

Town of Stettler

COUNCIL MEETING

MAY 18, 2021

6:30 P.M.

BOARD ROOM



TOWN OF STETTLER MISSION STATEMENT

WE WILL PROVIDE A HIGH
QUALITY OF LIFE FOR OUR
RESIDENTS AND VISITORS
THROUGH LEADERSHIP AND
THE DELIVERY OF EFFECTIVE,
EFFICIENT AND AFFORDABLE
SERVICES THAT ARE SOCIALLY
AND ENVIRONMENTALLY
RESPONSIBLE

**TOWN OF STETTLER
REGULAR COUNCIL MEETING
TUESDAY, MAY 18th, 2021
6:30 P.M.
AGENDA**

1. **Agenda Additions**
2. **Agenda Approval**
3. **Confirmation of Minutes**
 - (a) Minutes of the Regular Council Meeting of May 4th, 2021 5-8
4. **Citizens Forum**
5. **Delegations**
6. **Administration**
 - (a) 2021 Tax Budget 9-25
 - (b) 2021 Capital Budget – Concrete Crushing Tender 26
 - (c) Request for Decision – Subdivision Application 2021-02 27-29
 - (d) 2024 Electricity Pricing EAI 30-36
 - (e) Bank Reconciliation – March 31, 2021 37
 - (f) 2021 Expense/Revenue Summary – April 30, 2021 38-39
 - (g) 2021 Capital Budget Summary – April 30, 2021 40-42
 - (h) CAO Reports 43-48
 - (i) Meeting Dates
 - Tuesday, May 18 – Council – 6:30pm
 - Tuesday, June 1 – Council – 6:30pm
 - Tuesday, June 8 – COW – 4:30pm
 - Tuesday, June 15 – Council – 4:30pm
 - Tuesday, July 6 – Council – 6:30pm
 - Tuesday, July 20 – Council 6:30pm
 - Tuesday, August 3 – Council – 6:30pm
 - Tuesday, August 17 – Council – 6:30pm
 - (j) Accounts Payable in the amount of \$549,493.43 49-56
(\$291,248.28 + \$4,175.09 + \$56,823.36 + \$189,483.16 + \$7,763.54)

7. **Council**
 - (a) Meeting Reports
8. **Minutes**
9. **Public Hearing**
 - (a) 6:45pm – Bylaw 2140-21 – C2: Highway Commercial to DC2: Direct Control Verbal
Residential 2: Lot 5, Block 4, Plan 1223548
10. **Bylaws**
 - (a) Bylaw 2139-21 – P: Public Use District to R2: Residential General District: Lot 2, Block 1, Plan 1923086 57-63
 - (b) Bylaw 2140-21 – C2: Highway Commercial to DC2: Direct Control 64-68
Residential 2: Lot 5, Block 4, Plan 1223548
 - (c) Bylaw 2142-21 – West Stettler Highway 12 South Area Structure Plan Amendment 69-101
 - (d) Bylaw 2143-21 – UR: Urban Reserve to R2B: Multi-Unit Residential District: Lot 8, Block 2, Plan 2022777 and Lot 1, Block 2, Plan 1423578 102-109
 - (e) Bylaw 2144-21 – 2021 Tax Bylaw 110-111
11. **Correspondence**
 - (a) Town of Didsbury – Letter to Minister Madu RE: Alberta Provincial Police Service Transition Study 112-113
 - (b) County of St. Paul – Letter to Minister Madu RE: County of St. Paul Support for the RCMP 114-115
 - (c) Town of Edson – Letter to Minister Madu RE: Letter in Support of the RCMP 116-117
 - (d) Town of Claresholm – Letter to Minister Madu RE: Proposed Provincial Police Service 118
 - (e) Town of Raymond – Letter to Minister Madu RE: Alberta Provincial Police Service 119
 - (f) Parkland Regional Library – Annual Report 2020 120-121
12. **Items Added**
13. **In-Camera Session**
14. **Adjournment**

**MINUTES OF THE REGULAR MEETING OF THE TOWN OF STETTLER COUNCIL
HELD ON TUESDAY, MAY 4th, 2021 IN THE MUNICIPAL OFFICE,
COUNCIL CHAMBERS**

Present:

Mayor S. Nolls

Councillors A. Campbell, C. Barros, G. Lawlor, M. Fischer,
& W. Smith

CAO G. Switenky
Assistant CAO S. Gerlitz

Media (1)

Absent:

Councillor S. Pfeiffer

Call to Order:

Mayor Nolls called the meeting to order at 6:30 p.m.

1/2. **Agenda Additions/Approval:**

Motion 21:05:01

Moved by Councillor Lawlor to approve the agenda as presented.

MOTION CARRIED
Unanimous

3. **Confirmation of Minutes:**

- (a) Minutes of the Regular Meeting of Council held April 20th, 2021

Motion 21:05:02

Moved by Councillor Fischer that the Minutes of the Regular Meeting of Council held on April 20th, 2021 be approved as presented.

MOTION CARRIED
Unanimous

- (b) Business Arising from the April 20th, 2021 Minutes

None

4. **Citizen's Forum:**

- (a) None

5. **Delegations:**

- (a) 6:35pm – Peggy Vockeroth & Erin Wilkie – Stettler Learning Centre

Mayor Nolls welcomed P. Vockeroth & E. Wilkie to the meeting.

P. Vockeroth & E. Wilkie advised that the Stettler Learning Centre is powered by five (5) paid staff and approximately 30 dedicated community volunteers. The Centre houses one of four Campus Alberta Central Learning Sites and a Community Adult Learning Program.

Foundational Learners support is also provided in:

- Literacy
- Numeracy
- English Language Learning
- Basic Digital Skills
- Skills for Learning
- Learner Support Services
- Community Interest Programs
- Connections to Post-Secondary programs

Following a 2020 Community Engagement survey, emerging

themes are:

Professional Services:

Mental Health Services

- Dealing with trauma
- Dealing with stress
- Body language skills

Digital Literacy:

- Google
- Video platforms
- Basic computer skills

Employment Support and Readiness:

- Foundational Skills
- New futures
- Essential skills

Trades:

- Carpentry
- Pipefitting
- Electrician
- Welding

Mayor Nolls thanked P. Vockeroth and E. Wilkie for their presentation and excellent work at the Stettler Learning Centre.

Motion 21:05:03

Moved by Councillor Barros that Town Council reconfirms and approves financial assistance for the Stettler Learning Centre in the amount of \$3000.00 within the 2021 Operating Budget.

MOTION CARRIED
Unanimous

P. Vockeroth and E. Wilkie left the meeting at 6:45 p.m.

6. **Administration:**

(a) Meeting Dates

- Tuesday, May 11 – 2021 Tax Budget Deliberation – 3:00pm

- Tuesday, May 18 – Council – 6:30pm
- Tuesday, June 1 – Council – 6:30pm
- Tuesday, June 8 – COW – 4:30pm
- Tuesday, June 15 – Council – 4:30pm
- Tuesday, July 6 – Council – 6:30pm
- Tuesday, July 20 – Council – 6:30pm
- Tuesday, August 3 – Council – 6:30pm
- Tuesday, August 17 – Council – 6:30pm

(b) Accounts Payable in the amount of \$219,676.28

Motion 21:05:04

Moved by Councillor Barros that the Accounts Payable in the amount of \$219,676.28 (\$27,228.91 + \$38,207.87 + \$78,851.73 + \$1665.05 + \$73,616.72 + \$106.00) for the period ending May 4th, 2021 for having been paid, be accepted as presented.

MOTION CARRIED
Unanimous

7. **Council:** Councillors outlined highlights of meetings they attended.

(a) Mayor Nolls

April 21 – Economic Development Committee
April 22 – Municipal Planning Commission Meeting
April 29 – MS Awareness Month Proclamation Signing
May 4 – Economic Development Video Filming

(b) Councillor Barros

April 22 – Municipal Planning Commission Meeting

(c) Councillor Campbell

April 22 – Municipal Planning Commission Meeting
April 28 – Red Deer River Municipal Users Group Meeting
April 28 – Alberta Futures Webinar

(d) Councillor Fischer

April 22 – Municipal Planning Commission Meeting
April 23 – Volunteer Recognition Visit
April 28 – Doug Griffiths' 13 Way Webinar
April 28 – Alberta Futures Webinar

(e) Councillor Lawlor

April 21 – Economic Development Committee
April 21 – Stettler Library Board Meeting
April 22 – Municipal Planning Commission
April 22 – Parkland Regional Library
May 4 – Economic Development Video Filming

(f) Councillor Pfeiffer

Report to be presented at a later date

(g) Councillor Smith

April 22 – Municipal Planning Commission Meeting
April 26 – Stettler Town & County Museum

Motion 21:05:05

Moved by Councillor Lawlor that the Town of Stettler Council approve the Council Reports as presented.

MOTION CARRIED
Unanimous

8. **Minutes:** (a) None

9. **Public Hearing:** (a) None

10. **Bylaws:** (a) Bylaw 2141-21

Mayor Nolls advised that Bylaw 2141-21 is a bylaw to provide a penalty to be applied to unpaid taxes and to provide for monthly tax payments.

Motion 21:05:06

Moved by Councillor Smith that the Town Council give first reading to Bylaw 2141-21 as presented.

MOTION CARRIED
Unanimous

Motion 21:05:07

Moved by Councillor Lawlor that the Town Council give second reading to Bylaw 2141-21 as presented.

MOTION CARRIED
Unanimous

Motion 21:05:08

Moved by Councillor Barros that the Town Council give permission for third and final reading to Bylaw 2141-21 as presented.

MOTION CARRIED
Unanimous

Motion 21:05:09

Moved by Councillor Fischer that the Town Council give third and final reading to Bylaw 2141-21 as presented.

MOTION CARRIED
Unanimous

11. **Correspondence:**

- (a) County of Paintearth – Letter to Minister Madu Re: County of Paintearth’s Support for the RCMP
- (b) Town of Morinville – Letter to Minister Madu Re: Town of Morinville Support for the RCMP
- (c) Athabasca County – Letter to Cardston County Re: Class 1 Mandatory Entry-Level Training (MELT) Program Courses
- (d) Government of Alberta – Finishing Phase 2 of Vaccine Rollout

Motion 21:05:10

Moved by Councillor Barros that Town Council accept the Correspondence items (a-d) for information.

MOTION CARRIED
Unanimous

12. **Items Added:**

- (a) None

13. **In-Camera Session:**

- (a) None

14. **Adjournment:**

Motion 21:05:11

Moved by Councillor Campbell that this regular meeting of the Town of Stettler Council be adjourned.

MOTION CARRIED
Unanimous at 7:13 p.m.

Mayor

MEMORANDUM

To: Town of Stettler Council
From: Administration
Date: May 18, 2021
Re: 2021 Tax Budget

That the Town of Stettler Council adopt, as per Section 242(1) of the Municipal Government Act, the 2021 Operating Budget for the Town of Stettler as presented with combined expenditures and transfers totaling \$19,495,681 and with average municipal property tax class changes as follows:

- Residential 0%
- Non-Residential 0%

Highlights of the 2021 Budget (After Council Budget Deliberations – May 11, 2021 – 0% Res / 0% Non-Res)

| | | | | | | |
|--|------------|---------|---------|-----------|-------------|----------|
| Total 2021 Budget | 19,495,681 | | | | | |
| Total Revenue Other Than Taxes | 10,813,748 | 55.47% | | | | |
| Total 2021 Tax Levy | 8,681,933 | 44.53% | | | 2020 Actual | 2021 New |
| Residential | 3,738,953 | 62.39% | 43.07% | 3,722,063 | 16,890 | |
| Non Residential | 2,253,822 | 37.61% | 25.96% | 2,214,682 | 39,140 | |
| Total Tax Levy Required for Municipal Operations | 5,992,775 | 100.00% | | 5,936,745 | 56,030 | |
| DIP (Provincial Industrial Assessment New 2018) | 916 | | 0.01% | | 5,992,775 | |
| ASFF School | 2,315,601 | | 26.67% | | | |
| Senior Lodges | 368,112 | | 4.24% | | | |
| Over/Under Levy (ASFF, Seniors) | 4,529 | | 0.05% | | | |
| | 8,681,933 | | 100.00% | | | |

COVID Impact - 2021

COVID continues to take an unprecedented toll on our economy and the uncertainty into the Town of Stettler finances. The on again / off again closures of our facilities and cancellation of recreational programming, has resulted in very uncertain potential revenue losses. Our immediate priority is the health of our residents but we must also start looking to the future and planning for recovery. We will continue to act in the best interests of our taxpayers while ensuring the Town of Stettler remains the true "Heart of Alberta." This budget assumes that programming revenue will not be back to pre-COVID levels, some revenue losses will continue through 2021 and will start recovery in July/August. As such no additional revenue adjustments due to COVID have been made from the 2021 interim budget in December 2020. Nontax revenue impairment is real but not expected to be permanent given the nature of the services that the Town provides.

But What does it mean.....

Residential Property – 1976 1,080 square foot bungalow, developed upstairs and downstairs with an unattached garage:

| Residential | | | | | Difference | % Change |
|-----------------|----------|------------|-----------------|----------|------------|---------------------|
| 2021 Assessment | 263650 | | 2020 Assessment | 265680 | -2030 | -0.76% |
| | Tax Rate | Amount | | Tax Rate | Amount | Difference % Change |
| Municipal Rate | 6.8886 | \$1,816.18 | Municipal Rate | 6.8380 | \$1,816.72 | -\$0.54 -0.03% |
| Senior Housing | 0.4668 | \$123.07 | Senior Housing | 0.4441 | \$117.99 | \$5.08 4.31% |
| Education | 2.5972 | \$684.75 | Education | 2.4828 | \$659.63 | \$25.12 3.81% |
| Total Taxes | | \$2,624.00 | Total Taxes | | \$2,594.34 | \$29.66 1.14% |

Non-Residential Property – 1972 industrial building

| Non Residential | | | | | Difference | % Change |
|-----------------|----------|------------|-----------------|----------|------------|---------------------|
| 2021 Assessment | 617420 | | 2020 Assessment | 616230 | 1190 | 0.19% |
| | Tax Rate | Amount | | Tax Rate | Amount | Difference % Change |
| Municipal Rate | 9.0052 | \$5,559.99 | Municipal Rate | 8.9968 | \$5,544.10 | \$15.89 0.29% |
| Senior Housing | 0.4668 | \$288.21 | Senior Housing | 0.4441 | \$273.67 | \$14.54 5.31% |
| Education | 3.6812 | \$2,272.85 | Education | 3.5816 | \$2,207.09 | \$65.76 2.98% |
| Total Taxes | | \$8,121.05 | Total Taxes | | \$8,024.86 | \$96.19 1.20% |

Update from the 2021 Interim Budget (Dec 2020) to the 2021 Tax Budget (May 2021)

| Budget Summary | | | |
|--|--------------|------------|-------|
| Revenue | Total Budget | Difference | % |
| 2020 Budget (May 2020) | \$18,240,375 | | |
| 2021 Interim Budget (Dec 2020) | \$18,811,688 | \$571,313 | 3.13% |
| 2021 Budget (May 2021) | \$19,495,681 | \$683,993 | 3.64% |
| Expenses | | | |
| 2020 Budget (May 2020) | \$17,691,128 | | |
| 2021 Interim Budget (Dec 2020) | \$18,162,839 | \$471,711 | 2.67% |
| 2021 Budget (May 2021) | \$18,752,218 | \$589,379 | 3.24% |
| Available to Capital = 1% tax = \$59,368 | | | |
| 2020 Budget (May 2020) | \$549,247 | | |
| 2021 Interim Budget (Dec 2020) | \$648,849 | \$99,602 | 1.68% |
| 2021 Budget (May 2021) | \$743,463 | \$94,614 | 1.59% |

Current/Relevant Municipal Budget Considerations:
 Updated revenue and expenditure forecasting from the previously approved 2021 Interim Operating Budget has resulted in an **increase of \$94,614** being available for the 2021 Capital Budget. Provided Town Council approves a **0%** property tax increase in both classes, the amount estimated as available for capital (from operating) in 2021 will **increase to \$743,463** from **\$648,849**, an increase of \$94,614 (\$81,295 nontax adjustments to 2021 Interim Budget / \$13,319 from revised tax estimates at 0%)

| Town of Stettler - 2021 Budget Adjustments | | | | | | |
|--|-------------------|-----------------------|---------------|--------------------|-----------------|-------------------|
| | Municipal | Water, Sewer, Garbage | DIP | ASFF | Housing | |
| Revenues | | | | | | |
| 2021 Tax Adjustment - Council Adjustment | | | | | | |
| 2021 Tax Adjustment from assessment (\$5,980,372 - \$5,992,775) | \$ 12,403 | | | | | |
| Housing Authority Req (\$368,792-\$368,112) | | | | | \$ (680) | |
| Education Tax - Residential (\$1,411,886 - \$1,406,042) | | | | \$ (5,844) | | |
| Education Tax - Non-Res (\$915,416 - \$909,559) | | | | \$ (5,857) | | |
| 2020 Overlevy / Underlevy (DIP, ASFF, Seniors) | \$ 4,529 | | \$ 916 | | | |
| 2021 Capital Budget - Operating Projects (non TCA) (due from res) | \$ 645,000 | | | | | |
| Summer Village of White Sands Adm (Jan, feb, March @ \$2667) | \$ 8,000 | | | | | |
| SRO Clearview/County 66% (Sept to Dec) (\$86,752 /12 x 4months) | \$ 28,917 | | | | | |
| Waste Management (hauling landfill) new contract C&S | | \$ (2,474) | | | | |
| Total Revenues | \$ 698,849 | \$ (2,474) | \$ 916 | \$ (11,701) | \$ (680) | \$ 684,910 |
| Expenses | | | | | | |
| Separate School Requisition (\$177,176 - \$166,953.96) | | | | \$ (10,221) | | |
| Public School Requisition (\$2,150,127 - \$2,148,646.92) | | | | \$ (1,480) | | |
| DIP (Designated Industrial Property) | | | \$ 916 | | | |
| Housing Authority Req (\$368,792-\$368,112+\$590 over/under) | | | | | \$ (680) | |
| Grants in lieu of taxes (GIPOT) \$28,125 reduced to 44% collected / Allow for tax rebates (\$14,283 - \$15800) | \$ 1,517 | | | | | |
| AMSC Insurance (\$220,090 - \$199,684) | \$ (15,305) | \$ (5,101) | | | | |
| 2021 Capital Budget - Operating Projects (non TCA) (op expense) | \$ 645,000 | | | | | |
| Street Lights - Power (rate rider adjustment) (total adj-\$29,300) | \$ (12,599) | | | | | |
| WTP - Power (rate rider adjustment) (total adj-\$29,300) | \$ - | \$ (9,083) | | | | |
| SRC - Pool - Power (rate rider adjustment) (total adj-\$29,300) | \$ (4,688) | | | | | |
| SRC - Arena - Power (rate rider adjustment) (total adj-\$29,300) | \$ (2,930) | | | | | |
| SRC - Parks - Pumpouts (\$550 / s/b \$5500) | \$ 4,950 | | | | | |
| Total Expenses | \$ 615,945 | \$ (14,184) | \$ 916 | \$ (11,701) | \$ (680) | \$ 590,296 |
| Overall Change | \$ 82,904 | \$ 11,710 | \$ - | \$ 0 | \$ - | \$ - |
| 2021 Interim Budget - Amount Available for Capital | \$ 235,518 | \$ 413,331 | \$ - | \$ - | \$ - | \$ 648,849 |
| 2021 Final Budget - Amount Available for Capital | \$ 318,422 | \$ 425,041 | \$ - | \$ 0 | \$ - | \$ 743,463 |
| | \$ 94,614 | | | | | \$ (94,614) |

Summary of Property Taxation Options for 2021

CPI - Alberta 1.9% (All Items - March 2020 to March 2021)

| Municipal Taxes Only: | | | | | All Tax Authorities: | | | Interim | Revised 2021 | |
|-----------------------|-------------|-----------------|---------------------------|-------------------------|----------------------|-----------------|---------------------------|------------------|--------------------------|------------|
| Option | Residential | Non-Residential | New Taxes Pre-existing | New Taxes New Growth | Residential | Non-Residential | New Taxes Pre-existing | Budget Impact | Available for Capital | |
| | | | | | | | | \$ 648,849 | \$ 81,295 | |
| #1 | 0.00% | 0.00% | \$ - | \$ 56,029 | #1 | 1.16% | 0.90% | \$ 90,634 | #1 \$ 13,319 | \$ 743,463 |

Consistent or enhanced funding for Community Partners:

| | | |
|---------------------------|-----------|---|
| Seniors Housing Support | \$368,112 | (+\$17,794 or 5.08% increase 2020 - \$350,318) |
| Library | \$238,492 | (-\$11,690 or 4.67% decrease 2020 - \$250,182) |
| Parkland Regional Library | \$50,890 | (\$0.00 - 0% increase 2020 - \$50,890) |
| Board of Trade -Net | \$323,805 | (+\$36,595 or 12.74% increase 2020 - \$287,210) |
| Joint Landfill | \$386,880 | (Consistent with 2020) |
| Heartland Youth Centre | \$50,000 | (Consistent with 2020) |
| Museum | \$34,000 | (Consistent with 2020) |
| FCSS | \$196,435 | (Consistent with 2020) |
| Handi-Bus | \$25,000 | (Consistent with 2020) |
| Heartland Beautification | \$22,200 | (Consistent with 2020) |

- Amount available for the 2021 Capital Budget (\$4,549,191) from the Interim Operating Budget (adopted in December 2020) + 2021 Budget (May):

| 2021 Budget (May 2021) | 2021 Interim Budget (Dec 2020) | Diff | |
|------------------------------|--------------------------------|-----------|----------|
| General Reserve | \$318,422 | \$235,518 | \$82,904 |
| Water Surplus | \$69,333 | \$55,149 | \$14,184 |
| Other Surplus (waste, sewer) | \$355,708 | \$358,182 | -\$2,474 |
| | \$743,463 | \$648,849 | \$94,614 |

- County of Stettler No. 6 Recreation Contribution Partnership

| | Assessment | Agreement % | % (\$) Amount | Town of Stettler Budget | Actual Paid by County of Stettler | Assessment Diff | Budget Diff | % Diff | Capital (35% \$93,300) + (65% \$173,600) | Available for Capital | Operating |
|------|---------------|-------------|---------------|----------------------------|---|--------------------|-------------|--------|--|--------------------------|-----------|
| 2015 | 1,619,422,100 | 0.03170% | \$513,356.81 | \$513,300.00 | \$513,451.54 | 0 | 0 | 0.00% | \$266,900 | \$118,400 | \$128,000 |
| 2016 | 1,564,948,030 | 0.03170% | \$496,088.53 | \$496,000.00 | \$495,612.29 | -54,474,070 | -17,300 | -3.37% | \$266,900 | \$118,400 | \$110,700 |
| 2017 | 1,486,850,730 | 0.03170% | \$471,331.68 | \$471,500.00 | \$471,008.25 | -78,097,300 | -24,500 | -4.94% | \$266,900 | \$118,400 | \$86,200 |
| 2018 | 1,497,109,550 | 0.03170% | \$474,583.73 | \$474,000.00 | \$473,521.29 | 10,258,820 | 2,500 | 0.53% | \$266,900 | \$118,400 | \$88,700 |
| 2019 | 1,487,837,630 | 0.03170% | \$471,644.53 | \$471,600.00 | \$470,979.71 | -9,271,920 | -2,400 | -0.51% | \$266,900 | \$118,400 | \$86,300 |
| 2020 | 1,361,294,500 | 0.03170% | \$431,530.36 | \$431,500.00 | \$430,433.44 | -126,543,130 | -40,100 | -8.50% | \$266,900 | \$118,400 | \$46,200 |
| 2021 | 1,361,294,500 | 0.03170% | \$431,530.36 | \$431,500.00 | | 0 | 0 | 0.00% | \$266,900 | \$118,400 | \$46,200 |
| 2022 | 1,374,907,445 | 0.03170% | \$435,845.66 | \$435,845.00 | | 13,612,945 | 4,345 | 1.01% | \$266,900 | \$118,400 | \$50,545 |
| 2023 | 1,388,656,519 | 0.03170% | \$440,204.12 | \$440,204.00 | | 13,749,074 | 4,359 | 1.00% | \$266,900 | \$118,400 | \$54,904 |

- \$150 COVID relief contribution to local businesses
 - Business Licenses/Tax maintained at \$150 per year / \$350 Non-Resident Fee;
 - Continue enhance RCMP funding to support local initiatives and peak periods.
 - Council continues to financially support the recruitment/relocation process for healthcare workers to our community, as well as strategic efforts to further along provincially planned upgrades to the Stettler Health Care/Hospital Facilities which are progressing.
 - Stettler residents and visitors enjoy a high level of services and community facilities while local property taxes have consistently remained below the provincial average for similar sized municipalities (per Alberta Municipal Affairs most recent Financial Indicator Graphs)
 - High quality water at affordable rates (\$1.4420 m³ & \$1.3960 m³) to Regional partners.
 - High quality municipal utility services at affordable rates for our local customers:
 - ✓ Flat Water Rate remains at \$10 per month
 - ✓ **Water Rate** no increase (\$2.82)
 - ✓ **Sewer Rate** no increase (\$22.75)
 - ✓ **Garbage Rate** no increase (\$23.75)
 - ✓ **Recycling Rate** no change (\$6.50)
- Total - \$63.00 per month + \$2.82 water consumption (\$63.00 per month in 2020)

Fundamentals of the Property Assessment System

Property assessment is the process of assigning a dollar value to a property for the purpose of taxation. The Municipal Government Act defines property as a parcel of land, an improvement, or a parcel of land and an improvement to the land. An improvement is defined as a structure or items attached to a structure that would be transferred by a sale of the structure. Examples of an improvement may include a building, driveway, landscaping, manufactured home or machinery and equipment.

How is property assessed?

Depending on the type of property, assessments are determined using either a market value based standard or a regulated procedure based standard.

Market Value Standard

The majority of properties in Alberta are assessed using the market value standard which estimates the value a property would likely sell for on the open real estate market. The method to calculate market value can be performed using one of three approaches:

- The sales comparison approach involves the analysis of recent sale prices of similar properties to determine the most probable price that a property would sell for on the open market between a willing buyer and seller. It is best suited to types of property that sell frequently (e.g. residential).
- The income approach may be used when there is insufficient sales data available and the property is income producing. This approach involves the capitalization of the expected future income to be generated by the property to determine its value. It is often used to assess property such as retail buildings, hotels, apartment buildings or rental office buildings.
- The cost approach is used when there is a limited amount of sales or rental information available or the property is a special use property. The cost approach is based on the principle that a buyer would not pay any more to purchase a property than it would cost to buy similar vacant land and build the same buildings or structures. It requires the assessor to calculate the market value of the land using the sales comparison approach and then add the cost to construct the improvements. The last step requires the assessor to subtract an amount that reflects the existing depreciation of the current buildings and structures.

What are the types and classes of property?

All properties are assigned to an assessment class for the purposes of applying a tax rate. The Municipal Government Act provides for four classes of property:

Class 1 – residential

Class 2 – non-residential

Class 3 – farmland

Class 4 – machinery and equipment

Class 1 - Residential property consists of land and improvements where the primary use of the property is for housing. It is assessed by the municipal assessor using a market value standard.

Class 2 – Non-residential property

Non-residential property generally consists of land and improvements where the primary use of the property is for business purposes. This includes properties such as commercial, retail and industrial or linear properties. Within the non-residential property class, there is a sub-category called designated industrial property. Designated industrial property is assessed by the provincial assessor and other non-residential property is assessed by the municipal assessor.

Designated industrial property is a new classification that was created in 2017. It is assessed using the regulated procedure standard and includes the following types of property:

- facilities regulated by the Alberta Energy Regulator, the Canadian Energy Regulator, or Alberta Utilities Commission;
- linear property (oil and gas wells and pipelines, railways, telecommunications and electric power systems) assessed by the province;
- property designated as a 'major plant' by the Alberta Machinery and Equipment Assessment Minister's Guidelines (for example, large refineries, upgraders, pulp and paper mills); and
- land and improvements associated with property regulated by the Alberta Energy Regulator, Alberta Utilities Commission or Canadian Energy Regulator and major plants.

Class 3 – Farmland

Class 4 – Machinery and equipment

Machinery and equipment (M&E) property is assessed under the regulated procedure based standard. M&E are the components or equipment within commercial and industrial properties where manufacturing or processing occurs. M&E property includes objects such as storage tanks, separators, compressors, chemical injectors, metering equipment, ovens, mixers, grinders and other equipment.

- The Town of Stettler does not tax for M&E Property (Bylaw 1752.96 - \$3,108,490 assessment (exempt)- \$27,993 potential tax if not exempt)

Assessment sub-classes

A municipality may create sub-classes within certain assessment classes to further categorize properties and/or to assign different tax rates within a class. A council may, by bylaw:

- divide class 1 (residential) into sub-classes on any basis it considers appropriate. Common examples include residential and vacant residential; and
- divide class 2 (non-residential) into three sub-classes as follows:
 - vacant non-residential property;
 - small business property (fewer than 50 full-time employees); and
 - other non-residential property.

Legislative Requirements

The 2021 Operating Budget and Tax Rate Bylaw #2144.21 have been prepared based on the 3-year 2021 – 2023 Interim Operating Budget approved December 15th, 2020, the 2021 Capital Budget approved on February 2nd, 2021 as well as several subsequent individual budget adjustments that are considered necessary to improve forecasting accuracy.

Section 353 of the *Municipal Government Act* authorizes a Council to impose a tax in respect of property in the municipality to raise revenue to be used toward the payment of the expenditures set out in the budget of the municipality. Administration recommends that the 2021 Operating Budget be adopted by Town Council prior to the 2021 Tax Rate Bylaw being given all required readings.

| | 2020 | % | 2021 | % | Difference | |
|-----------------------------|--------------------|----------------|--------------------|----------------|------------------|-------------------------|
| Residential | 543,900,670 | 68.81% | 542,353,460 | 68.39% | (1,547,210) | 68.39% |
| Farmland | 419,920 | 0.05% | 420,560 | 0.05% | 640 | 0.05% |
| Industrial | 71,846,030 | 9.09% | 74,928,730 | 9.45% | 3,082,700 | 9.45% |
| Commercial | 159,079,990 | 20.12% | 160,176,200 | 20.20% | 1,096,210 | 20.20% |
| GIPOT | 3,135,320 | 0.40% | 3,123,160 | 0.39% | (12,160) | 0.39% |
| DIP (Provincial Industrial) | 204,330 | 0.03% | 204,000 | 0.03% | (330) | 0.03% |
| Linear | 11,897,590 | 1.51% | 11,847,960 | 1.49% | (49,630) | 1.49% |
| Total Taxable | 790,483,850 | 100.00% | 793,054,070 | 100.00% | 2,570,220 | |
| Total Growth & Inflation | (2,130,420) | -0.27% | 2,570,220 | 0.32% | | Net Change |
| Growth | 4,671,950 | 0.59% | 6,800,810 | 0.86% | | Growth |
| Inflation | (6,802,370) | -0.86% | (4,230,590) | -0.53% | | Inflation / (Deflation) |
| Revised Total Taxable | 790,483,850 | | 793,054,070 | | | |
| Total Exempt | 171,072,000 | | 172,760,800 | | | |
| Total Assessment | 961,555,850 | | 965,814,870 | | | |

Assessment Comparison

Overall Assessment values for 2021 assessment purposes increased by (\$2,570,220) (0.32%) over 2020 including \$6,800,810 (0.86%) due to new construction/linear growth and Property Assessment decreased in market value of -0.53% (\$-4,230,590). The Annexation Agreement between the Town of Stettler and the County of Stettler expired on December 31, 2019 therefore the assessment from the annexed properties have been included in the assessment totals presented.

Assessment Valuation and the Financial Impact on Municipal Property Taxation

For 2021 property assessment/tax calculation purposes, pre-existing residential properties depreciated by an average of -0.73% while pre-existing non-residential properties also depreciated slightly by -0.07%.

| | 2021 | 2020 | 2019 | 2018 | 2017 | 2016 | 2015 | 2014 | 2013 | 2012 | 2011 | 2010 | 2009 | 2008 | 2007 |
|------------------------|---------------|--------|--------|-------|--------|--------|-------|-------|-------|-------|-------|-------|-------|--------|--------|
| Residential | -0.73% | -1.15% | -0.34% | 0.89% | -0.13% | -0.65% | 2.09% | 1.50% | 0.58% | 0.07% | 0.26% | 0.69% | 9.48% | 37.38% | 19.45% |
| Non-Residential | -0.07% | -0.22% | 0.52% | 0.39% | 0.70% | 0.85% | 1.47% | 1.56% | 1.49% | 3.16% | 1.44% | 1.03% | 5.79% | 15.28% | 14.92% |

In considering the fair, equitable and transparent treatment of properties in both tax classes, a base split municipal tax rate is calculated and then utilized to ensure that the cumulative amount of municipal taxes collected from pre-existing properties in each property tax class is the same amount as was collected in the previous year. Following this, Council's desired and approved tax rate change(s) for each class are independently applied and a new split tax rate is calculated for each class.

In this way Town Council can achieve a desired and relatively accurate outcome from each property tax class without any municipal tax burden shifting between classes due to assessment valuation variations. There is tax shifting occurring within each tax class.

2021 Municipal Property Taxation

The 2021 Interim Operating Budget previously authorized a **0%** tax increase for municipal purposes from both tax classes with the school and housing authority estimated tax impacts being extra. COVID-19 continues to take an unprecedented toll on our economy, business sector and on the Town of Stettler finances. In light of our current economic conditions due the uncertainty of COVID-19, Administration is proposing (recommending) a **0%** increase to the Residential and Non-Residential municipal tax levy.

A Summary of 2021 Property Taxation Options has been prepared to quantify some alternative cumulative financial/budgetary impacts at various reasonable taxation increases over 2020 levels.

| Summary of Property Taxation Options for 2021 CPI - Alberta 1.9% (All Items - March 2020 to March 2021) | | | | | | | | | | |
|--|-----------------------|-----------------|------------------------|----------------------|----------------------|-----------------|------------------------|------------|-----------------------|------------------------------------|
| Option | Municipal Taxes Only: | | | | All Tax Authorities: | | | | Interim Budget Impact | Revised 2021 Available for Capital |
| | Residential | Non-Residential | New Taxes Pre-existing | New Taxes New Growth | Residential | Non-Residential | New Taxes Pre-existing | | | |
| #1 | 0.00% | 0.00% | \$ - | \$ 56,029 | #1 | 1.16% | 0.90% | \$ 90,634 | #1 \$ 13,319 | \$ 81,295 |
| #2 | 1.00% | 1.00% | \$ 59,367 | \$ 56,611 | #2 | 1.86% | 1.59% | \$ 150,001 | #2 \$ 73,268 | \$ 803,412 |
| #3 | -1.00% | -1.00% | \$ (59,367) | \$ 55,490 | #3 | 0.46% | 0.21% | \$ 31,266 | #3 \$ (46,588) | \$ 683,556 |
| #4 | 1.00% | 0.00% | \$ 37,221 | \$ 56,208 | #4 | 1.86% | 0.90% | \$ 127,854 | #4 \$ 50,719 | \$ 780,863 |
| #5 | 0.00% | -1.00% | \$ (22,147) | \$ 55,649 | #5 | 1.16% | 0.21% | \$ 68,487 | #5 \$ (9,208) | \$ 720,936 |
| #6 | 1.00% | -1.00% | \$ 15,074 | \$ 55,828 | #6 | 1.86% | 0.21% | \$ 105,708 | #6 \$ 28,192 | \$ 758,336 |
| #7 | -1.66% | -1.30% | \$ (90,577) | \$ 55,240 | #7 | 0.00% | 0.00% | \$ 57 | #7 \$ (78,047) | \$ 652,097 |

Administration has presented the 2021 Operating (Tax) Budget and Tax Rate Bylaw based on the following assumptions as authorized during the 2021 Interim Budget process and COVID-19 uncertainty:

- Average 0% municipal tax increase to pre-existing residential properties**
- Average 0% municipal tax increase to pre-existing non-residential properties.**

With a 0% 2021 property tax increase, as presented, **no additional revenue** will be generated for municipal purposes from pre-existing 2020 taxpayers, and an additional \$56,029 will be generated for municipal purposes from new construction growth.

2021 Combined Property Taxation

Municipal taxes are the primary component (roughly 70%) of the annual property tax notice. However, the other substantial component is the Education Property Tax Requisition (roughly 25%).

A rough breakdown is as follow:

- Municipal – 70% of total property tax notice
- ASFF (school) - 25% of total property tax notice
- Seniors - 5% of property tax notice

Education tax has a significant impact on the overall amount of property taxes collected from both tax classes. The average percentage changes necessary from pre-existing 2020 tax classes are as follows; based on the actual 2020 Education Property Tax Requisition:

| | <u>Residential</u> | <u>Non-Residential</u> |
|-----------|--------------------|------------------------|
| Municipal | 0% | 0% |
| Education | 3.80% | 2.69% |

Due to the Provincial Election on April 16, 2019, the Provincial ASFF payment was not finalized by the Province until October 2019. For the 2019 Budget, Administration had estimated the ASFF payment to increase by 4% based on prior year's summaries. ($\$2,322,377 / 2,415,272 = \$92,895 / 4\%$). The final ASFF Requisition was determined by the Province in October 2019 to be \$2,314,984 leaving an over levy collection of \$100,162 to be applied in 2020.

