

MINUTES

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

MEMBERS PRESENT

Mayor Jamie Hoover
Deputy Mayor Edna Coulter
Councillor Marina Appel
Councillor Laura Svab
Councillor Brenda Dennis
Councillor Jim Sands (*virtual*)

ATTENDING

Rick Kreklewich, Director of Community Services (*Acting Chief Administrative Officer*)
Ken Morrison, Director of Emergency Management & Protective Services
Preston Weran, Director of Infrastructure & Planning Services
Jolene Tejkl, Planning & Development Manager
Marco Jadie, IT Tech
Danielle Nealon, Executive & Legislative Coordinator

REGRETS

Kim Isaak, Chief Administrative Officer

MEDIA

None

OTHERS PRESENT

None

WELCOME AND CALL TO ORDER

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.

TREATY SIX LAND ACKNOWLEDGEMENT

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

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.

062/25

Councillor Svab moved That Council adopt the Regular Agenda for March 25, 2025, as amended.

CARRIED UNANIMOUSLY**063/25**

Deputy Mayor Coulter moved That Council adopt the Consent Agenda for March 25, 2025, 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

MINUTES

- 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

CARRIED UNANIMOUSLY

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).

First Reading was given to Bylaw 1320.25 on February 25, 2025.

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 as follows:

- On the bulletin board in the Town's Civic Centre, upstairs outside of Council Chambers, commencing February 28, 2025.
- A hard copy of proposed Bylaw 1320.25 was available for viewing at the Town's Civic Centre Front Counter (upstairs) as of February 28, 2025.
- Via email to all local authorities and agencies on March 3, 2025.
- Via email to internal departments on March 3, 2025.
- Circulation to adjacent landowners on March 3, 2025.
- On the Town's electronic sign commencing February 28, 2025.
- March 2025 edition of "Talk of the Town".
- On the Town's website commencing on February 28, 2025.
- Via email to the Municipal Planning Commission on February 27, 2025.
- In the March 13 and March 20, 2025 editions of the Lacombe Express.
- On the Town's social media channels in the weeks leading up to the Public Hearing.

The following written comments have been received to date:

- March 3, 2025, submission from ATCO Gas and Pipelines
- March 3, 2025, submission from Lacombe County
- March 11, 2025, submission from Fortis Alberta

Those in Favour of the Bylaw
(None came forward)

Those Opposed to the Bylaw
(None came forward)

MINUTES

Any Person Deemed to be Affected by the Bylaw Who Wishes to be Heard
(None came forward)

Comments from the Planning & Development
None

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.

First Reading was given to Bylaw 1325.25 on February 25, 2025.

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 as follows:

- On the bulletin board in the Town's Civic Centre, upstairs outside of Council Chambers, commencing February 28, 2025.
- A hard copy of proposed Bylaw 1325.25 was available for viewing at the Town's Civic Centre Front Counter (upstairs) as of February 28, 2025.
- Via email to all local authorities and agencies on March 3, 2025.
- Via email to internal departments on March 3, 2025.
- On the Town's electronic sign commencing February 28, 2025.
- March 2025 edition of "Talk of the Town".
- On the Town's website commencing on February 28, 2025.
- Circulation to adjacent landowners on March 3, 2025.
- Via email to the Municipal Planning Commission on February 27, 2025.
- In the March 13 and March 20, 2025 editions of the Lacombe Express.
- On the Town's social media channels in the weeks leading up to the Public Hearing.

The following written comments have been received to date:

- March 3, 2025, submission from ATCO Transmission *Note: The response received from ATCO Transmission on March 3rd is dated July 31, 2024. This is not a mistake; they advised that their position remains the same as it was when the rezoning was previously circulated to them, as such ATCO sent the same letter in response.*
- March 3, 2025, submission from Lacombe County
- March 11, 2025, submission from Fortis Alberta
- March 12, 2025, submission from Rogers

Those in Favour of the Bylaw
(None came forward)

Those Opposed to the Bylaw
(None came forward)

Any Person Deemed to be Affected by the Bylaw Who Wishes to be Heard
(None came forward)

Comments from the Planning & Development
(None)

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

DELEGATION

None

MINUTES**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.

064/25 Councillor Svab moved That Council give Second Reading to Bylaw 1320.25, McKay Ranch Phase 4 Redistricting, as presented.

CARRIED UNANIMOUSLY

065/25 Deputy Mayor Coulter moved That Council give Third Reading to Bylaw 1320.25, McKay Ranch Phase 4 Redistricting, as presented.

CARRIED UNANIMOUSLY

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.

066/25 Councillor Dennis moved That Council give Second Reading to Bylaw 1325.25, to redistrict 4409 South Street to Direct Control District #5, as presented.

CARRIED UNANIMOUSLY

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

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

067/25 Councillor Svab moved That Council, being the designated Subdivision Authority for the Town of Blackfalds, is satisfied that the proposed subdivision meets the relevant considerations, and moves to APPROVE the 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.

CARRIED UNANIMOUSLY

MINUTES

Standing Committee of Council Meeting Minutes - March 17, 2025

The Standing Committee of Council Meeting Minutes for March 17, 2025, were exempted from the Consent Agenda for March 17, 2025, for amendments.

- 068/25** Councillor Dennis moved That Council adopt the Standing Committee of Council Meeting Minutes as amended to include Kim Isaak, Chief Administrative Officer, who was in attendance for the meeting virtually.

CARRIED UNANIMOUSLY

NOTICES OF MOTION

None

RECESS

Mayor Hoover called for a five-minute recess at 7:28 p.m.

REGULAR COUNCIL MEETING RETURNED TO ORDER

Mayor Hoover called the Regular Council Meeting back to order at 7:31 p.m.

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**

- 069/25** Councillor Svab moved That Council move to 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*.

CARRIED UNANIMOUSLY

Closed Session Attendance: Mayor Jamie Hoover, Deputy Mayor Edna Coulter, Councillor Marina Appel, Councillor Laura Svab, Councillor Brenda Dennis, Councillor Jim Sands (virtual) and Director/Acting CAO Rick Krekewich, Director Preston Weran and Director Ken Morrison.

- 070/25** Councillor Dennis moved That Council move to come out of the closed session at 8:13 p.m.

CARRIED UNANIMOUSLY

REGULAR COUNCIL MEETING RETURNED TO ORDER

Mayor Hoover called the Regular Council Meeting back to order at 8:13 p.m.

Regular Council Meeting Attendance: Mayor Jamie Hoover, Deputy Mayor Edna Coulter, Councillor Marina Appel, Councillor Laura Svab, Councillor Brenda Dennis, Councillor Jim Sands (virtual) and Director/Acting CAO Rick Krekewich and Director Ken Morrison.

ADJOURNMENT

Mayor Hoover adjourned the Regular Council Meeting at 8:13 p.m.

-Original Signed-

Jamie Hoover, Mayor

-Original Signed-

Kim Isaak, Chief Administrative Officer