housing shortfall. It shows why the community median alone cannot describe affordability for lower-income households.

Household and income findings

Household totals and median incomes do not fully describe housing demand or affordability. When residents cannot establish separate households, potential demand remains within existing homes. Among households that do form, composition affects both income and the housing costs they can afford.

The regional labour market supports community incomes, but housing remains less affordable for some households. The rent comparison uses different reference years and compares total shelter budgets with asking rents that exclude utilities. It also leaves other household costs outside the calculation. Even with these limits, the lowest advertised rent exceeded the shelter budgets of the Very low and Low income bands. Income distribution and household structure therefore explain affordability more clearly than the community median alone.

KEY TAKEAWAYS

From 2006 to 2021, the population aged 15 to 24 in Blackfalds nearly doubled, but the number of households they led did not change.

In 2021, households of one or two people made up about half of all private households in Blackfalds.

Most employed residents with a usual place of work commute outside Blackfalds, which links household incomes and housing choices to the wider central Alberta labour market.

The community median household income hides large differences in what households can afford. In an illustrative comparison, the lowest August 2026 asking rent exceeded the budgets supported by 2020 incomes in the Very low and Low HART bands.

NOTES

1. Household type identifies the relationships among people in a home, while household size counts the people living there. A couple family with children may therefore fall into several size categories, and a larger household may include people outside the census family. Statistics Canada randomly rounds census counts to base 5, so components may not sum exactly to published totals.

2. The rates are approximate because the household count comes from a 25 per cent census sample and the population count from 100 per cent data.

3. HART counts zero for any age band that formed more households than expected, so the 251 counts only the bands that fell short of the 2006 rate. Three bands formed households above that rate, by 120 in total, and contribute nothing to the figure. This assessment does not subtract them from the 251. Of those 120, 89 fall among residents aged 65 and over, whose households are already counted. A household formed by an older resident does not meet the need of a younger resident who did not form one. The 2006 rates for the two oldest of those bands also rest on populations of only 100 and 45 people.

4. The income data also need a caution about the reference period. The 2021 census reports income received in 2020. HART notes that pandemic income supports may have raised reported income for some households and moved some out of the lowest income band in that year. This limitation matters most for the lowest part of the income distribution.

SECTION 4

4 Housing supply and market conditions

16.4%
of dwellings have two bedrooms or fewer

22.2%
of households rented in 2021

24
permanent non-market rental units, four of them for seniors

Blackfalds' occupied housing stock remains concentrated in larger, detached dwellings, while renter households are growing and recent permits are mainly for townhouses and single-detached homes. This section looks at how the stock, tenure and market conditions affect the housing choices open to households as their circumstances change.

4.1 Housing stock by type, age and condition

In 2021, single-detached houses made up 71.8 per cent of occupied private dwellings in Blackfalds, down from 75.8 per cent in 2016.

The amended 2021 census counted 4,010 private dwellings in Blackfalds, and usual residents occupied 3,836 of them. The stock measures below use the original release tables, which record 3,780 occupied private dwellings. Statistics Canada does not revise these tables. These measures describe occupied stock at the census date. They do not measure vacant supply, subsequent demolitions or conversions, or the short-term rental market. No complete local record of these changes or uses was found.

Figure 4.1. Dwellings by structural type, Blackfalds, 2016 and 2021.

2021 MIX, 1 SQUARE = 1%



DWELLING TYPE	2016	2021	CHANGE
Single-detached house	2,505	**2,715**	+210
Row house	415	**485**	+70
Semi-detached house	110	**215**	+105
Apartments, all kinds	110	**195**	+85
Movable dwelling	155	**165**	+10
All dwellings	3,305	**3,780**	+475

Data and source: Appendix C, Figure 4.1.

The stock became somewhat more varied between the two censuses, but the largest percentage changes came from small starting numbers. Semi-detached houses increased from 110 in 2016 to 215 in 2021. Apartments of all kinds increased from 110 to 195, or 5.2 per cent of occupied dwellings in 2021. None were in buildings of five or more storeys.[1]

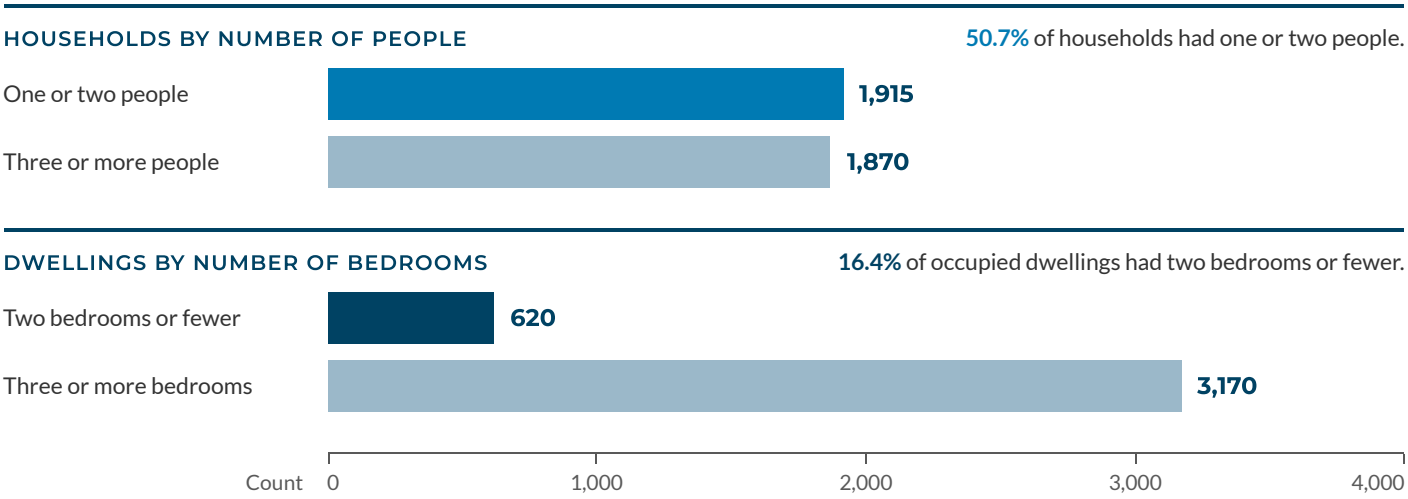
Most occupied dwellings were built relatively recently. The census recorded 2,845 built in 2001 or later, equal to 75.3 per cent of the stock. Of these, 1,595, or 42.2 per cent of the stock, were built in 2011 or later. Only 380 were built before 1981, equal to 10.1 per cent. Age alone does not establish condition. The share of dwellings needing major repairs increased from 2.1 per cent in 2016 to 3.6 per cent in 2021, when 135 dwellings needed them. This rise stands out because most of the stock is recent.

Interview participants linked the relatively recent stock to the shortage of older, lower-cost homes for first-time buyers. Section 7.3 describes their experience of entering the market.

4.2 Dwelling size and small households

In the 2021 federal census, household size and dwelling size differ sharply. Households of one or two people made up 50.7 per cent of all households, yet dwellings with two or fewer bedrooms made up only 16.4 per cent of the occupied stock. Just 55 dwellings had one bedroom or none, and the average dwelling had 6.7 rooms.

Figure 4.2. Household size and bedroom count, Blackfalds, 2021.



Published census counts are independently rounded and may not sum to the published total. Percentages shown use the published base of 3,780.

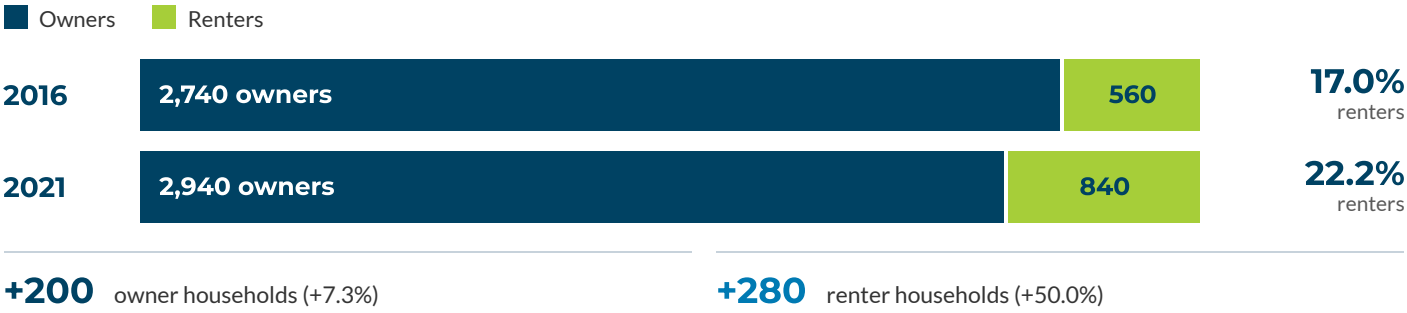
Data and source: Appendix C, Figure 4.2.

Only 620 dwellings had two bedrooms or fewer, so smaller homes are a limited share of the stock. This difference between household and dwelling size does not establish unmet need or a preference for smaller homes. The census separately recorded 95 households, or 2.5 per cent, in unsuitable housing under the National Occupancy Standard. That standard measures too little space, so it cannot be used to estimate need for smaller dwellings.

4.3 Tenure and growth in rental households

Renting accounted for a larger share of Blackfalds households in 2021 than in 2016. Renter households increased from 560 to 840, a gain of 280 households or 50.0 per cent. Owner households increased from 2,740 to 2,940, a gain of 200 households or 7.3 per cent.

Figure 4.3. Households by tenure, Blackfalds, 2016 and 2021.



Data and source: Appendix C, Figure 4.3.

The renter share rose from 17.0 per cent to 22.2 per cent over the same period. Ownership remained the main tenure, but renters accounted for more than their share of household growth. The growth rates differ sharply because renter households started from a smaller base, but the numbers added were closer. Even so, the shift adds demand for rental housing in a community where most homes are single-detached.

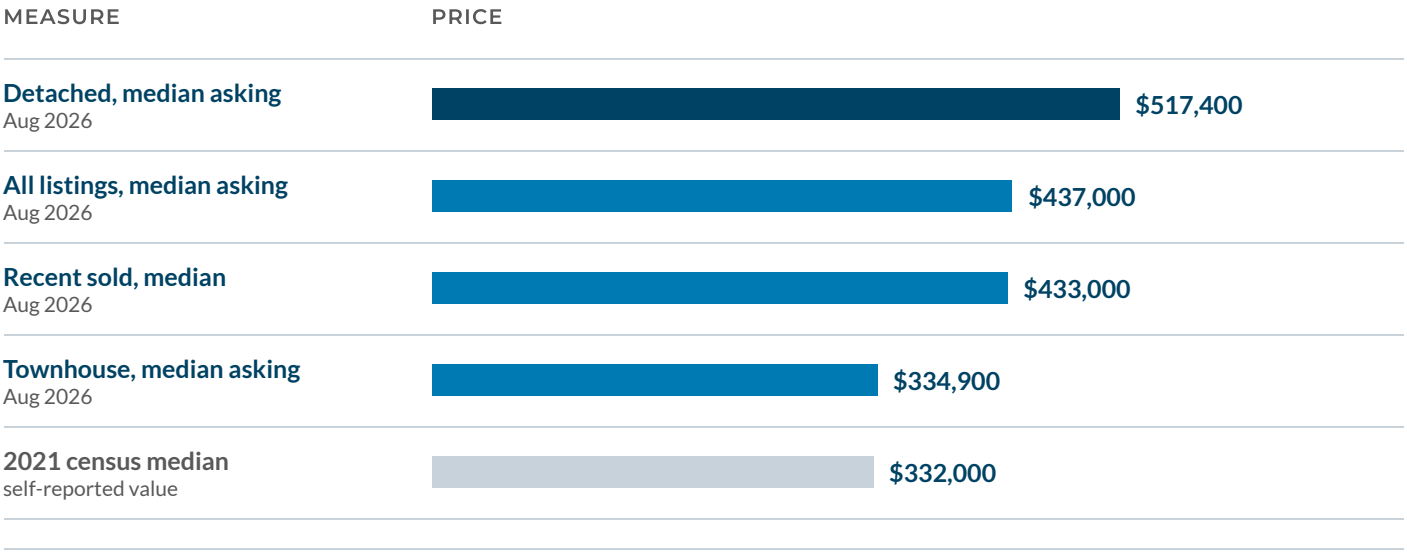
The census also counted 285 condominium dwellings. Condominium status does not identify tenure, so this count cannot show how many condominiums are rented. It also cannot be added to the renter total.

4.4 Ownership market

In the 2021 federal census, owner households reported a median dwelling value of $332,000 and an average value of $336,800. Their median monthly shelter costs were $1,860, and 15.3 per cent spent 30 per cent or more of their income on shelter.

A market snapshot on 15 August 2026 reported a median list price of $437,000 and a median recent sold price of $433,000. Median asking prices were $517,400 for a detached house and $334,900 for a townhouse. Detached listings ranged from $289,900 to $839,900. These prices come from few listings at one point in time. They are not directly comparable with the values owners estimated in the census.[2]

Figure 4.4. Home prices and reported dwelling values, Blackfalds, 2021 and 2026.



Data and source: Appendix C, Figure 4.4.

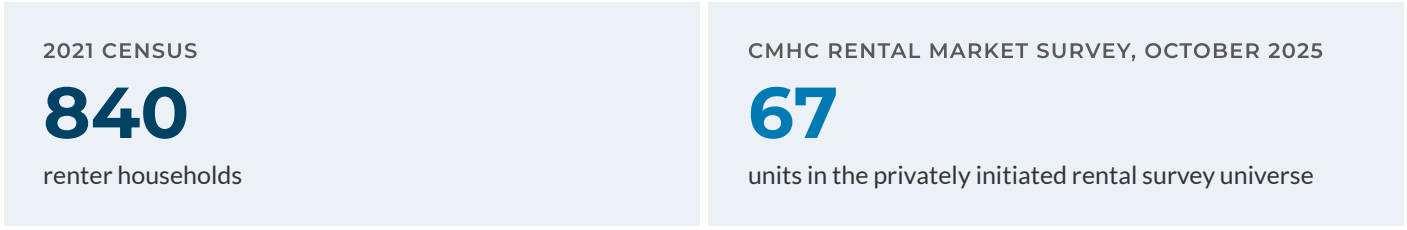
The Central Alberta REALTORS Association reported an average sale price of $433,080 to July 2026 and reported that Blackfalds sales were down about 25 per cent from the year before. This adds context on actual sales to the listing snapshot. It does not turn the snapshot into a trend or a series of completed sales.

On their own, these prices do not establish whether households entering the market can afford to buy. They need to be read with the household incomes in Section 3 and the affordability measures in Section 5.

4.5 Rental market and data coverage

Blackfalds' rental market is larger than the purpose-built segment that standard rental data cover. The 2021 census counted 840 renter households, while CMHC's October 2025 rental survey covered 67 units. The gap is not a direct count of unsurveyed rental units, but it shows that the CMHC survey describes only part of the local market.

Figure 4.5. Renter households and rental survey units, Blackfalds, 2021 and 2025.



Data and source: Appendix C, Figure 4.5.

Across those 67 purpose-built units, the 2025 CMHC survey recorded total vacancy and availability rates of 0.0 per cent.[3] The survey covers few units and CMHC rates the reliability of these figures as poor, so they cannot describe the wider rental market.

CMHC reported average rents of $1,229 overall and $1,148 for two bedrooms in October 2025. The 2021 census reported median monthly tenant shelter costs of $1,550, including utilities. These measures have different definitions and reference dates and are not directly comparable. Section 5 examines renter affordability and core housing need.

A small active-listing sample gives partial visibility into the secondary market. On 18 August 2026, asking rents ranged from $1,395 to $1,850 for two-bedroom homes, from $2,495 to $3,200 for three-bedroom houses and from $650 to $800 for rooms in shared houses. The two-bedroom range rests on only two or three listings. These figures give a view at one point in time, not a market measure. Data for the Red Deer census agglomeration cannot fill this gap in Blackfalds data either. Its vacancy rate fell from 8.8 per cent in 2019 to 2.7 per cent in 2022 and was suppressed (not published) from 2023 to 2025.

The CMHC survey covers only the purpose-built segment. Too few other listings are available to estimate a vacancy rate or average rent for the wider market. Interview participants described much of the remaining stock as individual dwellings rented out by their owners. Section 7.6 compares this account with the published survey coverage.

4.6 Non-market and subsidized housing supply

Between 2016 and 2021, Blackfalds recorded a net loss of 5 rentals affordable to households at 50 per cent or less of Area Median Household Income. HART counted 35 such rentals in dwellings built from 2016 to 2021. It also counted 40 older dwellings that no longer rented at that level. In the Very low income band, none were added and 15 moved above the threshold. In the Low band, 35 were added and 25 moved above it. The lowest-cost part of the rental supply therefore shrank while the number of households in Blackfalds grew.

This measure counts occupied rentals below an income-based shelter-cost threshold at two points in time. It does not track individual dwellings or identify subsidized or purpose-built affordable housing. A rental counted as lost still exists as a dwelling. It is lost only from the count below the threshold. HART states that its method slightly overstates losses: dwellings built in the first 130 days of 2016 are counted as lost rather than as new. The counts are also small and randomly rounded. They suggest a small net decline under this method but do not support a rate of change.

The 2021 census reports that 3 per cent of 835 renter households in non-farm, non-reserve dwellings lived in subsidized housing. The tenure table in Section 4.3 gives 840 renters because tables are rounded separately. HART's Data Element 9 labels 20 records as subsidized rental units and 815 as private-market rental units. Their sum matches the census base of 835 tenant households. These small, rounded counts are not a current unit inventory. In October 2026, the Town confirmed 24 permanent non-market rental units: 20 Lacombe Foundation affordable units and four Tower Manor seniors units. A separate youth transitional dwelling is excluded from that subtotal. Government of Alberta pre-populated housing needs assessment data list 26 rent supplement assistance records. Their reference date, active caseload and capacity have not been confirmed. Rent supplements help households pay rent; they do not add dwellings. The census reports zero households in dwellings provided by local government, a First Nation or an Indian band. This category excludes housing management bodies, so zero does not mean no non-market housing. No co-operative housing dwellings were registered as of December 2024.

The census and HART do not identify occupants or waitlists for these units. There is no seniors lodge in Blackfalds; the Lacombe Foundation's lodges are in Lacombe and Eckville.

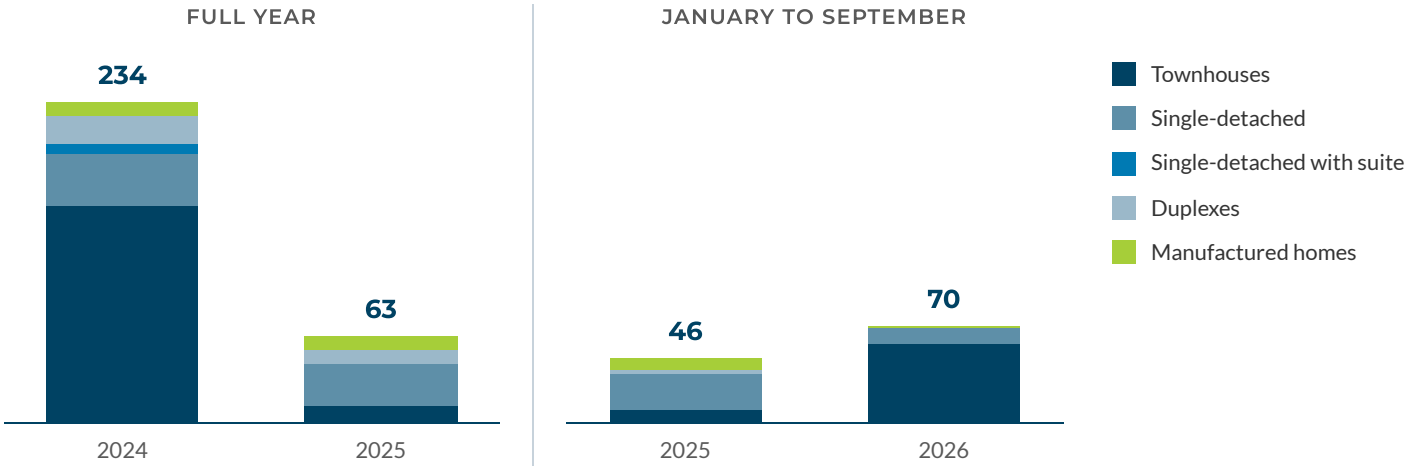
During the August to September 2026 engagement period, Lacombe Foundation/Bethany Group representatives reported no applicants for the operator's seniors lodge in Lacombe. They reported 39 applicants for Blackfalds' four self-contained seniors units, including four local residents, and attributed some outside interest to a pet-friendly policy. These are dated provider accounts, not verified current waitlists for all regional facilities. The exact interview date is unavailable.

The Town confirmed one separate youth transitional unit in October 2026: two rooms with shared space, occupied by two young adults and subsidized by Central Alberta Youth Unlimited. It is excluded from the 24-unit permanent rental subtotal. Section 7.5 describes local and regional transitional provision. This is a dated confirmed inventory, rather than a complete history of additions since 2021.

4.7 Development and construction activity

The Town's September 2026 Development/Building Permit Comparison reports residential totals of 234 for 2024, 63 for 2025 and 70 for January to September 2026. The comparable January–September 2025 total is 46 (Figure 4.6). The table labels its columns Number of Permits and its residential subtotal Total Res. Dwellings. This assessment reproduces those published counts without converting them to individual dwelling approvals. The counting convention for multi-unit entries is not verified. No apartment permits appear in that reported period.

Figure 4.6. Reported residential permits by type, Blackfalds, 2024 to September 2026.



Data and source: Appendix C, Figure 4.6.

Townhouses accounted for most reported residential permits in 2024 (157 of 234) and from January to September 2026 (56 of 70). In 2025, single-detached dwellings were the largest group, with 30 of 63, followed by 12 townhouses, 11 manufactured homes and 10 duplexes. The figures retain the source's counting convention. They are reported counts, not a verified dwelling-unit series. A duplex or townhouse entry must not be multiplied into units without its counting definition.

Permits record permission to build. They are not starts or completions, and this report does not add them to either.

CMHC recorded 318 housing starts in 2024, including 120 apartment units and 124 row units. It recorded 66 starts in 2025, with no apartments. Starts and permits record different stages and cannot be added or subtracted. The Town's report identifies no apartment permit in 2024. The records have not been matched at project level.

Available CMHC data record 122 completions in Blackfalds in the third and fourth quarters of 2025. Earlier completion data were not available in the sources used for this assessment. A further 43 units were under construction at the end of the second quarter of 2026. These were not yet completed supply.

The permit report also lists accessory suite permits each year (2 in 2024, 7 in 2025 and 2 from January to September 2026) and 8 single-detached dwellings with suites in 2024. Permits do not confirm that these suites were built.

The records describe permits, starts and construction underway, but give only a limited history of completions. They do not show how much permitted housing will be built or when.

Housing supply and market findings

Reported permits from 2024 to September 2026 are mostly for townhouses and single-detached homes. None is for apartments. Households still choose mainly from larger, detached homes and from a rental market that standard data only partly cover.

Supply cannot be expressed as a single total. Stock, rental observations, permits, starts and completions each describe a different aspect of supply. Available CMHC completion data cover only part of the period.

KEY TAKEAWAYS

In 2021, Blackfalds' occupied housing stock was mostly larger, single-detached homes, with few smaller dwellings.

From 2016 to 2021, renter households accounted for more than their share of household growth. The CMHC rental survey covers only a small part of the rental market.

Town residential permits from 2024 to September 2026 were mainly for townhouses and single-detached homes, and none were for apartments.

From 2016 to 2021, HART counted a net loss of 5 rentals affordable to households with Very low or Low incomes. In October 2026, Blackfalds had 24 permanent non-market rental units, four for seniors, plus a separate shared youth transitional unit.

NOTES

1. Statistics Canada randomly rounds census counts to base 5. Structural type components therefore sum to 3,775 in 2021, compared with the published total of 3,780 occupied private dwellings. This small difference comes from rounding and does not affect the pattern.

2. These are asking prices and a recent sold price from a market snapshot with few listings. They are not directly comparable with the values owners estimated in the 2021 census.

3. CMHC rates total vacancy and availability d (Poor) and suppresses bedroom-level vacancy and all median rents. The small universe limits these measures. Total average rent is rated a (Excellent) and two-bedroom average rent b (Very good), supporting their qualified use.

SECTION 5

5 Housing affordability and core housing need

150
households in core housing need

33.7%
of tenants spend 30%+ on shelter

100
renter households in core housing need

Affordability is the most common housing-standard problem recorded in Blackfalds and is more common among renters. This section distinguishes three measures. Shelter cost burden compares housing costs with income. Housing standards assess affordability, suitability and adequacy. Core housing need identifies households that fall below a standard and also cannot afford an acceptable local alternative. The three measures describe different aspects of housing pressure and are not interchangeable.

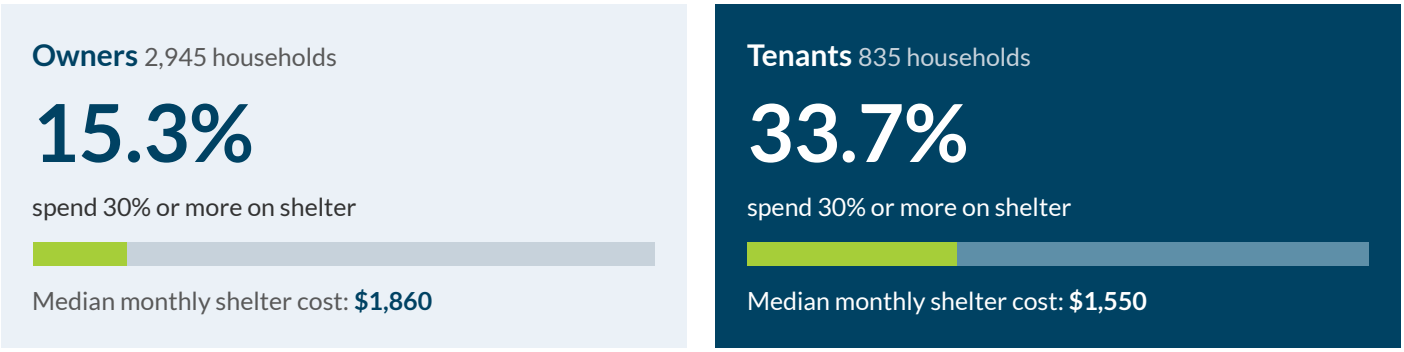
Housing affordability in Canada worsened after the census data used here were collected. In 2024, 23.2 per cent of households in the ten provinces spent 30 per cent or more of income on shelter, up from 22.0 per cent in 2022. The share reporting financial difficulty from rising rent or mortgage payments increased from 22.6 to 27.9 per cent. The share dissatisfied with affordability rose from 14.5 to 23.3 per cent. These figures come from the Canadian Housing Survey for reference year 2024, collected between October 2024 and March 2025 in the ten provinces. They provide national context for the period since the 2021 census, the main source of local affordability measures. They do not establish how affordability changed in Blackfalds.

5.1 Shelter cost burden by tenure

The 2021 federal census assessed 3,775 owner and tenant households for shelter cost burden. It compared income received in 2020 with shelter costs reported for 2021, and it excluded households with income of zero or less. Of the households assessed, 730, or 19.3 per cent, spent 30 per cent or more of income on shelter, and 3,045 spent less. Within the 730, 680 spent between 30 and less than 100 per cent of income. The remaining 50 reported shelter costs of 100 per cent or more of income. The census compares income and shelter costs from different reference periods. These ratios do not establish the cause of a household's financial circumstances.[1]

Shelter cost burden differed sharply by tenure. Among 835 tenant households, 33.7 per cent spent 30 per cent or more of income on shelter, compared with 15.3 per cent of 2,945 owner households. The two groups differ greatly in size. There are more than three times as many owner households as renter households, so the lower owner rate still covers more households than the higher renter rate.

Figure 5.1. Shelter costs by tenure, Blackfalds, 2021.



Data and source: Appendix C, Figure 5.1.

Median monthly shelter costs in 2021 were $1,860 for owners and $1,550 for renters. Owner costs include mortgage payments, property taxes and utilities; 84.7 per cent of the 2,945 owner households had a mortgage. Tenant costs also include utilities and therefore differ from market rent. Owners can have higher median costs while renters have a higher burden rate, because burden measures cost relative to income. Core housing need adds a test of whether the household could afford an acceptable alternative.

5.2 Core housing need

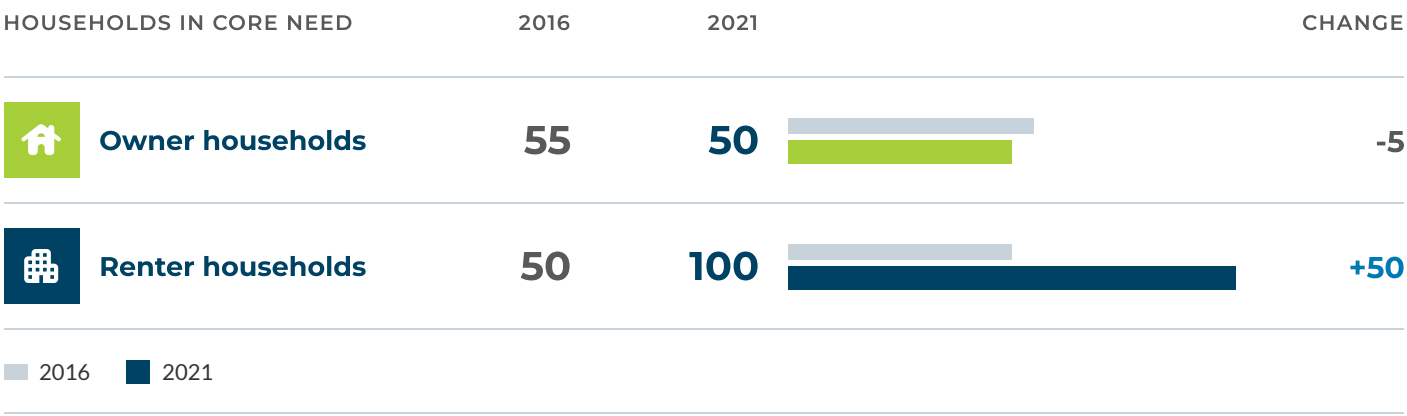
The 2021 federal census counted 150 households in core housing need, 4.0 per cent of the 3,730 households examined. A household is in core housing need when both of these apply. First, its dwelling falls below at least one of the affordability, suitability or adequacy standards. Second, it could not afford an acceptable alternative in the local market. Because of the second test, the measure identifies a narrower group than shelter cost burden or failure of a standard alone.

Core housing need was concentrated among renters. HART's tenure tables record 100 renter households in core housing need among 825 examined in 2021, a rate of 12.1 per cent. The census-based figures provided in Government of Alberta pre-populated housing needs assessment data give 95 renter households in core housing need. These are separately rounded source results. Each source reports a total of 150 across tenures. Among owners, 50 of 2,900 examined households were in core housing need, a rate of 1.7 per cent. The examined bases exclude households with zero or negative income, households with shelter cost ratios of 100 per cent or more, and non-family households with at least one maintainer aged 15 to 29 attending school. They are therefore smaller than the 835 tenant and 2,945 owner households used for shelter cost burden in Section 5.1.[2]

Government of Alberta pre-populated housing needs assessment data, based on the 2021 census, report 50 renter households in core housing need spending more than half their income on shelter. These households are included in the same source's count of 95 renter households in core housing need. They are not an additional 50 households, a homelessness count or a requirement for 50 supportive units. The figures are reported as supplied; the underlying census cross-tabulation has not been independently reproduced. Detailed tenure counts are rounded separately from the total and may not sum exactly.

Core housing need shifted toward renters between the censuses. In 2016, HART counted 55 owner households in need among 2,695 examined and 50 renter households among 530 examined. In 2021, it counted 50 owners among 2,900 and 100 renters among 825.[3] The number of renter households in need rose by 50, while owner households in need fell by 5. The net increase was 45, from 105 to 150. Each census describes a different set of households; the census does not track individual households. The pattern is consistent with the growth in Section 4: renter households grew by 50 per cent compared with 7.3 per cent for owners. The number of renter households grew, and their rate of core housing need rose from 9.4 to 12.1 per cent. Measured need is therefore concentrated in the tenure that accounted for most household growth.

Figure 5.2. Households in core housing need by tenure, Blackfalds, 2016 and 2021.



Data and source: Appendix C, Figure 5.2.

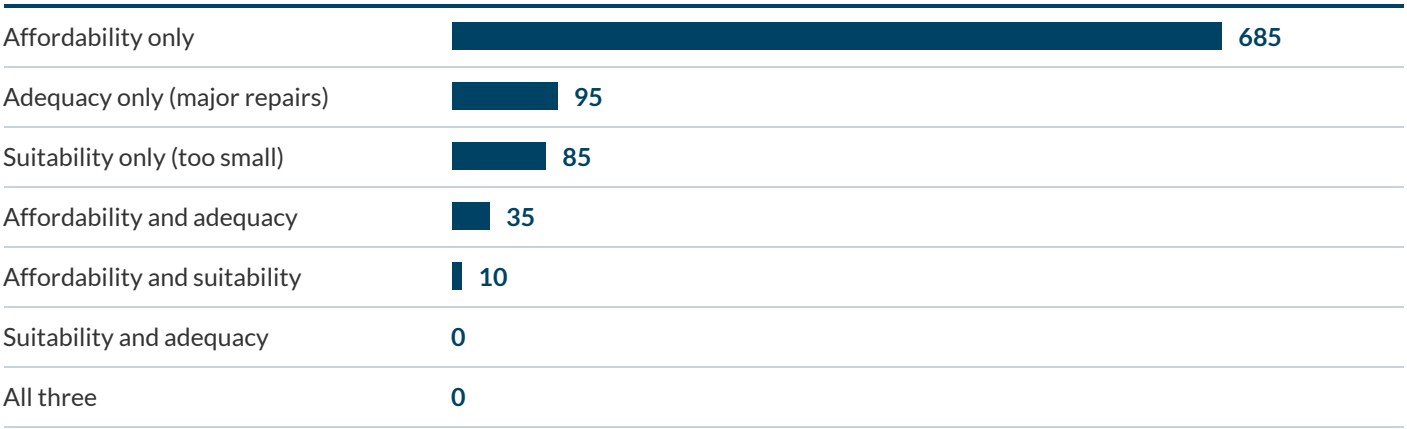
HART's published income-band counts are 15 households in core housing need in the Very low band and 135 in the Low band. Counts in each higher band are reported as zero under HART's rule for ten or fewer. The non-suppressed counts are concentrated in the lowest two bands. They sum to the separately published total of 150, but rounding and suppression prevent an exact partition or an inference of no need above the Low band. The report neither adds hypothetical suppressed counts to 150 nor replaces that total with a sum of cells.

The same rule applies to households led by someone aged 65 or over. HART reports zero of the 405 examined households in core housing need, which means ten or fewer. The figure covers only existing households that HART examined. It cannot show that older residents have no housing problems, especially people who could not form a household or who have left the community.

5.3 Suitability and adequacy

The census assesses three standards. Affordability compares shelter costs with income. Suitability applies the National Occupancy Standard to bedrooms and household composition. Adequacy identifies dwellings needing major repairs. The census reports separate, non-overlapping categories for households below one standard and households below more than one. In 2021, 2,865 households met all three standards and 910 fell below at least one. Of the 910, 685, or 75.3 per cent, fell below affordability alone. Only 45 fell below more than one standard, and the census reported none below all three. Cost was therefore the main measured housing problem, with much smaller counts for crowding or disrepair.

Figure 5.3. Households below housing standards, Blackfalds, 2021.



Data and source: Appendix C, Figure 5.3.

A separate census table records 135 dwellings needing major repairs. The tables are rounded independently, so their figures should not be subtracted or combined. The combined-standard categories identify households below more than one standard. They also show that shelter costs relative to income are the main measured problem. They do not establish the scale of a housing response.

5.4 Accessibility

The Town identified two wheelchair-accessible bungalows among the Lacombe Foundation units in October 2026 (4.6). No complete inventory of accessible housing is available (6.5).

Accessibility is also separate from the three housing standards. A household may afford its dwelling, have enough bedrooms and need no major repairs, yet be unable to use an entrance, bathroom or other essential space. The three standards therefore cannot show whether the stock meets accessibility requirements.

HART reports core housing need for households that include a person with a limitation. Among 1,075 examined households that included a person with a physical activity limitation, 40 were in core housing need, a rate of 3.72 per cent. Among 915 with a member with a cognitive, mental health or addictions-related limitation, 20 were in need, a rate of 2.19 per cent. These measures include any household containing such a person, whether or not that person leads it. They identify affordability and housing-standard problems. They do not measure the need for accessible housing or its supply.

Dwelling size is not a substitute measure of accessibility. Section 4 records 55 dwellings with one bedroom or none out of 3,780 occupied private dwellings, but size does not establish accessibility. No source identifies how many of those dwellings have accessible features. Blackfalds therefore has no local measure of whether accessible housing is available to the households that need it.

5.5 Limits of standard housing need measures

The census housing-indicator table has a published base of 3,780 occupied private dwellings. It reports 2,865 meeting all three standards and 910 below at least one; those independently rounded components sum to 3,775. This five-household difference is a rounding discrepancy, not a different assessed base. Core housing need is reported separately as 150 among 3,730 examined households after its eligibility rules and acceptable-alternative test. Subtracting 150 from 910 does not identify a verified group able to afford an alternative.

Figure 5.4. Housing standards and core housing need, Blackfalds, 2021.



Data and source: Appendix C, Figure 5.4.

Core housing need also counts only households that have formed. Section 3 records 560 people living with non-relatives only and 90 multigenerational households. Where people share a home because they could not afford their own, the census assesses them as part of the household they live in. The measure does not identify those who might form a separate household under different housing conditions.

The examination also excludes several groups: non-family households with at least one maintainer aged 15 to 29 attending school, households with income of zero or less, households reporting shelter cost ratios of 100 per cent or more, and people in non-private dwellings. These groups are left out of the examined population; they are not assessed and found to be outside core housing need. The published base should be read with this in mind. People who left Blackfalds, or never moved to the community, because suitable housing was unavailable are also outside the count.

The measure is also tied to its reference period. It uses income from 2020 and shelter costs from 2021. These are the most recent census data available, but the 2024 to 2026 rents and prices in Section 4 are more recent. The census result therefore does not describe housing costs in 2026.

These limits do not establish a count above 150 or support an alternative estimate. The published measure remains the basis for reporting core housing need. Other sources describe housing pressures outside its scope.

Affordability and core housing need findings

Affordability is the dominant measured housing problem in Blackfalds, and it is concentrated among renters. All of the net increase in core housing need between the censuses occurred among renter households. Renting, the tenure that accounted for most household growth, is therefore also where core housing need increased.

Core housing need identifies a narrower group than shelter cost burden or failure of a housing standard. Three features limit it: the acceptable-alternative test, the households excluded from its examined base, and its reference period. Other forms of housing pressure must therefore be described using evidence on household formation, accessibility, the market and engagement.

KEY TAKEAWAYS

In the 2021 census, affordability accounted for most housing-standard problems recorded in Blackfalds.

