



## VILLAGE OF WARNER

BOX 88, WARNER, ALBERTA, T0K 2L0  
PHONE 642-3877 FAX 642-2011

AGENDA FOR THE REGULAR AND CLOSED MEETING OF THE COUNCIL OF THE VILLAGE OF WARNER, IN THE PROVINCE OF ALBERTA, TO BE HELD IN THE COUNCIL CHAMBERS AT THE WARNER MUNICIPAL OFFICE, WEDNESDAY – APRIL 15, 2026 AT 5:30 P.M.

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1. CALL TO ORDER
2. AGENDA
  - A) Items added or deleted
  - B) Adoption of the Agenda
3. MINUTES
  - A) Approval of Minutes
4. DELEGATIONS
  - A) MWG Chartered Professional Accountants
5. ITEMS ARISING FROM THE MINUTES
  - A) Urban Beekeeping Research
  - B) Dangerous and Unsightly Definition
  - C) 2026 Operating Budget
6. FINANCIAL REPORT
  - A) Financial Report (quarterly)
7. ADMINISTRATIVE REPORTS
  - A) Municipal Enforcement Report
  - B) Chief Administrative Officer Report
  - C) Solar Report (quarterly)
8. COUNCIL COMMITTEE REPORTS
9. CORRESPONDENCE
  - A) Correspondence
10. BYLAW/AGREEMENT/POLICY REVIEW
  - A) 657-26 Borrowing Bylaw – Long Term Loan (Water Line)
  - B) 656-26 Borrowing Bylaw – Line of Credit
  - C) 658-26 2026 Tax Rate Bylaw
  - D) Joint Use Planning Agreement
11. NEW BUSINESS
  - A) Natural Lawn
  - B) Municipal Accountability Program Report
  - C) Property Tax Penalty Waiver Request
  - D) Village of Warner Library Appointments

E) Public Auction – Set Reserve Bid and Auction Date

12. CLOSED SESSION

A) ATIA Section 20: Disclosure harmful to personal privacy (CAO Evaluation)

13. NEXT REGULAR COUNCIL MEETING DATE

Wednesday – May 20, 2026, at 5:30 p.m.

14. ADJOURNMENT



## Request for Decision Adoption of Minutes

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### RECOMMENDATION

That the minutes for the March 18, 2026 regular council meeting be accepted as presented.

### LEGISLATIVE AUTHORITY

Municipal Government Act, Section 208(1)(a)  
Bylaw 648-25 Procedural Bylaw

### BACKGROUND

As per the MGA and the Village's Procedural Bylaw, minutes are to be recorded and given to council for adoption at a subsequent council meeting.

### RISKS/CONSEQUENCES

1. By not approving the previous meetings minutes, Council would then not approve the decisions they made, as recorded and no motion would be actioned by administration.
2. The minutes of the Council meetings can be adopted as amended; Council would need to be specific in an amendment to the recording of the previous meetings minutes.

### FINANCIAL CONSIDERATIONS

None

### ATTACHMENTS

1. Prior to Adoption: March 18, 2026 regular council meeting minutes

## Prior to Adoption

Minutes of the Village of Warner Regular and Closed Council meeting held on Wednesday, March 18, 2026, at 5:30 p.m. in the Warner Municipal Office, at 210 – 3<sup>rd</sup> Avenue, Warner, Alberta.

### Present – Elected Officials

Mayor Tyler Lindsay, Councillor Ian Glendinning, Deputy Mayor Derek Baron, Councillor Stephen Fewer, and Councillor Dan Court

### Absent – Elected Officials

### Present – Administration

Kelly Lloyd, Chief Administrative Officer  
Kim Owen, Finance Clerk

## 1. CALL TO ORDER

Mayor Lindsay called the meeting to order at 5:30 p.m.

## 2. AGENDA

A) Items added or deleted

B) Adoption of the Agenda

Addition: 11D) Land Negotiation

Moved by Councillor Fewer, “that the March 18, 2026, regular council meeting agenda be accepted as amended.”

Motion Carried 2026-56

## 3. MINUTES

A) Approval of Minutes

Moved by Deputy Mayor Baron, “that the minutes for the February 18, 2026, regular council meeting be accepted as presented.”

Motion Carried 2026-57

## 4. DELEGATIONS

A) Brian Bergsma, Principal, Warner School

Mr. Brian Bergsma, Principal, Warner School was in attendance and spoke to the report in the agenda package.

Moved by Councillor Fewer, "that Council accept the report from Principal Bergsma as information."

Motion Carried 2026-58

B) Warner Community Agricultural Project

Ms. Kyleen McKenzie, Chair of the Warner Community Agricultural Project was in attendance and spoke to the proposed policy that includes criteria for community grant applications.

Moved by Councillor Court, "that Council accept the Warner Community Agricultural Project report as information."

Motion Carried 2026-59

5. ITEMS ARISING FROM THE MINUTES

6. FINANCIAL REPORT

A) Financial Report (quarterly)

Moved by Deputy Mayor Baron, "that Council accept the verbal financial report on account balances, as information."

Motion Carried 2026-60

7. ADMINISTRATIVE REPORTS

A) Municipal Enforcement Report

Moved by Councillor Court, "that the Municipal Enforcement report for the period ending February 28, 2026, be accepted as information."

Motion Carried 2026-61

B) Chief Administrative Officer Report

CAO Lloyd provided a verbal report in addition to the CAO report as contained in the agenda package.

Moved by Deputy Mayor Baron Derek, "that the Chief Administrative Officer report for the period ending February 28, 2026, be accepted as information."

Motion Carried 2026-62

C) Solar Report (quarterly)

None

8. COUNCIL COMMITTEE REPORTS

Councillor Court spoke to the Quad meeting, Heritage Handi-Bus Society, Ridge Country Housing, and the Revitalization Committee.

Councillor Glendinning attended a Warner Library meeting and an Oldman River Regional Services Commission meeting.

Mayor Lindsay spoke to the Ridge Water Services Commission meeting.

Councillor Fewer attended a Ridge Regional Public Safety Services Commission meeting,

Deputy Mayor Baron spoke to the Chief Mountain Regional Solid Waste Services Commission meeting, and the Mayors and Reeves meeting.

Moved by Councillor Fewer, "that the Council committee reports for the period ending March 18, 2026, be accepted as information."

Motion Carried 2026-63

9. CORRESPONDENCE

A) Correspondence

Moved by Councillor Court, "that the correspondence for the period ending March 18, 2026, be accepted as information."

Motion Carried 2026-64

10. BYLAW/AGREEMENT/POLICY REVIEW

A) 655-26 Land Use Amendment Bylaw – Rezone and Set Public Hearing

Moved by Deputy Mayor Baron, "that first reading be given to the Land Use Bylaw Amendment 655-26."

Motion Carried 2026-65

Moved by Councillor Court, "that a public hearing be set for Bylaw 655-26 for May 20, 2026, at 5:30 p.m. in Council Chambers."

Motion Carried 2026-66

B) 654-26 Road Closure Bylaw – First reading and set Public Hearing

Moved by Deputy Mayor Baron, "that Council give first reading to the Road Closure Bylaw 654-26."

Motion Carried 2026-67

Moved by Mayor Lindsay, "that a public hearing be set for Bylaw 654-26 for May 20, 2026, at 5:30 p.m. in Council Chambers."

Motion Carried 2026-68

C) 651-26 Repealing Bylaw

Moved by Councillor Fewer, "that first reading be given to Bylaw 651-26, being a Repealing Bylaw."

Motion Carried 2026-69

Moved by Deputy Mayor Baron, "that second reading be given to Bylaw 651-26, being a Repealing Bylaw."

Motion Carried 2026-70

Moved by Mayor Lindsay, "that unanimous consent be given to Bylaw 651-26, being a Repealing Bylaw, for consideration of third reading."

Motion Carried 2026-71

Moved by Councillor Fewer, "that the third and final reading be given to Bylaw 651-26, being a Repealing Bylaw."

Motion Carried 2026-72

D) Policy 104 Warner Community Agriculture Project Grant

Moved by Councillor Glendinning, "that Council approve Council Policy 104: Warner Community Agriculture Project Grant as amended."

Motion Carried 2026-73

*Mayor Lindsay recessed the meeting at 7:06 p.m.*

*Mayor Lindsay reconvened the meeting at 7:20 p.m.*

11. NEW BUSINESS

A) 2026 Operating Budget

Moved by Deputy Mayor Baron, "that Council set a budget meeting for April 1 at 4:30 p.m. at the village office."

Motion Carried 2026-74

B) Appointment to Regional Assessment Review Board

Moved by Councillor Fewer, "that Council appoint Mr. Jon Hood to the Regional Assessment Review Board as the public at large representative for the Village of Warner."

Motion Carried 2026-75

C) Fire Appointments

Moved by Deputy Mayor Baron, "that Council appoint Robert Lien as Fire Chief, and Kim Owen as Deputy Fire Chief for the Warner Volunteer Fire Department."

Motion Carried 2026-76

D) Land Negotiation

Moved by Mayor Lindsay, "that Council directs administration to enter into negotiations with the land owner at Block 23, Lots 1 and 2, Plan 2565U,"

Motion Carried 2026-77

12. CLOSED SESSION

A) ATIA Section 20: Disclosure harmful to personal privacy

Moved by Deputy Mayor Baron, "that the Closed Session be tabled to the April 2026 Council meeting."

Motion Carried 2026-78

13. NEXT REGULAR COUNCIL MEETING DATE

Wednesday – April 15, 2026, at 5:30 p.m.

14. ADJOURNMENT

Moved by Councillor Court, "that the regular council meeting for March 18, 2026, adjourn at 8:25 p.m."

Motion Carried 2026-79

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Tyler Lindsay  
Mayor

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Kelly Lloyd  
Chief Administrative Officer

These minutes were approved on the XX day of XXXX 2026.



## Request for Decision MWG Chartered Accountants

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### RECOMMENDATION

That the 2025 Financial Statements be approved as presented.

### LEGISLATIVE AUTHORITY

### BACKGROUND

MWG Chartered Professional Accountants performed a financial audit on the Village of Warner for the 2025 year. Representatives will be in attendance to review the audit findings with Council.

### RISKS/CONSEQUENCES

1. Council may provide further direction on any item contained in the report. Council shall be specific in the direction it provides.

### FINANCIAL CONSIDERATIONS

None

### ATTACHMENTS

1. To be provided at the meeting



## Request for Decision Urban Bee Research

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### RECOMMENDATION

That Council direct Administration to:

### LEGISLATIVE AUTHORITY

Municipal Government Act

Bee Act

### BACKGROUND

At the February 2026, the following motion was made:

Moved by Deputy Mayor Baron, "that Council direct administration to research which Alberta communities allow urban beekeeping, prepare a report and bring back to a future Council meeting."

Motion Carried 2026-47

Under the provincial bee act, it speaks to an allowance of an apiculture inspection on properties and the required processes including bee removal, record inspections, examination of bees and equipment. Under the provincial bee regulation, beekeepers must register with province annually.

Under both provincial pieces, it is silent as to the allowable number of hives a property can have.

Through the research, administration has determined themes of similarity throughout the various municipal bylaws (25) in Alberta. They are as follows:

- Premises ID #
- Proof of Alberta Registration by June 30 annually
- Swarming and Disease plans
- Setbacks from property lines
- Must be 18 years of age
- Direction of hive opening
- Liability Insurance
- 2-4 hives depending on property size and zoning
- Proof of class/course and mentorship
- Bee hive measurements

### RISKS/CONSEQUENCES

1. Council may provide further direction on any item contained in the report. Council shall be specific in the direction it provides.

### FINANCIAL CONSIDERATIONS

None

### ATTACHMENTS

1. Urban Bee Research Report

Municipality	Pop.	# of Hives Allowed	Where on Property Allowed	Neighbour Notification Required?	Premise ID # proof Required?	Denotes size of hive allowed	Proof of Provincial Registration	18 years and older	Site Plan	Training Proof	Disease and Swarm Control Plan	Max # of Supers	Mentor Proof	Liability Ins	Nucleus	Animal Waste Disposal Plan
Bonnyville	6675	2 res / 2-4 non-res	3M from all property lines at rear of property / pointed away from adjacent properties	yes	must obtain	yes	yes - certificate	y	y	yes - course certification	yes	4	yes	1M proof	silent	silent
Cold Lake	16302	1	restricted to rear of property 3M - 25M directed away	written confirmation of notification	yes	yes	yes	yes	yes	yes	yes	6 (4 for beehive/2 for nuc)	yes	2M proof	1	silent
Devon	6545	2 res / 2-4 non-res	restricted to rear of property / 3M	notifications sent to neighbours radius of 50 M	yes	yes	yes	yes	yes	yes	yes	silent	silent	recommended	silent	silent
Donalda	226	2	pointed away / 3M from property lines	written support of adjoining neighbours		yes	yes	silent	yes	yes	yes	silent	silent	silent	silent	yes
Fort Macleod	3297	2 R / 4 Ag or Country Res	restricted to rear of property - directed away / 3M away	must submit written support of adjacent neighbours	must obtain	yes	must register	silent	silent	yes	silent	silent	silent	may consider	silent	silent
Gibbons	3218	1	rear of property / 3M setback / 2M from public gathering places / directed away from adjacent properties	proof that neighbours have been notified	silent	yes	yes	silent	yes	yes	yes	4	silent	2M proof	1 per site	silent
High Prairie	2607	1	rear of property 3M - 25M / directed away	300 feet radius notification to neighbours		yes	yes	yes	yes	yes	yes	4	yes	silent	1	silent
Lacombe	14733	2	rear of property / directed away / 3M	silent	yes	yes	yes	yes	yes	yes	yes	silent	yes	silent	silent	silent
Nanton	2500	2	rear yards / directed away / 3M	neighbours and submit written support or evidence of asking	yes	yes	yes	silent	yes	yes	yes	silent	silent	should obtain	silent	yes
Raymond	4199	2	rear of property/away 20 ft	letter of consent showing 51%	silent	yes	silent	yes	yes	yes	silent	3rd emergency hive can have 2 supers	silent	silent	silent	silent
Rocky Mountain House	7885	2 residential / 4 non-res	restricted to rear of property / away 3M	written permission from neighbours	yes	yes	yes	yes	yes	yes	yes	3rd emergency hive can have 2 supers	silent	silent	silent	silent
St. Albert	72316	2 residential / 4 non-res	restricted to rear of property / directed away 3M	written permission from all adjoining neighbours	y	yes	yes - show proof	yes	yes	yes	yes	silent	silent	silent	silent	silent





# Request for Decision Dangerous and Unsightly Property Definition

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## RECOMMENDATION

That Council direct administration to revise the definition of dangerous in the Dangerous and Unsightly Bylaw as follows:

## LEGISLATIVE AUTHORITY

## BACKGROUND

At the January 2026 Council meeting, the following motion was carried:

“Moved by Councillor Fewer, “that Council direct Administration to clarify the definition of dangerous and unsightly property.” Motion Carried 2026-13

Administration has prepared a report outlining varying definitions of dangerous from other municipalities for Council’s deliberation and determination.

## RISKS/CONSEQUENCES

1. Council may provide further direction on any item contained in the report. Council shall be specific in the direction it provides.

## FINANCIAL CONSIDERATIONS

None

## ATTACHMENTS

1. Dangerous and Unsightly Definition Research



Definition

"Dangerous and Unsightly Property" means property as described in section 3 of this Bylaw.

3. DANGEROUS AND UNSIGHTLY PROPERTY

3.1 Unsightly Property is Property that, in the opinion of the Designated Officer, is detrimental to the surrounding area because of its unsightly condition.

3.2 Some factors which may be considered by a Designated Officer in determining whether property is Unsightly Property include the following:

3.2.1 the presence of uncut grass or weeds longer than 20 cm (with the exception of Transitional Agriculture Land Use Districts);

3.2.2 the presence of trees, shrubs or other vegetation in such a manner that they interfere with the use of or obstruct visibility of street signage, sidewalks, roadway clearance, municipal works or public utilities;

3.2.3 the presence of wrecked or dismantled vehicles, including vehicles that are inoperable and unregistered, unless they are enclosed in a structure or in a back yard out of public view. A maximum of 2 inoperable and/or unregistered vehicles may be on the Property;

3.2.4 the storage or accumulation of waste, litter, refuse (including but not limited to building materials, tires, boxes, scrap material), equipment, dilapidated furniture or appliances, machinery, parts or other similar materials or items;

3.2.5 specific or general lack of repair or maintenance including but not limited to:

3.2.5.1 significant deterioration of Improvements or portions of Improvements;

3.2.5.2 broken or missing windows, siding, shingles, shutters, eaves or other building materials; or,

3.2.5.3 significant fading, chipping or peeling of painted areas of improvements;

3.3 any property, improvement, structure, excavation or hole, which is Dangerous to public safety or that constitutes a fire hazard because of its Dangerous condition;

3.4 the location, zoning, use and visibility of property."

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Milk River

3.1 "Nuisance" for the purpose of this Bylaw means any use of or activity upon any property which is offensive to any person, or has or may have a detrimental impact upon any person or other property in the neighborhood, and without limiting the generality of the foregoing, includes the following:

- 3.1.1 the failure to cut grass or weeds, including responsibility for the land at the front of the property to the gutter of the Street/Avenue and to where the lane for driving begins in the alley;
- 3.1.2 the failure to destroy restricted weeds, control noxious weeds, or prevent the spread or scattering of nuisance weeds, as per the Provincial Weed Act.
- 3.1.3 the owner of properties in the Town of Milk River, shall trim all trees, shrubs, bushes or hedges so that:
  - 3.1.3.1 they are clear of all sidewalks and alleyway lanes, and do not overhang from such property to interfere with pedestrian or vehicular traffic lawfully using such street, sidewalk or walkway;
  - 3.1.3.2 they do not interfere with or endanger visibility to street signage or sidewalks, roadway clearance beneath them of a distance of three (3) meters from the top of the sidewalks, roadway or alleyway to the lowest most branch;
  - 3.1.3.3 along the frontage of properties and on corner lots with intersections, the bushes, shrubs, or hedges must be trimmed to a maximum height of one (1) metre.
- 3.1.4 the generation of excessive dust and permitting such dust to escape from the property;
- 3.1.5 the use of any pesticide or herbicide which has significant detrimental or environmental effects on surrounding areas;
- 3.1.6 the failure to control or eliminate insect pests harmful to the growth and development of trees and shrubs or any vegetable or plant life;
- 3.1.7 the owners of properties in the Town of Milk River, shall ensure that:
  - 3.1.7.1 the neat and orderly storage of unregistered and un-operational vehicles be limited to no more than two (2) vehicles on any one property;
  - 3.1.7.2 the neat and orderly storage or accumulation of, or failure to dispose of, discarded or dilapidated furniture or household appliances, scrap metals, scrap lumber, tires, and motor vehicle parts;
- 3.1.8 the posting or exhibiting of posters, signs, billboards, placards, writings or pictures upon any fence or wall on any property, where the same are accumulated and become in a dilapidated and unsightly condition.
- 3.1.9 building structures as described in Section IV of this Bylaw;
- 3.1.10 Litter as described in Section V of this Bylaw;
- 3.1.11 noise as described in Section VII of this Bylaw;
- 3.2 No person being the owner, agent of the owner, lessee or occupier of any property within the Town shall permit such property, or the activities upon such property, to be or to remain a nuisance.

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Unsightly Means any property which, because of deposits of rubbish, litter, garbage, noxious weeds, or lack of general maintenance to a Structure or Property, impacts the Property values of the Property or other properties in the area.

Any property, or part of, which is characterized by visual evidence of a lack of general maintenance and upkeep by the excessive accumulation of:

- a. Uncut grass, dust, or excessive weeds;

- b. Garbage, animal material, general waste, biological waste, building materials, toxic waste, wood waste, yard material, petroleum products, hazardous materials, disassembled equipment or machinery, broken household chattels or goods;
- c. The whole or any part of any vehicle or vehicles which are not registered with the Motor Vehicles Registry for the current year, and which are inoperative by reason of disrepair, removed parts or missing equipment;
- d. Equipment or machinery which has been rendered inoperative by reason of disassembly, age or mechanical condition, including household appliances; or
- e. Any other form of scrap, litter, trash, or waste of any kind

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Hines Creek

Unightly Property: property described in Section 3 of this Bylaw.

3. Unightly Property means a parcel of land, a structure on the parcel, or any part of the parcel or structure, which exhibits one or more of the following characteristics:

- 4 the accumulation of building material on a parcel of land unless:
  - i) the owner or occupier of the parcel is in possession of a valid building permit in respect of the accumulation; or
  - ii) the accumulation is stored in a closed building or structure such that the accumulation is not visible from another parcel or highway.
- 5 the storage or accumulation on a parcel of land, other than a parcel districted for such uses under the applicable Land Use Bylaw of the Village, of all or part of a vehicle, as defined in the *Motor Vehicle Administration Act* which is not:
  - 5.1 validly registered and licensed in accordance with the *Motor Vehicle Administration Act*; or
  - 5.2 capable of movement under its own power unless stored in a closed building or structure such that the vehicle, or any portion of a vehicle, is not visible from another parcel or a highway;
- 6 the accumulation on a parcel of land of discarded materials or rubbish of any kind, whether or not for commercial purposes or as part of a trade or calling, including but not limited to dead animals, paper products, crockery, glass, metal, plastics, plastic containers, wire, ropes, machinery, tires, appliances; and any other scrap or salvage;
- 7 the accumulation or deposit on a parcel of land of discarded or fallen building materials, including the surface, covering, or coating of a building or structure, or the building or structure itself or part of it which is missing a portion of its surface, covering, or coating materials;
- 8 the use of any parcel of land for the storage, repair, cleaning, maintenance, collection or servicing of mechanical equipment including bulldozers, graders, backhoes, or other similar heavy construction equipment, other than a parcel districted for such uses under the applicable Land Use Bylaw of the Village;
- 9 the lack of general maintenance and upkeep of any structure on a parcel of land as evidenced by:
  - 9.1 deterioration of the external surfaces of the structure including fading, chipping or peeling of painted areas, or

- 9.2 broken or missing windows, siding, shingles, shutters, eaves, or other building components;
- 10 the presence of graffiti, whether in the form of pictures or words, on real property or on the surface of a structure located on real property;
- 11 the presence of uncut grass or weeds exceeding 10 cm in height;
- 12 the accumulation of garbage not contained in a covered receptacle on a parcel of land.
- 13 No person shall place, deposit or throw upon any town property any materials or rubbish of any kind which make the property unsightly.

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### Holden

"Unsightly Premises" shall mean any structure or property located within the Village that in the opinion of the Inspector, Peace Officer or Chief Administrative Officer, is unsightly to such an extent as to detrimentally affect the amenities, use, value or enjoyment of the surrounding lands in reasonable proximity to the unsightly premises, or is otherwise detrimental to the surrounding area or in an unsightly condition as defined in the *Municipal Government Act*.

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### Standard

Dangerous Property which in the current condition has the potential to cause immediate harm or injury.

Unsightly means any Premises or part thereof that clearly shows signs of neglect, or which otherwise exhibits a significant lack of general maintenance, cleanup, or upkeep, and includes:

- i) Any land upon which there is an excessive, unusual, or unreasonable accumulation of: animal material, yard material, building material, garbage, human excrement, sewage, hazardous materials, piles of soil, clay or rubble, petroleum products, metal, plastics, fabrics, used containers, paper products, or any other form of scrap, litter, trash, junk, or waste of any kind;
  - ii) parts of disassembles vehicles (including tires/wheels), appliances, machinery, equipment, or power tools;
  - iii) surplus, disused, damaged or stored household or commercial chattels;
  - iv) surplus, disused, damaged or stored vehicles, trailers, motorcycles, bicycles and recreational vehicles, including any such items that are inoperative by reason of disrepair, removed or missing parts, age, damage, or which are otherwise not in a legally roadworthy or functioning condition;
  - v) Any building, structure, or other improvement that exhibits significant physical deterioration, including buildings and structures that suffer from: broken (or missing) windows, siding, shingles, shutters, eaves, roofing or finishing materials;
  - vi) clearly visible exterior or structural deterioration, damage or decay, including significant fading, chipping or peeling of painted surfaces; roofing or finishing materials.
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## Nampa

"Nuisance" shall mean any disturbance that conflicts with the peace and quiet of the neighborhood and is the subject of a complaint.