Due to the financial uncertainty of COVID-19, the Province of Alberta has maintained the 2021 ASFF Requisition at existing levels (2019 - \$2,314,984 / 2020 - \$2,326,436 / 2021 - \$2,315,601. This decrease of \$10,835 from 2020 to 2021 is due to a slight decrease of \$3,549,915 in the Town of Stettler Equalized Assessment from 2020 to 2021 used to calculate the ASFF Requisition. ($\$794,196,072 - \$797,745,987$)

- 2018 – Actual - \$2,322,377
- 2019 – **Actual - \$2,314,984 Oct 2019** / Budget \$2,415,272 (\$92,895 / 4% in from 2018 – May 2019)
 - ASFF (paid to AB) - \$2,145,181
 - Separate (paid to AB) - \$169,803
 - Total - \$2,314,984
 - Residential (collected from tax) - \$1,456,713 - \$42,439 over levy
 - Non-Residential (collected from tax) - \$958,433 - \$57,723 over levy
 - Total - \$2,415,146 - \$100,162
- 2020 - **Actual - \$2,326,436** / \$2,327,097 (\$2,226,935 + \$100,162)
 - ASFF (paid to AB) - \$2,158,958
 - Separate (paid to AB) - \$167,478
 - Total - \$2,326,436
 - Residential (collected from tax) - **\$1,351,912** + \$42,439 over levy
 - Non-Residential (collected from tax) - **\$870,423** + \$57,723 over levy
 - Total (tax + 2019 over levy) - **\$2,222,335** + \$100,162
 - Total - \$2,322,497
 - 2020 under levy (\$2,326,436 - \$2,322,497) - \$3,939
- **2021 - Budget - \$2,315,601**
 - ASFF (paid to AB) - \$2,148,647
 - Separate (paid to AB) - \$166,954
 - Total - \$2,315,601
 - Residential (collected from tax) - \$1,406,042 + \$2,403 under levy
 - Non-Residential (collected from tax) - \$909,559 + \$1,536 under levy
 - Total (tax + 2020 under levy) - \$2,315,601 + \$3,939
 - Total - \$2,319,500

| ASFF Payment Summary | | | | | | | | | |
|--------------------------------------|--------------------|--------------------------------------|--------------------|-------------------|---------------|--------------------------------------|--------------------|------------------|---------------|
| 2019 | | 2020 | | | | 2021 | | | |
| Provincial Requisition (paid) | | Provincial Requisition (paid) | | Diff | % | Provincial Requisition (paid) | | Diff | % |
| Public | \$2,145,181 | Public | \$2,158,958 | \$13,777 | 0.64% | Public | \$2,148,647 | -\$10,311 | -0.48% |
| Separate | \$169,803 | Separate | \$167,478 | -\$2,325 | -1.37% | Separate | \$166,954 | -\$524 | -0.31% |
| Total | \$2,314,984 | Total | \$2,326,436 | \$11,452 | 0.49% | Total | \$2,315,601 | -\$10,835 | -0.47% |
| Tax Revenue (collected) | | Tax Revenue (collected) | | | | Tax Revenue (collected) | | | |
| Residential | \$1,456,713 | Residential | \$1,351,912 | -\$104,801 | -7.19% | Residential | \$1,406,042 | \$54,130 | 4.00% |
| Non-residential | \$958,433 | Non-residential | \$870,423 | -\$88,010 | -9.18% | Non-residential | \$909,559 | \$39,136 | 4.50% |
| Total | \$2,415,146 | Total | \$2,222,335 | -\$192,811 | -7.98% | Total | \$2,315,601 | \$93,266 | 4.20% |
| previous yr under/over | \$100,162 | previous yr under/over | \$100,162 | | | previous yr under/over | \$3,939 | | |
| Total | \$2,314,984 | current yr over/under | \$3,939 | | | current yr over/under | \$0 | | |
| | | Total | \$2,326,436 | | | Total | \$2,319,540 | | |

The impact on each property class is broken down as follows (\$2,315,601 - \$2,222,335 = **\$93,266**):

Residential

The entire Residential property class for the 2021 requisition for school purposes will increase by **\$54,130** with previously existing properties in 2020 increasing by \$51,409 representing a 3.80% increase and the remaining \$2,721 will be generated from new residential construction growth.

Non-Residential

The entire Non-residential property class for the 2021 requisition for school purposes will increase by **\$39,136** with previously existing properties in 2020 increasing by \$23,407 representing a 2.69% increase and the remaining \$15,729 will be generated from new residential construction growth.

Combined property Tax Impact

A multi-year comparison of the average financial impact on each "Previously existing" property tax class based on the combined "Real Dollar" property tax increase (from all tax authorities) is as follows:

| | 2021 | 2020 | 2019 | 2018 | 2017 | 2016 | 2015 | 2014 | 2013 | 2012 | 2011 | 2010 | Total |
|------------------------|--------------|--------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|--------|
| Residential | 1.16% | -1.83% | 2.46% | 2.70% | 1.98% | 1.68% | 2.97% | 1.11% | 2.23% | 6.39% | 2.99% | 2.14% | 25.98% |
| Non-Residential | 0.90% | -3.38% | 2.64% | 2.86% | 1.92% | 1.44% | 3.58% | 3.55% | 1.48% | 5.64% | 1.26% | 0.54% | 22.43% |
| Combined Levy | 1.07% | -2.42% | 2.53% | 2.76% | 1.96% | 1.59% | 3.17% | 1.96% | 1.98% | 6.15% | 2.42% | 1.59% | 24.76% |

Options:

1. Town Council may desire to change expenditure allocations for any purposes within the proposed 2021 Operating (Tax) Budget thereby changing the projected amount available for capital purposes.
2. Town Council may consider changing the percentage increase / decrease for either property tax class which will result in a corresponding enhancement or a reduction in the projected amount available for capital purposes. The impact of a 1% change in either class is as follows:

| | |
|---|------------------------------|
| Residential Class 1% change equals: | +/- \$37,221 |
| Non-Residential Class 1% change equals: | +/- \$22,147 |
| Combined 1% change: | +/- \$59,368 (½% - \$29,684) |

Sample Properties

To better appreciate the changes in total taxes over the years and between assessment classes, several property tax bills have been included.

| | 2020 | 2021 | \$ Change | % Change | 2019 | 2018 | 2017 | 2016 | 2015 | 2014 | 2013 |
|--|---------------|---------------|-----------|--------------|---------------|---------------|--------------|--------------|--------------|--------------|--------------|
| 1976 1,080 square ft. bungalow house, developed upstairs and downstairs with a 1 ½ unattached car garage | | | | | | | | | | | |
| Assessment | 265,680 | 263,650 | -2,030 | -0.76% | 271,400 | 274,230 | 272,290 | 273,200 | 270,410 | 265,140 | 260,480 |
| Taxes: | | | | | | | | | | | |
| Municipal | 1,817 | 1,817 | 0 | 0.00% | 1,847 | 1,824 | 1,791 | 1,760 | 1,696 | 1,648 | 1,596 |
| School | 660 | 685 | 25 | 3.79% | 720 | 702 | 677 | 670 | 660 | 649 | 675 |
| Seniors | 118 | 123 | 5 | 4.24% | 114 | 110 | 102 | 96 | 87 | 78 | 72 |
| Total Taxes | 2,595 | 2,625 | 30 | 1.16% | 2,681 | 2,636 | 2,571 | 2,526 | 2,443 | 2,375 | 2,343 |
| 1976 Double Wide Mobile Home 22' x 54' on owned lot: | | | | | | | | | | | |
| #204214000 | 2020 | 2021 | \$ Change | % Change | 2019 | 2018 | 2017 | 2016 | 2015 | 2014 | 2013 |
| Total Assessment | 133,380 | 133,150 | -230 | -0.17% | 133,740 | 132,790 | 131,310 | 130,010 | 130,290 | 127,850 | 127,190 |
| Total Taxes | 1,302 | 1,325 | 23 | 1.77% | 1,321 | 1,276 | 1,240 | 1,202 | 1,177 | 1,145 | 1,144 |
| 1964 Residence in Parkdale: | | | | | | | | | | | |
| #831550002 | 2020 | 2021 | \$ Change | % Change | 2019 | 2018 | 2017 | 2016 | 2015 | 2014 | 2013 |
| Total Assessment | 200,990 | 198,880 | -2,110 | -1.05% | 205,820 | 204,600 | 201,370 | 202,610 | 203,060 | 199,750 | 194,690 |
| Total Taxes | 1,962 | 1,979 | 17 | 0.87% | 2,032 | 1,966 | 1,901 | 1,873 | 1,834 | 1,789 | 1,751 |
| 1983 Highway Commercial property: | | | | | | | | | | | |
| | 2020 | 2021 | \$ Change | % Change | 2019 | 2018 | 2017 | 2016 | 2015 | 2014 | 2013 |
| Total Assessment | 803,880 | 801,900 | -1,980 | -0.25% | 808,910 | 798,600 | 759,670 | 754,830 | 738,480 | 710,320 | 692,600 |
| Total Taxes | 10,469 | 10,548 | 79 | 0.75% | 10,878 | 10,516 | 9,776 | 9,598 | 9,299 | 8,762 | 8,324 |
| 1972 Industrial building: | | | | | | | | | | | |
| | 2020 | 2021 | \$ Change | % Change | 2019 | 2018 | 2017 | 2016 | 2015 | 2014 | 2013 |
| Total Assessment | 616,230 | 617,420 | 1,190 | 0.19% | 623,890 | 616,720 | 614,950 | 611,520 | 607,830 | 602,760 | 602,130 |
| Taxes: | | | | | | | | | | | |
| Municipal | 5,544 | 5,560 | 16 | 0.29% | 5,656 | | | | | | |
| School | 2207 | 2273 | 66 | 2.99% | 2473 | | | | | | |
| Seniors | 274 | 288 | 14 | 5.11% | 261 | | | | | | |
| Total Taxes | 8,025 | 8,121 | 96 | 1.20% | 8,390 | 8,120 | 7,914 | 7,775 | 7,653 | 7,435 | 7,237 |

| Town of Stettler | | | | | | | | | |
|--|-------------------------|------------|---------|----------------------|------------|----------|----------------------|------------|---------|
| Annual Financial Incremental Impact on Average Residential Customer: | | | | | | | | | |
| | 2019 | 2019 | Diff | 2020 | 2020 | Diff | 2021 | 2021 | Diff |
| Assessment | -1.03% | \$271,400 | | -2.11% | \$265,680 | | -0.76% | \$263,650 | |
| ASFF | | \$720 | \$18.00 | | \$660 | -\$60.00 | | \$685 | \$25.00 |
| Seniors | | \$114 | \$4.00 | | \$118 | \$4.00 | | \$123 | \$5.00 |
| Municipal Tax Levy | | \$1,847.00 | \$23.00 | | \$1,817.00 | -\$30.00 | | \$1,817.00 | \$0.00 |
| Water Rate per Cubic Meter Based on 17 M3 per Month | \$2.80x 17m3 x 12 | \$571.20 | \$2.04 | \$2.82x 17m3 x 12 | \$575.28 | \$4.08 | \$2.82x 17m3 x 12 | \$575.28 | \$0.00 |
| Water Fixed Rate - per Month \$10.00 | \$10 x 12 | \$120.00 | \$0.00 | \$10 x 12 | \$120.00 | \$0.00 | \$10 x 12 | \$120.00 | \$0.00 |
| Sewer Fixed Rate per Month | \$22.50 x 12 | \$270.00 | \$3.00 | \$22.75 x 12 | \$273.00 | \$3.00 | \$22.75 x 12 | \$273.00 | \$0.00 |
| Garbage Fixed Rate per Month | \$23.50 x 12 | \$282.00 | \$3.00 | \$23.75 x 12 | \$285.00 | \$3.00 | \$23.75 x 12 | \$285.00 | \$0.00 |
| Recycling Fixed Rate | \$6.50 x 12 | \$78.00 | \$3.00 | \$6.50 x 12 | \$78.00 | \$0.00 | \$6.50 x 12 | \$78.00 | \$0.00 |
| Total (Municipal Only) | | \$3,168.20 | \$34.04 | | \$3,148.28 | -\$19.92 | | \$3,148.28 | \$0.00 |
| Overall Percentage Change | | | 1.09% | | | -0.63% | | | 0.00% |
| Total - Municipal / ASFF / Seniors | | \$4,002.20 | \$56.04 | | \$3,926.28 | -\$75.92 | | \$3,956.28 | \$30.00 |
| Overall Percentage Change - Municipal / ASFF / Seniors | | | 1.42% | | | -1.90% | | | 0.76% |
| | | | \$56.04 | | | -\$75.92 | | | \$30.00 |

| 20.00 m³ | Totals | | Water | | | Sanitary Sewer | | | | Waste | | | Year | Population | |
|----------------------|--------------|------------------|------------------|--------|-------------|------------------|--------|----------------|-------------|---------|-------------|------------------|------------|------------|---------|
| Municipality | Typical User | Typical User per | Minimum or Fixed | /m³ | Water Total | Minimum or Fixed | /m³ | Sanitary Sewer | Storm Sewer | General | Solid Waste | Recycling /month | Yard Waste | Bylaw | |
| Mean: | \$127.31 | \$1,527.77 | \$23.90 | \$2.35 | \$67.08 | \$17.25 | \$0.94 | \$35.03 | \$1.17 | \$0.42 | \$20.30 | \$3.03 | \$0.42 | | 20,266 |
| Median (220): | \$130.17 | \$1,562.04 | \$21.50 | \$2.10 | \$62.48 | \$15.95 | \$0.79 | \$30.01 | \$0.00 | \$0.00 | \$19.58 | \$1.60 | \$0.00 | | 1,998 |
| Bonnyville | \$79.27 | \$951.24 | \$12.63 | \$1.88 | \$50.28 | \$0.00 | \$0.63 | \$12.55 | \$0.00 | \$0.00 | \$12.90 | \$3.54 | \$0.00 | 2020 | 5,417 |
| St. Paul | \$86.76 | \$1,041.12 | \$14.38 | \$1.60 | \$46.38 | \$8.38 | \$0.80 | \$24.38 | \$0.00 | \$0.00 | \$13.50 | \$2.50 | \$0.00 | 2019 | 5,827 |
| Delburne | \$90.54 | \$1,086.48 | \$28.35 | \$1.45 | \$57.35 | \$13.50 | \$0.00 | \$13.50 | \$0.00 | \$0.00 | \$16.00 | \$3.69 | \$0.00 | 2021 | 892 |
| Crowsnest Pass | \$92.04 | \$1,104.48 | \$33.86 | \$0.00 | \$33.86 | \$33.86 | \$0.00 | \$33.86 | \$0.00 | \$0.00 | \$24.32 | \$0.00 | \$0.00 | 2020 | 5,565 |
| Vegreville | \$101.37 | \$1,216.44 | \$5.50 | \$3.25 | \$70.50 | \$4.70 | \$0.39 | \$5.87 | \$6.00 | \$5.00 | \$7.00 | \$7.00 | \$0.00 | 2021 | 5,708 |
| Bawlf | \$101.80 | \$1,221.60 | \$51.30 | \$0.00 | \$51.30 | \$32.00 | \$0.00 | \$32.00 | \$0.00 | \$0.00 | \$13.00 | \$5.50 | \$0.00 | 2021 | 422 |
| Barrhead | \$105.12 | \$1,261.41 | \$51.05 | \$2.46 | \$67.05 | \$17.87 | \$0.00 | \$23.47 | \$0.00 | \$0.00 | \$14.60 | \$0.00 | \$0.00 | 2020 | 4,579 |
| Big Valley | \$107.50 | \$1,290.00 | \$25.00 | \$2.70 | \$79.00 | \$20.00 | \$0.00 | \$20.00 | \$0.00 | \$0.00 | \$8.50 | \$0.00 | \$0.00 | 2021 | 346 |
| Banff | \$108.49 | \$1,301.92 | \$5.26 | \$1.00 | \$25.26 | \$15.90 | \$2.40 | \$63.90 | \$0.00 | \$0.00 | \$19.33 | \$0.00 | \$0.00 | 2021 | 7,851 |
| Drumheller | \$110.09 | \$1,321.06 | \$16.25 | \$2.07 | \$57.65 | \$13.88 | \$2.23 | \$49.59 | \$0.00 | \$0.00 | \$0.00 | \$2.85 | \$0.00 | 2021 | 7,982 |
| Sedgewick | \$115.20 | \$1,382.40 | \$13.36 | \$1.74 | \$48.16 | \$34.37 | \$0.00 | \$34.37 | \$0.00 | \$0.00 | \$32.67 | \$0.00 | \$0.00 | 2021 | 811 |
| Killam | \$118.50 | \$1,422.00 | \$22.50 | \$1.40 | \$50.50 | \$20.00 | \$0.70 | \$34.00 | \$0.00 | \$0.00 | \$34.00 | \$0.00 | \$0.00 | 2019 | 989 |
| Stettler | \$119.40 | \$1,432.80 | \$10.00 | \$2.82 | \$66.40 | \$22.75 | \$0.00 | \$22.75 | \$0.00 | \$0.00 | \$23.75 | \$6.50 | \$0.00 | 2021 | 5,952 |
| Red Deer | \$123.69 | \$1,484.28 | \$16.25 | \$1.60 | \$48.25 | \$19.25 | \$1.60 | \$48.05 | \$0.00 | \$0.00 | \$22.92 | \$4.47 | \$0.00 | 2021 | 100,418 |
| Veteran | \$125.00 | \$1,500.00 | \$15.00 | \$3.60 | \$87.00 | \$14.00 | \$0.00 | \$14.00 | \$0.00 | \$0.00 | \$24.00 | \$0.00 | \$0.00 | 2020 | 207 |
| Trochu | \$128.80 | \$1,545.60 | \$15.00 | \$3.54 | \$85.80 | \$5.00 | \$0.80 | \$21.00 | \$0.00 | \$0.00 | \$17.50 | \$4.50 | \$0.00 | 2021 | 1,058 |
| Donalda | \$129.00 | \$1,548.00 | \$25.00 | \$3.50 | \$95.00 | \$11.00 | \$0.00 | \$11.00 | \$0.00 | \$0.00 | \$23.00 | \$0.00 | \$0.00 | 2021 | 219 |
| Redcliff | \$129.07 | \$1,548.84 | \$45.58 | \$1.06 | \$66.78 | \$37.85 | \$0.00 | \$37.85 | \$0.00 | \$0.00 | \$24.44 | \$0.00 | \$0.00 | 2021 | 5,600 |
| Hanna | \$130.55 | \$1,566.60 | \$27.50 | \$2.89 | \$85.30 | \$15.00 | \$0.30 | \$21.00 | \$0.00 | \$0.00 | \$24.25 | \$0.00 | \$0.00 | 2021 | 2,559 |
| Carstairs | \$133.40 | \$1,600.80 | \$14.00 | \$2.75 | \$69.00 | \$0.00 | \$1.65 | \$41.40 | \$0.00 | \$0.00 | \$23.00 | \$0.00 | \$0.00 | 2021 | 4,077 |
| Camrose | \$133.60 | \$1,603.20 | \$26.94 | \$1.96 | \$66.08 | \$26.45 | \$0.85 | \$43.51 | \$0.00 | \$0.00 | \$15.21 | \$6.00 | \$2.80 | 2021 | 18,742 |
| Rocky Mtn. House | \$134.22 | \$1,610.64 | \$29.75 | \$1.64 | \$62.55 | \$14.15 | \$1.50 | \$44.15 | \$0.00 | \$0.00 | \$27.52 | \$0.00 | \$0.00 | 2021 | 6,635 |
| Westlock | \$137.50 | \$1,650.00 | \$20.50 | \$2.91 | \$78.70 | \$7.50 | \$0.87 | \$24.96 | \$3.00 | \$2.00 | \$28.84 | \$0.00 | \$0.00 | 2020 | 5,101 |
| Ponoka | \$138.20 | \$1,658.40 | \$19.94 | \$2.75 | \$74.94 | \$22.07 | \$0.72 | \$36.47 | \$0.00 | \$0.00 | \$20.12 | \$6.67 | \$0.00 | 2021 | 7,229 |
| Slave Lake | \$140.63 | \$1,687.56 | \$30.03 | \$1.80 | \$66.03 | \$24.11 | \$1.45 | \$53.11 | \$0.00 | \$0.00 | \$15.05 | \$6.44 | \$0.00 | 2020 | 6,651 |
| Drayton Valley | \$140.95 | \$1,691.40 | \$20.25 | \$2.10 | \$62.25 | \$0.00 | \$2.75 | \$55.00 | \$0.00 | \$4.70 | \$19.00 | \$0.00 | \$0.00 | 2020 | 7,235 |
| Didsbury | \$143.20 | \$1,718.40 | \$14.00 | \$2.50 | \$64.00 | \$15.00 | \$1.96 | \$54.20 | \$0.00 | \$0.00 | \$9.60 | \$7.70 | \$7.70 | 2020 | 5,268 |
| Sylvan Lake | \$143.49 | \$1,721.88 | \$37.91 | \$0.80 | \$53.91 | \$24.33 | \$2.50 | \$64.33 | \$0.00 | \$0.00 | \$19.00 | \$6.25 | \$0.00 | 2020 | 14,816 |
| Castor | \$144.05 | \$1,728.56 | \$70.00 | \$3.30 | \$91.05 | \$30.00 | \$0.00 | \$30.00 | \$0.00 | \$0.00 | \$23.00 | \$0.00 | \$0.00 | 2020 | 929 |
| Wainwright | \$144.16 | \$1,729.92 | \$18.25 | \$3.14 | \$81.05 | \$19.50 | \$0.97 | \$36.96 | \$5.00 | \$0.00 | \$14.50 | \$6.65 | \$0.00 | 2021 | 6,270 |
| Coronation | \$145.00 | \$1,740.00 | \$49.00 | \$3.00 | \$109.00 | \$20.50 | \$0.00 | \$20.50 | \$0.00 | \$0.00 | \$15.50 | \$0.00 | \$0.00 | 2021 | 940 |
| Bashaw | \$146.05 | \$1,752.60 | \$25.00 | \$3.16 | \$88.20 | \$20.00 | \$0.00 | \$44.10 | \$0.00 | \$0.00 | \$13.75 | \$0.00 | \$0.00 | 2019 | 830 |
| Peace River | \$147.13 | \$1,765.56 | \$8.53 | \$4.67 | \$101.93 | \$0.00 | \$1.41 | \$28.20 | \$0.00 | \$0.00 | \$17.00 | \$0.00 | \$0.00 | 2020 | 6,842 |
| Consort | \$148.63 | \$1,783.54 | \$42.25 | \$4.60 | \$108.63 | \$12.00 | \$0.00 | \$12.00 | \$0.00 | \$0.00 | \$28.00 | \$0.00 | \$0.00 | 2019 | 729 |
| Jasper | \$149.16 | \$1,789.86 | \$20.00 | \$1.41 | \$48.20 | \$0.00 | \$2.58 | \$51.60 | \$0.00 | \$6.66 | \$27.14 | \$15.56 | \$0.00 | 2021 | 5,236 |
| Three Hills | \$149.50 | \$1,794.00 | \$17.50 | \$3.35 | \$84.50 | \$21.50 | \$0.95 | \$40.50 | \$0.00 | \$0.00 | \$17.50 | \$7.00 | \$0.00 | 2021 | 3,212 |
| Devon | \$151.26 | \$1,815.12 | \$13.46 | \$1.55 | \$44.46 | \$33.60 | \$1.76 | \$68.80 | \$8.00 | \$0.00 | \$30.00 | \$0.00 | \$0.00 | 2021 | 6,578 |
| Penhold | \$153.85 | \$1,846.20 | \$15.40 | \$1.39 | \$43.20 | \$12.00 | \$3.57 | \$83.40 | \$4.25 | \$0.00 | \$23.00 | \$0.00 | \$0.00 | 2021 | 3,277 |
| Bowden | \$164.00 | \$1,968.00 | \$10.00 | \$3.00 | \$70.00 | \$10.00 | \$3.10 | \$72.00 | \$0.00 | \$0.00 | \$11.00 | \$11.00 | \$0.00 | 2021 | 1,240 |
| Innisfail | \$169.00 | \$2,028.00 | \$10.00 | \$2.60 | \$62.00 | \$10.00 | \$3.45 | \$79.00 | \$3.00 | \$0.00 | \$20.00 | \$5.00 | \$0.00 | 2021 | 7,847 |
| Vermilion | \$169.97 | \$2,039.64 | \$36.36 | \$3.52 | \$106.76 | \$10.12 | \$1.57 | \$41.52 | \$0.00 | \$0.00 | \$18.60 | \$3.09 | \$0.00 | 2021 | 4,084 |
| Daysland | \$186.78 | \$2,241.36 | \$49.33 | \$1.80 | \$85.33 | \$45.05 | \$0.77 | \$60.45 | \$0.00 | \$0.00 | \$38.00 | \$3.00 | \$0.00 | 2021 | 824 |
| Lacombe | \$175.57 | \$2,106.84 | \$27.82 | \$2.56 | \$79.02 | \$20.79 | \$2.75 | \$64.79 | \$0.00 | \$0.00 | \$31.76 | \$0.00 | \$0.00 | 2021 | 13,057 |
| Blackfalds | \$177.27 | \$2,127.24 | \$28.22 | \$2.77 | \$83.62 | \$14.88 | \$3.12 | \$64.80 | \$0.00 | \$0.00 | \$28.85 | \$0.00 | \$0.00 | 2021 | 9,328 |
| Alix | \$198.38 | \$2,380.56 | \$35.00 | \$3.06 | \$96.20 | \$26.25 | \$2.25 | \$71.25 | \$0.00 | \$0.00 | \$25.00 | \$5.93 | \$0.00 | 2020 | 734 |
| Olds | \$203.93 | \$2,447.16 | \$12.83 | \$2.89 | \$70.63 | \$18.40 | \$4.53 | \$109.00 | \$0.00 | \$0.00 | \$24.30 | \$0.00 | \$0.00 | 2021 | 9,184 |
| Legend: | | | | | | | | | | | | | | | |
| population 4000-8000 | | | | | | | | | | | | | | | |
| pop'n and regional | | | | | | | | | | | | | | | |
| regional comparables | | | | | | | | | | | | | | | |

| Water, Sewer, Garbage & Recycling | | | | | | |
|--|--|---|---|---|--|--|
| Net Budget Impacts | | | | | | |
| | 2019 | 2020 Post COVID - May 2020 | 2020 Pre COVID - Dec 2019 | 2021 | 2022 | 2023 |
| | \$10/month plus 590,000 m ³ @ \$2.8000 m ³ | \$10/month plus 590,000 m ³ @ \$2.8200m ³ | \$10/month plus 590,000 m ³ @ \$2.8200m ³ | \$10/month plus 590,000 m ³ @ \$2.8200m ³ | \$10/month plus 590,000 m ³ @ \$2.8400 m ³ | \$10/month plus 590,000 m ³ @ \$2.8500 m ³ |
| Revenue - Water | \$ 3,128,812 | \$ 3,032,318 | \$ 3,147,098 | \$ 3,147,358 | \$ 3,155,243 | \$ 3,161,145 |
| Expenditures - Water | \$ 3,033,843 | \$ 3,095,880 | \$ 3,095,880 | \$ 3,078,025 | \$ 3,094,833 | \$ 3,114,628 |
| Net Budget Impact | \$ 94,969 | \$ (63,562) | \$ 51,218 | \$ 69,333 | \$ 60,410 | \$ 46,517 |
| Net Depreciation, not included | \$ 299,040 | \$ 298,358 | \$ 298,358 | \$ 300,468 | \$ 292,637 | \$ 289,846 |
| Debenture Principal, included | \$ 148,220 | \$ 154,780 | \$ 154,780 | \$ 161,640 | \$ 163,700 | \$ 170,890 |
| Plus R.O.I. Included in Exp. | \$ 235,000 | \$ 230,000 | \$ 230,000 | \$ 220,000 | \$ 210,000 | \$ 200,000 |
| Debenture Interest, included in Exp. | \$ 87,300 | \$ 80,660 | \$ 80,660 | \$ 73,720 | \$ 66,470 | \$ 59,190 |
| | | | | | | |
| | 2019 | 2020 | 2020 | 2021 | 2022 | 2023 |
| | @ \$22.50/month | @ \$22.75/month | @ \$22.75/month | @ \$22.75/month | @ \$23.00/month | @ \$23.25/month |
| Revenue - Sewer | \$ 941,490 | \$ 905,963 | \$ 950,675 | \$ 950,701 | \$ 956,872 | \$ 963,043 |
| Expenditures - Sewer | \$ 714,907 | \$ 642,607 | \$ 642,607 | \$ 706,865 | \$ 711,863 | \$ 701,322 |
| Net Budget Impact | \$ 226,583 | \$ 263,356 | \$ 308,068 | \$ 243,836 | \$ 245,009 | \$ 261,721 |
| Debenture Princ & Int | \$ 226,280 | \$ 160,940 | \$ 160,940 | \$ 160,900 | \$ 160,860 | \$ 153,500 |
| | | | | | | |
| | 2019 | 2020 | 2020 | 2021 | 2022 | 2023 |
| | 2190/month | 2190/month | 2190/month | 2228/month | 2235/month | 2240/month |
| | @ \$23.50/month | @ \$23.75/month | @ \$23.75/month | @ \$23.75/month | @ \$24.00/month | @ \$24.25/month |
| Revenue - Garbage | \$ 648,725 | \$ 655,790 | \$ 655,790 | \$ 666,125 | \$ 675,307 | \$ 683,960 |
| Expenditures - Garbage | \$ 593,120 | \$ 600,632 | \$ 642,566 | \$ 590,180 | \$ 619,980 | \$ 642,450 |
| Net Budget Impact | \$ 55,605 | \$ 55,158 | \$ 13,224 | \$ 75,945 | \$ 55,327 | \$ 41,510 |
| | | | | | | |
| | 2019 | 2020 | 2020 | 2021 | 2022 | 2023 |
| | 2160 | 2160 | 2160 | 2188 | 2195 | 2200 |
| | @ \$6.50/month | @ \$6.50/month | @ \$6.50/month | @ \$6.50/month | @ \$7.00/month | @ \$7.25/month |
| Revenue - Recycling | \$ 168,480 | \$ 168,870 | \$ 168,870 | \$ 170,664 | \$ 184,380 | \$ 191,400 |
| Expenditures - Recycling/Compost | \$ 148,815 | \$ 122,234 | \$ 151,450 | \$ 134,737 | \$ 125,879 | \$ 128,767 |
| Net Budget Impact | \$ 19,665 | \$ 46,636 | \$ 17,420 | \$ 35,927 | \$ 58,501 | \$ 62,633 |
| Combined Net Budget Impact: | \$ 396,822 | \$ 301,588 | \$ 389,930 | \$ 425,041 | \$ 419,247 | \$ 412,381 |
| | \$ 679,528 | \$ 247,659 | \$ 635,497 | \$ 318,422 | \$ 300,830 | \$ 588,620 |
| | \$ 1,076,350 | \$ 549,247 | \$ 1,025,427 | \$ 743,463 | \$ 720,077 | \$ 1,001,001 |
| | | | | | | |
| 1/2% Municipal Tax Increase | | \$ 29,684 | | | | |
| \$.01 increase in Municipal Water | | \$ 5,902 | | | | |
| \$1 increase in Flat Fee Municipal WATER | | \$ 29,712 | | | | |
| \$.01 increase in Municipal Water (COM SEWER) | | \$ 1,160 | | | | |
| \$.05 increase in Flat Fee Municipal SEWER | | \$ 1,234 | | | | |
| \$.05 increase in Flat Fee Municipal GARBAGE | | \$ 1,337 | | | | |
| \$.05 increase in Flat Fee Municipal RECYCLING | | \$ 1,313 | | | | |