In 2021, renter households had a higher shelter cost burden and a higher rate of core housing need than owners. Between the 2016 and 2021 censuses, core housing need rose among renter households and fell slightly among owners.

Core housing need counts only households below a standard that also could not afford an acceptable local alternative, so it identifies a narrower group than failure of a standard alone.

Apart from two wheelchair-accessible bungalows the Town identified in October 2026, no available source measures the accessible or barrier-free housing stock in Blackfalds.

NOTES

1. Statistics Canada randomly rounds census counts to base 5, so components may not sum exactly to published totals.

2. Counts and examined bases are from the HART Federal HNA Template Database, Data Elements 8a and 8b, census subdivision 4808029.

3. The counts come from a 25 per cent sample and are randomly rounded.

6

SECTION 6

Priority populations

21.4%
core housing need rate, single mother-led households

115
women-led households in core housing need

4.0%
rate for all households

Housing need varies across Blackfalds households. Single mother-led households have the highest measured concentration of need. Age, disability, household composition, cultural connection and access to services also shape housing pressures that a community-wide rate can hide.

The census describes population and household composition, HART measures core housing need, and local accounts describe housing access and experience. These sources answer different questions, and some groups overlap. HART also suppresses (does not publish) small counts: a reported zero means ten households or fewer, not an absence of need. This section therefore distinguishes measured core housing need from broader housing pressures.

This section examines seniors, young adults, families with children, single adults, people with disabilities, Indigenous households, recent immigrants and people experiencing homelessness.

Core housing need is distributed unevenly across the priority populations HART measures. Of the 150 households in core housing need in 2021, 115 were women-led households,[1] or 77 per cent of the total. Single mother-led households accounted for 60. The categories overlap: every single mother-led household is also women-led. The group counts therefore cannot be added together.

Figure 6.1. Households in core housing need by priority population, Blackfalds, 2021.

All households in core need	**150**
Women-led	**115 (77%)**
Single mother-led	**60 (40%)**
Physical activity limitation	**40**
Mental, cognitive or addictions limitation	**20**
Youth-led, maintainer 18 to 29	**20**

Data and source: Appendix C, Figure 6.1.

Single mother-led households show the clearest concentration of measured need. Core housing need affected 60 of the 280 single mother-led households examined, a rate of 21.43 per cent. That is more than five times the community rate of 4.03 per cent, and up from 18.42 per cent in 2016. The examined base of 280 is what remains after HART applies its exclusions, so it differs from the census count of one-parent family households in Blackfalds.

Figure 6.2. Core housing need rates by priority population, Blackfalds, 2021.



21.43%
Single mother-led households
60 of 280 examined



4.03%
All households
150 of 3,725 examined

3.72%
Physical activity limitation
40 of 1,075

3.54%
Youth-led, 18 to 29
20 of 565

2.19%
Mental, cognitive or addictions limitation
20 of 915

Each grid shows 100 households, 2021.

Data and source: Appendix C, Figure 6.2.

Figure 6.2 shows the rates and examined bases for the other groups with results above zero. HART applies the exclusions listed in Section 5.5, so the examined bases are smaller than the matching community populations. They cannot be read as group sizes in Blackfalds.

Under the small-count rule above, HART suppressed the results for eight priority populations.[2] Core housing need also captures only households that formed and remained in the community, fell below a housing standard and could not afford an acceptable local alternative. Households that never formed, or that left, fall outside the measure.

6.1 Seniors

Blackfalds' population aged 65 and over grew by 290 people, or 82 per cent, between 2016 and 2021, to 645 residents. The Census Profile counted 415 households led by someone aged 65 or over, or 11.0 per cent of all households. Of these households, 320 were led by someone aged 65 to 74, 85 by someone aged 75 to 84, and 10 by someone aged 85 or over.

Smaller homes form a limited share of the occupied stock. Of 3,780 occupied private dwellings, 55 had one bedroom or none. In total, 620 had two bedrooms or fewer, or 16.4 per cent of the stock. Participants described difficulty finding smaller, single-level and accessible housing for older residents who want to remain in Blackfalds.

The Seniors Good Food Box, which gave older residents on low incomes access to affordable fresh produce, ended about a year before the September 2026 interview, according to the provider, when funding ran out. About 50 per cent of its users already used the food bank. Some of the other users came to the food bank after the closure, but their number was not recorded. The closure shows the loss of a local support for older residents. It does not establish a change in housing need.

HART recorded ten or fewer households in core housing need among households led by someone aged 65 or over. This suppressed result does not establish the scale of the seniors housing gap. Rapid population growth, limited smaller homes and participant accounts point to dwelling size, accessibility and the ability to remain in Blackfalds as the main housing questions for this group.

6.2 Young adults forming households

The household formation rate among residents aged 15 to 24 fell sharply. The census counted 125 households led by someone in this age group, 3.3 per cent of all households. Their indicative headship rate (the share of people in the age group who lead a household) was 11.2 per cent. Section 3 records that the number of households they led did not change while their population nearly doubled.

This decline makes entering the housing market an important question for young adults, beyond what core housing need measures. Section 3 also records 560 people living with non-relatives only and 235 with relatives. These arrangements do not establish whether people wanted or could afford separate homes. Participants described young people leaving for elsewhere in the region because they could not establish a household in Blackfalds.

HART recorded 20 households in core housing need among 565 examined households led by someone aged 18 to 29, a rate of 3.54 per cent. A separate measure for households led by someone aged 24 or under recorded ten or fewer among 125 examined.[3] Both measures cover only households that have already formed. For young adults, the question is also whether they can form a household locally.

6.3 Families with children

As the start of this section shows, single mother-led households had the clearest concentration of measured need: 60 of the 280 households examined, or 21.43 per cent. One-parent economic families had a median total income of $64,500 in 2020. The census counted 500 one-parent census families, in which 840 children lived.[4]

Families with children also make up a large part of the community. The census counted 1,340 couple family households with children, 355 one-parent family households and 2,790 residents under age 15 in 2021. These community counts are separate from HART's examined bases. The concentration of need among single mother-led households links family type and income to affordability. Because families are a large part of the community, dwelling suitability and stability are also part of the local housing picture.

6.4 Single adults without dependants

Interview participants described single adults who do not qualify for either family or seniors programs. A single adult also carries the full cost of a dwelling on one income. Blackfalds had 680 one-person households in 2021, 18.0 per cent of all households, with a median total income of $60,000 in 2020. A related census measure counted 1,235 people aged 15 and over who were not in an economic family, with a median total income of $53,200. The two measures describe different populations and should not be combined.

The stock contained only 55 occupied dwellings with one bedroom or none, compared with 680 one-person households. This comparison does not establish how many one-person households need a one-bedroom home. HART supplies income-by-household-size core-need cells, including one-person cells, but small-cell suppression means their sum cannot be treated as a reliable exact one-person total. The report therefore does not publish such a total. Limited smaller stock is a finding about available choice, rather than a quantified need for a particular dwelling size.

6.5 People with disabilities and accessibility needs

Apart from two wheelchair-accessible bungalows identified by the Town (4.6), no source measures accessible or barrier-free housing stock in Blackfalds. Core housing need can identify affordability and housing-standard problems in households that include a person with an activity limitation. It cannot establish whether a suitable accessible home is available.

HART recorded 40 households in core housing need among 1,075 examined that included a person with a physical activity limitation, a rate of 3.72 per cent. It recorded 20 among 915 examined that included a person with a mental, cognitive or addictions-related limitation, a rate of 2.19 per cent. Both rates were below the community rate of 4.03 per cent.

A separate, narrower HART definition based on the mental health and addictions question recorded ten or fewer households in core housing need among 615 examined.[5] None of these measures records whether a household needs an accessible dwelling or whether one is available. The assessment must also consider whether homes meet residents' accessibility and support needs.

6.6 Indigenous households

The 2021 census counted 685 residents reporting Indigenous identity, 6.5 per cent of the population in private households. HART's count of Indigenous households in core housing need is below its reporting threshold.[6] The suppressed count does not support a rate. This assessment did not engage Indigenous residents or organizations. Their local housing circumstances remain an information gap.

6.7 Recent immigrants and other provincial target populations

In 2021, Blackfalds had 695 immigrants, 6.6 per cent of the population in private households. Of these, 175 had arrived between 2016 and 2021, equal to 1.7 per cent of the population. The census also counted 65 non-permanent residents and 700 racialized residents. Racialized residents made up 6.7 per cent of the population. HART reports core housing need below its reporting threshold for new immigrant-led, racialized, Black-led and refugee claimant-led households.[7] The suppressed counts do not support rates. They also do not support conclusions about how recent arrival, immigration status or racialization affected housing access. The population counts do show that these groups are part of Blackfalds' current housing context.

6.8 People experiencing or at risk of homelessness

Core housing need examines households living in dwellings. It cannot count people without a dwelling or describe the instability that may precede homelessness. Participants described limited access to homelessness-related services in Blackfalds and the need to travel within the region to reach them.

Two members of Council described homelessness in Blackfalds as uncommon but increasing modestly over the past three to four years. A family support provider described youth in crisis being sent to shelters in Red Deer. A youth housing provider described hidden homelessness among young adults. This included couch surfing, unstable family homes and unsafe stays with friends, which the available local data do not measure. No local shelter or Blackfalds-specific homelessness count was identified.

The nearest homelessness count is in Red Deer. Its Point-in-Time Count identified 645 people experiencing homelessness in October 2025, compared with 747 in October 2024. The 2025 count was a headcount only and did not record where people came from. In the 2024 survey, 38 respondents had moved to Red Deer in the previous year. Of these, 13 said the move was not their choice because police, social workers or ambulance services had brought them from another community. Neither count identifies Blackfalds residents. Both counts covered people within Red Deer's boundary; the 2024 count also included one adjoining encampment area.[8] No Blackfalds-specific figures on use of regional homelessness services were available.

Priority population findings

Housing need is not distributed evenly across Blackfalds households. The clearest measured concentration of core housing need is among single mother-led households, and most households in core housing need are women-led. For households led by someone aged 65 or over, core housing need is below HART's reporting threshold. Yet the population aged 65 and over grew quickly, smaller homes are limited, and participants reported difficulty finding accessible, single-level options. A low measured count therefore does not settle the wider housing question.

The evidence is thinner for other groups. Accessibility measures identify core housing need but do not measure accessible supply. Youth data count formed households but do not explain the fall in household formation. Information about Indigenous housing experiences and homelessness remains incomplete. A community-wide rate therefore captures only part of the housing circumstances described in this section.

KEY TAKEAWAYS

In 2021, most households in core housing need in Blackfalds were women-led, with the clearest concentration of need among single mother-led households.

Blackfalds' population aged 65 and over grew by 290 people from 2016 to 2021. Participants described pressure for smaller, accessible and single-level homes.

Some households led by young adults were in core housing need in 2021. A falling household formation rate among young adults raises questions about their ability to set up a home in Blackfalds. The decline alone does not establish its cause.

Accessible housing supply in Blackfalds is largely unmeasured. The Town identified two wheelchair-accessible bungalows, but there is no complete inventory. Local information about Indigenous housing experiences and about homelessness is also incomplete.

NOTES

1. The count of 115 used in this section refers specifically to women-led households in core housing need. A HART table that sums separately rounded cells by income and household size also gives 115 for all households. This match is a coincidence caused by rounding and the suppression of small cells (see Methodology). Section 5 uses the reconciled total of 150, and this section uses the same total.

2. HART publishes examined bases for most of these groups, but their counts in core housing need are ten or fewer and are reported as zero, so they do not support rates. Data for gender diverse households were withheld because Statistics Canada releases them only for populations of 50,000 or more.

3. The two measures use different age ranges and cannot be treated as the same youth group.

4. Family and household counts use different units and should not be combined.

5. These categories should not be combined because they apply different definitions.

6. HART examined 355 Indigenous households. The count in core housing need is ten or fewer and is reported as zero, so it does not support a rate.

7. These household categories differ from the census population counts. HART examined 45 new immigrant-led, 295 racialized, 15 Black-led and 15 refugee claimant-led households; each count in core housing need is ten or fewer and is reported as zero. The results therefore do not support rates or comparisons among the groups.

8. City of Red Deer, 2024 Point-in-Time Homeless Count Report and 2025 Point-in-Time Homeless Count summary.

7

SECTION 7

Engagement findings

230
resident survey responses

13
stakeholder interviews, 14 participants

23
open house attendees

Interview participants described four pressures: a shortage of older, lower-cost housing; few smaller and accessible options for older residents; a rental market that standard data only partly cover; and housing pressure that shows up in food security and family support services. Participants represented Council, community and social services, development and home building, housing providers, and real estate and rental management.

These accounts explain how pressure appears but do not measure how common it is. Section 7.4 reports resident input from the survey and the open house separately, to keep stakeholder and resident evidence distinct.

7.1 Engagement approach

The assessment draws on 13 stakeholder interviews with 14 participants between 21 August and 8 September 2026, including four Council members. Each interview is supported by a substantive record.

HelpSeeker reviewed the interview material for recurring themes and organized it by the subjects of the quantitative analysis.[1]

Interview findings describe participants' experiences and operations. Prices, waitlists and service figures retain each source's date and definition. Provider records may overlap and do not establish a current regional inventory or a count of unique local households. Sections 4 and 5 provide the measured housing findings.

7.2 Engagement participants

The interviews covered Council, community and social services, development and home building, housing providers and real estate. Participants worked in social and seniors housing, family and youth supports, food security, development, construction and resale. Their perspectives explain how these parts of the housing system connect; they do not form a representative resident sample.

7.3 Stakeholder interview findings

Participants described few lower-cost ways into ownership or rental housing, and linked this to the age of the housing stock. As one account put it, "A lot of the builds are the year 2000 or newer. There's not a lot of 1980, 1970, 1960, which are typically the cheaper housing to get into." Another account reported that the average sale price of a detached house rose from $340,000 about five years earlier to $472,000 in 2026 (year to date). The same account put typical rent for a detached house at about $2,500 a month.

Participants described rental housing as thin and dispersed: "Most of the properties that are actually for rent in Blackfalds are by individuals, not by property managers." Participants also tied affordability to costs beyond rent, including transportation, energy performance, deposits and pet policies. In one participant's words, "The startup of starting over is expensive."

Participants described smaller, accessible, single-level housing for older residents as scarce. One account reported 4 self-contained seniors units in Blackfalds and a waitlist of 39 applicants, including 4 Blackfalds residents. The equivalent Lacombe list was reported at 72 applicants, including 7 Blackfalds residents, with about 4 people appearing on both lists. Across the regional system, one account reported waitlists of about 1,000 people and waits of more than five years. Places were said to go by assessed need, not time on the list. Participants said crisis response, subsidy administration and specialized services are located outside Blackfalds. They described single adults as falling between family and seniors eligibility. One participant summarized the constrained choices this way: "Once you get into an affordability circumstance, your physical presence takes a backseat to your survival."

Accounts of housing delivery described one completed project and the limits on further construction. A hotel conversion in Lacombe turned 22 hotel rooms into 15 affordable units. A City of Lacombe grant supported the project and requires rents 10 per cent below CMHC average market rent for 20 years. Other accounts described longer delivery times, higher costs and an ageing trades workforce as limits on what can be built.

Participants described commuting as a defining feature of working life, with residents reaching jobs across the region and beyond, including in oil and gas. One account connected the pattern to the relatively high median household income: "They're accessing a larger employment pool that's outside of our community, and that's probably one of the reasons why our median income stats are elevated." The interviews also described long-settled residents on fixed or modest incomes living beside households earning well above the regional pattern. In these accounts, a single median income described neither group, and the gap between them contributed to different attitudes toward municipal spending.

Three accounts, from a member of Council, a realtor and a builder, described buyers relocating from British Columbia and Ontario as a recent source of demand; one described cash buyers adding to price pressure for existing residents. The census mobility evidence in Section 2.4 predates this pattern, and the accounts do not establish its scale.

Participants described young people as unable to establish a household in Blackfalds and leaving for other parts of the region, including for education, because there is no local post-secondary option. "A lot of the younger generation that grew up here are leaving, for the most part, because there's nothing really for them to be able to afford." Another account called this suppressed household formation. The census data independently show a decline in headship among younger residents. That decline is consistent with these accounts but does not establish causation.

7.4 Resident engagement findings

Residents contributed through two channels run by the Town. A resident survey ran online from 9 September to 2 October 2026, and residents also returned paper copies to the Town. A community open house took place at the Community Centre on 28 September. The survey received 230 responses (211 online and 19 on paper). The open house had 23 attendees.[2]

The survey and open house describe the housing experiences and priorities of respondents and attendees. Participation was voluntary, so the findings describe respondents rather than how common problems are across Blackfalds. The section compares participation with census characteristics and reports selected results by tenure and age.

Survey participation

Renters made up 20.9 per cent of all survey respondents, compared with 22.2 per cent of census households. The age profile uses the 211 online responses because the paper form omitted ages 35 to 49. Among the 207 online respondents aged 25 and over, 40 (19.3 per cent) were 65 or over, compared with 9.7 per cent of the comparable census population. Residents aged 25 to 34 were under-represented. Four online respondents were under 25. Participation was voluntary, so these differences do not support population estimates.

Figure 7.1. Survey participation and community characteristics, Blackfalds, 2026 and 2021.

Group	Survey respondents	Community (2021 census)
Aged 25 to 34, share of online respondents 25+	13.0% (27 of 207)	31.6%
Aged 35 to 49	48.3% (100 of 207)	38.4%
Aged 50 to 64	19.3% (40 of 207)	20.4%
Aged 65 and over	19.3% (40 of 207)	9.7%
Renting, all respondents or households	20.9% (48 of 230)	22.2%
Living alone, all respondents or households	10.9% (25 of 230)	18.0%

Sources: Town of Blackfalds resident survey, 2026; Statistics Canada, 2021 Census of Population. Age comparisons use online responses only: 211 respondents, including 207 aged 25 and over. Tenure and living-alone comparisons use all 230 responses. Census age describes people; census tenure and living alone describe households. Participation was voluntary and is not representative.

The Town promoted the survey through schools, newsletters, social media and the Budget Open House on 14 September. Responses arrived in two bursts: 58 on 11 September and 64 on 14 September. The paper questionnaire omitted ages 35 to 49. All age comparisons therefore use online responses only. Paper responses remain included for other questions under each question's valid response base.

Views on the housing situation

Among 228 respondents who answered, 43 per cent described the local housing situation as difficult or very difficult and 11 per cent as good. The difficult or very difficult share was 69 per cent among renters and 35 per cent among owners. Among online respondents aged 65 and over, it was 55 per cent (22 of 40).

Figure 7.2. Survey views on local housing, Blackfalds, 2026.

Group	Respondents	Difficult or very difficult	Good
All respondents	228	43% (98)	11% (25)
Renters	48	69% (33)	6% (3)
Owners	172	35% (60)	13% (22)
Online respondents aged 65 and over	40	55% (22)	3% (1)

Source: Town of Blackfalds resident survey, 2026. Respondents who left the question blank are excluded.

Housing experiences over the last two years

Sixty per cent of respondents reported at least one housing difficulty in their household over the previous two years. Among renters, the share was 85 per cent. Renters were more than twice as likely as owners to report struggling with rent or mortgage payments (56 per cent compared with 23 per cent). Ten of the 48 renters had moved because their housing became unaffordable, compared with three of 174 owners.

Forty-eight respondents (21 per cent) had considered leaving Blackfalds because of housing; among online respondents aged 65 and over, nine of 40 (23 per cent) had done so. Forty-two respondents said adult children had stayed or moved back home because of housing costs, or that they had taken in a family member unable to find housing. Four selected both, so 42 counts each respondent once. These responses establish experiences among respondents, not the number of separate households that would form if suitable housing were available.

Figure 7.3. Survey respondents' housing experiences by tenure, Blackfalds, 2026.

In the last two years, someone in the household…	All (230)	Renters (48)	Owners (174)
Struggled to afford rent or mortgage payments	70 (30%)	27 (56%)	40 (23%)
Looked for housing in Blackfalds and found nothing suitable	63 (27%)	23 (48%)	36 (21%)
Considered leaving Blackfalds because of housing	48 (21%)	13 (27%)	30 (17%)
Had adult children stay at home, or move back, because of housing costs	25 (11%)	5 (10%)	20 (11%)
Took in a family member who could not find housing	21 (9%)	5 (10%)	16 (9%)
Had to move because housing became unaffordable	14 (6%)	10 (21%)	3 (2%)
None of these	91 (40%)	7 (15%)	82 (47%)

Source: Town of Blackfalds resident survey, conducted in 2026. Respondents could select more than one answer. Eight respondents who live with family or friends or did not state tenure are included in the All column only.

Housing types residents find hard to access

Respondents most often described seniors housing with supports as hard to find: 119 respondents, or 52 per cent, selected it. Among online respondents aged 65 and over, 31 of 40 (78 per cent) selected it. More than a third of respondents selected each of rentals for people on a fixed income, homes under $300,000, housing for young people leaving home, and apartments to rent. Renters most often selected rentals for people on a fixed income (52 per cent). Next came homes under $300,000, at 48 per cent, and rentals that allow pets, at 46 per cent.

Figure 7.4. Housing types survey respondents find hard to access, Blackfalds, 2026.

Hard to find	All (230)	Online aged 65+ (40)	Renters (48)
Seniors housing with supports	119 (52%)	31 (78%)	17 (35%)
Rentals for people on a fixed income	95 (41%)	16 (40%)	25 (52%)
Homes under $300,000	93 (40%)	13 (33%)	23 (48%)
Housing for young people leaving home	88 (38%)	11 (28%)	17 (35%)
Apartments to rent	85 (37%)	12 (30%)	16 (33%)
Rentals that allow pets	71 (31%)	9 (23%)	22 (46%)
Smaller homes suitable for downsizing	65 (28%)	17 (43%)	9 (19%)
Accessible or barrier-free homes	42 (18%)	9 (23%)	3 (6%)
None of these, or I do not know	47 (20%)	3 (8%)	6 (13%)

Source: Town of Blackfalds resident survey, 2026. Respondents could select more than one answer. These are respondents' perceptions of access, not a measured unit shortage.

Heating and utility costs were the most commonly selected factor beyond the price of the home. They affected 122 respondents, or 53 per cent. Upfront costs such as deposits affected 63 per cent of renters and 18 per cent of owners. Accessibility, stairs or mobility affected 19 of 40 online respondents aged 65 and over (48 per cent). These findings align with the interview accounts in Section 7.3, which identified energy performance, deposits and pet policies alongside rent and price.

Community open house

The open house was open to all residents, but it grew out of a request to hear directly from seniors. Younger residents were invited mainly through the survey and the Town's Budget Open House on 14 September. Attendee demographics were not recorded.[5]

Attendees completed sentences on cards. Most answers to "I know someone had to leave Blackfalds because…" and "If I were on Council, the first thing I would do about housing is…" concerned seniors housing. Other answers named affordable housing for very young people and single parents, single-level homes for people who cannot manage stairs, underground parking and pet-friendly seniors apartments, and allowing private builders to deliver what is needed. One attendee wrote that their children would only be able to live in Blackfalds if they "make more money or inherit housing".[6]

Attendees then placed coloured dots against eight possible priorities: red for a first priority, blue for a second and yellow for a third. Seniors housing received 12 first-priority dots, followed by setting aside Town land for housing (7), improving transportation (6), and working with the province to build affordable units (5). Rental housing received one first-priority dot and no second- or third-priority dots.

Figure 7.5. Open house priorities, Blackfalds, 28 September 2026.

Priority	First (red)	Second (blue)	Third (yellow)
Focus on seniors housing specifically	12	4	0
Set aside Town land for housing	7	4	0
Work with the province to get affordable units built here	5	5	1
Improve transportation so more areas of town are livable	6	0	1
Change the rules so smaller or cheaper housing can be built	4	2	0
Focus on housing for young people and first-time home buyers	3	1	1
Allow carriage homes and backyard suites	2	2	0
Focus on rental housing	1	0	0

Source: Town of Blackfalds open house, 28 September 2026, as reported by the Town. Options are ordered by a weighted score of three points for a first priority, two for a second and one for a third. Attendees placed 40 first-priority dots, so some placed more than one, and the counts rank the options rather than measure shares of attendees.

The dot vote and survey both identified seniors housing as a priority. Rental housing ranked last at the open house, although renters reported the greatest difficulty in the survey. The survey and open house describe their participants and are not community-wide rankings.

Written comments

Eighty-five respondents answered the open comment question: 78 online and seven on paper. Notes beside other questions provide context and are excluded from this count. Comments called for housing that lets older residents stay as their needs change. Suggestions included single-level homes, condominiums with indoor parking, independent seniors apartments, and lodge or supportive options. The themes below are qualitative and unranked.[7]

"Because of the lack of senior friendly housing options I will be forced to leave this community that I have called home for over 25 years when I can no longer maintain my house. I would rather stay."

Several residents described a possible chain of moves if seniors housing became available. One wrote that "if there was housing for 55 plus, a lot of homes would be available for others as seniors would move into 55 plus housing". Others noted that downsizing only works if the smaller home costs less than the one being sold: "If the cost of a senior living home is higher than the price of our current home, what's the point in downsizing?"

Comments also described the cost of buying or renting, including for larger families. Renters described insecurity as well as cost, consistent with the reliance on individually owned rentals described in Sections 4.5 and 7.3:

"As a family that makes a decent income 90-100k. We have completely lost hope on owning a home… My biggest fear is that something happens to my elderly landlords and I am no longer able to afford a home for my family."

Other comments raised property taxes and general living costs; local services, jobs, transportation and health care; and allowing carriage homes or garage suites or reducing off-site levies. These illustrate the range of views without establishing theme frequencies.

Some comments opposed higher-density or lower-income housing, or questioned whether roads, schools and services could absorb growth. These views form part of the local context for future projects. Interview accounts also described opposition as a constraint on proposals.

Relationship between resident input and other evidence

Resident input aligns with the main quantitative findings. Renters reported greater difficulty than owners, consistent with higher renter shelter-cost burden and the shift of core housing need toward renters in Section 5. Reports of adult children or relatives sharing homes also align with declining headship among younger residents in Section 3.2. Demand for seniors housing, smaller homes and single-level options matches the stock profile in Section 4 and the interview accounts in Section 7.3.

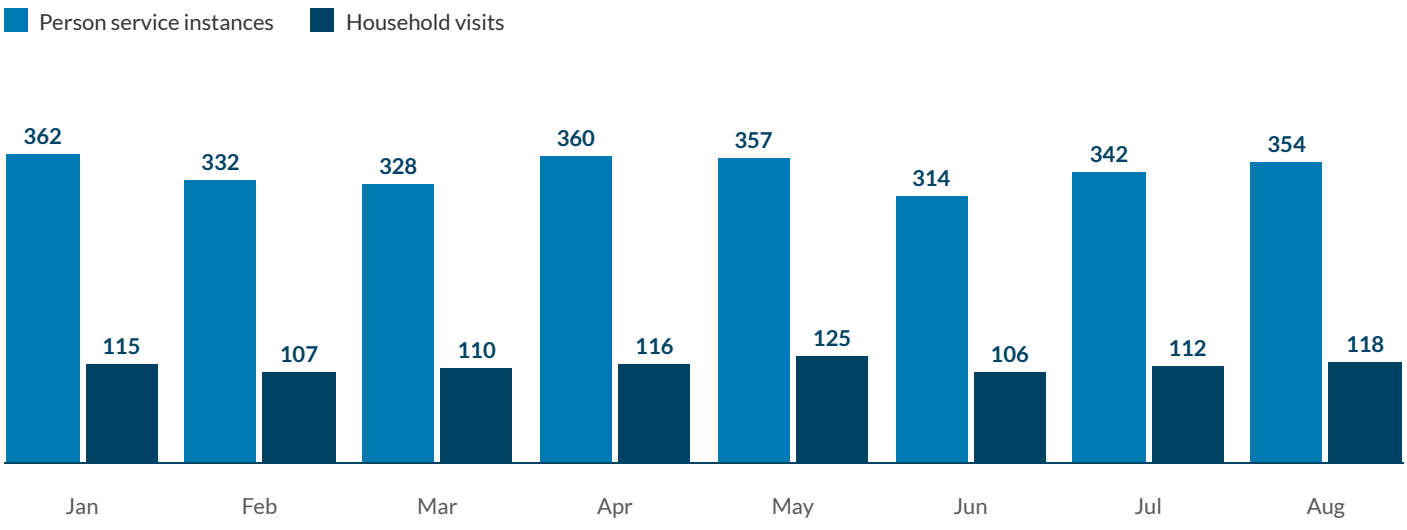
Residents also described pressures that the data do not show separately. Some older residents said they expected to leave when they could no longer maintain their homes. The core housing need measure does not capture this. Respondents emphasized property taxes and utilities, which are included in shelter costs but not shown separately in headline affordability ratios.

7.5 Local housing system pressures

Local service providers described housing pressure appearing as demand for food, family support and help finding their way through regional services. One account reported that a school food program served 789 children a month. It estimated that housing or rent was an underlying issue for about 80 per cent of those served. The same account estimated that single-parent families made up 38 per cent of the weekly school program and that between four and eight people experiencing homelessness were served in a year. These figures remain interview estimates because the administrative records do not include those details.

Beyond Food Community Hub recorded 909 registered household visits and 2,749 person service instances through its hamper program from January to August 2026. Monthly averages were 114 visits and 344 person service instances. The supplied 2025 records show 997 registered household visits and 3,170 registered person service instances. They list another 142 anonymous household visits and 364 anonymous person service instances. These counts include repeat visits. They do not count unique households or people. Partial-year 2026 and full-year 2025 totals do not establish an annual growth rate. The supplied 2025 Lunchbox records list 3,398 household visits and 13,795 person service instances.

Figure 7.6. Hamper program visits by month, Blackfalds, January to August 2026.



Supporting data: Appendix C, Figure 7.6.

Source: Beyond Food Community Hub, registered hamper program administrative records, January to August 2026.

Note: Counts include registered visits only. Household visits and person service instances include repeat use and are not unique households or people.

Beyond Food's 2025 age data record 323 of the 3,170 registered person service instances as people aged 60 and over, or 10.2 per cent. People are counted on each visit.

The Town's Family and Community Support Services (FCSS) office records housing-related calls, emails and walk-ins at its front reception. It recorded 18 housing requests and 37 seniors housing requests in 2025, and 19 housing requests and 12 seniors housing requests in 2026 up to 15 October. These are recorded requests, not unique households or waitlists. The Town notes that some contacts are missed, including those handled by the Golden Circle representative who works from the office one day a week. The 2026 counts cover part of the year and do not show a trend.

Beyond Food reported that three families moved from Blackfalds to Red Deer in one month because of housing affordability pressures. A regional family-support provider reported that 12 of 19 families on its in-home support waitlist lived in Blackfalds, with waiting times rising from two weeks to two months. These are provider accounts from the engagement period and describe residents seeking housing and support across municipal boundaries.

The Town confirmed one youth transitional dwelling at the Blackfalds Youth Oasis Centre in October 2026. It has two rooms with shared space, is subsidized by Central Alberta Youth Unlimited and was occupied by two young adults. Interview participants described ages 18 to 24, stays of up to two years and 10 to 15 waiting-list inquiries since the program relaunched. A regional provider reported three transitional units leased within the Lacombe hotel conversion described in Section 7.3. It reported housing 53 women and children over two years and being unable to house more than 200 others who approached. It estimated that about 10 per cent of its service population came from Blackfalds. These are dated provider accounts, not a verified current regional inventory or a count of local unmet household need.

Participants described transportation barriers that add to housing pressure. Households without a vehicle were said to struggle to reach schools and appointments. Some services require travel outside Blackfalds. Participants also raised pet restrictions, privacy concerns when using visible local supports, and travel elsewhere for services in another language. These accounts describe access barriers; they do not measure their prevalence.

Participants described constraints on construction and rental supply. Some linked landlord decisions to operating costs and tenancy administration. Construction accounts identified an ageing trades workforce, approval timelines and development charges as cost pressures. These accounts do not establish that a particular Town policy caused landlords to sell or determined the price of new homes. Participants also described opposition to higher density and affordable housing as a constraint. Proximity to shops and services was important for households without a vehicle.

These accounts describe conditions that the datasets do not isolate, including rooms let within houses and individually owned rentals (4.5). Service records may also miss people who avoid visible local supports; the assessment does not quantify this effect.

Participants described a local system that can identify housing pressure but has limited capacity to respond within Blackfalds. Emergency housing, specialized supports, social housing administration and some family services operate regionally. Access may require transportation, knowledge of several service entry points and continued contact with services outside the community. These demands are greatest when instability coincides with low income, disability, family stress or limited transportation.

7.6 Alignment between engagement and quantitative findings

The relatively recent occupied housing stock and the small number of dwellings with two bedrooms or fewer align with accounts of few lower-cost options for new buyers and renters, and few options for older residents. Census records establish the stock pattern. Interviews describe how it affects buying a first home and staying in the community. With no complete accessible inventory (6.5), reports of scarce accessible options rely on participant accounts.

Published data and interviews both describe limited rental-market coverage. Standard data emphasize purpose-built buildings, while participants described detached houses owned by individual landlords as an important source of rentals. CMHC's survey covers privately initiated rental structures with at least three units. It omits most dispersed rental stock, which interviews describe.

Service accounts connect housing costs with food security, deposits, transportation and constrained choices. They provide context for the measured housing findings.

Household-formation evidence and interview accounts point in the same direction. Census data record declining headship among younger residents, and participants described young people unable to establish a household locally. The agreement does not establish why headship fell.

Regional service and waitlist accounts add pressures that local housing data do not measure, including overlapping lists, travel and gaps between program eligibility categories. Across the sources, limited local choice is associated with reliance on regional services when housing or support in Blackfalds does not fit.

Resident input in Section 7.4 aligns with the tenure findings: renters reported greater difficulty than owners, consistent with the shelter-cost and core housing need measures. Respondents also emphasized property taxes and utilities. These costs are included in shelter costs but not shown separately in headline affordability ratios.

Engagement findings

Interview participants described limited choices when households enter the market or their needs change. They linked the relatively recent stock to few lower-cost options. They described rentals dispersed among individual owners and few smaller, accessible homes. Participants also described reliance on regional services and transportation when local options do not fit. Food security and family support services reported related pressures.

The interviews explain these pressures without measuring their prevalence. Resident input is consistent: renters reported greater difficulty than owners, and seniors housing was the clearest priority in the survey and open house. Together, the findings describe limited local choice and reliance on regional services. The findings support the planning implications in Section 10 without selecting a project.

KEY TAKEAWAYS

Interview participants described few lower-cost options for new buyers and renters in Blackfalds, and linked this to the small share of homes built before 2001.

Participants described rental housing as dispersed among individual owners and only partly visible in standard data.

Participants described few smaller, accessible homes for older residents who want to remain in Blackfalds.

Participants described housing pressure appearing through food security, transportation and reliance on regional services, as well as through housing prices.

In the resident survey, renters were about twice as likely as owners to describe the housing situation as difficult or very difficult, and to report struggling with rent or mortgage payments.

In the resident survey, seniors housing with supports was the type of housing respondents most often described as hard to find. At the open house, seniors housing received the most first-priority votes.

NOTES

1. The transcripts were not coded to count how many participants raised each theme. The findings therefore describe the range and connections among the issues raised, without treating frequency of mention as a measure of importance or prevalence.

2. Online responses are from the Town's survey export. The Town scanned the paper forms on 1 October 2026, and HelpSeeker transcribed them. Each form has two pages. In three cases a respondent marked answers that contradict each other, such as "None of these" alongside a specific answer, or two answers with one crossed out. The specific or uncrossed answer was kept. Five respondents said they do not live in Blackfalds. They are kept, as in the Town's own summary.

3. Census age shares describe 2021 residents aged 25 and over; survey age shares describe 207 online respondents aged 25 and over in 2026. This voluntary sample is not representative.

4. Paper forms omitted ages 35 to 49, so all age comparisons use online responses. Paper responses remain included for other questions under their valid response bases.

5. The open house was run by the Town. In planning correspondence on 3 September 2026, HelpSeeker recommended that young families be actively invited.

6. Three answers were not substantive and are not reported.

7. Open comments total 85, excluding two contextual margin notes. Themes are unranked. Quotations retain respondents' wording, with identifying details removed.

8

SECTION 8

Projected housing need

13,862
residents in 2036, Town Moderate scenario

550
gross homes, 2026 to 2030

1,260
gross homes, 2026 to 2036

This section estimates population, baseline households and gross housing provision for 2026 to 2030 and 2026 to 2036. The main scenario uses the Town's published Moderate population path. A separate sensitivity test updates the population base.

These are supplementary municipal planning calculations. The provincial guide does not prescribe this formula. Gross provision includes planning allowances and does not forecast occupied households or commit the Town to build. Household and provision estimates are generally rounded to the nearest ten in the body. Appendix C shows model values to two decimals. Appendix D defines the age-profile source and provides the inputs and steps needed to reproduce the calculations.

8.1 Projected population

The published Moderate scenario grows from 11,924 residents in 2025 to 12,830 in 2030 and 13,862 in 2036. The newer Statistics Canada estimate of 12,258 residents in 2025 exceeds that scenario base. Both are shown under their own definitions rather than treating the old scenario as a current count.

Table 8.1. Projected population and households, Blackfalds, 2025 to 2036.

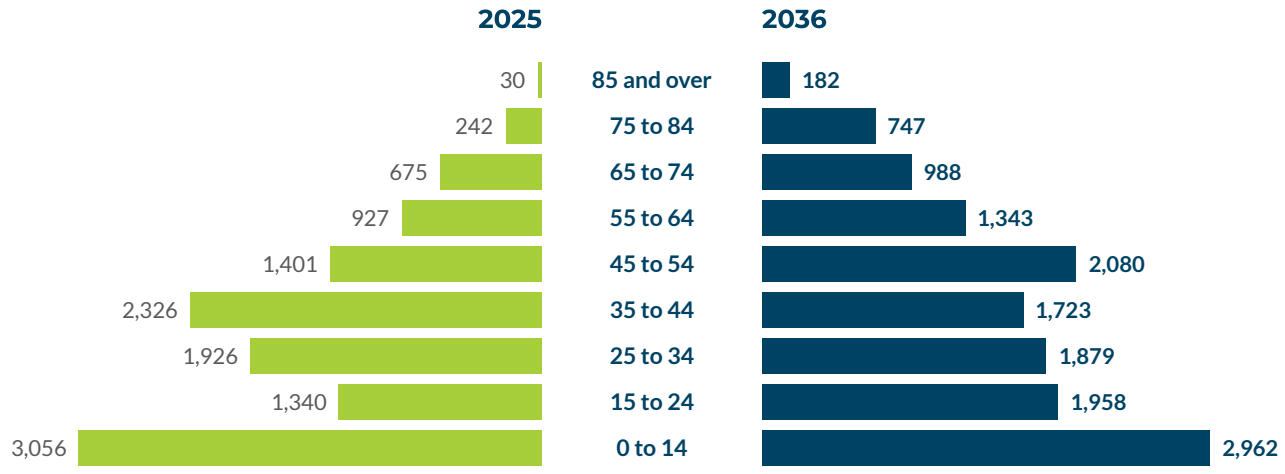
Measure	2025	2030	2036	Change, 2025 to 2036
Population	11,924	12,830	13,862	+1,938
Residents aged 65 and over	947	1,432	1,917	+969
Residents aged 75 and over	272	521	929	+657
Baseline households	**4,380**	**4,770**	**5,280**	**+900**
Population / baseline households	2.72	2.69	2.62	Indicative ratio
Population basis	Published Moderate	Published Moderate	Published Moderate	Age profile is HNA assumption

Sources: Town of Blackfalds, Blackfalds Population and Land Demand Analysis Update 2026, Appendix A.1; Statistics Canada, table 17-10-0162-01, medium-growth scenario M1; HART 2021 population and primary-household-maintainer data, including the Alberta benchmark for ages 85 and over. Household estimates are calculated for this assessment using the methods in Appendices B and D. Population totals are the published Moderate path. Age composition is an assumption made for this assessment. Changes use unrounded values, so rounded endpoints may not subtract to the displayed changes.