"Nuisance" in respect of land, means land or any portion thereof, that shows signs of serious disregard for general maintenance and upkeep, whether or not it is detrimental to the surrounding area and;

- excessive accumulation of material including but not limited to building materials, appliances, household goods, boxes, tires, vehicle/machinery parts garbage or refuse, whether of any apparent value or not.
- any loose litter, garbage or refuse whether located in a storage area, collection area or elsewhere on the land.
- damaged, dismantled or derelict vehicles or motor vehicles, whether insured or registered or not.
- smelly or messy compost heaps.
- unkempt grass or weeds in excess of 20 centimeters in length

"Unightly or Untidy" shall mean property that is in the opinion of the Chief Administrative Officer or his/her designate considered to be unsightly or untidy.

"Unightly Premises" means any property or part of it which is characterized by visual evidence of a lack of general maintenance and upkeep by the excessive accumulation on the premises of;

- a) any rubbish, refuse, garbage, papers, packages, containers, bottles, cans, manure, human excrement or sewage or the whole or a part of an animal carcass, dirt, soil, gravel, rocks, sod, petroleum products, hazardous materials, disassembled equipment or machinery, broken household dishes and utensils, boxes, cartons and discarded fabrics.
- b) the whole or part of any motor vehicle or vehicles which has no current license plate attached to it and in respect of which, no registration certificate has been issued for the current year, and which is inoperative by reason of removed parts, or equipment.
- c) equipment or machinery which has been rendered inoperative by reason of its disassembly, age or mechanical condition and includes any household appliances.
- d) animal material, yard material, ashes, building material and garbage as defined in this Bylaw.
- e) All Owners/Occupants of property shall control noxious or restricted weeds on their property as required by Provincial Legislation.
- f) All Owners/Occupants of property shall maintain their property in a manner such that all nuisance weeds and grass are maintained in a manner consistent with the intent of this Bylaw.
- g) All Owners/Occupants of property shall maintain the boulevards adjacent to the property they own or occupy in a manner consistent with the intent of this Bylaw by:
  - a) removing any accumulation of fallen leaves or other debris and

- b) no parking of motor vehicles; recreational vehicles; equipment or machinery on boulevard.
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## Rosemary

### Nuisance and Unsightly Properties

A “nuisance” or “unsightly” property for the purpose of this Bylaw includes any use, activity, or general lack of maintenance and repair which is offensive to any person, or may have a negative effect on the quality of life, use, or enjoyment of a person of their own property, or have a negative effect on property values in the area. Generally, a nuisance or unsightly property is characterized by a general lack of care, maintenance, or upkeep of a property.

Without limiting the definition of an unsightly or nuisance property in Section 10(1), the following are examples of behaviors, conditions, and/or situations which are considered “unsightly” or “nuisance” properties:

- a) Allowing the storage and/or accumulation of:
- any material which creates or emanates unpleasant odours;
  - any material likely to attract pests, insects, or wild animals;
  - animal remains, parts of animal remains, or animal feces;
  - open or exposed industrial fluids, including engine oils, lubricants, antifreeze;
  - building materials, whether new or used, except during the construction of an approved development where a development permit has been granted by the Village, or where a development permit is not required and the materials are placed in an orderly manner on the premises;
  - loose or bagged garbage and refuse;
  - bottles, cans, boxes, or packing materials;
  - household furniture or other household goods;
  - automobile parts;
  - parts of disassembled machinery, equipment, or appliances;
  - yard waste, including grass, tree and hedge cuttings, but excluding the contents of a composting pile;
  - household appliances, including fridges and freezers, unless the appliance is in good working order, always locked, and screened from view so that the appliance is not visible to a person viewing from outside the property;
  - all or part of inoperable, immobile, unregistered, and/or unlicensed automobiles, except as part of a permitted salvage yard, auto dealership or other business where unregistered or unlicensed vehicles is an integral part of a legally operating business; or
  - stagnant water remaining on the property and becoming a breeding location for mosquitos or other pests;
- b) Allowing grass, trees, shrubs, or other living plants to grow uncontrolled, unmaintained, and/or excessively;
- c) Allowing trees or shrubs to grow in a manner which interferes with utilities, road signs, or the safe movement of vehicle and pedestrian traffic;
- d) Failing to destroy noxious weeds, as defined in the Weed Control Act;

- e) Failing to destroy, eradicate or control blight or disease on living plants, trees, shrubs or other vegetation;
  - f) Failing to maintain a principal or accessory building, structure, or fence to a point where it deteriorates, becomes a safety hazard, or otherwise becomes unsightly to other people; or
  - g) Failing to secure a hole, excavation, ditch, or other depression so that it does not present a safety hazard to other people.
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### Rockyford

"Dangerous" means any situation that in the opinion of an Enforcement Officer, Administrator, or Village of Rockyford Fire/ Disaster/ Safety Officer, poses or may pose, a direct threat to the personal health or well being of any person or Property within the Village of Rockyford.

"Nuisance" means any condition or use of Property which in the opinion of the Administrator, or Enforcement Officer constitutes an unreasonable interference with the use of other Property or quality of life of residents of the Village of Rockyford.

"Unsightly Premises" means any Property, whether land, buildings, improvements to land or buildings, personal property, or any other combination of the above, located on land within the Village of Rockyford, in the opinion of Council, is Unsightly, to such extent as to detrimentally affect the repose, amenities, use, value, or enjoyment of the surrounding lands in reasonable proximity to the Unsightly Premises, or is otherwise detrimental to the surrounding area or in an Unsightly condition as defined by the Municipal Government Act.

- a) material on property may include but not limited to, derelict equipment, building materials, foliage, ashes, dangerous conditions or refuse.
- b) notwithstanding, each Property or location will be deemed to be Unsightly by the Council based on each individual situation and therefore no set pre-existing conditions must be met for a Property to be designated as Unsightly or Nuisance by the committee.

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### Raymond

Dangerous and Unsightly Property means property as described in section 3 of this Bylaw.

3. (1) Dangerous and Unsightly Property is property that, in the opinion of a Designated Officer, is detrimental to the surrounding area because of its unsightly or dangerous condition.
- (2) Some factors that may be considered by a Designated Officer in determining whether property is dangerous and or unsightly include but are not limited to the following:
  - (a) the presence of uncut grass or weeds longer than 20cm, or longer than 76cm for properties with a current Animal Permit;
  - (b) the presence of trees, shrubs or other vegetation in such a

manner that they interfere with the use of or obstruct visibility of street signage, sidewalks, roadway clearance, municipal works or public utilities;

- (c) the presence of a derelict or unregistered vehicle, unless enclosed in a building or in a back yard. A maximum of two derelict and/or unregistered vehicles may be in a back yard;
- (d) the storage or accumulation of garbage, litter, refuse (including but not limited to building materials, tires, boxes, scrap material), equipment, dilapidated furniture or appliances, machinery, machinery parts or other similar materials or items;
- (e) specific or general lack of repair or maintenance including but not limited to:
  - (i) significant deterioration of improvements or portions of improvements;
  - (ii) broken or missing windows, siding, shingles, shutters, eaves or other building materials; or
  - (iii) significant fading, chipping or peeling of painted areas of improvements,
- (f) the location, zoning, use and visibility of property;
- (g) any property, improvement, structure, excavation or hole, which is dangerous to public safety or that constitutes a fire hazard because of its dangerous condition;
- (h) Property not in keeping with the surrounding properties within a one block radius, of the same Land Use District under the Towns Land Use Bylaw;



# Request for Decision 2026 Draft Operating Budget

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## RECOMMENDATION

That the 2026 operating budget be approved in the amount of \$1,479,736.00.

## LEGISLATIVE AUTHORITY

Section 242 (1) of the Municipal Government Act states each council must adopt an operating budget for each calendar year.

## BACKGROUND

The first draft of the 2026 Operating Budget is ready for presentation to Council for discussion and prioritization.

## RISKS/CONSEQUENCES

1. Council may provide further direction on any item contained in the report. Council shall be specific in the direction it provides.

## FINANCIAL CONSIDERATIONS

None

## ATTACHMENTS

1. 2026 Draft Operating Budget

	2023	2024	2025	YTD	2026	%	
	ACTUAL	ACTUAL	ACTUAL	March 31 2026	BUDGET	Collected / Used	Explanation
<b>Tax Requirement Summary</b>							
0 General Government Services	(605,623.99)	(628,323.59)	-	(2,735.53)	(677,431)		
11 Council	32,185.86	14,843.99	-	(8,555.38)	34,075		
12 Finance / Administration	246,227.54	251,071.81	-	84,757.17	306,374		
23 Fire Services	35,345.07	67,896.98	-	13,930.20	53,923		
26 Municipal Enforcement	35,152.68	26,045.50	-	3,115.25	34,361		
32 Roads	211,844.17	224,942.92	-	45,045.01	187,172		
33 Airport	21,587.83	4,052.48	-	(1,056.85)	9,188		
41 Water	24,854.63	7,502.45	-	(28,324.99)	3,703		
42 Wastewater	37,358.03	(32,344.49)	-	2,647.50	100		
43 Solid Waste	(5,992.60)	(513.67)	-	(109.78)	(0)		
61 Planning & Development	6,727.03	(19,900.01)	-	(3,527.58)	(33,500)		
72 Recreation Administration	(7,930.11)	(1,844.52)	-	551.01	18,140		
74 Civic Centre	110,241.18	131,232.58	-	36,847.74	63,895		
<b>Operating (Surplus) Deficit</b>	<b>141,977.32</b>	<b>44,662.43</b>	<b>-</b>	<b>142,583.77</b>	<b>(0)</b>		
0 General Government Services	(682,895.76)	(730,301.13)	-	(12,290.89)	(823,896)		
11 Council	(1,000.00)	(14,746.38)	-	(18,684.90)	(42,000)		
12 Finance	(53,519.17)	(67,515.52)	-	(10,388.61)	(54,800)		
23 Fire Services	(40,249.02)	(14,832.50)	-	(5,000.00)	(20,000)		
26 Municipal Enforcement	(304.00)	(5,656.00)	-	(545.00)	(1,200)		
32 Roads	(3,430.25)	(2,841.75)	-	(1,211.80)	(15,290)		
33 Airport	(3,600.00)	(3,100.00)	-	(4,800.00)	(12,300)		
41 Water	(214,063.01)	(227,194.25)	-	(50,298.01)	(212,950)		
42 Wastewater	(27,493.00)	(27,980.00)	-	(6,922.50)	(27,900)		
43 Solid Waste	(54,006.50)	(53,562.70)	-	(16,187.87)	(70,100)		
61 Planning & Development	(980.96)	(35,114.20)	-	(8,700.96)	(57,000)		
72 Recreation Administration	(51,642.00)	(53,472.00)	-	-	(19,800)		
74 Civic Centre	(63,473.98)	(51,465.87)	-	(38,528.90)	(122,500)		
<b>Total Revenues</b>	<b>(1,196,657.65)</b>	<b>(1,287,782.30)</b>	<b>-</b>	<b>(173,559.44)</b>	<b>(1,479,736)</b>		
0 General Government Services	77,271.77	101,977.54	-	9,555.36	146,465		
11 Council	33,185.86	29,590.37	-	10,129.52	76,075		
12 Finance	299,746.71	318,587.33	-	95,145.78	361,174		
23 Fire Services	75,594.09	82,729.48	-	18,930.20	73,923		
26 Municipal Enforcement	35,456.68	31,701.50	-	3,660.25	35,561		
32 Roads	215,274.42	227,784.67	-	46,256.81	202,462		
33 Airport	25,187.83	7,152.48	-	3,743.15	21,488		
41 Water	238,917.64	234,696.70	-	21,973.02	216,653		
42 Wastewater	64,851.03	(4,364.49)	-	9,570.00	28,000		
43 Solid Waste	48,013.90	53,049.03	-	16,078.09	70,100		
61 Planning & Development	7,707.99	15,214.19	-	5,173.38	23,500		
72 Recreation Administration	43,711.89	51,627.48	-	551.01	37,940		
74 Civic Centre	173,715.16	182,698.45	-	75,376.64	186,395		
<b>Total Expenditures</b>	<b>1,338,634.97</b>	<b>1,332,444.73</b>	<b>-</b>	<b>316,143.21</b>	<b>1,479,736</b>		





		2023	2024	2025	YTD	2026	%	Budget
		ACTUAL	ACTUAL	ACTUAL	March 31 2026	BUDGET	Collected / Used	Explanation
<b>FINANCE / ADMINISTRATION REVENUE</b>								
1-12-00-00-00-250	GRANT SUPPORT SHARE	(1,250.00)	-	-	-	-	0%	
1-12-00-00-00-410	TAX CERTIFICATES	(1,050.00)	(1,655.00)	-	(120.00)	(1,000)	12%	
1-12-00-00-00-541	UTILINET REVENUE	-	-	-	(633.11)	(350)	181%	
1-12-00-00-00-550	INTEREST	(29,483.14)	(26,733.73)	-	(425.17)	(15,000)	3%	
1-12-00-00-00-551	NSF FEES	(225.00)	-	-	(45.00)	-	0%	
1-12-00-00-00-560	RENT	(2,450.00)	(7,850.00)	-	(1,850.00)	(7,450)	25%	
1-12-00-00-00-575	OTHER	(605.36)	(2,726.62)	-	(100.75)	-	0%	
1-12-00-00-00-591	FRANCHISE FEES	(17,360.67)	(27,206.17)	-	(7,214.58)	(26,000)	28%	
1-12-00-00-00-777	DONATIONS	(1,095.00)	(1,344.00)	-	-	-	0%	
	TRANSFER FROM RESERVES	-	-	-	-	(5,000)	0%	painting admin building \$5000
	TOTAL REVENUE	(53,519.17)	(67,515.52)	-	(10,388.61)	(54,800)		
<b>FINANCE / ADMINISTRATION EXPENSES</b>								
2-12-00-00-00-110	SALARY - GEN GOVT	130,139.80	151,698.40	-	48,082.85	209,000	23%	wages/source/benefits/RSP/WCB
2-12-00-00-00-153	TRAVEL & SUBSISTENCE	-	3,902.35	-	701.19	6,300	11%	
2-12-00-00-00-154	TRAINING	234.00	-	-	-	360	0%	
2-12-00-00-00-215	FREIGHT, POSTAGE & PHOTOCOPIES	6,342.93	2,944.59	-	404.26	5,000	8%	
2-12-00-00-00-216	TELEPHONE/FAX	7,066.40	5,471.58	-	1,245.45	4,400	28%	
2-12-00-00-00-220	MEMBERSHIPS	511.06	2,688.90	-	650.00	650	100%	
2-12-00-00-00-230	PROFESSIONAL FEES	12,681.31	13,360.00	-	-	12,500	0%	
2-12-00-00-00-233	ASSESSOR	10,400.00	10,640.00	-	2,775.00	11,174	25%	38/per parcel in 2026 up \$1
2-12-00-00-00-239	IT NETWORK SYSTEMS/WEBSITE	5,384.83	21,548.40	-	6,438.73	20,000	32%	
2-12-00-00-00-250	CONTRACTED SERVICES	40,286.36	27,603.21	-	4,950.11	26,400	19%	Raymond - 20000/shredding - 500/work alone 3900 / strat planning 2000
2-12-00-00-00-252	REPAIRS AND MAINTENANCE - BUILDING	2,705.43	2,705.28	-	86.65	7,000	1%	
2-12-00-00-00-253	REPAIRS AND MAINTENANCE - EQUIPMENT	1,747.50	-	-	590.00	2,500	24%	ABSA required/fire extinguisher
2-12-00-00-00-272	LIBRARY/CARLS REQUISITION	4,394.48	4,386.72	-	2,944.42	4,360	68%	chinook 7.76 per capital 1412.32 x 2 / library receives COLA everyyear - \$ upon rec
2-12-00-00-00-273	FCSS REQUISITION	4,932.00	2,912.00	-	3,028.48	3,030	100%	2% per capita increase
2-12-00-00-00-274	INSURANCE	10,979.67	12,633.00	-	16,889.00	16,889	100%	
2-12-00-00-00-276	HERITAGE HANDI-BUS	-	2,020.00	-	2,020.00	2,020	100%	
2-12-00-00-00-350	LEASES	5,038.20	2,893.80	-	846.60	3,200	26%	
2-12-00-00-00-510	GENERAL SUPPLIES AND GOODS	12,811.88	2,345.24	-	1,170.98	3,200	37%	
2-12-00-00-00-515	BANK SERVICE CHARGES	922.12	2,018.52	-	166.76	660	25%	\$55/month
2-12-00-00-00-516	PENALTIES INCURRED	38.76	35.00	-	-	-	0%	
2-12-00-00-00-523	OFFICE EQUIPMENT & FURNISHINGS	-	3,014.53	-	-	1,000	0%	
2-12-00-00-00-540	NATURAL GAS	3,722.24	5,246.82	-	917.63	3,600	25%	
2-12-00-00-00-541	ELECTRICITY	2,550.64	3,029.68	-	624.34	4,050	15%	
2-12-00-00-00-700	AMORTIZATION	24,450.51	25,103.11	-	-	-	0%	
2-12-00-00-00-701	ACCRETION	3,965.92	4,124.56	-	-	-	0%	
2-12-00-00-00-780	BAD DEBT AR/TAXES	5,687.01	2,567.14	-	-	-	0%	
2-74-00-00-00-109	LIBRARY	2,753.66	3,694.50	-	613.33	4,000	15%	moved from civic centre budget
	TRANSFER TO RESERVE	-	-	-	-	9,881	0%	1% of 2025 gross operating costs (minus utilities and requestions)
								plus 1% of total amortization
	TOTAL EXPENSES	299,746.71	318,587.33	-	95,145.78	361,174		
	<b>NET</b>	<b>246,227.54</b>	<b>251,071.81</b>	<b>-</b>	<b>84,757.17</b>	<b>306,374</b>		

2026 Operating Budget - Village of Warner

		2023	2024	2025	YTD	2026	%	Budget
		ACTUAL	ACTUAL	ACTUAL	March 31 2026	BUDGET	Collected / Used	Explanation
<b>FIRE REVENUE</b>								
1-23-00-00-00-410	FIRE DEPARTMENT REVENUE	(34,969.51)	(6,402.50)		(5,000.00)	(20,000)	25%	10,000 MVC / \$10,000 County
1-23-00-00-00-830	DONATION	(5,279.51)	(1,430.00)		-	-	0%	
1-23-00-00-00-840	PROVINCIAL GRANT	-	(7,000.00)		-	-	0%	
	TOTAL REVENUE	(40,249.02)	(14,832.50)	-	(5,000.00)	(20,000)		
<b>FIRE EXPENSES</b>								
2-23-00-00-00-154	TRAINING	-	11,193.37		614.28	7,500	8%	live fire / medical 1st response
2-23-00-00-00-200	EMERGENCY MANAGEMENT	225.00	500.00		-	500	0%	
2-23-00-00-00-215	POSTAGE	-	43.49		-	200	0%	
2-23-00-00-00-216	TELEPHONE AND INTERNET	1,597.94	2,796.80		280.64	1,000	28%	
2-23-00-00-00-217	I AM RESPONDING APP	-	1,995.16		-	2,000	0%	
2-23-00-00-00-220	MEMBERSHIPS	-	696.94		-	700	0%	
2-23-00-00-00-252	REPAIRS & MAINT. BUILDING	3,083.89	519.74		-	5,000	0%	
2-23-00-00-00-255	REPAIRS & MAINT. VEHICLES	9,320.77	5,436.16		4,167.36	7,000	60%	
2-23-00-00-00-274	INSURANCE	4,480.26	6,170.00		8,169.00	8,169	100%	
2-23-00-00-00-410	GRANT / MVC SHARE	-	-		-	2,000	0%	20% MVC revenue to fire society
2-23-00-00-00-510	DISPATCHING	1,525.20	1,569.84		1,792.00	1,792	100%	
2-23-00-00-00-511	GENERAL SUPPLIES	7,553.09	10,067.14		730.73	10,000	7%	
2-23-00-00-00-519	SMALL EQUIPMENT PURCHASE	11,571.39	9,050.23		827.99	10,000	8%	
2-23-00-00-00-520	REPAIRS & MAINT. EQUIPMENT	201.56	2,943.56		265.39	5,000	5%	
2-23-00-00-00-521	FUEL	6,765.66	5,739.64		53.25	5,000	1%	
2-23-00-00-00-540	NATURAL GAS	3,686.76	2,733.93		707.39	2,400	29%	
2-23-00-00-00-541	ELECTRICITY	1,913.70	1,858.94		1,263.89	2,100	60%	
2-23-00-00-00-700	AMORTIZATION	23,228.94	18,976.94		-	-	0%	
2-23-00-00-00-831	INTEREST ON DEBENTURES	439.93	437.60		58.28	1,562	4%	
	TRANSFER TO RESERVES	-	-		-	2,000	0%	1% of fire revenue generated from fire calls
	TOTAL EXPENSES	75,594.09	82,729.48	-	18,930.20	73,923		
	<b>NET</b>	<b>35,345.07</b>	<b>67,896.98</b>	<b>-</b>	<b>13,930.20</b>	<b>53,923</b>		



2026 Operating Budget - Village of Warner

		2023	2024	2025	YTD	2026	%	Budget
		ACTUAL	ACTUAL	ACTUAL	March 31 2026	BUDGET	Collected / Used	Explanation
<b>ROADS REVENUE</b>								
1-32-00-00-00-511	SERVICES PROVIDED TO RESIDENTS	(3,430.25)	(2,841.75)		(1,211.76)	(2,040)	59%	
1-32-00-00-00-541	SOLAR REFUND	-	-		-	(150)	0%	
1-32-00-00-00-555	EV CHARGER	-	-		(0.04)	(100)	0%	
	TRANSFER FROM RESERVES	-	-		-	(13,000)	0%	
	TOTAL REVENUE	(3,430.25)	(2,841.75)	-	(1,211.80)	(15,290)		
<b>ROAD EXPENSES</b>								
2-32-00-00-00-110	SALARY - PUBLIC WORKS	47,741.43	47,864.92		21,294.32	88,700	24%	wages, source, benefits, RSP
2-32-00-00-00-215	FREIGHT	-	95.24		-	-	0%	
2-32-00-00-00-216	TELEPHONE	1,260.00	1,407.22		350.85	1,380	25%	115 x 12
2-32-00-00-00-250	CONTRACTED SERVICES	5,374.00	14,733.28		-	18,000	0%	
2-32-00-00-00-251	ROAD AND SIDEWALK REPAIRS	1,196.48	20,913.36		-	-	0%	
2-32-00-00-00-274	INSURANCE	3,668.14	5,957.00		7,236.00	7,236	100%	
2-32-00-00-00-275	WCB	-	1,421.30		-	1,890	0%	allocated to proper areas
2-32-00-00-00-510	GOODS and SUPPLIES	4,387.13	1,209.27		2,086.40	6,500	32%	
2-32-00-00-00-511	MAINTENANCE MATERIALS	36,594.44	535.24		-	20,000	0%	
2-32-00-00-00-521	FUEL/OIL	3,987.41	8,039.68		2,319.05	5,500	42%	
2-32-00-00-00-522	REPAIRS & MAINT. EQUIPMENT	7,811.04	4,320.24		490.36	7,500	7%	
2-32-00-00-00-523	REPAIRS & MAINT. VEHICLES	233.38	45.00		1,200.00	4,000	30%	CVIP \$2500 for international / tires for 2020 chev 1200
2-32-00-00-00-530	REPAIRS & MAINT. BUILDING	104.76	599.59		420.48	4,500	9%	
2-32-00-00-00-540	NATURAL GAS	2,062.21	2,235.40		230.08	1,665	14%	
2-32-00-00-00-541	ELECTRICITY	3,967.95	2,469.51		667.30	880	76%	
2-32-00-00-00-542	STREET LIGHTS	19,510.21	31,284.53		9,935.46	30,000	33%	
2-32-00-00-00-700	AMORTIZATION	75,053.28	82,247.50		-	-	0%	
2-32-00-00-00-701	ACCRETION	2,122.45	2,207.34		-	-	0%	
2-32-00-00-00-830	LOAN INTEREST	200.11	199.05		26.51	711	4%	
	TRANSFER TO CAPITAL	-	-		-	4,000	0%	
	TOTAL EXPENSES	215,274.42	227,784.67	-	46,256.81	202,462		
	<b>NET</b>	<b>211,844.17</b>	<b>224,942.92</b>	<b>-</b>	<b>45,045.01</b>	<b>187,172</b>		



