

Council Highlights briefly identify decisions made by the Town of Blackfalds Council. Residents, businesses, and stakeholders are encouraged to keep in touch with Council news. Council Meetings are live-streamed on the Town's [YouTube channel](#). Official Minutes are posted on the Town of Blackfalds website at [www.blackfalds.ca](http://www.blackfalds.ca). Minutes from meetings before 2020 are available upon request.

## Highlights of the Regular Council Meeting – March 25, 2025

Mayor Hoover welcomed everyone to the Regular Council Meeting of March 25, 2025, called the meeting to order at 7:00 p.m. and indicated that Councillor Sands was attending virtually.

### ADOPTION OF AGENDAS

Removal of Regular Agenda Business item 6.4 Request for Decision, Community Foundation of Central Alberta – Community Tour Grant.

Exemption of Consent Agenda item 3.2 b) Standing Committee of Council Meeting was added under the Regular Agenda as Business item 6.4.

Council adopted the March 25, 2025, Regular Agenda, as amended, and the Consent Agenda, as amended, containing:

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

#### Future Meetings:

**Regular Council Meeting – April 8, 2025**

**Standing Committee of Council Meeting – April 14, 2025**

**Council Meetings are held in**  
Council Chambers  
Level 2, Civic Cultural Centre  
5018 Waghorn Street

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**PUBLIC HEARING****Bylaw 1320.25 – McKay Ranch Phase 4 Redistricting**

Mayor Hoover declared the Public Hearing open at 7:03 p.m. for Bylaw 1320.25.

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

Mayor Hoover declared the Public Hearing for Bylaw 1320.25 closed at 7:05 p.m.

**Bylaw 1325.25 - 4409 South Street Redistricting**

Mayor Hoover declared the Public Hearing open at 7:06 p.m. for Bylaw 1325.25.

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

Mayor Hoover declared the Public Hearing for Bylaw 1325.25 closed at 7:08 p.m.

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

Following the closing of the Public Hearing, Manager Tejkl brought forward Bylaw 1320.25 - McKay Ranch Phase 4 Redistricting for Council's consideration of Second and Third Reading. Council gave Second and Third Reading to Bylaw 1320.25, McKay Ranch Phase 4 Redistricting, as presented.

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

Following the closing of the Public Hearing, Manager Tejkl brought forward Bylaw 1325.25, pertaining to 4409 South Street Redistricting for Council's consideration of Second Reading. Council gave Second Reading to Bylaw 1325.25, to redistrict 4409 South Street to Direct Control District #5, as presented.

**Request for Decision, Subdivision File No. S-06-24, McKay Ranch Phase 4**

Manager Tejkl brought forward Subdivision File No. S-06-24 for the McKay Ranch Phase 4 for Council's consideration.

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

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

## CONFIDENTIAL

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

Council moved into a closed session commencing at 7:31 p.m., in accordance with Section 197(2) of the *Municipal Government Act* to discuss matters exempt from disclosure under Sections 16 and 24 of the *Freedom of Information and Protection of Privacy Act*, and reverted to an open meeting at 8:13 p.m.

## ADJOURNMENT

The Regular Council Meeting adjourned at 8:13 p.m.

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