The updated-base sensitivity multiplies every annual Moderate population total by 12,258 / 11,924. It preserves the Town's annual growth ratios and reaches about 13,189 residents in 2030 and 14,250 in 2036. It is an HNA sensitivity test, not a Town-approved forecast. Both cases use age shares from Statistics Canada's medium-growth scenario 1, labelled M1, in table 17-10-0162-01. These shares are scaled to each scenario's total. The resulting age profile is an HNA assumption, not a Stantec age forecast. Appendix D provides the annual inputs.

In the main scenario, residents aged 65 and over increase from about 947 in 2025 to 1,917 in 2036; residents aged 75 and over increase from about 272 to 929.

Figure 8.1. Projected population by age group, Blackfalds, 2025 and 2036.



Data and source: Appendix C, Figure 8.1.

Ageing strengthens the case to plan for smaller, accessible and lower-maintenance homes. Population by age does not directly measure dedicated seniors housing or care-space requirements.

8.2 Projected households

The main household baseline rises from about 4,380 in 2025 to 5,280 in 2036, an increase of about 900. It applies constant local 2021 age-specific formation rates through age 75 to 84, with an Alberta benchmark of 49.43 per cent for ages 85 and over. This avoids relying on the local oldest-age ratio of ten maintainers to ten residents.

Table 8.2. Projected households by age of household maintainer, Blackfalds, 2025 and 2036.

Age of household maintainer	2025	2036	Change
15 to 24	150	220	+70
25 to 34	980	960	−20
35 to 44	1,360	1,000	−350
45 to 54	790	1,170	+380
55 to 64	500	730	+220
65 to 74	440	640	+200
75 to 84	150	470	+320
85 and over	10	90	+80
Baseline households	**4,380**	**5,280**	**+900**

Sources: Town of Blackfalds, Blackfalds Population and Land Demand Analysis Update 2026, Appendix A.1; Statistics Canada, table 17-10-0162-01, medium-growth scenario M1; HART 2021 population and primary-household-maintainer data, including the Alberta benchmark for ages 85 and over. Household estimates are calculated for this assessment using the methods in Appendices B and D. Totals and changes use unrounded values. Rounded endpoints may not subtract to the displayed changes.

The model adds a separate one-time allowance for about 290 potential households. It assumes these households are additional to baseline growth. If they were accommodated and remained additional in 2036, the combined capacity would be about 5,570 households. This is conditional capacity, not a forecast of occupied homes or a measured count prevented from forming by housing conditions.

Senior-led baseline households increase from about 610 to 1,210. Much of the age shift reflects households growing older. Changes in the age of the household maintainer must not be read as separate requirements for dedicated housing products.

8.3 Projected housing need

The main scenario estimates about 550 gross homes during 2026 to 2030 and 1,260 during 2026 to 2036. The updated-base sensitivity gives about 560 and 1,300. These estimates include ownership and rental housing, replacement and planning allowances. They are conditional scenarios, not affordable-housing targets or Town delivery commitments. If replacement offsets dwelling losses, implied net additions are about 530 and 1,210 in the two periods. The model has four components:

- Baseline household growth: about 390 households during 2026 to 2030 and 900 during 2026 to 2036.
- Potential household formation: a one-time allowance of about 290 households. The model applies positive differences between 2006 and baseline formation rates to the 2025 population in each age group. Spreading the allowance evenly over eleven years assigns about 130 households to 2026–2030. The allowance assumes additional capacity. It does not measure current unmet need or explain why formation rates changed.
- Replacement: 0.1 per cent of the scenario's fixed 2025 household baseline each year. Households serve as a proxy for the dwelling stock. This adds about 20 homes over five years and 50 over eleven. The rate is a planning assumption, not an observed demolition rate or an Alberta requirement.
- Planning buffer: 3 per cent of positive baseline household growth, with a minimum of zero. This adds about 10 homes over five years and 30 over eleven. It is a planning allowance, not a rental vacancy target or a measured shortage.

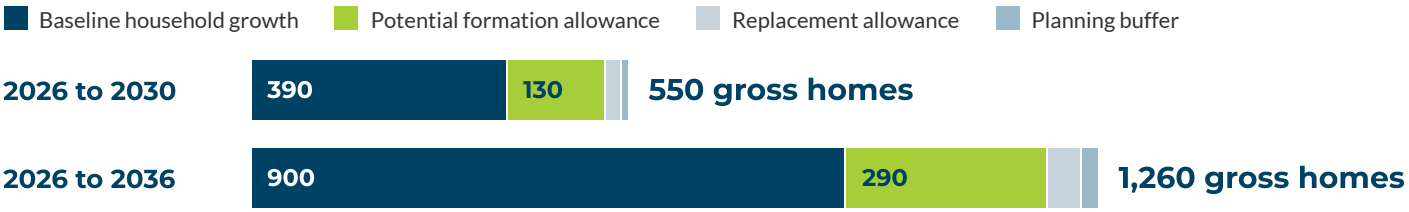
Table 8.3. Projected housing provision by component, Blackfalds.

Component	2026 to 2030	2026 to 2036
Baseline household growth	390	900
Potential formation allowance	130	290
Replacement allowance	20	50
Planning buffer	10	30
Gross housing provision	**550**	**1,260**

Sources: Town of Blackfalds, Blackfalds Population and Land Demand Analysis Update 2026, Appendix A.1; Statistics Canada, table 17-10-0162-01, medium-growth scenario M1; HART household-formation data for 2006 and 2021 and the Alberta benchmark for ages 85 and over. Housing provision is calculated for this assessment using the assumptions in Appendix B and inputs in Appendix D. Components are calculated at full precision and rounded independently.

Appendix B tests the updated population base, a pooled local formation rate for ages 75 and over, and alternative timing for the formation allowance. It also shows results with and without replacement and the planning buffer. These tests do not cover every source of uncertainty. The main scenario retains local rates through ages 75 to 84 and uses the Alberta rate for ages 85 and over. The similar Division 8 rate provides a comparison, not validation of local demand.

Figure 8.2. Projected housing provision by component, Blackfalds.



Data and source: Appendix C, Figure 8.2.

The main scenario spreads the formation allowance evenly over eleven years. A sensitivity test assigns 60 per cent to 2026 to 2030 and 40 per cent to 2031 to 2036. Earlier phasing raises five-year gross provision to about 590 homes in the main scenario and 610 in the updated-base case. Eleven-year totals stay the same. These schedules are modelling assumptions. They do not imply that current hardship can wait or that need emerges evenly.

Table 8.4. Projected housing provision by year, Blackfalds, 2026 to 2036.

Year	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Gross housing provision	120	100	110	110	110	120	120	120	110	120	130

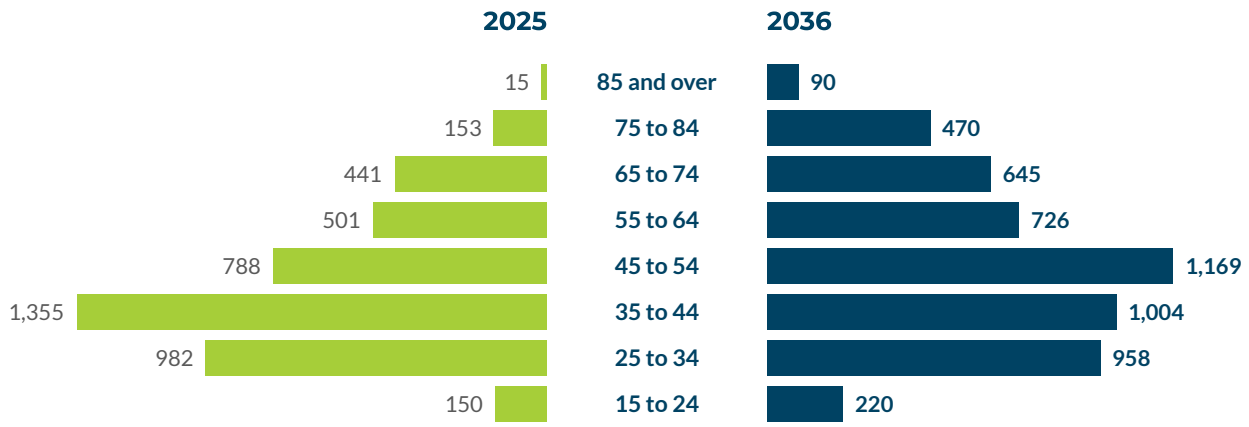
Sources: Town of Blackfalds, Blackfalds Population and Land Demand Analysis Update 2026, Appendix A.1; Statistics Canada, table 17-10-0162-01, medium-growth scenario M1; HART household-formation data for 2006 and 2021 and the Alberta benchmark for ages 85 and over. Housing provision is calculated for this assessment using the assumptions in Appendix B and inputs in Appendix D. Each annual total includes baseline growth, one-eleventh of the formation allowance, fixed-base replacement and the planning buffer. Rounded annual figures need not sum to rounded period totals.

8.4 Household age profile and income allocation

Figure 8.3 shows baseline households by age of primary maintainer in 2025 and 2036. Changes reflect household formation and the ageing of existing households. The profile informs housing choice; it does not assign gross provision to dedicated seniors housing or other age-specific products.

Assess smaller homes, accessible design, affordability, location and support needs together with residents and providers. Household age alone does not establish tenure, dwelling type or care requirements.

Figure 8.3. Projected households by age of household maintainer, Blackfalds, 2025 and 2036.



Data and source: Appendix C, Figure 8.3.

This profile supports Council's priority for seniors housing (Section 1.5) and planning for ageing in place through a wider choice of smaller, accessible homes. In 2021, 620 occupied dwellings, or 16.4 per cent, had two bedrooms or fewer. This describes the stock mix; it does not measure a shortage of smaller homes or mean that each additional senior-led household needs a dedicated seniors dwelling.

Applying constant 2021 all-household income shares allocates about 190 gross homes to the Very low and Low bands and 440 to the lowest three bands. These are illustrative allocations, not subsidy targets, a ceiling on affordable provision, or forecasts of future incomes and tenure.

Table 8.5. Illustrative housing provision by income band, Blackfalds, 2026 to 2036.

Income band	Household income (2020)	Monthly shelter budget (30 per cent of income)	Illustrative gross allocation, 2026 to 2036
Very low	under $20,600	under $515	20
Low	$20,600 to $51,500	$515 to $1,288	170
Moderate	$51,500 to $82,400	$1,288 to $2,060	250
Median	$82,400 to $123,600	$2,060 to $3,090	390
High	over $123,600	over $3,090	440
All bands			**1,260**

Sources: Gross housing provision calculated using the sources and methods in Appendices B and D; HART 2021 all-household income-band counts, based on 2020 incomes. Allocations apply constant income-band shares and are illustrative, not forecasts of future income or program eligibility. HART income-band counts: 70, 495, 750, 1,155 and 1,305, totalling 3,775. Shelter budgets use 30 per cent of income, including utilities. Allocation is illustrative; rounded components may not sum to totals.

8.5 Projected need and recent construction activity

The main scenario averages about 115 gross homes a year during 2026 to 2036, including allowances. CMHC recorded 13 starts in 2023, 318 in 2024 and 66 in 2025. The Town reported residential permit totals of 234 in 2024, 63 in 2025 and 70 from January to September 2026. The published permit counts are not verified as individual dwelling counts.

Permits, starts and completions record different stages. A reported permit total with an unconfirmed counting unit cannot be compared directly with dwelling need. Monitoring should compare completed provision with gross requirements, and completions less losses with implied net additions. The available records do not establish future completions or losses, so this assessment estimates neither a surplus nor a shortfall.

Projected housing need findings

The Town's published Moderate scenario reaches 13,862 residents in 2036. HNA calculations estimate about 5,280 baseline households. The age shares come from the Statistics Canada M1 profile, scaled to the Town's annual totals. They are HNA assumptions, not Stantec age forecasts.

The main scenario estimates about 550 gross homes during 2026 to 2030 and 1,260 during 2026 to 2036. The updated-base sensitivity gives about 560 and 1,300. Both include ownership and rental housing, replacement and planning allowances. They do not set affordable-housing targets or Town delivery commitments. Constant household income shares allocate about 190 gross homes to the Very low and Low bands and 440 to the lowest three bands. These are illustrations, not subsidy targets or forecasts of future income and tenure. They do not limit affordable provision.

Recent construction has varied widely from year to year. The records available do not show how many homes will be completed from 2026, so this assessment does not state whether supply will meet projected need. Section 9 considers whether recent and planned housing matches the types and price points needed.

KEY TAKEAWAYS

The Town's published Moderate scenario reaches 13,862 residents in 2036. The HNA estimates about 5,280 baseline households using a scaled age profile and constant formation rates. The age shares are HNA assumptions, not Stantec forecasts.

Baseline senior-led households increase, supporting a wider choice of smaller and accessible homes. The age profile does not measure dedicated seniors units.

The main scenario estimates about 550 gross homes during 2026 to 2030 and 1,260 during 2026 to 2036. The updated-base sensitivity gives about 560 and 1,300. Both include ownership and rental housing, with replacement and planning allowances. They are conditional planning estimates, not affordable-housing targets or Town commitments.

Baseline growth and the one-time formation allowance are added together by assumption. Replacement and the planning buffer are separate allowances.

Constant household income shares allocate about 190 gross homes to the Very low and Low bands and 440 to the lowest three bands. These illustrate distribution without setting subsidy targets, limiting affordable provision or forecasting future income and tenure.

Recent construction has varied widely, from 13 to 318 CMHC housing starts a year in 2023 to 2025. Completions by dwelling type are the right measure to compare with projected need.

NOTES

1. The main annual population path is the Town's published Moderate scenario, Appendix A.1 of its 2026 growth study. The updated-base sensitivity multiplies each total by 12,258 / 11,924. Annual M1 age proportions are HNA inputs scaled to these totals and are not attributed to Stantec.

2. Local 2021 HART formation rates are held constant through age 75 to 84. For ages 85 and over, the working rate is Alberta's 35,775 primary maintainers / 72,375 residents = 49.43 per cent. Division 8 gives 1,845 / 3,755 = 49.13 per cent. Local pooled 75-plus rates are a sensitivity. Differences in population composition and collective living remain limitations; no additional collective-living adjustment is applied.

3. The one-time potential-formation allowance sums positive age-specific gaps between 2006 and baseline formation rates, applied to scenario 2025 population. The 2006 rate for all ages 75 and over is used for both oldest bands. Its additionality and timing are assumptions; the census core-need total of 150 is not added.

4. All 3,775 HART income-band households form the allocation base. The calculation holds the 2021 distribution of 2020 incomes constant; it does not forecast future income, rents, ownership affordability, tenure or program eligibility.

9

SECTION 9

Housing gaps

This section brings together evidence on households, existing stock, market conditions and projected need to 2036 to identify gaps in existing and planned housing. It follows the Request for Proposal's focus on affordable, seniors and specialized housing. It looks at gaps along the housing continuum and across stages of life.

9.1 How gaps are identified

The assessment identifies a gap where evidence indicates unmet needs and available supply records do not demonstrate that they are met. Missing tenure, price or project-status information means uncertainty, not zero supply. The analysis combines census and HART measures (Sections 3, 5 and 6), stock and development records (Section 4), projections (Section 8), and engagement (Section 7). Each gap identifies its evidence. Gaps based on participant accounts or suppressed counts are described as indicated rather than measured.

The gaps cannot be added together into a single housing shortfall, because their measures use different bases and reference periods. Each gap is described by its most relevant measure: households affected, projected need in Section 8, or the inventory of a particular housing type.

9.2 Gaps along the housing continuum

The housing continuum runs from emergency and transitional housing, through supportive and non-market housing, to market rental and ownership. Table 9.1 sets out what exists in Blackfalds at each point, what the evidence shows and the gap that follows.

Table 9.1. Housing gaps along the continuum, Blackfalds.

Segment	What exists in Blackfalds	What the evidence shows	Gap
Emergency shelter and crisis response	None locally; nearest services in Red Deer.	No local count. Council members describe homelessness as uncommon but increasing; youth in crisis are sent to Red Deer shelters; hidden homelessness among young adults is described (6.8).	Reliable crisis access is a planning priority; assess local and regional options without assuming a dedicated shelter target.

Segment	What exists in Blackfalds	What the evidence shows	Gap
Transitional housing	One shared youth dwelling at the Youth Oasis Centre has two rooms for people aged 18 to 24. Separately, a provider reported three regional transitional units in Lacombe during 2026 engagement. Current availability and access for Blackfalds residents are unverified.	Provider accounts report 10 to 15 youth waiting-list inquiries since relaunch. A regional provider reported 53 women and children housed over two years and more than 200 others seeking housing (7.5). These are dated accounts, not unique local household counts.	Indicated: transitional capacity, local and regional.
Supportive and seniors housing	Four subsidized seniors units at Tower Manor; no local lodge. The operator publishes independent-living and income criteria.	One operator reported 39 applicants for four self-contained units, including four Blackfalds residents, and no applicants for its Lacombe lodge. These accounts do not establish all regional waitlists. Survey and demographic evidence indicate pressure for more seniors options (6.1, 7.3, 7.4, 8.1).	Indicated: self-contained, single-level and accessible seniors options; no dedicated unit or care-space requirement quantified.
Subsidized and non-market rental	20 Lacombe Foundation affordable units, not specific to seniors (plus the 4 Tower Manor seniors units above); 26 reported provincial assistance records (current caseload unconfirmed); no co-operative housing.	150 households in core housing need in 2021; reported need is concentrated in the Very low and Low income bands; higher-band counts are suppressed. The 565-household cross-year rent comparison is illustrative. Net decline of five rentals below the HART threshold during 2016 to 2021. Income allocations are constant-share illustrations.	Measured affordability pressure. Non-market rental is a potential response; program-specific need is not isolated.

Segment	What exists in Blackfalds	What the evidence shows	Gap
Market rental	840 renter households in 2021; 67 units in the October 2025 CMHC survey; individually owned rentals described by participants. No apartment permits in the 2024 to September 2026 report; this does not rule out construction already under way.	Renter households grew by 50 per cent from 2016 to 2021. In 2021, 33.7 per cent of renters spent at least 30 per cent of income on shelter; HART reports 100 renters in core need. The lowest August 2026 asking rent exceeded the Low band budget. CMHC reported zero vacancy in its small surveyed segment, with poor reliability (4.3, 4.5, 5.1, 5.2).	Measured rental affordability pressure. Purpose-built rental is a potential response; its required quantity is not isolated.
Entry-level ownership	Few homes built before 2001; townhouse median asking price $334,900 in August 2026.	More than a third of survey respondents described homes under $300,000 as hard to find. Participants described few lower-cost options and young adults leaving to form households elsewhere (6.2, 7.3, 7.4).	Indicated: entry-level ownership.
Market ownership	2,940 owner households; 71.8 per cent of occupied dwellings single-detached; median asking price $437,000.	15.3 per cent of owners spend 30 per cent or more of income on shelter; 50 owner households in core housing need, slightly fewer than in 2016 (5.1, 5.2).	The evidence supports smaller ownership options and wider choice. It does not quantify future detached demand or establish that no more detached homes are needed.

Source: Sections 3 to 8 of this report, as cited in each row.

Blackfalds has many recently built detached family homes. The findings support more rentals and non-market homes affordable to lower-income households, smaller homes for people entering the market or downsizing, and reliable access to transitional and supportive housing. The confirmed local youth transitional inventory is one shared dwelling. Participants described other options accessed through regional services.

9.3 Gaps by stage of life

Young adults. The main gap is a way into the housing market. The local age-15-to-24 formation rate fell from 21.6 per cent in 2006 to 11.2 per cent in 2021. Participants described young residents leaving because they could not establish a household. Core housing need covers formed households, so a low recorded count does not rule out potential formation pressure. Smaller rentals and apartments are possible responses, but the assessment does not establish an age-specific product target. Permit records do not establish the full construction pipeline.

Families with children. The census counted 1,340 couple family households with children and 355 one-parent family households (6.3). Families with children make up a large share of households. Detached homes are a large part of supply. The evidence identifies particular affordability pressure for families on one income. Households led by a single mother had the highest measured rate of core housing need: 60 of the 280 examined. Renting families described insecurity alongside cost (6.3, 7.4). Relevant options are family-sized rentals and ownership below current detached prices. Rentals would need to be affordable at the one-parent median income of $64,500, which gives a shelter budget of about $1,613 a month including utilities (3.6).

Households leaving the family stage. Baseline households led by someone aged 55 to 74 increase from about 940 to 1,370 by 2036. Residents described wanting smaller, single-level homes priced below the houses they would sell. Such moves may free family homes. Only 620 census dwellings had two bedrooms or fewer.

Seniors needing support. Residents aged 75 and over increase from about 272 to 929 in the main age-profile scenario. Blackfalds has four Tower Manor seniors units and no local lodge. A provider's dated report of no applicants for its Lacombe lodge does not establish absence of local need. Independent, accessible and supported options warrant assessment with providers; the evidence does not quantify care spaces or their delivery model.

People with disabilities. Two wheelchair-accessible bungalows are included within the 20 general affordable units and must not be counted again as additional supply. HART identifies 40 households in core need containing someone with a physical activity limitation; this is not a requirement for 40 wheelchair-accessible homes. Additional suitable homes and improvements to existing homes are indicated, alongside consultation on physical, sensory, cognitive and support needs. The full inventory is incomplete, and no five-year percentage rating is assigned.

9.4 Affordable housing

Affordability is the most common measured housing-standard problem, with renters facing a higher burden rate and rate of core housing need than owners. The 2021 census total is 150 households in core housing need; HART reports 100 renters. Non-suppressed income-band counts are concentrated in the Very low and Low bands, with higher-band counts suppressed. The 565-household comparison uses 2020 incomes and a small August 2026 asking-rent sample and is illustrative, not a measured current shortfall. October 2026 permanent non-market rental supply comprises 20 general affordable units and four seniors units; a separate youth transitional unit and 26 reported rent supplement assistance records serve different functions. HART records a net decline of five rentals below its affordability threshold during 2016 to 2021, while renter households grew by 280.

Applying constant 2021 all-household income shares allocates about 190 gross homes to the Very low and Low bands and 440 to the lowest three bands. These are illustrative allocations, not subsidy targets, a ceiling on affordable provision, or forecasts of future incomes and tenure. Current core housing need and future provision describe different periods and overlapping pressures and are not added. The small CMHC survey cannot show how quickly additional rental homes would be occupied across the wider market.

Table 9.2. Core housing need and illustrative future housing provision by income band, Blackfalds.

Income band	Household income (2020)	Monthly shelter budget (30 per cent of income)	Households in core housing need, 2021	Illustrative gross allocation, 2026 to 2036
Very low	under $20,600	under $515	15	20
Low	$20,600 to $51,500	$515 to $1,288	135	170
Moderate	$51,500 to $82,400	$1,288 to $2,060	ten or fewer	250
Median	$82,400 to $123,600	$2,060 to $3,090	ten or fewer	390
High	over $123,600	over $3,090	ten or fewer	440
All bands			**150**	**1,260**

Source: HART 2021 core housing need and 2020 income bands; HNA main scenario. Future income allocations use all-household shares (3,775 base), not examined core-need shares. Suppressed counts are ten or fewer. Allocations are gross scenarios, not affordable rental targets.

The evidence supports more affordable rentals and non-market options. The measured baseline is 150 households in core housing need in 2021. Neither the separate 565-household rent comparison nor the illustrative income allocation is a current program target. Existing need, projected provision and current supply must retain their own definitions and dates.

9.5 Seniors housing

Seniors housing was identified as Council's top housing priority. Census residents aged 65 and over grew by 82 per cent between 2016 and 2021. In the main age-profile scenario, the older population rises from about 947 in 2025 to 1,917 in 2036 and senior-led baseline households from about 610 to 1,210. These age estimates support planning, without directly specifying dedicated units or care spaces.

The confirmed non-market seniors inventory is four one-bedroom units at Tower Manor. A complete inventory of market seniors and 55-plus housing is unavailable. There is no seniors lodge in Blackfalds, and the Lacombe Foundation's 20 affordable units are not specific to seniors. The stock also includes 620 dwellings with two bedrooms or fewer.

During 2026 engagement, one provider reported 39 applicants for four self-contained units, including four Blackfalds residents, and no applicants for its Lacombe lodge. These are dated operator accounts, not a verified current regional waitlist. Seniors housing with supports was selected as hard to find by 52 per cent of all survey respondents and 31 of 40 online respondents aged 65 and over (78 per cent). Seniors housing also received the most first-priority open-house votes and appeared in written comments.

HART's count of senior-led households in core housing need is suppressed at ten or fewer. It does not establish how many seniors own their home, can afford it or require a different dwelling. Participants described difficulty finding smaller, single-level and accessible options, sometimes at prices below the home they would sell. The operator's waitlist account supports investigating self-contained housing, but does not rule out lodge or care needs. Population ageing may increase demand for supported living; the assessment has not modelled care needs, program eligibility or preferences.

Different seniors housing forms need separate evidence. Tower Manor provides four subsidized seniors rentals. The operator describes this program as independent housing for seniors with low-to-moderate incomes. Its Lacombe-area guidance generally specifies age 65 and over, with possible younger placements based on need when no eligible older applicant is ready to move in. Placement is based on assessed need. These published criteria do not establish a current vacancy or an individual applicant’s eligibility. No local lodge exists, and growth in older residents does not by itself quantify lodge or continuing-care demand. Prioritize independent and accessible options while assessing additional support and meal-service models with the Lacombe Foundation and Bethany Group. Continuing-care capacity is outside the provincial AHNA scope and is not estimated here.

The Town confirmed the current unit inventory on 20 October 2026. Waitlist figures remain operator accounts from engagement, with no verified regional aggregate. A dated list by program and applicant residence would help distinguish local need from wider demand.

9.6 Specialized housing

Specialized housing includes accessible homes, time-limited transitional housing, permanent housing with ongoing support, and crisis accommodation. These serve different needs. Alberta's April 2026 guide defines permanent supportive housing as an intensive model at a dedicated site. It includes on-site supports, case management and access or referral to clinical services for people with chronic homelessness and complex needs. This report lists the youth transitional program separately. Its presence does not establish how many units meet the provincial permanent supportive housing definition.

Accessible housing. The two identified accessible bungalows are included within the 20 general affordable units. There is no complete local inventory. HART records 40 households with a physical activity limitation in core need and 20 with a mental, cognitive or addictions-related limitation; neither is an accessible-unit requirement. Include accessible and adaptable homes in future supply, assess modifications to existing homes and consult people with disabilities and providers about suitable design and supports. The assessment assigns no percentage rating for five-year need because the supply baseline is incomplete.

Transitional housing. The Town confirmed one shared youth dwelling with two rooms, occupied by two young adults in October 2026. A September provider account described life-skills, education and employment support, stays of up to two years, full use since the December relaunch, and about 10 to 15 waiting-list contacts or inquiries. These accounts indicate pressure at that time. They are not a verified current list of eligible Blackfalds households. Public program criteria identify ages 18 to 24, imminent housing need and a need for support.

Regional family transitional housing. A provider reported three regional units, 53 women and children housed over two years, and more than 200 additional women and children seeking housing during 2025–2026. It estimated that about 10 per cent of its service population came from Blackfalds. These counts do not establish unique local households needing housing. The local service share cannot be applied to the unserved group. People cannot be subtracted from units or converted to an annual local unit target.

Five-year assessment for 2026 to 2030. The evidence supports additional transitional capacity and reliable access for young adults without safe housing and for women and families in crisis. Provision should extend beyond the single shared youth dwelling. It should include suitable staffing and affordable permanent homes that residents can move into. Local homes and regional arrangements are possible options. Reported full use, unmet requests and difficulty finding affordable independent housing support this judgment. The evidence does not establish a precise unit, room or bed requirement or a defensible percentage increase.

Permanent supportive housing. Available local administrative data and provider accounts do not establish a complete program inventory or a Blackfalds-specific count of people experiencing chronic homelessness who have assessed intensive support needs. Additional housing with supports is indicated, but the requirement for intensive permanent supportive housing cannot be quantified. The five-year assessment prioritizes access to permanent housing and support matched to assessed needs. It does not assign a percentage increase or unit estimate for intensive permanent supportive housing. Missing figures do not establish an absence of need.

Local homelessness measures. No Blackfalds-specific point-in-time count, By-Name List total or count prioritized or waiting for permanent supportive housing was found in the available local administrative data and agency correspondence. The guide asks for these figures if available. They should be reported as unavailable, rather than zero. The regional point-in-time count provides context only. Regional agencies may hold records that were not supplied to this assessment.

Delivery implications. Plan housing and support together. Consider safe referrals, transportation, eligibility, tenancy support and routes into permanent housing. Delivery options include a dedicated facility, homes at separate locations with support, and access through a regional partner. Each requires assessment of resident needs and viable operating funding. This report does not select or cost an option. An AHPP project application must establish its design, service funding and financial viability.[1]

Crisis response. Blackfalds has no local homelessness count. Red Deer counted 645 people in October 2025, below 747 in 2024 but far above 149 in 2016. These are regional point-in-time snapshots, not a count of Blackfalds residents or evidence of a continuous annual increase. National counts across participating communities also show rising homelessness. Local accounts describe couch surfing, unsafe arrangements and difficulty accessing regional services.

Rising homelessness in participating Canadian communities and sustained pressure on Red Deer's services support proactive planning in Blackfalds. The response should include supportive and transitional housing, prevention, rent assistance and affordable permanent housing. Work with providers and regional partners to identify unmet needs, reliable referrals and suitable additional local provision with operating supports. The evidence supports action without establishing the number of units, level of support or delivery model required.

The Town's Social Needs Assessment and Master Plan recommends considering emergency and transitional accommodation, including youth options; a housing planning group; periodic homelessness counts; and investigating Housing First (printed p. 48). These existing directions strengthen the HNA's case for action.

Blackfalds should establish reliable pathways to safe crisis accommodation through local options, regional partnerships or both. Assess transportation, after-hours access, eligibility and residents who cannot safely use available services. Review existing arrangements and unmet requests with residents and providers, then identify accommodation and operating supports. The evidence does not establish the size or operating model of a dedicated local shelter.[2]

9.7 Recent and planned supply against the gaps

The main scenario estimates about 550 gross homes during 2026 to 2030 and 1,260 during 2026 to 2036, including allowances. Records do not establish future completions. This section therefore considers form, price and access rather than claiming that identified projects meet a quantified total.

Recent permits are mainly for townhouses and single-detached homes. Their size, tenure, price and design are not identified. No apartment permits appear in the 2024 to September 2026 report. CMHC recorded 120 apartment starts in 2024, so permit records do not establish the full construction pipeline.

A provider partnership, potentially with a Town contribution, is one possible delivery route; the specific applicant, funding conditions and municipal role require project-level confirmation. Table 9.3 summarizes housing gaps against recorded activity and current supply.

Table 9.3. Housing gaps and recorded supply, Blackfalds.

Housing gap	Recorded activity or current supply	Implication
Rental at Low and Moderate band rents	No apartment permits appear in the Town's 2024 to September 2026 report.	More rental options affordable to lower- and moderate-income households are needed.
Smaller homes for downsizers	Reported townhouse permits: 157 in 2024, 12 in 2025 and 56 from January to September 2026.	Assess smaller, single-level and accessible choices; permit type alone does not establish these features or affordability.
Entry-level ownership	Reported manufactured-home permits: 11 in 2024, 11 in 2025 and 2 from January to September 2026.	The permit counts do not establish ownership options below $300,000 at scale.
Non-market rental	The Town confirmed 24 permanent non-market rental units in October 2026. Permit fields do not identify tenure or operator.	Additional affordable provision is indicated; the available records do not establish additions since 2021.
Seniors supportive housing and lodges	Four independent seniors rental units at Tower Manor; no local lodge. Permit fields do not separately identify supportive housing.	Assess independent, accessible and supported options as the older population grows.
Transitional and crisis housing	One shared youth transitional dwelling with two rooms is confirmed locally.	Additional transitional provision and reliable local and regional access are indicated.

Sources: Town of Blackfalds Development/Building Permit Comparison, September 2026; Town FCSS inventory confirmation, October 20, 2026; housing gap findings in Sections 9.3 to 9.6. Permit figures are source-reported counts and are not verified individual dwelling approvals. They do not establish the full construction pipeline or future completions.

9.8 Five-year outlook for non-market housing

This report assesses 2026 to 2030 as a five-year planning window from the model's 2025 baseline. The April 2026 provincial guide asks for approximate category ratings and supporting sources. More means up to 25 per cent above current supply. Significantly more means over 25 per cent. Table 9.4 uses Significantly more for community housing, seniors self-contained housing and rent supplements. Other categories have narrative findings where the evidence cannot support a percentage rating. An unrated finding does not mean no need. These category judgments are separate from the gross housing scenarios in Section 8.

Table 9.4. Five-year outlook for non-market housing, Blackfalds.

Housing type	Five-year assessment 2026 to 2030	Evidence and limits
Community housing or similar	Significantly more	20 general affordable units. Sources report 95 or 100 renters in core housing need, with separate rounding. Rental affordability pressure supports this planning judgment. It is not an exact program target or a subtraction of existing units from current need.
Seniors self-contained housing	Significantly more	Four Tower Manor units. Operator guidance identifies independent subsidized housing for seniors with low-to-moderate incomes, generally age 65 and over, with need-based exceptions. Dated provider account: 39 applicants, including four local. No current list checked for duplicates or dedicated-unit forecast.
Seniors congregate living with meals	Need to assess additional local options; percentage unrated	No local lodge confirmed. Ageing and resident preferences support assessment with providers; one operator's dated lack of applicants does not establish no need. The evidence cannot distinguish required lodge provision from independent housing with services or continuing care.
Rent supplements	Significantly more	26 reported provincial assistance records; active caseload, capacity and date unverified. Rental affordability stress supports expansion. Assistance is not an extra dwelling, and the report sets no exact caseload target.
Indigenous housing	Not assessed; targeted engagement required	No targeted engagement and suppressed local need counts. No finding of Same or zero need, and no presumed separate program for all Indigenous residents. The report does not substitute Not assessed for a provincial scale choice.

Housing type	Five-year assessment 2026 to 2030	Evidence and limits
Housing for persons with disabilities	Additional suitable homes and adaptations indicated; percentage unrated	Two accessible bungalows are included within the 20 general affordable homes. The wider inventory is incomplete. Forty households in core need with a physical activity limitation do not establish a requirement for 40 wheelchair-accessible units. Consult on physical, sensory, cognitive and support needs.
Permanent supportive housing or similar	Access to permanent housing and suitable support is a priority; intensive-model percentage unrated	Alberta defines an intensive model at a dedicated site. A complete local inventory and a Blackfalds-specific count of chronic homelessness with assessed intensive support needs are unavailable. The youth transitional dwelling is a separate form of provision. No percentage or unit estimate is assigned.
Near-market affordable housing	Additional affordable rental options indicated; percentage unrated	Alberta defines near-market rents as at least 10% below local market. No verified baseline is available. Priorities include lower-income renters, single-parent families, young adults and seniors. Confirm rents, eligibility and affordability duration. Income allocations and financing labels do not establish unit supply.
Transitional housing with supports (additional projected need)	Additional local provision and dependable regional access indicated; percentage unrated	One shared youth dwelling with two rooms is confirmed. Dated accounts of full use, waiting-list inquiries and regional family requests indicate pressure. Eligibility, local origin, duplicate requests and current regional availability are unverified. These limits prevent a defensible percentage or unit estimate.
Emergency shelter and crisis access (separate from rated provincial categories)	Reliable access priority; no dedicated local facility target	Assess safe local and regional options, transport, after-hours access and unmet requests. Social Needs Assessment p. 48 supports action. No shelter size or percentage increase is established.

Sources: April 2026 provincial user guide, printed pp. 9–12; Town October 2026 inventory; Government of Alberta, Affordable Housing Needs Assessment pre-populated data for Blackfalds; The Bethany Group program criteria; Sections 3 to 8. The guide requires reasons when a rating is entered and asks for local homelessness figures if available. Percentage thresholds do not set delivery targets. The report retains its stated 2026–2030 period; a later submission using a different reference date must identify that change and must not relabel the existing model totals.

Housing gap findings

The main gaps concern housing form, price and access to support. Blackfalds has built many detached family homes. The findings identify pressures for lower-income renters, young adults trying to form households, families on one income, people downsizing, and older residents who need accessible or supported options. These groups may overlap and do not form an exact count of unmet need.

Reported permits from 2024 to September 2026 are mostly for townhouses and single-detached homes. None is for apartments (4.7). The available records do not establish additions to non-market, seniors supportive or transitional housing since the 2021 census (4.6). Housing providers and regional bodies are potential delivery partners. The Town's contribution and the delivery arrangement would depend on the project and program. Section 10 sets out what the findings imply for that work.

KEY TAKEAWAYS

The main gaps are in rental and non-market housing for lower-income households, smaller homes for households entering and leaving the family stage, and seniors housing that lets older residents stay in Blackfalds.

The measured baseline is 150 households in core housing need in 2021. The 565-household income/rent illustration is not a current shortfall. October 2026 supply includes 24 permanent non-market rental units plus one shared youth transitional unit.

Demographic, stock and engagement evidence supports more self-contained and accessible seniors options. The operator reported no applicants for its Lacombe lodge during engagement; this does not establish regional availability or local care needs.

Plan proactively for supportive and transitional housing and reliable crisis access. Confirm local and regional pathways, unmet requests and operating supports; no dedicated shelter size is established.

The Town's reported permits from 2024 to September 2026 include no apartments. This does not rule out apartments already under construction. The available records do not show whether future completions will meet projected need.

The five-year findings support increased provision in several non-market categories. Three categories have Significantly more judgments; other findings are explained without an unsupported percentage rating. Indigenous housing was not assessed through targeted engagement. These distinctions should be retained when preparing the provincial form.

NOTES

1. Sources: Government of Alberta, Affordable Housing Needs Assessment User Guide, April 2026, printed pp. 4, 9–12 (PDF pp. 7, 17–20); Town FCSS inventory email, 20 October 2026; September 2026 provider interview records; Central Alberta Youth Unlimited housing program criteria (cayu.ca/programs/housing); Government of Alberta, Affordable Housing Needs Assessment pre-populated data for Blackfalds. Provider figures are dated accounts and may overlap.