2026 Operating Budget - Village of Warner

		2023	2024	2025	YTD	2026	%	Budget
		ACTUAL	ACTUAL	ACTUAL	March 31 2026	BUDGET	Collected / Used	Explanation
<b>WATER REVENUE</b>								
1-41-00-00-00-410	WATER SALES	(159,380.57)	(162,731.43)		(39,807.66)	(165,000)	24%	
1-41-00-00-00-412	WATER LINE REPYAMENT	(40,373.00)	(42,191.50)		(8,450.00)	(42,000)	20%	
1-41-00-00-00-415	WATER SALES - BULK	(9,299.12)	(19,566.10)		(1,345.05)	(4,700)	29%	
1-41-00-00-00-430	UTILITY CROSSING	(2,625.57)	(233.33)		-	(250)	0%	where does this come from? Invoiced?
1-41-00-00-00-510	PENALTIES ON UTILITIES	(2,384.75)	(2,471.89)		(695.30)	(1,000)	70%	
	<b>TOTAL REVENUE</b>	<b>(214,063.01)</b>	<b>(227,194.25)</b>	<b>-</b>	<b>(50,298.01)</b>	<b>(212,950)</b>		
<b>WATER EXPENSES</b>								
2-41-00-00-00-110	SALARY - WATER	2,291.60	247.50		-	900	0%	
2-41-00-00-00-211	PROFESSIONAL DEVELOPMENT	816.00	-		-	2,000	0%	
2-41-00-00-00-215	FREIGHT	595.91	-		-	-	0%	
2-41-00-00-00-230	CONTRACTED SERVICES	121,403.52	135,123.84		12,774.05	130,000	10%	\$1/m3 increase and operators at \$52
2-41-00-00-00-239	IT SUPPORT	-	65.00		-	1,300	0%	
2-41-00-00-00-240	REPAIRS	1,454.96	225.00		-	-	0%	
2-41-00-00-00-260	UTILITY CROSSING	1,880.25	2,193.00		-	2,200	0%	
2-41-00-00-00-274	INSURANCE	5,546.93	4,055.00		7,379.00	7,379	100%	
2-41-00-00-00-415	BULK WATER SALES REFUNDS	-	330.60		-	-	0%	
2-41-00-00-00-510	GENERAL SUPPLIES & GOODS	(836.04)	711.92		-	-	0%	
2-41-00-00-00-520	EQUIPMENT PARTS & SUPPLIES	4,258.50	3,344.74		-	2,000	0%	bollard install at WTP /
2-41-00-00-00-521	FUEL	460.00	-		-	-	0%	
2-41-00-00-00-522	REPAIRS & MAINT. EQUIPMENT	-	2,067.36		-	2,000	0%	
2-41-00-00-00-531	CHEMICALS	9,487.20	933.20		52.20	700	7%	
2-41-00-00-00-540	NATURAL GAS	4,119.21	4,091.01		742.35	3,100	24%	
2-41-00-00-00-541	ELECTRICITY	4,629.56	9,455.26		1,025.42	7,620	13%	
2-41-00-00-00-700	AMORTIZATION	65,700.96	48,729.18		-	-	0%	
2-41-00-00-00-830	DEBT SERVICING - WATERLINE L	17,109.08	23,124.09		-	55,000	0%	
	TRANSFER TO RESERVES	-	-		-	2,454	0%	1% of 2025 gross operating costs - utilities
		238,917.64	234,696.70	-	21,973.02	216,653		
	<b>NET</b>	<b>24,854.63</b>	<b>7,502.45</b>	<b>-</b>	<b>(28,324.99)</b>	<b>3,703</b>		









2026 Operating Budget - Village of Warner

		2023	2024	2025	YTD	2026	%	Budget
		ACTUAL	ACTUAL	ACTUAL	March 31 2026	BUDGET	Collected / Used	Explanation
<b>CIVIC CENTRE REVENUE</b>								
1-74-00-00-00-100	KITCHEN LEASE	(2,750.00)	(650.00)		-	(10,000)	0%	
1-74-00-00-00-400	RINK FEES	(37,270.59)	(36,221.87)		(34,567.90)	(41,000)	84%	
1-74-00-00-00-410	KEY FOBS - CIVIC CENTRE	(260.00)	(1,566.00)		-	(1,500)	0%	
1-74-00-00-00-541	ELECTRICITY	-	-		-	(18,000)	0%	
1-74-00-00-00-570	RINK RENTALS	(4,799.29)	(1,586.00)		(1,321.00)	(1,500)	88%	
1-74-00-00-00-575	DONATIONS & ADVERTISING	(2,864.10)			-		0%	
1-74-00-00-00-850	COUNTY RECREATION GRANT	-	-		-	(39,000)	0%	
1-74-00-00-01-560	GYM MEMBERSHIP FEES	(15,530.00)	(11,442.00)		(2,640.00)	(11,500)	23%	
	<b>TOTAL REVENUE</b>	<b>(63,473.98)</b>	<b>(51,465.87)</b>	<b>-</b>	<b>(38,528.90)</b>	<b>(122,500)</b>		
<b>CIVIC CENTRE EXPENSES</b>								
2-74-00-00-00-110	WAGES - CIVIC CENTRE	40,683.87	39,454.13		19,401.75	45,000	43%	wages/source/WCB
2-74-00-00-00-211	TRAVEL & TRAINING	-	641.80		-	-	0%	
2-74-00-00-00-216	TELEPHONE AND INTERNET	-	823.28		280.63	1,000	28%	
2-74-00-00-00-220	MEMBERSHIPS	179.97	840.37		744.66	750	99%	AARFP Member 441 / socan 180 / ABSA 115
2-74-00-00-00-239	IT SUPPORT/EQUIPMENT	280.00	-		-	1,000	0%	
2-74-00-00-00-250	REPAIRS & MAINT	7,078.18	897.87		-	-	0%	
2-74-00-00-00-274	INSURANCE	34,622.23	33,526.00		38,844.00	38,844	100%	
2-74-00-00-00-350	CONTRACTED SERVICES	6,349.98	1,537.50		-	30,000	0%	contractor 5 mths + product / brd cleaning \$1k
2-74-00-00-00-360	LEASES	119.58	202.40		-	-	0%	
2-74-00-00-00-510	GENERAL SUPPLIES & GOODS	6,433.30	7,297.51		1,370.93	4,000	34%	
2-74-00-00-00-511	JANITORIAL SUPPLIES	164.14	2,479.51		536.53	1,200	45%	
2-74-00-00-00-520	REPAIRS & MAINT EQUIPMENT	9,482.31	32,798.07		83.50	15,000	1%	EV charging station 1300
2-74-00-00-00-521	FUEL / OIL / PROPANE	1,469.71	873.46		467.77	1,600	29%	
2-74-00-00-00-522	REPAIRS & MAINT. BUILDING	3,939.33	1,208.94		1,824.60	1,000	182%	
2-74-00-00-00-540	NATURAL GAS	10,394.10	11,160.37		2,087.62	7,100	29%	
2-74-00-00-00-541	ELECTRICITY	11,643.43	9,259.95		9,219.70	26,100	35%	
2-74-00-00-00-700	AMORTIZATION	33,499.87	32,203.13		-	-	0%	
2-74-00-00-00-701	ACCRETION	3,487.95	3,627.47		-	-	0%	
2-74-00-00-01-831	SOLAR PANEL DEBENTURE	3,887.21	3,866.69		514.95	13,801	4%	
	<b>TOTAL EXPENSES</b>	<b>173,715.16</b>	<b>182,698.45</b>	<b>-</b>	<b>75,376.64</b>	<b>186,395</b>		
	<b>NET</b>	<b>110,241.18</b>	<b>131,232.58</b>	<b>-</b>	<b>36,847.74</b>	<b>63,895</b>		



# Request for Decision Financial Report

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## RECOMMENDATION

That the Financial Report for the period ending March 31, 2026 be accepted as information.

## LEGISLATIVE AUTHORITY

## BACKGROUND

The year-to-date operating budget is presented to council.

## RISKS/CONSEQUENCES

1. Council may provide further direction on any item contained in the report. Council shall be specific in the direction it provides.

## FINANCIAL CONSIDERATIONS

None

## ATTACHMENTS

1. 2026 Operating Budget Year to Date



# VILLAGE OF WARNER

## Cheque Listing For Council

2026-Apr-8  
2:21:27PM

Cheque		Vendor Name	Invoice #	Invoice Description	Invoice Amount	Cheque Amount
Cheque #	Date					
20260055	2026-03-20	MASTERCARD	JAN 30-FEB 27	JAN 30TH TO FEB 27TH, 2026 MASTE	6,017.01	6,017.01
20260057	2026 03 12	ABSA	20260479 20264766	ADMIN BUILDING ANNUAL VESSEL F ANNUAL VESSEL REGISTRATION FE	86 65 118.50	205 15
20260058	2026 03 12	Acti Zyme Products Ltd	123278	ACTI ZYME	10,048 50	10,048 50
20260059	2026-03-12	Alberta Municipal Services Corporation	26-1064344	FEB 2026 POWER BILL	4,009.41	4,009.41
20260060	2026 03 12	AMSC Insurance Services Ltd	MARCH 2026	MARCH 2026 EMPLOYEE BENEFITS	3,229 72	3,229 72
20260061	2026-03-12	Beckman, Tyson	858324	2020 CHEV TRUCK TIRES	1,260.00	1,260.00
20260062	2026 03 12	CATALIS TECHNOLOGIES CANADA, C/O C9248	INV308370970	ERP CAN ANNUAL LICENSE PRO	4,991 07	4,991 07
20260063	2026-03-12	CHEESEMAN TECH SOLUTIONS	INV/2026/00036	FIX IPAD SCREEN THAT KIM BROKE	619.50	619.50
20260065	2026 03 12	CITY OF LETHBRIDGE	85997	FIRE DISPATCH SERVICES 2026	1,792 00	1,792 00
20260066	2026-03-12	Glendinning, Ian	ORSSC MILEAGE	ORSSC MILEAGE	78.66	78.66
20260067	2026 03 12	MICROAGE	28833 28890	MANAGE HUNTRESS MANAGE SERVER	168 00 262.50	430 50
20260068	2026 03 12	NAPAAUTO PARTS	506749927	WATERPLANT AND SHOP SUPPLIES	591 19	591 19
20260069	2026-03-12	Nobles HD & Ag Repair	6706 FROM INV 6569	FD WATER TRUCK ANNUAL CVIP SHORT GST & SUPPLIES	4,060.29 28 52	4,088.81
20260070	2026-03-12	Oldman River Regional Services Commission	15385	SDAB TRAINING	162.05	162.05
20260071	2026 03 12	Owen, Kim	FEB CELLPHONE	ADMIN CELLPHONE	153 85	153 85
20260072	2026-03-12	PRAIRIE METAL CRAFT	FIRE PIT FIRE PIT 2026	COUNTY FIRE APPRECIATION DONA \$300 00 ADVANCE	200.00 300 00	500.00
20260073	2026-03-12	PROGRESSIVE WEST CONSULTING	489	1/2 PAYMENT FOR STRAT PLANNING	1,050.00	1,050.00
20260074	2026 03 12	Receiver General	FEB 2026	FEB 2026 EMPLOYEE CPP, EI & INCC	8,358 07	8,358 07
20260075	2026-03-12	RIDGE COUNTRY HOUSING AUTHORITY	2026 REQUISITIC	2026 ANNUAL REQUISITION	9,555.36	9,555.36
20260076	2026 03 12	Ridge Water Services Commission	1052	JANUARY 2026 WATER USAGE	6,263 46	6,263 46
20260077	2026-03-12	TELUS	MARCH 2026 MARCH PHONES	MARCH 2026 TELUS INTERNET, FAX MARCH 2026 PHONES	413.99 75 44	489.43
20260078	2026-03-12	TNS BUSINESS CENTRE LTD.	76409	MARCH WORK ALONE	339.89	339.89
20260079	2026 03 12	TOWN OF MILK RIVER	20260021	FEB GARBAGE PICKUP	2,012 00	2,012 00
20260080	2026-03-12	Triple W Natural Gas Co-op Ltd.	FEB 2026	FEB 2026 NATURAL GAS USAGE	2,059.39	2,059.39
20260081	2026 03 12	UNITED FARMERS OF ALBERTA	FEB 01 28	PROPANE	173 88	173 88
20260082	2026-03-12	UTLITY NETWORK & PARTNERS INC.	FEB 2026 MARCH 2026	FEB 2026 POWER BILL MARCH 2026 POWER	534.60 8,450 96	8,985.56
20260083	2026-03-12	Warner Memorial Library	2026 REQUISITIC	2026 LIBRARY REQUISITION	1,532.10	1,532.10
20260084	2026 03 18	2221072 ALBERTA LTD	JAN & FEB FUEL	JAN & FEB PW FUEL	791 92	791 92
20260085	2026-03-18	CHIEF MOUNTAIN	REQ 2026	1ST HALF OF REQUISITION	6,182.48	6,182.48
20260086	2026 03 31	2221072 ALBERTA LTD	0930WFD2025	FD FUEL	55 91	55 91
20260087	2026-03-31	ACCESS SMT HOLDINGS LTD.	SO168366	CONCEALED LATCH	73.50	73.50
20260088	2026 03 31	Bridge Vacuum Cleaning Supplies	0000325006	ARENA CLEANING PRODUCTS	140 60	140 60
20260089	2026-03-31	DE LAGE LANDEN FINANCIAL, SERVICES CANADA INC	10673636	XEROX CONTRACT	303.45	303.45
20260090	2026 03 31	ECONOMIC DEVELOPMENT LETHBRIDGE	2026 037	CANADA'S WESTERN GATEWAY	1,500 00	1,500 00
20260091	2026-03-31	FAMILY & COMMUNITY SUPPORT SERVICES	921	2026 ANNUAL FUNDING CONTRIBUT	3,028.48	3,028.48
20260092	2026 03 31	NAPAAUTO PARTS	MARCH 2026	SHOP & FD SUPPLIES	529 62	529 62



# VILLAGE OF WARNER

## Cheque Listing For Council

2026-Apr-8  
2:21:27PM

Cheque					Invoice	Cheque
Cheque #	Date	Vendor Name	Invoice #	Invoice Description	Amount	Amount
20260093	2026-03-31	Owen, Kim	MARCH 2026	MARCH 2026 CELLPHONE	153.85	153.85
20260094	2026-03-31	Receiver General	MARCH 2026	MARCH 2026 EMPLOYEE CPP, EI & II	7,628.75	7,628.75
20260095	2026-03-31	TELUS	FEB 2026 ADMIN	ADMIN PHONES	75.44	75.44
20260096	2026-03-31	TNS BUSINESS CENTRE LTD.	76591	WORK ALONE	324.87	324.87
20260097	2026-03-31	Glendinning, Ian	MARCH 2026	MARCH 2026 ORRSC MILEAGE	79.34	79.34

**Total 99,864.77**

\*\*\* End of Report \*\*\*



# Request for Decision Municipal Enforcement Report

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## RECOMMENDATION

That the Municipal Enforcement report for the period ending March 31, 2026, be accepted as information.

## LEGISLATIVE AUTHORITY

Peace Officer Act  
Various municipal bylaws

## BACKGROUND

The Village of Warner joined the Ridge Regional Public Safety Services Commission in 2019. The Commission serves the municipalities of Coutts, Magrath, Milk River, Raymond, Stirling, Warner and County of Warner.

The Village Council receives a monthly report, to provide information on the number and types of incidents that violate municipal bylaws.

## RISKS/CONSEQUENCES

1. Council may provide further direction on any item contained in the report. Council shall be specific in the direction it provides.

## FINANCIAL CONSIDERATIONS

None

## ATTACHMENTS

1. Municipal Enforcement Report

# Cases by Offence



## RRCPO

Date Range 02-28-26 23:00:00 - 03-31-26 23:59:59

Print Date 04-02-26 07:23:58 TZ Canada/Mountain

### RRCPO / RRPSS

Offence ID	Offence Description	Community	Total
DOGL	DOG AT LARGE	WARNER	2
<b>Total</b>			<b>2</b>

### Cases by Offence Audit

Case #	Incident Dispo	Location
<a href="#">RR-26-0076</a>	Closed	redacted
<a href="#">RR-26-0093</a>	Closed	redacted

1 / 2

### RRCPO / RRPSS

Offence ID	Offence Description	Community	Total
DOGL	DOG AT LARGE	WARNER	2

2 / 2



# Request for Decision Chief Administrative Officer Report

---

## RECOMMENDATION

That the Chief Administrative Officer report for the period ending March 31, 2026, be accepted as information.

## LEGISLATIVE AUTHORITY

## BACKGROUND

On a monthly basis, the Chief Administrative Officer provides Council with an update on administrative items.

## RISKS/CONSEQUENCES

1. Council may provide further direction on any item contained in the report. Council shall be specific in the direction it provides.

## FINANCIAL CONSIDERATIONS

None

## ATTACHMENTS

1. CAO Report



Chief Administrative Officer Report  
March 2026

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Administration

- Council meeting preparation
- Council meeting attendance
- Council minutes and highlights for newsletter. Copies of newsletter at grocery store.
- MPC meeting preparation
- MPC meeting attendance
- Meetings/communication (walk in, email and phone)
- Bi-Weekly staff meetings
- Bylaw work
- Policy work
- Development inquiries/meetings
- Follow up correspondence regarding development permits
- Updates from CPO's (when applicable)
- Development Permit processing – 6 permits
- Records Management – Destruction
- Work on fixing discrepancies between GIS/Muniware addressing and google
- Council queries
- Resident queries
- Audit preparation
- 2026 Operating Budget meeting / finalize draft for council meeting
- Attend Seniors Coffee
- Discussions with property owners regarding property tax arrears
- Work with ORRSC on rezoning west of campground/civic centre laneway/curling rink laneway
- File migration from individual computers to a shared server file
- Transfer savings to loan as payment
- Water shut offs
- Meeting with property owners regarding water shut offs
- Development permit applications at the airport
- Audit
- Strategic planning pre meeting and set date
- Urban bee research
- Dangerous and unsightly definition research
- Attend SouthGrown Economic Development Summit
- Proactive communications regarding 2026 taxes
- Finalize and circulate Warner Community Agriculture Program Grant application forms
- Advertisement preparation for upcoming public hearings
- Technical meeting regarding livestreaming at civic centre
- Obtain various quotes for 2026 work
- Security camera research
- Working alone alternative research

<u>Motion Carried 2023</u> <u>261</u>	Moved by Mayor Lindsay, seconded by Councillor Baron, "that the school zones be changed to playground zones and to include a playground zone at the Lions Campground."	signs ordered
<u>Motion Carried 2025</u> <u>148</u>	Moved by Mayor Lindsay, seconded by Councillor Koehn, "that the Mayor enter into contract with the Chief Administrative Officer for the Village of Warner."	Complete
<u>Motion Carried 2025</u> <u>198</u>	Moved by Councillor Toovey, seconded by Deputy Mayor Kirby, "that Council approve a maximum amount of \$6,000.00, plus the asphalt patching repair (to be completed in the next patching rotation) towards a sewer service line repair work for roll 6700."	WIP
<u>Motion Carried 2025</u> <u>215</u>	Moved by Councillor Baron, seconded by Councillor Koehn, "that Council direct administration to research the feasibility of above ground treated water storage."	WIP
<u>Motion Carried 2025</u> <u>253</u>	Moved by Deputy Mayor Baron, seconded by Mayor Lindsay, "that Council directs administration to investigate the costs of both 4' and 8' LED lights and quote to change them out with parts for the library, council chambers and dressing rooms 1 and 2 at the civic centre."	WIP
<u>Motion Carried 2025</u> <u>254</u>	Moved by Councillor Glendinning, seconded by Deputy Mayor Baron, "that Council approve the Village to pay for the trench rental for the irrigation install and that the Village pay for the install of bollards around the RV sewer dump station."	Spring of 2026
<u>Motion Carried 2025</u> <u>257</u>	Moved by Mayor Lindsay, seconded by Deputy Mayor Baron, "that Council direct administration to develop an action plan for all staff, with priority on the civic centre staff."	WIP
<u>Motion Carried 2025</u> <u>258</u>	Moved by Mayor Lindsay, seconded by Councillor Fewer, "that Council allocate up to \$10,000 from accumulated surplus to provide additional cameras with video and sound for the civic centre."	WIP
<u>Motion Carried 2025</u> <u>283</u>	Moved by Mayor Lindsay, "that Council directs administration to consolidate Bylaws 529-11, 211, and 232 into one traffic bylaw."	WIP
<u>Motion Carried 2025</u> <u>290</u>	Moved by Mayor Lindsay, "that Council table the special bee permit item to the February 2026 Council meeting and direct Administration to engage the public on bees in the Village."	Complete
<u>Motion Carried 2026</u> <u>4</u>	Moved by Councillor Court, "that the Fire Department Motor Vehicle Collision Revenue be split 80% to the village and 20% to the Fire Society."	through annual budget

<u>Motion Carried 2026</u> <u>11</u>	Moved by Councillor Fewer, "that Council direct Administration to amend the Boulevard Trees and Shrubs Bylaw."	WIP
<u>Motion Carried 2026</u> <u>12</u>	Moved by Mayor Lindsay, "that Council direct Administration to research cat licensing from the community comparables and communities in southern Alberta and consolidate bylaws 616-23 and 619-23 into one bylaw."	WIP
<u>Motion Carried 2026</u> <u>13</u>	Moved by Councillor Fewer, "that Council direct Administration to clarify the definition of dangerous and unsightly property."	Complete
<u>Motion Carried 2026</u> <u>14</u>	Moved by Councillor Fewer, "that Council direct administration to research information on vicious dogs and bring back to a future council meeting."	WIP
<u>Motion Carried 2026</u> <u>15</u>	Moved by Mayor Lindsay, "that Council direct administration to research amongst community comparables and communities in southern Alberta regarding sewer connections and responsibilities and bring back to a future council meeting."	WIP
<u>Motion Carried 2026</u> <u>22</u>	Moved by Councillor Court, "that Council allocate \$1,000 to develop a community white board calendar for community events that locals can populate."	one quote obtained
<u>Motion Carried 2026</u> <u>45</u>	Moved by Deputy Mayor Baron, "that Council direct Administration to research other community airport event rates, approve the event requests for the Street Wheelers and the Lethbridge Sports Car Club for 2026 and further, to direct inspections of the airport after the event and enforce the user agreement for any repairs needed."	Users notified
<u>Motion Carried 2026</u> <u>47</u>	Moved by Deputy Mayor Baron, "that Council direct administration to research which Alberta communities allow urban beekeeping, prepare a report and bring back to a future Council meeting."	WIP
<u>Motion Carried 2026</u> <u>49</u>	Moved by Mayor Lindsay, "that Council approve the Beaver Cup Alumni's request to pay for and install a new clock in the Civic Centre (to the Village of Warner's standards and expectations), for the benefit of all users."	WIP
<u>Motion Carried 2026</u> <u>51</u>	Moved by Deputy Mayor Baron, "that Council accept the request as information, thereby denying the request until the property owner can provide proof that it is a Village issue showing that it is the Village's infrastructure at fault."	Resident Advised

<u>Motion Carried 2026</u> <u>54</u>	Moved by Mayor Lindsay, "that Council accept the offer to purchase Block 15, Lot 56, Plan 1911323 as information. Council further directs Administration to discuss the decision with the offeror noting the proper advertising requirements and process for land disposal through the Municipal Government Act and to list the property for sale as per the Municipal Government Act."	Offeror Advised
<u>Motion Carried 2026</u> <u>66</u>	Moved by Councillor Court, "that a public hearing be set for Bylaw 655-26 for May 20, 2026, at 5:30 p.m. in Council Chambers."	Notice ready
<u>Motion Carried 2026</u> <u>68</u>	Moved by Mayor Lindsay, "that a public hearing be set for Bylaw 654-26 for May 20, 2026, at 5:30 p.m. in Council Chambers."	Notice ready
<u>Motion Carried 2026</u> <u>74</u>	Moved by Deputy Mayor Baron, "that Council set a budget meeting for April 1 at 4:30 p.m. at the village office."	Complete
<u>Motion Carried 2026</u> <u>75</u>	Moved by Councillor Fewer, "that Council appoint Mr. Jon Hood to the Regional Assessment Review Board as the public at large representative for the Village of Warner."	Complete
<u>Motion Carried 2026</u> <u>76</u>	Moved by Deputy Mayor Baron, "that Council appoint Robert Lien as Fire Chief, and Kim Owen as Deputy Fire Chief for the Warner Volunteer Fire Department."	Complete
<u>Motion Carried 2026</u> <u>77</u>	Moved by Mayor Lindsay, "that Council directs administration to enter into negotiations with the land owner at Block 23, Lots 1 and 2, Plan 2565U,"	WIP
<u>Motion Carried 2026</u> <u>78</u>	Moved by Deputy Mayor Baron, "that the Closed Session be tabled to the April 2026 Council meeting."	On April 2026 Agenda



# Request for Decision Solar Report

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## RECOMMENDATION

That the March 31, 2026 solar report be accepted as information.