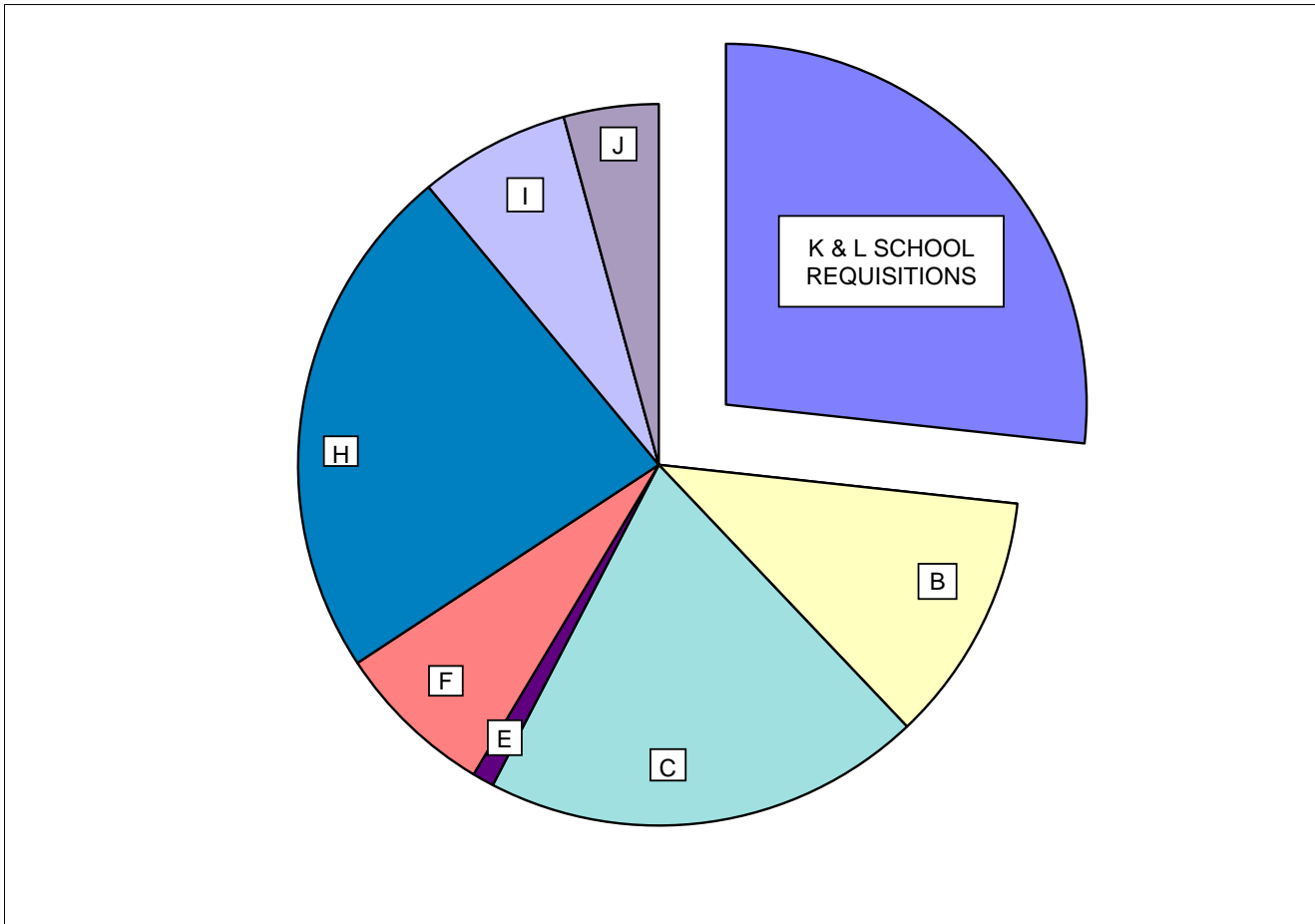
| 2021 Budget Summary | | | | | | |
|--|----------------------------|---------------------------|--------------------------------|------------------------------|--|-----------------------------------|
| Revenue | 2020 Post Covid - May 2020 | 2020 Pre Covid - Dec 2019 | 2021 Interim Budget - Dec 2020 | 2021 Final Budget - May 2021 | Diff from 2021 Interim Budget to 2021 Final Budget | Notes |
| Administration | \$317,333 | \$317,333.00 | \$272,020.00 | \$280,020.00 | \$8,000.00 | White Sand Contract (3 months) |
| Clearview swimming pool - Agreement complete - (-\$13,315) | | | | | | |
| White Sands Contract - Contract complete - (-\$32,000) | | | | | | |
| Inter Dept Utility Transfer - \$250,000) | | | | | | |
| Police | \$520,024 | \$565,466.00 | \$466,391.00 | \$495,308.00 | \$28,917.00 | SRC (County/Clearview - 4 months) |
| Traffic Fines - Budget - \$60,000 - 2019 Total Fines - \$51,442 | | | | | | |
| Provincial Grant - \$347,208 | | | | | | |
| Community Resource Program - Clearview 50% - County 25% - \$0.00 - no dedicated sro officer | | | | | | |
| Fire | \$402,577 | \$408,427.00 | \$449,247.00 | \$549,247.00 | \$100,000.00 | Fire Truck Reserve - 2026 |
| Disaster Services | \$0 | \$0.00 | \$0.00 | | | |
| Bylaw Enforcement | \$109,950 | \$109,950.00 | \$109,950.00 | \$109,950.00 | \$0.00 | |
| Business Licenses Budget - \$86,250 /Animal License Budget \$21,700 | | | | | | |
| Roads, Streets, Walks, Lights | \$64,535 | \$64,535.00 | \$63,800.00 | \$543,800.00 | \$480,000.00 | 2021 Capital - Operating |
| Roads Frontage - Pavement (Budget - \$63,800) | | | | | | |
| Airport | \$10,880 | \$10,880.00 | \$10,880.00 | \$10,880.00 | \$0.00 | |
| Drainage | \$0 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| Water Supply & Distribution | \$3,032,318 | \$3,147,098.00 | \$3,147,358.00 | \$3,147,358.00 | \$0.00 | |
| Metered sale of water (Budget - \$1,961,648) | | | | | | |
| Metered out of Town (Budget - \$1,070,000) | | | | | | |
| Bulk water (Budget - \$40,000) | | | | | | |
| Sewer | \$905,963 | \$950,675.00 | \$950,701.00 | \$950,701.00 | \$0.00 | |
| Sewer Service Charges (Budget - \$888,681) | | | | | | |
| Garbage Collection & Disposal | \$824,660 | \$824,660.00 | \$839,263.00 | \$836,789.00 | -\$2,474.00 | SWMA Hauling - C&S Disposal |
| Residential Garbage Revenue (2021 Budget - \$634,980 / 2020 Budget - \$623,438 - \$11,542 - increase in residential customers) | | | | | | |
| Recycling Revenue (Budget 2021 - \$170,664 / 2020 Budget - 168,870 = \$1,794 - Recycling rebate - \$26,619-25,352 = \$1,265) | | | | | | |
| FCSS | \$157,148 | \$157,148.00 | \$157,148.00 | \$157,148.00 | \$0.00 | |
| Cemetery | \$23,600 | \$23,600.00 | \$23,600.00 | \$23,600.00 | \$0.00 | |
| Planning & Development | \$34,100 | \$44,500.00 | \$44,500.00 | \$44,500.00 | \$0.00 | |
| Building Permits (Budget - \$30,000) | | | | | | |
| Economic Development - BOT | \$149,585 | \$222,920.00 | \$232,125.00 | \$232,125.00 | \$0.00 | |
| Subdivision Land | \$200 | \$2,000.00 | \$2,000.00 | \$2,000.00 | \$0.00 | |
| Land, Housing & Rentals | \$273,780 | \$273,780.00 | \$282,015.00 | \$282,015.00 | \$0.00 | |
| AE Kennedy Health Unit - \$204,400 (\$6450 inc) | | | | | | |
| Ambulance Station - \$20,100 | | | | | | |
| SRC - Library - Budget - \$42,000 | | | | | | |
| Recreation - General | \$3,000 | \$3,000.00 | \$3,000.00 | \$3,000.00 | \$0.00 | |
| Recreation Programs | \$3,500 | \$24,460.00 | \$22,700.00 | \$22,700.00 | \$0.00 | |
| Facilities | \$848,805 | \$1,088,705.00 | \$952,732.00 | \$952,732.00 | \$0.00 | |
| Community Hall | \$20,000 | \$40,000.00 | \$30,000.00 | \$45,000.00 | \$15,000.00 | 2021 Capital Budget - Culture Res |
| Senior's Center | \$14,437 | \$22,875.00 | \$20,875.00 | \$20,875.00 | \$0.00 | |
| Parks | \$50,650 | \$100,650.00 | \$115,650.00 | \$165,650.00 | \$50,000.00 | 2021 Capial Budget - WSP Concept |
| Lions Campground - Budget - \$115,000 (\$15,000 Inc) | | | | | | |
| Operating Contingency | \$100,146 | \$0.00 | \$0.00 | \$4,529.00 | \$4,529.00 | Over/Under - ASFF / Seniors |
| Taxes / Penalties | \$8,527,784 | \$8,704,836.00 | \$8,677,383.00 | \$8,677,404.00 | \$21.00 | |
| Other Revenue | \$1,845,400 | \$1,845,400.00 | \$1,938,350.00 | \$1,938,350.00 | \$0.00 | |
| Franchise Fee - GAS (Budget - \$1,002,950 / \$66,950 Increase) | | | | | | |
| Franchise Fee - ELECTRIC (Budget - \$727,000 / \$15,000 Increase) | | | | | | |
| Return on Investments (Budget - \$140,000 / \$10,000 Increase) | | | | | | |
| Total Revenue | \$18,240,375 | \$18,952,898.00 | \$18,811,688.00 | \$19,495,681.00 | \$683,993.00 | |

| Expense | 2020 Post Covid - May 2020 | 2020 Pre Covid - Dec 2019 | 2021 Budget | 2021 Final Budget - May 2021 | Diff from 2021 Interim Budget to 2021 Final Budget | Notes |
|---|----------------------------|---------------------------|------------------------|------------------------------|--|--------------------------------------|
| Council & Legislative | \$208,300 | \$221,300.00 | \$221,630.00 | \$221,630.00 | \$0.00 | |
| Council Honorarium (Budget - \$152,630) | | | | | | |
| Council per diem - Budget - \$27,000 | | | | | | |
| Council travel & subsistence - Budget - \$22,000) | | | | | | |
| Council membership Conferences (Budget - \$16,000) | | | | | | |
| Administration | \$1,230,121 | \$1,215,838.00 | \$1,302,597.00 | \$1,294,932.00 | -\$7,665.00 | Insurance / GIPO |
| Police | \$1,140,831 | \$1,140,831.00 | \$1,264,942.00 | \$1,264,942.00 | \$0.00 | |
| RCMP - Contract Billings (2021 Budget - \$1,080,481 / 2020 Budget - \$956,072 = \$124,409) | | | | | | |
| Fire | \$889,028 | \$900,178.00 | \$894,059.00 | \$894,059.00 | \$0.00 | |
| Disaster Services | \$32,068 | \$20,068.00 | \$33,080.00 | \$33,080.00 | \$0.00 | |
| Bylaw Enforcement | \$185,808 | \$185,808.00 | \$192,716.00 | \$192,716.00 | \$0.00 | |
| Common Services | \$150,597 | \$150,597.00 | \$156,733.00 | \$156,733.00 | \$0.00 | |
| Roads, Streets, Walks, Lights | \$1,903,345 | \$1,903,345.00 | \$1,947,877.00 | \$2,512,829.00 | \$564,952.00 | |
| Airport | \$46,974 | \$46,974.00 | \$47,635.00 | \$47,635.00 | \$0.00 | 2021 Capital Budget / Ins / Power |
| Water Supply & Distribution | \$3,095,880 | \$3,095,880.00 | \$3,092,209.00 | \$3,078,025.00 | -\$14,184.00 | Insurance / Power |
| Sewer | \$642,607 | \$642,607.00 | \$706,865.00 | \$706,865.00 | \$0.00 | |
| Garbage Collection & Disposal | \$722,866 | \$794,016.00 | \$724,917.00 | \$724,917.00 | \$0.00 | |
| FCSS | \$196,435 | \$196,435.00 | \$196,435.00 | \$196,435.00 | \$0.00 | |
| Cemetery | \$64,668 | \$64,668.00 | \$65,790.00 | \$65,790.00 | \$0.00 | |
| Planning & Development | \$342,725 | \$380,225.00 | \$330,035.00 | \$330,035.00 | \$0.00 | |
| Comm Services -Handi Bus | \$25,000 | \$25,000.00 | \$25,000.00 | \$25,000.00 | \$0.00 | |
| Economic Development | \$532,150 | \$633,150.00 | \$679,030.00 | \$679,030.00 | \$0.00 | |
| Subdivision Land | \$55,270 | \$55,270.00 | \$55,820.00 | \$55,820.00 | \$0.00 | |
| Land, Housing & Rentals | \$43,900 | \$43,900.00 | \$44,890.00 | \$44,890.00 | \$0.00 | |
| Recreation - General | \$138,775 | \$138,775.00 | \$151,470.00 | \$151,470.00 | \$0.00 | |
| Recreation Programs | \$82,280 | \$82,280.00 | \$84,740.00 | \$84,740.00 | \$0.00 | |
| Facilities | \$2,431,270 | \$2,459,512.00 | \$2,386,688.00 | \$2,375,397.00 | -\$11,291.00 | Insurance / Power |
| Culture | \$345,812 | \$345,812.00 | \$334,162.00 | \$334,162.00 | \$0.00 | |
| Community Hall | \$104,029 | \$104,029.00 | \$107,546.00 | \$122,546.00 | \$15,000.00 | 2021 Capital Budget - Culture Res |
| Senior's Center | \$13,310 | \$13,310.00 | \$13,330.00 | \$13,330.00 | \$0.00 | |
| Parks | \$618,745 | \$614,051.00 | \$625,631.00 | \$680,581.00 | \$54,950.00 | 2021 Capital Budget - WSP / Pumpouts |
| Operating Contingency | -\$230,000 | -\$230,000.00 | -\$220,000.00 | -\$220,000.00 | \$0.00 | |
| WTP gross recovery - (\$220,000) (JE made at end of year prior to Audit) | | | | | | |
| Available for Capital from 2021 Operating Budget for 2021 Capital Budget - \$743,463 (Water \$69,333 + Utility \$355,708 (sewer, waste, recycling) + Total Available for Capital - \$318,422) | | | | | | |
| Requisitions | \$2,678,334 | \$2,683,612.00 | \$2,697,012.00 | \$2,684,629.00 | -\$12,383.00 | ASFF / Seniors |
| ASFF (Budget - \$2,150,127) | | | | | | |
| ASFF Separate School (Budget - \$177,176) | | | | | | |
| County of Stettler Senior Lodges (2021 Budget - \$368,792 / 2020 Budget \$347,873 = \$20,919) | | | | | | |
| Total Expense | \$17,691,128.00 | \$17,927,471.00 | \$18,162,839.00 | \$18,752,218.00 | \$589,379.00 | |
| Surplus / Deficit | \$549,247.00 | \$1,025,427.00 | \$648,849.00 | \$743,463.00 | \$94,614.00 | |

2021 OPERATING BUDGET

| | | Revenues | Expenditures |
|----|--------------------------|--------------------------|--------------------------|
| 1 | COUNCIL | - | 221,630 |
| 2 | ADMINISTRATION / GENERAL | 8,211,145 | 1,294,932 |
| 3 | FIRE DEPARTMENT | 549,247 | 894,059 |
| 4 | POLICE SERVICES | 495,308 | 1,264,942 |
| 5 | EMERGENCY MGMT. SERVICES | - | 33,080 |
| 6 | AMBULANCE SERVICES | - | - |
| 7 | BYLAW & ENFORCEMENT | 109,950 | 192,716 |
| 8 | SHOP & COMMON SERVICES | - | 156,733 |
| 9 | TRANSPORTATION SERVICES | 543,800 | 2,512,829 |
| 10 | AIRPORT | 10,880 | 47,635 |
| 11 | WATER & SUPPLY | 3,147,358 | 3,078,025 |
| 12 | UTILITY ROI | - | (220,000) |
| 13 | SANITARY SEWER | 950,701 | 706,865 |
| 14 | WASTE MANAGEMENT | 836,789 | 724,917 |
| 15 | FCSS | 157,148 | 196,435 |
| 16 | CEMETERY | 23,600 | 65,790 |
| 17 | LAND PLAN. & DEVELOPMENT | 44,500 | 330,035 |
| 18 | COMMUNITY SERVICES | - | 25,000 |
| 19 | ECONOMIC DEVELOPMENT | 232,125 | 679,030 |
| 20 | PROPERTY SUBDIVISION | 2,000 | 55,820 |
| 21 | PROPERTY RENTAL | 282,015 | 44,890 |
| 22 | PARKS AND LEISURE | 1,164,957 | 3,292,188 |
| 23 | CULTURE | 45,000 | 470,038 |
| 24 | STATUTORY REQUISITION | 2,689,158 | 2,684,629 |
| 25 | CONTRIBUTION TO CAPITAL | - | 743,463 |
| | TOTALS | <u><u>19,495,681</u></u> | <u><u>19,495,681</u></u> |

**TOWN OF STETTLER
2021 TAX DOLLAR BREAKDOWN**



| | <u>Non-Tax Revenue</u> | <u>Expenditures</u> | <u>Net (Revenue) Expenditure</u> | <u>Tax Funding Required</u> | |
|--------------------------------------|----------------------------|----------------------|--|-------------------------------------|---------------|
| A. General Government | 2,218,370.00 | 1,516,562.00 | (701,808.00) | | 0.0% |
| B. Protective Services | 1,154,505.00 | 2,384,797.00 | 1,230,292.00 | 972,509.30 | 11.2% |
| C. Roads, Streets, Transportation | 554,680.00 | 2,717,197.00 | 2,162,517.00 | 1,709,405.48 | 19.7% |
| D. Water, Sewer, Garbage Services | 4,934,848.00 | 4,289,807.00 | (645,041.00) | | |
| E. Community Services | 180,748.00 | 287,225.00 | 106,477.00 | 84,166.91 | 1.0% |
| F. Subdivision, Land & Development | 278,625.00 | 1,064,885.00 | 786,260.00 | 621,515.18 | 7.2% |
| G. Building & Land Rentals | 282,015.00 | 44,890.00 | (237,125.00) | | |
| H. Parks & Leisure | 1,209,957.00 | 3,762,226.00 | 2,552,269.00 | 2,017,492.86 | 23.2% |
| Under/Over Levy | - | | (4,528.84) | | |
| I. Capital Exp. Funding | - | 743,463.00 | 743,463.00 | 587,685.43 | 6.8% |
| Totals | <u>10,813,748.00</u> | <u>16,811,052.00</u> | <u>5,992,775.16</u> | <u>5,992,775.16</u> | <u>69.0%</u> |
| Designated Industrial Property (DIP) | | 915.65 | - | 915.65 | 0.0% |
| J. Seniors Lodges Requisition | | 368,112.00 | 590.25 | 368,702.25 | 4.2% |
| K. Separate School | | 166,953.96 | 4,773.59 | 171,727.55 | 2.0% |
| L. Alberta School Foundation Fund | | 2,148,646.92 | (835.00) | 2,147,811.92 | 24.7% |
| Totals | - | <u>2,684,628.53</u> | 4,528.84 | <u>2,689,157.37</u> | <u>31.0%</u> |
| Grand Total | | <u>19,495,680.53</u> | | <u>8,681,932.53</u> | <u>100.0%</u> |

MEMORANDUM

Date: May 13, 2021

To: Greg Switenky
CAO

From: Melissa Robbins,
Director of Operations

Re: Recommendation of Award of Concrete Crushing Tender

Background:

2021 Capital Budget includes \$150,000 to crush recycled concrete and asphalt into usable aggregate.

Summary of Tenders Received on May 12, 2021:

- | | |
|-----------------------------|--------------|
| • Park Paving Ltd. | \$89,450.00 |
| • McKnight Enterprises Ltd. | \$143,000.00 |

Tenders do not include gst or contingency.

The pricing from Park Paving is favorable and administration is recommending crushing concrete and asphalt to the budgeted amount of \$150,000.

Recommendation:

Administration respectfully recommends that Town of Stettler Council award the Concrete Crushing tender to Park Paving Ltd. in the amount of \$89,450.00, excluding GST, and approves expenditures up to \$150,000 as funded in the 2021 Capital Budget.



Request For Consolidation

Agenda Item:

Issue:

Subdivision Application: #2021-02

Legal: Lot 5, Block 4, Plan 1223548 and Lot 7, Block 4, Plan 1823272

Civic: 4020-48 Street and 4019-50 Street

Applicant: Gayle Cassidy

Proposed Subdivision: a two (2) parcel consolidation (Lot 5, Block 4, Plan 1223548 and Lot 7, Block 4, Plan 1823272)

Recommendation:

That the application for a two (2) parcel consolidation as shown on the Tentative Plan has been evaluated in terms of Section 654 of the Municipal Government Act and Section 7 of the Subdivision and Development Regulations and having considered adjacent landowner(s) submissions, it is recommended that the application be approved as per Tentative Plan for the following reasons:

1. That the application is consistent with Section 7 of the Subdivision and Development Regulations;
2. The application is consistent with the policies of the Municipal Development Plan; and
3. The application is consistent with the Land Use Bylaw 2060-15.

Further, in accordance with Sections 654 and 655 of the Municipal Government Act, the application is approved subject to the following conditions:

1. Consolidation to be effected by a Plan of Survey, pursuant to Section 657 of the Municipal Government Act.
2. All outstanding Property Taxes to be paid to the Town of Stettler as per Section 654 (1) (d) of the Municipal Government Act.

Notes:

Any existing instruments on the land title in favor of the users of lease roads, pipelines or other oil and gas facilities or other infrastructure shall be carried forward to the land title of the proposed parcel.

General:

The applicant is proposing to consolidate Lot 5, Block 4, Plan 1223548 and Lot 7, Block 4, Plan 1823272. 4020-48 Street (Lot 5, Block 4, Plan 1223548) is currently vacant and accessed through 4019-50 Street (Lot 7, Block 4, Plan 1823272).

In 2012 the property was subdivided to accommodate 3 residential parcels and the highway commercial parcel. Development has taken place on the residential properties with the original house remaining on 4019-50 Street.

While the applicant has applied for a consolidation of the 2 parcels, 4019-50 street and 4020 – 48 Street the applicant has also applied to re-zone the property

From C2: Commercial Highway to DC2: Direct Control Residential 2.

The consolidation and re-zoning applications are being processed concurrently and following the legislated circulation the re-zoning is before council for a Public Hearing and consideration for 2nd and 3rd Reading today May 18, 2021 as well.

Legislation and Policy:

Staff has assessed this application against the provisions outlined in the Town of Stettler Land Use Bylaw, South East area Structure Plan, Inter municipal Development Plan, and Municipal Development Plan.

Technical Review:

External Agencies:

Apex Utilities – No Objections

Telus Communications – No Objections

Atco Electric – No Objections

Alberta Transportation – No Objection as the parcel will be accessed through the local road of 50 Street.

Technical Considerations (as per application):

Topography – Flat/Rolling

Soil Characteristics – Sandy/Clay

Accessibility to Road – 50 Street (Cemetery Road)

Water supply, sewage and solid waste disposal – Municipally serviced.

The use of the land in the vicinity of the site – Residential and Public Use

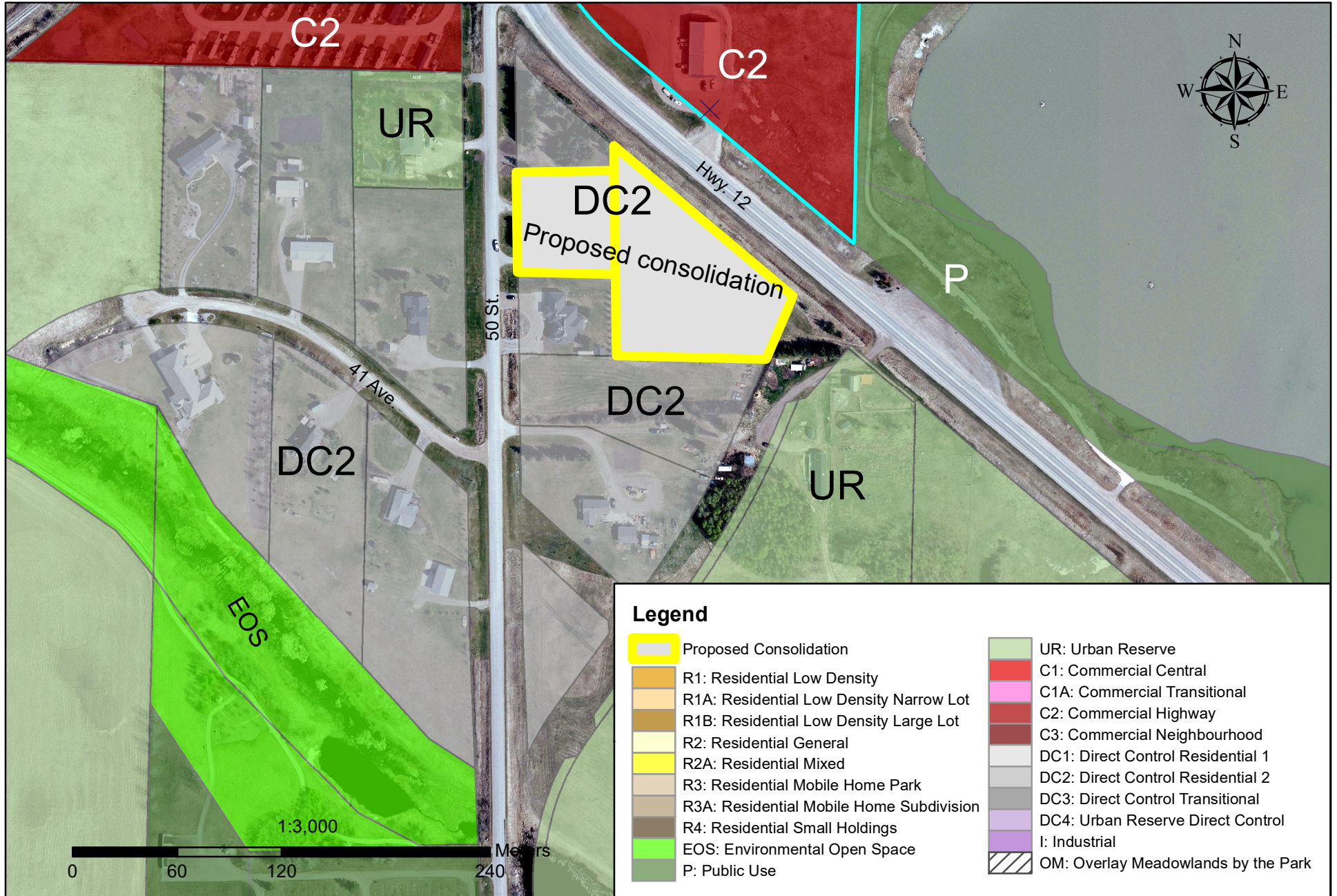
Alternatives:

Defeat the application, stating reasons

Author:

Leann Graham, Director of Planning and Development

Proposed Consolidation after re-zoning



MEMORANDUM

To: Greg Switenky, CAO

From: Steven Gerlitz, Asst. CAO

Date: May 18, 2021

Re: Physical Supply – Electricity (January 1,2024 to December 31,2026)

Recommendation

That the Town of Stettler Council ratify Administration entering into an Electricity Physical Supply Contract with Capital Power for the three (3) year period 2024 – 2026 (January 1,2024 – December 31,2026); at a base rate of \$52.85 MWh + Administration fee of \$0.25 MWh for a total of \$53.10 MWh, load following basis with +/-25% threshold variance price protection.

Background Information

Administration has been working with Energy Associations International (EAI) for the physical supply of electricity to the Town of Stettler for 2024 - 2026 respectively. Our current agreement with Capital Power expires December 31, 2023 at a cost of \$43.92 / MWh, load following +/-20%

FYI - Current wholesale market pricing for same term ~ \$64.00/MWh

Market Conditions

Administration and EAI considered many current and long-term market conditions:

- COVID-19 impact on energy markets
- Early coal-to-gas conversion
- Tightening reserve margins (<30%)
- Emission penalty uncertainty
- Large direct-connect industrials leaving system
- AESO forecast minimum 22% increase in Transmission Rates from 2019-2027
- Declining reserve margins (despite growing non-dispatchable renewables)
 - Planned/un-planned outages will impact spot and forward electricity prices
- Conversion from coal-fired generation to natural gas at accelerated timelines
 - New baseline for electricity @ \$55.00/MWh – most efficient gas plant
- Production costs exposed to volatility/ increases in North American natural gas prices

Administration agreed with EAI that it was a good time in the market to procure electric supply for 2024 - 2026. This term will offer price and budget stability to serve the Town of Stettler's load profile requirements at a unit price lower than the current wholesale cost of coal fired electricity generation in Alberta which is currently \$58/MWh, rising to as much \$80/MWh.

With that in mind, Administration authorized the "Town of Stettler Electricity RFP"

- Release of RFP – August 2020
- Market Date - Friday, May 14, 2021
- Firm Bid Round (Time Sensitive) - Friday, May 14, 2021 @ 10:15am (3 companies that submitted pricing to RFP were invited to the Firm Bid Round)
- 3-year cost evaluation ranking
 1. Capital Power
 2. Enmax
 3. Direct Energy

Town of Stettler

Electricity Product Quote Summary

Lowest priced quotes are bolded and highlighted in green. Pricing is firm, based on electricity supplier offers as of May 14, 2020 @ 10:00 am MST.

Load Following Quotes

Start Date: January 1, 2024

| Quote | Enmax | Direct Energy | Capital Power |
|-----------------------|--|---|---|
| 1 Year Quote: | \$57.33 | \$54.92 | \$52.95 |
| 2 Year Quote: | \$57.55 | \$54.76 | \$52.90 |
| 3 Year Quote: | \$57.62 | \$54.62 | \$52.85 |
| Administration Fee: | \$1.00/ MWh | \$1.00/ MWh | \$0.25/ MWh |
| Applies to: | Imbalance Volumes Only | Imbalance Volumes Only | Greater of contract or actual volumes |
| Annual Cost - 1 Year: | \$319,959 | \$306,509 | \$296,909 |
| Annual Cost - 2 Year: | \$321,187 | \$305,616 | \$296,630 |
| Annual Cost - 3 Year: | \$321,577 | \$304,834 | \$296,351 |
| Threshold Variance: | Plus/ Minus 20% | Plus/ Minus 25% | Plus/ Minus 25% |
| Applies to: | Monthly Volumes | Annual Volumes | Annual Volumes |
| Notes: | Imbalance volumes settled at load-weighted AESO price for that month | Imbalance volumes settled at load-weighted AESO price for the contract year | Imbalance volumes settled at load-weighted AESO price for the contract year |
| Cost Rank - 1 Year: | 3 | 2 | 1 |
| Cost Rank - 2 Year: | 3 | 2 | 1 |
| Cost Rank - 3 Year: | 3 | 2 | 1 |

| Term | Forward Purchase | | Term | Forward Purchase | |
|---------------------------|------------------|------------------------|---------------------------|------------------|------------------------|
| | Price (\$/ MWh) | Annual Cost Difference | | Price (\$/ MWh) | Annual Cost Difference |
| 2019 - 2020 | \$53.10 | | 2021 - 2023 | \$43.92 | |
| Forward Purchase - 1 Year | \$52.95 | \$837 | Forward Purchase - 1 Year | \$52.95 | (\$50,396) |
| Forward Purchase - 2 Year | \$52.90 | \$1,116 | Forward Purchase - 2 Year | \$52.90 | (\$50,117) |
| Forward Purchase - 3 Year | \$52.85 | \$1,395 | Forward Purchase - 3 Year | \$52.85 | (\$49,838) |

| | Wholesale Price (\$/ MWh) | YTD High (\$/ MWh) | YTD Low (\$/ MWh) |
|-------|---------------------------|--------------------|-------------------|
| CAL22 | \$64.00 | \$64.00 | \$59.75 |
| CAL23 | \$53.75 | \$56.25 | \$52.50 |
| CAL24 | \$50.75 | \$55.25 | \$50.50 |
| CAL25 | \$51.25 | \$56.25 | \$51.25 |
| CAL26 | \$52.00 | \$54.75 | \$51.50 |

Note: Quote summary reflects the annual cost of commodity purchase and related administration & balancing fees only.

UFE/ Line Losses, Pool Trading charges, Transmission & Distribution charge, Riders and Local Access Fees are not included. Annual costs are based on volume projections listed in the contract volume schedule associated with the firm bid.

Communication

- Mayor Nolls
- Greg Switenky – CAO
- Thomas Glenwright – EAI
- Michelle McCary – EAI

Documentation

- Copy of Agreement signed with Capital Power – May 14, 2021

**MASTER ELECTRICITY SERVICES AGREEMENT
ENERGY PLAN**

This Energy Plan is entered into between Capital Power and the Customer and is attached to form part of the Master Electricity Services Agreement made effective as of the date of Capital Power's countersignature. Capitalized terms used herein are defined in the Agreement unless otherwise defined herein. In the event of a conflict between this Energy Plan and any other part of this Agreement, this Energy Plan will prevail.

More than one Energy Plan may be in effect at one time. Each Energy Plan will be numbered consecutively, and each amendment to an existing Energy Plan will also be numbered consecutively. Details of this Energy Plan are as follows:

1. Energy Plan No.: 2 of 2
2. Amendment to existing Energy Plan? No
3. If yes, this is Amendment:
4. Payment Date: 30 days after the date of the invoice
5. Product Selection:

For the purposes of this Energy Plan, the Customer has chosen the following product (select one):

| | | | |
|--------------------------|--------------------------|-------------------------------------|---------------------------------|
| <input type="checkbox"/> | Hourly Index | <input type="checkbox"/> | Load Following (Hourly) |
| <input type="checkbox"/> | Structured Blocks | <input checked="" type="checkbox"/> | Load Following (Yearly) |
| | | <input type="checkbox"/> | Load Following (Monthly) |

6. Site List:

This Energy Plan is applicable to the following Customer Sites: Please see attached site list.

7. Product Description, Terms and Conditions:

See following pages.

Load Following (Yearly)

| | |
|--|--|
| Term | Start Date: 1/1/2024 End Date: 12/31/2026 |
| Retail Charge (\$/MWh) | \$0.25 / MWh |
| Management Fee (\$/MWh) | \$3.00 / MWh |
| Site Change Fee (\$/Site) | \$0.00 / Site |
| Upper Consumption Threshold (UCT) +25 % of Contract Quantity | |
| Lower Consumption Threshold (LCT) -25 % of Aggregate Quantity | |

| Contract Year | Contract Price (\$/MWh) | Contract Quantity (MWh) | LCT (MWh) | UCT (MWh) |
|----------------------|--------------------------------|--------------------------------|------------------|------------------|
| 2024 | \$52.85 | 5,581 | 4,186 | 6,976 |
| 2025 | \$52.85 | 5,581 | 4,186 | 6,976 |
| 2026 | \$52.85 | 5,581 | 4,186 | 6,976 |

Capital Power will arrange for the supply and Customer will purchase electricity for the Site(s) specified above for the Term. Fees payable under this product option are comprised of the following:

- (I) **Actual Consumption:** For each Load Profile Hour during the Term (being an hour during the Term in which the Customer has agreed to purchase a Contract Quantity at a fixed Contract Price, as set out above), the Customer will pay to Capital Power an amount equal to the product obtained by multiplying (a) the Contract Price, and (b) the Actual Consumption for that hour.
- (II) **Annual Actual Consumption in excess of the Upper Consumption Threshold:** If the Actual Consumption for any year during the Term exceeds the Upper Consumption Threshold set out above, then in addition to the amounts payable under (I), there will be an adjustment between the Customer and Capital Power equal to the product obtained by multiplying (a) the amount by which the Actual Consumption in that year exceeds the Upper Consumption Threshold, and (b) the difference between the Weighted Average Alberta Pool Price and the Contract Price for that year. If that calculation yields a positive amount, the Customer will pay Capital Power that amount in addition to the amount payable under (I). If that calculation yields a negative amount, Capital Power will credit that amount against the amount payable by Customer under (I) above.
- (III) **Annual Actual Consumption is less than the Lower Consumption Threshold:** If the Actual Consumption for any year during the Term is less than the Lower Consumption Threshold set out above, then in addition to the amounts payable under (I), there will be an adjustment between the Customer and Capital Power equal to the product obtained by multiplying (a) the amount by which the Lower Consumption Threshold exceeds the aggregate Actual Consumption for that year, and (b) the difference between Contract Price and the Weighted Average Alberta Pool Price for that year. If that calculation yields a positive amount, the Customer will pay Capital Power that amount in addition to the amount payable under (I). If that calculation yields a negative amount, Capital Power will credit that amount against the amount payable by Customer under (I).
- (IV) **Retail Charge:** For each hour during the term, the Customer will also pay to Capital Power an amount equal to the Retail Charge multiplied by the greater of (a) the Contract Quantity, and (b) the Actual Consumption for that hour.
- (V) **Management Fee:** For each hour during the Term, the Customer will also pay to Capital Power an amount equal to the Management Fee multiplied by the greater of (a) the Contract Quantity, and (b) the Actual Consumption for that hour; or (ii) the Customer will also pay to Capital Power an amount equal to the Management Fee on a dollar per site charge, as identified in the Energy Plan.
- (VI) In addition, Customer is responsible for Other Charges, Taxes, and all other amounts specified in Agreement.