2. Sources: Town Social Needs Assessment and Master Plan, January 2024, printed pp. 46, 48–49; City of Red Deer 2025 Point-in-Time Count Summary; Housing, Infrastructure and Communities Canada, Everyone Counts 2024 highlights. Regional and national trends support planning, not a Blackfalds unit estimate.

10

SECTION 10

Key findings and implications

This conclusion sets out planning implications and practical next steps for the Municipal Development Plan review, funding applications and advocacy, and the Town's future housing strategy. It remains within the scope of a needs assessment, without establishing a full implementation strategy or binding delivery commitments.

10.1 Key findings

1. Blackfalds is growing more slowly than before and ageing quickly. Census growth was 13.9 per cent during 2016 to 2021, compared with 36 to 48 per cent in earlier five-year periods. The Town's published Moderate scenario reaches 13,862 residents in 2036. The updated-base sensitivity reaches about 14,250. The main scenario approximately doubles the population aged 65 and over from 2025 to 2036, using an HNA assumption about age shares. Planning should consider age, household stage and accessibility alongside total growth.

2. Renters face higher measured housing pressure. The 2021 census total is 150 households in core housing need, and HART reports 100 renter households. From 2016, HART renter need rose by 50 while owner need fell by five. Reported need is concentrated in the Very low and Low income bands; higher-band counts are suppressed. The 565-household comparison uses 2020 incomes and August 2026 asking rents and is illustrative. The evidence supports affordable rental and non-market options. The 50 owner households in core need may face affordability, adequacy or suitability problems combined with inability to afford an acceptable alternative; the sources do not establish a cost-only cause or rule out another dwelling as a response.

3. Most homes are relatively recent, detached and large. In 2021, 71.8 per cent of occupied dwellings were single-detached. Three quarters were built in 2001 or later. Only 620 dwellings, or 16.4 per cent, had two bedrooms or fewer, while half of all households had one or two people (Section 4). The plan review should consider housing form as well as total supply. This assessment did not test serviced land capacity. Reported permits were mainly for townhouses and single-detached homes, with no apartments from 2024 to September 2026 (4.7). That permit history does not establish the current apartment construction inventory.

4. Core housing need does not measure potential households that have not formed. Formation rates fell among young adults, and participants described difficulty setting up a home locally. The main scenario includes a one-time allowance for about 290 potential households. These are additional to baseline growth by assumption. They are not a measured count prevented from forming by housing conditions or an extra census core-need total. Smaller, affordable rentals are a possible response. Their exact quantity is not established.

5. Seniors housing is a consistent priority across sources. Residents aged 65 and over are increasing, census data show few smaller dwellings, and participants report limited single-level and accessible options. One provider reported 39 applicants for four self-contained units, including four Blackfalds residents. Seniors housing was prominent in the resident survey, open house and written comments. Blackfalds has no lodge. One operator's report of no applicants for its Lacombe lodge does not measure regional availability or local care needs. The evidence supports investigating independent, accessible and supported options. It does not quantify dedicated seniors units or care spaces.

6. Permanent non-market supply is small. The Town confirmed 24 permanent non-market rental units in October 2026, including four seniors units, plus one separate shared youth transitional dwelling. HART recorded a net decline of five rentals below its affordability threshold during 2016 to 2021; these were not necessarily demolished or subsidized dwellings. A provider partnership may offer a route to additional housing, with the Town potentially contributing land, cash or reduced fees. Eligibility, financing and delivery arrangements require project-specific confirmation.

7. The main scenario estimates about 550 gross homes during 2026 to 2030 and 1,260 during 2026 to 2036. The updated-base sensitivity gives about 560 and 1,300. Both include ownership and rental housing, replacement and planning allowances. They are conditional planning estimates, not affordable-housing targets or Town delivery commitments. If replacement offsets dwelling losses, implied net additions are about 530 and 1,210 in the two periods. Monitor completions and losses separately from permits and starts.

8. Regional services provide specialized housing and crisis response, but local information is limited. A complete accessible housing inventory and a Blackfalds-specific homelessness count are unavailable, and regional transitional units described by providers are not a verified current inventory (Sections 4 to 7). These gaps limit the assessment of current capacity and unmet local requests. They support further work with regional partners and the province.

9. No source gives a complete rental inventory. CMHC's October 2025 universe of 67 units describes only part of a market with 840 renter households in the 2021 census. Census counts and listings include some individually owned rentals and rooms, but do not separately identify the entire dispersed stock. A dated inventory and records of permits by dwelling, starts, completions and losses would improve monitoring.

10.2 Implications for planning, funding and monitoring

Municipal Development Plan review. The housing phase of the Municipal Development Plan review is an opportunity to act on the findings. The evidence supports policies that allow smaller and single-level homes, purpose-built rental housing, apartments and seniors housing within existing neighbourhoods. It also supports including secondary and garage suites in housing supply, as residents requested (Sections 4, 7). The review should consider these findings alongside the range of resident views, including concerns about higher density.

Land and partnerships. Provincial capital programs may provide part of eligible costs. A provider partnership with municipal participation is a possible approach, but this assessment does not establish a mandatory applicant type or a universal local-contribution requirement. Partners must confirm eligibility, financing and contributions for a proposed project.

Provincial submission. Use the findings and their source definitions to prepare the online AHNA. Include consultation details, reasons for selected category ratings and explanations of unavailable local homelessness figures. Retain the qualitative findings where a defensible percentage or unit estimate is unavailable. Confirm the submission reference date and form validation. The guide requires CAO or municipal general manager approval and a municipal endorsement record. A later AHPP application must establish project alignment, financing and support funding.

Monitoring. This assessment establishes a baseline for tracking change. The Town can track five measures: completions by dwelling type in a continuous series; renter households in core housing need when the 2026 census housing data become available; dwellings with two bedrooms or fewer; the non-market and seniors inventory and waitlists; and household formation among residents aged 15 to 24. All five use sources already used in this assessment.

Overall findings and uses of the assessment

Blackfalds needs more affordable rentals, non-market homes, smaller homes and accessible options. The projections are conditional planning scenarios that include ownership and rental housing. They do not set affordable-housing targets or Town delivery commitments. The Town can use the findings for planning and complete the required approval and endorsement for provincial submission. Delivery depends on partners, financing and operating supports.

KEY TAKEAWAYS

The evidence supports diversifying supply toward affordable rental, non-market, smaller and seniors housing. It does not establish that no further detached family homes are needed.

The main planning scenario estimates about 550 gross homes over five years and 1,260 over eleven years; the updated-base sensitivity gives about 560 and 1,300. Both include replacement and planning allowances and depend on the stated assumptions.

Monitor completions and losses, maintain dated local inventories, and confirm delivery arrangements with prospective partners. The available records do not establish whether future supply will meet need.

Appendices

These appendices provide the supporting data, methods and assumptions for the assessment. Appendix A lists the report's data sources. Appendix B explains the definitions, methods and assumptions behind the figures. Appendix C gives the values behind each figure. Appendix D provides the annual age inputs, formation-rate fractions and calculation steps.

Appendix A. Data sources

Each source keeps its own definitions, reference period and geography. The report shows measures of different stages or populations separately and does not add them together.

Source	Geography	Reference period	What it provides	Used in
Statistics Canada, Census of Population, Census Profile (2021, 2016; 2006 for headship comparisons); 2021 population and dwelling counts as amended 1 December 2023	Census subdivision of Blackfalds; six central Alberta comparators	2021 census (income for 2020); 2016	Population, age, mobility, immigration, racialized population, Indigenous identity, households, income, employment and commuting, dwellings, tenure, shelter costs, housing standards and core housing need	Sections 2, 3, 4, 5, 6
Statistics Canada population estimates, as reported in the Town's 2026 growth study	Blackfalds	2001 to 2025	Population series that adjusts for census undercoverage	Methodology, Section 2.1
Town of Blackfalds municipal census	Blackfalds	2021 and 2024	Municipal population count (11,415 in 2024)	Sections 1.1, 2.1
HART (Housing Assessment Resource Tools, University of British Columbia), 2021 Census Housing Need Data	Blackfalds	2021 census	Income bands against Area Median Household Income; core housing need by band	Sections 3.6, 5.2

Source	Geography	Reference period	What it provides	Used in
HART Federal Housing Needs Assessment Template Database, doi:10.5683/SP3/NFGVT5 (version 9.0, 22 April 2025; extracted 8 October 2026)	Census subdivision 4808029	2006, 2016, 2021	Headship rates (Data Element 2b); core housing need by priority population (Data Element 3) and by tenure (Data Element 8a); affordable rentals added and lost; rental units by subsidy status (Data Element 9); co-operative housing; household projections to 2031 by income band and household size (linear trend over 2006, 2016 and 2021 counts); Data Element 2a Alberta and Division 8 age-85-plus benchmarks for Section 8	Sections 3.2, 4.6, 5.2, 6
CMHC Rental Market Survey	Blackfalds purpose-built rental universe (67 units); Red Deer census agglomeration	October 2025; Red Deer series 2019 to 2025	Average rent, vacancy and availability, with CMHC reliability ratings	Section 4.5
CMHC Housing Market Information Portal	Blackfalds	2023 to 2026 Q2	Housing starts, units under construction and completions (from 2025 Q3)	Sections 4.7, 8.5 and 10
Town of Blackfalds, Development/Building Permit Comparison 2024 to 2026 (September 2026)	Blackfalds	2024, 2025 and January to September 2026	Reported residential permits by type; counting basis unconfirmed	Section 4.7
Blackfalds Population and Land Demand Analysis Update 2026 (Stantec, 27 March 2026; adopted by Council, 14 April 2026)	Blackfalds	Projections to 2051	Town population scenarios and residential land capacity; annual totals are used in the HNA. Statistics Canada age shares are a separate input.	Methodology and Sections 1, 8 to 10; main annual population path

Source	Geography	Reference period	What it provides	Used in
Town and regional plans: Municipal Development Plan (2009) and its current review; Intermunicipal Development Plan with Lacombe County (2020); Lacombe County Municipal Development Plan; Strategic Plan 2026 to 2030; Municipal Sustainability Plan (2020); Land Use Bylaw; proposed off-site levy bylaw update (2026)	Blackfalds and Lacombe County	Adopted plans and dated review or proposal materials	Policy and planning context	Section 1
Market listings: Zolo listing snapshot; RentFaster, Rentals.ca and Kijiji asking rents; Central Alberta REALTORS Association	Blackfalds	August 2026 (Zolo 15 August; rents 18 August); CARA to July 2026	Asking and recent sold prices; asking rents. Few observations, taken at one point in time	Sections 3.6, 4.4, 4.5
Government of Alberta program and housing information: Stronger Foundations; Affordable Housing Partnership Program; Seniors Lodge Modernization Program; Seniors Home Adaptation and Repair Program; regional housing listings	Alberta; Lacombe Foundation region	2025 to 2026	Funding context; regional seniors housing listings	Sections 1.7, 1.8
Government of Alberta, Affordable Housing Needs Assessment pre-populated data for Blackfalds	Blackfalds; Red Deer economic region for regional labour measures	2016 and 2021 census measures; 2020 income reference year; November 2025 regional labour figures. Dates of some administrative fields are unconfirmed.	Census-based income and core housing need measures, regional labour figures and rent supplement assistance records. Individual measures retain their stated definitions and limitations. Rent measures without verified dates and sources are excluded from the market analysis.	Sections 3.3, 3.5, 4.6, 5.2 and 9

Source	Geography	Reference period	What it provides	Used in
Town of Blackfalds, Social Needs Assessment (fieldwork June to October 2022; published January 2024)	Blackfalds	2022 engagement	Resident (285) and youth (168) survey findings on affordability, seniors, youth and newcomer housing pressure; local service and housing inventory; priority recommendations	Sections 1.10, 9.6 and 10
Town of Blackfalds FCSS, confirmation of non-market and seniors housing (email, 20 October 2026)	Blackfalds	October 2026	24 permanent rental units by operator and form, plus one separate shared youth transitional unit; no local seniors lodge	Sections 1.8, 4.6, 7.5, 9
Town of Blackfalds FCSS, housing request counts (email, 15 October 2026)	Blackfalds	2025; 2026 to 15 October	Housing and seniors housing requests recorded at FCSS reception	Section 7.5
Government of Canada, Build Communities Strong Fund backgrounder (7 April 2026)	Canada	2026-27 onward	Federal infrastructure funding context	Section 1.7
Statistics Canada, Canadian Housing Survey, reference year 2024 (The Daily, 21 September 2026)	Ten provinces	2024, collected October 2024 to March 2025; compared with 2022	National shares of households spending 30 per cent or more of income on shelter, reporting financial difficulty from housing cost increases, and dissatisfied with affordability	Section 5 opening
City of Red Deer Point-in-Time Homeless Count: 2024 report and 2025 summary	City of Red Deer	October 2024; October 2025	Regional homelessness count and migration findings	Sections 6.8 and 9.6
Stakeholder interviews (13 substantive interviews, 14 participants)	Blackfalds and central Alberta	21 August to 8 September 2026	Qualitative accounts of housing conditions, services and delivery	Section 7
Beyond Food Community Hub hamper and Lunchbox program records (data files supplied 4 September 2026)	Blackfalds	2025 annual totals; January to August 2026 by week and month	Household visits and person service instances, including repeat visits; registered and anonymous records and age groups	Section 7.5

Source	Geography	Reference period	What it provides	Used in
Town of Blackfalds resident survey (online and paper) and community open house	Blackfalds	9 September to 2 October 2026; open house 28 September 2026	Resident experiences and priorities (230 survey responses; 23 open house attendees)	Section 7.4
Government of Alberta, Affordable Housing Needs Assessment User Guide, April 2026	Alberta	April 2026	Definitions, seven template sections, conditional reasoning fields, consultation requirements and endorsement	Sections 5, 9 and 10; Appendix B
Statistics Canada table 17-10-0162-01 and technical report on census division and subdivision projections	Blackfalds, 4808029; total gender; M1 medium-growth	18 February 2026 release; 2025 to 2050 projections	Population projections by age under medium-growth scenario M1. The assessment uses the 2025 to 2036 age shares with the Town's annual Moderate population totals. Tables D.1 and D.2 reproduce the M1 inputs used in the calculations.	Section 8; Appendix D
The Bethany Group, Seniors Subsidized Housing and Lacombe & Area webpages; housing application	Lacombe region; Tower Manor in Blackfalds	Public information checked 27 October 2026	Four Tower Manor units; general program income, independence, age and need-based placement criteria. Does not establish current vacancy or individual eligibility.	Sections 4.6 and 9.5; Table 9.4

Appendix B. Methods, definitions and assumptions

Definitions

Term	Definition used in this assessment
Core housing need	A household is in core housing need if its dwelling is below at least one of the affordability, suitability or adequacy standards. It must also be unable to afford acceptable local housing without spending 30 per cent or more of before-tax income. The measure examines only private, non-farm, non-reserve households with income above zero and shelter costs below 100 per cent of income. Non-family households with at least one maintainer aged 15 to 29 attending school are not considered to be in core housing need.
Affordability standard	Shelter costs below 30 per cent of total before-tax household income.
Suitability standard	Enough bedrooms for the size and composition of the household under the National Occupancy Standard.
Adequacy standard	The dwelling does not need major repairs, as reported by residents.
Shelter cost burden	Spending 30 per cent or more of household income on shelter. Owner shelter costs include mortgage payments, property taxes and utilities; tenant shelter costs include rent and utilities.
Area Median Household Income (AMHI)	The median household income HART uses to set income bands: $103,000 for Blackfalds. The bands, as per cent of AMHI, are Very low (under 20), Low (20 to 50), Moderate (50 to 80), Median (80 to 120) and High (over 120).
Affordable monthly shelter budget	Thirty per cent of annual household income, divided by 12. Budget ranges follow the income-band boundaries and include utilities. They are illustrative, not a lending calculation.
Headship rate	The share of residents in an age band who are the primary maintainer of a household.
Movers and migrants	Movers changed address in the reference period. Migrants are movers who arrived from another community, province or country.
Permits, starts and completions	Permits record the Town's permission to build. CMHC starts and completions record when construction begins and ends. The report does not add or subtract the three measures.

Term	Definition used in this assessment
Permanent supportive housing	Alberta AHNA definition: an intensive model at a dedicated site, with on-site supports, case management and access or referral to clinical services. It serves people with chronic homelessness and complex needs. Other supported housing and time-limited transitional housing do not automatically meet this definition.
Transitional housing with supports	Time-limited accommodation with support to move toward stable housing. The confirmed local youth program is one shared dwelling with two rooms; it is reported separately from intensive permanent supportive housing.
Provincial five-year need rating	Approximate category judgment using the April 2026 scale. Reasons and sources are mandatory if a rating is entered. This report explains unrated categories where evidence cannot support a percentage judgment; it has not tested the online form's later-stage validation.

Methods and key decisions

- Core housing need is reported as the census total of 150 among 3,730 examined households. HART's custom table gives the same count among 3,725, with independently rounded tenure and band results. Its income-by-size cells sum to 115 in need among 3,705 examined because of rounding and suppression. The report retains each source's base and does not force the tables to agree. The two lowest non-suppressed band counts sum to 150, but suppressed higher bands prevent an exact exhaustive partition.
- Census counts, Statistics Canada estimates and municipal census counts retain their own definitions. The main planning path is the Town's published annual Moderate scenario; the updated-base sensitivity retains its annual growth ratios. Annual age proportions are derived HNA assumptions from M1. These scenario totals do not alter the detailed 2021 census tables.
- HART shows counts of ten households or fewer as zero. The report describes a HART zero as ten or fewer households, never as no need.
- Statistics Canada randomly rounds counts to base 5, so components may not sum to published totals. The report notes rounding differences but does not correct them.
- Census income refers to 2020 and census shelter costs to 2021. Where the report compares these with 2024 to 2026 rents and prices, it states both reference periods and treats the comparison as illustrative.
- Small-sample data are reported with their reliability. CMHC vacancy and availability rates for Blackfalds have a poor reliability rating. The report does not use them to describe the wider rental market.
- Interview evidence describes experiences and how services work. It does not estimate how common a problem is. Figures that participants gave use each organization's definitions and are not added to community totals.

- Survey findings include 211 online and 19 paper responses. Because the paper questionnaire omitted ages 35 to 49, all age profiles and age-based comparisons use online responses only. Other questions retain paper responses under their valid response bases. Open comments comprise 78 online and seven paper responses; two margin notes are contextual input only. Qualitative comment themes are not ranked or assigned precise tallies.
- Open house priorities are reported as dot counts by priority level. A weighted score (three, two and one points) is used only to rank the options.

Projection assumptions

Projection method. For each year from 2025 to 2036, multiply each Statistics Canada M1 age share by that year's published Moderate population total. Apply constant local 2021 HART ratios of primary maintainers to population for ages 15 to 24 through 75 to 84. Use Alberta's 2021 ratio for ages 85 and over. Sum the results to estimate baseline households. These are scenarios calculated for this assessment using the stated inputs and assumptions. They are not published Stantec household forecasts. No national adjustment is applied.

Calculate potential formation once at the 2025 base. For each age group, multiply population by the positive difference between its 2006 local formation rate and its working baseline rate. Sum these positive results. Apply the 2006 combined rate for ages 75 and over to both oldest bands. The resulting allowance is 286.91 and is additional by assumption. Assign one-eleventh to each year from 2026 to 2036. Annual replacement is 0.001 × the fixed 2025 baseline of 4,384.19 households. The annual planning buffer is 0.03 × positive baseline household growth, with a minimum of zero. Gross provision adds growth, phased formation, replacement and buffer. Implied net additions exclude replacement. The model adds no census core-need count.

The calculations do not forecast tenure, dwelling type, rents, future incomes or program eligibility. Gross provision includes replacement. Baseline households plus the formation allowance describe conditional capacity. Neither directly establishes dedicated seniors units, care spaces or non-market targets. Section 9 provides qualitative five-year assessments for supportive, transitional, disability and lodge housing. These are separate from the gross totals of about 550 and 1,260. Local point-in-time, By-Name List and intensive supportive-housing waiting counts were unavailable. No regional population share or disability rate was converted to a unit estimate.

The updated-base case scales every annual Moderate total by 12,258 / 11,924. It recalculates households, formation and allowances on that base using the same method; it is not forced back to 13,862 in 2036. Population age shares remain an HNA assumption in both cases. Provincial and Division 8 oldest-age rates provide a benchmark, with differences in composition and collective living acknowledged. No second collective-living adjustment is applied.

Scenario results and sensitivities

Main scenario, 2026 to 2030: growth 385.02, formation 130.41, replacement 21.92, buffer 11.55; gross 548.91. For 2026 to 2036: 898.13, 286.91, 48.23, 26.94 respectively; gross 1,260.21. These figures use underlying precision.

Baseline households in 2036 are 5,282.32. Adding the one-time formation allowance gives conditional household capacity of 5,569.22 only if it is accommodated and remains additional. Replacement offsets losses and the planning buffer provides capacity, so neither is automatically an occupied household.

Income allocation basis

Income shares use all 3,775 HART income-band households: 70 Very low, 495 Low, 750 Moderate, 1,155 Median and 1,305 High. Divide each by 3,775 and multiply by each period's gross provision. The examined-cell base of 3,705 is not used for this allocation. The underlying core-need tables retain their own examined bases and suppression; no census values are changed.

Band	All households	Share used	Income period	Use
Very low	70	1.85%	2020 incomes	Constant-share illustration
Low	495	13.11%	2020 incomes	Constant-share illustration
Moderate	750	19.87%	2020 incomes	Constant-share illustration
Median	1,155	30.60%	2020 incomes	Constant-share illustration
High	1,305	34.57%	2020 incomes	Constant-share illustration

Band	Gross allocation 2026 to 2030	Gross allocation 2026 to 2036
Very low	10.18	23.37
Low	71.98	165.25
Moderate	109.05	250.37
Median	167.94	385.57
High	189.75	435.65

Applying constant 2021 all-household income shares allocates about 190 gross homes to the Very low and Low bands and 440 to the lowest three bands. These are illustrative allocations, not subsidy targets, a ceiling on affordable provision, or forecasts of future incomes and tenure. For 2026 to 2030, the lowest two bands receive 82.15 and the lowest three 191.21 under the same illustration.

Household formation rates and sensitivity results

Age	Local 2021 rate	Working rate	Source treatment
15-24	11.21%	11.21%	Local rate held constant
25-34	50.97%	50.97%	Local rate held constant
35-44	58.27%	58.27%	Local rate held constant
45-54	56.22%	56.22%	Local rate held constant
55-64	54.07%	54.07%	Local rate held constant
65-74	65.31%	65.31%	Local rate held constant
75-84	62.96%	62.96%	Local rate held constant
85+	100.00%	49.43%	Alberta 2021 benchmark

The table gives local 2021 rates and the working rates applied in every scenario year. For ages 85 and over, Alberta's ratio is 35,775 / 72,375 = 49.4301 per cent; Division 8 is 1,845 / 3,755 = 49.1345 per cent. The local 10 / 10 oldest-age ratio is too small and affected by rounding to use in the main scenario. The local pooled 75-plus alternative uses 95 / 145 = 65.5172 per cent for both oldest bands.

Sensitivity results are shown below. Each alternative is recalculated through both horizons. They test selected assumptions and do not define a complete uncertainty range. The working case uses even formation phasing; the alternative timing does not imply that current hardship should be deferred. The five-year provincial category judgments are separate from these gross totals.

Working main: five-year gross 548.91; eleven-year gross 1,260.21. Without replacement and buffer: 515.43 / 1,185.04. With replacement only: 537.35 / 1,233.26. With buffer only: 526.98 / 1,211.98.

Updated base: five-year gross 564.28; eleven-year gross 1,295.50. Without replacement and buffer: 529.87 / 1,218.23. With replacement only: 552.41 / 1,267.81. With buffer only: 541.75 / 1,245.93.

Local pooled 75+: five-year gross 560.16; eleven-year gross 1,296.95. Without replacement and buffer: 526.29 / 1,220.54. With replacement only: 548.26 / 1,268.89. With buffer only: 538.19 / 1,248.61.

Earlier formation: five-year gross 590.64; eleven-year gross 1,260.21. Without replacement and buffer: 557.17 / 1,185.04. With replacement only: 579.09 / 1,233.26. With buffer only: 568.72 / 1,211.98.

Appendix C. Data tables

This appendix gives values underlying the report figures. Census counts are randomly rounded to base 5. Figures 7.1 to 7.5 are tables in Section 7.4. Model values are displayed to two decimals, rather than being fully unrounded. Different published bases and suppressed cells are retained as supplied.

Figure 2.1. Population estimates and census counts, Blackfalds, 2001 to 2025.

Source: Statistics Canada federal census counts and population estimates as reported in the Town's Blackfalds Population and Land Demand Analysis Update 2026; Town municipal censuses. Census Profiles for 2001, 2006 and 2011 were retrieved on 9 October 2026.

Data note: The three series have different methods and reference dates. A dash means no observation supplied for that series and year. The amended 2021 federal count is 10,627; the original detailed release basis was 10,470. Boundary-adjusted counts used to calculate census growth differ from the historical headline counts shown here.

Year	Federal census residents	Statistics Canada estimated residents	Town municipal census residents
2001	3,042	3,289	—
2006	4,571	4,850	—
2011	6,300	6,624	—
2016	9,328	9,929	—
2021	10,627	11,084	11,015
2024	—	—	11,415
2025	—	12,258	—

Figure 2.2. Population growth by census period, Blackfalds, 2001 to 2021.

Source: Statistics Canada, Census of Population 2021, Census Profile; 2016 census comparison where shown. Published counts are independently rounded.

Note: Growth rates use the previous census count adjusted to the later boundary for each period: 4,571 against 3,116 (2001 adjusted); 6,300 against 4,618 (2006 adjusted); 9,328 against 6,300; and 10,627 against 9,328. The rates are not calculated from an unadjusted continuous historical series.

Census period	Growth
2001 to 2006	46.7%
2006 to 2011	36.4%
2011 to 2016	48.1%
2016 to 2021	13.9%

Figure 2.3 supporting data. Population by five-year age group, Blackfalds, 2016 and 2021.

Source: Statistics Canada, Census of Population 2021, Census Profile; 2016 census comparison where shown. Published counts are independently rounded.

Data note: These are detailed census age counts, not amended headline population counts. The 2016 cohorts sum to 9,320; the age-table total is 9,330 and the published population is 9,328. The 2021 detailed age basis is 10,470. Rounding differences are retained.

Age group	2016 residents	2021 residents
0 to 4	995	940
5 to 9	850	1,030
10 to 14	620	820
15 to 19	480	610
20 to 24	590	505
25 to 29	1,045	935
30 to 34	1,210	1,135
35 to 39	895	1,110
40 to 44	635	795
45 to 49	495	610
50 to 54	455	475
55 to 59	410	440
60 to 64	290	420
65 to 69	175	310
70 to 74	90	180
75 to 79	55	90
80 to 84	20	45
85 and over	10	10

The 2016 age groups sum to 9,320. The age table's total is 9,330, and the published population count is 9,328. Detailed age counts are randomly rounded to base 5 and may differ from the published population count, which is not base-5 rounded.

Figure 2.4. Growth of the population aged 65 and over, Blackfalds, 2016 to 2021.

Source: Statistics Canada, Census of Population 2021, Census Profile; 2016 census comparison where shown. Published counts are independently rounded.

Group	2016	2021	Change
Aged 65 and over	355	645	+290 (82%)
Aged 75 and over	85	145	+60 (71%)
Whole population	9,328	10,470	12%

Figure 2.5. Movers by origin, Blackfalds, five years to 2021.

Source: Statistics Canada, Census of Population 2021, Census Profile; 2016 census comparison where shown. Published counts are independently rounded.

Data note: The total for arrivals from outside Blackfalds contains arrivals from elsewhere in Alberta, another province and outside Canada. The component counts are not additional to that total. People who left Blackfalds are absent; these figures do not measure net migration.

Origin	Residents
Moved within Blackfalds	1,065
Arrivals from outside Blackfalds, total	3,485
From elsewhere in Alberta	2,825
From another province	505
From outside Canada	155
Base: residents assessed for five-year mobility	9,530

Figure 2.6. Immigrant and non-permanent resident population, Blackfalds, 2016 and 2021.

Source: Statistics Canada, Census of Population 2021, Census Profile; 2016 census comparison where shown. Published counts are independently rounded.

Note: Recent immigrants are included in the immigrant population. Non-permanent residents are a separate category. The rows are not mutually exclusive population groups.

Group	2016	2021
Immigrants	405	695
Arrived in the last five years	85	175
Non-permanent residents	75	65

Figure 2.7. Racialized population by group, Blackfalds, 2021.

Source: Statistics Canada, Census of Population 2021, Census Profile; 2016 census comparison where shown. Published counts are independently rounded.

Data note: The published total is 700. Published component counts and the combined "all other groups" row do not form an exact breakdown of that total. These counts are not a normalized 100-per-cent composition.

Group	Residents
Filipino	200
Latin American	125
Black	100
Korean	55
Chinese	45
Southeast Asian	45
All other groups (South Asian 15, West Asian 30, Japanese 25, multiple groups 15; Arab and not included elsewhere 0)	85
Published total	700

Figure 2.8. Indigenous identity by group, Blackfalds, 2021.

Source: Statistics Canada, Census of Population 2021, Census Profile; 2016 census comparison where shown. Published counts are independently rounded.

Group	Residents
Métis	435
First Nations	200
Multiple Indigenous responses	40
Responses not included elsewhere	10
Total reporting Indigenous identity	**685**

Figure 2.9. Share of residents aged 65 and over, six central Alberta communities, 2021.

Source: Statistics Canada, Census of Population 2021, Census Profile; 2016 census comparison where shown. Published counts are independently rounded.

Community (median age)	Share aged 65+
Blackfalds (31.8)	6.2%
Penhold (34.4)	8.3%
Sylvan Lake (36.0)	11.0%
Red Deer (38.8)	15.1%
Lacombe (39.6)	18.8%
Innisfail (46.0)	25.4%

Figure 2.10. Population growth, six central Alberta communities, 2016 to 2021.

Source: Statistics Canada, Census of Population 2021, Census Profile; 2016 census comparison where shown. Published counts are independently rounded.

Community (2021 population)	Growth
Blackfalds (10,627)	13.9%
Sylvan Lake (15,995)	8.0%
Penhold (3,484)	6.0%
Lacombe (13,396)	2.6%
Innisfail (7,985)	1.8%
Red Deer (100,844)	0.4%

Figure 3.1. Households by type, Blackfalds, 2021.

Source: Statistics Canada, Census of Population 2021, Census Profile; 2016 census comparison where shown. Published counts are independently rounded.

Data note: Household types describe relationships within a dwelling. Components are independently rounded and may not sum to the published household base.

Household type	Households
Couple with children	1,340
Couple without children	885
One person	680
One parent family	355
Two-or-more-person non-family	215
One family plus others	195
Multigenerational	90
Multiple census family	10

Figure 3.2. Headship rate by age, Blackfalds, 2006 and 2021.

Source: HART Census Housing Need Data and Federal Housing Needs Assessment Template Database, using the reference years and examined bases shown. See Appendix A for source details.

Note: Headship rate is the share of an age group who are primary household maintainers. A lower rate does not establish why household formation changed.

Age	2006	2021
15 to 24	21.6%	11.2%
25 to 34	52.5%	51.0%
35 to 44	59.9%	58.3%
45 to 54	53.4%	56.2%
55 to 64	62.7%	54.1%
65 to 74	50.0%	65.3%
75 and over	55.6%	65.5%

Figure 3.3. Where employed residents work, Blackfalds, 2021.

Source: Statistics Canada, Census of Population 2021, Census Profile; 2016 census comparison where shown. Published counts are independently rounded.

Data note: The Lacombe census division usual-place-of-work count is a separate geographic measure, not an additional employment category. "Outside Blackfalds," "in Blackfalds," "no fixed workplace address" and "work at home" describe the main location categories; independently rounded counts need not sum exactly to the published labour-force total.

Place of work	Employed residents
Outside Blackfalds	2,715
Of these, elsewhere in the same census division	2,525
In Blackfalds	690
No fixed workplace address	1,125
Work at home	525
Employed labour force	5,065

Figure 3.4. Households by total income, Blackfalds, 2020.

Source: Statistics Canada, Census of Population 2021, Census Profile; 2016 census comparison where shown. Published counts are independently rounded.

Total household income	Households
Under $5,000	30
$5,000 to $9,999	15
$10,000 to $14,999	10
$15,000 to $19,999	30
$20,000 to $24,999	50
$25,000 to $29,999	65
$30,000 to $34,999	65
$35,000 to $39,999	80
$40,000 to $44,999	90
$45,000 to $49,999	90
$50,000 to $59,999	225
$60,000 to $69,999	235
$70,000 to $79,999	270
$80,000 to $89,999	255
$90,000 to $99,999	285
$100,000 to $124,999	655
$125,000 to $149,999	465
$150,000 to $199,999	570
$200,000 and over	300

Figure 3.5. Median total income by household and family type, Blackfalds, 2020.

Source: Statistics Canada, Census of Population 2021, Census Profile; 2016 census comparison where shown. Published counts are independently rounded.

Data note: Household and economic-family measures use different populations. Their counts and income measures are not interchangeable or additive.

Household or family type (count)	Median income
Couple with children (1,450)	$129,000
Two or more persons (3,105)	$114,000
All economic families (2,920)	$111,000
Couple only (920)	$107,000
All households (3,780)	$103,000
One-parent family (485)	$64,500
One-person household (680)	$60,000
Not in an economic family (1,235)	$53,200

Figure 3.6. Households and shelter budgets by income band, Blackfalds, 2021.

Source: HART Census Housing Need Data and Federal Housing Needs Assessment Template Database, using the reference years and examined bases shown. See Appendix A for source details.

Note: Counts describe households in the 2021 census; income refers to 2020. Household counts sum to 3,775. Monthly shelter budgets use 30 per cent of income and include utilities. They are illustrative budgets, not current rents, borrowing limits or program eligibility thresholds.

Band	Income range	Households	Monthly shelter budget (30 per cent of income)
Very low	Under $20,600	70	Under $515
Low	$20,600 to $51,500	495	$515 to $1,288
Moderate	$51,500 to $82,400	750	$1,288 to $2,060
Median	$82,400 to $123,600	1,155	$2,060 to $3,090
High	Over $123,600	1,305	Over $3,090

Figure 4.1. Dwellings by structural type, Blackfalds, 2016 and 2021.

Source: Statistics Canada, Census of Population 2021, Census Profile; 2016 census comparison where shown. Published counts are independently rounded.

Data note: 2021 structural-type components sum to 3,775, while the published occupied-dwelling base is 3,780. Independent rounding is retained.

Structural type	2016	2021
Single-detached house	2,505	2,715
Row house	415	485
Semi-detached house	110	215
Apartments, all kinds	110	195
Movable dwelling	155	165
Occupied private dwellings	3,305	3,780

Figure 4.2. Household size and bedroom count, Blackfalds, 2021.

Source: Statistics Canada, Census of Population 2021, Census Profile; 2016 census comparison where shown. Published counts are independently rounded.

Data note: Household size and bedroom count are separate characteristics. Their difference does not measure unmet need, a required bedroom count, or demand for a specific number of smaller dwellings.

Published census counts are independently rounded and may not sum to the published total. Percentages shown use the published base of 3,780.

Measure	One or two people / two or fewer bedrooms	Three or more
Households by number of people	1,915 (50.7%)	1,870
Dwellings by number of bedrooms	620 (16.4%)	3,170

Figure 4.3. Households by tenure, Blackfalds, 2016 and 2021.

Source: Statistics Canada, Census of Population 2021, Census Profile; 2016 census comparison where shown. Published counts are independently rounded.

Year	Owners	Renters	Renter share
2016	2,740	560	17.0%
2021	2,940	840	22.2%

Figure 4.4. Home prices and reported dwelling values, Blackfalds, 2021 and 2026.

Source: August 2026 market-listing and recent-sale snapshot, collected 15 August 2026; Statistics Canada Census Profile 2021 for the separately identified self-reported dwelling value.

Note: August 2026 asking prices and the small recent-sale snapshot are not directly comparable with owners' self-reported dwelling values in the 2021 census. They do not establish a continuous price trend.

Measure	Price
Detached, median asking (Aug 2026)	$517,400
All listings, median asking (Aug 2026)	$437,000
Recent sold, median (Aug 2026)	$433,000
Townhouse, median asking (Aug 2026)	$334,900
2021 census median self-reported value	$332,000

Figure 4.5. Renter households and rental survey units, Blackfalds, 2021 and 2025.

Source: Statistics Canada Census Profile 2021, renter households; CMHC Rental Market Survey, October 2025, privately initiated rental survey universe.

Note: The 2021 census counts renter households; the October 2025 CMHC survey counts units in its privately initiated rental universe. Different dates, measures and survey coverage prevent an exact coverage percentage or subtraction.

Measure	Count
Renter households, 2021 census	840
Units in CMHC survey universe, October 2025	67

Figure 4.6. Reported residential permits by type, Blackfalds, 2024 to September 2026.

Source: Town of Blackfalds, Development/Building Permit Comparison 2024 to 2026, September 2026.

Data note: These are source-reported permit counts, not verified dwelling-unit approvals, starts or completions. The source's unit-counting convention is unresolved. Full-year totals and January–September totals have different reporting windows. No apartment permit appears in the supplied window, while CMHC separately records 120 apartment starts in 2024; the datasets do not establish the current apartment pipeline.

Reported type	2024 full year	2025 full year	January–September 2025	January–September 2026
Townhouses	157	12	8	56
Single-detached	38	30	26	12
Single-detached with suite	8	0	0	0
Duplexes	20	10	4	0
Manufactured homes	11	11	8	2
Apartments	0	0	0	0
Fourplexes	0	0	0	0
Eightplexes	0	0	0	0
Reported residential total	**234**	**63**	**46**	**70**

By type (2024; 2025; 2025 January to September; 2026 January to September): townhouses 157, 12, 8, 56; single-detached 38, 30, 26, 12; single-detached with suite 8, 0, 0, 0; duplexes 20, 10, 4, 0; manufactured homes 11, 11, 8, 2; apartments, fourplexes and eightplexes 0 in all periods. Source: Town of Blackfalds, Development/Building Permit Comparison 2024 to 2026 (September 2026).

Figure 5.1. Shelter costs by tenure, Blackfalds, 2021.

Source: Statistics Canada, Census of Population 2021, Census Profile; 2016 census comparison where shown. Published counts are independently rounded.

Data note: Shelter-cost burden uses 2020 household income and shelter costs reported in 2021. The owner and renter bases here differ from the bases examined for core housing need.

Tenure	Households	Spending 30%+ on shelter	Median monthly shelter cost
Owners	2,945	15.3%	$1,860
Tenants	835	33.7%	$1,550

Figure 5.2. Households in core housing need by tenure, Blackfalds, 2016 and 2021.

Source: HART Census Housing Need Data and Federal Housing Needs Assessment Template Database, using the reference years and examined bases shown. See Appendix A for source details.

Tenure	2016	2021
Owner households	55	50
Renter households	50	100

Figure 5.3. Households below housing standards, Blackfalds, 2021.

Source: Statistics Canada, Census of Population 2021, Census Profile; 2016 census comparison where shown. Published counts are independently rounded.