## LEGISLATIVE AUTHORITY

## BACKGROUND

At the October 2024 regular council meeting, the following resolution was passed:

Moved by Councillor Toovey, seconded by Councillor Koehn, "that administration prepare a quarterly solar report for inclusion into Council's agenda."

Motion Carried 2024-200

## RISKS/CONSEQUENCES

1. Council may provide further direction on any item contained in the report. Council shall be specific in the direction it provides.

## FINANCIAL CONSIDERATIONS

None

## ATTACHMENTS

1. Solar Analysis

**Village of Warner Solar Savings**

**Year End: December 31, 2026**

<b>Microgen Credits</b>				
<b>Month</b>	<b>Rink</b>	<b>Fire Hall</b>	<b>Maintenance Shop</b>	<b>Total</b>
January	\$ 31.58	\$ 4.95	\$ 0.83	\$ 37.36
February	\$ -	\$ 18.82	\$ 4.25	\$ 23.07
March	\$ 460.83	\$ 30.94	\$ 11.32	\$ 503.09
April				\$ -
May				\$ -
June				\$ -
July				\$ -
August				\$ -
September				\$ -
October				\$ -
November				\$ -
December				\$ -
	\$ 492.41	\$ 54.71	\$ 16.40	\$ 563.52

**Loan**

Principal	\$ 10,846.67	\$ 1,227.52	\$ 558.43	\$ 12,632.62
Interest	\$ 2,954.77	\$ 334.40	\$ 152.09	\$ 3,441.26
<b>Total</b>	<b>\$ 13,801.44</b>	<b>\$ 1,561.92</b>	<b>\$ 710.52</b>	<b>\$ 16,073.88</b>

**Total Profit (loss)**

Total Power Expense	\$ 12,108.02	\$ 809.46	\$ 717.75	\$ 13,635.23
Total Loan Payments	\$ 3,450.36	\$ 390.48	\$ 177.63	\$ 4,018.47
Total Credit	-\$ 492.41	-\$ 54.71	-\$ 16.40	-\$ 563.52
<b>Total</b>	<b>\$ 15,065.97</b>	<b>\$ 1,145.23</b>	<b>\$ 878.98</b>	<b>\$ 17,090.18</b>



## Request for Decision Council Committee Reports

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### RECOMMENDATION

That the committee reports for the period ending April 15, 2026, be accepted as information.

### LEGISLATIVE AUTHORITY

Municipal Government Act  
Procedural Bylaw

### BACKGROUND

Elected Officials, appointed at the annual organizational meeting, attend regular meetings of various boards, commissions and committees. Each elected official is required to keep Council informed by providing regular activity of the board, commission or committee they are appointed to.

### RISKS/CONSEQUENCES

Should committee reports not be relayed, members of Council will not be informed on the various boards, commissions and committees.

### FINANCIAL CONSIDERATIONS

None

### ATTACHMENTS

1. Quad Council
2. Mayors and Reeves: SouthGrow Report
3. Family and Community Support Services
4. Warner Library

**Quad Council Meeting March 12, 2026  
at Coutts Community Centre**

**Distribution:**

County of Warner No. 5  
Town of Milk River  
Village of Warner  
Village of Coutts

**Agenda:**

**1) 5:30 – 6:00pm** Socializing – Check in

**Call to Order:** Mayor Scott MacCumber

**2) 6:00 -6:45** Welcome from Mayor Scott MacCumber, Introductions, Grace and Dinner

**Adoption of Agenda:** Additions or Deletions Moved by:

**3) Delegation:**

**6:45-7:15** Brady Schnell: Canada's Western Gateway

**4) Minutes from previous meeting.** Moved by:

**5) Updates from each Council:**

- a. County of Warner
- b. Village of Warner
- c. Town of Milk River
- d. Village of Coutts

**6) Topics of Discussion**

- a. Southwest Regional Advisory Committee
- b. RCMP vs Police Force and Police Funding
- c. Handibus
- d. Border Road
- e. Veterans Highway Membership
- f. SouthGrow

**7) Next Meeting date and hosting community**

**8) Adjourn**

MINUTES OF THE MARCH 12<sup>TH</sup>, 2026 QUAD COUNCIL MEETING HELD AT THE VILLAGE OF COUTTS COMMUNITY CENTRE AT 6:00 PM

- Present:** COUNTY OF WARNER: Reeve Randy Taylor, Councillors Phil Jensen, David Cody, Ross Ford, David Nilsson, Shawn Rodgers, Jack Heggie. CAO Shawn Hathaway  
VILLAGE OF WARNER: Councillors Stephen Fewer, Dan Court, CAO Kelly Lloyd  
TOWN OF MILK RIVER: Councillors Don Cody, Shayne Johnson, Dorothy Fraser, Dave Degenstein, CAO Ethan Gorner  
VILLAGE OF COUTTS: Mayor Scott MacCumber, Councillors Megan Payne, Steve Pain, Tanya Smith, Darren Hall, CAO Lori Rofe  
CANADA'S WESTERN GATEWAY: Brady Schnell and Rylan Howard
- Meeting:** Called to order at 6:00pm by Mayor MacCumber.
- Agenda:** Councillor Shayne Johnson moved to accept the agenda as presented. Carried unanimously.
- Presentations:**  
**Canada's Western Gateway:** Brady and Rylan with Economic Development Lethbridge/Canada's Western Gateway division came to give a power point presentation explaining the 2025 year in review. Explained their leadership and the projects they are focusing on moving forward.
- Healthcare:** Mayor Scott MacCumber with the Village of Coutts is the Vice Chair on the Southwest Regional Advisory Council for Health . Scott explained the background to the committee and the goals they are working toward. They are looking for feedback as to what people feel would improve the healthcare system in our area, and he handed out a QR code for people to input their answers. He encouraged everyone add their input. Dr. Truong has started in Milk River and is looking for patients. He touched on lab services and housing for medical staff.
- Minutes:** Reeve Randy Taylor moved for the adoption of the April 15, 2024 minutes as presented. Carried unanimously.
- Council Updates:**  
County of Warner: Provided an update on the current work happening around the county.  
Village of Warner: Provided an update on the current work happening around the Village. They reported that this was a good year for ice time and are expecting an even busier year next season. They reported on the Warner Ag Program. They are rolling out curb side recycling. They have sold all their available commercial and residential lots.  
Town of Milk River: Reported that their major lagoon project would be wrapping up in Sept. They may hire a pool administrator. They are exploring the SouthGrow "Border Wall" idea. They are having a meeting with MLA Grant Hunter regarding the water line from Middle Coulee coming up. They have sold 3 residential lots, and one home has been built.  
Village of Coutts: The Village of Coutts reported that Fire Department has received a new Lucas Machine. It does compressions automatically. It was funded by ½ a grant and ½ from community fund raising. Coutts has sold 4 properties through the tax sale process. The municipality has no properties for sale currently.

Topics of  
Discussion:

Police

Funding: Discussion was held on Police Funding and the projected costs associated with it. All communities have concerns on how we can afford to pay it, along with all the other increases there are. It was suggested that we reach out to the province to inquire about the Provincial Police they may be rolling out and what the costs associated with it might be. It was decided to wait and see what happens when there is more information available.

Handibus: Steve Pain councillor from Coutts gave a report on the Handibus. Since receiving a grant from the United Way, the ridership has increased significantly. The same grant has been extended into 2027. The Handibus has also applied for a capital grant to fund ½ of a new 15 seater van. The funding for that grant will be released in June.

Border Road: The County reported on the construction of the new border road. Funding from the province has been secured. The contract has been awarded to Bullin Construction. They are waiting for the Wetland Environmental Permit to be approved and construction will begin right away. The US has said they will allow travel on the existing road until July 1<sup>st</sup>, so the portion of the road to Foot's and Ford's will be completed first.

Veterns

Highway

Membership: Discussion was held as to which municipalities are members of the association or not. Village of Coutts is dropping out of the membership. The County is not a member, The Village of Warner is in discussions about continuing or not, and the Town of Milk River is continuing to be a member.

SouthGrow: The County gave notice that they are dropping their membership with SouthGrow and gave their reasons why.

Next

Meeting: The next meeting will be hosted by the County of Warner, date to be determined.

Adjourn: Councillor Dave Degenstein moved to adjourn at 9pm.



## Twenty-two Years of Local Value

# Monthly Report

For Councils

# March 2026

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Dear Councilors,

At the request of our Executive, staff has put together a Value report for SouthGrow. With new councils in place (and communication of our work always being a hard problem to overcome) it seemed like a good moment to review the work that your association has done over the decades and how it has produced value for your ratepayers. Budgets are tight and responsible councils need to know what their dollars are funding.

This report aims to close that gap, remind our members of the work we've done and are doing, and inspire you with what is possible – because this organization is an efficient vehicle that can be used to propel forward even more future work.

## **ACTION REQUEST:**

Please share this for inclusion in your council reports and use it to report on the work of the association as part of your regular reporting.

Sincerely,

Peter Casurella  
Executive Director  
SouthGrow Regional Initiative  
1-403-394-0615

## **REMINDER OF UPCOMING EVENTS:**

- Southern Alberta Economic Summit, March 26. (get yer tickets!)
- Next Quarterly Meeting – Thursday, April 23<sup>rd</sup> 6-8 pm.
- Economic Development for Elected Officials - May 8th (all day)

## SouthGrow's Value

This document explains the value that SouthGrow creates for the communities of the region. SouthGrow is funded by member municipalities, which means local taxpayers help support its work. Because of that, it is important to clearly show what SouthGrow does and what communities receive in return. This document gathers real examples from SouthGrow's history and organizes them in a simple way so members can see the results of regional cooperation.

The goal of this document is to provide a clear and honest record of value. It focuses on measurable outcomes such as research, partnerships, training, and regional initiatives that benefit multiple communities. By documenting these results, SouthGrow can help members understand how working together strengthens the region and helps communities achieve things that would be harder to do alone.

### How SouthGrow Creates Value for Our Communities

SouthGrow is a partnership of towns, villages, and counties in southern Alberta. These communities work together because some challenges are bigger than any one town. By sharing ideas, research, and resources, they can do more together than they could alone.

This document shows the real value SouthGrow has created for the region. It does this by looking at the work SouthGrow has done over many years and the benefits that work brought to local communities and taxpayers.

Regional organizations like SouthGrow create value in several ways. The work may look different each year, but most of it falls into seven types of value. These seven areas help explain why communities choose to work together.

#### 1. Leveraged Funding

One of the clearest benefits of regional work is bringing new funding into the region. Many grants from provincial and federal governments are large and complex. Small municipalities often do not have the staff time or expertise to pursue them on their own. A regional organization can help identify opportunities, prepare applications, and manage projects.

SouthGrow has helped secure and coordinate funding for regional projects. One example is the **Peaks to Prairies EV Charging Network**. SouthGrow and Alberta SouthWest, put in mere tens of thousands of dollars, and then used that seed funding to stack large grant contributions from both Federal and Provincial Sources to reach a funding pot of over \$2 million. This funding enabled a 20-station network spanning southern Alberta opening up the region to EV travel.

REDAs are also excellent at leveraging their own members dollars with proven leverage ratios over 9:1 with a sustained multi-year trend. Over 13 years of professionally audited financials, for every \$1 that our membership has committed we have leveraged over 9 times. This is good value.

Year	Memberships	Total Budget	Leverage Ratio
2013	19,944.00	375,967.00	18.85
2014	17,477.00	652,550.00	37.34
2015	17,641.00	128,807.00	7.30
2016	20,029.00	182,766.00	9.13
2017	23,679.00	147,836.00	6.24
2018	31,927.00	383,072.00	12.00
2019	32,364.00	335,154.00	10.36
2020	37,049.00	375,835.00	10.14
2021	41,730.00	235,403.00	5.64
2022	49,605.00	169,900.00	3.43
2023	90,024.00	497,641.00	5.53
2024	93,336.00	871,800.00	9.34
2025	93,358.00	1,041,685.00	11.16
	<b>568,163.00</b>	<b>5,398,416.00</b>	<b>9.50</b>

## 2. Shared Research and Strategic Intelligence

Good decisions require good information. Many small municipalities do not have the budget to hire engineers or technical experts to study complex infrastructure issues on their own.

SouthGrow helps solve this problem by coordinating research that benefits many communities at once. This work gives local leaders better data when planning for growth, investment, and new services.

A strong example is the **SouthGrow Broadband Project Master Plan**. SouthGrow worked with technical consultants to study broadband service levels across the region and identify where major connectivity gaps existed. The study mapped infrastructure needs and outlined practical options for improving internet service in rural communities.

This shared research gave municipalities reliable information they could use when speaking with internet providers and applying for broadband funding programs. By producing the study once at the regional level, SouthGrow helped communities access professional technical analysis that would have been difficult and costly for them to obtain on their own.

This project led to several projects that were actioned on by our communities. Milk River worked with the Milk River Cable Club to deploy a high-speed pilot project and an infrastructure upgrade pilot project with Fortis Alberta. This led to technology validation and further deployments in Warner County, along with the data being used to secure federal funding for more network expansion across parts of Warner County and the County of 40 Mile. Additionally, the work informed a P3 in Vulcan County that involved SouthGrow building a coalition of 6 municipalities, aided by political influence from the Government of Alberta, to strike a deal with two private companies to upgrade internet access for the entire region. The Town of Cardston also used their plan to build and issue a public RFP for local system upgrades which prompted the incumbent to come to the table and provide the necessary upgrades.

## 3. Regional Coordination

Economic development works best when communities work together instead of competing with each other.

SouthGrow helps municipalities coordinate around shared regional priorities. By speaking with one voice, communities can have a stronger impact when working with provincial and federal governments.

A good example is SouthGrow's support for the **Highway 3 Twinning Development Association**. SouthGrow works with municipal partners across southern Alberta to advocate for the twinning of Highway 3, an important transportation corridor for agriculture, trade, and regional travel. In 2019 when the Association was going through a transition period, SouthGrow took over the administration of the organization, backed its nascent operations with funding and expertise, and professionally set it up to operate effectively as a lobby group. We administered it for 3 years, securing a strong member base, overseeing the production of a cost-benefit analysis from PricewaterhouseCooper, and gathering 5000 signatures on a petition. This work took Highway 3 from aspirations to results with the Premier Kenny announcing the Twinning of one section in 2021, and Premier Smith announcing the Twinning of the entire corridor the next year.

As our region's major east-west link this project is upgrading trade access and helping land investments that benefit the economy of the entire region.

By helping coordinate regional support for the project, SouthGrow ensured that rural communities have a stronger collective voice when discussing transportation infrastructure with provincial decision makers. This kind of regional coordination helps advance projects that benefit the entire region.

#### 4. Capacity Building

Many smaller municipalities have limited economic development staff. Training and knowledge sharing can help local leaders make better decisions and respond to new opportunities.

SouthGrow regularly organizes training events, learning sessions, conferences, and forums for municipal councils, administrators, and economic development professionals. These sessions bring experts to the region and allow communities to learn from each other.

One example was the “**Community Energy Forums**” which SouthGrow hosted for a number of years. These events brought speakers and regional leaders together to discuss innovation, collaboration, and effective municipal leadership in the energy space. Ideas and industry connections at these events directly contributed to Several of our Towns and Villages pursuing solar energy offsets, which has saved our communities many thousands of dollars in energy costs every year. Early success in places like Raymond, Stirling, Cardston, and Carmangay has led to widespread adoption and has spurred interest in programs like municipal energy management. The MEM program was also introduced to the region through our training events, and several towns embarked on programs with huge impacts. The Town of Taber in particular has realized savings of hundreds of thousands of dollars per year from their MEM program.

By providing training and connections in this space, SouthGrow seeded the necessary ideas, knowledge and connections for communities to pursue and realize big wins.

#### 5. Network and Partnership Access

Strong partnerships are important for economic development. Regional organizations can connect communities to networks that might otherwise be hard to access.

SouthGrow works closely with organizations such as Community Futures Lethbridge Region, Economic Development Lethbridge, Lethbridge College, the University of Lethbridge, and the National Research Council’s Industrial Research Assistance Program.

Through these partnerships, SouthGrow helps link local businesses and communities to innovation programs, expertise, and funding opportunities. Some great examples of the impacts these programs have had are the success of Prairie Hill Farms in Lethbridge County, Advanced Ag in Raymond, or Flexihopper in Lethbridge.

Other major partnerships include:

- **The Blackfoot Signage Project** (5 organisations) which has funded over 200 signs for 49 organizations in the region.
- **The Southern Alberta Economic Summit** (7 organizations) which hosts a high-quality southern-Alberta specific ec dev summit
- **The Southern Alberta Alternative Energy Partnership**, (4 organizations) which pools resources to chase investments and engage the government on policy and which educated and marketed the investment opportunity in the lead up to the huge wave of investment in this pace.
- **The Southern Alberta Investment and Trade Initiative** (4 organizations) which has done awareness marketing of Southern Alberta for 4 years with award winning results, raising the profile of the region on the global stage.

These relationships help ensure that rural communities remain connected to the broader economic development system in Alberta and help have even larger impacts for our members.

## 6. Regional Advocacy and Policy Influence

When communities speak with one voice, their message carries more weight. SouthGrow helps represent the interests of rural municipalities when governments are making policy decisions that affect economic development and infrastructure.

A strong example is SouthGrow's participation in the **Cost Benefit Analysis for Alberta Broadband** which demonstrated a better than 3-1 return on investment from broadband infrastructure. This work helped demonstrate the economic and social benefits of improving broadband access in rural areas. By contributing regional data and perspectives, SouthGrow helped ensure that the needs of southern Alberta communities were included in the analysis. The result was a renewed funding program from Service Alberta for rural and remote communities to hit the 50/10 national connectivity target which led to funding opportunities for small ISP's in rural southern Alberta like the Milk River Cable Club, Wifibre, and Xplornet.

This type of advocacy helps decision makers understand the importance of rural connectivity and supports stronger investment in broadband infrastructure across the region.

## 7. Regional Brand and Investment Readiness

Economic development also means helping people outside the region learn about the opportunities that exist in southern Alberta.

SouthGrow works with partners to promote the region to investors, businesses, and site selectors who are looking for new places to expand. This work helps ensure that rural communities are visible in provincial and global investment conversations.

Good examples are the **Southern Alberta Investment and Trade Initiative (SAITI)** and **SouthGrow's Investment Readiness work with Invest Alberta**. Over four years of targeting marketing, SouthGrow has accumulated over 100 million views of awareness ads telling the story of our agrifood industry in southern Alberta BY global agri-food execs. This has resulted in a marked increase in awareness of the region and our value to the global industry. In 2024, SouthGrow helped profile the economic assets of every member community, including industrial land, infrastructure, and key sector opportunities. This information was added to Invest Alberta's regional investment database so that site selectors and companies exploring Alberta can easily identify opportunities in southern Alberta communities.

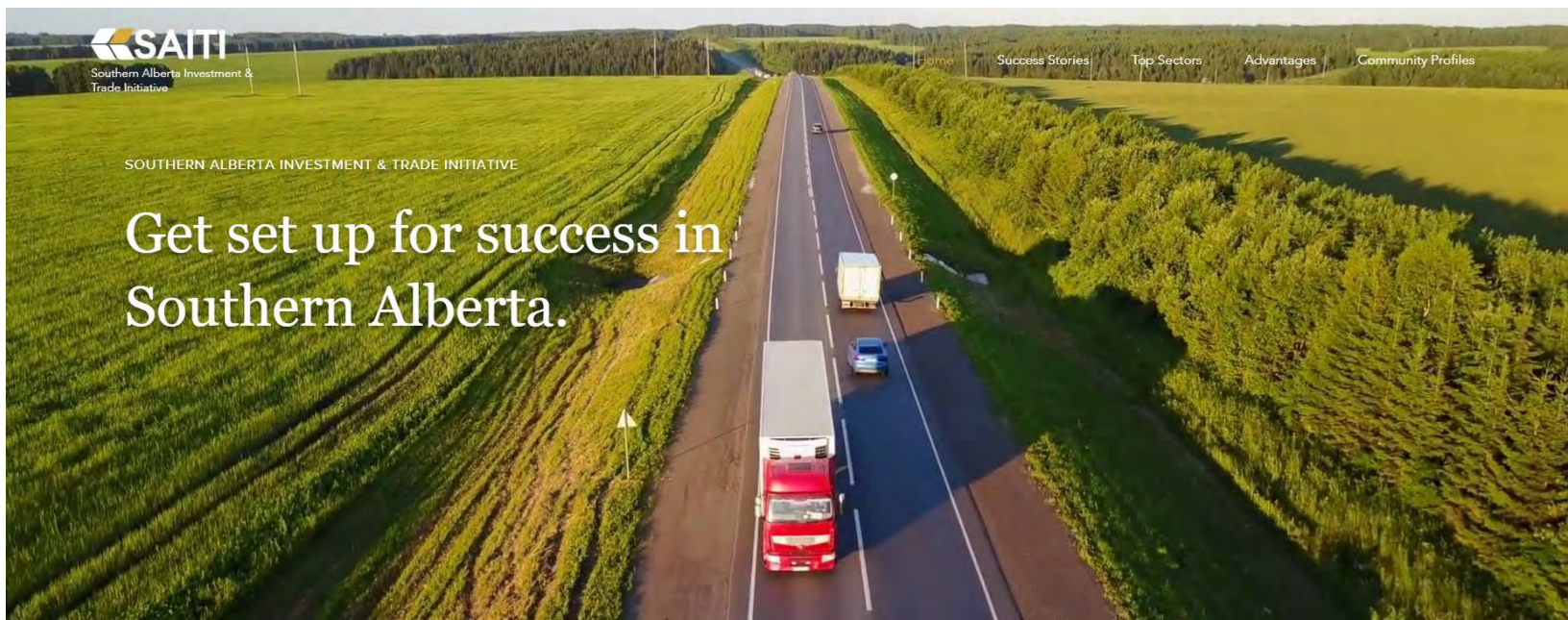
This work helps ensure that rural communities are included when investors search for new locations and strengthens the region's ability to compete for new business and investment.