[Execution page follows]

Execution and Delivery

This Energy Plan must be returned by the Customer t
subject to change. This Energy Plan is binding and
Customer and Capital Power, this Energy Plan will at

IN WITNESS WHEREOF the parties hereto have exe




TOWN OF STETTLER

By: 
Name: Sean Nolls, Mayor
Date:

By: 
Name: Steven Gerlitz, Assistant CAO
Date:

DocuSigned by:

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5/14/2021

| | | |
|------|---|-----------|
| ORG. |  | 5/14/2021 |
| LGL. |  | 5/14/2021 |
| RSK. |  | 5/14/2021 |
| CR. | | |
| DOC. | DH | |

SCHEDULE A – Site List

| Start Date | End Date | Site ID | Site Description | Site Address | WSP |
|------------|------------|---------------|--|---|------|
| 1/1/2024 | 12/31/2026 | 0010004834557 | Street Lights | SE 5-39-19-W4 AB, Stettler AB | ATCO |
| 1/1/2024 | 12/31/2026 | 0010009510780 | Street Lights | 4904 49 ST Stettler AB | ATCO |
| 1/1/2024 | 12/31/2026 | 0010011897257 | Street Lights | 4905 51 ST Stettler AB | ATCO |
| 1/1/2024 | 12/31/2026 | 0010017692926 | 1 Street Lights Stettler | TOWN OF STETTLER STREETLIGHTS, Stettler AB | ATCO |
| 1/1/2024 | 12/31/2026 | 0010018504545 | Street Lights | 4900 50 ST Stettler AB | ATCO |
| 1/1/2024 | 12/31/2026 | 0010022050032 | Sewer Lagoon (Wetlands) | SW-7-39-19-4, Stettler AB | ATCO |
| 1/1/2024 | 12/31/2026 | 0010025903424 | 5201 - 42 Street Dog Park | NW 4 39 19 W4 Stettler AB | ATCO |
| 1/1/2024 | 12/31/2026 | 0010026578834 | 5201 - 42 Street Dog Park | NW 4 39 19 W4 Stettler AB | ATCO |
| 1/1/2024 | 12/31/2026 | 0010028078971 | 2 Street Lights Stettler | TOWN OF STETTLER STREETLIGHTS, Stettler AB | ATCO |
| 1/1/2024 | 12/31/2026 | 0010028800527 | 3 Street Lights Stettler | TOWN OF STETTLER STREETLIGHTS, Stettler AB | ATCO |
| 1/1/2024 | 12/31/2026 | 0010031547488 | Summer Village of White Sands CJ Waterwell | NW-92M-27-40-20-4 Stettler AB | ATCO |
| 1/1/2024 | 12/31/2026 | 0010032874420 | Street Lights | SE 5-39-19-W4 AB, Stettler AB | ATCO |
| 1/1/2024 | 12/31/2026 | 0010034233536 | Sports Park Meadowlands | 6811 44 AVE Stettler AB | ATCO |
| 1/1/2024 | 12/31/2026 | 0010042486822 | 5031 50 St- Joint office Bldg | 5031B 50 ST Stettler AB | ATCO |
| 1/1/2024 | 12/31/2026 | 0010044315458 | Outdoor Rink | 6202 44 AVE Stettler AB | ATCO |
| 1/1/2024 | 12/31/2026 | 0010046229522 | WEST GATE BUSINESS Park | SE 1-39-20-W4, WEST GATE BUSINESS PARK AB, Stettler AB | ATCO |
| 1/1/2024 | 12/31/2026 | 0010195589312 | Airport | 7-35-38-20-4, Stettler AB | ATCO |
| 1/1/2024 | 12/31/2026 | 0010205428818 | Outdoor Rink | 6202 44 AVE Stettler AB | ATCO |
| 1/1/2024 | 12/31/2026 | 0010233585512 | Summer Village of White Sands Multi-Purpose Community | PLAN 4117MC BLOCK MR LOT 2, Stettler AB | ATCO |
| 1/1/2024 | 12/31/2026 | 0010252569440 | Outdoor Rink | 6202 44 AVE Stettler AB | ATCO |
| 1/1/2024 | 12/31/2026 | 0010303374110 | Street Lights | 5911 50A AVE Stettler AB | ATCO |
| 1/1/2024 | 12/31/2026 | 0010364510417 | Sewer | 4919A 44 ST Stettler AB | ATCO |
| 1/1/2024 | 12/31/2026 | 0010369254210 | Fire | 4805 47 AVE Stettler AB | ATCO |
| 1/1/2024 | 12/31/2026 | 0010369842415 | Main Street Park | 4941 50 ST Stettler AB | ATCO |
| 1/1/2024 | 12/31/2026 | 0010370524612 | Stettler Community Support Centre & FCSS | 4720 50 ST Stettler AB | ATCO |
| 1/1/2024 | 12/31/2026 | 0010370618513 | Superfluity Shop | 4832 50 ST Stettler AB | ATCO |
| 1/1/2024 | 12/31/2026 | 0010414109312 | Water Treatment Plant | SW-27-38-22-4, Stettler AB | ATCO |
| 1/1/2024 | 12/31/2026 | 0010447749378 | Outdoor Rink | 6202 44 AVE Stettler AB | ATCO |
| 1/1/2024 | 12/31/2026 | 0010451199918 | Stettler Regional Child Care Centre | 5702 48 AVE Stettler AB | ATCO |
| 1/1/2024 | 12/31/2026 | 0010452268311 | Fire Department Communication Tower | 5201 51A AVE , STETTLER AB T0C2L0 | ATCO |
| 1/1/2024 | 12/31/2026 | 0010456012215 | Cemetery | NE-31-38-19-4, Stettler AB | ATCO |
| 1/1/2024 | 12/31/2026 | 0010456993717 | Parks Lions - Back | 4621A 62 ST Stettler AB | ATCO |
| 1/1/2024 | 12/31/2026 | 0010464504612 | Airport | SE-35-38-20-4, Stettler AB | ATCO |
| 1/1/2024 | 12/31/2026 | 0010466264416 | Street Lights | LIGHT-4922 50 ST Stettler AB | ATCO |
| 1/1/2024 | 12/31/2026 | 0010466474915 | SENTINEL LIGHT 5110-61 ST | SHOP-5104 61 ST Stettler AB | ATCO |
| 1/1/2024 | 12/31/2026 | 0010466662716 | Airport | SE-35-38-20-4, Stettler AB | ATCO |
| 1/1/2024 | 12/31/2026 | 0010467645615 | Airport | SE-35-38-20-4, Stettler AB | ATCO |
| 1/1/2024 | 12/31/2026 | 0010467781313 | Golf Course | 4701 61 ST Stettler AB | ATCO |
| 1/1/2024 | 12/31/2026 | 0010467841312 | SENTINEL LIGHT 5110-61 ST | SHOP-5104 61 ST Stettler AB | ATCO |
| 1/1/2024 | 12/31/2026 | 0010467974518 | SENTINEL LIGHT 5110 61 ST | SHOP-5104 61 ST Stettler AB | ATCO |
| 1/1/2024 | 12/31/2026 | 0010468399815 | Street Lights map 169-5 | LIGHT-4922 50 ST Stettler AB | ATCO |
| 1/1/2024 | 12/31/2026 | 0010469215912 | SENTINEL LIGHT 5110 61 ST | SHOP-5104 61 ST Stettler AB | ATCO |
| 1/1/2024 | 12/31/2026 | 0010469322815 | Airport | AIRPORT LIGHTS MAP 169-0, Stettler AB | ATCO |
| 1/1/2024 | 12/31/2026 | 0010511705415 | Royal Canadian Legion | 5012 51 ST Stettler AB | ATCO |

| Start Date | End Date | Site ID | Site Description | Site Address | WSP |
|------------|------------|---------------|--|--|------|
| 1/1/2024 | 12/31/2026 | 0010515600811 | Parks Sharpe | 4919 50 AVE Stettler AB | ATCO |
| 1/1/2024 | 12/31/2026 | 0010517824215 | Sewer Lift Stn B | 6123 51 AVE Stettler AB | ATCO |
| 1/1/2024 | 12/31/2026 | 0010529676917 | Stettler Curling Club | 5111 46 AVE Stettler AB | ATCO |
| 1/1/2024 | 12/31/2026 | 0010547591317 | Sewer Lift Stn A | 4919 58 ST Stettler AB | ATCO |
| 1/1/2024 | 12/31/2026 | 0010548273617 | Fire Siren | SIREN 2-23-01-00-00-582, Stettler AB | ATCO |
| 1/1/2024 | 12/31/2026 | 0010549483316 | Golf Course | 4701 61 ST Stettler AB | ATCO |
| 1/1/2024 | 12/31/2026 | 0010549493910 | Golf Course | 4701 61 ST Stettler AB | ATCO |
| 1/1/2024 | 12/31/2026 | 0010550256318 | Traffic Signals | 5000 50 ST Stettler AB | ATCO |
| 1/1/2024 | 12/31/2026 | 0010550269210 | Traffic Signals | 5100 50 ST Stettler AB | ATCO |
| 1/1/2024 | 12/31/2026 | 0010572280710 | Community Hall | 5101 46 AVE Stettler AB | ATCO |
| 1/1/2024 | 12/31/2026 | 0010578516252 | Outdoor Rink | 6202 44 AVE Stettler AB | ATCO |
| 1/1/2024 | 12/31/2026 | 0010593339218 | Sewer Lagoons | NW-7-39-19-4, Stettler AB | ATCO |
| 1/1/2024 | 12/31/2026 | 0010593542014 | Airport | SE-35-38-20-4, Stettler AB | ATCO |
| 1/1/2024 | 12/31/2026 | 0010593574610 | Airport | SE-35-38-20-4, Stettler AB | ATCO |
| 1/1/2024 | 12/31/2026 | 0010593620215 | Stettler Museum | 6502 44 AVE Stettler AB | ATCO |
| 1/1/2024 | 12/31/2026 | 0010593937915 | Shop | SHOP-5104 61 ST Stettler AB | ATCO |
| 1/1/2024 | 12/31/2026 | 0010610790714 | Summer Village of White Sands Lake View Water Pump | 22 Front ST White Sands SV AB, Stettler AB | ATCO |
| 1/1/2024 | 12/31/2026 | 0010660709216 | Christmas Lights | Christmas Lights Stettler, Stettler AB | ATCO |
| 1/1/2024 | 12/31/2026 | 0010692247215 | Parks Lions - Front | 4621A 62 ST Stettler AB | ATCO |
| 1/1/2024 | 12/31/2026 | 0010708191815 | Water Trans | 4805 47 AVE Stettler AB | ATCO |
| 1/1/2024 | 12/31/2026 | 0010715638217 | Sewer Lagoons (Aeration Bldg) | NE-12-39-20-4, Stettler AB | ATCO |
| 1/1/2024 | 12/31/2026 | 0010735610917 | Stettler Golf Course | 4701 61 ST Stettler AB | ATCO |
| 1/1/2024 | 12/31/2026 | 0010736283217 | Traffic Signals | 5701 50 AVE Stettler AB | ATCO |
| 1/1/2024 | 12/31/2026 | 0010736526217 | Royal Canadian Legion | 5012 51 ST Stettler AB | ATCO |
| 1/1/2024 | 12/31/2026 | 0010737197712 | Water Trans | NE-34-38-20-4, Stettler AB | ATCO |
| 1/1/2024 | 12/31/2026 | 0010779065981 | Street Lights | 5110 44 AVE Stettler AB | ATCO |
| 1/1/2024 | 12/31/2026 | 0010796626072 | Water Dispenser | 5110 44 AVE Stettler AB | ATCO |
| 1/1/2024 | 12/31/2026 | 0010855600521 | Outdoor Rink | 6202 44 AVE Stettler AB | ATCO |
| 1/1/2024 | 12/31/2026 | 0010860500648 | Spray Park | 4620 62 ST Stettler AB | ATCO |
| 1/1/2024 | 12/31/2026 | 0010880555473 | Stettler Regional Board of Trade | 6606 50 AVE Stettler AB | ATCO |
| 1/1/2024 | 12/31/2026 | 0010917540055 | Traffic Signals | 5000 51 ST Stettler AB | ATCO |
| 1/1/2024 | 12/31/2026 | 0010936585115 | Stettler Recreation Center | SRC 6202 44 AVE Stettler AB | ATCO |
| 1/1/2024 | 12/31/2026 | 0010980447646 | Airport | 7-35-38-20-4, Stettler AB | ATCO |
| 1/1/2024 | 12/31/2026 | 0010990397215 | Aeration Pond | 4502 70 ST Stettler AB | ATCO |

**TOWN OF STETTLER
BANK RECONCILIATION
AS OF March 31, 2021**

| | | |
|---|-----------|----------------------|
| Net Balance at End of Previous Month | \$ | 10,251,191.66 |
| ADD: General Receipts (summarized below) | | 1,807,540.10 |
| Interest Earned (Prime 2.45% less 1.65% = 0.80%) | | 6,577.09 |
| Investments Matured | | - |
| SUBTOTAL | | 12,065,308.85 |
| LESS: General Disbursements | | 1,370,535.13 |
| Payroll | | 255,783.65 |
| Investments | | - |
| Debenture Payments | | 232,312.29 |
| Returned Cheques | | 1,884.83 |
| Bank Charges | | 971.70 |
| SUBTOTAL | | 1,861,487.60 |
| NET BALANCE AT END OF CURRENT MONTH (General Ledger) | \$ | 10,203,821.25 |
| Balance at End of Month - Bank | | 10,318,066.77 |
| ADD: Outstanding Deposits | | 13,275.59 |
| LESS: Outstanding Cheques | | 127,521.11 |
| NET BALANCE AT END OF CURRENT MONTH (Bank) | \$ | 10,203,821.25 |

THIS STATEMENT SUBMITTED TO COUNCIL THIS 19th DAY OF May 2021

MAYOR

ASSISTANT CAO

| | A | B | C |
|----|---------------------------------|------------------|-----------|
| 2 | GENERAL RECEIPTS SUMMARY | | |
| 3 | Tax | AR | 328,169 |
| 4 | Utility | AR | 320,760 |
| 5 | ATCO | Franchise | 62,850 |
| 6 | AltaGas | Franchise | 133,564 |
| 7 | Gov't of Canada | GST | 22,548 |
| 8 | Claimspro | Hail Insurance | 545,153 |
| 9 | J Patko Contract | Development Agmt | 15,000 |
| 10 | Westcor Const | Building Permit | 11,530 |
| 11 | County of Stettler | Fire Agreement | 16,708 |
| 12 | BOT | Salary Reversal | 7,798 |
| 13 | Library | Salary Reversal | 61,588 |
| 14 | SMRWSC | Water | 60,590 |
| 15 | Hwy 12/21 | Water | 49,215 |
| 16 | SVWS | Admin Contract | 8,400 |
| 17 | Gov't of AB | FCSS | 26,190 |
| 18 | AE Kennedy | Rent | 16,572 |
| 19 | Other | | 120,905 |
| 20 | | Total | 1,807,540 |

| Revenue | 2021 Budget | Actual - April 30, 2021 | Variance | % | Notes |
|---|---------------------|----------------------------|------------------------|---------------|--------------------------------|
| Administration | \$272,020 | \$72,993.32 | \$199,026.68 | 26.83% | |
| Inter Department Transfer - \$250,000 | | | | | |
| Police | \$466,391 | \$13,215.05 | \$453,175.95 | 2.83% | MSI Operating - \$53,391 |
| Traffic Fines (Budget - \$60,000 / Actual - \$8,641 = 14%) | | | | | |
| Provincial Grant - \$347,000 / Community SRO - \$0) | | | | | |
| Fire | \$449,247 | \$66,277.99 | \$382,969.01 | 14.75% | |
| Disaster Services | \$0 | \$0.00 | \$0.00 | 0.00% | |
| Bylaw Enforcement | \$109,950 | \$107,185.00 | \$2,765.00 | 97.49% | Animal / Business License |
| Business Licenses (Budget - \$86,250 - Actual \$87,350 (101%) /Animal License - Budget \$21,700 - Actual \$19,785 | | | | | |
| Roads, Streets, Walks, Lights | \$63,800 | \$30.00 | \$63,770.00 | 0.05% | |
| Roads Frontage - Pavement (Budget - \$62,075) | | | | | |
| Airport | \$10,880 | \$4,838.40 | \$6,041.60 | 44.47% | |
| Drainage | \$0 | \$0.00 | \$0.00 | 0.00% | |
| Water Supply & Distribution | \$3,147,358 | \$685,341.18 | \$2,462,016.82 | 21.78% | |
| Metered sale of water (Budget - \$1,961,648 / Actual - \$405,379 - 21% - to end of March - 25%) | | | | | |
| Metered out of Town (Budget - \$1,070,000 / Actual - \$261,221 - 24% - to end of March - 25%) | | | | | |
| Bulk water (Budget - \$40,000 / Actual \$4,608 - 12%) | | | | | |
| Sewer | \$950,701 | \$211,916.32 | \$738,784.68 | 22.29% | |
| Sewer Service Charges (Budget - \$888,681 / Actual \$211,916 - 24% - to end of March - 25%) | | | | | |
| Garbage Collection & Disposal | \$839,263 | \$203,805.07 | \$635,457.93 | 24.28% | |
| Residential Garbage Revenue (Budget - \$634,980 / Actual \$154,032 - 24% - to end of March - 25%) | | | | | |
| Recycling Revenue (Budget - \$170,664 / Actual - \$42,357 - 25% - to end of March - 25%) | | | | | |
| FCSS | \$157,148 | \$39,285.00 | \$117,863.00 | 25.00% | |
| Cemetery | \$23,600 | \$15,117.73 | \$8,482.27 | 64.06% | |
| Planning & Development | \$44,500 | \$22,772.94 | \$21,727.06 | 51.18% | |
| Building Permits (Budget - \$30,000 / Actual - \$17,708 - 59%) | | | | | |
| Economic Development - BOT | \$232,125 | \$41,836.21 | \$190,288.79 | 18.02% | |
| Subdivison Land | \$2,000 | \$200.00 | \$1,800.00 | 10.00% | |
| Land, Housing & Rentals | \$282,015 | \$102,215.52 | \$179,799.48 | 36.24% | |
| Health Unit - \$204,400 | | | | | |
| Ambulance Station - \$20,100 | | | | | |
| SRC - Library - Budget - \$42,000 | | | | | |
| Recreation - General | \$3,000 | \$111.76 | \$2,888.24 | 3.73% | |
| Recreation Programs | \$22,700 | \$19.05 | \$22,680.95 | 0.08% | |
| Facilities | \$952,732 | \$58,195.40 | \$894,536.60 | 6.11% | County Partnership - \$431,500 |
| Community Hall | \$30,000 | -\$176.19 | \$30,176.19 | -0.59% | |
| Senior's Center | \$20,875 | \$6,235.71 | \$14,639.29 | 29.87% | |
| Parks | \$115,650 | \$7,750.15 | \$107,899.85 | 6.70% | |
| Lions Campground - Budget - \$115,000 / Actual - \$5800 = 5% | | | | | |
| Operating Contingency | \$0 | \$0.00 | \$0.00 | 0.00% | |
| Taxes | \$8,677,383 | -\$0.06 | \$8,677,383.06 | 0.00% | |
| Other Revenue | \$1,938,350 | \$560,911.36 | \$1,377,438.64 | 28.94% | Business Taxes / Penalties |
| Franchise Fee - GAS (Budget - \$1,002,950 / Actual - \$329,414 - 33% - to end of March - 33%) | | | | | |
| Franchise Fee - ELECTRIC (Budget - \$727,000 / Actual - \$179,510 - 25% - to end of March - 25%) | | | | | |
| Return on Investments (Budget - \$140,000 / Actual - \$14,516 - 10%) | | | | | |
| Total Revenue | \$18,811,688 | \$2,220,076.91 | \$16,591,611.09 | 11.80% | |

| Expense | 2021 Budget | Actual - April 30, 2021 | Variance | % | Notes |
|--|---------------------|----------------------------|------------------------|---------------|-------------------------------------|
| Council & Legislative | \$221,630 | \$53,742.33 | \$167,887.67 | 24.25% | |
| Council Honorarium (Budget - \$152,630 / Actual - \$44,222 - 29%) | | | | | |
| Council per diem - Budget - \$27,000 | | | | | |
| Council travel & subsistence - Budget - \$22,000 / Actual - \$292 - 1%) | | | | | |
| Council Membership Conferences (Budget - \$16,000 / Actual - \$6,239 - 39%) | | | | | |
| Administration | \$1,302,597 | -\$118,807.81 | \$1,421,404.81 | -9.12% | COVID Expenses (supplies) - \$4,661 |
| Police | \$1,264,942 | \$35,965.94 | \$1,228,976.06 | 2.84% | |
| RCMP - Contract Billings (Budget - \$1,080,481) | | | | | |
| Fire | \$894,059 | \$152,526.86 | \$741,532.14 | 17.06% | |
| Disaster Services | \$33,080 | \$81.00 | \$32,999.00 | 0.24% | |
| Bylaw Enforcement | \$192,716 | \$93,603.15 | \$99,112.85 | 48.57% | |
| Common Services | \$156,733 | \$34,531.63 | \$122,201.37 | 22.03% | |
| Roads, Streets, Walks, Lights | \$1,947,877 | \$321,310.24 | \$1,626,566.76 | 16.50% | |
| Airport | \$47,635 | \$9,470.58 | \$38,164.42 | 19.88% | |
| Water Supply & Distribution | \$3,092,209 | \$686,864.91 | \$2,405,344.09 | 22.21% | |
| Sewer | \$706,865 | \$166,240.54 | \$540,624.46 | 23.52% | |
| Garbage Collection & Disposal | \$724,917 | \$166,893.81 | \$558,023.19 | 23.02% | |
| FCSS | \$196,435 | \$98,217.50 | \$98,217.50 | 50.00% | |
| Cemetery | \$65,790 | \$3,049.84 | \$62,740.16 | 4.64% | |
| Planning & Development | \$330,035 | \$115,609.65 | \$214,425.35 | 35.03% | |
| Comm Services -Handi Bus | \$25,000 | \$0.00 | \$25,000.00 | 0.00% | |
| Economic Development | \$679,030 | \$94,227.19 | \$584,802.81 | 13.88% | |
| Subdivison Land | \$55,820 | \$13,097.06 | \$42,722.94 | 23.46% | |
| Land, Housing & Rentals | \$44,890 | \$7,284.49 | \$37,605.51 | 16.23% | |
| Recreation - General | \$153,470 | \$28,283.45 | \$125,186.55 | 18.43% | |
| Recreation Programs | \$82,740 | \$8,246.06 | \$74,493.94 | 9.97% | |
| Facilities | \$2,386,688 | \$534,227.75 | \$1,852,460.25 | 22.38% | |
| Culture | \$334,162 | \$148,337.92 | \$185,824.08 | 44.39% | |
| Community Hall | \$107,546 | \$23,033.30 | \$84,512.70 | 21.42% | |
| Senior's Center | \$13,330 | \$582.47 | \$12,747.53 | 4.37% | |
| Parks | \$625,631 | \$83,671.38 | \$541,959.62 | 13.37% | |
| Operating Contingency | \$428,849 | \$0.00 | \$428,849.00 | 0.00% | |
| WTP gross recovery - (\$220,000) (JE made at end of year prior to Audit) | | | | | |
| Available for Capital from 2021 Operating Budget for 2021 Capital Budget - \$648,849 (Water (\$55,149) + Utility \$358,182 (sewer, waste, recycling) + Total Available for Capital - \$235,518) + Contingency - Utility - \$0 / Salaries - \$0 = \$648,849 | | | | | |
| Requisitions | \$2,697,012 | \$765,665.02 | \$1,931,346.98 | 28.39% | |
| ASFF (Budget - \$2,150,127 - Actual - \$539,740 - 25%) | | | | | |
| ASFF Separate School (Budget - \$177,176 - Actual - \$41,869 - 24%) | | | | | |
| County of Stettler Senior Lodges (Budget - \$368,792 - Actual \$184,056 - 50%) | | | | | |
| Total Expense | \$18,811,688 | \$3,525,956.26 | \$15,285,731.74 | 18.74% | |
| Surplus / Deficit | \$0 | -\$1,305,879.35 | \$1,305,879.35 | | |

| G/L | Project | Actual Project Complete Cost / Council Tender Cost / Budget cost | 2021 Budget Expense - Approved by Council | Difference between Actual and Budget Amount | Actual - Project Expenses April 30, 2021 | Utility (Water) Avail for Capital 2021 Interim Operating Budget (Rates) \$55,149 | Utility (other) Avail for Capital 2021 Interim Operating Budget (Rates) \$358,182 | Available for Capital 2021 Interim Operating Budget (taxes) \$235,518 | General Reserve 4-15-00-00-74-700 | Total Other Reserves (for capital purposes) | 2021 Operating Budget | Debenture / Local Improvement | Grants - MSI (\$1,245,630 + \$52,448 = \$1,298,078) | Grants - FGT (\$340,465) | Grants - BMTG (\$60 per cap x 5952 = \$357,120) | Other | Total | | | |
|--|------------------------------|--|---|---|--|--|---|---|-----------------------------------|---|-----------------------|---|---|--------------------------|---|---------------------|-------------------------|---------------------|-----------------------|-----------------------|
| Operating Capital Projects included in 2021 Interim Operating Budget - 1-32-99-91-00-920 / 2-32-99-91-00-764 - Transfer to/from operating reserve | | | | | | | | | | | | | | | | | | | | |
| Op-tran | 2-32-09-00-03-244 | Pathway rehab (2017 council direction) | \$50,000.00 | \$50,000 | | | | | | | \$50,000.00 | | | | | | \$50,000.00 | | | |
| Op-tran | 2-32-09-00-00-244 | Sidewalk replacement program (yearly) | \$75,000.00 | \$75,000 | | | | | | | \$75,000.00 | | | | | | \$75,000.00 | | | |
| 2021 Capital Budget - Operational Projects (non TCA) | | | | | | | | | | | | | | | | | | | | |
| Op-tran | 2-32-09-00-01-244 | Sidewalk replacement program (yearly) | \$55,000.00 | \$55,000 | | | | \$55,000.00 | | | | | | | | | \$55,000.00 | | | |
| Op-fire | 2-32-99-92-00-762 | 2001 Fire engine replace-2026-\$1M | \$100,000.00 | \$100,000 | | | \$100,000.00 | | | | | | | | | | \$100,000.00 | | | |
| Op-tran | 2-32-21-00-03-536 | Pavement patching | \$150,000.00 | \$150,000 | | | \$150,000.00 | | | | | | | | | | \$150,000.00 | | | |
| Op-storm | 2-77-05-00-02-239 | Concept planning for West Stettler Park Phase 2 | \$50,000.00 | \$50,000 | | | | \$46,253.07 | | \$3,746.93 | | West Stettler Planning Reserve | | | | | \$50,000.00 | | | |
| Op-tran | 2-32-21-00-05-536 | Concrete crushing | \$150,000.00 | \$150,000 | | | \$150,000.00 | | | | | | | | | | \$150,000.00 | | | |
| Op-culture | 2-74-99-91-00-764 | Culture reserve account | \$15,000.00 | \$15,000 | | | \$15,000.00 | | | | | | | | | | \$15,000.00 | | | |
| 2021 Capital Budget - Operational Projects (non TCA) | | | \$645,000.00 | \$645,000.00 | \$0.00 | \$0.00 | \$0.00 | \$415,000.00 | \$101,253.07 | \$0.00 | \$3,746.93 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$520,000.00 | | | |
| 2021 Capital Budget - Capital Projects (TCA) | | | | | | | | | | | | | | | | | | | | |
| RCMP | 6-21-00-30-00-630 | Storage container (detachment) | \$10,000.00 | \$10,000 | | | | | | \$10,000.00 | | RCMP | | | | | \$10,000.00 | | | |
| ADM | 6-12-03-00-30-630 | Computer replacement program (SRC) | \$4,000.00 | \$4,000 | | | \$4,000.00 | | | | | | | | | | \$4,000.00 | | | |
| ADM | 6-12-02-30-01-630 | 2021 Municipal Election - Council notebooks | \$17,500.00 | \$17,500 | | | \$17,500.00 | | | | | | | | | | \$17,500.00 | | | |
| 2020 MSP | 6-32-21-10-19-610 | MSP - 44Ave Phase 2 - Hwy 56 to Hwy 12 | \$611,241.00 | \$611,241.00 | \$610,384.56 | \$856.44 | | | | | | | | | | | \$611,241.00 MSP | | | |
| 2020 MSP | 6-32-21-10-23-610 | MSP - Type 4 Intersection (Hwy 12 at 80st-south side only) | \$600,000.00 | \$600,000.00 | | \$22,885.75 | | | | \$391,115.19 | | Alberta Operating Support Transfer (MOST - \$607,693) | | \$112,617.06 | | | \$96,267.75 MSP | | | |
| FIRE | 6-23-00-00-30-630 | 2 way radio system replacement AFRRCs (Alberta 1st Responder Communication System) in 2021 | \$180,450.00 | \$180,450 | | | \$60,150.00 | | | \$120,300.00 | | Fire Capital Reserve | | | | | \$180,450.00 | | | |
| FIRE | 6-23-00-00-33-630 | 38' 3 Storey drill tower - firefighter training | \$165,000.00 | \$165,000 | | | | \$82,500.00 | | | | | | | \$82,500.00 | County | \$165,000.00 | | | |
| FIRE | 6-23-00-30-02-630 | Enclosed cargo trailer - 8x24 tandem axle | \$50,000.00 | \$50,000 | | | \$25,000.00 | | | | | | | | \$25,000.00 | County | \$50,000.00 | | | |
| Op | 6-32-09-60-01-660 | Pathway program (new construction) | \$100,000.00 | \$100,000 | \$92,348.01 | \$7,651.99 | | \$100,000.00 | | | | | | | | | \$100,000.00 | | | |
| Op | 6-41-11-10-15-610 | Mainstreet streetscape (48-49ave includes watermain and services) | \$850,000.00 | \$850,000 | \$838,876.54 | \$11,123.46 | | | | \$102,670.00 | | Alberta Operating Support Transfer (MOST - \$607,693) | | \$390,210.00 | \$357,120.00 | | \$850,000.00 | | | |
| Water | 6-41-11-10-12-610 (CAP13555) | Watermain replacement east of 44th street between 49-50ave | \$280,000.00 | \$280,000 | \$267,871.60 | \$12,128.40 | | | | | | | | \$280,000.00 | | | \$280,000.00 | | | |
| Water | 6-41-11-30-02-630 | Water meter data collection upgrade | \$35,000.00 | \$35,000 | | | \$35,000.00 | | | | | | | | | | \$35,000.00 | | | |
| Sanitary | 6-42-00-00-12-610 (CAP13557) | Lift station upgrades | \$300,000.00 | \$300,000 | | | | | | | | | | \$300,000.00 | | | \$300,000.00 | | | |
| Equip | 6-31-11-00-30-630 (CAP13559) | Tandem | \$200,000.00 | \$200,000 | | | | | | | | | | \$200,000.00 | | | \$200,000.00 | | | |
| Equip | 6-31-11-30-12-630 (CAP13558) | Trackless | \$160,000.00 | \$160,000 | | | | | | | | | | \$160,000.00 | | | \$160,000.00 | | | |
| WTP | 6-41-04-10-00-610 | Pig vault rehab | \$175,000.00 | \$175,000 | | | \$175,000.00 | | | | | | | | | | \$175,000.00 | | | |
| WTP | 6-41-01-20-16-620 | Membranes replacement | \$50,000.00 | \$50,000 | | | \$50,000.00 | | | | | | | | | | \$50,000.00 | | | |
| WTP | 6-41-01-00-21-610 | Low lift valve automatic actuators | \$100,000.00 | \$100,000 | | | | | | \$100,000.00 | | Capital Reserve | | | | | \$100,000.00 | | | |
| Parks | 6-77-02-30-03-630 | Turf aerator | \$11,000.00 | \$11,000 | | | \$11,000.00 | | | | | | | | | | \$11,000.00 | | | |
| Parks | 6-77-02-30-06-630 | Ball diamond backstop fence | \$5,000.00 | \$5,000 | | | \$5,000.00 | | | | | | | | | | \$5,000.00 | | | |
| 2021 Capital Budget - Capital Projects (TCA) | | | \$3,904,191.00 | \$3,904,191.00 | \$1,809,480.71 | \$54,646.04 | \$225,000.00 | \$157,650.00 | \$182,500.00 | \$0.00 | \$724,085.19 | \$0.00 | \$0.00 | \$0.00 | \$940,000.00 | \$502,827.06 | \$357,120.00 | \$815,008.75 | \$0.00 | \$3,904,191.00 |
| 2021 Total Capital Budget | | | \$4,549,191.00 | \$4,549,191.00 | \$1,809,480.71 | \$54,646.04 | \$225,000.00 | \$572,650.00 | \$283,753.07 | \$0.00 | \$727,832.12 | \$0.00 | \$125,000.00 | \$0.00 | \$940,000.00 | \$502,827.06 | \$357,120.00 | \$815,008.75 | \$0.00 | \$4,549,191.00 |
| Council Motion - 21:02:04 - Feb 2, 2021 | | | \$4,549,191.00 | 1% | | | | \$648,849.00 | \$1,081,403.07 | | | | | \$358,078.00 | -\$162,362.06 | \$0.00 | | | \$4,549,191.00 | |
| Difference (Actual vs Council Budget) | | | \$0 | | | | | | | | | | | | | | | | \$0.00 | |

| | | 2020 Carry Forward | | | | | | | | | | | | | | | | | | |
|--|-------------------------------|--|---|---|--|---|---------------------------------------|-----------------------------------|--------------------------------|------------------------------|--------------------|----------------------------|---|--------------------------|---|--------------------|---------------|-------------------|---------------|---------------------|
| | | Brought forward from 2020 Budget Carry Forward | 2020 Approved Amount (with tender amount updates) | Difference between Actual and Budget Amount | Actual - Project Expenses April 30, 2021 | Utility (Water) Avail for Capital 2021 Interim Operating Budget (Rates) | Utility Available for Capital Reserve | Tax Available for Capital Reserve | Transfer From General Reserves | Transfer From Other Reserves | Operating Budget | Debtenture / Local Improve | Grants - MSI (\$1,018,614 + \$52,513 = \$1,071,127) | Grants - FGT (\$310,904) | Grants - BMTG (\$60 per cap x 5748 = \$344,880) | Other | Total | | | |
| 2020 Carry Forward - Projects not Completed | | | | | | | | | | | | | | | | | | | | |
| 2020 Carry Forward - Operational Projects (non TCA) | | | | | | | | | | | | | | | | | | | | |
| Storm | 6-42-00-00-15-610 | Cattail removal Red Willow Creek - 2020 Carry Forward - Melissa Jan 4, 2021 - carry forward balance - \$25,000 | \$25,000.00 | \$25,000.00 | | | | | | | | | | \$25,000.00 | | | | \$25,000.00 | | |
| WTP | 2-41-01-00-06-252 | WTP - Storage pond additional shading - 2020 Carry Forward - Melissa Jan 4, 2021 - carry forward balance - \$13,000 (\$15,000 -\$2000) | \$13,000.00 | \$13,000.00 | | \$13,000.00 | | | | | | | | | | | | \$13,000.00 | | |
| Planning | 2-61-02-00-05-239 | Northwest ASP - (Melissa Dec 30/19 - carry forward balance - \$25,000 - 0 = \$25,000) - (Melissa January 4, 2021 - carry forward balance \$2,640.62 (\$25,000 - \$22,359.38) | \$2,640.62 | \$2,640.62 | | | | | \$2,640.62 | Planning Reserve | | | | | | | | \$2,640.62 | | |
| Parks | 2-77-05-00-02-239 | Parks - West Stettler Park - Imp (2019 Strategic Plan) - Allan - January 6, 2020 - carry forward balance - \$25,000 - 2020 Power & Water Feature | \$50,000.00 | \$50,000.00 | | | | \$50,000.00 | | | | | | | | | | \$50,000.00 | | |
| Planning | 2-61-02-00-00-239 | Planning (Economic Development) - Market Analysis | \$44,000.00 | | | | | | \$36,000.00 | Planning Reserve | | | | | | \$8,000.00 | realtor grant | \$44,000.00 | | |
| Lagoon | 6-42-01-10-12-610 | Lagoon - Legal | \$255.00 | | \$0.00 | \$255.00 | | | | | \$255.00 | | | | | | | \$255.00 | | |
| Pool | 2-73-13-03-04-252 | SRC - Projects | -\$1,000.00 | | \$0.00 | -\$1,000.00 | | | | | -\$1,000.00 | | | | | | | -\$1,000.00 | | |
| 2020 Carry Forward - Operational Projects (non TCA) | | | \$133,895.62 | \$90,640.62 | \$0.00 | -\$745.00 | \$13,000.00 | \$0.00 | \$50,000.00 | \$0.00 | \$38,640.62 | \$0.00 | -\$745.00 | \$0.00 | \$0.00 | \$25,000.00 | \$0.00 | \$8,000.00 | \$0.00 | \$133,895.62 |
| 2020 Carry Forward - Capital Projects (TCA) | | | | | | | | | | | | | | | | | | | | |
| Op | 6-32-09-60-02-660 | Pathway Program (Area 2c - Hwy 12 along Co-op/Stettler GM) - 2020 Carry Forward - Melissa Jan 4, 2021 - carry forward \$10,000 | \$10,000.00 | \$10,000.00 | | | | | | \$10,000.00 | Pathway | | | | | | | \$10,000.00 | | |
| Op | 6-32-21-00-13-610 (CAP 12485) | 44th Avenue Overlay from Hwy 56-65th Street - 2020 Carry Forward - Melissa Jan 4, 2021 - carry forward balance - \$134,226.24 (\$792,943.50-\$658,717.26) | \$134,226.24 | \$134,226.24 | | | | | | | | | \$134,226.24 | | | | | \$134,226.24 | | |
| Op | 6-32-21-10-14-610 | "Okoppe" Parking Lot Upgrade (50th Avenue / 49th Street) - 2020 Carry Forward - Melissa Jan 4, 2021 - carry forward balance - \$44,715.19 (\$60,000 - \$15,284.81) | \$44,715.19 | \$44,715.19 | \$43,965.19 | \$750.00 | \$44,715.19 | | | | | | | | | | | \$44,715.19 | | |
| Water | 6-41-11-10-24-610 (CAP 13491) | Watermain on 52ndSt between 49-50ave - 2020 Carry Forward - Melissa Jan 4, 2021 - carry forward balance - \$29,420.18 (\$252,819.25-\$223,399.07) | \$29,420.18 | \$29,420.18 | | | | | | | | | \$29,420.18 | | | | | \$29,420.18 | | |
| Water | 6-41-11-10-06-610 (CAP 13490) | Watermain on 61ST Grandview - 2020 Carry Forward - Melissa Jan 4, 2021 - carry forward balance - \$408,059.64 (\$746,477.96 - \$338,418.32) | \$408,059.64 | \$408,059.64 | | | | | | | | | \$408,059.64 | | | | | \$408,059.64 | | |
| Water | 6-41-11-10-05-610 | Install additional fire hydrants 46th street - 2020 Carry Forward - Melissa Jan 4, 2021 - carry forward balance - \$30,000 | \$30,000.00 | \$30,000.00 | | | \$15,000.00 | \$15,000.00 | | | | | | | | | | \$30,000.00 | | |
| Sewer | 6-42-00-10-05-610 | Lift station pump upgrades - 2020 Carry Forward - Melissa Jan 4, 2021 - carry forward balance - \$299,242.50 (\$300,000-\$757.50) | \$299,242.50 | \$299,242.50 | | | | | | | | | \$259,242.50 | \$40,000.00 | | | | \$299,242.50 | | |
| WTP | 6-41-01-20-13-620 | WTP - Chlorine Analyzer - 2020 Carry Forward - Melissa Jan 4, 2021 - carry forward balance - \$20,000 | \$20,000.00 | \$20,000.00 | | \$20,000.00 | | | | | | | | | | | | \$20,000.00 | | |
| WTP | 6-41-01-20-00-620 | WTP - Make up air unit replacement - 2020 Carry Forward - Melissa Jan 4, 2021 - carry forward balance - \$20,000 | \$20,000.00 | \$20,000.00 | | \$20,000.00 | | | | | | | | | | | | \$20,000.00 | | |
| WTP | 6-41-01-20-19-620 | WTP - Membranes (build reserves) - 2020 Carry Forward - Melissa Jan 4, 2021 - carry forward balance - \$50,000 | \$50,000.00 | \$50,000.00 | | \$50,000.00 | | | | | | | | | | | | \$50,000.00 | | |
| WTP | 6-41-01-20-11-620 | WTP - Chlorine gas replacement - 2020 Carry Forward - Melissa Jan 4, 2021 - carry forward balance - \$50,000 | \$50,000.00 | \$50,000.00 | | \$50,000.00 | | | | | | | | | | | | \$50,000.00 | | |
| WTP | 6-41-01-20-09-620 | WTP - Potable water pump - 2020 Carry Forward - Melissa Jan 4, 2021 - carry forward balance - \$50,000 | \$50,000.00 | \$50,000.00 | | \$50,000.00 | | | | | | | | | | | | \$50,000.00 | | |
| Park | 6-77-81-60-00-660 | Skateboard Park - Phase 2 - 2020 Carry Forward - Brad Jan 4, 2021 - carry forward balance - \$223,000 (cost of final design) | \$223,000.00 | \$223,000.00 | \$214,000.00 | \$9,000.00 | | | \$160,100.45 | | | | | | | \$62,899.55 | Association | \$223,000.00 | | |
| Park | 6-77-02-30-07-630 | Baseball diamond utility vehicle (mule) - 2020 Carry Forward - Brad Jan 7, 2021 - carry forward balance - \$32,000 | \$32,000.00 | \$32,000.00 | | | | | | \$32,000.00 | common services | | | | | | | \$32,000.00 | | |
| SRC - Are | 6-73-11-20-05-620 | Tube Heaters - 2020 Carry Forward - Brad Jan 4, 2021 - carry forward balance - \$62,500 | \$19,574.00 | \$19,575.00 | \$0.00 | \$19,574.00 | \$19,574.00 | | | | | | | | | | | \$19,574.00 | | |