Data note: Rows are mutually exclusive combinations of housing standards not met. These are not counts of households in core housing need. Counts are independently rounded.

Standard(s) not met	Households
Affordability only	685
Adequacy only (major repairs)	95
Suitability only (too small)	85
Affordability and adequacy	35
Affordability and suitability	10
Suitability and adequacy	0
All three	0

Figure 5.4. Housing standards and core housing need, Blackfalds, 2021.

Source: Statistics Canada, Census of Population 2021, Census Profile; 2016 census comparison where shown. Published counts are independently rounded.

Note: Housing standards use the published base of 3,780 occupied private dwellings. Core housing need is reported among 3,730 examined households after exclusions and the acceptable-alternative test. The measures cannot be subtracted to identify a separate group in need.

Measure on its published base	Households
All private households	3,780
Meet all three standards	2,865
Fall below at least one standard	910
In core housing need (examined base 3,730)	150

Figure 6.1. Households in core housing need by priority population, Blackfalds, 2021.

Source: HART Census Housing Need Data and Federal Housing Needs Assessment Template Database, using the reference years and examined bases shown. See Appendix A for source details.

Data note: Priority groups overlap. Counts cannot be summed. For the listed suppressed HART priority populations, a reported zero means ten or fewer households, not a confirmed absence of need.

Group	Households in core housing need
All households	**150**
Women-led	115 (77%)
Single mother-led	60 (40%)
Physical activity limitation	40
Mental, cognitive or addictions limitation	20
Youth-led, maintainer 18 to 29	20
Indigenous, visible minority, Black-led, new immigrant-led, refugee claimant-led, veteran, maintainer under 25, maintainer 65 and over	10 or fewer each (reported as zero)

Figure 6.2. Core housing need rates by priority population, Blackfalds, 2021.

Source: HART Census Housing Need Data and Federal Housing Needs Assessment Template Database, using the reference years and examined bases shown. See Appendix A for source details.

Note: Each rate uses that group's examined household base. Groups overlap and must not be added. Examined households differ from the corresponding total population.

Group	In need	Examined	Rate
Single mother-led	60	280	21.43%
Youth-led, 18 to 29	20	565	3.54%
Physical activity limitation	40	1,075	3.72%
Mental, cognitive or addictions limitation	20	915	2.19%
All households	**150**	**3,725**	**4.03%**

Women-led households: 115 in core housing need of 1,475 examined, a rate of 7.80 per cent (HART Data Element 3, 2021). In 2016 the figures were 60 of 970, or 6.19 per cent.

Figure 7.6. Hamper program visits by month, Blackfalds, January to August 2026.

Source: Beyond Food Community Hub, registered hamper program administrative records, January to August 2026.

Note: Counts include registered visits only. Household visits and person service instances include repeat use and are not unique households or people.

Note on 2025 comparison: Supplied full-year 2025 records are compared separately. Full-year 2025 and January–August 2026 totals cannot establish an annual growth rate.

Month	Person service instances	Household visits
January	362	115
February	332	107
March	328	110
April	360	116
May	357	125
June	314	106
July	342	112
August	354	118
Total	**2,749**	**909**

Body household and gross provision estimates are generally rounded to the nearest ten; calculation details may show greater precision. Appendix values are displayed to two decimals and calculations use underlying precision. Components, totals and changes are rounded independently. Displayed endpoints may not subtract to displayed changes. Population totals follow the published Moderate path; age values are scaled HNA estimates. Income shares use all 3,775 income-band households.

Figure 8.1 and Table 8.1. Projected population by age group, Blackfalds, 2025 and 2036.

Sources: Town of Blackfalds, Blackfalds Population and Land Demand Analysis Update 2026, Appendix A.1, annual Moderate population totals; Statistics Canada, table 17-10-0162-01, medium-growth scenario M1 age shares. Age counts are calculated for this assessment by applying the age shares to the Town's annual totals. Methods are in Appendices B and D.

Data note: Main scenario population totals follow the Town's published Moderate path. Age counts are HNA calculations using scaled M1 age shares, not Stantec age forecasts or requirements for dedicated housing or care spaces. Endpoints and changes are rounded independently.

Age group	2025	2036	Change
0 to 14	3,056	2,962	-95
15 to 24	1,340	1,958	+618
25 to 34	1,926	1,879	-47
35 to 44	2,326	1,723	-602
45 to 54	1,401	2,080	+679
55 to 64	927	1,343	+416
65 to 74	675	988	+312
75 to 84	242	747	+505
85 and over	30	182	+152
All ages	**11,924**	**13,862**	**+1,938**

Table 8.1 and Table 8.4. Projected population, households and housing provision by year, Blackfalds, 2025 to 2036.

Year	Population	Baseline households	Baseline growth	Potential formation	Replacement	Planning buffer	Gross provision
2025	11,924	4,384.19					
2026	12,134	4,467.27	83.08	26.08	4.38	2.49	116.04
2027	12,308	4,537.35	70.08	26.08	4.38	2.10	102.65
2028	12,482	4,611.64	74.29	26.08	4.38	2.23	106.98
2029	12,656	4,689.89	78.25	26.08	4.38	2.35	111.06
2030	12,830	4,769.21	79.32	26.08	4.38	2.38	112.16
2031	13,007	4,853.79	84.58	26.08	4.38	2.54	117.59
2032	13,178	4,937.03	83.24	26.08	4.38	2.50	116.20
2033	13,349	5,021.71	84.68	26.08	4.38	2.54	117.69
2034	13,520	5,101.23	79.52	26.08	4.38	2.39	112.37
2035	13,691	5,188.22	86.99	26.08	4.38	2.61	120.07
2036	13,862	5,282.32	94.09	26.08	4.38	2.82	127.38

Sources: Town of Blackfalds, Blackfalds Population and Land Demand Analysis Update 2026, Appendix A.1; Statistics Canada, table 17-10-0162-01, medium-growth scenario M1; HART household-formation data for 2006 and 2021 and the Alberta benchmark for ages 85 and over. Housing provision is calculated for this assessment using the assumptions in Appendix B and inputs in Appendix D.

Table 8.2. Projected households by age of household maintainer, Blackfalds, 2025 and 2036.

Age of household maintainer	2025	2036	Change
15-24	150.27	219.51	+69.23
25-34	981.63	957.90	-23.74
35-44	1,355.22	1,004.21	-351.01
45-54	787.53	1,169.29	+381.76
55-64	501.24	726.11	+224.87
65-74	440.88	644.93	+204.06
75-84	152.51	470.31	+317.80
85+	14.91	90.07	+75.16
Baseline households	**4,384.19**	**5,282.32**	**+898.13**

Sources: Town of Blackfalds, Blackfalds Population and Land Demand Analysis Update 2026, Appendix A.1; Statistics Canada, table 17-10-0162-01, medium-growth scenario M1; HART 2021 population and primary-household-maintainer data, including the Alberta benchmark for ages 85 and over. Household estimates are calculated for this assessment using the methods in Appendices B and D.

Figure 8.2 and Table 8.3. Projected housing provision by component, Blackfalds.

Sources: Town of Blackfalds, Blackfalds Population and Land Demand Analysis Update 2026, Appendix A.1; Statistics Canada, table 17-10-0162-01, medium-growth scenario M1; HART household-formation data for 2006 and 2021 and the Alberta benchmark for ages 85 and over. Housing provision is calculated for this assessment using the assumptions in Appendix B and inputs in Appendix D.

Note: Gross provision includes baseline household growth and allowances for potential household formation, replacement and a planning buffer. The periods overlap. Components and totals are calculated before rounding and displayed independently. These are planning scenarios, not a measured current shortage or a forecast of completions.

Component	2026 to 2030	2026 to 2036
Baseline household growth	385.02	898.13
Potential formation allowance	130.41	286.91
Replacement allowance	21.92	48.23
Planning buffer	11.55	26.94
Gross housing provision	**548.91**	**1,260.21**

Figure 8.3. Projected households by age of household maintainer, Blackfalds, 2025 and 2036.

Sources: Town of Blackfalds, Blackfalds Population and Land Demand Analysis Update 2026, Appendix A.1; Statistics Canada, table 17-10-0162-01, medium-growth scenario M1; HART 2021 population and primary-household-maintainer data, including the Alberta benchmark for ages 85 and over. Household estimates are calculated for this assessment using the methods in Appendices B and D.

Note: These are baseline household estimates by age of the primary household maintainer. They describe the household profile, not allocations of dedicated seniors housing, care spaces or other housing products. Working rates are constant through the scenario and use the Alberta benchmark for ages 85 and over.

Age of maintainer	2025 population	2036 population	Working rate	2025 households	2036 households
15-24	1,340.45	1,957.99	11.2108%	150.27	219.51
25-34	1,926.05	1,879.47	50.9662%	981.63	957.90
35-44	2,325.85	1,723.44	58.2677%	1,355.22	1,004.21
45-54	1,400.76	2,079.80	56.2212%	787.53	1,169.29
55-64	927.03	1,342.91	54.0698%	501.24	726.11
65-74	675.09	987.55	65.3061%	440.88	644.93
75-84	242.22	746.96	62.9630%	152.51	470.31
85+	30.16	182.21	49.4301%	14.91	90.07
Total ages 15+				**4,384.19**	**5,282.32**

Table 8.5. Illustrative housing provision by income band, Blackfalds.

Income band	2026 to 2030	2026 to 2036
Very low	10.18	23.37
Low	71.98	165.25
Moderate	109.05	250.37
Median	167.94	385.57
High	189.75	435.65
All bands	**548.91**	**1,260.21**

Sources: Gross housing provision calculated using the sources and methods in Appendices B and D; HART 2021 all-household income-band counts, based on 2020 incomes. Allocations apply constant income-band shares and are illustrative, not forecasts of future income or program eligibility.

Appendix D. Projection inputs and calculation checks

The age profile comes from Statistics Canada table 17-10-0162-01, released 18 February 2026. M1 means medium-growth scenario 1. The data describe Blackfalds on 2021 census subdivision boundaries, total gender, as of July 1. M1 is separate from the Town's Moderate scenario. The HNA uses M1 age shares while keeping the Town's published annual population totals.

Tables D.1 and D.2 reproduce the M1 population inputs for 2025 to 2036. Table D.3 gives the household-formation inputs and working rates. The calculations combine these inputs with the Town's published annual Moderate totals using the steps below. The results depend on the stated assumptions; they do not validate future demand or turn planning allowances into measured need.

Statistics Canada population table: https://www150.statcan.gc.ca/t1/tbl1/en/tv.action?pid=1710016201

Statistics Canada projection methods: https://www150.statcan.gc.ca/n1/pub/17-20-0003/172000032026003-eng.pdf

Town population and land demand study: https://blackfaldsab.web.catalisgov.ca/uploads/dm/70894/BlackfaldsPopulationandLandDemandAnalysisATP3PY.pdf

HART source database: https://doi.org/10.5683/SP3/NFGVT5

Annual age inputs

Tables D.1 and D.2 split the same annual input across two panels for readability. Add the nine mutually exclusive age groups to obtain the M1 total. These are raw M1 counts, not the scaled HNA population estimates. The annual age inputs and exact formation fractions are recorded in Tables D.1 to D.3.

Table D.1. Raw M1 population inputs through age 44

Year	M1 total	0 to 14	15 to 24	25 to 34	35 to 44
2025	12258	3142	1378	1980	2391
2026	12339	3140	1426	1884	2352
2027	12447	3140	1480	1803	2317
2028	12586	3137	1541	1734	2286
2029	12745	3132	1603	1674	2254
2030	12902	3120	1668	1617	2229
2031	13051	3082	1735	1645	2142
2032	13208	3048	1796	1681	2052
2033	13361	3019	1846	1720	1968
2034	13501	2994	1895	1760	1871
2035	13640	2965	1934	1799	1772
2036	13770	2942	1945	1867	1712

Table D.2. Raw M1 population inputs ages 45 and over

Year	45 to 54	55 to 64	65 to 74	75 to 84	85 and over
2025	1440	953	694	249	31
2026	1495	971	747	286	38
2027	1556	987	792	326	46
2028	1629	1001	841	363	54
2029	1708	1020	885	407	62
2030	1781	1047	916	454	70
2031	1844	1087	928	503	85
2032	1905	1133	938	551	104
2033	1963	1178	946	600	121
2034	2019	1229	953	642	138
2035	2075	1282	967	689	157
2036	2066	1334	981	742	181

For each year, divide an age-group input by its M1 total, then multiply by the Town's published total for that year in Appendix C. For the updated-base sensitivity, also multiply by 12,258 / 11,924. This preserves the changing M1 age shares. It does not imply that the Town or Stantec produced or endorsed those age forecasts.

Household formation inputs

Table D.3. Exact formation-rate fractions

Age	Local 2021 population	Local 2021 primary maintainers	Working rate	2006 reference rate
15 to 24	1115	125	125 / 1,115	125 / 580
25 to 34	2070	1055	1,055 / 2,070	585 / 1,115
35 to 44	1905	1110	1,110 / 1,905	440 / 735
45 to 54	1085	610	610 / 1,085	275 / 515
55 to 64	860	465	465 / 860	160 / 255
65 to 74	490	320	320 / 490	50 / 100
75 to 84	135	85	85 / 135	25 / 45
85 and over	10	10	35,775 / 72,375	25 / 45

Use the exact HART fractions in Table D.3. Working rates divide local 2021 maintainers by population, except ages 85 and over use Alberta's 35,775 / 72,375. The local 10 / 10 ratio is too small and affected by rounding. The 2006 combined 75-plus fraction, 25 / 45, applies to both oldest groups. Independently rounded Census Profile counts may differ.

Calculation steps

1. Multiply each scaled age-group population aged 15 and over by its working rate. Add the results for baseline households. Hold working rates constant through the projection period.
2. At the 2025 base only, multiply age-group population by the positive difference between its 2006 rate and working rate. Add the positive results. The resulting potential-formation allowance is 286.91 in the main scenario. It is additional to baseline growth by assumption, not a measured housing-caused shortfall.
3. For each year from 2026 to 2036, add baseline household growth, one-eleventh of the formation allowance, replacement of 0.001 times the fixed 2025 baseline households, and a buffer of 0.03 times positive baseline growth.

4. Sum those annual values for each period. The main scenario reproduces 548.91 gross homes for 2026 to 2030 and 1,260.21 for 2026 to 2036. The updated-base sensitivity reproduces 564.28 and 1,295.50. Subtract replacement to calculate implied net additions.

5. For the income illustration, multiply gross provision by each income-band count divided by 3,775. Counts are 70, 495, 750, 1,155 and 1,305. These describe 2020 incomes in the 2021 census. The allocation does not forecast future income or set a program target.

Use full precision until display. Do not add the 150 households in core housing need to gross provision. These scenarios do not forecast tenure, dwelling type, care spaces, rents, eligibility or completions. Appendix B's selected sensitivities are not a complete uncertainty range.

MEETING DATE: November 10, 2026

PREPARED BY: Jolene Tejkl, Planning & Development Manager

PRESENTED BY: Jolene Tejkl, Planning & Development Manager

SUBJECT: **Bylaw 1362.26 – Aurora Heights Phase 5C Redistricting *(First Reading)***

BACKGROUND

At the October 27, 2026, Regular Council Meeting, Council approved First Reading of this proposed Bylaw number and set a Public Hearing for November 24, 2026, at 6:00 p.m.:

365/26 Councillor Hanson moved That Council give First Reading to Bylaw 1362.26 - Bylaw 1362.26 – Redesignation of Part of Lot 1, Block 1, Plan 2421978, as presented.

CARRIED UNANIMOUSLY

366/26 Deputy Mayor Sands moved That a Public Hearing date be set for November 24th, 2026, at 6:00 p.m. in Council Chambers.

CARRIED UNANIMOUSLY

When the Public Hearing notifications were being prepared, it came to our attention that the legal description in Bylaw 1362.26 is incorrect.

Administration is now bringing forward the corrected Bylaw with the corrected legal land descriptions for First Reading and to set a new Public Hearing in December.

Bylaw 1362.26 proposes to amend Land Use Bylaw 1268/22 (LUB) to redistrict three (3) Town-owned parcels in Phase 5C of the Aurora Heights community. The parcels proposed to be redistricted are:

- Lot 33 PUL Block 4 Plan 262 _____ from Residential Multi-Dwelling District (R-2) to Public Facility District (PF),
- Lot 143 MR Block 1 Plan 262 ____ from Residential Single Dwelling Small Lot District (R-1S) to Parks and Recreation District (PR), and
- Lot 142 MR Block 1 Plan 242 1864 from Residential Multi-Dwelling District (R-2) to Parks and Recreation District (PR).

The intention of this redistricting is to fix Districting discrepancies noted when the subdivision application for Aurora Heights Phase 5C was considered by the Subdivision Authority (being Council).

DISCUSSION

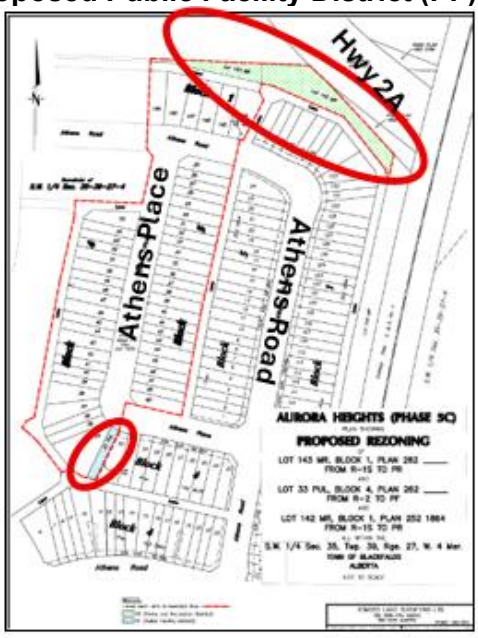
At the time the governing Area Structure Plan (ASP) was approved in 2007, it was the Town's practice to redistrict the entire plan area to the mirror the approved Concept Plan. This is a practice no longer in place because it creates Districting discrepancies like the one before Council. The ASP in this case did not identify a Public Facility Lot in the approved subdivision, which is being added to

accommodate utility connections, and the green buffer to the north has been adjusted due to a significant slope from the northern limits of Aurora Heights to the Highway 2A right-of-way.

Current Districting



Proposed Parks and Recreation District (PR) in green and proposed Public Facility District (PF) in blue



STRATEGIC PLAN ALIGNMENT / OTHER MASTER PLAN ALIGNMENT

Economic Vitality and Community Prosperity

Community Life, Safety, and Inclusion

Leadership, Engagement and Advocacy

Sustainable Services and Infrastructure

- Planned growth and service alignment: Accurate Districting of parcels helps ensure that allowable uses correspond with intended growth patterns, available infrastructure, and municipal service capacity.

FINANCIAL IMPLICATIONS

None.

COMMUNICATION / ENGAGEMENT CONSIDERATIONS

The *Municipal Government Act* requires a Bylaw amending the LUB to be subject to a Public Hearing. The Public Hearing will be advertised in accordance with legislative requirements and will provide the public with an opportunity to speak directly to Council about the proposed amendments.

ADMINISTRATIVE RECOMMENDATION

That Council consider the following motions:

1. That Council rescind First Reading of Bylaw 1362.26 carried unanimously under Resolution Number 365/26.

2. That Council rescind the Public Hearing date set for November 24th, 2026, at 6:00 p.m. in Council Chambers, carried unanimously under Resolution Number 366/26.

3. That Council give First Reading to Bylaw 1362.26 – Redesignation of Lot 33 PUL Block 4 Plan 262 ____ to Public Facility District (PF), Lot 143 MR Block 1 Plan 262 ____ to Parks and Recreation District (PR), and Lot 142 MR Block 1 Plan 252 1864 to Parks and Recreation District (PR), as presented.

4. That a Public Hearing date be set for December 8, 2026, at 6:00 p.m. in Council Chambers for Bylaw 1362.26.

ALTERNATIVES

a) That Council refer First Reading to Bylaw 1362.26 – Redesignation of Lot 33 PUL Block 4 Plan 262 ____ to Public Facility District (PF), Lot 143 MR Block 1 Plan 262 ____ to Parks and Recreation District (PR), and Lot 142 MR Block 1 Plan 252 1864 to Parks and Recreation District (PR), back to Administration for more information or amendments.

ATTACHMENTS

- *Bylaw 1362.26*

APPROVALS

Kim Isaak,
Chief Administrative Officer

Department Director/Author

BEING A BYLAW OF THE TOWN OF BLACKFALDS IN THE PROVINCE OF ALBERTA TO AMEND BYLAW 1268.22 SCHEDULE 'A'

A Bylaw of the Town of Blackfalds, in the Province of Alberta, pursuant to the provisions of the *Municipal Government Act,* RSA 2000, c M-26 ("**MGA**") and amendments thereto, for the purpose of amending Schedule 'A' of Land Use Bylaw No. 1268.22 to redistrict Lot 33 PUL Block 4 Plan 262 ____ to Public Facility District (PF), Lot 143 MR Block 1 Plan 262 ____ to Parks and Recreation District (PR), and Lot 142 MR Block 1 Plan 252 1864 to Parks and Recreation District (PR) in the Aurora Heights community.

WHEREAS, pursuant to Section 641(1) of the MGA, RSA 2000, Chapter M-26 and amendments thereto, require every municipality to pass a Land Use Bylaw.

WHEREAS, notice of the intention of Council to pass a bylaw has been published in the Lacombe Express on November 26, 2026, and December 3, 2026, in accordance with Section 606 of the *Municipal Government Act,* RSA 2000, and amendments thereto;

WHEREAS, a Public Hearing was held on December 8, 2026, to allow the general public to provide input into the proposed Bylaw amendments;

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

PART 1 – TITLE

1.1 That this Bylaw shall be cited as "**Redesignation of Lot 33 PUL Block 4 Plan 262 ____ to Public Facility District (PF), Lot 143 MR Block 1 Plan 262 ____ to Parks and Recreation District (PR), and Lot 142 MR Block 1 Plan 252 1864 to Parks and Recreation District (PR).**"

1.2 That Schedule "A" shall form part of this Bylaw.

PART 2 – AMENDMENTS

2.1 That Lot 33 PUL Block 4 Plan 262 ____ be redistricted from Residential Multi-Dwelling District (R-2) to Public Facility District (PF), as shown in Schedule "A" attached and forming part of this Bylaw.

2.2 That Lot 143 MR Block 1 Plan 262 ____ be redistricted from Residential Single Dwelling Small Lot District (R-1S) to Parks and Recreation District (PR), as shown in Schedule "A" attached and forming part of this Bylaw.

2.3 That Lot 142 MR Block 1 Plan 242 1864 be redistricted from Residential Multi-Dwelling District (R-2) to Parks and Recreation District (PR), as shown in Schedule "A" attached and forming part of this Bylaw.

2.4 That Part 9.0 Land Use District Map be amended to reflect the redistricting proposed under this Bylaw.

PART 3 - DATE OF FORCE

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

READ for the First time this _____ day of_____, 20__.

READ for the Second time this _____ day of_____, 20__.

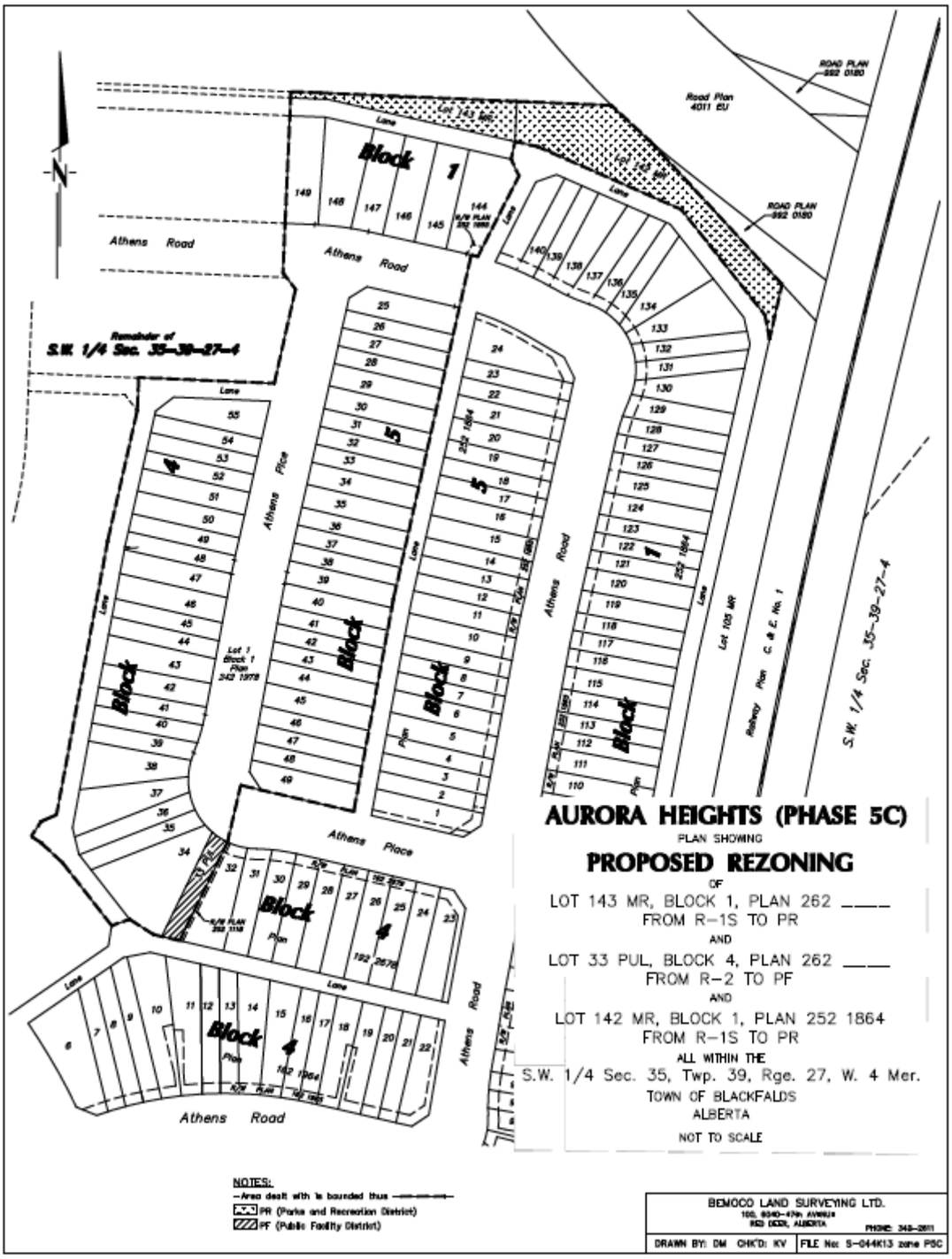
READ for the Third time this _____ day of_____, 20__.

MAYOR LAURA SVAB

CAO KIM ISAAK

DRAFT

SCHEDULE "A"


AURORA HEIGHTS (PHASE 5C)
PLAN SHOWING
PROPOSED REZONING
OF
LOT 143 MR, BLOCK 1, PLAN 262 ____
FROM R-1S TO PR
AND
LOT 33 PUL, BLOCK 4, PLAN 262 ____
FROM R-2 TO PF
AND
LOT 142 MR, BLOCK 1, PLAN 252 1864
FROM R-1S TO PR
ALL WITHIN THE
S.W. 1/4 Sec. 35, Twp. 39, Rge. 27, W. 4 Mer.
TOWN OF BLACKFALDS
ALBERTA
NOT TO SCALE
NOTES:
PR (Parks and Recreation District)
PF (Public Facility District)
BEMOCO LAND SURVEYING LTD.
DRAWN BY: DM CHK'D: KV
FILE No: S-044K13 zone PSC
Athens Road
Athens Place
Lane
Block 1
Block 4
Block 5
Remainder of S.W. 1/4 Sec. 35-39-27-4
Road Plan 4011 EU
ROAD PLAN 992 0180
Lot 109 MR
Railway Plan C. & E. No. 1
S.W. 1/4 Sec. 35-39-27-4

MEETING DATE: November 10, 2026

PREPARED BY: Jordan Bauman, Financial Analyst

PRESENTED BY: Darolee Bouteiller, Finance Manager

SUBJECT: **Quarterly Financial Reports for the Period Ending September 30, 2026**

BACKGROUND

The Quarterly Financial Reports for the period ending September 30, 2026, are attached. Together, these reports represent the financial activities of the municipality year to date.

The Operating Statement of Revenue & Expenditures (Appendix A) gives a high-level overview of revenues and expenditures incurred to date, the variance between the annual budget and the actual as a percentage of the budget. These main indicators will identify variances and areas of concern.

The Divisional Statement and Variance Analysis (Appendix B) displays revenue and expenses in each department and gives a brief explanation for significant variances.

Capital Projects are reported for the period ending September 30, 2026 (Appendix C). The report displays the prior years' approvals, approved budget from the capital plan, additional funding approvals, expenditures to date and a brief update on the status of the projects.

Included in the financial reporting is the Council Expenditure report (Appendix D). This report displays the budget, year-to-date expenses, variance and percentage of budget by Councillor.

DISCUSSION

Operating revenues recognized for the period ending September 30, 2026 are $22.79M, or approximately 78% of the annual budget of $29.16M. Operating expenditures are $20.75M, or approximately 71% of the annual budget, resulting in a year-to-date operating surplus of $2.04M. These results reflect the adjusted figures in Appendices A and B and exclude the separately reported Environmental Services results.

Environmental Services revenue to the end of Q3 is $7.59M, or approximately 70% of the annual budget of $10.90M. Expenses are $7.41M, or approximately 68% of the annual budget, resulting in a surplus of $186,375 as at September 30, 2026. Revenue remains below the 75% quarterly benchmark due to lower than budgeted Joint Economic Area water and wastewater usage. Water and wastewater costs follow the related revenue trends.

Appendix B provides the Divisional Variance Analysis, comparing year-to-date revenues, expenses and net results against the annual budget. At the end of the third quarter, the quarterly benchmark is 75% of the annual budget. Significant variances reflect investment income, seasonal recreation activity, unspent position funding, the timing of IT expenditures and lower spending on development projects and initiatives.

Revenues:

- General Revenue is at approximately 77% of the annual budget, mainly due to strong investment returns and slightly higher than budgeted franchise fees. Investment income allocations to reserves are adjusted at year-end. Taxation revenue is recognized at 75% of the annual budget.
- Administration revenue is on track overall, with tax certificates, searches and business license fees tracking near expected levels.
- Protective Services revenue is approximately 68% of the annual budget, below the quarterly benchmark mainly because fire call revenue is at 51% of the budget. Municipal Enforcement fines revenue is at 83% of the annual budget.
- Infrastructure Services revenue is on track at approximately 75% of the annual budget.
- Social Services revenue is approximately 74% of the annual budget. Cemetery revenue remains well below the Q3 benchmark, while FCSS revenue is on track. Unspent FCSS grants and donations are transferred to deferred revenue at year-end.
- Development Services revenue is approximately 84% of the annual budget. Permit, subdivision and development agreement administration fees remained strong through Q3, while inspection fee revenue remains down.
- Parks & Recreation revenue is approximately 93% of the annual budget, supported by strong membership sales and admission fees following a successful summer at the Abbey Centre. EBC facility rental revenue is at 57% of the annual budget heading into the busy season.

Expenses:

- Administration expenses are approximately 61% of the annual budget. Salaries remain under budget as Priority 1 position funding is partially unspent. Bank charges, mainly Moneris credit card fees, have exceeded the annual budget. Hardware, software and major system maintenance costs remain below the quarterly benchmark as many expenditures occur in Q4.
- Protective Services expenses are approximately 72% of the annual budget and are generally in line with expectations. Contracted and general services increased in Q2 and Q3 as expected.
- Infrastructure Services expenses are approximately 73% of the annual budget. Contracted services are back on track with Q3 expectations. Materials and supplies are slightly under budget, likely due to sand and gravel inventory adjustments that are not posted until year-end.
- Social Services expenses are approximately 63% of the annual budget. Goods, supplies and contracted services remain below Q3 budgets, while FCSS staff turnover has resulted in salary and wage savings.
- Development Services expenses are approximately 59% of the annual budget, mainly due to minimal spending on the MDP review and economic development projects and initiatives.
- Parks & Recreation expenses are approximately 75% of the annual budget, back on track following a busy Q3 with seasonal staff, summer programs and increased maintenance. Staff turnover has resulted in some wage and benefit savings.
- Environmental Services expenses are approximately 68% of the annual budget. Water and wastewater costs remain consistent with related revenue trends and lower than budgeted Joint Economic Area usage.

Currently, the Town of Blackfalds' operations are on track for 2026. Administration will continue to closely monitor and assess financial results as they arise.

Capital Projects:

The Capital Budget consists of items that provide the Town with long-term benefits and tie directly into the long-term capital plan. This includes projects continuing from prior years, projects approved in the 2026 capital plan, and additional funding approvals throughout the year. As reported in Appendix C at September 30, 2026, total capital funding available is $19.57M, comprising $10.75M carried forward, $2.83M in approved 2026 capital budget and $6.00M in additional funding approvals. Year-to-date expenditures total $8.77M, leaving $10.80M remaining.

Quarter 3 capital updates include continued work on major projects such as Northwest Storm, Water Reservoir Expansion, and McKay Ranch Lift Station. The ERP replacement is on track for a November 17 go-live, and the Mobile Application is 80% rolled out with widgets still to be added. Most projects are ranked green. The Community Hall emergency generator is expected in spring 2027 due to delivery demand. Potential deferral of Community Centre lighting and parking lot work to 2027 remains unconfirmed. Administration continues to monitor capital progress and will bring required scope or funding changes to Council for approval and guidance.

Abbey Centre Mag locks project and the Articulated loader 60" Angle Broom finalized slightly over budget. These amounts related to set up and delivery costs. Administration can cover the extra expenses related to these projects by allocating additional $1015 from the abbey reserve, and $498 from the general capital reserve.

Council Expenditure:

The report on Council expenditures is included in Appendix D. This report shows year-to-date actual expenses, the annual budget, the dollar variance and the percentage of budget spent. At the end of the third quarter, the benchmark is approximately 75% of the annual budget. As at September 30, 2026, pooled per diem costs are $41,615, or 74% of the $56,000 annual budget, leaving $14,385 remaining. Pooled training and travel costs are $27,460, or 67% of the $41,050 annual budget, leaving $13,590 remaining.

These reports have been brought forward to Council as information and are intended to provide an overview of the progress year to date.

STRATEGIC PLAN ALIGNMENT / OTHER MASTER PLAN ALIGNMENT



This report supports Council's strategic governance and fiscal stewardship by providing timely financial information, identifying variances, and supporting informed decision-making and oversight of municipal operations and capital priorities.

COMMUNICATION / ENGAGEMENT CONSIDERATIONS

This item is primarily informational. The quarterly reports will be included in the public Council agenda package and are available for community review. No additional engagement is required at this time.

ADMINISTRATIVE RECOMMENDATION

That Council considers the following motions:

1. That Council accept the Operating Statement and Variance Report for the period ending September 30, 2026, as information.

2. That Council accept the Capital Project Report for the period ending September 30, 2026, as information.

3. That Council approve $1,015 from the Abbey Reserve for project 26-7201 and $498 from the General Capital Reserve for project 26-7202.

4. That Council accept the Council Expenditure report for the period ending September 30, 2026, as information.

ALTERNATIVES

a) That Council refers the report back to Administration for review.