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## Working Together for Regional Success

SouthGrow's work takes many forms. Sometimes it involves research, sometimes training, and sometimes advocacy or partnerships. But the goal is always the same: to help communities succeed by working together.

The following pages show examples of this work and the results it has produced. Each entry in the document helps demonstrate how regional cooperation can create real value for the people who live and work in southern Alberta.

This is not an exhaustive list either, nor does it account for the constant day-to-day supports that staff engages in, providing information, advice and support to members or connecting with stakeholders, building relationships with external entities, and maneuvering projects into place. **We do a lot.**

## Recurring Initiatives

Year	Project	What it is	Why it matters	What did you get?
2009- Present	Regional Training	Every year SGRI provides free or subsidize training in Economic Development to regional councils and staff.	SGRI can provide affordable and efficient training to large groups at a time on issues of the day while giving our members a venue to connect and network.	Member councils and staff receive low-cost training close to home instead of arranging it alone.
2022- Present	Agri-food Conference Representation	SouthGrow budgets for staff to attend major agri-food conferences and trade events on behalf of the region.	This keeps staff current on industry trends and creates leads and contacts for southern Alberta.	The region gets current market intelligence and new investor or partner introductions without each community attending on its own. Members can access this knowledge.
2022- Present	Agri-food Scholarship Program	SouthGrow and partners fund scholarships for students pursuing agri-food careers in southern Alberta.	The program supports the next generation of workers and professionals in the region's largest industry.	Students receive direct financial help and the region strengthens its future agri-food workforce.
Multi-year	Community Energy Forums	SouthGrow, through the Southern Alberta Alternative Energy Partnership (SAAEP), organized regional Community Energy Forums that brought municipalities, utilities, industry experts, and energy innovators together to discuss emerging opportunities in renewable energy, electric vehicle infrastructure, municipal solar, and energy transition strategies. The events featured presentations, expert panels, and networking opportunities designed to share knowledge and connect communities with energy investment opportunities and funding programs.	Rural municipalities often lack access to specialized energy expertise and information about new technologies, funding programs, and regulatory changes. Without coordinated forums, communities risk missing opportunities to participate in emerging energy markets and infrastructure investments.	The forums gave municipal leaders and local stakeholders direct access to industry experts, utilities, and funding programs related to solar development, electric vehicle infrastructure, and energy transition initiatives. By connecting communities with partners and practical project examples, the events helped municipalities understand how to pursue new energy projects that could generate local revenue, reduce energy costs, and attract investment. This led to outcomes like several

				communitys fully offsetting municipal load with solar.
2013- Present	Ec Dev Newsletters	SouthGrow issues regular newsletters and updates on funding, policy, events, and economic development issues.	Regular information sharing helps members stay current and respond faster to opportunities and risks.	Members receive timely economic development information without having to monitor every source themselves.
Ongoing	Ec Dev Tool Library	SouthGrow developed and maintains an online Economic Development Tool Library that serves as a centralized repository of regional studies, planning documents, investment profiles, templates, and links to external economic development resources. The library is updated periodically to incorporate new research, funding programs, policy updates, and tools that member municipalities can use in their local economic development work.	Many rural municipalities do not have full-time economic development staff or the capacity to track evolving best practices, research, and funding programs. Without a centralized resource, communities would need to independently locate and interpret information that is often scattered across government and industry sources.	The Tool Library gives municipalities a single, trusted location to access research, templates, and planning resources that support local economic development efforts. By maintaining this shared knowledge base, SouthGrow reduces duplication of effort across communities and helps local staff and councils quickly access tools that would otherwise require significant time and cost to assemble individually.
2012- Present	Economic Development Summit	SouthGrow hosts regional economic development summits to share information, gather input, and connect partners.	The summit gives communities a place to hear about issues affecting the region and help shape SouthGrow priorities.	Members get region-specific training, networking, and a stronger voice in setting shared priorities.
2025- 2026	Farm and Crop Conference	A proposed one-day conference focused on crop production, farm innovation, and producer issues in southern Alberta.	The plan responds to a gap for region-specific farm information and networking.	Farm producers gained access to the latest research, crop practices, and market information affecting their operations. This helps farmers improve yields, manage risk, and stay competitive in a changing agricultural industry.
2009- Present	Sponsorships	SouthGrow provides sponsorships for events and initiatives that align with its mandate and benefit member communities.	Small sponsorships help regional partners deliver more programming and create stronger local networks.	Members benefit from events and projects that SouthGrow helps enable without each municipality carrying the full cost.

## Projects

Year	Project	What it is	Why it matters	What did you get?
2009-2010	Water for Economic Development	The Water for Economic Development project was a SouthGrow-led regional study that compiled and analyzed water licence, supply, and growth capacity data across member municipalities to provide a shared evidence base for long-term economic and infrastructure planning.	This study was a critical tool in providing long-term access to water licenses for economic development in the South-Saskatchewan Basin. Water access is critical for growth, and there is a charted pathway for access because of the work we did.	Communities received a shared water evidence base and a clearer path for planning future growth and infrastructure.
2013-2014	More than Enough Marketing Campaign	A regional marketing campaign which was SouthGrow's first major global marketing push.	SouthGrow was learning how to build awareness marketing and advance our messaging to a world that didn't know who we are or why we mattered in agrifood.	The campaign introduced southern Alberta's agricultural strengths and business advantages to audiences outside the region. This increased awareness among potential investors, companies, and partners who may bring new business and markets to local producers.
2013-2014	Community Renewable Energy Toolkit	SouthGrow's renewable energy co-op project produced toolkits for First Nations and other communities interested in local renewable energy development.	The toolkits gave communities practical guidance on how to organize and move renewable energy projects forward.	Communities received planning tools they could use to assess and structure local renewable energy projects.
2014-2015	Investment Attraction and Lead Generation Project	SouthGrow worked with MNP and member communities to build current community profiles and move from research into targeted investment attraction and lead generation.	Good profiles and investment material are needed before communities can market themselves to outside firms or respond to leads.	Members received updated profiles, stronger investment material, and training to improve local attraction and retention efforts.
2017 - 2021	On Farm Energy and Solar PVP Program	SouthGrow administered a program for the Ministry of Ag and Forestry providing program support for 25 counties in southern Alberta.	Our team helped producers in southern Alberta access over \$11.5 million in energy efficiency grants to improve on-farm equipment and reduce costs.	Producers in southern Alberta received help accessing on-farm energy funding and equipment upgrades.
2017-2018	SouthGrow Community Business Retention, Expansion, and Marketing Plans	SouthGrow commissioned a region-wide Business Retention, Expansion and Marketing study and conducted interviews with each member municipality. The project produced a customized economic development and marketing plan for all 24 SouthGrow communities.	Many rural communities lack the staff or resources to conduct detailed business retention research or develop formal economic development strategies.	Each community received a practical plan identifying local assets, business opportunities, and marketing priorities to support business retention and investment attraction. This gave municipal leaders clearer direction on how to support existing businesses and pursue new economic development opportunities.

2017-2018	Broadband Master Plan	SouthGrow's 2017 Broadband Master Plan benchmarked member communities, explained the problem, and laid out steps to improve service.	A shared plan helped communities understand the broadband gap and coordinate next steps.	Members received a practical roadmap for improving service instead of starting from scratch community by community.
2018-2019	Red Tape Project	SouthGrow planned and developed a red tape reduction project in response to provincial interest in barriers to growth.	Reducing unnecessary process barriers can make investment, non-profit work, and municipal projects easier to advance.	Businesses in SouthGrow community had items that impact them submitted for review and inclusion in reducing red tape. Notably, grant application processes and reporting for municipalities improved.
2018-2021	Townfolio Profiles	SouthGrow purchased and rolled out Townfolio community profiles for member communities as a shared investment readiness tool.	These profiles gave communities current, web-ready information for investors and site selectors.	Member communities got a professional information tool at group rates and lower maintenance burden.
2019-2020	Farm Efficiency Demonstration Trailer	SouthGrow built a demonstration trailer under its farm efficiency work to show producers practical technologies and program options.	Demonstration equipment helps producers understand savings and make informed decisions before buying.	Producers could see technologies in action and better assess potential energy and efficiency savings.
2019-2020	Broadband Finish Line Project	SouthGrow commissioned community-specific plans for places still below 50/10 internet service to identify realistic upgrade options.	The project moved the region from broad planning to actionable last-mile solutions.	Communities received custom upgrade pathways instead of a one-size-fits-all broadband plan.
2020-2026	EV Bus	SouthGrow helped secure funding for a year-long electric bus pilot for the Highway 4 corridor. The project eventually pivoted to the Claresholm and Vulcan handibus group.	The pilot intends to test lower-emission regional transit infrastructure and new service options in real world rural conditions.	The region gained access to capital and project management for a transit pilot that local groups likely could not deliver alone.
2020-2021	Economic Recovery Taskforce	SouthGrow and Economic Development Lethbridge convened an economic recovery taskforce during the pandemic to share supports and advice.	Businesses needed fast, reliable information and problem solving during a fast-moving crisis.	Regional businesses received coordinated advice, updates, and volunteer support during COVID disruption. Importantly, the project provided free professional services to business owners across the region.
2020-2021	POP Site Project - Vulcan County	SouthGrow brokered P3 deal in Vulcan County that included local communities, government, and private firms to upgrade obsolete network infrastructure.	Upgrading POP site infrastructure was a practical way to improve speeds across a large rural area.	Communities in Vulcan County gained access to faster internet service and stronger backbone infrastructure.

2021-2022	Invest Alberta / Ag and Forestry IA Supports	SouthGrow worked with provincial partners including Invest Alberta and Alberta Agriculture & Forestry to connect southern Alberta communities and regional businesses with provincial investment attraction programs and sector development initiatives. This included sharing information on provincial programs, facilitating connections between communities and provincial agencies, and supporting regional participation in agriculture and value-added investment opportunities.	Provincial investment attraction programs often operate at a scale that can be difficult for smaller rural municipalities or businesses to access directly. Without regional coordination, many communities would have limited awareness of available provincial supports or how to position projects for investment attraction.	SouthGrow helped bridge the gap between provincial investment programs and rural communities by ensuring that local opportunities in agriculture and food processing were visible to provincial agencies. This improved the region's ability to participate in provincial investment initiatives and increased the likelihood that southern Alberta projects would receive attention from investors and government programs.
2021-2022	Exhibition Park Virtual Reality Supports	SouthGrow sponsored a 3D virtual walkthrough model for Exhibition Park's agri-food hub proposal.	A strong visual model helped the project explain its case to funders and decision makers.	The project team gained a better tool to support a successful funding case for major regional infrastructure.
2021-2022	Nobleford Incinerator Pilot Project	SouthGrow investigated the feasibility of a community-scale micro-incineration pilot with Nobleford.	The work tested whether a small community waste solution could be viable under the right conditions.	The community received an early-stage feasibility review that clarified whether to keep pursuing the concept.
2021-2023	FDI Global Outreach Phase 1 and 2	SouthGrow worked with a professional Lead Generation firm to get special introductions to 12 leads over 2 years who were seriously interested in investing in Southern Alberta.	Southern Alberta often suffers from a lack of visibility on the global stage. Using Lead Gen professionals to introduce us skips marketing and awareness building stages when attracting investment.	Increased awareness by major global agrifood companies of the value proposition and investment potential of the region.
2021-2024	SouthWestern Alberta Tourism Collaboration	SouthGrow partnered with Tourism Lethbridge to develop and market regional tour routes over a multi-year period.	Joint tourism marketing can promote more destinations than any one community can market alone.	The region gained shared tourism products such as themed routes that help draw visitors across multiple communities.
2021-2025	Zero Emissions Vehicle Infrastructure Program	SouthGrow applied for and managed a Natural Resources Canada program to subsidize EV charging stations across the region.	Charging infrastructure lowers the barrier to EV adoption and prepares communities for changing transportation needs.	Municipalities, institutions, and businesses gained access to subsidy dollars and project administration for charger installs.
2022 to Present	SouthGrow Power Project	SouthGrow advanced a proposed solar project intended to create a long-term revenue stream for the organization while adding local generation.	A new earned-revenue source could improve long-term sustainability and reduce reliance on public funding and grant programs.	If successful, the REDA will be largely financially self-sustaining, guarding municipalities against member rate increases and providing a stable funding floor while expanding fiscal capacity to have more impact.
2022-2023	ARRCUS Energy Mapping Project	The SAAEP Partnership worked with a company called ARRCUS to display hourly energy production in southern Alberta on the SAAEP website.	Showing the strong renewable energy market helped us tell the green energy story to companies and also emphasize the	The region got a visual data tool that really showed how important renewable production has become and which helps investor conversations.

			depth of renewable energy investment in-region.	
2022-2023	Broadband Completions (Vulcan County, Highway 4, Town of Cardston)	SouthGrow worked with partners to complete broadband projects in Vulcan County, along Highway 4, and in Cardston-area communities.	These projects addressed known last-mile or backbone gaps that limited reliable modern service.	More communities crossed the 50/10 threshold or moved closer to it through coordinated regional work.
2022-2023	Rural Immigration Pathways Training	SouthGrow planned rural immigration pathway training as part of labour force and retention work.	Labour shortages are a major regional constraint and communities need tools to attract and retain workers.	Regional stakeholders enjoyed a one-day conference discussing issues and solutions which led to the expansion of Rural immigration programs across the region.
2022-2025	Local Intel Profiles	SouthGrow brokered a group deal for Local Intel community profiles for member communities.	Shared procurement reduced costs and improved access to investor-facing information tools.	At least 13 communities received group-rate community profiles without negotiating alone.
2022-Present	Global Investment Attraction Marketing	SouthGrow and partners refreshed and ran a global digital marketing campaign to promote agrifood opportunities in southern Alberta.	Regional digital marketing helps place local opportunities in front of outside investors and site selectors.	The region gained a shared external marketing campaign and common content that local communities could also use.
2023-2024	IEDC Accreditation	SouthGrow joined the International Economic Development Council and pursued Accredited Economic Development Organization status.	Accreditation can strengthen credibility, improve systems, and benchmark practice against international standards.	Members benefit from stronger organizational standards and outside validation of SouthGrow's economic development practice.
2023-2024	Community Ec Dev Matchmaking	SouthGrow surveyed member communities about local economic development projects and offered introductions where interests aligned.	Communities often work on similar issues but do not always know who else is doing related work.	Members got connections to peers, examples, and resources that can reduce duplication and speed up local projects.
2024-2025	Organizational Sustainability	SouthGrow began formal sustainability planning to determine how the organization can remain viable with or without future provincial funding.	Long-term planning is necessary when grant programs are uncertain.	Members get a clearer path for maintaining regional services instead of reacting only when funding changes.
2025-2026	Tariff Response Taskforce / Export Expansion Project	SouthGrow partnered with several other associations to provide response work to newly imposed tariffs from the United States. SouthGrow began to work on Trade and Export development.	Southern Alberta has a strong over-reliance on a single market. Encouraging trade diversification is a way to guard against economic shocks.	SouthGrow did a fact-finding mission to Japan which got us invited to pitch in China as well. A \$500 million biofuel investment was landed for Alberta, and a industry-led mission to Japan was planned for the following year.

## Studies

Year	Project	What it is	Why it matters	What did you get?
2003	Confectionary Opportunity Profile	SouthGrow produced an investment attraction profile highlighting the region's advantages for sugar confectionery manufacturing, including access to sugar beet production, irrigation agriculture, transportation corridors, and low operating costs.	Rural communities often struggle to attract food processing investment because companies lack clear information about local supply chains, logistics, and cost advantages.	The report promoted the SouthGrow region to potential food processors by demonstrating competitive advantages such as access to sugar beets, a modern Rogers Sugar refinery in Taber, and lower operating costs compared to U.S. locations. This positioned the region as a potential location for confectionery manufacturing investment and job creation.
2003	Solar Energy Opportunity Profile	SouthGrow produced an investment attraction report outlining the region's potential for solar energy development, including solar electricity, solar thermal, and passive solar applications.	Emerging renewable energy industries require detailed information about local resources, research capacity, and market conditions before companies consider locating projects in a region.	The report positioned the SouthGrow region as a competitive location for solar energy investment by highlighting strong solar insolation levels, supportive municipalities, research capacity in Alberta, and transportation access to North American markets. This helped promote the region to renewable energy companies and investors looking for new development locations.
2003	Agricultural Assessment - Grow your Own	SouthGrow commissioned an agricultural sector assessment that analyzed the region's agricultural strengths, infrastructure, and emerging value-added opportunities.	Agriculture is the backbone of the regional economy, but producers and communities often struggle to identify where new value-added processing or diversification opportunities exist.	The study identified practical opportunities for producers and processors such as greenhouse and organic vegetables, pulse processing, essential oils, and pet product manufacturing. This helped communities and agricultural businesses better understand where new value-added agriculture investment and diversification could occur in the region.

2004	Ready Meals Opportunity Profile	SouthGrow developed an investment opportunity profile examining the feasibility of establishing a regional ready-meals and meal-component production facility to supply institutional and consumer markets.	Demand for convenient, nutritious prepared foods is growing rapidly among busy families and institutional buyers such as hospitals, seniors facilities, and correctional institutions.	The profile highlighted a potential \$2.5–\$3 million food processing opportunity that could create 15–20 jobs while sourcing a large share of ingredients from local farms. By identifying a viable institutional market of roughly 940,000 meals annually, the project positioned regional producers and processors to capture more value from SouthGrow-grown agricultural products.
2004-2006	Gateway to Alberta Phase 1 and Phase 2	A multi-phase early SouthGrow initiative that profiled logistics and trade opportunities linked to southern Alberta's gateway position.	The work helped identify sector opportunities and frame the region as a place for trade and investment.	It gave the region an early strategic case for cluster development and investment marketing.
2006-2007	Alternative Energy Opportunity Profile	SouthGrow commissioned a regional assessment examining opportunities to develop wind and solar energy industries, municipal renewable energy applications, and a regional carbon credit system involving agriculture and municipalities.	Southern Alberta has some of the strongest wind and solar resources in Canada, positioning the region to attract renewable energy manufacturing, project development, and related service industries.	The study identified opportunities for SouthGrow communities and farm producers to participate in renewable energy development and carbon credit markets. It highlighted the potential for wind and solar manufacturing, municipal solar installations, and carbon credit pooling that could generate new revenue streams for farmers, livestock operators, and local governments.
2006-2007	Feasibility Study – Integrated Bio-Diesel Refinery	SouthGrow partnered with regional economic development organizations and industry partners to support a feasibility study examining the viability of developing an integrated biodiesel refinery and oilseed crushing facility in Southern Alberta.	The project explored how the region's strong oilseed production base could support value-added biofuel manufacturing while contributing to the growing renewable energy economy.	The feasibility study assessed opportunities to convert locally grown oilseeds into biodiesel through a regional crushing and refining facility, creating a potential new market for farm producers while generating value-added processing jobs and strengthening the region's role in renewable fuels.
2007-2008	Green Growth Plan (SAAEP Economic Development Plan)	A Southern Alberta Alternative Energy Partnership plan that examined how to grow the alternative energy economy in the region.	The plan helped organize regional thinking around wind, solar, bioenergy, and related investment opportunities.	Partners received a shared economic development framework instead of working on energy issues in isolation.

2007-2008	Waste to Energy Opportunity Profile	SouthGrow partnered with Economic Development Lethbridge and Alberta SouthWest through the Southern Alberta Alternative Energy Partnership (SAAEP) to commission an engineering study examining waste streams across the region and evaluating technologies that could convert municipal and agricultural waste into energy. The study analyzed regional waste generation, assessed waste-to-energy technologies such as gasification and plasma arc systems, and evaluated economic and operational considerations for potential facilities.	Municipal waste management costs were rising and most waste in the region was being landfilled. Communities needed credible analysis to determine whether new waste-to-energy technologies could reduce landfill demand and create economic value from waste streams.	The study provided municipalities with a regional understanding of waste volumes, disposal costs, and potential energy recovery options. It demonstrated that recovering energy from waste could significantly reduce landfill use while generating electricity and heat, helping communities explore long-term solutions that could lower waste management costs and create new economic opportunities.
2008-2009	Carbon Credit Opportunity Profile	SouthGrow produced an opportunity profile analyzing how farmers, feedlots, municipalities, and other organizations in the region could generate and sell carbon credits through emerging emissions trading systems. The report examined potential offset projects such as low-till farming, methane capture, improved manure management, and renewable energy integration.	Carbon markets were emerging as a new revenue opportunity for agricultural producers and municipalities, but participation required technical knowledge, verification processes, and scale to make projects economically viable.	The profile helped producers and local governments understand how carbon markets could create new income streams from improved environmental practices. It also identified the potential for cooperative or pooled approaches that could reduce administrative costs and allow more farms in the region to participate in carbon credit markets.
2008-2009	Innovation and Commercialization Study	SouthGrow helped assess the case for a southern Alberta innovation and commercialization network and then facilitated the network's creation.	Businesses need better access to commercialization supports, research links, and technology advisors.	The region gained the foundation for RINSA, a shared innovation support network.
2009-2010	Productivity Improvement Study	SouthGrow led a regional productivity initiative that surveyed businesses, conducted focus groups, and analyzed productivity challenges in the region's manufacturing and value-added sectors to identify strategies for improving competitiveness and operational performance.	Productivity improvements drive economic growth by helping businesses produce more value with the same or fewer resources, increasing wages, competitiveness, and long-term economic stability.	The project connected regional manufacturers and value-added businesses through a productivity networking group, developed a regional productivity publication, and distributed 32,000 copies highlighting best practices and successful local companies. These efforts helped businesses in SouthGrow communities learn practical strategies to improve efficiency, adopt new technologies, and remain competitive in global markets.