| | | | | | | | | | | | | | | | | | | | | |
|---|-------------------------------|---|----------------|----------------|--------------|--------------|--------------------|--------------|----------------|--------------|----------------------|--------------|--------|-----------------------------|----------------|--------------|--------------|--------|----------------|----------------|
| SRC Fitness | 6-73-12-30-00-630 | Pec Deck Machine - 2020 Carry Forward - Brad Jan 4, 2021 - carry forward balance - \$6,550.00 | \$6,550.00 | \$6,550.00 | | | | \$6,550.00 | | | | | | | | | | | \$6,550.00 | |
| | 6-41-11-10-22-610 - CAP-11501 | Watermain replace on 52nd Street between 48-49 Ave - (Melissa Dec 30/19 - carry forward balance - \$221,369.75 - \$205,400.66 = \$15,969.09) - (Melissa January 4, 2021 - carry forward balance - \$15,000) | \$15,000.00 | \$15,000.00 | | | | | | | | \$15,000.00 | | | | | | | \$15,000.00 | |
| | 6-41-14-20-01-620 - CAP-11503 | Water Reservoir Pump Upgrades - (Melissa Dec 30/19 - carry forward balance - \$150,000 - \$210.00 = \$149,790) - Melissa January 4, 2021 carry forward balance - \$149,490 (\$149,700 - \$210) | \$149,490.00 | \$149,490.00 | | | | | | | | \$149,490.00 | | | | | | | \$149,490.00 | |
| | 6-42-00-20-00-620 | Lift Stations A & B Furnaces - (Melissa Dec 30/19 - carry forward balance - \$30,000 - \$0.00 = \$30,000) - (Melissa January 4, 2021 - carry forward balance \$14,566.97 (\$30,000 - \$15,433.03)) | \$14,566.97 | \$14,566.97 | | | \$14,566.97 | | | | | | | | | | | | \$14,566.97 | |
| Water | 6-41-14-10-01-610 | Water Reservoir Exterior and Insulation - 2018 Carry Forward - (Melissa - December 20) - (Melissa Dec 30/19 - carry forward balance - \$50,000 - 0 = \$50,000) - (Melissa January 4, 2021 - carry forward balance \$50,000 | \$50,000.00 | \$50,000.00 | | | \$10,000.00 | | | \$40,000.00 | Water Reservoir Coat | | | | | | | | \$50,000.00 | |
| WTP | 6-41-01-20-21-620 | WTP - 400mm Distribution Line Valve - 2018 Carry Forward - (Melissa - December 20) - (Melissa - December 20) - (Melissa Dec 30/19 - carry forward balance - \$250,000 - \$20,499.36 = \$229,500.64) - Melissa January 4, 2021 - carry forward balance \$209,122.94 (\$229,500.64 - \$20,377.70) | \$209,122.94 | \$209,122.94 | | | | \$209,122.94 | | | | | | | | | | | \$209,122.94 | |
| Airport | 6-33-00-10-01-630 | Airport - Runway Lights (Joint Airport Grant - Runway lighting) \$32,550 - 0 = \$32,550 - Melissa January 4, 2021 - carry forward balance - \$132,700 - \$119,430 = \$13,270 | \$13,270.00 | \$13,270.00 | | | \$13,270.00 | | | | | | | | | | | | \$13,270.00 | |
| Water | 6-41-11-30-03-630 | SCADA Water Communication System - 2017 Carry Forward Balance - Melissa - 20/12/17 - \$120,500 - \$31,604.70 = \$88,895.30 - 2018 Carry Forward - carry forward balance to 2019 (88,895.30-54,188.57 = 34,706.73) - Melissa January 7, 2019 - (Melissa Dec 30/19 - carry forward balance \$34,706.73 - \$2201.72 = \$32,505.01) - Melissa January 4, 2021 carry forward balance - \$32,505.01 | \$32,505.01 | \$32,505.01 | | | \$32,505.01 | | | | | | | | | | | | \$32,505.01 | |
| Cem | 6-56-00-60-01-660 | Cemetery Columbarium - Allan - January 6, 2020 - carry forward balance - \$20,000 - \$1800 = \$18,200 - Brad - January 11, 2021 - Carry forward balance - \$18,200 | \$17,674.64 | \$18,200.00 | \$525.36 | \$17,674.64 | \$17,674.64 | | | | | | | | | | | | \$17,674.64 | |
| 2020 Carry Forward - Capital Projects (TCA) | | | \$1,928,417.31 | \$1,928,943.67 | \$258,490.55 | \$46,998.64 | \$190,000.00 | \$149,631.17 | \$39,224.64 | \$369,223.39 | \$82,000.00 | \$0.00 | \$0.00 | \$736,196.06 | \$259,242.50 | \$40,000.00 | \$62,899.55 | \$0.00 | \$1,928,417.31 | |
| 2020 Total Carry Forwards | | | \$2,062,312.93 | \$2,019,584.29 | | \$100,899.68 | \$203,000.00 | \$149,631.17 | \$89,224.64 | \$369,223.39 | \$120,640.62 | -\$745.00 | \$0.00 | \$736,196.06 | \$284,242.50 | \$40,000.00 | \$70,899.55 | \$0.00 | \$2,062,312.93 | |
| 2021 Total Capital Budget (including Carry Forwards) | | | \$6,611,503.93 | \$6,568,775.29 | | | \$428,000.00 | \$722,281.17 | \$372,977.71 | \$369,223.39 | \$848,472.74 | \$124,255.00 | \$0.00 | \$1,676,196.06 | \$787,069.56 | \$397,120.00 | \$885,908.30 | | 0.00 | |
| | | | | | | | Water \$428,000.00 | | \$1,523,258.88 | | \$1,217,696.13 | | | Total Grants Available | \$2,063,094.73 | \$892,578.50 | \$493,009.11 | | | |
| | | | | | | | | | | | Total Reserves | | | | | | | | | \$2,740,955.01 |
| | | | | | | | | | | | | | | Balance - December 31, 2021 | \$386,898.67 | \$105,508.94 | \$95,889.11 | | | |

TO: Town of Stettler Council

DATE: 2021 05 18

FROM: Greg Switenky
CAO

CHIEF ADMINISTRATIVE OFFICER'S REPORT – APRIL 2021

ADMINISTRATION – CAO – GREG SWITENKY

1. Meetings: Town Council, Committee of the Whole, Joint Health & Safety Committee, and daily office staff information sharing sessions.
2. Ongoing organizational COVID-19 continuity planning under AHS guidelines, provincial mandates, and industry best practices. Weekly virtual CMOH municipal sessions.
3. Virtual - AUMA Municipal Leaders' Caucus April 14-16.
4. Ongoing liaison and information sharing with County Administration; working on community development and strengthening collaborative working relationships.
5. Ongoing organizational succession planning considerations.
6. Continuous engagement with Senior Department Heads regarding situational solutions to arising issues/requests, emergent problems and troubleshooting Council Member/Ratepayer concerns.

ADMINISTRATION – ASSISTANT CAO – STEVEN GERLITZ

1. Meetings attended included: Council, Committee of the Whole, Economic Development Committee, Administrative Professional Week Lunch, 2020 Financial Statement Auditor meetings, 2021 Municipal Election Training, 2020 Regional Water True-up update, AUMA AMSC Insurance Renewal Webinar, Senior Management COVID, 202, Numerous Town Hall Meetings (listening), Dr. Hinshaw COVID Updates (listening)
2. Projects worked on included:
 - COVID planning, info and research
 - COVID Relief Financial Contribution – Local Businesses - questions
 - 2021 Municipal Election – Assist Returning Officer with Election Planning/training
 - 2020 Financial Statement and FIR – Auditor review
 - 2020 Cash Flow Statement follow up – December 31, 2020 (final audit)
 - 2020 Regional Water Summary – December 31, 2020 (final audit)
 - 2020 Capital Budget Summary – December 31, 2020 (final audit)
 - 2020 Operating Budget Summary – December 31, 2020 (final audit)
 - 2020 Reserves Update – December 31, 2020 (final audit)
 - 2020 Grant Updates – December 31, 2020 (final audit)
 - 2020 Regional Water Rates – true up costing
 - 2021 Capital Budget – April 30, 2021
 - 2021 Cash Flow Statement follow up – April 30, 2021

- 2021 Regional Water Summary – April 30, 2021
- 2021 Capital Budget Summary – April 30, 2021
- 2021 Operating Budget Summary – April 30, 2021
- 2021 Reserves Update – April 30, 2021
- 2021 Grant Updates – April 30, 2021
- 2023-2032 – Regional Water Model Program Update - continued
- Garbage and Recycling Inquiries – municipal inquiries
- Council Agenda prep
- Council Minutes
- AP Invoices and sign checks
- Ratepayer issues and concerns

DIRECTOR OF OPERATIONS – MELISSA ROBBINS

Meetings:

- Downtown Streetscape – Landowner/business owner meetings to walk through upcoming construction
- Regional Water Meeting
- Met with County administration – old Public works site clean-up and approach to Carlisle Estate MR upgrades.
- Utility account collections meeting and subsequent follow up
- Rotary Park Subdivision meeting
- County development – connection to town water
- AB Env – landowner contravention
- Working with multiple landowners – water leak concerns
-

Projects:

- Skate Park Phase 2 Contract document review
- Highway 12 west intersection landowner meeting
- Highway 12 intersection tender
- Utility Operator Job Posting
- Downtown Streetscape – preconstruction preparation
- Okoppe parking lot streetlights installation
- 44 Avenue phase 2 construction preparation, notice to landowners
- 43 Street watermain contract preparation
- Municipal Sidewalk Tractor Tender
- Tandem Tender
- Concrete Crushing Tender
- APEX Utilities – Phase 3 gas main replacements

TRANSPORTATION – IVAN WILFORD

- Dug cremations and graves
- Sign repair/installations
- Equipment repairs and cleaning
- More pot hole repairs
- Put cold mix on 44 ave culvert dig site
- Finished all Stettler boulevard and street sweeping
- Finished parking lot sweeping
- Pushed up concrete site
- Pushed up/Turned compost
- Watered compost
- Hauled sweepings to fill area
- Graveled and leveled up empty lot next to Brenda’s for out door patio
- Finished a complete round of grading
- Swept highway and boulevard for Emcon
- Moved concrete blocks around for Chris at the WTP
- Landscaped plowing ruts from the winter
- Re-landscaped curb replacement along 44 avenue
- Completed 2021 sidewalk replacement list
- Asphalt patching list
- Swept the gravel off the grass at the WTP as well as the asphalt area
- Leveled dirt piles at the meadowlands fill area
- Swept the streets in Big Valley
- Graded WTP road

DIRECTOR OF PLANNING & DEVELOPMENT – LEANN GRAHAM

1. Building Permit Activity to Date

| | 2020 Permits to April 30, 2020 | 2021 Permits to April 30, 2021 |
|----------------------|---------------------------------------|---------------------------------------|
| Institutional | - | \$2,868,560.00 |
| Industrial | \$92,000.00 | - |
| Commercial | \$25,000.00 | \$166,900.00 |
| Residential | \$893,860.00 | \$975,885.00 |
| Total | \$1,010,860.00 | \$4,011,345.00 |

2. Projects:

- IDP & SE ASP RFP
- Seniors Development Proposal
- Rotary Park Development
- Cemetery Road Developments
- Potential 46 Avenue Subdivision
- Corporate Identity Initiative
- Economic Development Committee Initiative
- Commercial Market Analysis

- North West ASP
- Community Builders
- Planning & Operations Clerk Maternity Leave Replacement
- Bylaw Officer Resignation Replacement
- IT Coordinator Position
- AE Kennedy Maintenance
- Bylaw Property Inspections and Enforcement
- Planning & Development Inquiries

3. Meetings:

- JHSC Meeting
- IDP & SE ASP Meeting
- MPC Meeting
- AE Kennedy Admin Meeting
- Insurance Paul Davis Meetings
- Seniors Development Proposal Meeting
- Corporate Identity Meeting
- Economic Development Meeting
- Commercial Market Analysis Meetings
- Election Training
- Compliance Property Meetings
- Bylaw Inspection Meetings
- Development Inquiry Meetings
- Joint Town and County Council Meeting
- Council and Committee Meetings

Staff and Department Head

DIRECTOR OF PARKS & LEISURE SERVICES / PARKS & LEISURE SERVICES FOREMAN – ALLAN KING

Report to be submitted at a later date.

WATER TREATMENT PLANT SUPERVISOR – CHRIS SAUNDERS

1. Stewart Homes was contracted to repair the men's washroom ceiling as well as installing a new larger ceiling opening in the women's washroom for safer access to the air handling unit. A work platform was also constructed above the women's washroom so that routine maintenance on the air handling unit can be done safely.
2. The 6 monthly maintenance on the Ammonia Monochloramine analyzer was performed by the HACH technician. The analyzer is not getting good automatic calibrations after the maintenance was carried out so the technician will return to address this problem.
3. More preparations are underway to install the shade cloth on the reservoir later this spring.
4. The potassium permanganate system is in service and being fed at a low dosage at this time into the reservoir to help with odor and taste that can arise with spring runoff.

The potassium permanganate will also hopefully help reduce algae growth as well as the water warms.

5. Shane Menard was brought in to retrieve data points on our computers that were lost from the system during the last wind and snow storm that caused power outages.
6. The waste water lift pumps were raised up and the fluids were changed out this year. Both pumps were put back in place and in service. There is a small leak in the discharge line coupling that will be addressed at the first opportunity in May.
7. The colorimeter failed on the 4099 CL17 chlorine analyzer. The plant operators ran the sample line to another analyzer which was less critical until the technician was able to come to the plant to repair the analyzer.
8. Routine monthly maintenance carried out by operators.

WATER – GRANT MCQUAY

- 1) Rounds, readings, locates and meters.
- 2) Lagoon sampling.
- 3) Water leak repairs.
- 4) Weekly cleaning of WTS sanitary tank's and CL17 analyzer bottles changed out.
- 5) Dig site maintenance.
- 6) Weekly water distribution sampling for bacti and chlorine residuals.
- 7) Weekly testing for lift station emergency system.
- 8) Sewer flushing problem sewer mains and blockages.
- 9) Draw down tests on lift stations and greasing of motors and pumps at facilities.
- 10) Flushed out header at wetlands.
- 11) Inspected and Repaired hydrants
- 12) Water Dispenser repairs.
- 13) Finished abandoning wells and cleaned up sites.
- 14) Calibrated Turbidity meters.
- 15) CC repairs
- 16) Pulled sump pumps at WTP for service

REGIONAL FIRE CHIEF – MARK DENNIS

1. Training
 - Shift training on rotation to maintain separation for COVID 19 - regional mapping, portable air shelter deployment, and rotary saws
 - New recruit training - Donning and Doffing PPE, Apparatus and hose cleaning
 - Cancelled rope rescue training in Canmore due to limited staff regarding COVID
 - 2021 AFCA conference will be virtual May 18 and 19
2. Fire Department Operations
 - Maintain fire department coverage regarding multiple COVID positive cases within our staff, close contact isolating and quarantine requirements for Fire Department staff
 - Worked with AFCA and fire department colleagues to lobby AB Gov to include fire fighters in vaccination rollout
 - Manage wild fire danger within our response region

- Complete over head door repairs Station 1 & 2
- LP 1000 defibrillator annual inspection on going
- Brush 26 DPF problem temp repair parts ordered
- Tender 15 parts arrived repairs postponed until after spring wild fire hazard is lower
- Tender 35 hard start or no start high pressure fuel system COS mechanic working the problem
- Repair class A foam system on Engine 224
- Repair pump on rapid attack 221
- Request to locate Tender 35 at old County shop building for a more permanent solution for Station 1 staff to utilize Tender 35 on a regular basis
- Stettler Communication Tower repairs completed regarding hail damage
- Training tower foundation planning on going
- AFRRCS project planning on going
- Ongoing fire fighter payroll submission, incident invoicing, incident investigations, fire cause determination submission to AB gov.
- Ongoing Fire investigation final report regarding worker injury OHS investigation
- Fire inspection activities - Ongoing fire code occupancy load calculations and questions regarding enhanced COVID restriction changes by Alberta Gov., Fire safety inspections
- Working with Baker Hughes regarding re-locating facility warehouse and office
- Follow up discussion with TOS water department regarding fire hydrant fire flow volumes during large commercial fire located in the County of Stettler
- Discuss Village of Big Valley fire underwriters water supply requirements with councillor
- Working on water supply volumes for Village of Big Valley regarding large wild land fire south of Hwy 590
- Order replacement class A and B fire fighting foam
- Order replacement 1 inch booster hose for tender 15
- Working on completing protective clothing requirements for new recruits
- Stettler Volunteer Fire Fighter Association - Received notification of registration as a charity status
- Contacted Buffalo Lake citizens wanting to donate funds for water rescue equipment
- Sold out Stettler Volunteer Firefighters Association 50/50 draw. Completed draw and awarded winning ticket holders

1. Regional Fire Department Incident Summary

- April total incidents 36 - 6 motor vehicle incidents, 1 vehicle fire, 4 structure fires, 12 alarm calls, 1 medical first response, 1 carbon monoxide incident, and 11 wild land fires.



Greg Switenky
CAO

| | | | | |
|-------------|-------|------|---------------|---------|
| Ranges: | From: | To: | From: | To: |
| Vendor ID | First | Last | Chequebook ID | GENERAL |
| Vendor Name | First | Last | Cheque Number | 75535 |
| Cheque Date | First | Last | | 75536 |

Sorted By: Cheque Number

Distribution Types Included:All

| Vendor Name | Cheque Number | Cheque Date | Cheque Amount |
|--------------------------------|----------------|----------------|---------------|
| Alberta Hotel and Lodging Asso | 75535 | 2021-05-07 | \$414.75 |
| ----- | | | |
| Invoice Description | Invoice Number | Invoice Amount | |
| ----- | | | |
| 2021 AB Campground Listing Fee | 465555 | \$414.75 | |
| ----- | | | |
| Paul Davis Systems | 75536 | 2021-05-07 | \$290,833.53 |
| ----- | | | |
| Invoice Description | Invoice Number | Invoice Amount | |
| ----- | | | |
| SRC Property Improvement | RED-21-0308 | \$234,078.55 | |
| SRC Property Improvement | RED-21-0309 | \$56,754.98 | |
| ----- | | | |
| | Total Cheques | \$291,248.28 | |
| ===== | | | |

| | | | | |
|-------------|-------|------|---------------|---------|
| Ranges: | From: | To: | From: | To: |
| Vendor ID | First | Last | Chequebook ID | GENERAL |
| Vendor Name | First | Last | Cheque Number | 75540 |
| Cheque Date | First | Last | | |

Sorted By: Cheque Number

Distribution Types Included:All

| Vendor Name | Cheque Number | Cheque Date | Cheque Amount |
|-----------------------------|---------------|-------------|---------------|
| Receiver General for Canada | 75540 | 2021-05-07 | \$56,823.36 |

| Invoice Description | Invoice Number | Invoice Amount |
|------------------------|----------------|----------------|
| Town Tax Remittance | PP09-21 | \$49,488.21 |
| Town Tax Remittance | PP09-21. | \$2,949.83 |
| BOT Tax Remittance | PP09-21.BOT | \$1,847.28 |
| Library Tax Remittance | PP09-21.LIBRAR | \$2,538.04 |
| Total Cheques | | \$56,823.36 |

| | | | | |
|-------------|-------|------|---------------|------------|
| Ranges: | From: | To: | From: | To: |
| Vendor ID | First | Last | Chequebook ID | GENERAL |
| Vendor Name | First | Last | Cheque Number | EFT0003434 |
| Cheque Date | First | Last | | EFT0003467 |

Sorted By: Cheque Number

Distribution Types Included:All

| Vendor Name | Cheque Number | Cheque Date | Cheque Amount |
|---------------------------------|----------------|----------------|---------------|
| Accu-Flo Meter Service Ltd. | EFT0003434 | 2021-05-11 | \$4,305.00 |
| ----- | | | |
| Invoice Description | Invoice Number | Invoice Amount | |
| Water Neptune 360 Conversion | 96319 | \$4,305.00 | |
| ----- | | | |
| APEX Supplementary Pension Pla | EFT0003435 | 2021-05-11 | \$369.92 |
| ----- | | | |
| Invoice Description | Invoice Number | Invoice Amount | |
| Supplementary Pension Plan Tr | PP08-21 | \$369.92 | |
| ----- | | | |
| Apple Fitness Store Ltd. | EFT0003436 | 2021-05-11 | \$814.80 |
| ----- | | | |
| Invoice Description | Invoice Number | Invoice Amount | |
| Fitness Covid-19 Supplies | IN00015332 | \$814.80 | |
| ----- | | | |
| Automated Aquatics Canada Ltd. | EFT0003437 | 2021-05-11 | \$394.70 |
| ----- | | | |
| Invoice Description | Invoice Number | Invoice Amount | |
| Pool Facility Chemicals/Freigh | 0000097723 | \$394.70 | |
| ----- | | | |
| Barnes, Roger | EFT0003438 | 2021-05-11 | \$25.00 |
| ----- | | | |
| Invoice Description | Invoice Number | Invoice Amount | |
| SRC May Phone Allowance | 2021.05.01 | \$25.00 | |
| ----- | | | |
| Benoit, Curtis | EFT0003439 | 2021-05-11 | \$113.34 |
| ----- | | | |
| Invoice Description | Invoice Number | Invoice Amount | |
| Roads Cupe Clothing Allowance | 2021.04.30 | \$113.34 | |
| ----- | | | |
| Stettler Regional Board of Tra | EFT0003440 | 2021-05-11 | \$300.00 |
| ----- | | | |
| Invoice Description | Invoice Number | Invoice Amount | |
| Administration Prof Day Heart\$ | 1659 | \$300.00 | |
| ----- | | | |
| Burmac Mechanical 2000 | EFT0003441 | 2021-05-11 | \$12,511.06 |
| ----- | | | |
| Invoice Description | Invoice Number | Invoice Amount | |
| Sewer Auger Sewer Blvd Tree Ro | B47569 | \$209.96 | |
| Sewer Replace A Lift Furnace | B47836 | \$12,301.10 | |
| ----- | | | |
| C & S Disposal | EFT0003442 | 2021-05-11 | \$24,943.29 |
| ----- | | | |
| Invoice Description | Invoice Number | Invoice Amount | |
| Apr Waste & Recycling Collecti | 901 | \$24,943.29 | |

| Vendor Name | Cheque Number | Cheque Date | Cheque Amount |
|--------------------------------|----------------|----------------|---------------|
| Canadian Union of Public Emplo | EFT0003443 | 2021-05-11 | \$632.50 |
| Invoice Description | Invoice Number | Invoice Amount | |
| Union Dues | PP08-21 | \$632.50 | |
| Canadian Pond.ca Products Ltd. | EFT0003444 | 2021-05-11 | \$505.35 |
| Invoice Description | Invoice Number | Invoice Amount | |
| WTP Aerator Compressor Parts | 23841 | \$505.35 | |
| Capital Power | EFT0003445 | 2021-05-11 | \$77,802.44 |
| Invoice Description | Invoice Number | Invoice Amount | |
| Affiliate - March Power Bills | 5167337 | \$5,469.07 | |
| March Power Bill | 5167346 | \$72,333.37 | |
| CentralSquare Canada Software | EFT0003446 | 2021-05-11 | \$41,031.54 |
| Invoice Description | Invoice Number | Invoice Amount | |
| Computer Diamond Enhancement | 311665 | \$41,031.54 | |
| Contact Safety Service Ltd. | EFT0003447 | 2021-05-11 | \$73.50 |
| Invoice Description | Invoice Number | Invoice Amount | |
| WTP Calibrate Monitor | 10651 | \$73.50 | |
| Dahl, Steven | EFT0003448 | 2021-05-11 | \$50.00 |
| Invoice Description | Invoice Number | Invoice Amount | |
| Shop May Tool Allowance | 2021.05.01 | \$50.00 | |
| Digital Connection Office Syst | EFT0003449 | 2021-05-11 | \$305.25 |
| Invoice Description | Invoice Number | Invoice Amount | |
| Office/Water Billing Photocopi | 322295 | \$305.25 | |
| Dodd, Sonia | EFT0003450 | 2021-05-11 | \$25.00 |
| Invoice Description | Invoice Number | Invoice Amount | |
| Pool May Phone Allowance | 2021.05.01 | \$25.00 | |
| Ember Graphics | EFT0003451 | 2021-05-11 | \$36.75 |
| Invoice Description | Invoice Number | Invoice Amount | |
| Wellness Network Comittee Logo | 3007 | \$36.75 | |
| Gerlitz, Steven | EFT0003452 | 2021-05-11 | \$100.00 |
| Invoice Description | Invoice Number | Invoice Amount | |
| Admin/Office May Trvl & Phone | 2021.05.01 | \$100.00 | |
| Graham, Leann | EFT0003453 | 2021-05-11 | \$175.00 |
| Invoice Description | Invoice Number | Invoice Amount | |
| P&D May Trvl & Phone Allow | 2021.05.01 | \$175.00 | |

| Vendor Name | Cheque Number | Cheque Date | Cheque Amount |
|--------------------------------|----------------|----------------|---------------|
| Howe, Graham | EFT0003454 | 2021-05-11 | \$25.00 |
| Invoice Description | Invoice Number | Invoice Amount | |
| SRC/Cemetery May Phone Allow | 2021.05.01 | \$25.00 | |
| Kathy's Printing Service | EFT0003455 | 2021-05-11 | \$2,966.25 |
| Invoice Description | Invoice Number | Invoice Amount | |
| PR 2021 Spring Town Life | 5495 | \$2,966.25 | |
| Lifesaving Society | EFT0003456 | 2021-05-11 | \$75.00 |
| Invoice Description | Invoice Number | Invoice Amount | |
| Pool Programs Advanced Aquatic | 13934 | \$75.00 | |
| Loomis Express | EFT0003457 | 2021-05-11 | \$34.13 |
| Invoice Description | Invoice Number | Invoice Amount | |
| WTP Freight | 9440508 | \$34.13 | |
| Morbeck, Rachel | EFT0003458 | 2021-05-11 | \$150.00 |
| Invoice Description | Invoice Number | Invoice Amount | |
| P&D May Travel Allowance | 2021.05.01 | \$150.00 | |
| Park, Younjae | EFT0003459 | 2021-05-11 | \$197.51 |
| Invoice Description | Invoice Number | Invoice Amount | |
| WTP CUPE Clothing Allowance | 2021.04.19 | \$197.51 | |
| QM Contracting | EFT0003460 | 2021-05-11 | \$1,575.00 |
| Invoice Description | Invoice Number | Invoice Amount | |
| Water - Apr Water Meter Reader | 931385 | \$1,575.00 | |
| Robbins, Brad | EFT0003461 | 2021-05-11 | \$100.00 |
| Invoice Description | Invoice Number | Invoice Amount | |
| P&L May Travel Allowance | 2021.05.01 | \$100.00 | |
| Robbins, Melissa | EFT0003462 | 2021-05-11 | \$4,200.00 |
| Invoice Description | Invoice Number | Invoice Amount | |
| Eng Admin Personal Use of | 2021.04.29 | \$4,200.00 | |
| Stenlund, Wayne | EFT0003463 | 2021-05-11 | \$25.00 |
| Invoice Description | Invoice Number | Invoice Amount | |
| Shop May Tool Allowance | 2021.05.01 | \$25.00 | |
| Stingray Radio Inc. | EFT0003464 | 2021-05-11 | \$546.00 |
| Invoice Description | Invoice Number | Invoice Amount | |
| Misc Dept April Advertising | 412943-4 | \$546.00 | |

| Vendor Name | Cheque Number | Cheque Date | Cheque Amount |
|--------------------------------|---------------|----------------|----------------|
| Switenky, Greg | EFT0003465 | 2021-05-11 | \$370.00 |
| ----- | | | |
| Invoice Description | | Invoice Number | Invoice Amount |
| Admin/Office May Trvl & Phone | | 2021.05.01 | \$370.00 |
| ----- | | | |
| Tagish Engineering Ltd. | EFT0003466 | 2021-05-11 | \$13,414.65 |
| ----- | | | |
| Invoice Description | | Invoice Number | Invoice Amount |
| TS104 Hwy 12 West Intersection | | 18476 | \$10,871.09 |
| TS103-44St Lane Replace 49-50A | | 18475 | \$1,617.65 |
| TS98-2020 Downtown Streetscape | | 18474 | \$925.91 |
| ----- | | | |
| W.R. Meadows of Western Canada | EFT0003467 | 2021-05-11 | \$1,290.18 |
| ----- | | | |
| Invoice Description | | Invoice Number | Invoice Amount |
| Traffic Lane Paint Thinner | | 120011440 | \$593.02 |
| Roads - Pot Hole Road Repair | | 120011456 | \$697.16 |
| ----- | | | |
| Total Cheques | | | \$189,483.16 |
| ===== | | | |

| | | | | |
|-------------|-------|------|---------------|------------|
| Ranges: | From: | To: | From: | To: |
| Vendor ID | First | Last | Chequebook ID | GENERAL |
| Vendor Name | First | Last | Cheque Number | EFT0003468 |
| Cheque Date | First | Last | | |

Sorted By: Cheque Number

Distribution Types Included:All

| Vendor Name | Cheque Number | Cheque Date | Cheque Amount |
|--------------------------------|----------------|----------------|---------------|
| Barry Cordage Ltd. | EFT0003468 | 2021-05-12 | \$7,763.54 |
| ----- | | | |
| Invoice Description | Invoice Number | Invoice Amount | |
| WTP DBI SRL Retrieval & Freigh | 131869 | \$7,763.54 | |
| | | | ----- |
| | Total Cheques | | \$7,763.54 |
| | | | ===== |

System: 2021-05-05 2:02:09 PM
User Date: 2021-05-05

Town Of Stettler
COMPUTER CHEQUE REGISTER
Payables Management

Page: 1
User ID: Veronica

Batch ID: CHONL210505
Batch Comment: CHONL210505

Audit Trail Code: PMCHQ00002208
Posting Date: 2021-05-07

Chequebook ID: GENERAL

* Voided Cheques

| Cheque Number | Date | Payment Number | Vendor ID | Cheque Name | Amount |
|----------------|------------|----------------|----------------|----------------------|------------|
| ONL000418 | 2021-05-07 | 058687 | ROGERS | Rogers | \$72.24 |
| ONL000419 | 2021-05-07 | 058688 | TELUS | Telus Communications | \$2,994.66 |
| ONL000420 | 2021-05-07 | 058689 | TELUS MOBILITY | Telus Mobility Inc. | \$1,108.19 |
| Total Cheques: | 3 | | | Cheques Total: | \$4,175.09 |



Request For Decision

Agenda Item:

Issue:

Application for Rezoning – Bylaw 2139-21
Legal: Lot 2, Block 1, Plan 1923086
Civic: 4501 – 57 Street
Applicant: Tracey Peters
Proposed rezoning from P: Public Use to R2: Residential General

Recommendation:

That Council proceed with 3rd Reading to Land Use Bylaw Amendment 2139-21 request to rezone Lot 2, Block 1, Plan 1923086 from P: Public Use to R2: Residential General.

General:

The applicant is proposing to rezone the above-mentioned parcel from P: Public Use to R2: Residential General. The applicant has requested the rezoning to accommodate the development of a 17 +/- lot residential subdivision including multi family housing (duplex) as well as single family housing.

The rezoning and subdivision applications have been accepted by the Town and are being processed concurrently. The rezoning application is before council today for 3rd Reading while the subdivision was approved by Council on April 20, 2021.

The proposed rezoning was circulated to the adjacent landowners and was advertised in the Stettler Independent on March 25, 2021 and April 1, 2021. A public hearing was held on April 6, 2021 after which the rezoning bylaw received 2nd Reading.

The proposed rezoning is in accordance with the Town of Stettler Municipal Development Plan (Bylaw 2041-13) which was adopted in 2013 and identifies this land as future residential (see attached map).

Administration respectfully recommends that Council proceed to 3rd and final reading of the rezoning bylaw 2139-21 now that the applicant has entered into a Development Agreement with Town of Stettler as a condition of the subdivision approval.

Background:

The property in question is currently a P: Public Use parcel that operates as the Rotary Campground. The change in use to R2: Residential General is a natural fit in the area as there is both R1 and R2 districts adjacent to the proposed rezoning.

Legislation and Policy:

Staff has assessed this application against the provisions outlined in the Town of Stettler Land Use Bylaw and the Municipal Development Plan.

Land Use Bylaw Implications:

Land Use District Purpose:

Section 89 P: Public Use District

73.1 Purpose:

To provide an area for development of public land which are compatible with the adjacent surroundings.

Section 76: R2 – Residential General District

76.1 Purpose:

To provide an area for variety of dwelling types which are compatible with residential area.

(Full Land Use Bylaw District Excerpt Attached)

Alternatives:

Defeat the application stating reasons.

Author:

Leann Graham, Director of Planning and Development

TOWN OF STETTLER
PUBLIC NOTICE

BYLAW 2139-21

Public Notice is hereby given that it is the intention of the Municipal Council of the Town of Stettler to pass Bylaw 2139-21 amend Land Use Bylaw 2060-15 as follows:

Rezone Lot 2, Block 1, Plan 1923086
from P: Public Use to R2: Residential General



A copy of Bylaw 2139-21 may be viewed at the Town Office during regular hours of business.

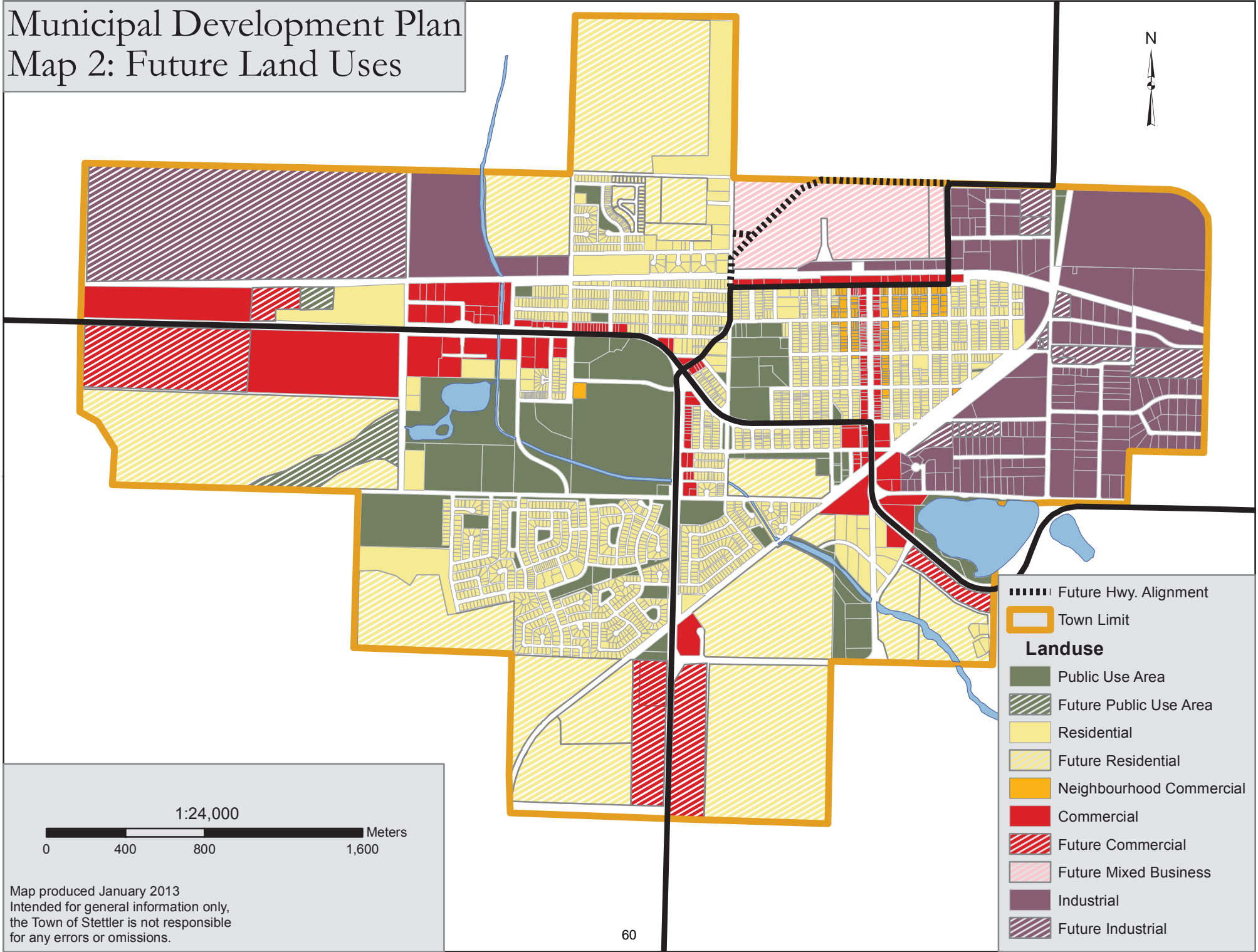
A Public Hearing in the matter of Bylaw 2139-21 will be held at the Council Chambers, Stettler Town Office, 5031 - 50 Street on April 6, 2021 at the hour of 7:00 P.M. when written or oral presentation for or against the bylaw will be received.