ATTACHMENTS

- *Appendix A – September 30, 2026, Operating Statement of Revenue & Expenditure*
- *Appendix B – September 30, 2026, Division Statement & Variance Analysis*
- *Appendix C – September 30, 2026, Capital Project Report*
- *Appendix D – September 30, 2026, Council Expenditure Report*

APPROVALS

Kim Isaak,
Chief Administrative Officer

Department Director/Author

BUDGET

BLACKFALDS
ALBERTA

Town of Blackfalds

Operating Statement of Revenue & Expenditure

For the Quarter Ending September 30, 2026

	2026 Actual	2026 Budget	Variance	% of Budget
Revenues				
Property Taxes	11,221,139	14,961,519	3,740,380	75.00%
Requisition (Education, Seniors Foundation)	3,872,735	5,163,647	1,290,912	75.00%
Total Taxation	**15,093,875**	**20,125,166**	**5,031,292**	**75.00%**
General Revenue	3,072,797	3,491,903	419,106	88.00%
Administration	294,114	378,946	84,832	77.61%
Protective Services	764,553	1,131,720	367,167	67.56%
Infrastructure Services	291,115	387,389	96,274	75.15%
Social Services	217,853	294,691	76,838	73.93%
Development Services	559,825	667,895	108,070	83.82%
Parks & Recreation	2,480,987	2,662,378	181,391	93.19%
Cultural Services	15,000	15,000	0	100.00%
Total Other Revenue	**7,696,244**	**9,029,922**	**1,333,678**	**85.23%**
Total Revenue	**22,790,118**	**29,155,088**	**6,364,970**	**78.17%**
Expenditures				
General Expenses	5,499,979	7,337,058	1,837,079	74.96%
Administration	2,623,968	4,281,255	1,657,287	61.29%
Protective Services	3,081,180	4,305,457	1,224,277	71.56%
Infrastructure Services	1,980,126	2,716,834	736,708	72.88%
Social Services	369,454	584,794	215,340	63.18%
Development Services	765,467	1,298,922	533,455	58.93%
Parks & Recreation	5,486,696	7,360,015	1,873,319	74.55%
Cultural Services	947,249	1,270,753	323,504	74.54%
Total Expenditures	**20,754,118**	**29,155,088**	**8,400,970**	**71.19%**
Net Surplus/(Deficit) To Date	**2,036,000**	**0**	**2,036,000**	

Environmental Services	2026 Actual	2026 Budget	Variance	% of Budget
(Self Supported Utilities*)				
Water	3,633,020	5,142,369	1,509,349	70.65%
Wastewater	2,602,190	3,920,139	1,317,949	66.38%
Solid Waste	1,359,465	1,833,318	473,853	74.15%
Environmental Services Revenue	**7,594,675**	**10,895,826**	**3,301,151**	**69.70%**
Water	3,526,702	5,142,369	1,615,667	68.58%
Wastewater	2,474,722	3,920,139	1,445,417	63.13%
Solid Waste	1,406,877	1,833,318	426,441	76.74%
Environmental Services Expenditures	**7,408,300**	**10,895,826**	**3,487,526**	**67.99%**
Net Surplus/(Deficit) To Date	**186,375**	**0**	**186,375**	

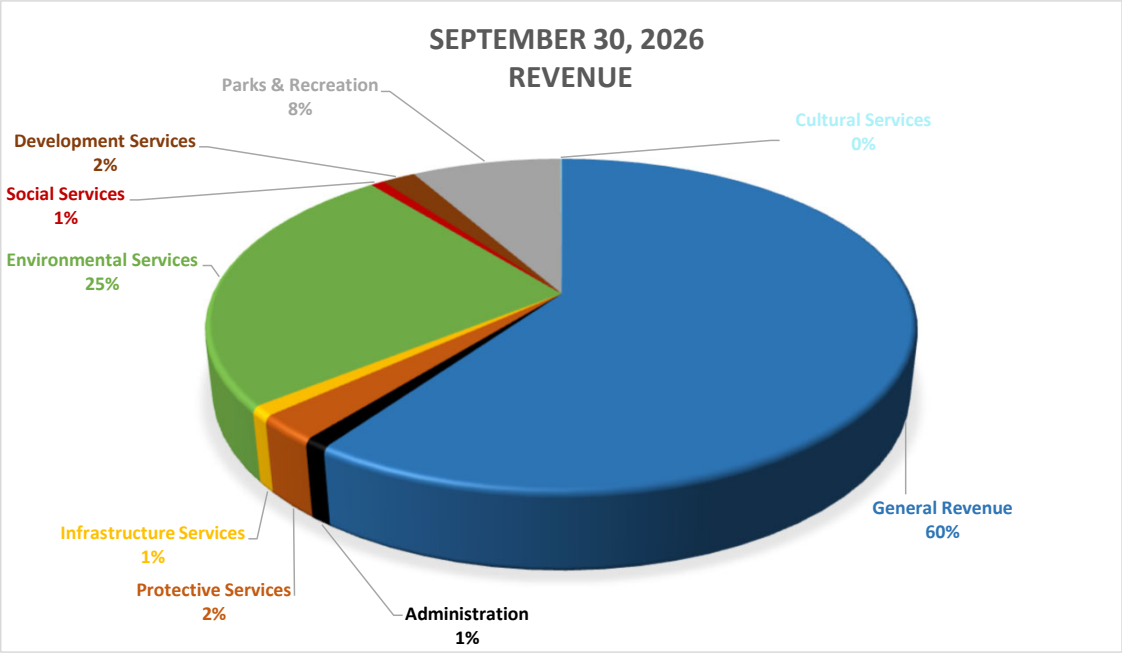
BUDGET

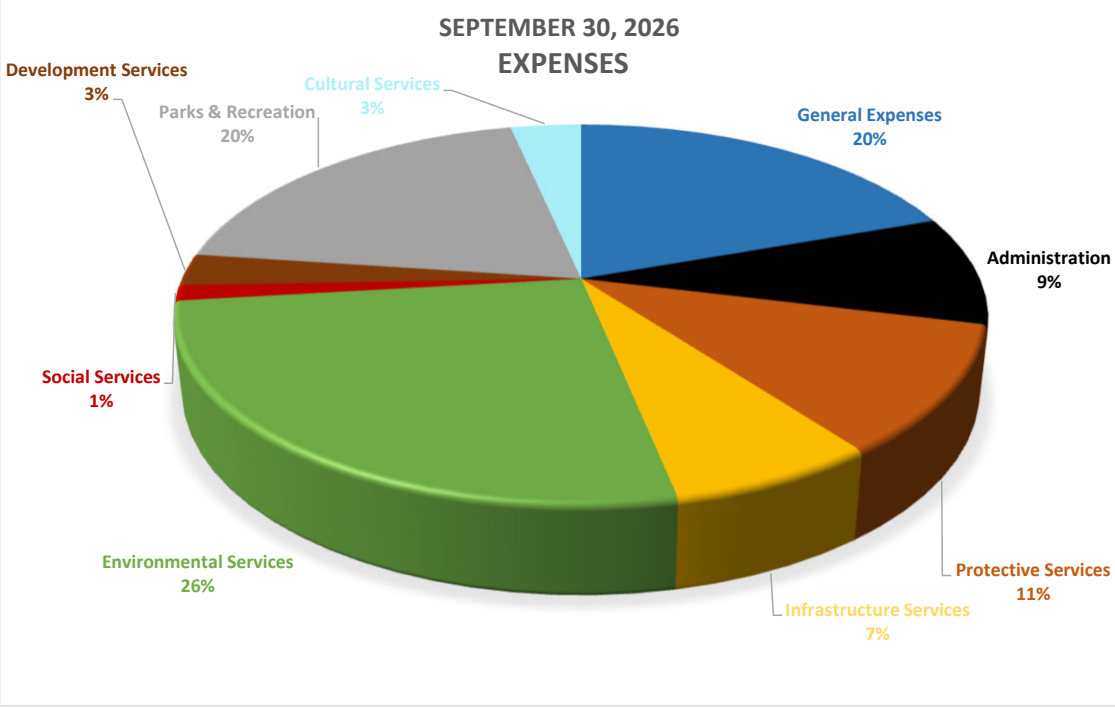
BLACKFALDS
ALBERTA

Town of Blackfalds

Operating Statement of Revenue & Expenditure

For the Quarter Ending September 30, 2026





BUDGET

Town of Blackfalds

Divisional Statement & Variance Analysis

For the Quarter Ending September 30, 2026

	2026 Actual	2026 Budget	Variance	% of Budget	Explanation
General					
Taxation	15,093,875	20,125,166	5,031,292	75.00%	Represents 75% of tax revenue YTD. Property Taxes are invoiced in the second quarter but earned evenly throughout the year.
General Revenue	3,072,797	3,491,903	419,106	88.00%	Higher than the quarterly budget due to strong investment returns (allocation to reserves not adjusted until year-end). Franchise fees are also slightly above the budgeted amount.
Total General Revenue	**18,166,672**	**23,617,069**	**5,450,397**	**76.92%**	
General Expenses	5,499,979	7,337,058	1,837,079	74.96%	On track
Net General	**12,666,693**	**16,280,011**	**3,613,318**	**77.81%**	
Legislation & Administration					
Revenue	294,114	378,946	84,832	77.61%	Tax Certificates & Searches and Business License Fees on track. Also includes Chairs for Charity ticket & chair sales that match to a corresponding expense.
Expenses	2,623,968	4,281,255	1,657,287	61.29%	Salaries under budget as Priority 1 position funding remains partially unspent for the year. Bank charges (mainly Moneris Credit Card Fees) have surpassed the annual budget. IT related items such as Hardware, Software, and Major System Maintenance are below quarterly benchmark as many of these expenditures occur in Q4.
Net Legislation & Admin	**-2,329,854**	**-3,902,309**	**-1,572,455**	**59.70%**	
Protective Services					
Revenue	764,553	1,131,720	367,167	67.56%	Below quarterly benchmark mainly due to Fire Call revenue sitting at 51% of the annual budget. Municipal Enforcement fines revenue are at 83% of the annual budgeted amount.
Expenses	3,081,180	4,305,457	1,224,277	71.56%	Overall in line with expectations. Contracted & General Services picked up in Q2 and Q3 as expected.
Net Protective Services	**-2,316,627**	**-3,173,737**	**-857,110**	**72.99%**	
Infrastructure - Services					
Revenue	291,115	387,389	96,274	75.15%	On track.
Expenses	1,980,126	2,716,834	736,708	72.88%	Contracted services are back on track with expectations for Q3. Materials & Supplies costs slightly under budget likely due to inventory adjustments not posted until year end (sand & gravel inventory)
Net Operations - Infrastructure Services	**-1,689,011**	**-2,329,445**	**-640,434**	**72.51%**	
Social Services					
Revenue	217,853	294,691	76,838	73.93%	Cemetery revenue sitting well below Q3 benchmark. FCSS remains on track. Any unspent FCSS grants & donations at year end are transferred to deferred revenue.
Expenses	369,454	584,794	215,340	63.18%	Goods, supplies, and contracted services remain below Q3 budgets. FCSS has experienced staff turnover, resulting in savings in salaries and wages.
Net Social Services					



Economic Vitality and Community Prosperity



Community Life, Safety, and Inclusion



Leadership, Engagement and Advocacy



Sustainable Services and Infrastructure

BUDGET

Town of Blackfalds

Divisional Statement & Variance Analysis

For the Quarter Ending September 30, 2026

	2026 Actual	2026 Budget	Variance	% of Budget	Explanation
Development Services					
Revenue	559,825	667,895	108,070	83.82%	Permit Fee, Subdivision Fee and Development Agreement Admin Fees revenue remained strong through Q3. Inspection Fee revenue remains down.
Expenses	765,467	1,298,922	533,455	58.93%	Contracted Services remain under budget mainly due to minimal costs expended relating to MDP review and economic development projects & initiatives. Inspection costs remain low, as revenues and expenses move together.
Net Planning & Development	**-205,642**	**-631,027**	**-425,385**	**32.59%**	
Parks & Recreation					
Revenue	2,480,987	2,662,378	181,391	93.19%	Recreation revenue continues to be strong in Q3. Membership sales are surpassing expectations paired with strong admission fees reflecting a successful summer at the Abbey Centre. EBC Facility Rental is at 57% of the annual budget heading into busy season.
Expenses	5,486,696	7,360,015	1,873,319	74.55%	Back on track as expected after a busy Q3 (seasonal staff, summer programs, increased maintenance, etc.). Staff turnover has resulted in some savings in wages & benefits.
Net Parks & Recreation	**-3,005,709**	**-4,697,637**	**-1,691,928**	**63.98%**	
Cultural Services					
Revenue	15,000	15,000	0	100.00%	Sponsorship from Servus Credit Union recognized for the year.
Expenses	947,249	1,270,753	323,504	74.54%	On Track.
Net Library	**-932,249**	**-1,255,753**	**-323,504**	**74.24%**	
Total Operation					
Revenue	22,790,118	29,155,088	6,364,970	78.17%	
Expenses	20,754,118	29,155,088	8,400,970	71.19%	
Surplus/(Deficit) before Transfers - YTD	**2,036,000**	**-**	**-2,036,000**		
Environmental Services					
Revenue	7,594,675	10,895,826	3,301,151	69.70%	Continues to remain below the quarterly benchmark due to lower than budgeted Joint Economic Area usage in water and wastewater.
Expenses	7,408,300	10,895,826	3,487,526	67.99%	Water and wastewater costs fall in line with revenue trends.
Net Environmental Services	**186,375**	**-**	**-186,375**		









BLACKFALDS
ALBERTA

BUDGET

Town of Blackfalds
Capital Projects - Current and Carry Forwards as at September 30, 2026

Project #	Project Description	Prior Years Approval	Funds available from PY	2026 Capital Budget Approved	2026 Funding Approvals	Total Funding Available	Expenditures Year to Date	Funds remaining	Colour Ranking	Q3 Project Notes
Administration & Protective Services										
25-1211	Security Camera Upgrades	29,000	29,000	15,000	-	44,000	27,750	16,250	Green	Project complete.
26-1214	ERP Replacement	-	-	500,000	-	500,000	203,188	296,812	Green	On Track - Go live November 17
26-1215	Mobile Application	-	-	-	13,000	13,000	13,000	-	Green	App 80% rolled out. Widgets to be added
26-2317	F- 150 1/2 ton Command Unit Replace Existing	-	-	95,000	-	95,000	-	95,000	Green	Truck received - in shop for outfiting of equipment.
26-2603	Municipal Enforcement E-Bikes	-	-	5,000	-	5,000	4,765	235	Green	Complete - Two e-bikes purchased in Q2 and in use.
			-	-		-		-		
Total Administration & Protective Services		**29,000**	**29,000**	**615,000**	**13,000**	**657,000**	**248,702**	**408,298**		
Infrastructure										
17-3702	North West Storm	6,203,825	2,393,533	-	-	2,393,533	1,444,787	948,746	Green	
13-4200	East Area Storm System	9,756,221	1,565,247	-	-	1,565,247	774	1,564,473	Green	
24-3221	2024 Annual Pavement Replacement	847,556	200,043	-	-	200,043	-	200,043	Green	Deficiency work completed.
24-3230	Leung Road - Phase 2	2,540,207	443,046	-	-	443,046	238,776	204,270	Green	Deficiency work completed.
24-3259	Womacks Road & Broadway Avenue Intersection	200,000	152,032	-	-	152,032	51,723	100,309	Green	
25-3243	T15 Tandem Truck Replacement	340,000	340,000	-	-	340,000	339,021	979	Green	Completed in Q2.
25-3257	Snow Storage Facility - Siting & Land purchase	1,303,930	1,281,304	-	-	1,281,304	1,123,773	157,531	Green	
26-0099	Enterprise Fleet Program	-	-	180,000	-	180,000	94,193	85,807	Green	
26-3227	Snow Blower - Loader mount (PW)	-	-	246,000	-	246,000	245,075	925	Green	Unit recieved, ready for snow
26-3236	South Street & 2A intersection	-	-	500,000	-	500,000	35,506	464,494	Red	Design on hold until budget 2027 discussions.
26-3400	Additional Transit Van	-	-	100,000	-	100,000	70,572	29,428	Green	Completed in Q1
			-			-		-		
Total Infrastructure		**21,191,739**	**6,375,204**	**1,026,000**	**-**	**7,401,204**	**3,644,202**	**3,757,002**		
Recreation										
18-7207	Wayfinding Signage Phase 3	293,400	48,294	-	-	48,294	16,994	31,300	Green	Completed in Q1, May use funds for new Cemetary and Community Hall Signs
19-7221	Emergency Generator - Community Hall	80,000	62,173	140,000	66,709	268,882	31,623	237,260	Green	Project ongoing, concrete pad installed, awaiting delivery of generator in spring 2027, due to high demand.
25-5602	Cemetery Expansion - Initial Planning	15,000	15,000	-	-	15,000	-	15,000	Red	Not Started - Scope to be redefined in 2027 budget no concerns with impact of expansion yet
25-7255	Football Field Upgrades (Score Clock)	69,535	5,967	-	-	5,967	-	5,967	Green	
25-7299	Arena Plant Upgrade	1,500,000	975,009	-	-	975,009	974,984	25	Green	
26-7201	Abbey Centre Mag Locks	-	-	15,300	-	15,300	16,315	- 1,015	Yellow	Completed in Q2, slightly over budget.
26-7202	Articulated Loader 60" Angle Broom	-	-	17,000	-	17,000	17,498	- 498	Yellow	Completed in Q1, slightly over budget.
26-7204	EBC Jumbotron Netting/Cage	-	-	30,000	-	30,000	29,920	80	Green	
26-7205	JOP Tarp Replacement	-	-	14,000	-	14,000	12,725	1,276	Green	Completed in Q1.
26-7206	T3 Floor Scrubber Replacement	-	-	15,000	-	15,000	11,409	3,591	Green	Completed in Q1.
26-7208	Community Hall Upgrades				33,000	33,000	31,366	1,634	Green	Completed
26-7236	Asphalt Trail - Westbrooke Road to Vista Trail	-	-	45,000	-	45,000	42,929	2,071	Green	not - completed

BLACKFALDS
ALBERTA

BUDGET

Town of Blackfalds
Capital Projects - Current and Carry Forwards as at September 30, 2026

Project #	Project Description	Prior Years Approval	Funds available from PY	2026 Capital Budget Approved	2026 Funding Approvals	Total Funding Available	Expenditures Year to Date	Funds remaining	Colour Ranking	Q3 Project Notes
26-7237	Asphalt Trail Connector Valley Ridge Phase 6B	-	-	30,000	-	30,000	11,833	18,167	Green	Carry to 2027 as this is a partnership project with developer and work is continuing into 2027 as/per Preston and Rick
26-7257	Genie lift Z45/25 (CSD)	-	-	175,000	11,000	186,000	185,155	845	Green	Completed in Q2.
26-7265	Diamond 5	-	-	290,000	120,000	410,000	23,654	386,346	Green	
26-7287	Community Centre Lighting	-	-	45,000	-	45,000	-	45,000	Green	maybe moved to 2027?
26-7289	Truck Mount Spreader	-	-	15,000	-	15,000	-	15,000	Green	This should be completed by end of Nov - JH
26-7293	Community Centre Parking Lot	-	-	145,000	200,000	345,000	7,900	337,100	Green	maybe moved to 2027?
26-7294	Tennis Court Overlay	-	-	140,000	27,589	167,589	165,649	1,940	Green	
26-7295	Bobcat 3400 XL Utility Vehicle	-	-	50,000	-	50,000	40,919	9,081	Green	Completed in Q1.
						-		-		
Total Recreation		**1,957,935**	**1,106,442**	**1,166,300**	**458,298**	**2,731,041**	**1,620,873**	**1,110,168**		
					Utilities					
23-4204	NE-22-39-27-W4 Sanitary Trunk Upsizing	2,794,965	23,011	-	-	23,011	1,700	21,311	Green	Completed in Q1.
24-4102	Aspen Lakes West School Site Project	3,000,000	511,127	-	-	511,127	15,838	495,289	Green	
24-4103	Water Reservoir Expansion	6,800,000	2,669,375	-	-	2,669,375	2,248,913	420,462	Green	
24-4301	Phase 2 Transfer Site Upgrade	439,421	31,746	-	-	31,746	17,357	14,389	Green	
26-4108	Railway Reservoir Outlet Meter	-	-	20,000	-	20,000	7,324	12,676	Green	
26-4203	McKay Ranch Lift Station	-	-	-	5,528,275	5,528,275	965,612	4,562,663	Green	Construction Contract in Progress into fall of 2027
								-		
Total Utilities		**13,034,386**	**3,235,260**	**20,000**	**5,528,275**	**8,783,535**	**3,256,745**	**5,526,790**		
Total Capital Projects		**36,213,060**	**10,745,907**	**2,827,300**	**5,999,574**	**19,572,780**	**8,770,523**	**10,802,258**		

BUDGET

BLACKFALDS ALBERTA

Town of Blackfalds

Council Remuneration & Expenditures
For the Period Ending September 30, 2026

	Budget	YTD Actual Cost	Variance Over/Under	Percent of Budget
Mayor Svab				
Honorarium	69,252	51,939	(17,313)	75.00%
Benefits	10,051	8,300	(1,751)	82.58%
Total	79,303	60,239	(19,064)	75.96%
Councillor Brown				
Honorarium	33,264	24,948	(8,316)	75.00%
Benefits	7,910	6,139	(1,771)	77.61%
Total	41,174	31,087	(10,087)	75.50%
Councillor Dennis				
Honorarium	33,264	24,948	(8,316)	75.00%
Benefits	7,910	4,360	(3,550)	55.12%
Total	41,174	29,308	(11,866)	71.18%
Councillor Hanson				
Honorarium	33,264	24,948	(8,316)	75.00%
Benefits	7,910	5,574	(2,336)	70.46%
Total	41,174	30,522	(10,652)	74.13%
Councillor Hoyte				
Honorarium	33,264	24,948	(8,316)	75.00%
Benefits	7,910	5,710	(2,200)	72.19%
Total	41,174	30,658	(10,516)	74.46%
Councillor Sands				
Honorarium	33,264	24,948	(8,316)	75.00%
Benefits	7,910	6,181	(1,729)	78.15%
Total	41,174	31,129	(10,045)	75.60%
Councillor Twerdocilb				
Honorarium	33,264	24,948	(8,316)	75.00%
Benefits	7,910	6,397	(1,513)	80.87%
Total	41,174	31,345	(9,829)	76.13%

Pooled Per Diem	**Budget**	**YTD Actual Cost**	**Variance Over/Under**	**Percent of Budget**
Mayor Svab		12,685		
Councillor Brown		3,995		
Councillor Dennis		4,070		
Councillor Hanson		2,905		
Councillor Hoyte		5,200		
Councillor Sands		4,435		
Councillor Twerdocilb		8,325		
Total	**56,000**	**41,615**	**(14,385)**	**74.31%**

Pooled Training & Travel	**Budget**	**YTD Actual Cost**	**Variance Over/Under**	**Percent of Budget**
Mayor Svab		8,703		
Councillor Brown		-		
Councillor Dennis		1,559		
Councillor Hanson		59		
Councillor Hoyte		5,000		
Councillor Sands		4,151		
Councillor Twerdocilb		7,987		
Total	**41,050**	**27,460**	**(13,590)**	**66.89%**

MEETING DATE: November 10, 2026

PREPARED BY: Rick Kreklewich, Director of Community Services

PRESENTED BY: Rick Kreklewich, Director of Community Services

SUBJECT: **Bylaw 1363.26 - Schedule "C" – 2026 Community Services Facilities Fee Schedule *(First Reading)***

BACKGROUND

Every two years, Administration and the Recreation, Culture and Parks Board (RCP) review the rates and fees for recreation facilities. In 2024, only minor changes were made to the baseball/soccer fees, the definition of non-profit minor sports associations and the damage deposit for alcohol-related events at our facilities. The rates and fees are reviewed by the RCP Board and then approved by Council and take effect January 1, 2027, with the exception of ice rates, which take effect the following ice season (September 2027). Council reviewed the proposed rates and fees at the October 19, 2026 Standing Committee of Council Meeting and directed Administration to bring the matter forward to a Regular Council Meeting for consideration.

DISCUSSION

Administration and the RCP Board reviewed the rates and fees and are proposing changes to our recreation rates and fees. The rates and fees are attached and all changes are shown in red. There are changes across a majority of rates and fees as well as definitions. The room rentals would increase by 5% as per the discussions with the RCP Board. Abbey Centre membership and admissions are due for an increase as they have only been increased once since the building opened in 2014. Definitions were updated to include the regional rate and junior rate as well as define the weekend rates for each facility. A maximum campground stay was also added to the rates and fees to support the short-term recreational accommodation that the park is intended for. The ball diamond rates are proposed to increase by approximately 33% as they remain far below our comparators and the non-prime ice time would change to 8 am to 4 pm and be retroactive to the beginning of the season. The removal of the tournament rate for ice bookings is also being proposed.

STRATEGIC PLAN ALIGNMENT / OTHER MASTER PLAN ALIGNMENT



The proposed rates and fees support Council's Strategic Plan by ensuring the long-term financial sustainability of recreation, culture, and parks services while maintaining high-quality programs, facilities and amenities for residents. Regular reviews of rates and fees help balance user affordability with the costs of operating and maintaining Town facilities, ensuring services remain

financially responsible and responsive to community needs. The introduction of updated definitions and campground stay limits also supports effective asset management and consistent service delivery across recreation facilities.

FINANCIAL IMPLICATIONS

The proposed rate increases are expected to generate additional revenue to help offset increasing operating costs associated with delivering recreation services and maintaining recreation facilities. Regular reviews of rates and fees help ensure user fees remain aligned with current service levels, operating costs and market conditions while supporting the long-term sustainability of recreation services.

COMMUNICATION / ENGAGEMENT CONSIDERATIONS

The proposed rates and fees were reviewed by the Recreation, Culture and Parks Board and discussed by Council at the October 19, 2026, Standing Committee of Council Meeting prior to being presented for approval. If approved, the updated Rates and Fees Bylaw and fee schedules will be communicated to user groups and the public through the Town's regular communication channels in advance of implementation. This will provide users with sufficient notice of any changes taking effect in 2027.

ADMINISTRATIVE RECOMMENDATION

That Council consider the following motion:

1. That Council give First Reading to Bylaw 1363.26 - Schedule “C” – 2026 Community Services Facilities Fee Schedule, as presented.

ALTERNATIVES

a) That Council refer Bylaw 1363.26 - Schedule “C” – 2026 Community Services Facilities Fee Schedule back to Administration for more information.

b) That Council direct Administration to revise Bylaw 1363.26 - Schedule “C” – 2026 Community Services Facilities Fee Schedule and bring it back to a future Regular Council Meeting for consideration.

ATTACHMENTS

- *Draft Bylaw 1363.26 - Schedule “C” – 2026 Community Services Facilities Fee Schedule*
- *Proposed Rates and Fees 2026 - With Proposed Changes*

APPROVALS

Kim Isaak,
Chief Administrative Officer

Department Director/Author

BEING A BYLAW OF THE TOWN OF BLACKFALDS IN THE PROVINCE OF ALBERTA TO AMEND THE RATE BYLAW 1053/07 TO CHARGE FOR VARIOUS GOODS AND SERVICES PROVIDED BY THE TOWN OF BLACKFALDS

A Bylaw of the Town of Blackfalds, in the Province of Alberta, pursuant to the provisions of the *Municipal Government Act,* RSA 2000, c M-26 ("**MGA**") and amendments thereto, for the purpose of amending Bylaw 1053/07, known as the Rate Bylaw of the Town of Blackfalds.

WHEREAS the Municipal Council deems it necessary and expedient to amend Bylaw 1053/07.

NOW THEREFORE, the Municipal Council of the Town of Blackfalds, in the Province of Alberta, duly assembled, enacts the amendments to Schedule "C" of Bylaw 1053/07 - Community Services Facilities Fee Schedule.

PART 1 - TITLE

1.1 That this Bylaw shall be cited as the "**Schedule "C" – 2026 Community Services Facilities Fee Schedule**".

1.2 That Schedule "A" shall form part of this Bylaw.

PART 2 - REPEAL

2.1 That Bylaw 1318.24 is hereby repealed upon this Bylaw coming into effect.

PART 3 - DATE OF FORCE

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

READ for the First time this _____ day of_____, 20__.

READ for the Second time this _____ day of_____, 20__.

READ for the Third time this _____ day of_____, 20__.

MAYOR LAURA SVAB

CAO KIM ISAAK

DRAFT

Bylaw 1363.26 - Schedule "A" - Facility Fee Schedule

FACILITY - COMMUNITY CENTRE	Local	Non-local	Local Non-Profit	Notes
Main Hall				
Hourly Rental Rate	$ 68.25	$ 81.90	$ 40.95	More than Banquet Room amount. Day Rate = to 8 x hourly. Weekend Rate = 1.5 x day rate.
Daily Rental Rate	$ 546.00	$ 655.20	$ 327.60	
Partial Weekend Rental Rate	$ 819.00	$ 982.80	$ 491.40	
Full Weekend Rental Rate	$ 955.50	$ 1,146.60	$ 573.30	
Multipurpose Room				
Hourly Rental Rate	$ 47.25	$ 56.70	$ 28.35	Comparable to Banquet Room amount. Day Rate = to 8 x hourly. Weekend Rate = 1.5 x day rate.
Daily Rental Rate	$ 378.00	$ 453.60	$ 226.80	
Partial Weekend Rental Rate	$ 567.00	$ 680.40	$ 340.20	
Full Weekend Rental Rate	$ 661.50	$ 793.80	$ 396.90	
Main Hall & Multipurpose Room				
Hourly Rental Rate	$ 85.25	$ 102.30	$ 51.15	Hourly Rate, Daily Rate and Weekend Rate is 1.25 x Main Hall rates. Non-local = 1.2 x base rate, Local Non-profit = .6 x base rate.
Daily Rental Rate	$ 682.00	$ 818.40	$ 409.20	
Partial Weekend Rental Rate	$ 1,023.00	$ 1,227.60	$ 613.80	
Full Weekend Rental Rate	$ 1,193.50	$ 1,432.20	$ 716.10	
Meeting Room 1				
Hourly Rental Rate	$ 36.75	$ 44.10	$ 22.05	Comparable to Program Room, Performance Room and Fitness Studio 2
Daily Rental Rate	$ 294.00	$ 352.80	$ 176.40	
Full Weekend Rental Rate	$ 588.00	$ 705.60	$ 352.80	

Bylaw 1363.26 - Schedule "A" - Facility Fee Schedule

FACILITY - EAGLE BUILDERS CENTRE	Local	Non-local	Local Non-Profit	Notes
Banquet Room				
Hourly Rental Rate	$ 47.25	$ 56.70	$ 28.35	Comparable to Multipurpose Room amount. Day
Daily Rental Rate	$ 378.00	$ 453.60	$ 226.80	Rate = to 8 x hourly. Weekend Rate = 1.5 x day
Partial Weekend Rental Rate	$ 567.00	$ 680.40	$ 340.20	rate. Full Weekend Rate is 1.75 x day rate.
Full Weekend Rental Rate	$ 661.50	$ 793.80	$ 396.90	
Performance Room				
Hourly Rental Rate	$ 36.75	$ 44.10	$ 22.05	Comparable to Program Room, Community
Daily Rental Rate	$ 294.00	$ 352.80	$ 176.40	Centre Meeting Room and Fitness Studio 2
Full Weekend Rental Rate	$ 588.00	$ 705.60	$ 352.80	
Ag. Room				
Hourly Rental Rate	$ 27.00	$ 32.40	$ 16.20	Day Rate = to 8 x hourly. Weekend Rate = 2 x
Daily Rental Rate	$ 216.00	$ 259.20	$ 129.60	day rate.
Full Weekend Rental Rate	$ 432.00	$ 518.40	$ 259.20	
Ice Rate				Local = Base Rate, Non-local = 1.2 x base rate,
Hourly Rental Rate	$ 189.00	$ 226.80	$ 113.40	Local Non-profit = .6 x base rate.
Junior Hockey Hourly Rental Rate	$ 160.65	n/a	n/a	0.85 x the local base rate
Regional Non-Profit Rental Rate (Hourly)	$ 132.30	n/a	n/a	0.7 x the local base rate
Non-Prime Hourly Rental Rate (Weekdays 8 am to 4 pm)	$ 75.60	n/a	n/a	0.4 x the local base rate, extended non-prime time to 4 pm, was 2 pm
Dry Floor Arena				
Hourly Rental Rate	$ 89.00	$ 106.80	$ 53.40	Comparable to 2/3 of Field House. Day Rate =
Daily Rental Rate	$ 712.00	$ 854.40	$ 427.20	to 8 x hourly. Weekend Rate = 2 x day rate.
Full Weekend Rental Rate	$ 1,424.00	$ 1,708.80	$ 854.40	

Bylaw 1363.26 - Schedule "A" - Facility Fee Schedule

FACILITY - STERLING INDUSTRIES SPORTS PARK/COM. GARDEN	Local	Non-local	Local Non-Profit	Notes
Ball Diamonds				
Hourly Rental Rate	$ 20.00	$ 24.00	$ 12.00	
Daily Rental Rate (per Diamond)	$ 160.00	$ 192.00	$ 96.00	Local = Base Rate, Non-local = 1.2 x base rate,
Full Weekend Rental Rate	$ 960.00	$ 1,152.00	$ 576.00	Local Non-profit = .6 x base rate. Regional Rate
Extended Weekend Rental Rate	$ 1,440.00	$ 1,728.00	$ 864.00	= 0.7 x base rate. Day Rate = to 8 x hourly.
Regional Non-Profit Rental Rate (Hourly)	n/a	n/a	n/a	Weekend Rate = 2 x day rate x 3 diamonds.
Concession Day Rate	$ 82.50	$ 99.00	$ 49.50	Extended Weekend Rate = 3 x day rate x 3
Concession Weekend Rate	$ 247.50	$ 297.00	$ 148.50	diamonds.
Campground - Tenting (per night)	$ 15.00			
Campground - Trailer/Motorhome (per night)	$ 25.00			
Soccer Pitches				
Hourly Rental Rate	$ 20.00	$ 24.00	$ 12.00	Day Rate = to 8 x hourly. Weekend Rate = 2 x
Daily Rental Rate	$ 160.00	$ 192.00	$ 96.00	day rate x 1.5 pitches.
Full Weekend Rental Rate	$ 480.00	$ 576.00	$ 288.00	
Community Gardens				
Large Garden (per 5m x 5m garden plot)	$ 35.00			
Small Garden (per 2.5m x 5m garden plot)	$ 17.50			

Bylaw 1363.26 - Schedule "A" - Facility Fee Schedule

FACILITY - ABBEY CENTRE	Local	Non-local	Local Non-Profit	Notes
Program Room				
Hourly Rental Rate	$ 36.75	$ 44.10	$ 22.05	Comparable to Community Centre Meeting Room, Performance Room and Fitness Studio 2
Daily Rental Rate	$ 294.00	$ 352.80	$ 176.40	
Full Weekend Rental Rate	$ 588.00	$ 705.60	$ 352.80	
Fitness Studio 1				$5 more than Banquet Rm, $10 more than Fitness Studio 2 & Program Rm.
Hourly Rental Rate	$ 47.25	$ 56.70	$ 28.35	
Daily Rental Rate	$ 378.00	$ 453.60	$ 226.80	
Fitness Studio 2				Comparable to Community Centre Meeting Room, Performance Room and Servus Program Room
Hourly Rental Rate	$ 36.75	$ 44.10	$ 22.05	
Daily Rental Rate	$ 294.00	$ 352.80	$ 176.40	
Full Weekend Rental Rate	$ 588.00	$ 705.60	$ 352.80	
1/3 Field House Gym				Day Rate = to 8 x hourly. Weekend Rate = 2 x day rate.
Hourly Rental Rate	$ 47.25	$ 56.70	$ 28.35	
Daily Rental Rate	$ 378.00	$ 453.60	$ 226.80	
Full Weekend Rental Rate	$ 756.00	$ 907.20	$ 453.60	
2/3 Field House Gym				Day Rate = to 8 x hourly. Weekend Rate = 2 x day rate.
Hourly Rental Rate	$ 89.25	$ 107.10	$ 53.55	
Daily Rental Rate	$ 714.00	$ 856.80	$ 428.40	
Full Weekend Rental Rate	$ 1,428.00	$ 1,713.60	$ 856.80	
Full-use Field House Gym				
Daily Rental Rate	$ 892.50	$ 1,071.00	$ 535.50	Day Rate is based on 1.25 x the 2/3 Field House.
Partial Weekend Rental Rate	$ 1,160.25	$ 1,392.30	$ 696.15	Weekend Rate = 2 x day rate.
Full Weekend Rental Rate	$ 1,785.00	$ 2,142.00	$ 1,071.00	
Amphitheatre				
Hourly Rental Rate	$ 22.00	$ 26.40	$ 13.20	Day Rate is based on 8 x the hourly rate.
Daily Rental Rate	$ 176.00	$ 211.20	$ 105.60	Weekend Rate = 2 x day rate.
Full Weekend Rental Rate	$ 352.00	$ 422.40	$ 211.20	

Bylaw 1363.26 - Schedule "A" - Facility Fee Schedule

ABBEY CENTRE MEMBERSHIP/ADMISSIONS

Single Admission	**Rate**	**Notes**
Track	$ 3.00	
Infant	FREE	Under 1
Toddler	$ 2.00	1 and 2
Child	$ 5.50	3 to 7
Youth	$ 6.00	8 to 12
Teen	$ 7.00	13 to 17
Adult	$ 9.50	18 to 59
Senior	$ 7.50	60+
Senior+	FREE	75+
Family	$ 21.00	Max. of 5 family members in household (max 2 ages 18-74)

Punch Passes	**Rate**	**Notes**
Track	$ 30.00	10 Admissions
Toddler	$ 18.00	10 admissions for the price of 9 per age category.
Child	$ 49.50	
Youth	$ 54.00	
Teen	$ 63.00	
Adult	$ 85.50	
Senior	$ 67.50	
Family	$ 189.00	

Monthly Memberships*	**Rate**	**Notes**
Child	$ 28.88	Equal to the price of 5.25 admissions per age category.
Youth	$ 31.50	
Teen	$ 36.75	
Adult	$ 49.88	
Senior	$ 39.38	
Family	$ 110.25	

Annual Memberships*	**Rate**	**Notes**
Child	$ 288.75	10 x the monthly membership rate per age category.
Youth	$ 315.00	
Teen	$ 367.50	
Adult	$ 498.75	
Senior	$ 393.75	
Family	$ 1,102.50	

Child Minding	**Rate**	**Notes**
One Child (per half hour)	$ 3.25	10 hour punch cards are based on 9 hours of use.
Family (per half hour)	$ 5.50	
One Child (10 hour punch pass)	$ 58.50	
Family (10 hour punch pass)	$ 99.00	

*Note: When purchasing a monthly or annual family membership, an additional child, youth or teen can be added to the family at a discount of 50% from a regular, child, youth or teen membership of the same membership type.

Bylaw 1363.26 - Schedule "A" - Facility Fee Schedule

DEFINITIONS	
Local	Individuals/businesses who pay their taxes to either the Town of Blackfalds or Lacombe County.
Non-Local	Individuals/businesses who do not pay their taxes to the Town of Blackfalds or Lacombe County.
Local Non-Profit	Registered non-profit organizations based in Blackfalds or Lacombe County with a mailing address in either municipality and where a minimum of 80% of participants reside in Blackfalds or Lacombe County (not including other Towns or Cities in Lacombe County).
Regional Rate	Registered non-profit organizations based within 100 kilometres of Blackfalds where a minimum of 10% of participants reside in Blackfalds or Lacombe County (not including Towns or Cities in Lacombe County). Applies only to ice rates and ball diamonds.
Junior Hockey Rate	Rental rate for use by the Blackfalds Bulldogs Jr. A Hockey Club
Partial Weekend Rate	Rental period of Friday at 6:00 pm to Sunday at 6:00 pm at Meeting Room 1 (Community Centre)
	Rental period of Friday at 6:00 pm to Saturday at 10:00 pm at the Abbey Centre
	Rental period of Friday at 6:00 pm to Sunday at 12:00 am at the Main Hall and Multipurpose Room at the Community Centre and Banquet Room (EBC)
Full Weekend Rate	Rental period of Friday at 6:00 pm to Sunday at 12:00 pm at the Community Centre and Banquet Room (EBC)
	Rental period of Friday at 6:00 pm to Sunday at 6:00 pm at the Abbey Centre
	Rental period of Friday at 12:00 pm to Sunday at 6:00 pm at Sterling Industries Sports Park and the Ag Room, Performance Room and Dry Floor Arena at the EBC
Extended Weekend Rate	Rental period of Friday at 12:00 pm to Monday at 6:00 pm at Sterling Industries Sports Park

ADDITIONAL FEES/CHARGES		
Lost Key	cost to re-key the building	
Lost Fob	$25.00	
Damage Fee	$50.00/hour plus supplies	
Clean Up Fee	$75.00/hour	
Late Fee	$50.00/half hour	The addition to this section is the maximum stay per user - 7 nights per user (consecutively) over the course of 30 days
Non-Refundable Booking Fee	$300.00	
Com. Centre Stage Setup Fee	$15/stage panel (max. 6 panels)	
Sound System Fee (Arena, Community Centre, Abbey Centre)	$50.00	
Non-alcohol Event Damage Deposit*	$300.00	
Alcohol Event Damage Deposit	$500 (excl. Abbey Centre)	
Campground Maximum Stay	Maximum stay of 7 nights per user (consecutively) over the course of 30 days	
***Note:** The Non-alcohol Event Damage Deposit applies to all facilities excluding the Abbey Centre except for 2/3 Field House Gym and Full-use Field House Gym rentals.		