2009-2010	SouthGrow Business Trends	SouthGrow commissioned a regional economic study analyzing business trends across southern Alberta communities, examining industry performance, business conditions, and emerging economic patterns affecting the region.	Local governments and economic development leaders need accurate data on business conditions in order to make informed decisions about investment attraction, workforce development, and economic policy.	The study provided SouthGrow communities with evidence-based insights about regional business trends, helping municipal leaders and economic developers understand which sectors were growing, which were struggling, and where new opportunities existed. This information helped communities make better decisions about economic development strategies and business support programs.
2009-2010	Wind Power Opportunity Profile	SouthGrow produced an investment attraction opportunity profile outlining the region's wind energy potential, including market trends, infrastructure advantages, and opportunities for wind turbine manufacturing, assembly, and project development in southern Alberta.	Renewable energy development can create major investment, construction jobs, and long-term energy infrastructure in rural regions with strong wind resources.	The report positioned SouthGrow communities as a prime location for wind energy development and related manufacturing by highlighting strong wind resources, transportation links along the CanaMEX corridor, and supportive municipal partnerships. This helped communities promote the region to renewable energy investors and developers seeking locations for wind farms, manufacturing, and supply chain operations
2010-2011	Bio Energy Opportunity Profile	SouthGrow served as the managing partner of the Southern Alberta Alternative Energy Partnership (SAAEP) and coordinated a multi-project research initiative examining bio-fuel and alternative energy opportunities for the region. The initiative included a biodiesel feasibility study, regional consultations through the Green Growth Plan, identification of bio-fuel industry investment opportunities, and analysis of waste-to-energy technologies relevant to southern Alberta.	Agricultural producers and rural communities were facing volatile commodity prices and increasing interest in renewable energy. Regional stakeholders needed credible research and coordinated planning to determine whether bio-fuel production, waste-to-energy systems, and alternative energy industries could become viable economic opportunities.	The initiative produced multiple technical studies and consultations that helped producers, municipalities, and investors evaluate new value-added markets for agricultural feedstocks such as canola. It also positioned southern Alberta as a region actively pursuing alternative energy investment and provided the information needed for producers and communities to participate in emerging renewable energy industries.
2015-2016	Broadband Infrastructure in SouthGrow	A broadband infrastructure study that documented regional assets, gaps, and service issues in southern Alberta.	Communities needed evidence before they could push for upgrades or plan local solutions.	Members received a clearer picture of broadband conditions and where future work should focus.

2015-2016	Hospitality and Tourism Investment Study	SouthGrow partnered with Alberta Culture and Tourism and regional partners to commission a comprehensive study identifying tourism development opportunities in the region and preparing investment-ready business cases to attract private tourism investors.	Tourism investment requires clear market data and defined opportunities before private investors will commit capital to new attractions, accommodations, or tourism businesses.	The study identified specific tourism development opportunities capable of increasing visitation and tourism spending in the region. It also produced investment packages and strategies to promote these opportunities to entrepreneurs and investors, helping position SouthGrow communities as destinations for new tourism businesses and economic growth.
2016-2017	Community Broadband Report	SouthGrow commissioned and coordinated the development of a regional broadband master plan to assess internet infrastructure gaps, map underserved areas, and identify strategic investment opportunities to improve high-speed internet access across SouthGrow member communities.	Reliable high-speed internet is essential infrastructure for modern rural economies, enabling businesses, farms, schools, and residents to participate fully in digital markets and services.	The master plan gave SouthGrow communities a shared roadmap for improving broadband connectivity and a credible evidence base to pursue provincial and federal infrastructure funding. This strengthened the region's ability to advocate for rural broadband investment and helped communities compete for programs designed to expand high-speed internet access.
2018-2019	MicroCHP Pilot Project	SouthGrow partnered with ATCO Gas and Alberta Agriculture and Forestry to administer an applied research project testing micro combined heat and power (microCHP) units in a real agricultural production facility. The project involved installing two microCHP units, monitoring their performance for a full year, and producing reports on energy usage, costs, and greenhouse gas impacts.	Energy costs are a major expense for agricultural operations. Producers need reliable data before investing in new technologies that could improve efficiency and reduce operating costs.	This project generated real-world data on an emerging energy technology in an agricultural setting, helping producers and policymakers understand whether microCHP systems could reduce energy costs and improve efficiency on farms. The findings also informed future government programs and private sector investment in on-farm energy technologies.
2019-2020	Regional Skills Gap Study	A regional labour market study focused on skills gaps and workforce needs in southern Alberta.	Understanding skills shortages helps shape future labour attraction and retention work.	The region gained evidence to guide future labour market projects instead of relying only on anecdote.

2019-2020	Renewable Energy Impact Report	SouthGrow commissioned an independent third-party analysis to evaluate the economic impacts, property value effects, and community experiences associated with the proposed Buffalo Plains wind project in Vulcan County.	Large renewable energy projects can create community debate, and municipal leaders need credible independent analysis to understand the real economic impacts and risks before supporting major developments.	The study provided communities with evidence-based analysis showing the potential economic benefits of the project, including millions in municipal tax revenue, landowner payments, construction jobs, and long-term employment. By clarifying real impacts and comparing experiences from other Alberta communities, SouthGrow helped local leaders and residents make informed decisions about renewable energy development in the region.
2019-2020	Cost Benefit Analysis of Alberta Rural Broadband	A study that examined the costs and benefits of better rural broadband access in Alberta. For maximal impact the study covered the entire province.	Evidence on costs and benefits strengthens the case for government and partner action. The benefits demonstrated were sizeable and convincing.	Members got research they could use in advocacy for better rural internet service. The study was influential in unlocking public funding for broadband projects at a time of tight budgets.
2021-2022	Terragraph Pilot Project	SouthGrow evaluated and piloted Terragraph wireless broadband technology in southern Alberta, coordinating a trial deployment in Milk River and developing regional expansion projects with internet service providers and municipalities. The initiative included building a community scale pilot network and preparing shovel ready regional deployments for multiple villages and hamlets.	Small rural communities often face extremely high costs for fibre broadband infrastructure, leaving them behind in the digital economy. Affordable alternatives are needed to deliver high speed connectivity to villages that traditional providers will not serve.	SouthGrow helped identify and demonstrate a lower cost technology capable of delivering fibre like internet speeds to rural villages for a fraction of the cost of traditional fibre builds. By coordinating pilots, partnerships with local ISPs, and funding applications, SouthGrow advanced a scalable model that could close the digital divide for multiple small communities in southern Alberta.
2022-2023	Regional Grad Retention Strategy	SouthGrow served as funding partner and convener for a regional graduate retention strategy project.	Keeping young talent in the region is important for long-term labour force and business growth.	Partners received a regional strategy to inform future retention and workforce projects.

## Collaborations

Year	Project	What it is	Why it matters	What did you get?
2004 to Present	REDA Collaboration	SouthGrow works with Alberta's other Regional Economic Development Alliances on shared advocacy, provincial relationships, and joint initiatives.	A collective voice gives rural regions more influence than any one alliance speaking alone.	Members benefit from stronger provincial advocacy for REDA funding and rural economic development priorities.
2007 to Present	Southern Alberta Alternative Energy Partnership	SouthGrow is a founding partner in SAAEP, a regional collaboration focused on alternative and renewable energy development.	Energy issues cross municipal lines and require shared planning, policy work, and investment attraction.	Communities gain access to shared energy education, advocacy, and project development support.
2011 to Present	Regional Innovation Network of Southern Alberta	SouthGrow participates in RINSA with post-secondary, research, and economic development partners to support innovation and commercialization.	Rural businesses often need links to expertise and innovation systems beyond their own community.	The region gains a shared innovation network that connects businesses to support and technical resources.
2016 to Present	Southern Alberta Investment and Trade Initiative	SouthGrow helps lead SAITI, a regional investment and trade collaboration for southern Alberta.	A regional platform lets communities market shared strengths to outside investors and trade partners.	Members gain a broader investment and trade brand than most could build on their own.
2017 - 2020	Peaks to Prairies EV Network	SouthGrow participated in the Peaks to Prairies EV network work that linked charging infrastructure across southern Alberta.	A connected network makes EV travel more practical across rural areas and tourism corridors.	The region gained early EV corridor planning and infrastructure momentum that later supported charger programs.
2019 to Present	Highway 3 Twinning Development Association	SouthGrow supports H3TDA with board participation, matching funds, and advocacy support.	Highway 3 is a major trade and transportation corridor that affects business costs, safety, and investment readiness.	Members gain a stronger, coordinated voice for twinning and corridor improvements.
2020 to Present	Canada's Premier Food Corridor	SouthGrow supports Canada's Premier Food Corridor as a sub-regional cluster brand for agri-food growth.	Cluster branding helps market sector strengths that cross municipal boundaries.	The region gains another shared tool for promoting agri-food opportunities and partner projects.
2021 to Present	Canada's Western Gateway	SouthGrow supports Canada's Western Gateway as a sub-regional collaboration focused on trade and logistics positioning.	Trade and logistics opportunities often depend on corridor scale rather than single municipalities.	Members gain shared branding and coordination for corridor-based opportunities.
2023 - Present	Blackfoot Signage Project	SouthGrow and partners support a Blackfoot place-name signage program across southwestern Alberta.	The project advances reconciliation and strengthens cultural tourism through visible Indigenous place names.	Communities gain access to grant support, shared branding, and translation support for signage they may not deliver alone.

## Community Supports

Year	Project	What it is	Why it matters	What did you get?
2012-2013	Community Ec Dev Strategies	SouthGrow supported community economic development strategies for member municipalities through planning work and local consultation.	Smaller communities often need outside help to build clear economic development priorities and action plans.	Members received local strategies and action items to guide future development decisions.
2012-2013	Investment Readiness Assessment	SouthGrow worked with member communities and site selection specialists to assess local investment readiness.	Communities need current information and preparedness before they can respond well to investor inquiries.	Members got a clearer picture of what they needed to improve to compete for investment.
2023-2024	Regional Investment Initiative with Invest Alberta	Through SAITI, SouthGrow worked with Invest Alberta to complete and share community opportunity profiles.	A province-connected profile system helps local opportunities move into wider investment conversations.	Member communities received profiles that could be shared with Invest Alberta and used in SouthGrow marketing. These profiles also inform Invest Alberta's internal database of opportunities.
2023-Present	Grant Advice Hotline	SouthGrow offers direct grant advice and funding strategy support to municipalities, non-profits, and regional partners.	Many groups need help finding the right grant and building a strong funding case.	Communities and partners receive expert support that can improve their chances of landing outside funding.
2024-2025	Housing Needs Assessments	SouthGrow completed affordable housing needs assessments for member communities that could not easily produce them on their own.	These assessments are often needed before communities can plan housing projects or pursue housing funding.	Members gained a required planning document to support housing strategy and grant applications.
2025-2028	Community Economic Development Program	SouthGrow secured funding for a three-year community economic development program and assigned dedicated staff support.	The program shifts more capacity to the local level while keeping regional support in place.	Member communities gain direct economic development support that many could not fund on their own.



Economic Development | Government Relations

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### About SouthGrow Regional Initiative

SouthGrow is an economic development alliance of twenty-nine south central Alberta communities committed to working together to achieve prosperity for the region. Representing over 180,000 people, SouthGrow is committed to assisting communities, organizations, businesses, and people in the region to further their economic development goals and to maintain the high quality of life.

**Barons-Eureka-Warner Family & Community Support Services (FCSS)**  
**Minutes of Board Meeting – Wednesday, March 4, 2026**  
**Coaldale Hub (2107-13<sup>th</sup> Street)**

**Attendance**

In-person

Degenstein, Dave – Town of Milk River, Board Chair  
Chapman, Bill – Town of Coaldale, Vice-Chair  
Feist, Teresa – Town of Picture Butte  
Firth, Carly – Town of Taber  
Foster, Missy – Village of Barnwell  
Glendinning, Ian – Village of Warner  
Heggie, Jack – County of Warner  
Jensen, Melissa – Town of Nobleford  
Norris, Nikole – Village of Stirling  
Prince, Kyle – Village of Barons  
Sayers, Mark – Lethbridge County  
Stewart, Pam – Town of Raymond  
Torrie, David – M.D. of Taber

Staff:

Morrison, Zakk – Executive Director  
Florence-Greene, Evelyn – Finance and HR Coordinator

Online

Harasem, Lori – Town of Coalhurst  
Payne, Megan – Village of Coutts  
DeBow, Petra – Manager

Absent

Deleeuw, Shelley – Town of Vauxhall

**Call to Order**

D. Degenstein called the meeting to order at 4:30 p.m.

**1. Approval of Agenda**

M. Sayers moved the Board to approve the agenda as presented.  
**Carried**

**2. Delegation**

a) Report to Municipalities – Petra DeBow, Family Services  
Z. Morrison, Executive Director presented the Report to Municipalities - Family Support Services to the Board.

K. Prince entered the meeting at 4:33 p.m.

The Board discussed the information provided.



The Board thanked Z. Morrison for the presentation.

P. Stewart moved the Board to approve the Report to Municipalities - Family Support Services 2025 as presented, and request administration to distribute the report to our Municipalities.

**Carried**

**3. Minutes**

J. Heggie moved the minutes of February 4, 2026, FCSS Board meeting be approved as presented.

**Carried**

**4. Correspondence**

a) Correspondence Received

The following correspondence was presented for information:

- January 29, 2026 – FCSSAA Board Meeting Highlights.
- January 30, 2026 - CFS Email and Minister Letter – Notice of Application Launch FRN Program Phase One.
- February 17, 2026 – FCSSAA IMPACT Conference Save the Date.
- February 2026 – FCSSAA News.

C. Firth moved the Board to receive the correspondence as presented for information.

**Carried**

**5. Reports**

a) Executive Director

Z. Morrison reviewed the Executive Director's report.

The following was highlighted:

Meetings

- FCSS Program Discussion on February Thursday 19<sup>th</sup>, 2026

Funding Update

- Application for Family Resource Network (FRN) funding renewal is due March 16, 2026, for the following applications:
  - Hub Services
  - Building Resilient Caregivers
  - Infant and Child Development
  - Youth Development and Resiliency
  - Strengthening Connections to Culture
- April 1, 2026 – March 31, 2028 funding for Reaching Home: Canada's Homelessness Strategy – Rural Development Network (RDN).



K. Prince moved the Board to approve the Executive Director's Report as presented.

**Carried**

The Board indicated they would like to have a presentation at a future Board Meeting and directed Z. Morrison to proceed with booking this meeting.

b) Financial Report

Z. Morrison reviewed the Financial Report.

The Board discussed the Financial Report.

T. Feist moved the Board to approve the March 2026 Financial Report including:

- Financial statement – January 31, 2026;
- Monthly accounts – January 1-31, 2026;
- ATB Financial Mastercard January 14, 2026, to February 11, 2026.

**Carried**

**8. Round Table**

The Board shared municipal updates.

**9. Date of Next Meeting**

The date of the next regular Board meeting will be April 1, 2026, at the Coaldale HUB (2107 – 13<sup>th</sup> St.) in person and online (via Teams) starting at 4:30 p.m.

**10. Adjournment**

M. Sayers moved the meeting to adjourn at 5:25 p.m.

**Carried**

Chairperson

Executive Director

01 Apr 2026

Date

April 1/2026

Date

Barbara Hoytos  
Box 181  
Milk River, AB  
T0K 1M0

February 5, 2026

To Whom it May Concern,

I have completed an independent review of the Warner Memorial Library financial information as presented to me for the year ending December 31, 2025.

I have reviewed the balance sheet, profit and loss statements, invoices and bank statements and have found them to be accurate. The bank reconciles and the accounts are in good standing. If you have any questions or concerns, you may contact me at 403-647-2447.

Sincerely,

A handwritten signature in cursive script, appearing to read "Barbara Hoytos", written in dark ink.

Barbara Hoytos

## Village of Warner Memorial Library Board

## Profit &amp; Loss

January through December 2025

2026-02-02

Accrual Basis

	Jan - Dec 25
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
<b>Gifts to the Library</b>	
gifts no tax receipts	473.70
gifts with tax receipts	100.00
<b>Total Gifts to the Library</b>	573.70
<b>Sale of Goods and Services</b>	
Fines Paid	439.44
book sales	1.00
Library Membership	416.77
Copies/Fax/ other income	39.66
<b>Total Sale of Goods and Services</b>	896.87
<b>GST CANADA</b>	0.00
<b>Fundraising</b>	
bottle return	76.20
Auction	4,845.00
Fundraising - Other	92.35
<b>Total Fundraising</b>	5,013.55
<b>Donations</b>	
Donations Individuals	650.95
<b>Total Donations</b>	650.95
<b>Government Revenue</b>	
Village of Warner requisition	1,500.00
Rural Services Grant	4,802.66
Provincial Grant	11,089.00
<b>Total Government Revenue</b>	17,391.66
rental of building	1,480.00
<b>Total Income</b>	26,006.73
<b>Gross Profit</b>	26,006.73
<b>Expense</b>	
<b>Expend on Charitable Activities</b>	
Summer Reading Program	705.00
Expend on Charitable Activities - O...	64.29
<b>Total Expend on Charitable Activities</b>	769.29
<b>Management &amp; Administration</b>	
Conference/education expenses	1,264.25
Librarian	18,656.17
Management & Administration - Ot...	55.60
<b>Total Management &amp; Administration</b>	19,976.02
<b>Computer and Internet Expenses</b>	1,050.30
<b>Office Supplies</b>	2,875.23
<b>Professional Fees</b>	100.00
<b>Total Expense</b>	24,770.84
<b>Net Ordinary Income</b>	1,235.89

Village of Warner Memorial Library Board  
**Profit & Loss**  
January through December 2025

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	<u>Jan - Dec 25</u>
<b>Other Income/Expense</b>	
<b>Other Income</b>	
Interest Received	15.38
<b>Total Other Income</b>	<u>15.38</u>
<b>Net Other Income</b>	<u>15.38</u>
<b>Net Income</b>	<u><u>1,251.27</u></u>

BA

VILLAGE OF WARNER LIBRARY BOARD 2026 Budget

INCOME

Provincial Grant	11,000.00
Village Requisition	1,500.00
Rural Services Grant	4,800.00
Donations	1,000.00
Membership/fees/copies/fines	900.00
Fundraising	4,000.00
Rental	1,480.00
Intrest	11.00
TOTAL	24,691.00

EXPENSES

Summer reading program	800.00
Professional Fees for Audit/Review	150.00
Repairs and maintenance	500.00
Wages	<del>17,000.00</del>
Other	500.00
TOTAL	18,950.00
Difference	5,741.00

19,500.<sup>00</sup>  
↙  
up

Approved at Village of Warner Library Board Annual Meeting

November 3, 2025

Feb 23



## Request for Decision Correspondence

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### RECOMMENDATION

That the correspondence for the period ending April 15, 2026 be accepted as information.

### LEGISLATIVE AUTHORITY

### BACKGROUND

Correspondence is a collection of general information received at the Village Office and is provided to Council as information.

### RISKS/CONSEQUENCES

1. Council may provide further direction on any item contained in correspondence. Council shall be specific in the direction it provides.
2. Council may direct Administration on any item contained in correspondence.

### FINANCIAL CONSIDERATIONS

None

### ATTACHMENTS

1. Animal Protection Act Fact Sheet
2. SouthGrow Data Centre Investment Brief
3. Municipal Affairs: Alberta Community Partnership Asset Management Pilot Grant
4. Government of Alberta: Alberta Health Departments
5. Municipal Affairs: Assessment Model Review
6. Municipal Affairs: Bill 28
7. County of Warner No. 5: Thank You
8. Councillor Fewer Notes on Urban Bees
9. Anita Fewer: Bee Complaint

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# Bill 26 Fact Sheet

## Animal Protection Amendment Act

### What is the Animal Protection Act?

Alberta's *Animal Protection Act* (APA) prohibits causing or allowing an animal to remain in distress and establishes the basic minimum duties of care for which all animal owners and caregivers are responsible. The APA provides tools for peace officers to act when animals are in distress, lacking adequate care or are abandoned.

### Why is it changing?

The *Animal Protection Act* was last updated two decades ago. If passed, Bill 26 will modernize the Act and make Alberta a leader at addressing repeat offences.

### What is being amended?

The *Animal Protection Amendment Act* will see dozens of changes, including:

- Improving outcomes for animals in distress or at risk of distress
  - The Act will be updated to reflect current definitions related to distress, animal care duties and abandonment
  - Address gaps for responding to animals in distress, including authority to issue and follow up on corrective action orders
  - Align the *Animal Protection Act* with other Canadian jurisdictions
- Improving court orders to protect animals from repeat offences
  - Expand availability of prohibition orders and provide guidance to the court to ensure orders are effective
  - Create statutory powers to inspect for compliance and address violations
  - Make Alberta a leader by allowing enforcement of prohibition orders issued in other provinces and territories
- Modernization of inspection authorities
  - Enable inspection of additional activities, including boarding and grooming facilities
- Increasing maximum fines from \$20,000 to \$250,000 and enabling jail time

### Who will be affected?

While any Albertan who owns or interacts with animals could be affected by the changes, most will not be impacted by the updated Act.

### When will the Animal Protection Amendment Act come into effect?

These amendments will come into force on proclamation. The changes are intended to align with amendments to the *Animal Protection Regulation*, which is expected to be completed later in 2026.



# Data Centre Investments Understood

An overview of the opportunity and evaluation of risks and considerations for elected councils

**Prepared by the SouthGrow Regional Initiative | 2026**

*Researched and produced by:*  
Peter Casurella, Executive Director

*Document preparation by:*  
Jessie Stilson, Marketing Manager

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# Introduction

## **Why is this brief in front of you?**

Interest in data centres is growing quickly. This is because more people and businesses are using artificial intelligence, cloud services, and online data. Companies are now looking for places to build these facilities, and Alberta, including rural areas, is getting attention. As a result, more communities in Southern Alberta are getting questions and proposals.

This is a real opportunity, but it also comes with risks. Not every company is the same, and many are still in early stages or just testing the market. Some are serious and experienced, but others may be looking for cheap land, tax breaks, or special deals without a clear plan to build.

For Council, this means being both open and careful. Data centres can bring large investments, but they also come with long-term impacts on land, power, and finances. It is important to ask clear questions, set firm expectations, and make careful decisions so the community gets real and lasting benefits.

## **What is a Data Centre?**

A data centre is a secure building full of computing equipment (servers). These store, process, and move digital information. They support things like streaming, online banking, business systems, and artificial intelligence. In simple terms, they are the physical backbone of the digital world.

Data centres do not need many workers. Building them can create short-term construction jobs, but once they are running, they are mostly automated. Most data centres only employ about 20 to 100 people long-term, depending on their size. This is very different from factories or other projects that create many local jobs.

For Council, it is important to understand that data centres act more like infrastructure than a typical business. Their main value is not jobs, but their role in supporting digital services and generating tax revenue, if they are set up properly.

Their main value is not jobs, but their role in supporting digital services and generating tax revenue...

## Why Southern Alberta Is Being Considered

Southern Alberta is getting attention for data centres for a few key reasons. There is available land that is often lower cost than big cities. The region is also in a good location, close to Calgary and not far from the U.S. There are also some climate benefits, as cooler weather can help reduce cooling costs. In addition, the region has excellent opportunities for behind the fence generation of electricity, either from wind, solar, or gas.

However, there are important limits. Power and fibre are not always available where and when they are needed. Data centres require very large amounts of electricity and strong internet connections. Without these, a project cannot move forward.

For Council, the key point is simple. We are being looked at, but we are not guaranteed to win these projects. Communities that can offer the right mix of power, connectivity, and ready-to-use land will be the ones that succeed.

## What Data Centres Require

Requirement	What It Means	Why It Matters to Council
<b>Power (Critical)</b>	Very large, constant electricity demand	May require major grid upgrades and can compete with other local and regional power uses
<b>Fibre Connectivity</b>	High-speed, redundant internet infrastructure	Essential for operations. Without sufficient connectivity, the project cannot proceed
<b>Land</b>	Large, flat sites (10–100+ acres). Often includes on-site gas or solar systems	Represents a long-term, single-use land commitment with limited alternative use
<b>Water (Varies)</b>	Cooling systems may require water. Newer systems often recycle or minimize use	Potential local supply impacts depending on system design
<b>Cooling Systems</b>	Specialized infrastructure to manage heat from computing equipment	Drives both energy demand and overall equipment value
<b>Permitting Speed</b>	Fast, predictable municipal approvals	A key factor in whether investment proceeds or shifts to another jurisdiction
<b>Security &amp; Access</b>	Controlled site access with proximity to transportation routes	Can limit site flexibility and influence land use compatibility decisions

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## What a Typical Project Looks Like

Data centre projects are very large. They often involve hundreds of millions to billions of dollars in investment. Construction can take several years, and many projects are built in stages over time.