In order to protect the health and safety of the public in light of COVID-19, the Town of Stettler is encouraging the public to provide written submissions; however members of the public wishing to address council in person are able to pre-register for a specific time by contacting Leann Graham at 403-742-8305 or by email at lgraham@stettler.net by 4:30 P.M. on April 1, 2021 . The Town of Stettler COVID-19 restrictions and masking requirement will be applied for any in person submissions.

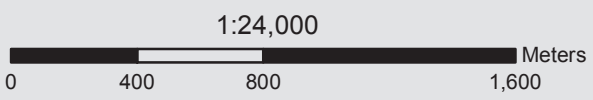
Leann Graham
Director of Planning & Development

Advertise: March 25, 2021 and April 1, 2021

Municipal Development Plan Map 2: Future Land Uses

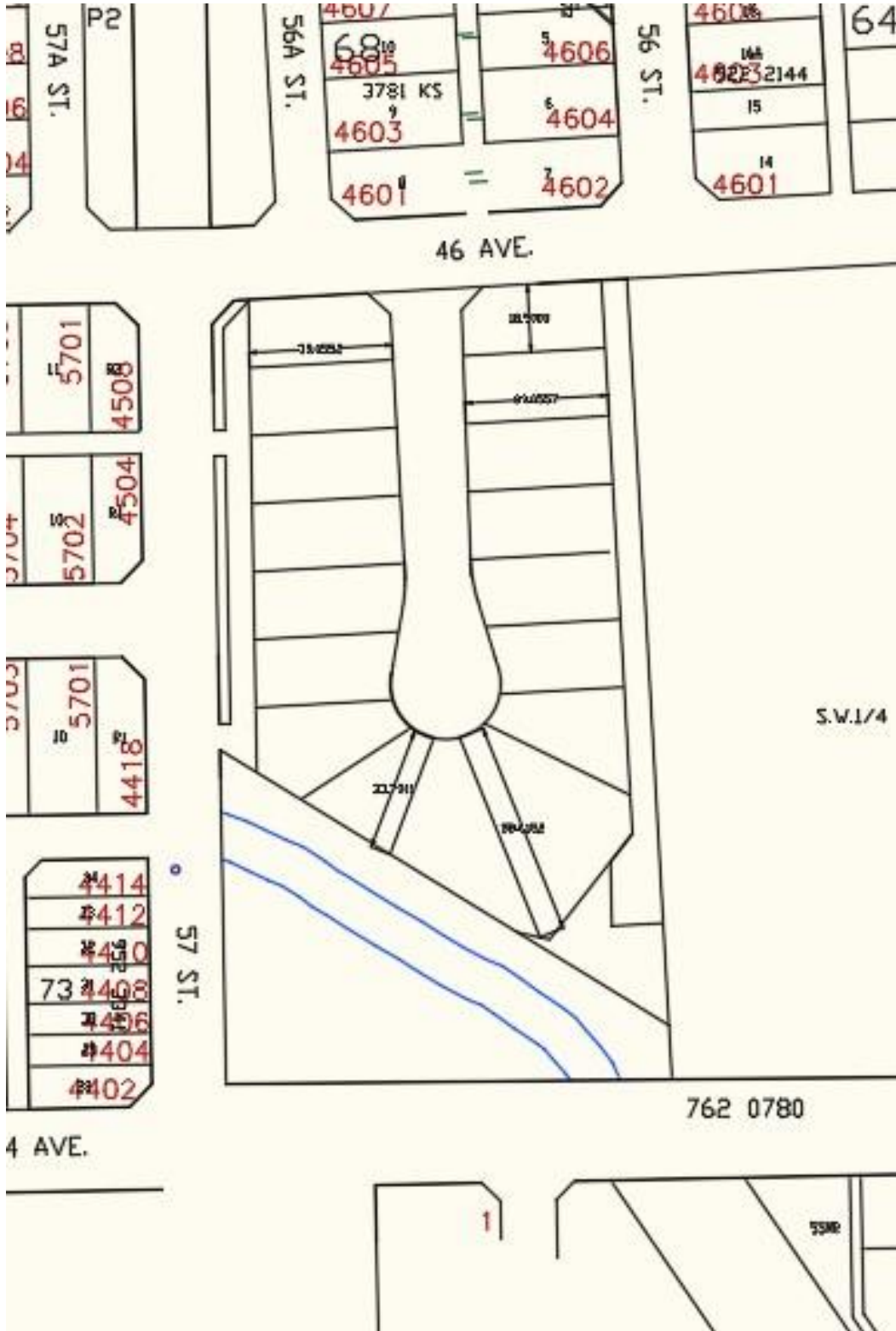


- Future Hwy. Alignment
- ▭ Town Limit
- Landuse**
- Public Use Area
- ▨ Future Public Use Area
- Residential
- ▨ Future Residential
- Neighbourhood Commercial
- Commercial
- ▨ Future Commercial
- ▨ Future Mixed Business
- Industrial
- ▨ Future Industrial



Map produced January 2013
 Intended for general information only,
 the Town of Stettler is not responsible
 for any errors or omissions.

PROPOSED SUBDIVISION LAYOUT



BYLAW 2139-21

A BYLAW OF THE TOWN OF STETTLER, PROVINCE OF ALBERTA TO AMEND BYLAW NO. 2060-15 OF THE SAID TOWN.

WHEREAS pursuant to the provisions of the Municipal Government Act, Revised Statutes of Alberta, 2000, Chapter M-26 and amendments thereto.

THE MUNICIPAL COUNCIL OF THE TOWN OF STETTLER IN COUNCIL ASSEMBLED ENACTS AS FOLLOWS:

1. That Schedule "A" of Bylaw 2060-15 shall be and is hereby amended as follows:

(a) That Lot 2, Block 1, Plan 1923086 P: Public Use District to R2: Residential General District

2. That this Bylaw shall take force and effect upon the date of final passing thereof.

READ a first time this 16th day of March A.D. 2021.

NOTICE OF ADVERTISEMENT published March 25 & April 1, 2021.

Public Hearing held April 6, 2021 at 7:00 P.M.

READ a second time this 6th day of April A.D. 2021.

READ a third time and finally passed this _____ day of _____ A.D. 2021.

Mayor

Assistant CAO

Proposed Re-zoning





Request For Decision

Agenda Item:

Issue:

Application for Rezoning 2140-21
Legal: Lot 5, Block 4, Plan 1223548
Civic: 4020-48 Street
Applicant: Gayle Cassidy
Proposed Rezoning from C2: Highway Commercial to DC2: Direct Control Residential 2

Recommendation:

That Council gives 2nd and 3rd reading to Bylaw 2140-21 Rezoning Lot 5, Block 4, Plan 1223548 from C2: Highway Commercial to DC2: Direct Control Residential 2.

IMPLICATIONS OF RECOMMENDATION

General:

The applicant is proposing to rezone Lot 5, Block 4, Plan 1223548 from Highway Commercial to Direct Control Residential (see attached). The property is currently vacant and accessed through 4019-50 Street. The applicant is proposing to re-zone the property to DC2 and consolidate the parcel with 4019-50 Street.

The proposed rezoning was advertised in the Stettler Independent on April 29, 2021 and May 6, 2021. The Town of Stettler has received no written submissions regarding the proposed Bylaw.

In 2012 the property was subdivided to accommodate 3 residential parcels and the highway commercial parcel. Development has taken place on the residential properties with the original house remaining on 4019-50 Street. The applicant has applied for a consolidation of the 2 parcels, 4019-50 street and 4020 – 48 Street (see attached). The consolidation application is being processed concurrently and following the legislated circulation the consolidation is before council for consideration today May 18, 2021 as well.

BACKGROUND

Legislation and Policy:

Staff has assessed this application against the provisions outlined in the Town of Stettler Land Use Bylaw, South East area Structure Plan, Inter municipal Development Plan, and Municipal Development Plan.

Development Review

The proposed rezoning from C2 to DC2 is compatible with the residential uses across 50 Street and to the South of the property. The opportunity to subdivided and rezone in the future still exists however at this time the applicant is proposing the rezoning and consolidation to accommodate the use of both parcels as one residential property.

The proposed rezoning does not conform to the existing South East Area Structure Plan, this is a common occurrence in this area with other residential properties to the south, and across 50 Street to the west. The SE ASP is to be reviewed between the Town and County in 2021 and it should be noted that the existing SE ASP is outdated in nature (1989) and does not accurately reflect the development within the area.

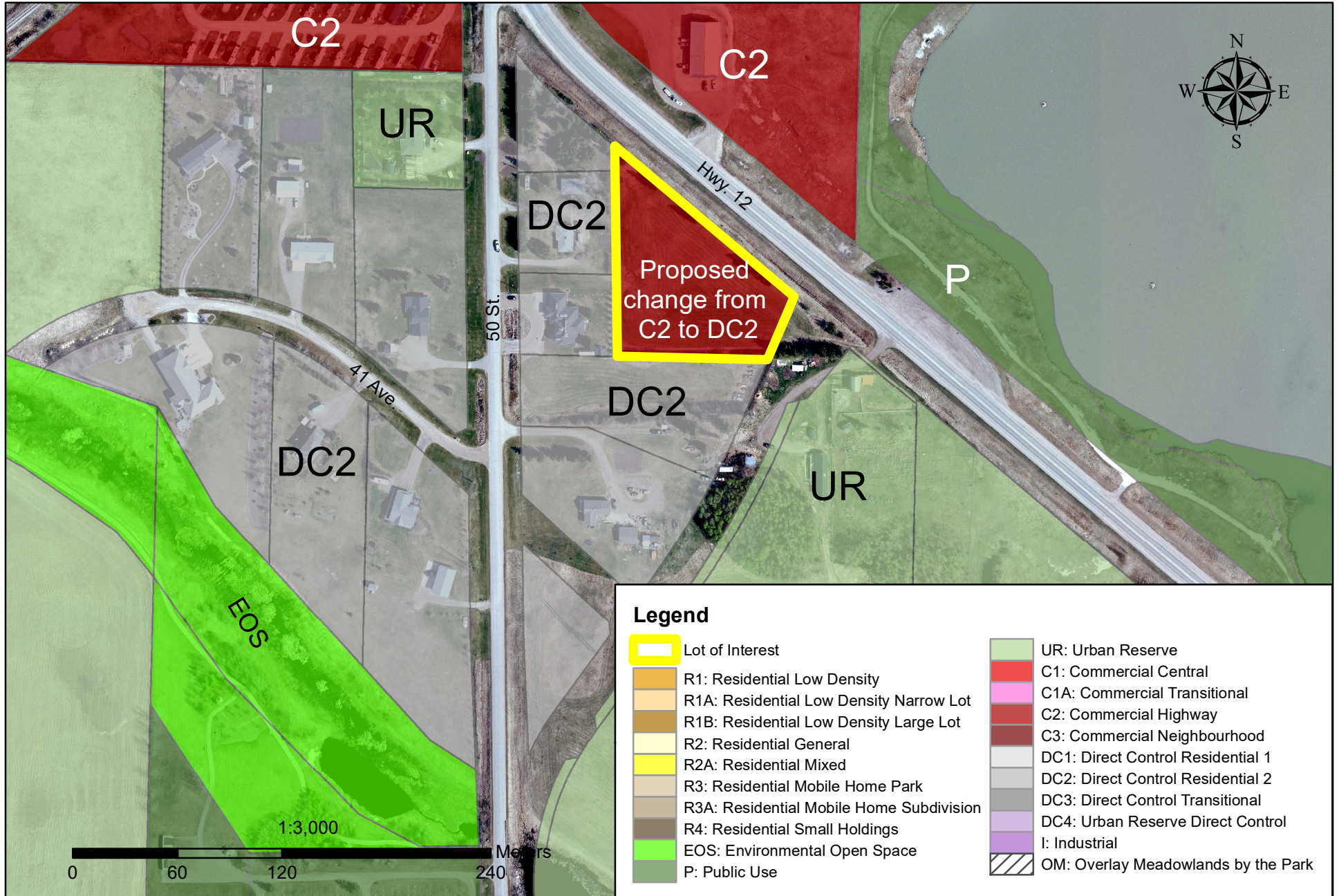
Alternatives:

- Defeat this application based on the condition that it does not conform to the South East Area Structure Plan.

Author:

Leann Graham, Director of Planning and Development

Proposed Re-zoning



BYLAW 2140-21

A BYLAW OF THE TOWN OF STETTLER, PROVINCE OF ALBERTA TO AMEND BYLAW NO. 2060-15 OF THE SAID TOWN.

WHEREAS pursuant to the provisions of the Municipal Government Act, Revised Statutes of Alberta, 2000, Chapter M-26 and amendments thereto.

THE MUNICIPAL COUNCIL OF THE TOWN OF STETTLER IN COUNCIL ASSEMBLED ENACTS AS FOLLOWS:

1. That Schedule "A" of Bylaw 2060-15 shall be and is hereby amended as follows:

(a) That Lot 5, Block 4, Plan 1223548 from C2: Highway Commercial to DC2: Direct Control Residential 2

2. That this Bylaw shall take force and effect upon the date of final passing thereof.

READ a first time this 20th day of April A.D. 2021.

NOTICE OF ADVERTISEMENT published April 29 & May 6, 2021

Public Hearing held _____ at _____ P.M.

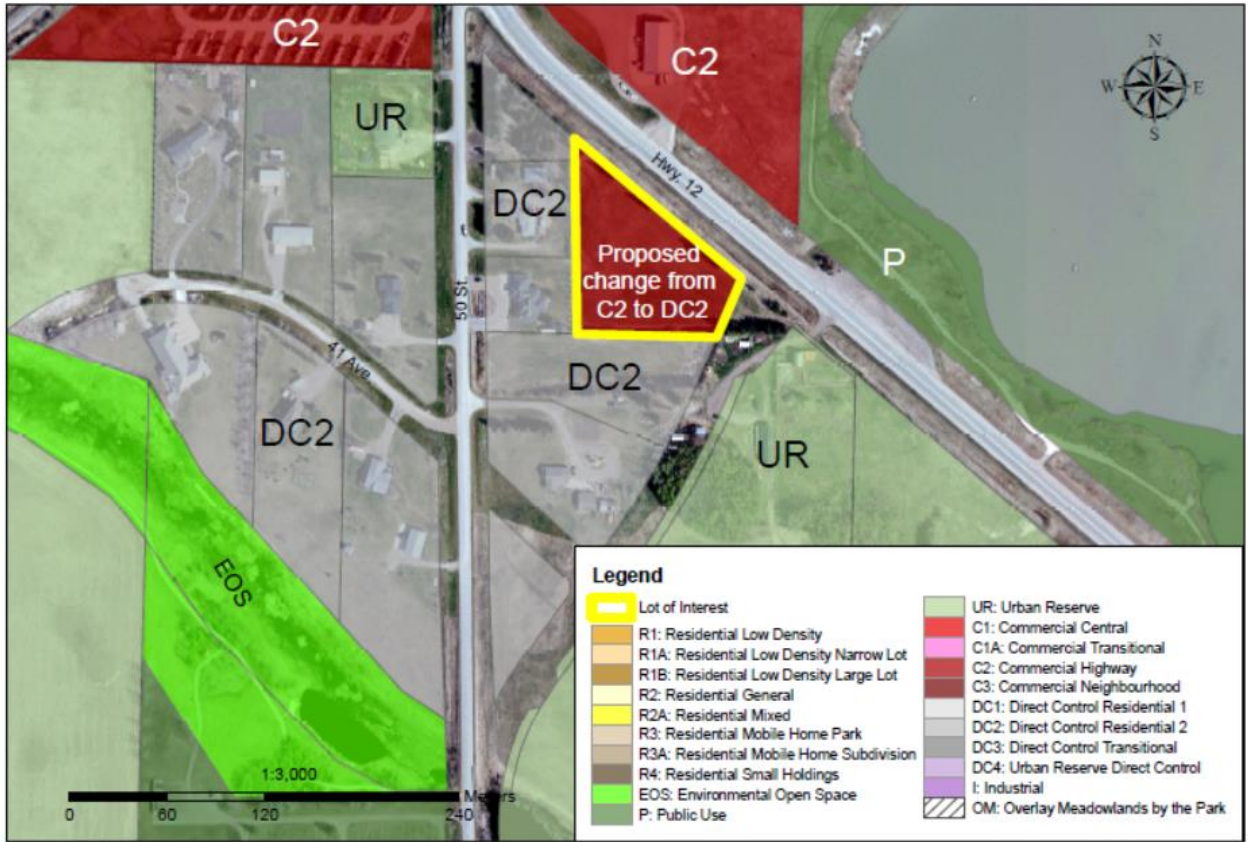
READ a second time this _____ day of _____ A.D. 2021.

READ a third time and finally passed this _____ day of _____ A.D. 2021.

Mayor

Assistant CAO

Schedule A





Request For Decision

Agenda Item:

Issue:

Area Structure Plan Amendment: Bylaw 2142-21

Amending: West Stettler – Highway 12 South 2001-10

Legal Land Description: All parcels within SE 1-39-20-W4.

Applicant: Nautical Lands Group c/o Stantec

Recommendation:

That Council consider the application and give 1st Reading to Area Structure Plan Amendment 2142-21 as presented.

General:

The applicant has requested the amendment to accommodate the development of a 432 unit seniors residential development “Wellings of Stettler” that will include multi-unit row housing developed in 3 phases with phase one consisting of a Group Use Facility (clubhouse) and 154 dwelling units.

The applicant is currently preparing the application for subdivision, at which time the conditions for development including municipal improvements (roads, services, storm and etc.) will be addressed. The applicant will be required to enter into a Development Agreement with the Town of Stettler to ensure that all improvements are completed and approved by the Town of Stettler for final acceptance.

The Land Use Bylaw and Area Structure Plan Amendment applications have been accepted by the Town and are being processed concurrently with both applications before council for consideration of 1st Reading. Following 1st Reading a public hearing will be set for the Land Use Bylaw and Area Structure Plan Amendment on June 15, 2021. Administration respectfully recommends that Council not proceed to 3rd and final reading of the Land Use Bylaw Amendment Bylaw 2143-21 until such time that the applicant has entered into a Development Agreement with Town of Stettler as a condition of the subdivision approval.

Summary of Amendment:

| | |
|-----------|--|
| Index | Update all index numbering and list of figures due to the amendment. |
| 1.1 | wording recently annexed with annexed in 2010 and remove the term "estate" residential. |
| 2.1 | replace five parcels with sixteen to reflect current parcels of land. |
| 2.2 | update current land use to reflect current parcels of land. |
| Figure 2 | Replace Figure 2. |
| Table 2 | Update Table 2 to reflect current ownership. |
| Table 3 | Update Table 3 to reflect current parcels of land, zoning and area. |
| 2.4 | Include 75 Street and 48 Avenue from previous subdivisions as well as the policy statement for the future highway 12 intersection at the West Boundary of the quarter section. |
| 2.5.1 | Update utility information to accurately reflect installed services within the area. |
| Figure 3a | Replace Figure 3a |
| Figure 3b | Replace Figure 3b |
| 2.7.4 | Update transportation implication to a minimum 16 meter right of way for residential in accordance with the design guidelines. |
| 3.1 | Addition of 75 Street and 48 Avenue from previous subdivisions. |
| 3.2 | Remove previous identified phasing including figure 5. Remove Table 4 Land Use Statistics as it is now addressed in Table 3. |
| 3.2.1 | Remove policy statement regarding one access to Highway 12 at 70 Street as directed by Alberta Transportation in recent conversation regarding the planned intersection at the West boundary of the Quarter Section. |
| 3.2.2 | Amending the policy statement for residential development from "estate" to "medium to high density" development. |
| Figure 4 | Replace Figure 4 |
| Figure 5 | Remove Figure 5 |
| 3.3 | Update transportation system to include 75 Street and 48 Avenue from previous subdivisions as well as the policy statement for the future highway 12 intersection at the West Boundary of the quarter section. |
| 3.4 | Remove minimum lot sizing for utility systems, lot sizing to be in accordance with the Town of Stettler Land Use Bylaw. |
| Figure 6 | Remove Figure 6 |
| 4.1.2 | Remove minimum lot sizing, lot sizing to be in accordance with the Town of Stettler Land Use Bylaw. Remove MR dedication as the quarter dedication was completed upon registration of the 17 Acre public open space parcel obtained by the Town in 2014. |

- 4.2 Update transportation policies to include 75 Street and 48 Avenue from previous subdivisions as well as the policy statement for the future highway 12 intersection at the West Boundary of the quarter section. Update transportation policies to a minimum 16 meter right of way for residential in accordance with the design guidelines.
- 4.3 Update utilities policies to identify the storm water management facility (pond) will be located within the 17 acre public open space parcel.

Background:

The Area Structure Plan was adopted in 2010 following the annexation of the land into the Town and in conjunction with the Highway Commercial Development.

Legislation and Policy:

Staff has assessed this application against the provisions outlined in the Town of Stettler Land Use Bylaw, the West Stettler Highway 12 South Area Structure Plan, the Municipal Development Plan, and the Intermunicipal Development Plan

Alternatives:

Defeat the application stating reasons.

Author:

Leann Graham, Director of Planning and Development

BYLAW 2142-21

A BYLAW OF THE TOWN OF STETTLER, IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF AMENDING THE WEST STETTLER HIGHWAY 12 SOUTH AREA STRUCTURE PLAN FOR THE SE ¼ 1-39-20-W4

WHEREAS pursuant to the provisions of the Municipal Government Act, Statutes of Alberta, 2000, Chapter M-26.1 and amendments thereto.

WHEREAS Section 636 of the Municipal Government Act provides that a municipal Council, may, for the purpose of providing a framework for subsequent subdivision and development of an area of land, amend an Area Structure Plan; and

WHEREAS the Council of the Town of Stettler deems it desirable to amend this Area Structure Plan; and

NOW THEREFORE the Council of the Town of Stettler, in the Province of Alberta, duly assembled, hereby enacts as follows:

1. This Bylaw shall be cited as the "West Stettler Highway 12 South Area Structure Plan as Amended".
2. The document attached hereto including all text and maps and forming part of this Bylaw, is hereby adopted as the "West Stettler Highway 12 South Area Structure Plan As Amended".
3. This Bylaw shall come into force and effect upon the third and final reading thereof.

READ a first time this ____ day of May A.D. 2021.

NOTICE OF ADVERTISEMENT published _____ & _____, 2021

Public Hearing held _____ at _____ P.M.

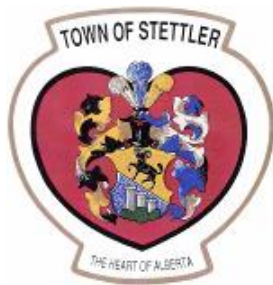
READ a second time this _____ day of _____ A.D. 2021.

READ a third time and finally passed this _____ day of _____ A.D. 2021.

Mayor

Assistant CAO

Town of Stettler



WEST STETTLER – HIGHWAY 12 SOUTH Area Structure Plan

WEST STETTLER – HIGHWAY 12 SOUTH Area Structure Plan

Prepared by

Town of Stettler

BYLAW 2001-10

Amendment BYLAW 2142-21

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November 2010

Amendment May 2021

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1.0 Introduction

1.1 Purpose

This Area Structure Plan provides a framework for the long-term subdivision and development of the lands referred to as the West Stettler – Highway 12 South Area Structure Plan within the SE 1-39-20-W4.

The Plan Area is located within lands ~~recently~~ annexed by the Town of Stettler in 2010. The site's proximity to Highway 12 and the West Stettler Park System gives it considerable potential for short term mixed business and long term ~~estate~~ residential expansion.

Recent interest for highway commercial and industrial land in the Stettler area suggests that these industries are the highest and best use of for the lands adjacent to Highway 12. A primary purpose of this Area Structure Plan is to determine an appropriate location and policies for such uses, along with future ~~estate~~ residential uses, within the Plan Area.

1.2 Regional Context

The West Stettler – Highway 12 South Area Structure Plan in the regional context is shown on **Figure 1**. Specifically, the Plan Area is contained within a quarter section of land bounded by Highway 12 to the north, 70 Street to the east, and 44 Avenue to the south. The Plan Area contains approximately 66.2 ha (163.4 acres).

The land uses in proximity to the West Stettler – Highway 12 South Plan Area include the following:

- North of the Plan Area are utilized for residential (small holding) and agricultural purposes;
- East of the Plan Area are utilized for commercial, residential (small holding) and recreational purposes;
- South of the Plan Area are utilized for agriculture (within the County), country residential (within the County) and recreational (within the Town) purposes; and
- West of the Plan Area are utilized for agricultural, residential (farmstead) and resource extraction (natural gas wells).

1.3 Policy Context

The West Stettler – Highway 12 South Area Structure Plan meets the requirements of Section 633 of the Municipal Government Act and, as such, describes, at a broad level of planning, the proposed sequence of development, land uses, overall density and infrastructure requirements within the plan area.

The West Stettler – Highway 12 South Plan Area has been recently annexed to the Town of Stettler. The subdivision design (land use, transportation and servicing) of the Plan Area meets the requirements and policies of the Town.

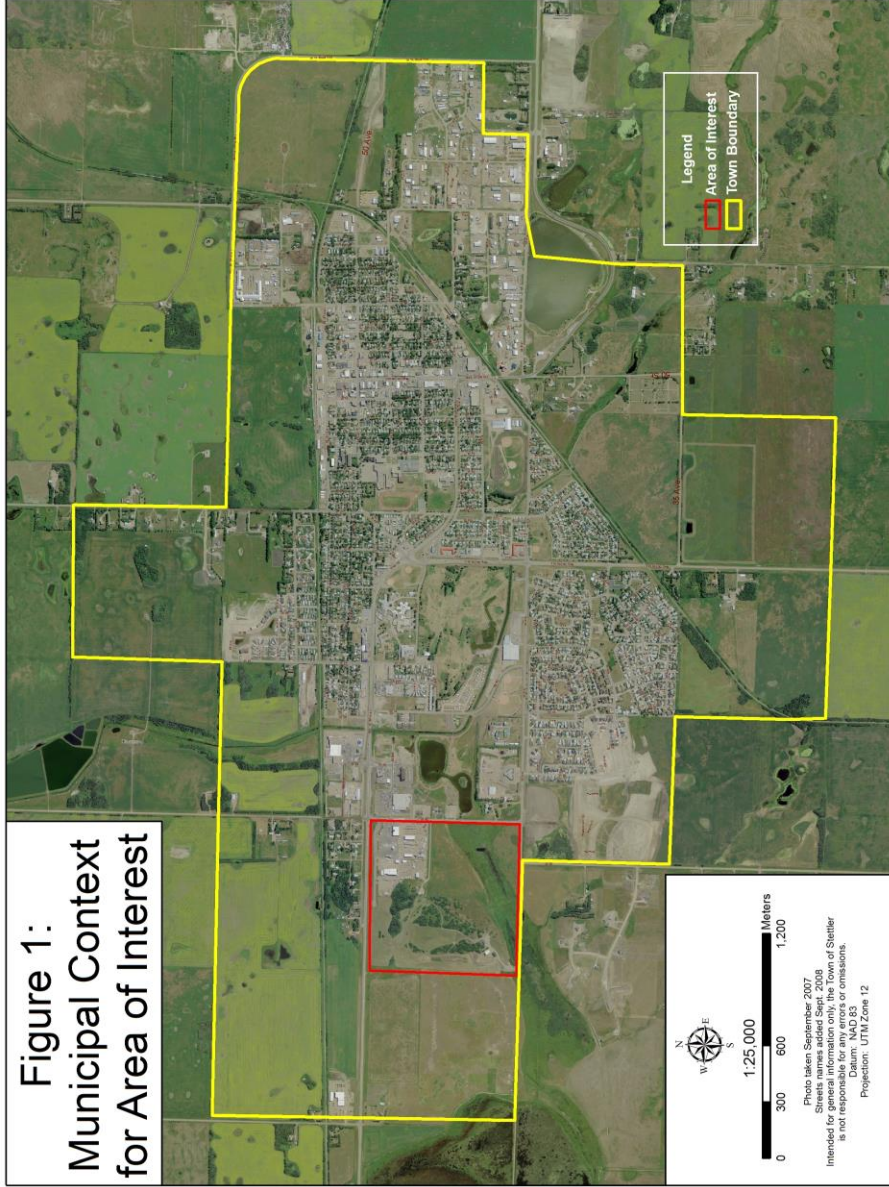
It is the intent of the owner to develop, subdivide and sell lands adjacent to Highway 12. As the property is adjacent to a highway, it is the intent of the owner to create an area structure plan satisfactory to both the Town of Stettler and the Minister of Transportation.

1.4 Process

The Plan preparation process began by gathering, reviewing and analyzing all relevant information pertaining to future development options within, and around, the plan area.

This Plan is being initially circulated to the County of Stettler No. 6, Alberta Transportation, Alberta Environment, Atco Electric, Altgas Utilities, Shaw Communications and Telus Communications for comment. Input obtained through this part of the consultation process will be considered when making final revisions to the Plan prior to bringing forward an adopting bylaw to Town Council.

**Figure 1:
Municipal Context
for Area of Interest**



2 Existing Conditions

The West Stettler – Highway 12 South Area Structure Plan is contained with the 66.2 hectare (163.40 acre) site legally described as the SE 1-39-20-W4. The Plan Area itself utilizes lands available for mixed business uses, as well as identifying lands in the southern portion for open space and residential purposes. This section summarizes the existing conditions of this area which are significant for identifying an optimal future land use concept, and for formulating appropriate Area Structure Plan policies.

2.1 Natural Features

The topography of the subject quarter drains to the south and east. Much of the lands on the quarter section have been previously cleared for agricultural purposes; however ~~sixteen~~ ~~five~~ parcels have been created through previous subdivisions. There are a few tree stands located throughout the property, and a large low lying area dominates the landscape near the residential site on the remnant portion of the quarter section.

Current natural features and land use are shown on **Figure 2** and include:

- There is a residential site located in the south plan area.
- The low lying lands east of the residential site may be incorporated into a stormwater management system and may form another long term component of the Town of Stettler open space system.

2.2 Current Land Use

There are ~~eleven~~ ~~four~~ properties ~~utilized~~ for ~~commercial~~/industrial purposes, ~~and~~ ~~one~~ ~~two~~ property utilized for residential purposes, ~~two~~ ~~properties~~ ~~used~~ ~~for~~ ~~agricultural~~ ~~pruposes~~ ~~and~~ ~~one~~ ~~parcel~~ ~~identified~~ ~~as~~ ~~reserve~~ ~~land~~. ~~The~~ ~~remnant~~ ~~portion~~ ~~of~~ ~~the~~ ~~quarter~~ ~~section~~ ~~is~~ ~~utilized~~ ~~for~~ ~~residential~~ ~~and~~ ~~agricultural~~ ~~purposes~~.

Table 1 - Current Land Use

| Land Description | Land Use |
|--|---|
| Lot 9, Block 2, Plan 2022777SE 1-39-20-W4 | Residence and Agriculture |
| Plan 0325629 Block 1 Lot 1 | Farm Supply/Bulk Fuel Distribution Store |
| Plan 0426987 Block 1 Lot 2A | Farm Implement Equipment Storage |
| Plan 0426987 Block 1 Lot 2B | Oilfield Equipment Manufacturer |
| Plan 0525572 Block 1 Lot 3 | Residence |
| Plan 0525572 Block 1 Lot 4 | Oilfield Equipment Manufacturer |

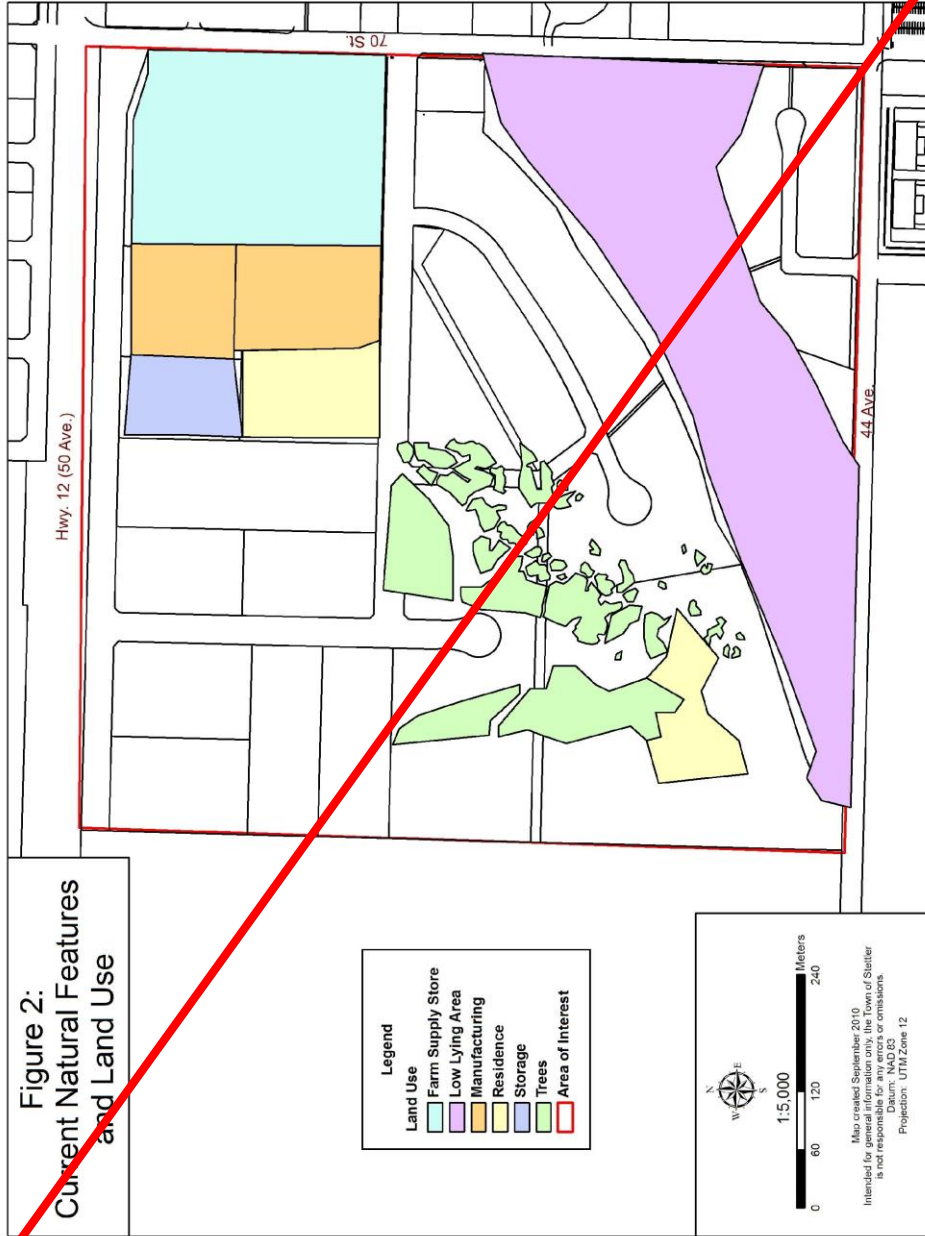
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|--|---|
| Plan 1120705 Block 1 Lot 5 | Farm Implement Dealer |
| Plan 1423887 Block 1 Lot 6 | Vacant Highway Commercial Parcel |
| Plan 1423887 Block 1 Lot 7 | Multi Bay Retail |
| Plan 1423887 Block 1 Lot 8 | Oilfield Operations Office |
| Plan 1623089 Block 2 Lot 6 | Vacant Highway Commercial Parcel |
| Plan 1423578, Block 2, Lot 5 | Vacant Highway Commercial Parcel |
| Plan 2022777 Block 2 Lot 7 | Vacant Highway Commercial Parcel |
| Plan 2022777 Block 2 Lot 8 | Vacant Agricultural Parcel |
| Plan 1423578, Block 2, Lot 2MR | Public Open Space/ Future Storm PUL |
| Plan 1423578, Block 2, Lot 1 | Vacant Agricultural Parcel |

Figure 2:
Natural Features
and Land Use



**Figure 2:
Current Natural Features
and Land Use**



The six (6) parcels of land are owned by five (5) different owners. The owner of the remnant quarter section, Steve Wilfort, also owns a lot within the previously subdivided lands. Two additional non-titled properties are owned by the government, and are utilized for road rights-of-way.