FACILITY - COMMUNITY CENTRE	Local	Non-local	Local Non-Profit	Local PROPOSED	Non-local PROPOSED	Local Non-Profit PROPOSED	Notes
Main Hall							
Hourly Rental Rate	$ 65.00	$ 78.00	$ 39.00	$ 68.25	$ 81.90	$ 40.95	More than Banquet Room amount. Day Rate = to 8 x hourly. Weekend Rate = 1.5 x day rate.
Daily Rental Rate	$ 520.00	$ 624.00	$ 312.00	$ 546.00	$ 655.20	$ 327.60	
Partial Weekend Rental Rate	$ 780.00	$ 936.00	$ 468.00	$ 819.00	$ 982.80	$ 491.40	
Full Weekend Rental Rate	$ 910.00	$ 1,092.00	$ 546.00	$ 955.50	$ 1,146.60	$ 573.30	
Multipurpose Room							
Hourly Rental Rate	$ 45.00	$ 54.00	$ 27.00	$ 47.25	$ 56.70	$ 28.35	Comparable to Banquet Room amount. Day Rate = to 8 x hourly. Weekend Rate = 1.5 x day rate.
Daily Rental Rate	$ 360.00	$ 432.00	$ 216.00	$ 378.00	$ 453.60	$ 226.80	
Partial Weekend Rental Rate	$ 540.00	$ 648.00	$ 324.00	$ 567.00	$ 680.40	$ 340.20	
Full Weekend Rental Rate	$ 630.00	$ 756.00	$ 378.00	$ 661.50	$ 793.80	$ 396.90	
Main Hall & Multipurpose Room							
Hourly Rental Rate	$ 81.25	$ 97.50	$ 48.75	$ 85.25	$ 102.30	$ 51.15	Hourly Rate, Daily Rate and Weekend Rate is 1.25 x Main Hall rates. Non-local = 1.2 x base rate, Local Non-profit = .6 x base rate.
Daily Rental Rate	$ 650.00	$ 780.00	$ 390.00	$ 682.00	$ 818.40	$ 409.20	
Partial Weekend Rental Rate	$ 975.00	$ 1,170.00	$ 585.00	$ 1,023.00	$ 1,227.60	$ 613.80	
Full Weekend Rental Rate	$ 1,137.50	$ 1,365.00	$ 682.50	$ 1,193.50	$ 1,432.20	$ 716.10	
Meeting Room 1							
Hourly Rental Rate	$ 35.00	$ 42.00	$ 21.00	$ 36.75	$ 44.10	$ 22.05	Comparable to Program Room, Performance Room and Fitness Studio 2
Daily Rental Rate	$ 280.00	$ 336.00	$ 168.00	$ 294.00	$ 352.80	$ 176.40	
Full Weekend Rental Rate	$ 560.00	$ 672.00	$ 336.00	$ 588.00	$ 705.60	$ 352.80	

FACILITY - EAGLE BUILDERS CENTRE	Local	Non-local	Local Non-Profit	Local PROPOSED	Non-local PROPOSED	Local Non-Profit PROPOSED	Notes
Banquet Room							
Hourly Rental Rate	$ 45.00	$ 54.00	$ 27.00	$ 47.25	$ 56.70	$ 28.35	Comparable to Multipurpose Room amount. Day Rate = to 8 x hourly. Weekend Rate = 1.5 x day rate. Full Weekend Rate is 1.75 x day rate.
Daily Rental Rate	$ 360.00	$ 432.00	$ 216.00	$ 378.00	$ 453.60	$ 226.80	
Partial Weekend Rental Rate	$ 540.00	$ 648.00	$ 324.00	$ 567.00	$ 680.40	$ 340.20	
Full Weekend Rental Rate	$ 630.00	$ 756.00	$ 378.00	$ 661.50	$ 793.80	$ 396.90	
Performance Room							
Hourly Rental Rate	$ 35.00	$ 42.00	$ 21.00	$ 36.75	$ 44.10	$ 22.05	Comparable to Program Room, Community Centre Meeting Room and Fitness Studio 2
Daily Rental Rate	$ 280.00	$ 336.00	$ 168.00	$ 294.00	$ 352.80	$ 176.40	
Full Weekend Rental Rate	$ 560.00	$ 672.00	$ 336.00	$ 588.00	$ 705.60	$ 352.80	
Ag. Room							
Hourly Rental Rate	$ 26.00	$ 31.20	$ 15.60	$ 27.00	$ 32.40	$ 16.20	Day Rate = to 8 x hourly. Weekend Rate = 2 x day rate.
Daily Rental Rate	$ 208.00	$ 249.60	$ 124.80	$ 216.00	$ 259.20	$ 129.60	
Full Weekend Rental Rate	$ 416.00	$ 499.20	$ 249.60	$ 432.00	$ 518.40	$ 259.20	
Ice Rate							
Hourly Rental Rate	$ 180.00	$ 216.00	$ 108.00	$ 189.00	$ 226.80	$ 113.40	Local = Base Rate, Non-local = 1.2 x base rate, Local Non-profit = .6 x base rate.
Tournament Hourly Rental Rate	$ 153.00	n/a	n/a	Removed from Rates - Using Hourly Rate			
Junior Hockey Hourly Rental Rate	$ 153.00	n/a	n/a	$ 160.65			0.85 x the local base rate
Regional Non-Profit Rental Rate (Hourly)	n/a	n/a	n/a	$ 132.30			New rate - 0.7 x the local base rate
Non-Prime Hourly Rental Rate (Weekdays 8 am to 4 pm)	$ 72.00	n/a	n/a	$ 75.60			0.4 x the local base rate, extended non-prime time to 4 pm, was 2 pm
Dry Floor Arena							
Hourly Rental Rate	$ 85.00	$ 102.00	$ 51.00	$ 89.00	$ 106.80	$ 53.40	Comparable to 2/3 of Field House. Day Rate = to 8 x hourly. Weekend Rate = 2 x day rate.
Daily Rental Rate	$ 680.00	$ 816.00	$ 408.00	$ 712.00	$ 854.40	$ 427.20	
Full Weekend Rental Rate	$ 1,360.00	$ 1,632.00	$ 816.00	$ 1,424.00	$ 1,708.80	$ 854.40	

FACILITY - STERLING INDUSTRIES SPORTS PARK/COM. GARDEN	Local	Non-local	Local Non-Profit	Local PROPOSED	Non-local PROPOSED	Local Non-Profit PROPOSED	Notes
Ball Diamonds							
Hourly Rental Rate	$ 15.00	$ 18.00	$ 9.00	$ 20.00	$ 24.00	$ 12.00	
Daily Rental Rate (per Diamond)	$ 120.00	$ 144.00	$ 72.00	$ 160.00	$ 192.00	$ 96.00	
Full Weekend Rental Rate	$ 900.00	$ 1,080.00	$ 540.00	$ 960.00	$ 1,152.00	$ 576.00	Local = Base Rate, Non-local = 1.2 x base rate,
Extended Weekend Rental Rate	$ 1,260.00	$ 1,512.00	$ 756.00	$ 1,440.00	$ 1,728.00	$ 864.00	Local Non-profit = .6 x base rate. Regional Rate =
Regional Non-Profit Rental Rate (Hourly)	n/a	n/a	n/a	$ 14.00			0.7 x base rate. Day Rate = to 8 x hourly.
Concession Day Rate	$ 82.50	$ 99.00	$ 49.50				Weekend Rate = 2 x day rate x 3 diamonds.
Concession Weekend Rate	$ 247.50	$ 297.00	$ 148.50				Extended Weekend Rate = 3.5 x day rate x 2.5.
Campground - Tenting (per night)	$ 10.00			$ 15.00			
Campground - Trailer/Motorhome (per night)	$ 20.00			$ 25.00			
Soccer Pitches							
Hourly Rental Rate	$ 15.00	$ 18.00	$ 9.00	$ 20.00	$ 24.00	$ 12.00	Day Rate = to 8 x hourly. Weekend Rate = 2.5 x
Daily Rental Rate	$ 120.00	$ 144.00	$ 72.00	$ 160.00	$ 192.00	$ 96.00	day rate x 1.5 pitches.
Full Weekend Rental Rate	$ 450.00	$ 540.00	$ 270.00	$ 480.00	$ 576.00	$ 288.00	
Community Gardens							
Large Garden (per 5m x 5m garden plot)	$ 30.00			$ 35.00			
Small Garden (per 2.5m x 5m garden plot)	$ 15.00			$ 17.50			

FACILITY - ABBEY CENTRE	Local	Non-local	Local Non-Profit	Local PROPOSED	Non-local PROPOSED	Local Non-Profit PROPOSED	Notes
Program Room							
Hourly Rental Rate	$ 35.00	$ 42.00	$ 21.00	$ 36.75	$ 44.10	$ 22.05	Comparable to Community Centre Meeting Room, Performance Room and Fitness Studio 2
Daily Rental Rate	$ 280.00	$ 336.00	$ 168.00	$ 294.00	$ 352.80	$ 176.40	
Full Weekend Rental Rate	$ 560.00	$ 672.00	$ 336.00	$ 588.00	$ 705.60	$ 352.80	
Fitness Studio 1							
Hourly Rental Rate	$ 45.00	$ 54.00	$ 27.00	$ 47.25	$ 56.70	$ 28.35	$5 more than Banquet Rm, $10 more than Fitness Studio 2 & Program Rm.
Daily Rental Rate	$ 360.00	$ 432.00	$ 216.00	$ 378.00	$ 453.60	$ 226.80	
Fitness Studio 2							
Hourly Rental Rate	$ 35.00	$ 42.00	$ 21.00	$ 36.75	$ 44.10	$ 22.05	Comparable to Community Centre Meeting Room, Performance Room and Servus Program Room
Daily Rental Rate	$ 280.00	$ 336.00	$ 168.00	$ 294.00	$ 352.80	$ 176.40	
Full Weekend Rental Rate	$ 560.00	$ 672.00	$ 336.00	$ 588.00	$ 705.60	$ 352.80	
1/3 Field House Gym							
Hourly Rental Rate	$ 45.00	$ 54.00	$ 27.00	$ 47.25	$ 56.70	$ 28.35	Day Rate = to 8 x hourly. Weekend Rate = 2 x day rate.
Daily Rental Rate	$ 360.00	$ 432.00	$ 216.00	$ 378.00	$ 453.60	$ 226.80	
Full Weekend Rental Rate	$ 720.00	$ 864.00	$ 432.00	$ 756.00	$ 907.20	$ 453.60	
2/3 Field House Gym							
Hourly Rental Rate	$ 85.00	$ 102.00	$ 51.00	$ 89.25	$ 107.10	$ 53.55	Day Rate = to 8 x hourly. Weekend Rate = 2 x day rate.
Daily Rental Rate	$ 680.00	$ 816.00	$ 408.00	$ 714.00	$ 856.80	$ 428.40	
Full Weekend Rental Rate	$ 1,360.00	$ 1,632.00	$ 816.00	$ 1,428.00	$ 1,713.60	$ 856.80	
Full-use Field House Gym							
Daily Rental Rate	$ 850.00	$ 1,020.00	$ 510.00	$ 892.50	$ 1,071.00	$ 535.50	Day Rate is based on 1.25 x the 2/3 Field House.
Partial Weekend Rental Rate	$ 1,105.00	$ 1,326.00	$ 663.00	$ 1,160.25	$ 1,392.30	$ 696.15	Weekend Rate = 2 x day rate.
Full Weekend Rental Rate	$ 1,700.00	$ 2,040.00	$ 1,020.00	$ 1,785.00	$ 2,142.00	$ 1,071.00	
Amphitheatre							
Hourly Rental Rate	$ 21.00	$ 25.20	$ 12.60	$ 22.00	$ 26.40	$ 13.20	Day Rate is based on 8 x the hourly rate. Weekend
Daily Rental Rate	$ 168.00	$ 201.60	$ 100.80	$ 176.00	$ 211.20	$ 105.60	Rate = 2 x day rate.
Full Weekend Rental Rate	$ 336.00	$ 403.20	$ 201.60	$ 352.00	$ 422.40	$ 211.20	

ABBEY CENTRE MEMBERSHIP/ADMISSIONS

Single Admission	Rate	Notes	Proposed Increase	Added Revenue (based on 2025)
Track	$ 2.00		$ 3.00	$ 2,754.00
Infant	FREE	Under 1	FREE	FREE
Toddler	$ 1.00	1 and 2	$ 2.00	$ 3,599.00
Child	$ 5.00	3 to 7	$ 5.50	$ 4,049.50
Youth	$ 5.50	8 to 12	$ 6.00	$ 3,597.00
Teen	$ 6.50	13 to 17	$ 7.00	$ 2,168.50
Adult	$ 9.00	18 to 59	$ 9.50	$ 4,734.00
Senior	$ 7.00	60+	$ 7.50	$ 566.00
Senior+	FREE	75+	FREE	FREE
Family	$ 20.00	Max. of 5 family members in household (max 2 ages 18-74)	$ 21.00	$ 4,571.00
			TOTAL	$ 26,039.00

Punch Passes	Rate	Notes	Proposed Increase	Added Revenue (based on 2025)
Track	$ 20.00	10 Admissions	$ 30.00	$ 1,960.00
Toddler	$ 9.00		$ 18.00	
Child	$ 45.00		$ 49.50	
Youth	$ 49.50	10 admissions for the price of 9 per age category.	$ 54.00	
Teen	$ 58.50		$ 63.00	
Adult	$ 81.00		$ 85.50	
Senior	$ 63.00		$ 67.50	
Family	$ 180.00		$ 189.00	$ 54.00

Monthly Memberships*	Rate	Notes	Proposed Increase	Added Revenue (based on 2025)
Child	$ 26.25		$ 28.88	
Youth	$ 28.88		$ 31.50	
Teen	$ 34.13	Equal to the price of 5.25 admissions per age category.	$ 36.75	
Adult	$ 47.25		$ 49.88	
Senior	$ 36.75		$ 39.38	
Family	$ 105.00		$ 110.25	$ 91.50

Annual Memberships*	Rate	Notes	Proposed Increase	Added Revenue (based on 2025)
Child	$ 262.50		$ 288.80	
Youth	$ 288.75		$ 315.00	
Teen	$ 341.25	10 x the monthly membership rate per age category.	$ 367.50	
Adult	$ 472.50		$ 498.80	
Senior	$ 367.50		$ 393.80	
Family	$ 1,050.00		$ 1,102.50	$ 4,147.50

Child Minding	Rate	Notes	Proposed Increase	Added Revenue (based on 2025)
One Child (per half hour)	$ 3.00	10 hour punch cards are based on 9 hours of use.	$ 3.25	$ 142.75
Family (per half hour)	$ 5.00		$ 5.50	$ 138.00
One Child (10 hour punch pass)	$ 54.00		$ 58.50	$ 441.00
Family (10 hour punch pass)	$ 90.00		$ 99.00	$ 369.00
			TOTAL	**$ 1,090.75**

*Note: When purchasing a monthly or annual family membership, an additional child, youth or teen can be added to the family at a discount of 50% from a regular, child, youth or teen membership of the same membership type.

DEFINITIONS	
Local	Individuals/businesses who pay their taxes to either the Town of Blackfalds or Lacombe County.
Non-Local	Individuals/businesses who do not pay their taxes to the Town of Blackfalds or Lacombe County.
Local Non-Profit	Registered non-profit organizations based in Blackfalds or Lacombe County with a mailing address in either municipality and where a minimum of 80% of participants reside in Blackfalds or Lacombe County (not including other Towns or Cities in Lacombe County).
Regional Rate	Registered non-profit organizations based within 100 kilometres of Blackfalds where a minimum of 10% of participants reside in Blackfalds or Lacombe County (not including Towns or Cities in Lacombe County). Applies only to ice rates and ball diamonds.
Junior Hockey Rate	Rental rate for use by the Blackfalds Bulldogs Jr. A Hockey Club
Partial Weekend Rate	Rental period of Friday at 6:00 pm to Sunday at 6:00 pm at Meeting Room 1 (Community Centre)
	Rental period of Friday at 6:00 pm to Saturday at 10:00 pm at the Abbey Centre
	Rental period of Friday at 6:00 pm to Sunday at 12:00 am at the Main Hall and Multipurpose Room at the Community Centre and Banquet Room (EBC)
Full Weekend Rate	Rental period of Friday at 6:00 pm to Sunday at 12:00 pm at the Community Centre and Banquet Room (EBC)
	Rental period of Friday at 6:00 pm to Sunday at 6:00 pm at the Abbey Centre
	Rental period of Friday at 12:00 pm to Sunday at 6:00 pm at Sterling Industries Sports Park and the Ag Room, Performance Room and Dry Floor Arena at the EBC
Extended Weekend Rate	Rental period of Friday at 12:00 pm to Monday at 6:00 pm at Sterling Industries Sports Park

ADDITIONAL FEES/CHARGES		
Lost Key	cost to re-key the building	
Lost Fob	$25.00	
Damage Fee	$50.00/hour plus supplies	
Clean Up Fee	$75.00/hour	
Late Fee	$50.00/half hour	The addition to this section is the maximum stay per user - 7 nights per user (consecutively) over the course of 30 days
Non-Refundable Booking Fee	$300.00	
Com. Centre Stage Setup Fee	$15/stage panel (max. 6 panels)	
Sound System Fee (Arena, Community Centre, Abbey Centre)	$50.00	
Non-alcohol Event Damage Deposit*	$300.00	
Alcohol Event Damage Deposit	$500 (excl. Abbey Centre)	
Campground Maximum Stay	Maximum stay of 7 nights per user (consecutively) over the course of 30 days	
***Note:** The Non-alcohol Event Damage Deposit applies to all facilities excluding the Abbey Centre except for 2/3 Field House Gym and Full-use Field House Gym rentals.		

MEETING DATE: November 10, 2026

PREPARED BY: Rick Kreklewich, Director of Community Services

PRESENTED BY: Rick Kreklewich, Director of Community Services

SUBJECT: **Council Policies – Community Grant Program Policies**

BACKGROUND

The Town currently provides financial assistance to community organizations and initiatives through several funding mechanisms. Over time, the Community Initiatives Grant Policy has been used to support both local community events and larger Provincial and National competitions. As a result, overlap developed between community event funding requests and requests associated with major event attraction and hosting opportunities.

A review of the Town's community funding programs was undertaken to:

- Clarify funding objectives
- Reduce overlap between funding programs
- Improve consistency and transparency in decision-making
- Better align funding requests with Council objectives
- Establish clear eligibility requirements for applicants

Administration reviewed the existing Public Donation Policy and Community Initiatives Grant Policy and developed a revised funding framework that better defines the purpose of each program. Administration also developed the Event Attraction and Hosting Policy to provide a dedicated funding stream for Provincial, Western Canadian, National and International events within the Town of Blackfalds. The policies were reviewed by Council at the Standing Committee of Council Meeting on October 19, 2026, and amendments were made to the policies based on the discussion.

DISCUSSION

Administration reviewed the Town's community funding programs to improve clarity, reduce overlap between programs and establish a more consistent approach to evaluating funding requests. The proposed framework separates donation and sponsorship requests, community-based initiatives and major event attraction opportunities to ensure funding requests are considered under the program most closely aligned with their purpose.

As part of the review, the Public Donation Policy was updated to clarify eligibility requirements, evaluation criteria and accountability measures for donation, sponsorship, fundraising, memorial and in-kind support requests. The Community Initiatives Grant Policy was revised to focus specifically on local community events, programs, festivals, celebrations, recreation initiatives, arts and culture activities, heritage projects and community development initiatives.

While the Community Initiatives Grant Policy provided support for local community events, there was no dedicated funding program to support the attraction and hosting of Provincial, Western Canadian, National, and International competitions, showcases, exhibitions and bid-hosted events. This gap is addressed through the newly developed Event Attraction and Hosting Grant Policy.

Together, the three policies establish a coordinated funding framework that provides greater clarity and consistency for applicants, Administration and Council while ensuring requests are evaluated through the funding program that best aligns with their purpose.

STRATEGIC PLAN ALIGNMENT / OTHER MASTER PLAN ALIGNMENT



The proposed funding framework supports Council's Strategic Plan by aligning community funding programs with the Town's objectives for community development, resident engagement, recreation, culture and responsible governance. The framework also supports opportunities that enhance the profile of Blackfalds, attract visitors and contribute to the social and economic vitality of the community.

FINANCIAL IMPLICATIONS

Funding provided under the Public Donation Policy, Community Initiatives Grant Policy and Event Attraction and Hosting Grant Policy will remain subject to annual Council approval of budget allocations and available funding.

COMMUNICATION / ENGAGEMENT CONSIDERATIONS

Administration will communicate any approved policy changes through the Town's website, funding application materials, and direct communication with community organizations and current grant recipients.

ADMINISTRATIVE RECOMMENDATION

That Council consider the following motion(s):

1. That Council rescind Policy – Public Donation 134.19, and adopt Council Policy CP-202.26 - Public Donation, as presented, effective immediately.

2. That Council adopt amended Council Policy CP-185.24 – Community Initiatives Grant, as presented, effective immediately.

3. That Council adopt Council Policy CP-203.26 – Event Attraction and Hosting Grant, as presented, effective immediately.

ALTERNATIVES

a) That Council amend the Council Policies presented.

b) That Council refer the Community Grant Program Policies item back to Administration for further review.

ATTACHMENTS

- *Draft Council Policy CP-202.26 – Public Donation*
- *Draft Council Policy CP-185.24 – Community Initiatives Grant*
- *Draft Council Policy CP-203.26 – Event Attraction and Hosting Grant*
- *Public Donation Guidelines*
- *Community Initiatives Grant Guidelines*
- *Event Attraction and Hosting Grant Guidelines*

APPROVALS

Kim Isaak,
Chief Administrative Officer

Department Director/Author

PUBLIC DONATION

POLICY NO.:	CP-202.26
DIVISION DEPARTMENT	Community Services
REVIEW PERIOD	Every 4 Years or Upon Legislative Change

1. POLICY PURPOSE

1.1 The purpose of this Policy is to establish a fair, transparent and consistent framework for Council to consider requests for Donations, Sponsorships, charitable causes, Fundraising Initiatives, commemorative projects and other community-focused requests that provide a demonstrated benefit to the residents of the Town of Blackfalds. Through this Policy, the Town may provide discretionary financial support to eligible applicants where the request aligns with community priorities and demonstrates a meaningful public benefit.

2. POLICY STATEMENT

2.1 Funding is discretionary, subject to Council-approved budget allocations, and approval in one year does not guarantee funding in future years.

2.2 The Town shall administer this Policy in a fair, transparent, equitable and fiscally responsible manner.

3. DEFINITIONS

3.1 **"Chief Administrative Officer** or **CAO"** means the individual appointed by Council to the position of Chief Administrative Officer as per the *Municipal Government Act*.

3.2 "**Council**" means the Council of the Town of Blackfalds elected pursuant to the *Local Authorities Election Act* of Alberta, as amended.

3.3 "**Donation"** means a financial contribution provided by the Town of Blackfalds without expectation of financial return.

3.4 **"Fundraising Initiative"** means a campaign or activity intended to raise funds for a charitable, educational, community, humanitarian or non-profit purpose.

3.5 **"In-Kind Support"** means the provision of Town-owned facilities, equipment, materials, services, labour or other municipal resources provided without charge or at a reduced rate.

3.6 "**Organizations**" means a group of residents/ratepayers, service clubs, agencies, schools, sports groups, groups sharing a common interest and located in Blackfalds or Lacombe County.

3.7 **"Sponsorship"** means financial or In-Kind Support provided by the Town of Blackfalds in exchange for recognition of the Town's contribution.

3.8 "**Town**" means the municipality of the Town of Blackfalds.

4. SCOPE

4.1 This Policy applies to requests for:

4.1.1 Charitable causes,

4.1.2 Community fundraising initiatives,

4.1.3 Community causes,

4.1.4 Service club projects,

4.1.5 Scholarships, bursaries and educational assistance opportunities,

4.1.6 Memorial or commemorative projects,

4.1.7 Humanitarian requests,

4.1.8 Sponsorship requests,

4.1.9 Community recognition initiatives, and

4.1.10 Requests for In-Kind Support.

4.2 This Policy does not apply to:

4.2.1 Community events,

4.2.2 Festivals,

4.2.3 Recreation programs,

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4.2.4 Competitions,

4.2.5 Championships,

4.2.6 Tournaments,

4.2.7 Showcases,

4.2.8 Exhibitions,

4.2.9 Bid-hosted events,

4.2.10 Operating grants, or

4.2.11 Requests eligible under another Town funding program.

4.3 Administration may redirect applicants to another funding program where a request is determined to be more appropriately considered under the Community Initiatives Grant Policy or Event Attraction and Hosting Grant Policy.

5. AUTHORITY AND RESPONSIBILITIES

5.1 Council to:

5.1.1 Adopt and support this Policy and any amendments by resolution.

5.1.2 Consider the allocation of grant funding for the successful implementation of this Policy in the annual budget process.

5.1.3 Review and approve requests submitted under this Policy.

5.2 Chief Administrative Officer to:

5.2.1 Advise Council on the development, implementation, and amendment of this Policy.

5.2.2 Ensure Policy review occurs and verify the implementation of this Policy.

5.3 Administration to:

5.3.1 Receive and review requests.

5.3.2 Provide recommendations to Council.

DRAFT

5.3.3 Redirect applicants to other Town funding programs where appropriate.

6. POLICY

6.1 Applicants requesting funding from this Policy must:

6.1.1 Demonstrate a clear community benefit.

6.1.2 Identify the intended use of funding.

6.1.3 Not be in default of any previous Town of Blackfalds funding agreement.

6.1.4 Applicants shall not receive funding from multiple Town of Blackfalds funding programs for the same initiative unless specifically approved by Council.

6.2 Applications will be assessed based on:

6.2.1 Community benefit.

6.2.2 Alignment with Town priorities.

6.2.3 Impact on residents.

6.2.4 Purpose of funding request.

6.2.5 Availability of other funding sources.

6.2.6 Previous support provided by the Town.

6.2.7 Available budget.

6.2.8 Potential reputational impacts to the Town of Blackfalds.

6.3 Requests will be evaluated on their individual merits, available funding and the assessment criteria identified in this Policy.

6.4 Council may approve, partially approve or deny requests and the amount awarded may differ from the amount requested.

DRAFT

6.5 Funding shall not be provided for:

6.5.1 Political Organizations, campaigns or activities

6.5.2 Private business operations.

6.5.3 Event losses, organizational deficits, outstanding debts or debt repayment.

6.5.4 Retroactive requests.

6.5.5 Requests primarily benefiting an individual.

6.5.6 Activities eligible under the Community Initiatives Grant Policy or Event Attraction and Hosting Grant Policy.

6.6 Council shall require applicants to provide information demonstrating how the funds will be used. Failure to provide requested information will affect future requests for funding.

6.7 Where appropriate, recipients shall acknowledge the Town of Blackfalds' contribution in promotional materials, publications, presentations, or other forms of public recognition.

7. EXCLUSIONS

7.1 Notwithstanding the provisions of this Policy, Council may approve support for exceptional circumstances where significant public benefit exists and Council determines the request to be in the best interests of the community.

8. RELATED DOCUMENTS

8.1 Council Policy CP-185.24 - Community Initiatives Grant
8.2 Council Policy CP-203.26 - Event Attraction and Hosting Grant

9. END OF POLICY

Mayor

Chief Administrative Officer

Date

Date

DRAFT

POLICY RECORD HISTORY

	Resolution No:	Date
Policy Adopted		
Policy Reviewed		
Policy Revised		

ADMINISTRATIVE REVISIONS

Date	Description

DRAFT

COMMUNITY INITIATIVES GRANT

POLICY NO.:	CP-185.24
DIVISION DEPARTMENT	Community Services
REVIEW PERIOD	Every 4 years or Upon Legislative Change

1. POLICY PURPOSE

1.1 The purpose of this Policy is to provide financial support to eligible Organizations delivering Community Events, festivals, celebrations, recreation initiatives, arts and culture activities, heritage programs and community development projects that primarily benefit residents of the Town of Blackfalds and contribute to community participation, engagement and quality of life.

2. POLICY STATEMENT

2.1 The Town of Blackfalds may provide grant funding to eligible Organizations that deliver initiatives consistent with the objectives of this Policy.

2.2 Funding is discretionary, subject to Council-approved budget allocations, and approval in one year does not guarantee funding in future years.

3. DEFINITIONS

3.1 **"Chief Administrative Officer** or **CAO"** means the individual appointed by Council to the position of Chief Administrative Officer as per the *Municipal Government Act*.

3.2 **"Community Event"** means a festival, celebration, cultural activity, recreation activity, program, project or initiative intended primarily for local participation and community benefit.

3.3 "**Council**" means the Council of the Town of Blackfalds elected pursuant to the *Local Authorities Election Act* of Alberta, as amended.

3.4 "**Organizations**" means a group of residents/ratepayers, service clubs, agencies, schools, sports groups, groups sharing a common interest and located in Blackfalds or Lacombe County.

3.5 "**Recreation, Culture and Parks Board** and **RCP Board"** means the Recreation, Culture and Parks Board that is appointed by Council and meets regularly to discuss matters relating to recreation, culture and parks within the Town of Blackfalds.

3.6 "**Town**" means the municipality of the Town of Blackfalds.

4. SCOPE

4.1 This Policy applies to Organizations hosting Community Events, programs, festivals and initiatives within the Town of Blackfalds.

4.2 Events eligible under the Event Attraction and Hosting Grant Policy shall not be considered under this Policy.

5. AUTHORITY AND RESPONSIBILITIES

5.1 Council to:

5.1.1 Adopt and support this Policy and any amendments by resolution.

5.1.2 Consider the allocation of grant funding through the annual budget process.

5.1.3 Review recommendations from the RCP Board and Administration.

5.1.4 Approve, deny or amend the Community Initiatives Grant requests.

5.2 Chief Administrative Officer to:

5.2.1 Advise Council on the development, implementation, and amendment of this Policy.

5.2.2 Ensure Policy review occurs and verify the implementation of this Policy.

5.3 Administration to:

5.3.1 Receive and review grant applications.

5.3.2 Provide administrative recommendations to the RCP Board and Council.

5.3.3 Advise applicants regarding eligibility requirements.

5.3.4 Redirect applicants to other Town funding programs where appropriate.

DRAFT

5.4 Recreation, Culture and Parks Board ("RCP") to:

5.4.1 Review eligible grant applications.

5.4.2 Provide recommendations to Council regarding grant applications.

6. POLICY

6.1 Organizations seeking Community Initiatives Grant funding are required to submit an application using the prescribed form.

6.2 Organizations must not be in default of any previous Town of Blackfalds funding agreement.

6.3 Organizations shall not receive funding from multiple Town of Blackfalds funding programs for the same initiative unless specifically approved by Council.

6.4 Incomplete applications may be returned to the applicant and may not be considered until all required information is provided.

6.5 Applications will be assessed based on the following criteria:

6.5.1 Demonstrates a community need or community benefit.

6.5.2 Demonstrates community participation and engagement.

6.5.3 Demonstrates a positive and lasting impact on residents.

6.5.4 Enhances recreation, culture, heritage, arts, education or community development opportunities.

6.5.5 Demonstrates volunteer involvement and community support.

6.5.6 Promotes accessibility and inclusiveness.

6.5.7 Demonstrates organizational readiness.

6.5.8 Aligns with Council priorities and strategic objectives.

6.6 Organizations must provide a balanced budget showing projected revenues and expenses.

DRAFT

6.7 Funding may be used for eligible expenses including:

6.7.1 Facility rentals.

6.7.2 Program supplies and materials.

6.7.3 Event promotion and marketing.

6.7.4 Entertainment and programming costs.

6.7.5 Volunteer support expenses.

6.7.6 Equipment rentals.

6.7.7 Other expenses deemed eligible by Council.

6.8 Funding will not be provided for:

6.8.1 Liquor expenses or liquor license fees.

6.8.2 Party Alcohol Liability (PAL) insurance.

6.8.3 Items intended for resale (ie. food, beverages, clothing, etc.).

6.8.4 Event losses, organizational deficits or outstanding debts.

6.8.5 Retroactive funding requests.

6.8.6 Capital purchases.

6.8.7 Political Organizations or activities.

6.8.8 Provincial, Western Canadian, National or International competitions, championships, showcases, bid-hosted events or any other activities eligible under the Event Attraction and Hosting Grant Policy.

6.9 Applications will be reviewed by Administration and the RCP Board. Applications will be reviewed at the September, December, March and June RCP Board Meetings. As such, applications must be submitted no less than two (2) regular RCP Board meetings prior to the meeting at which funding consideration is requested. The RCP

DRAFT

Board will provide recommendations to Council regarding grant applications. All grant applications are subject to final approval by Council.

6.9.1 Organizations applying for funding will be required to present their application to the RCP Board at a scheduled meeting. The purpose of the presentation is to provide additional context and allow Board Members to ask questions to support their review and recommendation to Council.

6.10 Council shall consider grant funding based on the recommendations of the RCP Board and available budget.

6.11 Organizations may receive a maximum of $2,500 in Community Initiatives Grant funding per calendar year.

6.12 Grant funding must be solely used for the purposes outlined in the application and within the approved timeline.

6.13 The Town reserves the right to require repayment of all or a portion of approved funding where funds were not used for the purposes approved by Council or where the initiative does not proceed as proposed.

6.14 Applications will be evaluated on their individual merits, available funding and the assessment criteria identified in this Policy. Council may award full, partial, or no funding and the amount awarded may differ from the amount requested.

6.15 Administration shall provide written feedback to unsuccessful applicants outlining the reasons for ineligibility or denial and, where possible, recommendations for improving future submissions.

6.16 Recipients must acknowledge the Town of Blackfalds' support in promotional materials where appropriate.

6.17 Recipients must submit a final report outlining associated costs within ninety (90) days of the initiative completion, including:

6.17.1 Attendance and participation numbers.

6.17.2 Financial summary of revenues and expenses.

6.17.3 Summary of outcomes, achievements and community benefits realized.

6.17.4 Description of local businesses, organizations, vendors, contractors or service providers utilized in support of the initiative and their role in delivering the initiative, where applicable.

6.18 Failure to provide a final report will affect future requests for funding.

7. EXCLUSIONS

7.1 Notwithstanding the provisions of this Policy, Council may approve funding for exceptional circumstances or opportunities not otherwise contemplated by this Policy where Council determines the initiative will provide significant community benefit to the Town of Blackfalds.

8. RELATED DOCUMENTS

8.1 Community Initiatives Grant Application and Guidelines

8.2 Council Policy CP-202.26 - Public Donation

8.3 Council Policy CP-203.26 - Event Attraction and Hosting Grant

9. END OF POLICY

Mayor	Chief Administrative Officer
Date	Date

POLICY RECORD HISTORY

	Resolution No:	Date
Policy Adopted		
Policy Reviewed		
Policy Revised		

DRAFT

ADMINISTRATIVE REVISIONS

Date	Description

DRAFT

EVENT ATTRACTION AND HOSTING GRANT

POLICY NO.:	CP-203.26
DIVISION DEPARTMENT	Community Services
REVIEW PERIOD	Every 4 Years or Upon Legislative Change

1. POLICY PURPOSE

1.1 The purpose of this Policy is to support the attraction and hosting of Provincial, Western Canadian, National and International Competitions, championships, Showcases, exhibitions and Bid-Hosted Events occurring within the Town of Blackfalds. Through this program, the Town seeks to strengthen event hosting capacity, enhance community profile, generate economic activity, attract visitors, and support opportunities that contribute to the growth and recognition of Blackfalds as a host community.

2. POLICY STATEMENT

2.1 The Town of Blackfalds may provide financial assistance to eligible Applicants hosting events that align with the intent of this Policy.

2.2 Funding decisions shall be based on event significance, organizational readiness, financial accountability, community benefit and alignment with municipal priorities.

2.3 Funding is discretionary, subject to Council-approved budget allocations, and approval in one year does not guarantee funding in future years.

2.4 The Town shall administer this program in a fair, transparent, equitable and fiscally responsible manner.

3. DEFINITIONS

3.1 "**Applicant**" means an organization, society, association, business, educational institution, Indigenous organization or individual responsible for hosting an eligible event.

3.2 "**Bid-Hosted Event"** means an event secured through a formal application, sanctioning, selection or bid process.

3.3 **"Canadian Event"** means a National Competition, championship, showcase, exhibition or bid-hosted event occurring in Blackfalds.

DRAFT

3.4 **"Chief Administrative Officer** or **CAO"** means the individual appointed by Council to the position of Chief Administrative Officer as per the *Municipal Government Act*.

3.5 **"Competition"** means a competitive event involving participants from multiple jurisdictions and may include sport, cultural, artistic, academic, educational, technological, recreational or other recognized disciplines.

3.6 "**Council**" means the Council of the Town of Blackfalds elected pursuant to the *Local Authorities Election Act* of Alberta, as amended.

3.7 **"International Event"** means an International Competition, championship, Showcase, exhibition or bid-hosted event occurring in Blackfalds.

3.8 **"Provincial Event"** means a Provincial Competition, championship, Showcase, exhibition or bid-hosted event occurring in Blackfalds.

3.9 **"Showcase"** means a recognized exhibition, demonstration, presentation, performance, or Competition attracting participants or attendees from outside the local area.

3.10 "**Town**" means the municipality of the Town of Blackfalds.

3.11 **"Visitor Attraction"** means the ability of an event to draw participants, spectators, officials, volunteers or attendees to Blackfalds from outside the local area.

3.12 **"Western Canadian Event"** means a Western Canadian Competition, championship, Showcase, exhibition or bid-hosted event occurring in Blackfalds.

4. SCOPE

4.1 This Policy applies to eligible Applicants seeking financial support for Provincial, Western Canadian, National, and International Competitions, championships, Showcases, exhibitions and bid-hosted events occurring within the Town of Blackfalds.

4.2 Eligible events may include:

4.2.1 Sporting Competitions and championships,

4.2.2 Dance, cheerleading and gymnastics Competitions,

4.2.3 Cultural Competitions and Showcases,

4.2.4 Educational, academic, esports and robotics Competitions,

4.2.5 Sanctioned exhibitions and Showcases,

4.2.6 Bid-hosted events, and

4.2.7 Other events approved by Council that align with the intent of this Policy.

4.3 This Policy does not apply to:

4.3.1 Community festivals and celebrations,

4.3.2 Community markets,

4.3.3 Recreation programs,

4.3.4 Local events,

4.3.5 Regional tournaments or Competitions,

4.3.6 Community development initiatives, or

4.3.7 Activities eligible under the Community Initiatives Grant Policy.

5. AUTHORITY AND RESPONSIBILITIES

5.1 Council to:

5.1.1 Adopt and support this Policy by resolution.

5.1.2 Consider the allocation of grant funding through the annual budget process.

5.1.3 Review recommendations received from Administration.

5.1.4 Approve, partially approve or deny funding requests.

5.2 Chief Administrative Officer to:

5.2.1 Advise Council on the development, implementation and amendment of this Policy.

DRAFT

5.2.2 Ensure Policy review occurs and verify the implementation of this Policy.

5.3 Administration to:

5.3.1 Receive and review grant applications.

5.3.2 Prepare administrative recommendations for Council consideration.

5.3.3 Advise Applicants regarding eligibility requirements.

5.3.4 Coordinate support from other municipal departments where appropriate.

5.3.5 Redirect Applicants to other Town funding programs where appropriate.

6. POLICY

6.1 Eligible events may be considered for funding up to the following maximum amounts:

6.1.1 Provincial Event up to $3,000

6.1.2 Western Canadian Event up to $4,500

6.1.3 Canadian Event up to $5,500

6.1.4 International Event up to $6,500

6.1.5 Funding levels represent maximum grant amounts only and Council retains full discretion when determining grant allocations.

6.2 Applicants will be required to:

6.2.1 Host the event within the Town of Blackfalds.

6.2.2 Be responsible for organizing and implementing the event.

6.2.3 Demonstrate benefits to the community through economic activity, Visitor Attraction, community profile, volunteer engagement, recreation, education, arts, culture or tourism.

DRAFT

6.2.4 Demonstrate that the event will provide a measurable community, economic, cultural, educational, recreational or tourism benefit to the Town that extends beyond any private or commercial benefit.

6.2.5 Demonstrate the organizational and financial capacity necessary to host the event.

6.2.6 Have obtained all required sanctions, endorsements, approvals, or bid authorizations where applicable.

6.2.7 Not be in default of any previous Town of Blackfalds funding agreement.

6.3 To be eligible for consideration, Applicants must meet the following requirements:

6.3.1 Applications shall be submitted on the prescribed form.

6.3.2 Applications seeking support for a Bid-Hosted Event should consult with the Director of Community Services or designate prior to submitting a bid application to confirm facility availability and municipal support requirements.