These projects create many jobs during construction, such as trades workers, equipment operators, electricians, and project managers. Once the facility is running, long-term employment is modest relative to capital cost and land use and the literature warns that job creation is often overstated.

Permanent jobs are usually a mix of technicians (servers and systems), electrical and mechanical staff (power and cooling), security, and a small number of management roles. To support this access to a regional labour pool within a short drive is usually necessary. Smaller towns can still compete if they are well connected to nearby centres.

## The Opportunity for the Region

Data centres can add to the non-residential tax base, which can help support local services if the project is set up properly. They can also bring short-term economic activity during construction, including spending on labour, materials, and local services.

These projects may also help drive infrastructure upgrades, such as improved power systems and fibre internet, which can benefit other businesses in the region. In some cases, this can support future growth beyond the data centre itself.

For Council, there is also a broader benefit. Attracting a data centre can help position the region as “investment-ready”, showing that it can support large and complex projects.

## Key Takeaways

- Power is the primary project constraint
- Alberta has unique regulatory and renewable advantages for self-supply.
- An excellent Fibre backbone is a non-negotiable requirement
- Land and infrastructure are long-term commitments
- Taxation is the real payoff, not jobs.

## Data Centre Motivations in Municipal Negotiations

Data centre developers are focused on securing a low-risk, cost-efficient environment for long-term operations. They are actively evaluating multiple jurisdictions to find a location that gives them the outcomes they need to maximize the profitability of their operation. Their primary objective is long-term operational profitability. To achieve this, their key objectives are:

**Cost Certainty:** Predictable taxes and utility costs to protect long-term margins.

**Reliable Power:** Guaranteed access to large-scale, scalable electricity supply.

**Speed to Approval:** Fast, streamlined permitting to avoid costly delays.

**Reduced Upfront Costs:** Incentives or support to lower initial capital investment.

**Regulatory Stability:** Confidence that policies and political support will remain consistent.

**Room to Expand:** Flexibility to grow operations over time without re-negotiation.

**Bottom Line:** They are seeking certainty, speed, and flexibility to minimize risk and maximize long-term



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## How Data Centres Are Taxed (Simplified)

Data centres in Alberta are taxed in two main ways. First, the land and building are taxed locally as non-residential property. For large projects, these may be treated as industrial property and assessed by the Province, but municipalities still collect the tax.

Second, Alberta has introduced a new approach for the equipment inside data centres. Because the province does not normally tax machinery and equipment, most of the compute (servers) are not included in regular property tax.

To address this, Alberta recently added a new levy (in effect as of January 1, 2026) on computing equipment for large data centres (75 MW or more). This applies at rates of up to 2% of the value of the equipment. However, this levy can be credited against corporate income tax, meaning it may not result in a long-term net tax for the operator. This is a provincial levy.

For Council, the key point is simple. **Most of the value in a data centre is inside the building, but much of it is not taxed in the usual way and cant be captured by you.** The final tax outcome depends on how the project is structured and assessed, and what portion of value is actually captured.

**Key message:** How the project is assessed and structured will determine how much the community benefits.

## What Can Go Wrong (Tax and Structure Risks)

There are several ways a project can look large but deliver less tax value than expected. In some cases, only the land and building are taxed, while much of the value inside is not captured. Equipment may also be classified in ways that reduce or avoid taxation, such as being treated as temporary or non-permanent improvements.

Project structure can also reduce value. Different parts of the project may be owned by separate companies, making it harder to assess the full value. On top of this, requests for tax breaks or incentives can further reduce what the municipality receives. Some early-stage proponents are testing communities to see who will offer the most favourable terms.

For Council, this creates real risk. A race to the bottom between communities can lead to deals that use large amounts of land and power, but provide limited long-term benefit. Municipalities must be careful to protect against loopholes and set clear expectations from the start.

**Key message:** Without discipline, a large investment can result in low (or even negative) value for the community.

## Taxation of Data Centres in Alberta

Data centre taxation in Alberta is split between municipal property taxation and a new provincial levy introduced under the Financial Statutes Amendment Act, 2025 (No. 2). While municipalities continue to tax property under the Municipal Government Act, their authority is limited to land, buildings, and certain fixed improvements. Most high-value data centre assets, including servers and core computing infrastructure, do not qualify as assessable property and therefore fall outside the municipal tax base.

To address this gap, the Province has established a separate levy on operators of designated large-scale data centres. This levy is not part of the property tax system and is collected directly by the Province. It is designed to capture value associated with computing equipment and high-load digital operations **that municipalities cannot tax.**

In practice, municipalities retain property tax revenue from the physical footprint of a data centre, while also collecting education tax on behalf of the Province. The Province, in turn, receives both the education tax and 100% of the data centre levy. **The result is a structural imbalance in which municipalities capture only the value of land and buildings, while a significant portion of total project value is captured through provincial taxation mechanisms.**

### Who Gets What?

Tax Type	Collected By
Property Tax	Municipality
Education Tax	Municipality → Province
Levy	Province

### Example Breakdown on \$500 million facility. (Illustrative example)

Component	Value	Tax Treatment
Land	\$10M	Municipal
Building & Structure	\$90M	Municipal
Power & Cooling Infrastructure	\$50M	Partial Municipal
<b>Servers &amp; Computing Equipment</b>	<b>\$350M</b>	<b>Provincial (Levy)</b>
<b>Total</b>	<b>\$500M</b>	—

Example: \$500M Data Centre Investment (Illustrative)

## Broader Risks and Tradeoffs

Data centres require very large amounts of power, often running all day, every day. This can limit how much power is available for other businesses or future growth. In some designs, they may also require water for cooling, which can affect local supply.

These projects also have low long-term job creation, and they use large areas of land for a single purpose over many years. Many projects are built in phases, which means full build-out may take a long time, or may not happen at all.

For Council, this means thinking beyond the initial investment. These projects can shape how land, power, and infrastructure are used for decades.

This is a long-term infrastructure decision with tradeoffs, not just a new development opportunity.

## What Makes a Community Competitive

To attract a data centre, a community must have the right infrastructure in place. The most important factor is available and scalable power, or the space and regulatory approval to self-generate behind the fence, as these facilities need large amounts of electricity at all times. They also require strong, reliable fibre connections to ensure constant data flow.

Communities must also have serviced industrial land that is ready for development, with access to roads and utilities. In addition, a clear and efficient approvals process is important, as companies want certainty and speed when making decisions.

Projects will go where the infrastructure is ready and reliable.

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*Infrastructure readiness determines success*

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## Key Questions Council Should Ask

Council should focus on clear, direct questions. These help confirm whether a project is real, well-planned, and a good fit for the community.

### Power and Infrastructure

- Where will the power come from?
- Is the power already available, or are upgrades needed, or is new generation required?
- Who pays for power and infrastructure upgrades?
- Will power system changes require transmission upgrades?
- How much power will the project use at full build-out?
- How will that affect the power capacity and resiliency of the region?

### Project Readiness and Timeline

- What stage is the project at today?
- Is the proponent speculating for a deal or seriously interested?
- Who else is the proponent talking too (are we simply being used as leverage?)
- What is the realistic construction timeline?
- Is the project phased, and what happens if later phases are not built?

### Tax and Financial Return

- What is the expected tax revenue from land, building, and equipment?
- How will equipment be assessed?
- Do we have safeguards against tax dodging or loophole exploitation?
- Are any tax breaks or incentives being requested?
- What is the tax revenue compared to power use?

### Land and Site Use

- How much land is required, and for how long?
- Will the land be fully developed, or held for future phases?
- What happens to the land if the project does not proceed?
- If the data centre is vacated, can the building be meaningfully repurposed?

### Water and Servicing

- Will the project require water for cooling?
- What is the expected daily and yearly water use?
- What other services are required (roads, sewer, etc.)?



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## Jobs and Workforce

- How many construction jobs will be created?
- How many permanent jobs, and what types?
- Will workers be local, regional, or brought in?

## Proponent Strength and Structure

- Who is the actual owner and operator?
- Do they have a track record of building and operating data centres?
- How is the project structured across companies?

## Risk and Exit

- What happens if the project is delayed or cancelled?
- Are there guarantees or commitments in place?
- Who is responsible for site cleanup or unused land?



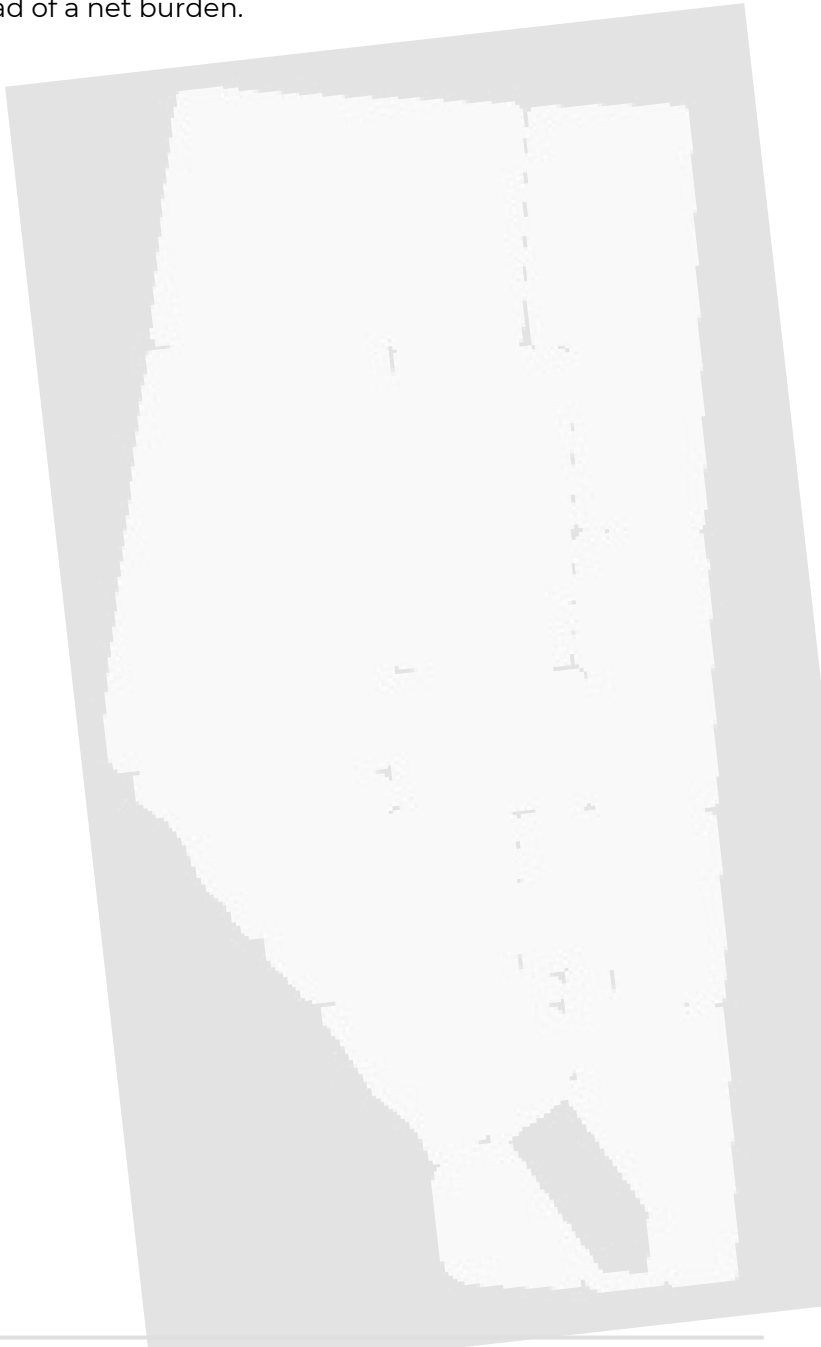
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# Conclusion

Data centres can bring very large investment, but this does not always lead to strong local benefits. Their main value is potential tax revenue, not long-term job creation. At the same time, they place heavy demand on infrastructure, especially power, which is a limited resource.

The final outcome depends on how the project is handled. Proper taxation, clear expectations, and strong decision-making are critical to ensuring the community benefits.

This is a long-term infrastructure decision that must be structured carefully from the start so that it is a net benefit to the community instead of a net burden.



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# Appendix A: Additional Reading

## **1. Brookings Institution. (2026). Local Implications of Data Centers for Rural Communities in the United States.**

Available at: <https://www.brookings.edu/articles/local-implications-data-centers-rural-communities-us/>

This policy-focused analysis examines the growing concentration of data centre development in rural regions. It highlights both fiscal opportunities, including increased tax revenues, and significant risks such as pressure on local power grids and water systems. The report emphasizes asymmetrical negotiation dynamics, noting that rural municipalities may lack the capacity or leverage to secure optimal long-term outcomes.

## **2. World Resources Institute. (2026). U.S. Data Center Growth and Its Impact on Communities.**

Available at: <https://www.wri.org/insights/us-data-center-growth-impacts>

This article explores the environmental and land-use implications of rapid data centre expansion. It identifies key tensions between economic development and sustainability, particularly in rural and agricultural areas. The analysis highlights risks such as farmland conversion, increased energy demand, and community resistance where land use priorities conflict.

## **3. National Community Reinvestment Coalition. (2026). The Local Costs of the AI Boom: Ensuring Data Centers Deliver Community Benefits.**

Available at: <https://ncrc.org/the-local-costs-of-the-ai-boom-ensuring-data-centers-deliver-community-benefits-in-the-midst-of-hypergrowth/>

This report critically evaluates whether data centre investments deliver on promised community benefits. It finds that while job creation and tax revenues are often emphasized, actual outcomes can be uneven or overstated. The report underscores the importance of strong local negotiation and accountability mechanisms to ensure equitable value distribution.

## **4. National Academies of Sciences, Engineering, and Medicine. (2025). Societal Considerations of Data Center Expansion.**

Available at: <https://www.nationalacademies.org/read/29101/chapter/8>

This chapter provides a comprehensive overview of the societal impacts of data centre growth, including energy consumption, workforce implications, and environmental effects. It frames data centres as critical infrastructure with system-wide implications, particularly for regional energy planning and sustainability.

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# Appendix A: Additional R

**5. Wacuka Ngata, Noman Bashir, Michelle Westerlaken, Laurent Liote, Yasra Chandio, Elsa Olivetti. (2025). The Cloud Next Door: Local Impacts of Data Centers.**

Available at: <https://arxiv.org/abs/2506.03367>

This academic preprint examines localized impacts of data centres, focusing on community-level externalities. It identifies issues such as noise pollution, water usage, and infrastructure strain, and highlights disparities between who benefits economically and who bears the costs. The study contributes to a growing body of literature emphasizing the need for localized impact assessment.

**6. University of Virginia Cooper Center. (2026). The Economic, Fiscal, and Energy Impacts of Data Centers.**

Available at: <https://www.coopercenter.org/research/GLDC>

This research initiative analyzes the economic and fiscal contributions of data centres alongside their energy demands. It finds that while data centres can generate significant tax revenues, they also impose considerable pressure on regional energy systems. The study is particularly relevant for jurisdictions evaluating long-term infrastructure trade-offs.

**7. Lincoln Institute of Land Policy. (2025). Data Drain: The Land and Water Impacts of Data Centers.**

Available at: <https://www.lincolninst.edu/publications/land-lines-magazine/articles/land-water-impacts-data-centers/>

This article focuses on the resource intensity of data centres, particularly land and water use. It highlights the rapid growth in electricity demand and raises concerns about sustainability and infrastructure capacity. The analysis is especially relevant for rural communities managing competing land-use priorities.

**8. Ed Atkins. (2022). Tracing the Cloud: Emergent Political Geographies of Global Data Centres.**

Available at: <https://pmc.ncbi.nlm.nih.gov/articles/PMC9759424/>

This academic paper explores how data centres reshape geographic and political relationships between regions. It introduces the concept of “infrastructure geography,” examining how digital infrastructure influences land use, energy systems, and regional development patterns. The work provides a theoretical lens for understanding spatial impacts.

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# Appendix A: Additional R

## 9. **International Economic Development Council (IEDC). (2025). Data Centers: The New Economic Development Gold Rush?**

Available at: <https://www.iedconline.org/news/2025/10/06/iedc-updates/data-centers-the-new-economic-development-gold-rush/>

This article evaluates data centres from an economic development perspective. It highlights the disparity between high capital investment and relatively low long-term job creation. The piece provides a grounded assessment of how data centres fit within traditional economic development frameworks.

## 10. **Dhanabalan Thangam and others . (2024). Impact of Data Centers on Power Consumption, Climate Change, and Sustainability.**

Available at: [https://www.researchgate.net/publication/378597789\\_Impact\\_of\\_Data\\_Centers\\_on\\_Power\\_Consumption\\_Climate\\_Change\\_and\\_Sustainability](https://www.researchgate.net/publication/378597789_Impact_of_Data_Centers_on_Power_Consumption_Climate_Change_and_Sustainability)

This research paper examines the environmental footprint of data centres, including their contribution to global electricity consumption and emissions. It emphasizes the rapid growth trajectory of the sector and its implications for climate and energy systems, particularly in the context of increasing AI demand.



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*Office of the Minister  
MLA, Peace River*

AR121839

March 10, 2026

His Worship Tyler Lindsay  
Mayor  
Village of Warner  
PO Box 88  
Warner AB T0K 2L0

Dear Mayor Lindsay:

I am pleased to approve a grant of \$750,000 to the Village of Warner under the Asset Management Planning stream of the 2025/26 Alberta Community Partnership – Asset Management Support for your Regional Asset Management Framework project.

This funding will help strengthen municipal viability by assisting local governments to enhance asset management practices – an important part of capacity building to enhance regional asset management and shared services.

This approval does not signify broader provincial support for any recommendation or outcome that might result from your project. Grant approval is conditional upon the municipal partners contributing 25 per cent toward the project cost, with the province providing the remaining 75 per cent.

The conditional grant agreement will be sent shortly to your chief administrative officer to obtain the appropriate signatures.

The Government of Alberta commends you and your municipal partnership on your commitment to asset management. If you have questions, please contact Erin Collins, toll-free by dialing 310-0000, then 780-422-7125, or at [acp.grants@gov.ab.ca](mailto:acp.grants@gov.ab.ca).

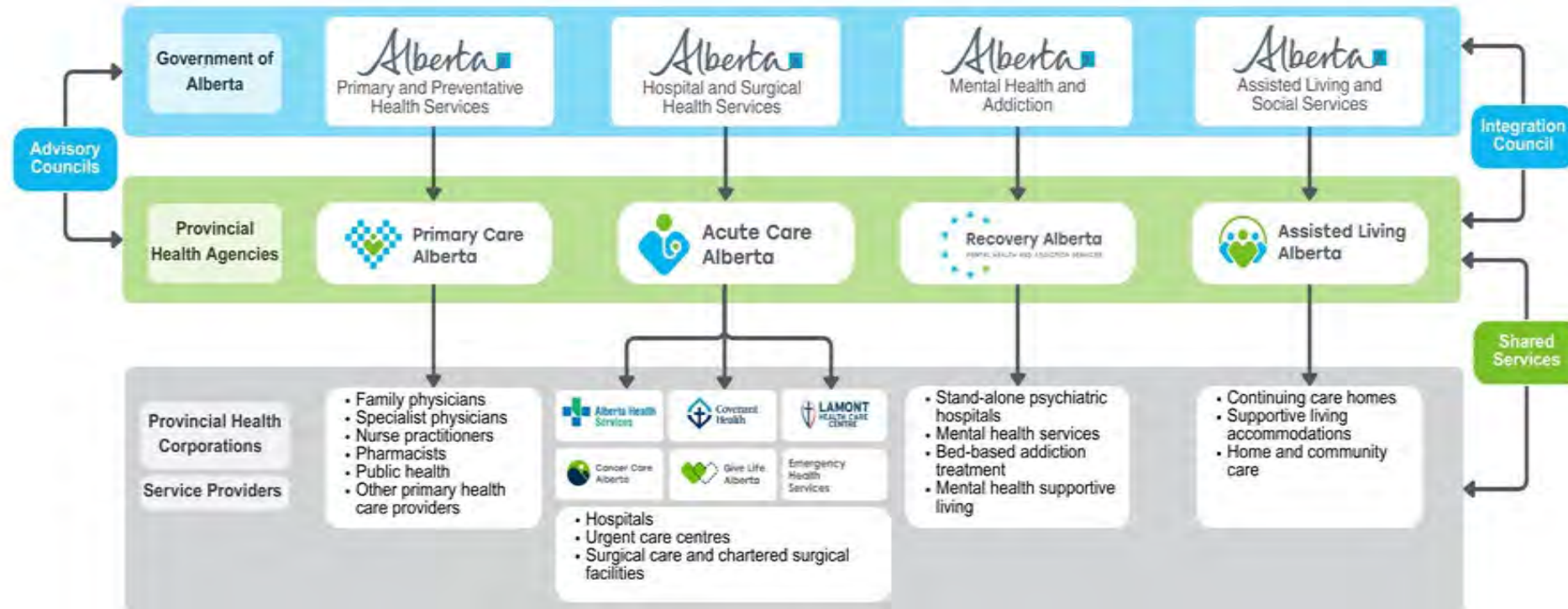
I wish you every success in your efforts as you build vibrant, resilient communities for the benefit of all Albertans.

Sincerely,

Dan Williams, ECA  
Minister of Municipal Affairs

.../2

cc: Honourable Grant Hunter, MLA, Taber-Warner  
Bryce Coppieters, Mayor, Town of Raymond  
Larry Liebelt, Mayor, Town of Milk River  
Scott MacCumber, Mayor, Village of Coutts  
Ethan Gerner, Chief Administrative Officer, Town of Milk River  
Kurtis Pratt, Chief Administrative Officer, Town of Raymond  
Kelly Lloyd, Chief Administrative Officer, Village of Warner  
Lori Rolfe, Chief Administrative Officer, Village of Coutts





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MUNICIPAL AFFAIRS

*Office of the Minister*

*MLA, Peace River*

AR121809

April 1, 2026

Dear Chief Elected Officials:

Municipal Affairs has been working collaboratively in recent years with industry representatives, professional assessors, and municipal partners to modernize Alberta's regulated property assessment framework through the Assessment Model Review (AMR). One important phase of this work has now been completed, and I am pleased to share policy updates that aim to simplify rules, reduce uncertainty, and improve consistency, transparency, and fairness across the system.

Most regulated property assessment models covering wells, pipelines, telecommunications systems, electric power systems, machinery and equipment, and railways, were last updated in 2005. As you may be aware, the last time the assessment models were reviewed in 2020, government opted not to proceed with proposed changes.

Based on a renewed engagement process designed by stakeholders, the AMR process re-launched in March 2024 with a review of the foundational policies that guide Alberta's regulated assessment system. These policy updates are a major milestone and set the stage for the next phase.

Key decisions include:

- standardizing assessment rates, where feasible, to make assessments more predictable;
- updating assessment models on a regular schedule to reflect changes in technology and construction practices;
- setting more consistent rules by clarifying when construction is considered finished for purposes of assessment, making sure actual construction costs are included with tightly-defined exclusions, and creating a provincial benchmark to fairly adjust labour-related construction costs in remote areas; and,
- introducing penalties for owners who do not provide required assessment information on time.

The rules will be effective for the 2027 tax year, and will apply to facilities built or expanded after that date. These rules will also be applied in the development of updated assessment models for each individual regulated property type as they are reviewed. Accordingly, we do not expect there to be significant assessment changes in 2027 and 2028 resulting from these policy changes.