Table 2—Ownership

| Land Description | Owner |
|-----------------------------|---|
| SE 1-39-20-W4 | Steven Wilfort |
| Plan 0325629 Block 1 Lot 1 | United Farmers of Alberta Cooperative Ltd. |
| Plan 0325629 | Town of Stettler—Service Road |
| Plan 0426987 Block 1 Lot 2A | Steven Wilfort |
| Plan 0426987 Block 1 Lot 2B | 809662 AB Ltd; Doug Roberts; Richard/Kathleen Angus |
| Plan 0525572 Block 1 Lot 3 | Terry Syson and Betty Muhlbach |
| Plan 0525572 Block 1 Lot 4 | 946351 Alberta Ltd. |
| Plan 3557PX | Gov't of Alberta—Highway 12 Right of Way |

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2.3 Existing Zoning

The land use districts applicable to the plan area were zoned under the County of Stettler No. 6 Land Use Bylaw and included Agricultural zoning for the 127.81 acre remnant quarter section, and Highway Commercial zoning for all other properties. These properties will be re-designated within the Town of Stettler's Land Use Bylaw to Highway Commercial, while the Agricultural zoned property will be zoned Urban Reserve.

Table 3 - Current Zoning and Area

| Land Description | Zoning | Area |
|-----------------------------|----------------------|--------|
| SE 1-39-20-W4 | Agricultural | 127.81 |
| Plan 0325629 Block 1 Lot 1 | Highway Commercial | 13.32 |
| Plan 0325629 | Service Road | 3.19 |
| Plan 0426987 Block 1 Lot 2A | Highway Commercial | 2.52 |
| Plan 0426987 Block 1 Lot 2B | Highway Commercial | 3.41 |
| Plan 0525572 Block 1 Lot 3 | Highway Commercial | 2.26 |
| Plan 0525572 Block 1 Lot 4 | Highway Commercial | 4.77 |
| Plan 3557PX | Highway Right of way | 6.11 |
| All Properties | | 163.39 |

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| Land Description | Zoning | Area |
|------------------------------|--------------------|-------|
| Lot 9, Block 2, Plan 2022777 | Urban Reserve | 29.23 |
| Plan 0325629 Block 1 Lot 1 | Highway Commercial | 13.32 |
| Plan 0426987 Block 1 Lot 2A | Highway Commercial | 2.52 |
| Plan 0426987 Block 1 Lot 2B | Highway Commercial | 3.41 |
| Plan 0525572 Block 1 Lot 3 | Highway Commercial | 2.26 |
| Plan 0525572 Block 1 Lot 4 | Highway Commercial | 4.77 |

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|--|------------------------------------|-----------------------|
| Plan 1120705 Block 1 Lot 5 | Highway Commercial | 6.23 |
| Plan 1423887 Block 1 Lot 6 | Highway Commercial | 2.10 |
| Plan 1423887 Block 1 Lot 7 | Highway Commercial | 1.75 |
| Plan 1423887 Block 1 Lot 8 | Highway Commercial | 1.75 |
| Plan 1623089 Block 2 Lot 6 | Highway Commercial | 2.24 |
| Plan 1423578, Block 2, Lot 5 | Highway Commercial | 15.6 |
| Plan 2022777 Block 2 Lot 7 | Highway Commercial | 2.10 |
| Plan 2022777 Block 2 Lot 8 | Urban Reserve | 28.02 |
| Plan 1423578, Block 2, Lot 2MR | Public Open Space | 17.52 |
| Plan 1423578, Block 2, Lot 1 | Urban Reserve | 11.60 |

2.4 Transportation Features

Figure 3a illustrates the major features of the Plan Area's existing transportation system. The system is comprised of Highway 12 (50 Avenue) and 50 Avenue South; 70 Street; 75 Street, 44 Avenue; and an access right-of-way 48 Avenue. These features are described as follows:

- Highway 12 bounds the Plan Area to the north. This two lane paved roadway serves as a major provincial highway. It contains acceleration/deceleration lanes, along with traffic lights, at the 70 Street intersection. With a planned intersection to be constructed at the West boundary of the plan area in conjunction with the parcel to the west (SW-1-39-20-W4).
- 50 Avenue South serves as an access to properties which front onto Highway 12. This two lane paved roadway serves as a local road.
- 48 Avenue serves as an access to existing properties and will provide access to the north future residential and undeveloped existing commercial parcels. This two lane paved roadway serves as a local road.
- 70 Street serves as a collector road for the Town of Stettler. This two lane paved roadway serves as a local road. It contains curbs adjacent to developed properties, and contains open ditches adjacent to the undeveloped property (remnant portion of the quarter section).
- 75 Street serves as access for highway commercial properties. This two lane paved roadway serves as a local road.
- 44 Avenue serves as a collector road for the Town of Stettler and will provide access to the south future residential parcel. This roadway is paved from 70 Street to Range Road 201, and graveled thereafter to the west.

2.5 Utilities

2.5.1 Water and Sanitary Sewage

Figure 3b illustrates the major features of the Plan Area's existing utility system. The UFA property (Plan 0325629 Block 1 Lot 1) is served via a 300 mm water main adjacent to 50 Avenue South. There is also a 200 mm water service located on 70 Street south of the UFA property. A 250 mm sanitary service is also located on 70 Street south of the UFA property. All utility services within the plan area are 300 mm diameter water and 250 mm sanitary mains.

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2.5.2 Storm Water Management

Storm water within the plan area currently drains via overland flow to either the ditch adjacent to Highway 12 or to the slough located on the eastern portion of

the lands adjacent to 70 Street. Storm water management facilities, therefore, should be located to take advantage of this man-made drainage feature.

2.5.3 Major Utility Facilities

Power connection for the development will be through Atco Electric. Natural gas services will be available via Altagas Utilities Ltd. Telecommunications will be available via Telus Communications and Shaw Communications.

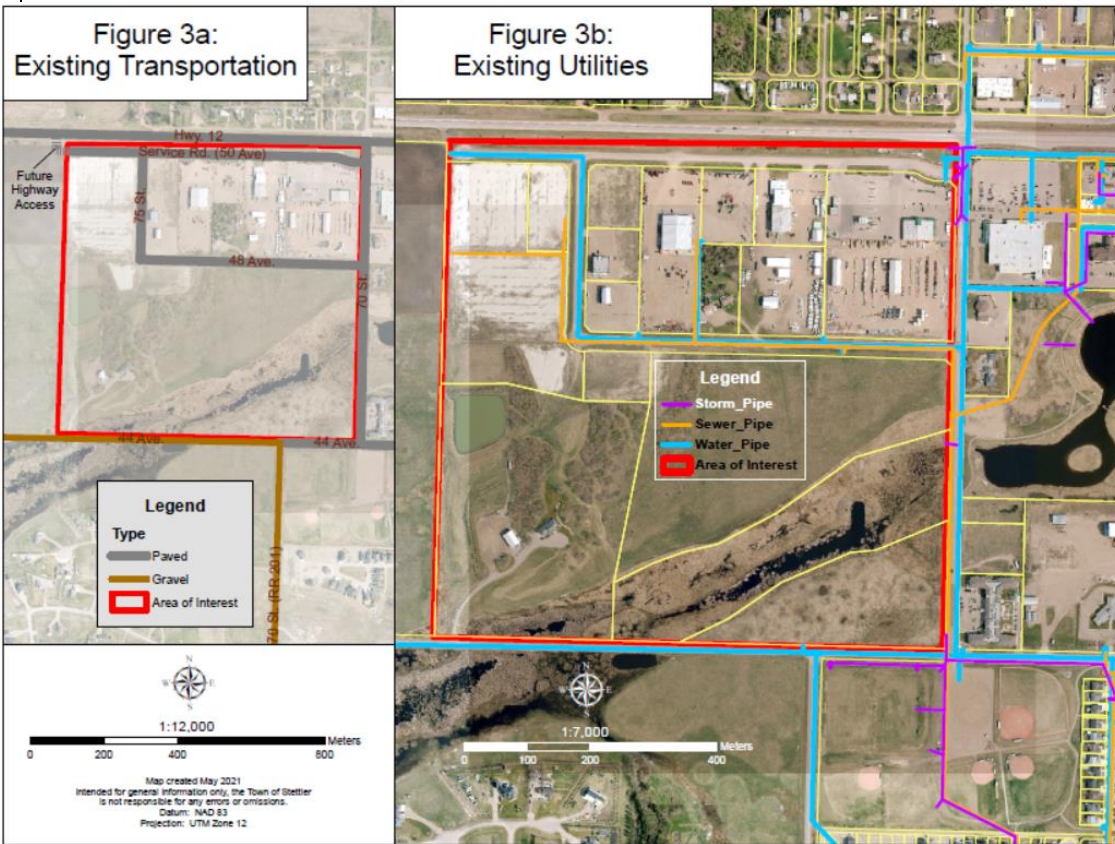


Figure 3a:
Existing Transportation

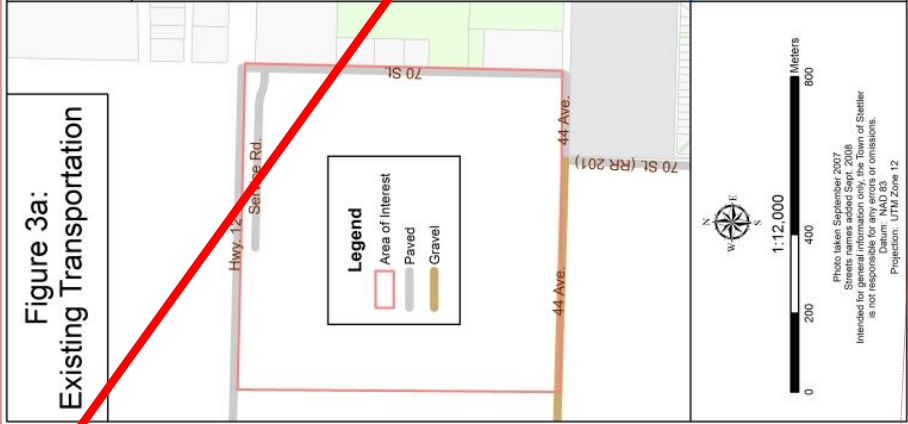
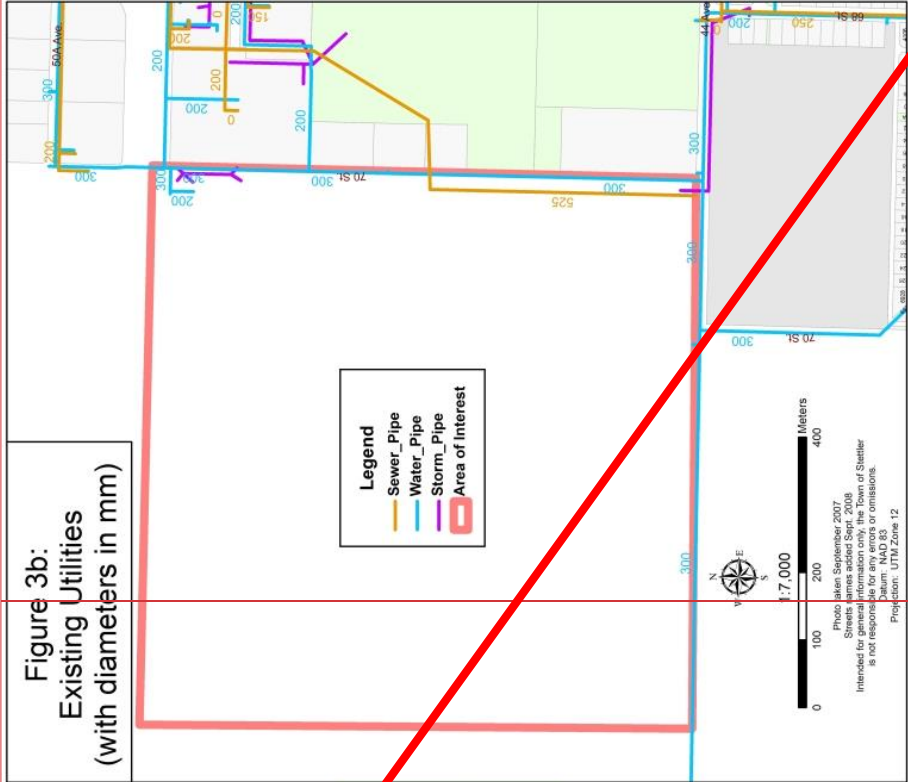


Figure 3b:
Existing Utilities
(with diameters in mm)



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2.6 Relevant Plans and Polices

2.6.1 Subdivision and Development Regulation

Section 14(e) of the Alberta Subdivision and Development Regulation states that a subdivision authority shall not approve an application for subdivision if the land that is subject to the application is within 0.8 kilometres of the centre line of a highway right of way where the posted speed is 80 kilometres per hour or greater unless the land is contained within an area structure plan satisfactory to the Minister of Transportation and the proposed use of the lands is permitted under that plan.

2.6.2 Inter-municipal Development Plan

The identified land uses within the Plan Area conform to the “Composite Vision” identified within the Town and County of Stettler Inter-municipal Development Plan.

2.6.3 Municipal Development Plan

The proposed land uses complement the land uses of adjacent lands contained within the Town’s current Municipal Development Plan.

2.6.4 Town of Stettler Growth Study

The identified land uses within the Plan Area conform to the land uses identified by the Town of Stettler within its Growth Study which has been approved by Town Council.

2.6.5 Town and County of Stettler Commercial and Industrial Design Guidelines

All commercial and industrial development projects located within the Plan Area must comply with the Design Guidelines adopted by the Town and County.

2.7 Implications on Future Land Use

Significant implications in regard to opportunities and constraints to future land use and development in the Plan Area result from the area’s existing conditions, relevant plans and polices, and the public input obtained through the communications process. The most significant implications are as follows:

2.7.1 Natural Features Implications

- The lands are highly visible from Highway 12. This means that the highway frontage lands are more valuable for highway commercial and business

industrial uses, but also creates the challenge to ensure that development is visually attractive.

- The low lying lands contained within the plan area will be utilized for future stormwater management and may also be incorporated into the Town's open space system.

2.7.2 Existing Land Use and Zoning Implications

- The proposed land use pattern provides a basis for providing commercial and business industrial uses to the plan area.
- The current residences on the quarter section may not be compatible with the proposed future commercial and business industrial land use pattern.

2.7.3 Natural Resource Implications

- No significant development constraints result from the existing natural resources and related features which are contained within the West Stettler – Highway 12 South Plan Area.
- There is no gas or oil wells within the Plan Area.

2.7.4 Transportation Implications

- Highway 12 provides visibility for commercial development purposes on the north side of the Plan Area. There are two proposed subdivision accesses off of 70 Street.
- This development will ultimately be serviced with paved roadways built to industrial and residential standards. The roadways will be built within 30 metre (for commercial/industrial) and ~~48~~a minimum 16 metre (for residential) rights-of-way.

2.7.5 Utilities Implications

- The West Stettler – Highway 12 South Plan Area will be serviced via underground and overhead utilities.

2.7.6 Fire Protection

- Fire Protection for the West Stettler – Highway 12 South Plan Area will be provided by the Stettler Regional Fire Department.

2.7.7 Implications of Relevant Plans and Policies

- The Town's Municipal Development Plan and Land Use Bylaw are the two planning tools which will be utilized for making decisions on rezoning applications as well as subdivision and development approvals.

3 Future Land Use

The Future Land Use Concept proposed for the West Stettler – Highway 12 South Area Structure Plan is shown on **Figure 4**. The Plan recognizes the implications summarized in Section 2.7. As a result, the Plan reflects the findings of the review of all relevant background information. Specifically, the concept responds to the following critical factors:

- Town of Stettler and County of Stettler's existing statutory plans, with particular emphasis on the Inter-municipal Development Plan;
- Existing conditions such as natural features, current land uses, utility right-of-ways, parcel boundaries, and subdivision and development proposals, which result both in opportunities and constraints for future land use;
- Existing and proposed transportation features;
- The recognition that water and sanitary service will be provided through the existing Town of Stettler distribution system.

The foregoing factors are reflected in the Plan objectives.

3.1 Area Structure Plan Objectives

The Future Land Use Concept reflects the following key objectives of the West Stettler – Highway 12 South Area Structure Plan:

- To provide the opportunity to fully realize the development potential of the Plan Area.
- To protect the integrity of Highway 12, 70 Street, ~~75 Street, 48 Avenue~~ and 44 Avenue affected by the West Stettler – Highway 12 South Area Structure Plan, to the satisfaction of Alberta Infrastructure and Transportation, County of Stettler and Town of Stettler, while still recognizing the opportunities these features provide for development purposes.
- To protect significant environmental features in their natural state, to the extent possible.
- To utilize significant environmental features for landscaping and storm water management.
- To minimize future land use conflicts by promoting a compatible land use pattern, and by applying effective screening and buffer techniques, or an appropriate combination thereof.
- To recognize the physical capacity of the plan area to sustain development based on the understanding that water and sanitary sewer services will be provided via the Town's distribution system.

- To promote commercial, business industrial and residential uses which meet the policy criteria of the Municipal Development Plan in terms of the types of such uses which are best suited to the Town, while recognizing that certain uses are better suited to the highly visible portions of the plan area than others.
- To encourage the development and application of design, landscaping and signage guidelines to enhance the visual qualities of industrial/commercial development.
- To provide a flexible lot layout which can be modified during build-out to suit the clients needs.

3.2 Land Use Concept

All future subdivision and development within the plan area shall conform to the land use concept illustrated in **Figure 4**, ~~and the phasing concept illustrated in Figure 5~~. The land use concept is based on current and anticipated market trends, the objectives of this plan, as well as relevant principles contained in the Town's Municipal Development Plan and Land Use Bylaw.

~~The following table illustrates the land use statistics for the plan area. The plan area is dominated by mixed business, residential, agricultural and open space purposes.~~

Table 4 – Land Use Statistics

| Land Use Category | Area (acres) | % of Area |
|---------------------------|--------------|-----------|
| Mixed Business – Existing | 26.28 | 16.1 |
| Mixed Business – Future | 40.77 | 25.0 |
| Residential | 25.29 | 15.5 |
| Open Space (PUL, ER, MR) | 29.97 | 18.3 |
| Agricultural | 16.56 | 10.1 |
| Roads | 24.52 | 15.0 |
| Total | 163.39 | 100.0 |

Four primary land use categories are proposed by the concept shown on **Figure 4**. This use is described below in the context of the overall concept.

3.2.1 Mixed Business

- The northern portion of the Plan Area provides an ideal mixed business node. The node is in a high visibility location adjacent to Highway 12, and will serve as an extension of the commercial strip that has developed adjacent to the highway within the Town of Stettler. The Highway Commercial and Industrial District's within the Town of Stettler Land Use Bylaw provide a number of uses which will complement the Plan Area. ~~Alberta Transportation has indicated that the Department supports the~~

~~use of a front service road which accesses onto 70 Street. The Department's preference is to have an intersection spacing of one (1) mile on Highway 12, therefore it is the department's preference that an alternate access to the subdivision be also off of 70 Street. The department will only consider allowing/requiring an additional highway access at the northwest corner of the Plan Area only if the 70 Street intersection fails in providing a safe access onto the highway.~~

- Factors considered in designating the lands for mixed business uses include: compatibility with the Stettler Inter-municipal Development Plan and Town of Stettler Municipal Development Plan; and the shared use of transportation infrastructure encouraging compatible development on neighboring land areas.
- All commercial and industrial development shall be required to meet the Town and County of Stettler Commercial and Industrial Design Guidelines.
- It is recognized that special recognition is given to the interface between the commercial/industrial lands and the residential lands, so that potential land use conflicts can be mitigated.

3.2.2 Residential

- The Plan Area accommodates ~~for residential development South of 48 Avenue and North of 44 Avenue. Medium to high density is proposed to align with the Town of Stettler Municipal Development Plan and Intermunicipal Development Plan. large lot "estate" style residences in the form of small holdings which are one (1) acre or less in size.~~ These residences will be located in proximity of a future stormwater management pond/park feature to be constructed within the southeastern portion of the Plan Area.
- Factors considered in designating the lands for residential uses include: compatibility with the Municipal Development Plan; and the desire of the current landowner to accommodate compatible development surrounding his existing residence and to take advantage of the existing and proposed open space infrastructure near/within the Plan Area.

3.2.3 Open Space

- The existing low lying area located within the southeastern portion of the Plan Area will accommodate one (1) large open space feature, which will serve multiple purposes including public utility (stormwater management), and municipal reserve (park development).

3.2.4 Agricultural

- The Plan Area accommodates the agriculturally zoned property being maintained within the southwestern portion of the Plan Area.

Figure 4: Proposed Land Use

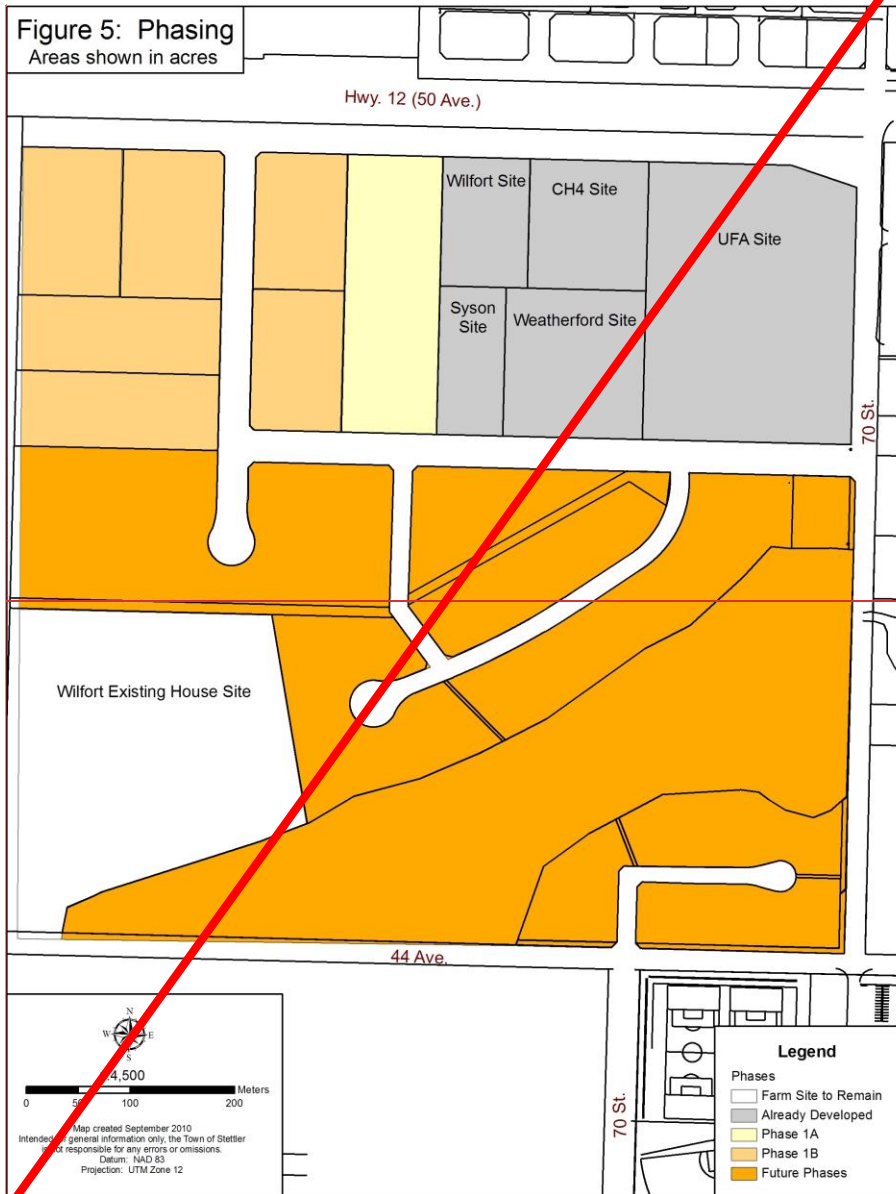


Figure 4: Proposed Land Use
Areas shown in acres



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Figure 5: Phasing
Areas shown in acres



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3.3 Transportation System

To service the West Stettler – Highway 12 South Area Structure Plan, ~~there are 2 access points from 70 street at 50 Avenue and 48 Avenue, an access point identified from 44 Avenue and a proposed highway 12 intersection at the west boundary of the plan area in conjunction with SW 1-39-20-W4. Internal road networks for the residential parcels will be identified and approved through subdivision application, however access connections are identified on 48 Avenue and 44 Avenue as shown on Figure 4. hree roads accessing 70 Street and one road accessing 44 Avenue has been proposed. In order to develop Phase 1a and Phase 1b of the Plan Area, it is proposed that the 50 Avenue South service road adjacent to Highway 12 is extended to the western portion of the Plan Area, and a new street be developed south extended to a future east-west avenue accessing 70 Street. The Phase 1a and 1b transportation concept is shown in Figure 6.~~

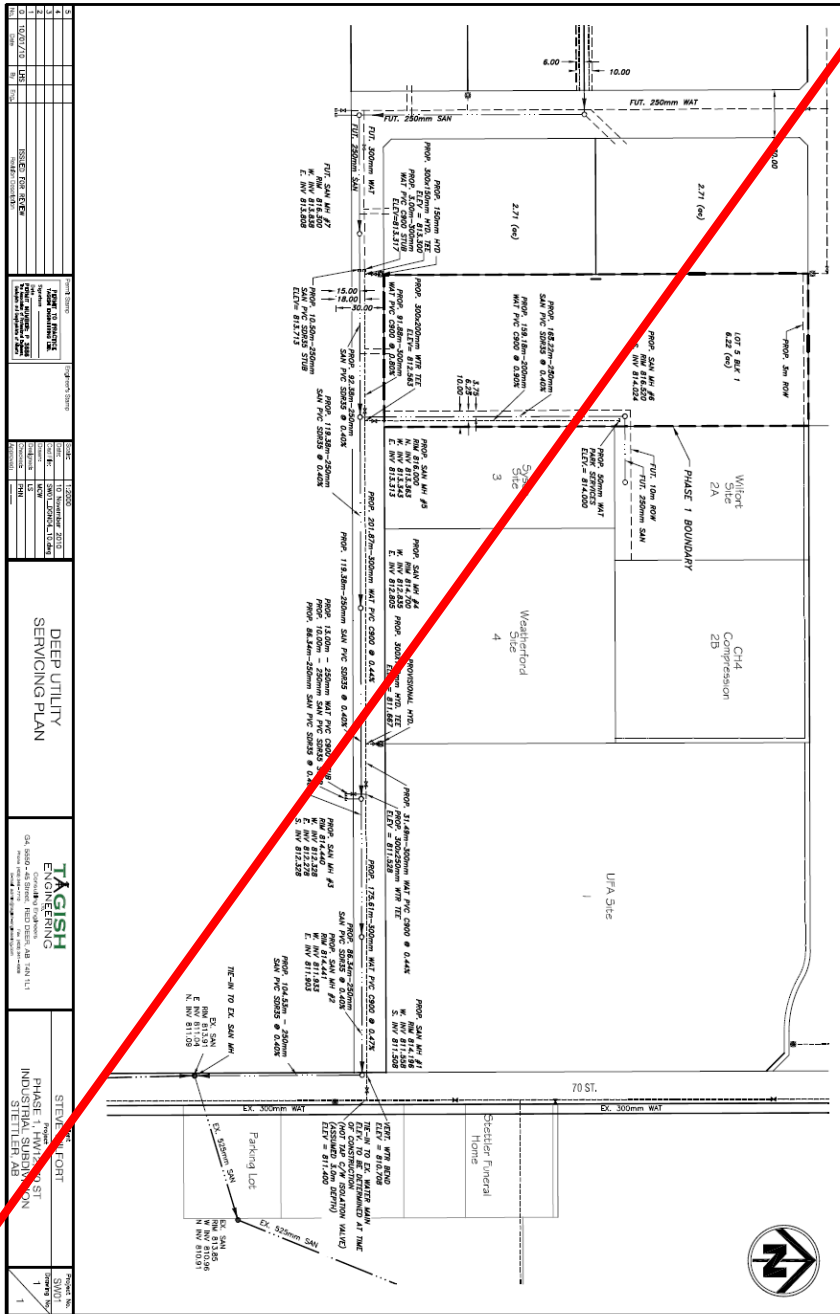
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3.4 Utility Systems

Future development in the plan area will rely on municipal water and sanitary system for service. ~~The minimum lot size proposed for the commercial and business industrial lands is 0.4 hectares (1.0 acres), while the maximum lot size proposed for the residential lands is 0.4 hectares (1.0 acres). The Phase 1a and 1b utility concept is shown in Figure 7.~~

Figure 6 – Phase 1a Utility System

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4 Area Structure Plan Policies

The policies listed below are to be applied at the time of new subdivision and development. All existing statutory plans and policies, particularly those policies contained in the Municipal Development Plan and Land Use Bylaw, also must be applied.

4.1 Land Use Policies

4.1.1 Mixed Business

1. All future commercial and industrial development within the Plan Area shall be in accordance with the requirements stipulated in the Highway Commercial or Industrial District of the Town's Land Use Bylaw, and meet the provisions of the Town and County of Stettler Commercial and Industrial Design Guidelines;
2. All developments shall front onto the forced serviced road or roads extending from the forced service road;
3. The minimum parcel size for lots will be 0.4 hectares (1.0 acres);
4. Development shall be restricted to non-polluting operations as per Alberta Environment Standards and Guidelines;
5. Municipal Reserve shall be deferred to be utilized within the southern portion of the Plan Area at the time of subdivision.

4.1.2 Residential

1. All future residential development within the Plan Area shall be in accordance with the requirements stipulated in ~~the Residential Small Holdings District of the Town's Land Use Bylaw, and Municipal Development Plan;~~
- ~~2. The maximum parcel size for lots will be 0.4 hectares (1.0 acres);~~
- ~~3. Municipal Reserve shall be provided by land at the time of subdivision.~~

4.1.3 Agricultural

1. The remnant residence on the agriculturally zoned property will be zoned as Urban Reserve within the Town's Land Use Bylaw.

4.2 Transportation Policies

- ~~4.—To service the West Stettler – Highway 12 South Area Structure Plan, there are 2 access points from 70 stree at 50 Avenue and 48 Avenue, an access point identified from 44 Avenue and a proposed highway 12 intersection at the west boundary of the plan area in conjunction with SW 1-39-20-W4. Internal road networks for the residential parcels will be identified and approved through subdivision application, however access connections are identified on 48 Avenue and 44 Avenue as shown on Figure 4. The Plan Area shall be accessed via roads accessing either 70 Street or 44 Avenue in accordance with Figure 6.~~
- ~~2.1~~ All roads shall be constructed to Town standards: roads serving commercial and industrial properties will be developed within 30 metre right-of-ways; while roads serving residential properties will be developed within a minimum 16.48 metre right-of-ways. All roads will be serviced via paved structures utilizing a rural cross section.
- ~~3.2~~ The Developer shall be responsible for the cost of constructing all new roads within the Plan Area.

4.3 Utilities Policies

1. A stormwater management facility will be constructed within the open space southeast portion parcel of the Plan Area to handle the runoff and control release rates. All subdivisions shall provide stormwater management plans which identify appropriate storm water management techniques to the satisfaction of Alberta Environmental Protection and the Town.
2. On-site storage of stormwater for each mixed business lot may be required to prevent the storm sewer system from being overloaded and excessive runoff in the streets.
3. The Plan Area will be fully serviced by sanitary sewer. This will consist of gravity mains connecting to the sanitary trunk main at 70 Street.
4. The Plan Area will be fully serviced by water. This will consist of a “looped” system via existing municipal stubs located at 70 Street.
5. Shallow utilities (electricity, natural gas, telecommunications) will consist of both underground and overground facilities.

4.4 Plan Administration and Implementation

1. Pursuant to the provisions of Section 633(1) of the Municipal Government Act, 1995, this Area Structure Plan shall be adopted by the Town of Stettler as the West Stettler – Highway 12 South Area Structure Plan. All subdivision and development within the Plan Area shall be in accordance with the provisions and policies of this plan.

2. Council may, from time to time, choose to amend this Area Structure Plan. As part of the amendment process, the required public hearing process will ensure that the continued input of the landowners and residents is considered.

|



Request For Decision

Agenda Item:

Issue:

Application for Land Use Bylaw Amendment: Bylaw 2143-21

Legal: Lot 8, Block 2, Plan 2022777 and Lot 1, Block 2, Plan 1423578

Civic: 7201-46 Avenue and 7002-44 Avenue

Applicant: Nautical Lands Group c/o Stantec

Proposed Land Use Bylaw Amendment:

1. The addition of Definition "Group Use Facility"
2. The addition of a R2B: Multi-Unit Residential District, and
3. That Lot 8, Block 2, Plan 2022777 be rezoned from UR: Urban Reserve and C2: Highway Commercial to R2B: Multi-Unit Residential District; and
4. That Lot 1, Block 2, Plan 1423578 be rezoned from UR: Urban Reserve to R2B: Multi-Unit Residential District.

Recommendation:

That Council consider the application and give 1st Reading to Land Use Bylaw Amendment 2143-21 to add the Definition "Group Use Facility", add the R2B: Multi-Unit Residential District, that Lot 8, Block 2, Plan 2022777 be rezoned from UR: Urban Reserve and C2: Highway Commercial to R2B: Multi-Unit Residential District and that Lot 1, Block 2, Plan 1423578 be rezoned from UR: Urban Reserve to R2B: Multi-Unit Residential District.

General:

The applicant is proposing to amend the Land Use Bylaw and rezone the above-mentioned parcels from UR: Urban Reserve and C2: Highway Commercial to R2B: Multi-Unit Residential District. The applicant has requested the amendment to accommodate the development of a 432 unit seniors residential development "Wellings of Stettler" that will include multi-unit row housing developed in 3 phases with phase one consisting of a Group Use Facility (clubhouse) and 154 dwelling units. Attached is the proposed concept plan and proposed subdivision and land use plan.

The applicant is currently preparing the application for subdivision, at which time the conditions for development including municipal improvements (roads, services, storm and etc.) will be addressed. The applicant will be required to enter into a Development Agreement with the Town of Stettler to ensure that all improvements are completed and approved by the Town of Stettler for final acceptance.

The Land Use Bylaw and Area Structure Plan Amendment applications have been accepted by the Town and are being processed concurrently with both applications before council for consideration of 1st Reading. Following 1st Reading a public hearing will be set for the Land Use Bylaw and Area Structure Plan Amendment on June 15, 2021. Administration respectfully recommends that Council not proceed to 3rd and final reading of the Land Use Bylaw Amendment Bylaw 2143-21 until such time that the applicant has entered into a Development Agreement with Town of Stettler as a condition of the subdivision approval.

Background:

The properties in question are UR: Urban Reserve parcels that are currently vacant hay land and the change in use to R2B: Multi-Unit Residential is consistent with the intent of the West Stettler Highway 12 South Area Structure Plan.