6.3.3 Incomplete applications may not be considered.

6.4 Applications will be assessed based on:

6.4.1 Event significance and scope.

6.4.2 Number of participants.

6.4.3 Expected visitor attendance.

6.4.4 Community profile and promotional opportunities.

6.4.5 Volunteer involvement and engagement.

6.4.6 Organizational capacity and readiness.

6.4.7 Financial viability of the event.

6.4.8 Alignment with Council priorities and strategic objectives.

DRAFT

6.5 Funding recommendations and grant allocations shall be determined in accordance with the following provisions:

6.5.1 Applications will be evaluated on their individual merits and available funding.

6.5.2 Council may award full, partial or no funding and the amount awarded may differ from the amount requested.

6.6 Funding may be used for eligible expenses including:

6.6.1 Facility rentals.

6.6.2 Officials and technical staff.

6.6.3 Event promotion and marketing.

6.6.4 Volunteer support.

6.6.5 Equipment rentals.

6.6.6 Bid preparation costs.

6.6.7 Other expenses deemed eligible by Council that support the successful delivery of the event.

6.7 Funding will not be provided for:

6.7.1 Liquor expenses or liquor license fees.

6.7.2 Party Alcohol Liability (PAL) insurance.

6.7.3 Items intended for resale (ie. food, beverages, clothing, etc.).

6.7.4 Prizes and awards.

6.7.5 Regular operating expenses of an organization.

6.7.6 Event losses, organizational deficits or outstanding debts.

6.7.7 Retroactive funding requests.

DRAFT

6.7.8 Capital purchases.

6.8 Ineligible events include:

6.8.1 Regional tournaments or Competitions.

6.8.2 Local sporting or recreation events.

6.8.3 Community festivals and celebrations.

6.8.4 Community markets.

6.8.5 Activities eligible under the Community Initiatives Grant Policy.

6.9 Funding is subject to annual budget approval and available resources.

6.10 Recipients must acknowledge the Town of Blackfalds' support in promotional materials, event publications, social media and other communications where appropriate.

6.11 Recipients must submit a final report within ninety (90) days of the event completion, including:

6.11.1 Attendance and participation numbers.

6.11.2 Visitor estimates.

6.11.3 Financial summary of revenues and expenses.

6.11.4 Summary of outcomes and achievements, including promotional, tourism, community and economic benefits realized.

6.11.5 Description of local businesses, accommodations, restaurants, vendors, contractors, suppliers or service providers utilized in support of the event, where applicable.

6.12 Failure to provide a final report will affect future requests for funding.

DRAFT

7. EXCLUSIONS

7.1 Notwithstanding the provisions of this Policy, Council may approve funding for exceptional circumstances or opportunities not otherwise contemplated by this Policy where Council determines the event will provide significant community, cultural, educational, economic, tourism or reputational benefit to the Town of Blackfalds.

8. RELATED DOCUMENTS

8.1 Event Attraction and Hosting Grant Application and Guidelines

8.2 Council Policy CP-185.24 - Community Initiatives Grant

8.3 Council Policy CP-202.26 - Public Donation

9. END OF POLICY

Mayor	Chief Administrative Officer
Date	Date

POLICY RECORD HISTORY

	Resolution No:	Date
Policy Adopted		
Policy Reviewed		
Policy Revised		

ADMINISTRATIVE REVISIONS

Date	Description

DRAFT

GUIDELINES

Purpose

The Public Donation Program provides discretionary financial and in-kind support for charitable causes, fundraising initiatives, sponsorship requests, memorial projects and other community-focused requests that provide a demonstrated benefit to residents of Blackfalds.

The program is intended to support causes and initiatives that contribute to community well-being, enhance community connections and improve the quality of life for residents.

Is This the Right Program?

The Public Donation Program is intended to support causes rather than community events, programs or competitions.

Examples may include:

- Scholarships, bursaries and educational opportunities;
- Charitable causes;
- Fundraising campaigns;
- Service club initiatives;
- Memorial or commemorative projects;
- Sponsorship requests;
- Humanitarian initiatives; and
- Requests for in-kind support.

If your request relates to a community event, festival, workshop, recreation program, arts or culture initiative or community development project, please review the Community Initiatives Grant Program.

If your request relates to a Provincial, Western Canadian, National, or International competition, showcase, exhibition or bid-hosted event, please review the Event Attraction and Hosting Grant Program.

Eligibility and Restrictions

Applicants seeking support through the Public Donation Program must demonstrate:

- A direct or indirect benefit to residents of Blackfalds;
- Alignment with the purpose of the Program;
- Financial need or demonstrated community benefit;
- A clear intended use of the requested funding or support; and
- The applicant is not in default of any previous Town funding agreement.

Eligible applicants may include:

- Registered non-profit organizations;
- Community associations;
- Service clubs;
- Schools;
- Charitable organizations; and
- Community groups serving residents of Blackfalds.

The following requests are generally ineligible for support under this program:

- Community events;
- Festivals and celebrations;
- Recreation programs;
- Competitions and tournaments;
- Requests eligible under another Town funding program;
- Political organizations or activities;
- Private business operations;
- Requests that primarily benefit an individual; and
- Requests that duplicate funding received through another Town funding program unless specifically approved by Council.

The following expenses will generally not be considered eligible for funding:

- Debt repayment;
- Operating deficits;
- Outstanding financial liabilities;

- Retroactive requests for previously completed initiatives;
- Ongoing operational expenses; and
- Expenses not directly related to the approved request.

Application Review

Applications are reviewed by Administration and submitted to Council for consideration. Incomplete applications may not be considered.

Applicants may be requested to provide additional information to assist Council in evaluating the request.

Funding Availability

Funding is discretionary and subject to annual Council-approved budget allocations and available funding. Council may approve full, partial, or no funding, and the amount awarded may differ from the amount requested. Approval of funding in one year does not guarantee funding in future years.

Assessment Criteria

Applications are assessed on their overall ability to provide a meaningful benefit to residents and the community.

Consideration will be given to:

- Community benefit;
- Demonstrated need;
- Alignment with Town priorities;
- Intended use of the funding or support;
- Availability of other funding sources;
- Previous support provided by the Town;
- Available funding; and
- Potential reputational impacts to the Town.

Applications are evaluated holistically and no single criterion guarantees funding approval.

Requirements of Grant Applicants

Applicants are required to:

- Complete the Public Donation Application Form in full;
- Clearly describe the purpose of the request;
- Demonstrate how the request benefits residents of Blackfalds;
- Identify the amount of financial or in-kind support being requested; and
- Provide additional information requested by Administration, if required.

Recipients may be required to acknowledge the Town of Blackfalds' contribution in promotional materials, publications, presentations or other communications, where appropriate.

Desired Outcomes

Public donations play an important role in supporting charitable causes, community organizations, fundraising initiatives, sponsorship opportunities, and other requests that contribute to community well-being.

Successful requests should:

- Demonstrate a clear community benefit;
- Support residents or community organizations;
- Address identified needs;
- Strengthen community connections; and
- Contribute positively to the community.

Funding Requirements

Funding or in-kind support must be used solely for the purposes identified in the request and approved by Council. The Town of Blackfalds reserves the right to require repayment of all or a portion of approved funding where funds were not used for the purposes approved by Council. The Town of Blackfalds must be notified if approved funding is not utilized as proposed.

Final Report

Where requested by Council or Administration, recipients may be required to provide information demonstrating how approved funding or in-kind support was utilized.

Failure to provide requested information may affect future funding eligibility.

Contact Information & Support

Public Donation Information
Community Services Department

Town of Blackfalds
Box 220
Blackfalds, Alberta T0M 0J0
403.885.4677
info@blackfalds.ca

GUIDELINES

Purpose

The Community Initiatives Grant provides financial support to organizations delivering community events, festivals, celebrations, recreation initiatives, arts and culture activities, heritage programs, educational opportunities and community development projects within Blackfalds.

The program is intended to support initiatives that encourage community participation, strengthen community connections, enhance quality of life and contribute to a vibrant and inclusive community. Funding is intended for initiatives that primarily benefit local residents and support community development within Blackfalds.

Is This the Right Program?

The Community Initiatives Grant supports local programs, projects, and events that are intended primarily for the benefit of Blackfalds residents.

Examples may include:

- Community festivals and celebrations
- Arts and cultural programming
- Recreation initiatives
- Heritage projects
- Community workshops
- Educational speaker series
- Youth and senior programs
- Community development initiatives
- Non-profit community markets

Even if an initiative attracts some visitors from outside Blackfalds, it may still be considered a Community Initiatives project if its primary purpose is community participation and community benefit.

If your event is a Provincial, Western Canadian, National, or International competition, showcase, exhibition or bid-hosted event, please review the Event Attraction and Hosting Grant Program.

Eligibility and Restrictions

Organizations seeking Community Initiatives Grant funding must demonstrate:

- The initiative occurs within Blackfalds;
- The initiative primarily benefits residents of Blackfalds;
- The initiative relates to recreation, arts, culture, heritage, education, or community development;
- The initiative encourages participation and engagement; and
- The organization is not in default of any previous Town funding agreement.

Eligible applicants may include:

- Registered non-profit organizations;
- Community associations;
- Service clubs;
- Schools; and
- Community groups serving residents of Blackfalds

The following activities are generally not eligible under the Community Initiatives Grant Program and may be more appropriately considered through another Town funding program.

- Provincial competitions;
- Western Canadian competitions;
- National competitions;
- International competitions;
- Bid-hosted events;
- Political organizations or activities;
- For-profit business activities;
- Activities eligible under the Event Attraction and Hosting Grant Policy; and
- Retroactive funding requests for completed projects, programs, or events.

The following expenses will generally not be considered eligible for funding:

- Alcohol and liquor licence expenses;
- Capital purchases;
- Debt repayment, operating deficits, or outstanding debts;
- Items intended for resale, including food and merchandise;
- Ongoing operational expenses of an organization; and
- Expenses not directly related to the approved initiative.

Application Review

Applications are reviewed by Administration and the Recreation, Culture and Parks Board and are subsequently forwarded to Council for consideration.

Applications must be submitted a minimum of two (2) regular Recreation, Culture and Parks Board meetings prior to Council consideration. The Recreation, Culture and Parks Board typically meets on the first Wednesday of March, June, September and December.

Incomplete applications may not be considered.

Funding Availability

Organizations may receive up to $2,500 in Community Initiatives Grant funding per calendar year. Funding is subject to annual budget approval and available funding. Approval of funding in one year does not guarantee funding in future years. Council may approve full, partial, or no funding, and the amount awarded may differ from the amount requested.

Assessment Criteria

Applications are assessed on their overall ability to provide meaningful benefits to residents and the community.

Consideration will be given to:

- Demonstration of a community need or benefit;
- Community participation and engagement;

- Positive impact on residents;
- Recreation, culture, heritage, education, or community development opportunities;
- Volunteer involvement;
- Accessibility and inclusion;
- Organizational readiness and capacity; and
- Alignment with Council priorities.

Applications are evaluated holistically and no single criterion guarantees funding approval.

Requirements of Grant Applicants

Applicants are required to:

- Complete the Community Initiatives Grant Application Form in full;
- Provide a project budget showing anticipated revenues and expenditures;
- Identify the amount of funding being requested;
- Demonstrate the anticipated community benefits of the initiative; and
- Provide additional information requested by Administration, if required.

Organizations receiving funding may be required to acknowledge the Town of Blackfalds' contribution in promotional materials, publications, presentations, or other communications where appropriate.

Desired Outcomes

Community initiatives play an important role in strengthening Blackfalds by creating opportunities for residents to connect, participate, learn, volunteer, and celebrate together.

Successful initiatives will:

- Increase community participation;
- Foster community connections;
- Encourage volunteerism;
- Support recreation, arts, culture, heritage and education;
- Promote accessibility and inclusion; and
- Contribute to a vibrant and engaged community.

Funding Requirements

Funding must be used solely for the purposes identified in the approved application and within the approved timeline. The Town of Blackfalds reserves the right to require repayment of all or a portion of approved funding where funds were not used for the purposes approved by Council or where the initiative does not proceed as proposed. The Town of Blackfalds must be notified if approved funding is not fully expended.

Final Report

The Town of Blackfalds requires a complete final report to be received no later than 30 days after the completion of the event.

The final report should include:

- Attendance and participation figures;
- Financial summary of revenues and expenditures;
- Description of outcomes, achievements and community benefits realized;
- Description of local businesses, organizations, vendors, contractors or services providers utilized in support of the initiative and their role in delivering the initiative, where applicable; and
- Any additional information requested by the Town.

Failure to provide a final report will affect future funding eligibility.

Contact Information & Support

Community Initiativew Grant Information
Community Services Department

Town of Blackfalds
Box 220
Blackfalds, Alberta T0M 0J0
403.885.4677
info@blackfalds.ca

GUIDELINES

Purpose

The Event Attraction and Hosting Grant supports the attraction and hosting of Provincial, Western Canadian, National, and International competitions, showcases, exhibitions and bid-hosted events within Blackfalds. The program is intended to enhance community profile, attract visitors, generate economic activity, support volunteer development and strengthen Blackfalds' reputation as a host destination.

Funding is intended for events that provide measurable benefits to the community and extend beyond any private or commercial benefit.

Is This the Right Program?

The Event Attraction and Hosting Grant is intended for major event attraction opportunities that extend beyond the local community.

These events typically attract participants and visitors from outside Blackfalds and provide measurable economic, cultural, educational, recreational, tourism, or promotional benefits to the community.

Examples may include:

- Provincial Championships;
- Western Canadian Championships;
- National Championships;
- International Championships;
- Provincial or National showcases;
- Dance competitions;
- Cheer competitions;
- Academic competitions;
- Robotics competitions;
- Esports competitions;
- Exhibitions; and

- Bid-hosted events.

Community festivals, celebrations, workshops, recreation programs, community markets, local events and regional tournaments are generally ineligible under this program. These types of initiatives may be more appropriately considered under the Community Initiatives Grant Program.

Eligibility and Restrictions

Applicants seeking support through the Event Attraction and Hosting Grant Program must demonstrate:

- The event occurs within the Town of Blackfalds;
- The event is Provincial, Western Canadian, National, or International in scope;
- The event provides measurable community, economic, educational, recreational, cultural, tourism, or promotional benefits;
- The event benefits extend beyond any private or commercial interest;
- The applicant demonstrates the organizational and financial capacity to host the event;
- All required sanctions, endorsements, approvals, or bid authorizations have been obtained where applicable; and
- The applicant is not in default of any previous Town funding agreement.

Eligible applicants may include:

- Non-profit organizations;
- Community associations;
- Educational institutions;
- Indigenous organizations;
- Businesses;
- Event organizing committees; and
- Individual event organizers.

The following events are generally ineligible for funding:

- Regional competitions or tournaments;
- Local competitions or tournaments;
- Community festivals and celebrations;
- Community markets;

- Recreation programs;
- Activities eligible under the Community Initiatives Grant Policy;
- Retroactive funding requests for completed events; and
- Events that primarily benefit a private business or commercial interest.

The following expenses will generally not be considered eligible for funding:

- Capital purchases;
- Alcohol or liquor licence expenses;
- Prizes and awards;
- Regular operating expenses;
- Event losses, operating deficits, or outstanding debts;
- Retroactive expenses; and
- Expenses not directly related to the approved event.

Application Review

Applications are reviewed by Administration and forwarded to Council for consideration. Incomplete applications may not be considered. Applicants may be requested to provide additional information to assist Council in evaluating the application. Applicants pursuing a bid-hosted event are encouraged to consult with Administration prior to submitting a bid application.

Funding Availability

Funding is discretionary and subject to annual Council-approved budget allocations and available funding.

Maximum funding levels are:

- Provincial Event: Up to $3,000;
- Western Canadian Event: Up to $4,500;
- Canadian Event: Up to $5,500; and
- International Event: Up to $6,500.

Council may approve full, partial, or no funding, and the amount awarded may differ from the amount requested. Approval of funding in one year does not guarantee funding in future years.

Assessment Criteria

Applications are assessed on their overall ability to provide meaningful benefits to the Town of Blackfalds.

Consideration will be given to:

- Event significance and scope;
- Number of participants;
- Visitor attraction;
- Community profile and promotional opportunities;
- Volunteer involvement;
- Organizational readiness and capacity;
- Financial viability; and
- Alignment with Council priorities.

Applications are evaluated holistically and no single criterion guarantees funding approval.

Requirements of Grant Applicants

Applicants are required to:

- Complete the Event Attraction and Hosting Grant Application Form in full;
- Provide an event budget showing anticipated revenues and expenditures;
- Identify the amount of funding being requested;
- Demonstrate anticipated community, economic, or promotional benefits;
- Provide participant and attendance estimates;
- Provide supporting documentation where applicable; and
- Provide additional information requested by Administration, if required.

Recipients may be required to acknowledge the Town of Blackfalds' contribution in promotional materials, publications, presentations or other communications, where appropriate.

Desired Outcomes

Event attraction opportunities play an important role in increasing visitation, generating economic

activity, building local volunteer capacity and enhancing the profile of Blackfalds as a host community.

Successful events should:

- Attract participants and visitors to Blackfalds;
- Increase community profile and awareness;
- Generate economic activity;
- Support volunteer development;
- Showcase Blackfalds as a host destination; and
- Provide measurable community benefits.

Funding Requirements

Funding must be used solely for the purposes identified in the approved application and within the approved timeline. The Town of Blackfalds reserves the right to require repayment of all or a portion of approved funding where funds were not used for the purposes approved by Council or where the event does not proceed as proposed. The Town of Blackfalds must be notified if approved funding is not fully expended.

Final Report

The Town of Blackfalds requires a complete final report to be received no later than 90 days after completion of the event.

The final report should include:

- Participant numbers;
- Attendance figures;
- Visitor estimates;
- Financial summary of revenues and expenditures;
- Summary of outcomes and achievements, including promotional, tourism, community and economic benefits realized;
- Description of local businesses, accommodations, restaurants, vendors, contractors, suppliers or service providers utilized in support of the event, where applicable; and
- Any additional information requested by the Town.

Failure to provide a final report will affect future funding eligibility.

Contact Information & Support

Event Attraction and Hosting Grant Information
Community Services Department

Town of Blackfalds
Box 220
Blackfalds, Alberta T0M 0J0
403.885.4677
info@blackfalds.ca

MEETING DATE: November 10, 2026

PREPARED BY: Kim Isaak, Chief Administrative Officer

PRESENTED BY: Kim Isaak, Chief Administrative Officer

SUBJECT: **Council Policy CP-201.26 - Conferences and Professional Development**

BACKGROUND

The current Elected Officials Development Opportunities Policy originated in 2008 with various amendments, the last of which was 2021. Based on some of the new practices and changes to the Council Remuneration and Compensation Policy, Administration felt that it was timely to update and modernize the policy. The current policy is in an old policy template and, as such, track changes were not used. Administration has included the old policy for Council's information. The bulk of the language has remained the same, with some minor additions such as the annual professional development budget submissions.

Council reviewed the draft policy at the October 19, 2026, Standing Committee of Council and directed it to a future regular meeting of Council for consideration.

DISCUSSION

Administration is recommending that Council adopt this new policy and rescind the Elected Officials Development Opportunities Policy.

This new updated policy seeks to provide Council with clarity around when Council approval is required for attendance at conferences and conventions or participation in training, workshops and seminars. Additionally, it aims to assist Council with the development of the annual Council professional development budget through the submission of an annual professional development budget for Council members.

STRATEGIC PLAN ALIGNMENT / OTHER MASTER PLAN ALIGNMENT



The Council Conference and Professional Development Policy supports Council's Strategic Plan by promoting governance excellence, informed decision-making, advocacy, and continuous improvement. By encouraging ongoing education and participation in municipal training opportunities, Council members are better equipped to address emerging issues, represent

community interests, and make decisions that support the long-term sustainability and success of the Town of Blackfalds.

FINANCIAL IMPLICATIONS

Money will be allocated annually for Council Professional Development opportunities.

COMMUNICATION / ENGAGEMENT CONSIDERATIONS

The policy requires Council to report on their professional development activities in their monthly reports.

ADMINISTRATIVE RECOMMENDATION

That Council consider the following motion(s):

1. That Council rescind the Elected Officials Development Opportunities Policy – 155.21 and adopt the Council Policy CP-201.26 - Convention and Professional Development effective immediately.

ATTACHMENTS

- *Council Policy CP-201.26 - Conferences and Professional Development*
- *Professional Development Budget – Appendix A*
- *Professional Development Training Form – Appendix B*
- *Elected Officials Development Opportunities Policy*

APPROVALS

Kim Isaak,
Chief Administrative Officer

Department Director/Author

COUNCIL CONFERENCE AND PROFESSIONAL DEVELOPMENT

POLICY NO	CP-201.26
DIVISION DEPARTMENT	Council/Administration
REVIEW PERIOD	Every 4 Years, Upon Legislative Change or As Required

1. POLICY PURPOSE

1.1 To establish a framework for Council members to pursue professional development through attendance at conferences, workshops, seminars and educational opportunities that support effective governance and informed decision-making.

2. POLICY STATEMENT

2.1 The Town of Blackfalds supports and encourages the ongoing professional development of Council members. Funds are allocated to assist Council members in attending conferences, workshops, seminars, and other educational opportunities relevant to their roles and responsibilities.

3. DEFINITIONS

3.1 **"CAO"** means the Chief Administrative Officer of the Town of Blackfalds, appointed by Council as per the *Municipal Government Act*.

3.2 "**Council"** means the Council of the Town of Blackfalds elected pursuant to the *Local Government Authorities Election Act*.

3.3 "**Town**" means the municipality of the Town of Blackfalds.

4. SCOPE

4.1 This Policy applies to Council members.

5. AUTHORITY AND RESPONSIBILITIES

5.1 Council to:

5.1.1 Adopt and support this Policy by resolution.

5.1.2 Consider the allocation of resources for the successful implementation of this Policy in the annual budget process.

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5.1.3 Complete and submit the Annual Council Professional Development Budget Form. (Appendix A).

5.1.4 Submit requests for professional development and/or conferences when required on the Professional Development Training Form (Appendix B).

5.2 Chief Administrative Officer to:

5.2.1 Advise Council on the development, implementation, and amendment of this Policy.

5.2.2 Ensure Policy review occurs and verify the implementation of this Policy.

6. POLICY

6.1 Budget

6.1.1 The annual budget will have an assignment of funds for professional development opportunities for all members of Council. Additional funding for the Mayor is provided due to the increased attendance requirement for the position of Mayor.

6.1.2 The budget amounts for annual professional development opportunities are subject to adjustments based on annual operating deliberations.

6.1.3 To assist with budget allocation Council members are encouraged to submit an Annual Council Professional Development Budget Submission attached as Appendix A.

6.1.4 The annual professional development budgeted for Council will also include travel and subsistence costs, which will be reimbursed per the Council Remuneration and Compensation Policy.

6.1.5 Costs for spouses or partners to accompany the Council member to any professional development function will not be funded by the Town.

6.1.6 Council professional development budget amounts may be reallocated from one Council member to another upon Council approval.

6.1.7 Courses and other training opportunities that are mandatory for newly elected Council members (i.e. Council Orientation) will be expensed through a separate cost centre other than the individual Council members' assigned professional development budget as per the Council Remuneration and Compensation Policy.

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6.1.8 Travel and subsistence costs for Council members assigned to external boards and committees that meet on a regular basis will be considered during budget deliberations as an additional budget requirement.

6.1.9 Council members will be responsible for all expenses unrelated to approved professional development requests.

6.2 Per Diems

6.2.1 Per diems will be provided to Council as outlined in the Council Remuneration and Compensation Policy.

6.2.2 Per diem rates are provided to Council as per the rates outlined in the Council Remuneration and Compensation Policy.

6.3 Approvals

6.3.1 Council members' attendance at conferences and conventions such as the Alberta Municipalities Conference and the Federation of Canadian Municipalities Conference or any conference that a Council Member is assigned to as a committee or board will not require approval of Council.

6.3.2 Council members' participation in workshops, seminars, courses and meetings that are required as part of Council's responsibilities or as a member of committees and boards will not require approval of Council.

6.3.3 Council member participation in conventions, conferences, seminars, courses, and other professional development activities, excluding those put on by Alberta Municipalities or the Federation of Canadian Municipalities or by agencies affiliated with a committee or board that they are appointed to requires Council approval.

6.3.4 The Professional Development Training Form (Appendix B) may be used by Council members to outline the value of their professional development requests that are outside of the scope of those normally attended.

6.3.5 Attendance at conventions, conferences, seminars, courses, and other professional development activities that incur no registration or participation costs to the Town does not require prior Council approval. Reimbursement of travel and subsistence expenses related to attendance at such activities shall be at the discretion of Council.

6.4 Annual Conferences

6.4.1 All members of Council may attend the annual Alberta Municipalities Conference.

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6.4.2 The Mayor and up to two Councillors may attend the annual Federation of Canadian Municipalities (FCM) Conference.

6.4.3 The selection of Council members who will be attending the FCM Conference shall be determined each year with a rotation to ensure all Council members have an opportunity to represent the community.

6.4.4 At the discretion of Council, additional Council members may attend the FCM Conference when the conference is held in the Province of Alberta or if the content of the conference is of specific benefit to the activities of Council.

6.4.5 Costs for attendance at the annual FCM Conference, including travel, subsistence and per diems, will be allocated from a separate costing centre as per the Council Remuneration and Compensation Policy.

6.5 Registration

6.5.1 The Legislative Advisor may register Council members for courses and conferences as requested.

6.5.2 Council members may register themselves using their municipal credit cards. Receipts must be submitted to Accounts Payable.

6.6 Registration

6.6.1 Council members will include their professional development training activities and conference/convention attendance in their monthly reports.

7. EXCLUSIONS

None

8. SPECIAL SITUATIONS

None

9. RELATED DOCUMENTS

9.1. Council Policy CP-189.25 - Council Remuneration and Compensation

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10. END OF POLICY

Mayor

Chief Administrative Officer

Date

Date

POLICY RECORD HISTORY

	Resolution No:	Date
Policy Adopted		
Policy Reviewed		
Policy Revised		

ADMINISTRATIVE REVISIONS

Date	Description

DRAFT

Council Professional Development Budget Submission Appendix A

Conference / Training Event	Organization	Location	Anticipated Date	Registration Cost ($)	No. of Per Diems	Estimated Per Diem Cost ($)	Total Estimated Cost ($)	Purpose / Benefit
							0	
							0	
							0	
							0	
							0	
							0	
							0	
							0	

Summary

Total Registration Costs	0
Total Per Diem Costs	0
Total Budget Request	0

Town of Blackfalds - Professional Development Training Form

Appendix A - Policy

1. Name
2. Name of Program
3. Location of Program
4. Start Date
5. End Date
6. Estimated Time to Complete Training

7. Brief overview of the training and learning expectations, skills or outcomes it will provide

8. Estimated breakdown of total cost of training

Cost Item	Description / Notes	Estimated Cost	GST	Other	Total
Registration / Training					$0.00
Materials / Textbooks					$0.00
Travel					$0.00
Accommodation					$0.00
Per Diem					$0.00
Other					$0.00
TOTAL ESTIMATED COST					**$0.00**

9. Do you have enough in your budget to pay for the training, materials, per diem and travel expenses?

Response

Comments / Budget Information

Town of Blackfalds
POLICY

Policy No.: 155.21 **Policy Title: Elected Officials Development Opportunities Policy** **Department: Administration** **Effective Date: August 10, 2021** **Reviewed: August 2021** **September 2008** **Supersedes Policy/Bylaw: Elected Officials Development Opportunities Policy (September 2008)**	**Resolution No: 245/21** **Date: August 10, 2021**

Policy Statement

The Town of Blackfalds encourages the ongoing professional development of its Elected Officials. Funds are established to assist Council in participating in such professional development.

Reason for Policy

1.1 To outline the parameters for Council's participation in professional development which will support their role in serving on Council.

1.2 Elected Officials benefit from training and development opportunities which enable them to perform their governance role per the *Municipal Government Act* and keep informed on current and emerging local government issues.

2. Definitions

2.1 **Elected Officials:** the current Mayor and Council members representing the Town of Blackfalds.

2.2 **CAO:** means Chief Administrative Officer.

2.3 **Professional Development**: means annual conventions, courses, seminars, workshops, orientation, and other training, both in person or virtually.

3. Responsibilities

3.1 Municipal Council to:

3.1.1 Approve by resolution this policy and any amendments;

3.1.2 Consider procedures for the successful implementation of this policy.

3.1.3 Submit requests for professional development.

3.1.4 Attend professional development training as needed.

3.2 Chief Administrative Officer to:

3.2.1 Implement this policy and approve procedures;

3.2.2 Ensure policy and procedure reviews occur and verify the implementation of policies and procedures.

4. End of Policy

PROCEDURE	Policy No.: 155.21 Policy Title: Elected Officials Development Opportunities Policy Department: Administration

1. Preamble

1.1 The purpose of the Elected Officials Development Opportunities Policy is to encourage and support participation and attendance of Council at conventions, conferences, seminars, courses and other professional development training during their tenure.

2. Training and Development

2.1 The Town of Blackfalds considers it important that Council members develop a knowledge and awareness pertaining to governance and their mandate of effectively representing their electorate.

2.2 The Town of Blackfalds recognizes that certain conventions must be available for all of Council to attend including the annual Alberta Urban Municipalities Association (AUMA), while at some conventions, the Town need only be represented by a few Council members including the annual Federation of Canadian Municipalities (FCM) Conference.

3. Budget

3.1 The annual budget will have an assignment of funds for professional development opportunities for all members of Council. Additional funding for the Mayor is provided due to the increased attendance requirement for the position of Mayor.

3.2 The budget amounts for annual professional development opportunities are subject to adjustments based on annual operating budget deliberations.

3.3 The annual professional development budget for Elected Officials will also include travel and subsistence costs, which will be reimbursed per the Council Remuneration Policy.

3.4 Costs for spouses or partners to accompany the Council member to any professional development function will not be funded by the municipality.

3.5 Council professional development budget amounts may be reallocated from one Council member to another upon Council approval.

3.6 Courses that are mandatory for newly elected Councillors to take (i.e. Council Orientation) will be expensed through a cost centre other than the individual Councillor’s assigned professional development budget.

3.7 Travel and subsistence costs for Council members assigned to external boards and committees that meet on a regular basis will be considered during budget deliberations as an additional budget requirement.

3.8 Council members will be responsible for all expenses unrelated to approved professional development requests.

4. Per Diems

4.1 As per the Council Remuneration and Compensation Policy, a per diem will be provided to members of Council for attendance at conferences, conventions, workshops, seminars, courses, meetings or other recognized and budget approved activities as their general role on Council or as part of their responsibility as a member of committees and boards.

4.2 Per the Council Remuneration Policy, a per diem will be provided to Council members for attendance at municipal workshops, open houses, retreats, and budget meetings.

4.3 Per diems will be provided for time required to complete supplemental educational courses if approved by Council.

4.4 Per diem meeting rates are provided to Council as per the current Council Remuneration and Compensation Policy.

5. Approvals

5.1 Council members attendance at conferences, conventions, workshops, seminars, courses, meetings that are required as a part of Council's responsibilities or as a member of Committees and Boards will not require approval.

5.2 Requests for participation at conventions, conferences, seminars, courses and other professional development training other than those offered through AUMA or FCM or associated with any board, committee or agency aligned with the municipality with a registration fee exceeding a value of one hundred dollars ($100) will require approval of Council.

5.3 The Professional Development Training Form (Appendix A) may be used by Council members to outline the value of their professional development requests that are outside the scope of those normally attended.

5.4 Elected Officials may use the Form to determine the benefits of any professional training requests from other Council members.

5.5 Estimated costs for conventions, conferences, seminars, courses, and training, as well as additional materials such as textbooks, per diems and travel expenses must be included in the request.

5.6 No approvals are required for conventions, conferences, seminars, courses and other professional development training that have no cost to the municipality. Reimbursement for travel and subsistence costs for free professional development training is at the discretion of Council.

6. Annual Conferences

6.1 All members of Council may attend the annual Alberta Urban Municipalities (AUMA) Conference.

6.2 AUMA Conference attendance, travel and subsistence costs will be funded from each Elected Official's professional development budget.

6.3 The Mayor and up to two Councillors may attend the annual Federation of Canadian Municipalities (FCM) Conference.

6.3.1 The members of Council shall be determined each year with a rotation to ensure all Council members have an opportunity to represent the community.

6.3.2 At the discretion of Council, additional Council members may attend when the conference is held within the province of Alberta or if the content of the conference is of specific benefit to the activities of Council.

6.4 Costs for attendance to the annual FCM Conference attendance, travel and subsistence is funded through a separate budget cost centre and not from each Elected Official's professional development budget.

7. Registration

7.1 The Executive Assistant may register Council members for courses and conferences as requested. Receipts must be submitted to Accounts Payable for processing.

7.2 Council members may register themselves using their municipal credit cards. Receipts must be submitted to Accounts Payable for processing.

8. Reporting

8.1 Council members will include their professional development training and activities in their Round Table report submission provided monthly at the Town of Blackfalds' Regular Council Meeting.

9. Exceptions

9.1 Exceptions to this Policy must be documented and formally approved in writing by the CAO.

10. Appendix

10.1 Appendix “A” – Council Professional Development Training Form

11. End of Policy

Appendix "A" - Elected Officials Professional Development Policy Form

1. **Name:** _____
2. **Name of Program:** _____
3. **Location of Program:** _____
4. **Start Date:** _____
5. **End Date:** _____
6. **Estimated Time to Complete Training:** _____
7. **Please give a brief overview of the training and any learning expectations, skills or outcomes you feel it will provide.**

   _____

   _____

   _____

   _____

   _____

   _____

8. **Please provide an estimated breakdown of the total cost of the training (including training costs, GST, materials, expected per diem or travel expenses).**

   _____

   _____

   _____

   _____

9. **Do you have enough in your budget to pay for the training, materials (such as textbooks) and any per diem or travel expenses that may occur?**

   _____

   _____

   _____

   _____

BLACKFALDS
ALBERTA

MEETING DATE: November 10, 2026

PREPARED BY: Kim Isaak, Chief Administrative Officer

PRESENTED BY: Kim Isaak, Chief Administrative Officer

SUBJECT: **Alberta Municipalities – Health and Social Wellbeing Committee Appointment Endorsement**

BACKGROUND

On October 29, 2026, Councillor Hoyte received notification of his appointment to the Alberta Municipalities Health and Social Wellbeing Committee. Matters discussed by the Committee include the following:

- Prevention and early intervention mechanisms, including Family and Community Support Services,
- Access to the healthcare system,
- Affordable housing and homelessness,
- Mental health and addictions,
- Culture and recreation, and
- Other issues impacting the social wellbeing of communities within the sphere of municipal influence.
-

A complete copy of the Terms of Reference for the Committee is attached to this report for Council's review.

The Committee will meet at least 4 times a year with an alternating schedule of an on-site meeting in Edmonton and a virtual meeting scheduled for the next meeting. Any expenses related to the travel or time spent taking part in the Committee meetings are covered by Alberta Municipalities.

DISCUSSION

Having a Council member sit on this committee provides the Town of Blackfalds with a direct voice in discussions regarding social wellbeing issues that impact residents and municipal services. Participation supports advocacy, collaboration, information sharing, and strategic planning related to healthcare access, affordable housing, homelessness, mental health and addictions, family support, and culture and recreation. Council representation ensures the interests of Blackfalds residents are considered while strengthening partnerships that contribute to a healthy, vibrant, and resilient community.

STRATEGIC PLAN ALIGNMENT / OTHER MASTER PLAN ALIGNMENT



Economic Vitality and Community Prosperity



Community Life, Safety, and Inclusion



Leadership, Engagement and Advocacy



Sustainable Services and Infrastructure

Council representation on this Committee supports Council's strategic priorities by advancing community wellbeing, strengthening regional partnerships, informing evidence-based decision-making, and supporting sustainable growth. Participation provides opportunities to advocate for local needs, identify emerging social issues and collaborate on solutions related to healthcare access, housing, mental health and addictions, family supports and culture and recreation. Through this involvement, council is better positioned to support the long-term social and economic success of the Town of Blackfalds.

FINANCIAL IMPLICATIONS

All costs associated with the Health and Wellness Committee will be covered directly by Alberta Municipalities and will not impact the Town's budget.

COMMUNICATION / ENGAGEMENT CONSIDERATIONS

Council representation on the Committee enhances communication, engagement, and advocacy on issues that affect the social wellbeing of residents.

ADMINISTRATIVE RECOMMENDATION

That Council consider the following motion(s):

1. Council endorse Councillor Hoyte's appointment to the Alberta Municipalities' Health and Social Wellbeing Committee.

ATTACHMENTS

- *Alberta Municipalities' Health and Wellbeing Committee Terms of Reference*

APPROVALS

Kim Isaak,
Chief Administrative Officer

Department Director/Author

Health and Social Wellbeing (HSW) Committee Terms of Reference

Mandate

1. The Health and Social Wellbeing Committee (the "Committee") is a Standing Committee of the ABmunis Board of Directors.

2. The scope of matters that will be addressed by the Committee includes:
   a. Prevention and early intervention mechanisms including Family and Community Support Services,
   b. Access to the healthcare system,
   c. Affordable housing and homelessness,
   d. Mental health and addictions,
   e. Culture and recreation, and
   f. Other issues impacting the social wellbeing of communities within the sphere of municipal influence.

Membership and Appointment

3. The Committee will be comprised of a maximum of fifteen (15) members appointed as follows:
   a. One (1) ABmunis Vice President as chair or vice chair,
   b. One (1) ABmunis Board member as chair or vice chair, and
   c. Up to thirteen (13) members, comprised of elected officials and municipal administrators from ABmunis member municipalities, with membership evenly divided between elected officials and municipal administrators, as far as possible.

Term of Office

4. The term of office for both the chair and committee members shall be one (1) year, commencing at the Board meeting at which the appointment is made and continuing until the conclusion of the next Annual General Meeting (AGM).

5. Committee members may not serve more than six (6) consecutive years on the Committee.

Meetings

6. The number of annual Committee meetings will be determined and approved by the Board during the business plan and budget preparation, but the Committee will meet at a minimum of four (4) times annually.

7. Additional meetings may be held at the discretion of the Committee chair, with shorter virtual sessions held to enhance engagement and responsiveness.

8. Supporting schedules and information reviewed by the Committee will be available for examination by any Committee member upon request to the chair of the Committee.

Quorum

9. A quorum shall consist of a majority of the Committee members.

10. A valid recommendation to the Board by the Committee may only be made during a duly convened meeting where quorum is present.

Roles and Responsibilities

11. Following each meeting, the Committee will report to the Board on its work plan through meeting minutes and summaries of key information and recommendations.

12. The Committee will utilize the ABmunis Priority Framework as a guide to identify emergent issues and recommend appropriate responses to the Board,

Committee Effectiveness

13. The Committee will review their annual effectiveness survey and recommend any changes to the Board.

14. Committee members are expected to participate in the annual Committee effectiveness survey, as mandated by the Board.