Legislation and Policy:

Staff has assessed this application against the provisions outlined in the Town of Stettler Land Use Bylaw, the West Stettler Highway 12 South Area Structure Plan, the Municipal Development Plan, and the Intermunicipal Development Plan





Alternatives:

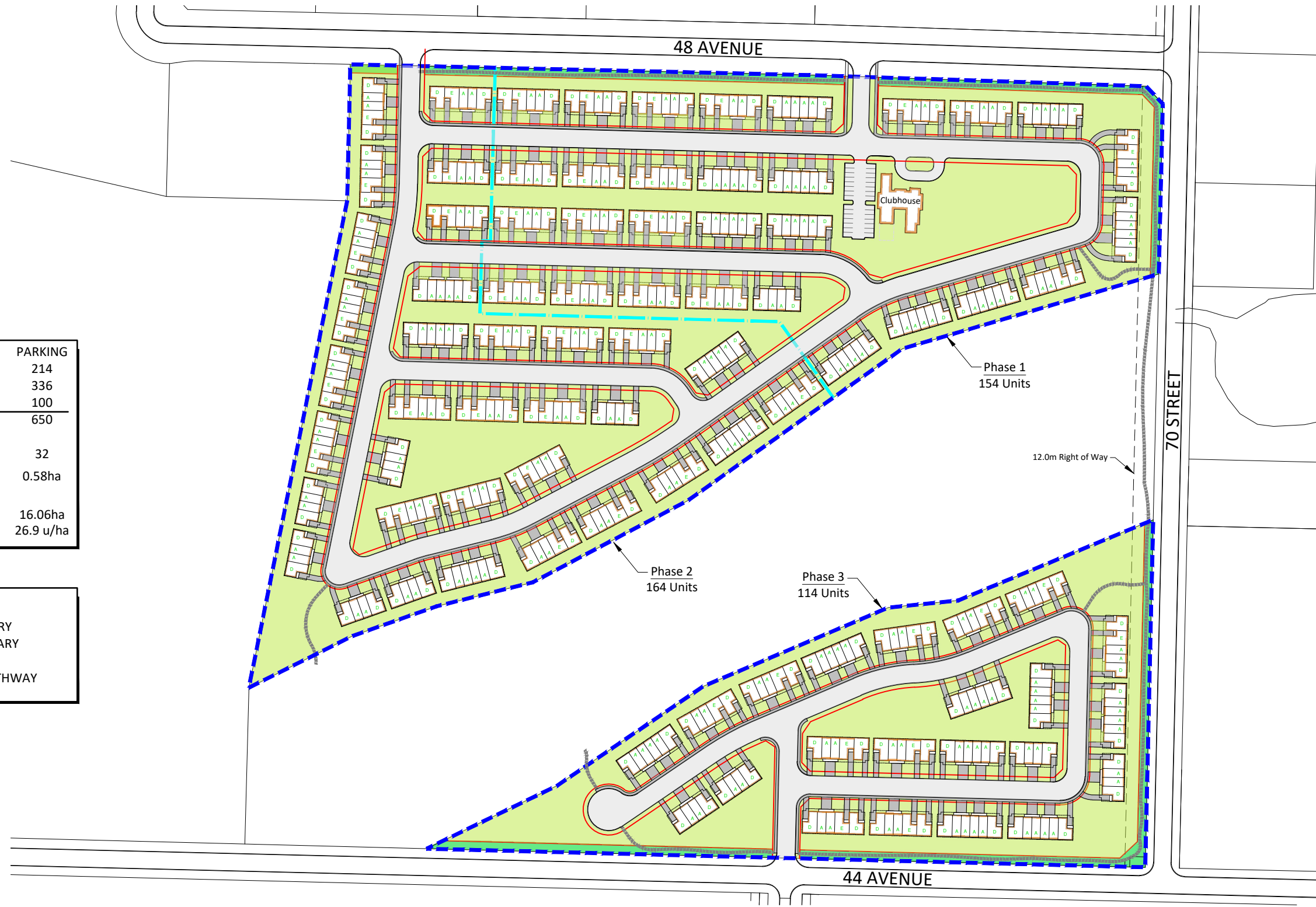
Defeat the application stating reasons.

Author:

Leann Graham, Director of Planning and Development

| UNIT TYPE | COUNT | PARKING |
|--------------------|------------|------------|
| A | 214 | 214 |
| D | 168 | 336 |
| E | 50 | 100 |
| TOTAL | 432 | 650 |
| CLUB HOUSE PARKING | | 32 |
| MUNICIPAL RESERVE | | 0.58ha |
| PLAN AREA | | 16.06ha |
| DENSITY | | 26.9 u/ha |

| LEGEND: | |
|---|-------------------|
|  | PLAN BOUNDARY |
|  | PHASE BOUNDARY |
|  | PROPERTY LINE |
|  | POTENTIAL PATHWAY |

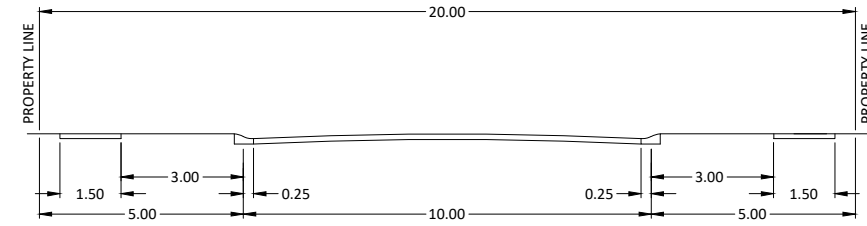
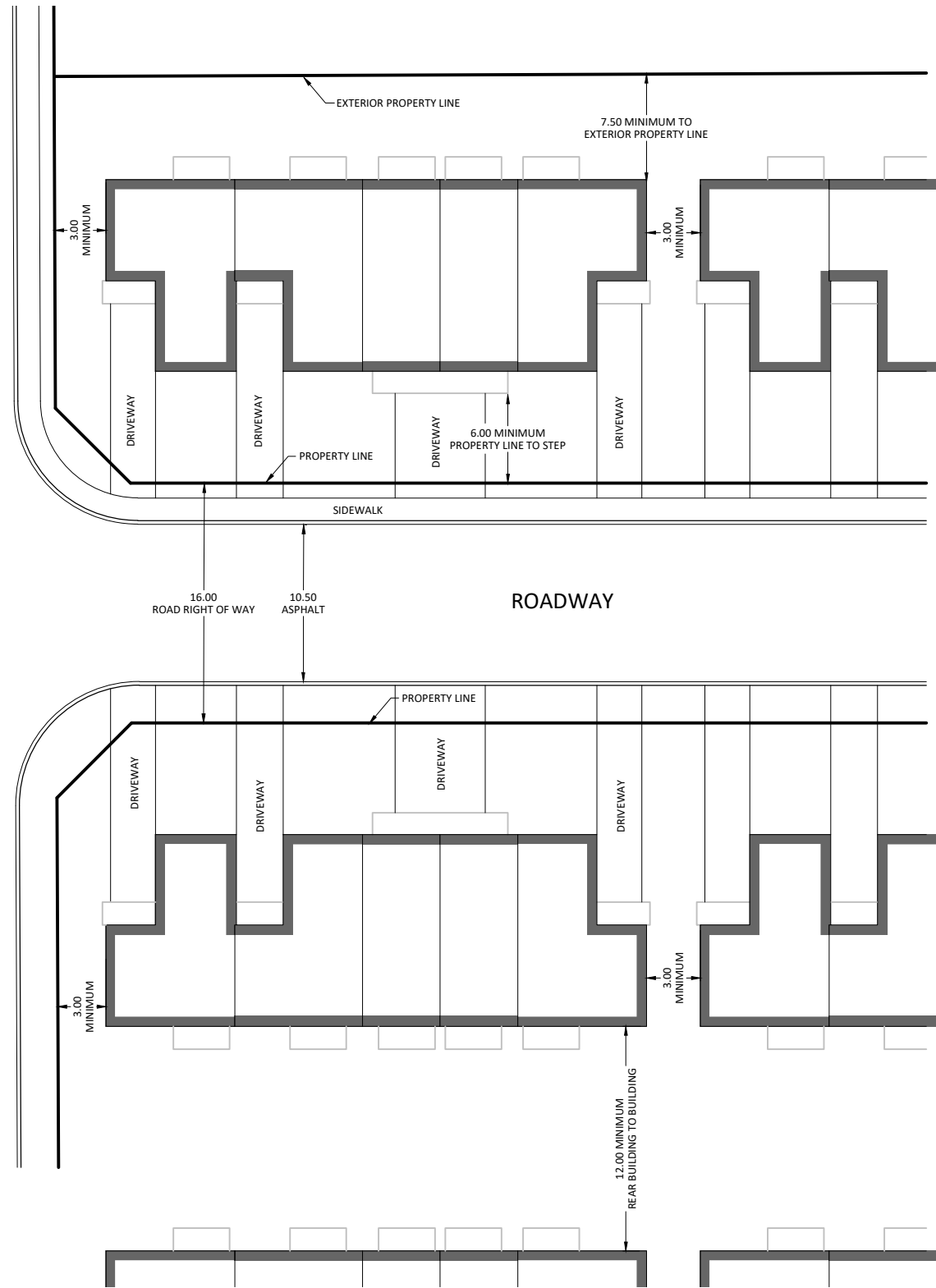


Town of Stettler
 Concept Plan
 Wellings of Stettler

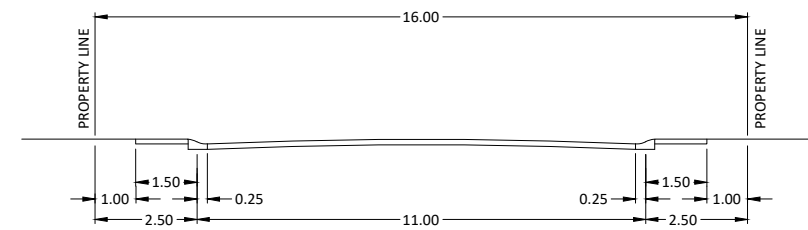
Prepared for:
 Nautical Lands
 Group

DRAWN BY: SAS
 CHECKED BY:
 SCALE: NTS
 PROJECT #: 1161109610

April, 2021



ENTRANCE ROADWAY



LOCAL ROADWAY

Town of Stettler
 Typical Building Setbacks and Roadway Sections
 Wellings of Stettler

Prepared for:
 Nautical Lands
 Group

DRAWN BY: SAS
 CHECKED BY:
 SCALE: NTS
 PROJECT #: 1161109610

April, 2021



LEGEND:

- PLAN BOUNDARY
- RESIDENTIAL
- ROAD DEDICATION
- MUNICIPAL RESERVE DEDICATION

Town of Stettler
 Subdivision & Land Use
 Wellings of Stettler

Prepared for:
 Nautical Lands Group



DRAWN BY: SAS
 CHECKED BY:
 SCALE: 1:NTS
 PROJECT #: 1161109610

April, 2021

BYLAW 2143-21

A BYLAW OF THE TOWN OF STETTLER, PROVINCE OF ALBERTA TO AMEND BYLAW NO. 2060-15 OF THE SAID TOWN.

WHEREAS pursuant to the provisions of the Municipal Government Act, Revised Statutes of Alberta, 2000, Chapter M-26 and amendments thereto.

THE MUNICIPAL COUNCIL OF THE TOWN OF STETTLER IN COUNCIL ASSEMBLED ENACTS AS FOLLOWS:

1. That PART TWO: INTERPRETATION, Section 9: Definitions shall be and is hereby amended as follows:
 - (a) The addition of Definition "Group Use Facility"
"GROUP USE FACILITY" means a public or private facility where members of a community gather for group activities, social support, public information and other purposes. Often referred to as a community centre or clubhouse.
2. That PART 10: Land Use Districts of Bylaw 2060-15 shall be and is hereby amended as follows:
 - (a) The addition of a R2B: Multi-Unit Residential District as attached in appendix A.
3. That Schedule "A" of Bylaw 2060-15 shall be and is hereby amended as follows:
 - (a) That Lot 8, Block 2, Plan 2022777 and Lot 1, Block 2, Plan 1423578 from UR: Urban Reserve to R2B: Multi-Unit Residential District as identified in appendix B.
 - (b) That Lot 8, Block 2, Plan 2022777 from UR: Urban Reserve and C2: Highway Commercial to R2B: Multi-Unit Residential District as identified in appendix B.
4. That this Bylaw shall take force and effect upon the date of final passing thereof.

READ a first time this ____ day of May A.D. 2021.

NOTICE OF ADVERTISEMENT published _____ & _____, 2021

Public Hearing held _____ at _____ P.M.

READ a second time this _____ day of _____ A.D. 2021.

READ a third time and finally passed this _____ day of _____ A.D. 2021.

Mayor

Assistant CAO

Appendix A

Section 78: R2B Multi-Unit Residential District

78.1 Purpose:

To provide an area for high density multi-unit residential housing in the form of rowhouses, with common use areas including a Group Use Facility.

78.2 Uses:

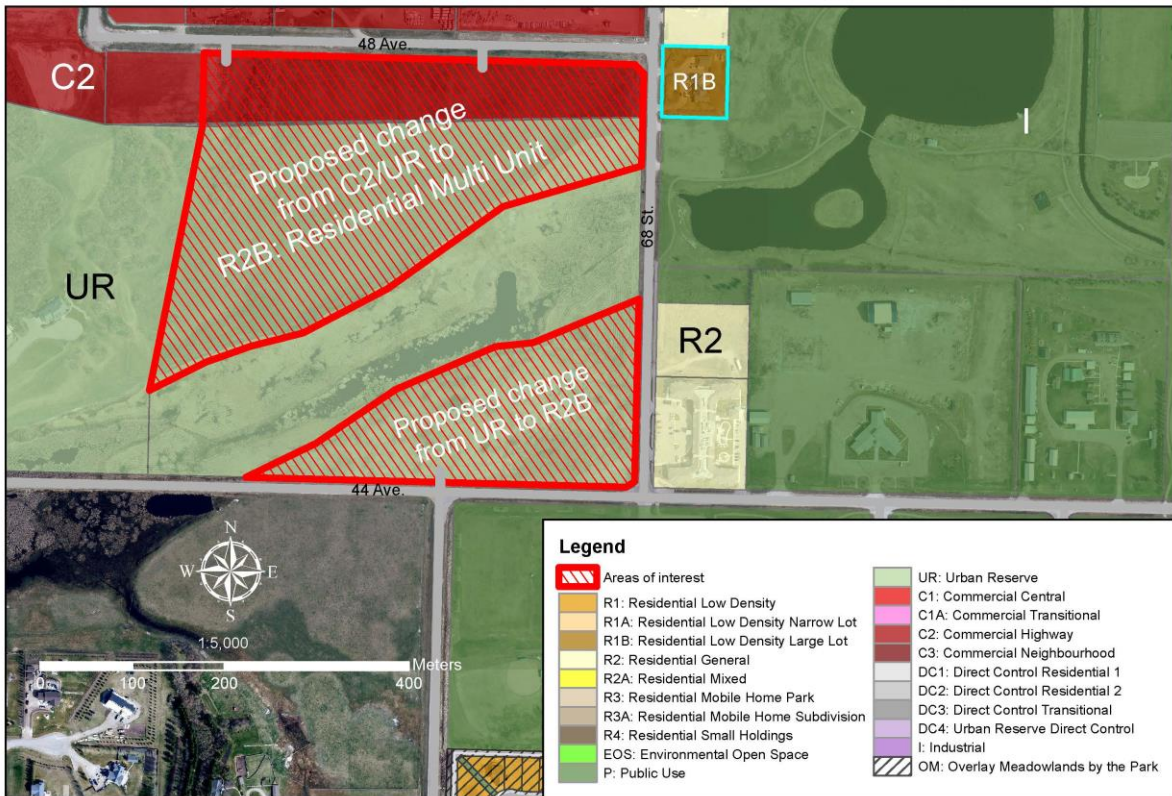
| Permitted Uses | Discretionary Uses |
|--|--|
| Dwelling – Rowhouse Group Use Facility Parking Facility Public Use Recreation Facility | Accessory Building Accessory Use Home Occupation |

78.3 Site Regulations:

In addition to the Regulations contained in Parts Seven, Eight and Nine, the following regulations shall apply to every development in this district.

| | |
|-------------------------|---|
| Site Coverage | Maximum 35% |
| Minimum Parcel Area | |
| Maximum Building Height | |
| Front Yard Setback | At the discretion of the Development Authority |
| Side Yard Setback | Dwelling - Rowhouse – 1.5 m except where it abuts a public roadway 3.0 m, or as required by the Alberta Building Code, whichever is greater. Dwelling – Rowhouse – 3.0 m building to building |
| Rear Yard Setback | Dwelling - Rowhouse - 7.5 m Dwelling – Rowhouse – 12.0 m rear of building to rear of adjacent building |
| Landscaping | Residential - 25% of Site Area. |
| Parking | A minimum of 1 off street Parking Stall shall be provided directly adjacent to said unit for one-bedroom units. A minimum of 2 off street parking stalls shall be provided directly adjacent to said unit for two-bedroom units. |
| Accessory Buildings | Section 34 of this Bylaw. |
| Additional Regulations | Storage areas shall be enclosed or screened by trees, landscape features of fences or a combination thereof to the satisfaction of the development authority. Outdoor storage of materials, products, equipment or machinery shall not be permitted in this district except in designated storage areas. |

Proposed Re-zoning



BYLAW 2144-21

A BYLAW TO AUTHORIZE THE RATES OF TAXATION TO BE LEVIED AGAINST ASSESSABLE PROPERTY WITHIN THE TOWN OF STETTLER IN THE PROVINCE OF ALBERTA FOR THE 2021 TAXATION YEAR.

WHEREAS, the Town of Stettler has prepared and adopted detailed estimates of the municipal revenues and expenditures as required, at the Council Meeting held on May 18, 2021; and

WHEREAS, the estimated municipal expenditures and transfers set out in the budget for the Town of Stettler for 2021 total \$19,495,681; and

WHEREAS, the estimated municipal revenues and transfers from all sources other than taxation is estimated at \$10,813,748 and the balance of \$8,681,933 is to be raised by general municipal taxation; and

WHEREAS, the requisitions are;

| | |
|--|------------------|
| Alberta School Foundation Fund (ASFF) | |
| Residential/Farmland | \$1,297,237.78 |
| Non-Residential | 851,409.14 |
| East Central Alberta Catholic Separate School Regional Division No. 16 (CSSRD) | |
| Residential/Farmland | 108,803.98 |
| Non-Residential | <u>58,149.98</u> |
| Total School Requisitions | \$2,315,600.88 |
| Senior Foundation | 368,112.00 |
| Designated Industrial Property (DIP) | 915.65; and |

WHEREAS, the Council of the Town of Stettler is required each year to levy on the assessed value of all property, tax (mill) rates sufficient to meet the estimated expenditures and the requisitions; and

WHEREAS, the Council is authorized to classify assessed property, and to establish different rates of taxation in respect to each class of property, subject to the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26, as amended, or repealed and replaced from time to time; and

WHEREAS, the assessed value of all property in the Town of Stettler as shown on the assessment roll is:

| | |
|----------------------------------|----------------------|
| | <u>Assessment</u> |
| Residential/Farmland | \$542,774,020 |
| Non-Residential | 235,104,930 |
| Designated Industrial Properties | 12,051,960 |
| GIPO | <u>3,123,160</u> |
| Total | <u>\$793,054,070</u> |

NOW THEREFORE, under the authority of the Municipal Government Act, the Council of the Town of Stettler, in the Province of Alberta, enacts as follows:

1. That the Chief Administrative Officer is hereby authorized to levy the following rates of taxation on the assessed value of all property as shown on the assessment roll of the Town of Stettler:

| | Tax Levy | Assessment | Tax (Mill) Rate |
|--|-----------------|-------------------|------------------------|
| General Municipal – Farmland/Residential | 3,738,953 | 542,774,020 | 6.8886 |
| General Municipal – Non-Residential | 2,253,822 | 250,280,050 | 9.0052 |
| ASFF | | | |
| Residential/Farmland | 1,296,461 | 501,999,338 | 2.5972 |
| Non-Residential | 851,351 | 231,633,233 | 3.6812 |
| CSSRD | | | |
| Residential/Farmland | 113,243 | 40,774,682 | 2.5972 |
| Non-Residential | 58,484 | 15,523,657 | 3.6812 |
| Seniors Foundation | 368,702 | 789,930,910 | 0.4668 |
| Designated Industrial Properties (DIP) | 916 | 12,051,960 | 0.0760 |

2. That this bylaw shall take effect on the date of the third and final reading.

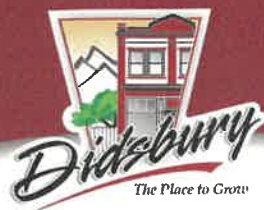
READ a first time this day of May, A.D. 2021.

READ a second time this day of May, A.D. 2021.

READ a third time and finally passed this day of May, A.D. 2021.

Mayor

Assistant Chief Administrative Officer



April 6 2021

Honourable Kaycee Madu
Minister of Justice and Solicitor General
424 Legislature Building
10800 – 97 Avenue
Edmonton, AB T5K 2B6

Dear Minister Madu,

Re: Alberta Provincial Police Service Transition Study

On behalf of Town of Didsbury Council, I am writing to advise you of our Council's ongoing support for the Royal Canadian Mounted Police (RCMP) as our province's police force of choice. As well, please know that our Council opposes the creation of an Alberta provincial service to replace the RCMP.

In listening to and reviewing the presentations from the recent AUMA/RMA Policing Summit in February of 2021, the opening presentation by you, our Minister of Justice and Solicitor General, spoke of "citizens demanding democratic, community-based policing, a renewed commitment to improving policing in the province, and the need for police to work with community partners and citizens to ensure effective community policing." Minister Madu, I am pleased to say that our community has democratic, community-based policing, our detachment meets with us regularly as part of their commitment to optimal two-way communication that invites, welcomes, and listens to our input, and our detachment also works with our municipality and our citizens as community partners. Your comment on your "Why Now" PowerPoint slide at the Summit references the "impact of George Floyd's death and public outcry," an American policing situation, "calls to defund the police," which to many means to add funds to social supports in policing situations, and "concerns of systemic racism," an issue our entire country continues to work to address and resolve. We believe there is no support shown that an Alberta police service would solve any of these issues any more effectively than the RCMP.

On your "Reforming Police - What are we doing now" slide presentation, I offer the following observations:

Improve Public Trust in Policing: We believe there is trust in our municipality and that it is not lost and/or diminishing.

Modern Governance Framework: The RCMP presentation by Deputy Commissioner was excellent; the RCMP present an impressive modern governance framework that constantly evolves with changing times, again displayed in our community.

Effective Police Complaints Process for Alberta: We all constantly work on better complaint processes, including the provincial government and our local municipal government here in Didsbury. The RCMP presentation displayed information about (and Didsbury experiences and is part of these) annual performance plans, community/detachment commander relationships, community reporting templates, and community policing advisory committees. We believe that working with the RCMP as the Alberta police force of choice is more likely to succeed than setting up yet another entity who will have to build from scratch, is costing millions to explore, and will cost hundreds of millions more to implement.

Improve relationship with Indigenous Peoples: This is an important and prioritized initiative across our country, not just in our province, and, again, the RCMP are most likely to succeed with the current initiatives they have underway in their system that display their commitment to improving relationships throughout the communities they serve.

Direct consultation with municipalities regarding the creation of an APPS has been limited. PwC's Phases, Activities, and Timelines indicate there have been envisioning workshops and interviews from October 12 through December 18, 2020. Of note our community was not invited to participate (and we have had an RCMP detachment in our town for 25+ years) and, in speaking with colleagues in our region (who have also had RCMP detachments in their towns for many years), I have heard no one indicate they participated in these workshops and interviews. If municipalities who are served by RCMP detachments are excluded from this conversation, valuable information and feedback is left unheard from affected municipalities.

The Policing Transition Study being undertaken by our province is in response to the Fair Deal Panel's (FDP) recommendation #14: Create an APS to replace RCMP. The FDP reported that 68.5% of respondents were from Calgary and Edmonton regions. Calgary and Edmonton have their own police services, which should be considered when studying the transition from the RCMP. Another FDP finding was that only 35% of respondents supported the idea of creating an APS.

Finally, in the Alberta Police Federation survey from October of 2020, it was found that "replacing the RCMP is viewed as a least helpful measure tested to improve Alberta's place in Canada." Only 8% say replacing the RCMP helps a lot, only 6% support replacing the RCMP, 81% of Albertans served by RCMP are satisfied with the service they receive, and 70% of Albertans oppose replacing the RCMP with an expensive new provincial police service.

There is so much convincing support for the RCMP in Alberta, and, with the strong and effective RCMP that serve us so well in Alberta, our Council supports the programs, initiatives, and progress of the RCMP in meeting our community's policing demands. I again reiterate our Council's support for the RCMP remaining as Alberta's police force of choice.

On behalf of Council,

Yours truly,



Rhonda Hunter
Mayor

Cc: Nathan Cooper, MLA Olds-Didsbury-Three Hills
Town of Didsbury Council

COUNTY OF ST. PAUL

5015 – 49 Avenue, St. Paul, Alberta, T0A 3A4
www.county.stpaul.ab.ca

Our Mission - To create desirable rural experiences



May 6, 2021

Honorable Kaycee Madu
Minister of Justice and Solicitor General
424 Legislature Building
10800-97 Avenue
Edmonton, Alberta
T5K 2B6

RE: County of St. Paul Support for the RCMP

Dear Minister Madu,

The County of St. Paul Council wishes to join the Municipality of Crowsnest Pass, the Town of Morinville, the County of Paintearth No. 18 and the City of Magrath, in expressing our disappointment with the Government of Alberta's unwillingness to accept the results of its own review process and that it seems to be continuing on the path of replacing the RCMP with an Alberta Provincial Police Service (APPS).

Our local RCMP detachment's current level of service and degree of responsiveness, in addition to their community involvement meets our County resident's needs quite suitably. Furthermore, the collaborative nature that our local RCMP encompasses with our County Council by regularly meeting to review performance plans and projects, gives them a positive recognizable presence within our County.

The bureaucratic provisional expenditure that would be required to complete such a change to a Provincial Police is concerning, as the transition costs are inadequately explained, the County worries that operating costs will inevitably rise, resulting in increased costs borne by Municipalities. These additional costs will require additional taxation onto our County residents for us to be able to repay the Province for the Police funding model.

There has been no conclusive proof that an APPS would result in better outcomes, particularly with the expected increase in costs. With our current challenging economic

times, our Council would like to see your government take time to listen to municipal stakeholders as well as the respondents of the Fair Deal Panel's consultations, cancel the transition study, and increase the efforts to work with the RCMP in achieving better outcomes through the Police Act review.

Sincerely,



Steve Upham
Reeve

CC: The Honorable Jason Kenny, Premier
The Honorable Ric McIver, Minister of Municipal Affairs
Rachel Notley, Leader of the Opposition
David Hanson, MLA, Bonnyville – Cold Lake – St. Paul
Glenn van Dijken, MLA, Athabasca – Barrhead – Westlock
AUMA Members
RMA Members

May 5, 2021

VIA EMAIL: ministryofjustice@gov.ab.ca

Office of the Minister
Justice and Solicitor General
424 Legislature Building
10800 - 97 Avenue
Edmonton, AB T5K 2B6

Attention: Honourable Kaycee Madu

Dear Honourable Madu:

Re: Letter in support of the RCMP

Please accept this letter as Edson Town Council's support for the Royal Canadian Mounted Police (RCMP) and in opposition of the Provincial Government's recent proposal of an Alberta Police Force.

While the Province suggests that the switch from the RCMP to an Alberta Provincial Police Service (APPS) will not cost municipalities more financially, we do not believe this is realistic. Who will bare the cost of this service? Currently, Edson RCMP operate out of a Federally owned building. Should there be a switch to an APPS, who would assume the cost of a new detachment? Not to mention all of the other infrastructure that would be required to build an APPS. It does not seem feasible that these costs would not end up being borne by the municipality and their residents and that these would not exceed the current costs of providing RCMP services, given the significant investments that would be required and the loss of Federal Funding.

Currently, the RCMP is our largest budgetary item, and this cost only keeps growing as the Provincial Government takes away sources of revenue and downloading additional costs to us. The Province has recently decreased the percentage of revenue from fines that municipalities receive. This money was used by the Town to directly offset the cost of policing. Further, just this year we received a bill from the Provincial Government for the provincial portion of Biology Casework Analysis Agreements expenses. A cost that was not the responsibility of a municipality in the past and was given to us with little to no notice. These cuts and downloads increase costs

to our Town by ~\$350,000-\$400,000; equating to a 3.5%-4% tax increase for our residents. Given this, what protections would be in place to ensure municipalities are not continuously charged more under an APPS model? It seems more realistic that it would only be a matter of time before more costs were downloaded to municipalities for operation of the APPS.

We have worked hard as a municipality to build a strong working relationship with our local RCMP Detachment. They are our partners and an integral part of our community. We are happy with the level of service our RCMP provide and their participation within our community.

We strongly encourage the Provincial Government to use the funds dedicated to researching an APPS, towards building stronger relationships with the RCMP and the Federal government to achieve desired outcomes. The Province repeatedly encourages municipalities to work with each other and come up with new and collaborative ways to provide programs and services to our residents in a cost-effective manner. We implore your Government to do the same and work with your Federal counterparts to achieve the Province's goals related to the RCMP and Policing and to emulate the principles in which they ask of municipal governments within the Province.

Yours truly,

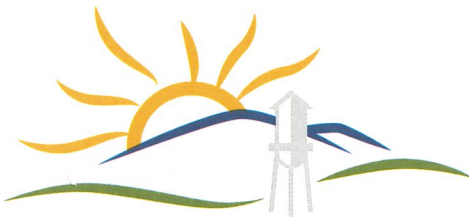
TOWN OF EDSON

Per:



Mayor Kevin Zahara
/krp

cc: The Honourable Jason Kenney, Premier
The Honourable Ric McIver, Minister of Municipal Affairs
Mr. Martin Long, MLA West Yellowhead
Mr. Gerald Soroka, MP Yellowhead
Mr. Curtis Zablocki, Commanding Officer for Alberta, RCMP
AUMA Members
RMA Members



Claresholm

Where **Community** Takes Root

May 11, 2021

Honourable Kaycee Madu
Minister of Justice and Solicitor General
424 Legislature Building
10800 - 97 Avenue
Edmonton, AB T5K 2B6

RE: PROPOSED PROVINCIAL POLICE SERVICE

At the last regular meeting of Claresholm Town Council held Monday, May 10, 2021, Council discussed the province's proposed plan to replace the RCMP in Alberta with a provincial police force. The Town of Claresholm has received communication from many other municipalities in Alberta through the Alberta Urban Municipalities Association (AUMA) that are deeply concerned about this proposal, and Council recently met with the National Police Federation who are advocating to keep the RCMP in Alberta.

Municipalities in Alberta continue to be faced with having to provide services and support for our residents while funding streams have been significantly cut. This means that our residents are directly affected financially by choices being made at the provincial level. The Alberta Government has instituted a new police funding model that includes communities under 5,000 such as ours to be charged on an increasing scale for policing that we have never been burdened with directly before. With this being the case, should the municipalities not be in a stronger position to have an impact on decisions that are being made?

The current Alberta Government seems to be very focused on moving towards a greater autonomy away from the federal government and other provinces. Having control over a provincial police force must be very appealing for a government that wants to exert its independence, however the Town of Claresholm is asking your government to reconsider this undertaking and focus on other, more pressing matters instead.

The Town of Claresholm appreciates our local RCMP Detachment and has a good relationship with the members. We feel very comfortable with the service that they provide to our residents. If your government truly cares about Alberta residents, this proposal should not proceed and more focus should be placed on working with the existing police force.

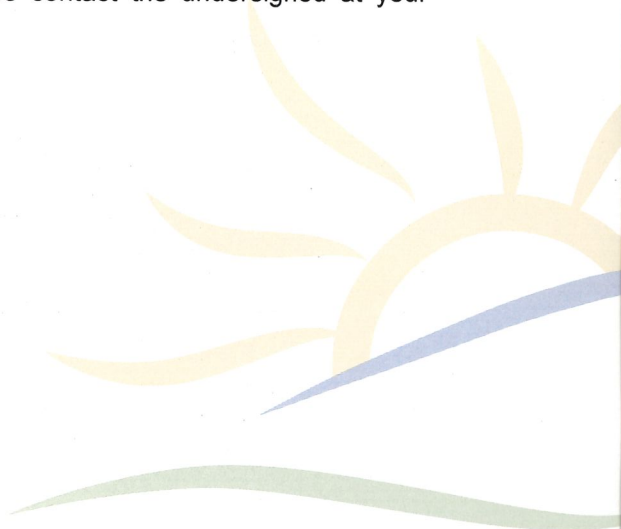
If you have any questions or concerns regarding this issue, please contact the undersigned at your convenience.

Yours truly,

Doug MacPherson
Mayor
Town of Claresholm

DM/kk

Cc: The Honourable Jason Kenney, Premier
Mr. Roger Reid, MLA for Livingstone-Macleod
Mr. John Barlow, MP for Foothills
K-Division, Royal Canadian Mounted Police
Alberta Urban Municipalities Association (AUMA) Member Municipalities





May 11, 2021

Honourable Kaycee Madu
Minister Justice and Solicitor General
424 Legislature Building
10800-97 Avenue
Edmonton, Alberta T5K 2B6

RE: Alberta Provincial Police Service

Dear Minister Madu,

Please be advised that Raymond Town Council is opposed to the creation of a provincial police service to replace the RCMP. After reviewing the Fair Deal Panel's *Report to Government* (as well as the many letters currently circulating from municipal elected officials opposing a provincial police force) Raymond Town Council is voicing its opposition to the proposed provincial police force. There are a couple particularly concerning items identified in the Fair Deal Panel's report, namely:

- the Fair Deal Panel's recommendation to proceed with developing a proposal for a provincial police force, despite only 35% of Albertans believing the police force would contribute to the desired outcome of helping Alberta improve its position in the federation.
- Provincial and municipal governments possibly absorbing \$112 million policing costs currently covered by the federal government (which would be in addition to the increasing policing costs incurred by municipalities under the Police Funding Model).

In these times of increasing public participation and consultation, struggling economies and tighter budgetary realities, we feel the above concerns should have been enough to convince the provincial government not to proceed with researching this issue.

Furthermore, and perhaps most importantly, we have an excellent relationship with our local RCMP force and feel no need to replace them with a provincial force. The RCMP in Raymond have always been responsive to our Council's requests and have consistently delivered professional, quality public safety services in our community.

Sincerely,

Jim Depew
Mayor

Cc: The Honourable Jason Kenney, Premier
Grant Hunter, MLA for Taber-Warner
AUMA Membership



Annual Report 2020

Parkland Regional Library System

Expanding opportunities for discovery, growth, and imagination for all Central Albertans

The Parkland Library Board thanks our member municipalities and the Government of Alberta for continued funding. With your help we supported our 49 public libraries throughout the pandemic.

2020 was a challenging year for everyone; face masks and hand sanitizer became daily routines and libraries were mandated closed to the public along with many other services. Libraries responded and continue to adapt service to meet evolving community needs. Perimeter Wi-Fi access, curbside pickup, virtual programming, take-away craft kits, and increased digital content are some ways our libraries met the changing needs brought about by the COVID-19 pandemic.

We Responded, We Innovated, We Adapted

Parkland stayed open to support our member libraries. We:



- Maintained all core services
- Increased eLibrary investment
- Increased communication
- Distributed masks for the GOA through libraries
- Installed 100+ computers
- Transitioned 37 libraries to SuperNet 2.0
- Increased digital collections by 20%
- Shared virtual resources for staff and patrons

2020 Impacts & Outcomes

- 25% increase in database use
- 47% increase in digital circulation
- 400% increase in remote support sessions
- Continued van deliveries to circulate library material
- 18 virtual meetings with libraries
- 59 updates delivered to stakeholders
- Website traffic increased by 7%



We delivered **59 email newsletters** to member municipalities and libraries between March and December.

"The Parkland Updates were a lifeline!" -PRLS library manager

We created a **COVID-19 Info** page on our website with current resources to support our members and the broader Alberta community. See it [here](#)

We reached out on **social media**, sharing online resources and supports for children, families, seniors, and workers. Followers increased by 25% and we averaged a **47% increase** in engagement.

Strong Libraries, Strong Communities

Parkland Annual Report 2020



1st place winner

To keep people engaged with their libraries following physical closures, Parkland's Advocacy Committee held a **library card design contest** in July. We received over **100 submissions** from all ages across the whole region. The Advocacy Committee chose three winning designs through online, anonymized voting. These new cards were distributed to member libraries at the end of September.



3rd place winner



We cooperated with Yellowhead Regional Library, Peace Library System, and The

Alberta Library, to host our first **joint virtual conference**, *Stronger Together*, on October 1 & 2. A tremendous success, we encouraged and educated **1,155 international registrants**.



You can stay up-to-date by visiting our website, www.prl.ab.ca, or follow us on **Facebook**, **Twitter**, and **Instagram**

Parkland headquarters completed construction and moved into a **new building**, on time, within budget, and without service disruption, during a pandemic! Still located in the City of Lacombe, this is the first time Parkland has moved to a new site in in our 60-year history.

Contact Us:

Parkland Regional Library System

4565 46th Street
Lacombe, AB T4L 0K2
403-782-3850

Board Chair Debra Smith
Vice Chair Janine Stannard

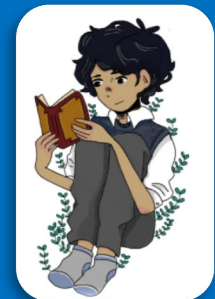
Executive Committee

Debra Smith (Chair)
Janine Stannard (Vice Chair)
Kevin Ferguson
Bruce Gartside
Philip Massier
Ray Olfert
Jas Payne
Leonard Phillips
Heather Ryan
Cindy Trautman

Advocacy Committee

Gord Lawlor (Chair)
Norma Penney (Vice Chair)
Jeanny Fisher
Barb Gilliat
Cora Knutson
Stephen Levy
Bill Rock
Debra Smith (ex officio)
Janine Stannard
Shannon Wilcox

Director - Ron Sheppard (ext. 230)
Manager of Library Services
Colleen Schalm (ext. 221)
Manager of Finance & Operations
Donna Williams (ext. 141)
Manager of Technology Infrastructure
Tim Spark (ext. 212)
IT Helpdesk – (ext. 600)



2nd place winner

Complete Board and Municipality list [here](#).



Parkland Regional Library System is a municipal co-operative that supports 49 public libraries across central Alberta, serving over 220,000 residents in 64 municipalities

*Statistics based on 2020 Annual Report to PLSB Municipal Affairs