.../2

Looking ahead, through the next phase of the AMR, we will continue to work with stakeholders to update the assessment models – the rules, rates and procedures for determining valuation – for individual regulated property types. These reviews will be followed by broad and direct engagement with municipalities and industry to consider the impacts of the new assessment models on revenue.

Your municipality will be directly engaged on the overall results of the AMR and the potential impacts of updated assessments. This is an upcoming phase of the AMR process; engagement will focus on implementation of these policy changes. The final decision by government on any changes to assessment models is expected to occur in late 2028.

Attached is a fact sheet summarizing the policy changes, and a frequently asked question document for your use. I look forward to continuing to work with you and your municipal associations on this important initiative.

Sincerely,



Dan Williams, ECA  
Minister of Municipal Affairs

**Attachment:**

1. Fact sheet
2. Frequently Asked Questions

cc: Chief Administrative Officers

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# Assessment Model Review

## Policy Updates – March 2026

### Overview

Municipal Affairs is updating the policies that govern regulated property assessments in Alberta as part of the ongoing Assessment Model Review. The changes aim to simplify rules, reduce ambiguity, and improve consistency and fairness of assessments. These updated policies reflect the input of municipalities, industry, and professional assessors.

Clearer rules and standardized assessment practices will improve transparency and predictability, while helping reduce disputes and assessment appeals. The updated system balances the needs of municipalities and industry by applying consistent approaches across regulated property types.

### Assessment Models

Clarifying the foundational policies governing the assessment system allows the Assessment Model Review to move to its next phase: updating assessment models to better align with current practices, infrastructure, and technology.

Assessment models are the rules and procedures that determine how each type of regulated property is valued for property taxation purposes. The models for most types of regulated property, including wells, pipelines, telecommunications systems, electric power systems, machinery and equipment, and railways, were last updated in 2005.

### Key Changes

#### Standardization

Standardized rates will be prepared and used wherever feasible and these rates will be developed for new property types where they do not currently exist, such as solar installations, and for existing properties where there are typical configurations of multiple components, such as wellsites. If it is unfeasible to calculate a standardized rate, site-specific reported costs will continue to be used.

The modernization and expansion of standardized rates will improve the consistency and efficiency of assessments, while providing municipalities and property owners with greater predictability.

### Assessment Rules for Construction Costs

Regulated assessment is based on construction costs, and these policy updates have clarified which construction costs are assessable.

Construction will be considered complete when physical construction ends, and the assessment will not include pre-construction expenditures or post-build commissioning costs.

Most actual construction costs will be included in the assessment, reflecting the owner's capital investment in the asset. Exclusions will be tightly defined, focusing on costs due to extraordinary events and mandatory safety requirements, for example.

A provincial benchmark will be created to fairly adjust labour-related construction costs in remote areas.

These changes reduce ambiguity and align assessments with actual costs. They clarify rules for stakeholders, reduce complaints, limit subjective claims, and improve comparability and equity across properties, including those in remote areas.

### Depreciation

When updated assessment models are developed, they will continue to include both a ceiling and floor limit for depreciation of machinery and equipment under Schedule C of the assessment formula.

This incentivises up-front capital investment by industry and supports long-term revenue in later years for municipalities. It provides scope clarity for assessment model development, reducing stakeholder uncertainty.

Specific assessment models for mature oil and gas assets will be developed as part of the next phase of the model review. Depreciation curves and other factors will be updated to better reflect the characteristics of these assets.

## Reporting Consequences

Assessed persons may receive an administrative penalty (fine) when mandatory reporting is not provided to an assessor within 60 days of a formal request.

In these cases, the property owner will also lose the ability to appeal the assessment to the Land and Property Rights Tribunal.

This will improve assessment accuracy and fairness, boost reporting and legislative compliance, and encourage proactive property owner disclosure.

## Review Schedule

Following the current Assessment Model Review, models will be updated on a regular, predetermined schedule (e.g., one to two property types a year) with each property type reviewed on a five-year cycle.

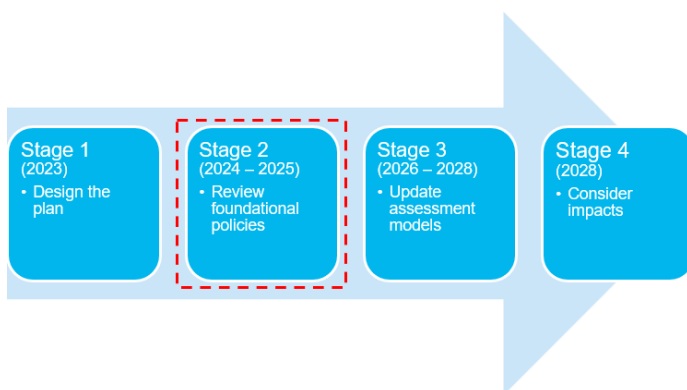
This change keeps assessment models current, captures modern technologies and construction practices, and reduces system shock resulting from delayed updates or overly broad changes.

## Transition Rules

These policy changes will take effect on January 1, 2027, and will apply to new facilities assessed on a reported cost basis; assessments for existing major facilities will remain unchanged. The new rules will be applied to assessment models, including standardized rates, as they are updated in the next phase of the Assessment Model Review.

## AMR Timeline

These changes mark the end of the policy review stage and move the Assessment Model Review forward into the next phase, which focuses on individual model reviews.



## Next Steps

Updates to legislation and regulation to reflect these policy decisions are expected in spring 2026.

Municipal Affairs will work with industry, municipal and assessment stakeholders to begin reviews of the assessment models for individual regulated property types in 2026.

## Resources

Stakeholders can follow the progress of the AMR on the at [Assessment Model Review engagement | Alberta.ca](https://www.alberta.ca/assessment-model-review-engagement)

## Contact us

For inquiries during the AMR process, please contact the AMR Team toll-free by first dialing 310-0000, then 780-422-1377, or at [ma.amr@gov.ab.ca](mailto:ma.amr@gov.ab.ca).

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## Frequently asked questions

### Assessment Model Review – Policy Changes

Municipal Affairs is updating the rules that govern regulated property assessments in Alberta as part of the Assessment Model Review. These amendments reflect the input of municipalities, industry, and professional assessors, and aim to simplify rules, reduce ambiguity in interpretation and improve consistency, transparency, and fairness.

Why do assessment models need to be updated now?

Many regulated property types have changed substantially since the last major updates in 2005.

Construction methods, materials, and costs have evolved significantly, and models must reflect current industry practices.

New technologies in several sectors are not recognized or costed in existing models.

Modernizing the models improves fairness, consistency, and transparency in how industrial property is valued.

Updated models ensure clearer rules and valuations that better reflect how today's industrial assets are built and operated.

Which properties are expected to be impacted by the policy changes?

The policy changes are expected to impact regulated property, which includes telecommunications and cable, railways, electric power systems wells, pipelines, and machinery and equipment.

Can you outline the policy changes being implemented and what they are meant to address?

These changes are intended to modernize and reduce ambiguity by clarifying definitions, improving transparency, and aligning assessment rules with current practices.

Clarified rules will allow new assessment models to be developed for each regulated property type. Key policy changes that are being implemented include:

- standardizing assessment rates, where feasible, to make assessments more predictable.
- updating assessment models on a regular schedule to reflect changes in technology and construction practices.
- setting more consistent rules by clarifying when construction is considered finished for purposes of assessment, making sure actual construction costs are included, and creating a

provincial benchmark to fairly adjust labour related construction costs in remote areas; and

- introducing penalties for owners who do not provide required assessment information on time.

Who was consulted and how were they engaged before these policy changes were implemented?

Since 2022, Municipal Affairs has worked collaboratively with a Steering Committee of industry representatives, professional assessors, and municipal partners including Rural Municipalities of Alberta (RMA) and Alberta Municipalities, to modernize Alberta's regulated property assessment framework through the Assessment Model Review.

The recent policy updates reflect their contributions and aim to simplify rules, reduce uncertainty, and improve consistency, transparency, and fairness across the system.

How will these changes affect the tax burden for industry and municipalities?

The first stage of the Assessment Model Review was focused on modernizing the system's principles and foundational policies while providing directions to stakeholders on how the assessment system will function ahead of the next stage.

The updated rules will be effective for the 2027 tax year and will apply to facilities built or expanded after that date, as well as to the assessment models for individual regulated property types as they are developed.

Municipal Affairs does not expect significant assessment changes in the 2027 and 2028 tax years resulting from these policy changes.

How will the transition to new rules work?

The updated rules will be effective for the 2027 tax year and will apply to facilities built or expanded after that date, as well as to the assessment models for individual regulated property types as they are developed.

This avoids retroactive changes and provides a predictable transition for property owners.

What are the next steps following these policy changes?

Over the next few years, Municipal Affairs will continue to work with stakeholders to update the assessment models – the rules and procedures for determining the valuation – for individual regulated property types.

These reviews will be followed by broad and direct engagement with municipalities and industry to consider the impacts of the new assessment models on revenue.

The final decision by government on implementation of any changes to assessment models is expected to occur in late 2028.

Why does Alberta use a regulated assessment standard based on construction costs instead of market value standard like residential assessments?

Alberta uses a regulated assessment standard to ensure uniformity and equity across municipalities, especially for complex industrial properties where comparable market data is limited or unreliable.

The cost-based approach avoids market fluctuations and provides a stable valuation for municipalities and property owners and reduces the risk of sudden shifts in property values.



ALBERTA  
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*Office of the Minister  
MLA, Peace River*

April 2, 2026

I am pleased to share that today, our government introduced Bill 28 the Municipal Affairs and Housing Statutes Amendment Act, 2026. Bill 28 makes amendments to the *Municipal Government Act* to modernize municipal rules, improve clarity and consistency, and strengthen service delivery.

Rather than addressing issues piecemeal, Alberta's government is proposing a single, comprehensive package of changes that reflects how interconnected municipal systems are. The proposed amendments are organized around five themes:

- growth and housing – *how communities expand*;
- assessment and property tax – *how services are paid for fairly*;
- governance and accountability – *who is responsible and to whom*;
- municipal transparency – *how municipalities make decisions and operate day to day*; and
- public institutions – *how essential public services are governed and protected*.

Together, these five themes form a coherent approach to modernizing municipal legislation, solidifying local governance, and supporting communities across Alberta.

#### Growth and Housing

The proposed changes will accelerate construction to build more homes faster by improving transparency, reducing red tape, and lowering development costs by:

- clarifying the application of off-site levies; and
- requiring permit timeline reporting to be posted on municipal websites.

Also included are amendments related to "Automatic Yes" frameworks, which will allow municipalities to fast-track low-risk development permits, increasing predictability for builders and helping accelerate housing construction across Alberta. Future regulation will build on this work by restricting particular non-statutory studies in the development process to further streamline approvals.

In addition, charter schools will be treated consistently with other publicly funded schools by enabling access to municipal and school reserve land, supporting parental choice in education.

The proposed changes would also allow the Minister of Municipal Affairs to set requirements for community design codes that municipalities may choose to adopt, helping streamline approvals for developments that meet established land-use and design standards while preserving local decision-making.

.../2

### Assessment and Property Tax

The proposed legislative amendments will implement some of the decisions from the recently completed policy phase of the Assessment Model Review. These decisions will lay the foundation to modernize the regulated property assessment system and promote fairness for municipalities and industries by:

- clarifying the rules that determine which costs are assessable, which will improve consistency and reduce assessment appeals;
- enabling greater use of standardized rates for regulated properties, which will increase predictability and efficiency of assessment;
- applying penalties to property owners who fail to report timely property information; and
- establishing a regular cycle for review of assessment models.

More details about the outcomes of the policy phase of the Assessment Model Review are being sent to you under separate cover.

Using the updated rules and policies, new models for assessing individual types of regulated properties will now be developed to better reflect current costs, technology and construction practices. The work for this next phase of the Assessment Model Review will be undertaken over the next two years, and will continue to involve significant input from municipal, industry and assessment stakeholders.

In addition, the proposed amendments will prevent municipalities from taxing Albertans on similar homes differently based solely on whether or how they are occupied.

### Governance and Accountability

Alberta's government is proposing to strengthen accountability and integrity in local government by creating a provincial councillor accountability framework. The framework will govern issues such as pecuniary interest, unauthorized use of municipal assets, disclosure of confidential information, egregious behaviour, threatening behaviour and improper use of influence.

Under the proposed framework, complaints will be investigated by an independent third-party, ensuring impartial, timely resolution of issues before they escalate, and a roster of commissioners will be appointed by the province to hear appeals.

In addition, proposed changes will update the process for viability reviews by making the vote of electors a plebiscite (non-binding vote) with final decisions on dissolution at Cabinet's discretion. This will apply to viability reviews that are already underway where a vote of electors has not yet occurred, as well as any future reviews.

### Municipal Transparency

The proposed changes will improve transparency by requiring municipalities to publicly disclose the salaries of municipal staff above a specified threshold, aligning practices with other public sector disclosure standards.

In addition, proposed changes will allow rural, small urban, and specialized municipalities to show policing costs as a separate line on property tax notices, improving transparency for residents.

A province-wide framework for councillor information requests, requiring timely access to readily available information and consistent sharing of broader information with all councillors will strengthen councils' ability to govern effectively and make informed decisions. Councils will also be able to adopt local policies to manage significant information requests in a practical, sustainable way.

The proposed changes will also modernize governance and operations of Business Improvement Areas, including flexibility for interim appointments, electronic notifications, and in-year budget changes, to reduce red tape, improve flexibility and help commercial districts stay vibrant and responsive to local needs.

*Public Institutions*

The proposed amendments will clarify how municipalities govern and oversee municipal public utilities, establishing that municipalities may be required by regulation to transfer control and operations of a municipal public utility to a public utility entity, such as a regional services commission or a municipally controlled corporation.

I invite you to read Bill 28. A copy of the bill can be found here:

<https://www.assembly.ab.ca/assembly-business/bills/bill?billinfoid=12124&from=bills>

Additional information about the proposed amendments is also available here:

<https://www.alberta.ca/modernizing-municipal-legislation-across-the-province>

Sincerely,

A handwritten signature in black ink, appearing to read 'Dan Williams', with a stylized flourish at the end.

Dan Williams, ECA  
Minister of Municipal Affairs



# ***Municipal Affairs and Housing Statutes Amendment Act***

Information Guide  
2026

*Municipal Affairs and Housing Statutes Amendment Act, 2026*: Information Guide | Municipal Affairs

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# Proposed Changes at a Glance

This page provides a high-level overview of the proposed changes in **Bill 28, the *Municipal Affairs and Housing Statutes Amendment Act, 2026***.

The bill brings together a coordinated set of proposed updates to modernize municipal rules, improve clarity and consistency, and strengthen accountability. Rather than making one-off changes, the proposed legislation reflects how municipal systems work together in practice, from growth and housing, to transparency, to the governance of essential public institutions.

To help explain this approach, the proposed amendments are organized into five themes that reflect key areas of municipal life and the services Albertans depend on every day:

1. Growth and Housing – *How communities grow and new homes get built*
2. Assessment and Property Tax – *How properties are assessed and how local services are paid for*
3. Governance and Accountability – *Who is responsible and how local decisions are made*
4. Municipal Transparency – *how municipalities make decisions and operate day to day*
5. Public Institutions – *How essential public services are governed and protected*

## **Theme 1: Growth and Housing**

- Aligns charter schools with other publicly funded school systems in access to reserve land
- Requires public reporting on development permit activity and timelines for municipalities with a population over 15,000
- Clarifies allowable off-site levy costs
- Expands off-site levy exemptions to charter and independent schools
- Supports automated permitting tools, and enables creation of a framework for Automatic Yes approvals
- Allows community design codes to streamline compliant developments
- Strengthens financial planning tools for housing management bodies
- Clarifies that provincially approved aggregate pit registrations prevail over municipal land-use decisions in defined circumstances

## **Theme 2: Assessment and Property Tax**

- Prohibits higher residential property tax sub-classes based on occupancy status for Albertans
- Modernizes assessment rules for regulated properties
- Enables standardized assessment rates where appropriate
- Strengthens compliance and reporting requirements

## **Theme 3: Governance and Accountability**

- Establishes a province-wide councillor accountability framework
- Introduces independent, third-party investigation of complaints
- Creates a roster of commissioners to hear appeals
- Requires complaints that may have a pecuniary interest to be referred to the courts
- Changes municipal viability votes to non-binding plebiscites

#### **Theme 4: Municipal Transparency**

- Requires public disclosure of municipal staff salaries above a threshold
- Allows specific identification of policing costs on property tax notices for eligible municipalities
- Refines province-wide expectations for councillor access to information
- Allows councils to manage substantial information requests through local policy
- Requires reporting to council when chief administrative officers use natural person powers outside established approvals
- Modernizes Business Improvement Area governance and administration

#### **Theme 5: Public Institutions**

- Amends the *Libraries Act* and *Libraries Regulation* to allow the Minister to initiate reviews or respond to complaints related to public libraries
- Allows ministerial guidance and non-binding guidelines to support public library governance
- Clarifies governance and oversight of municipally owned public utilities

# Theme 1: Growth and Housing

When development rules are unclear or approvals take too long, it can slow housing construction, increase costs, and make it harder for communities to keep up with demand. Clear, predictable processes help municipalities support growth while maintaining local standards and community planning goals.

Bill 28 also includes related legislative changes led by other ministries that support housing and infrastructure development. These include updates to strengthen governance and long-term sustainability of seniors' lodge housing, as well as clarifications regarding how certain provincially approved resource developments interact with municipal land-use decisions.

## Proposed changes

### Improving access to land for charter schools

Charter schools accredited by the Ministry of Education and Childcare would be allowed to access municipal and school reserve land. This change aligns charter schools with public, separate and Francophone school systems, helping ensure families have fair access to publicly funded education options.

**Charter schools** are publicly funded schools within Alberta's education system that operate under a provincial charter and do not charge tuition.

### Streamlining development approvals

Municipal Affairs will establish an "Automatic Yes" framework for low-risk development permits. These frameworks allow straightforward applications that meet established rules to move ahead without unnecessary delay, while higher-risk or complex projects continue to receive full review.

### Improving transparency around permitting

Municipalities with more than 15,000 residents would be required to publicly report development permit activity and timelines. This gives residents, builders, and councils a clearer picture of how efficiently applications are processed and where delays may occur.

### Reducing unnecessary studies and costs

The proposed changes would reduce unnecessary costs and delays in development approvals by limiting what municipalities can require and charge. This includes clarifying what costs may be included in off-site levy charges and expanding off-site levy exemptions for charter and independent schools. Future regulation will build on this work by examining the role of non-statutory studies in the development process to further streamline approvals.

**Off-site levies** are fees paid by developers to help fund infrastructure like roads, water, and wastewater systems needed to support new development.

### Modernizing permitting tools

The proposed legislation supports the use of automated permitting tools. These tools can help municipalities process applications more efficiently, reduce paperwork, and improve consistency in decision-making.

## **Community design codes**

The Minister would be able to set requirements for community design codes by regulation. Where adopted, these codes can help speed up approvals for developments that meet pre-established land-use and design standards, while preserving local decision-making.

## **Strengthening sustainability of seniors' lodge housing**

*Ministry of Assisted Living and Social Services*

Consequential amendments to the *Municipal Government Act* would support updates to the *Alberta Housing Act* aimed at improving the long-term sustainability of seniors' lodge housing. These changes would establish requirements for capital maintenance reserve funds for lodge assets, allow capital reserve contributions to be requisitioned from municipalities where appropriate, and strengthen governance practices for Housing Management Body boards.

## **Clarifying provincial authority over aggregate pit approvals**

*Ministry of Environment and Protected Areas*

Proposed amendments to the *Municipal Government Act* would clarify how municipal land-use decisions interact with provincially approved aggregate pit registrations under the *Environmental Protection and Enhancement Act*. A new section would require municipalities to approve a development permit where an aggregate pit registration has been approved by the province, aligning with existing provisions that give certain provincial regulatory approvals precedence over municipal planning decisions. This change helps provide greater certainty for aggregate development and supports the timely availability of materials needed for housing, infrastructure, and community growth.

## Theme 2: Assessment and Property Tax

When assessment rules are unclear, it can undermine confidence in the system and create frustration for property owners and municipalities alike. Clear, consistent assessment and taxation rules help ensure everyone is treated fairly and that municipalities have stable, reliable revenue to deliver services.

### Proposed changes

#### Fairness in residential property taxation

The proposed changes would prohibit higher residential property tax sub-classes based on occupancy status for Albertans, such as vacancy-style taxes. Similar homes for Albertans would continue to be taxed in the same way, regardless of whether they are occupied full-time or part-time. This reinforces a consistent, province-wide approach to residential property taxation.

#### Modernizing regulated property assessment

Assessment rules for industrial properties have remained largely unchanged since 2005. Proposed changes will enable these rules to be modernized, building on several years of collaboration with municipalities and industry to review the foundational policies for regulated assessment.

#### Standardized assessment rates

Greater use of standardized assessment rates would be enabled where appropriate for regulated properties. This increases the efficiency of assessment and improves predictability for municipalities and property owners.

#### Improved compliance and reporting

The proposed changes introduce penalties for owners who do not provide required assessment information on time. Timely and accurate reporting helps ensure assessments are fair and based on complete information.

The proposed assessment changes for regulated properties are forward-looking. New rules would apply only to newly reported properties, new additions to existing facilities, and new standardized rates developed as part of upcoming reviews for each regulated property type. Assessments for existing major facilities would remain unchanged.

The changes are anticipated to take effect January 1, 2027.

## **Theme 3: Governance and Accountability**

Local government works best when roles and expectations are clear. Residents expect elected officials to act professionally, make decisions in the public interest, and be accountable for their conduct.

When standards are unclear or applied inconsistently, it can undermine confidence in local decision-making and distract councils from focusing on community priorities. Clear, province-wide expectations help support professionalism, fairness, and public trust in municipal government.

### **Proposed changes**

#### **Province-wide councillor accountability framework**

The proposed legislation would establish a consistent, province-wide framework setting out standards of conduct for municipal councillors. The framework would cover matters such as pecuniary interest, unauthorized use of municipal assets, disclosure of confidential information, egregious behaviour, threatening behaviour and improper use of influence.

Future regulations and guidance will support implementation of the framework, including expectations for council meeting procedures.

#### **Independent investigation of complaints**

Complaints under the proposed accountability framework would be investigated by an independent third party selected by the municipality from a roster appointed by the province. This helps ensure concerns are handled impartially and consistently, without placing municipalities in the position of investigating their own councillors. Investigation costs would be funded by municipalities.

The Minister would also be able to initiate an investigation where necessary. In such instances, the investigation would be paid for by the ministry.

#### **Appeals and outcomes**

A roster of appeals commissioners would be appointed to hear appeals related to investigation determinations by council. The Minister would retain discretion to accept, reject, or adjust recommendations of the appeal commissioner, helping ensure outcomes are fair and proportionate.

Where a valid complaint may involve a pecuniary interest matter and a councillor refuses to resign, the matter must proceed to court.

#### **Updates to municipal viability reviews**

As part of a municipal viability review, residents may vote on whether to remain a municipality or dissolve into a surrounding county. The proposed changes would make these votes non-binding plebiscites, maintaining Cabinet's role in making final decisions. Making votes non-binding allows Cabinet to consider community input alongside sustainability and regional impacts.

## Theme 4: Municipal Transparency

Albertans expect openness from their local government. Residents want to understand how public dollars are used, councillors need access to information to do their jobs, and councils need clear rules about roles and responsibilities.

### Proposed changes

#### Public disclosure of municipal staff salaries

Municipalities would be required to publicly disclose the salaries of municipal staff above a threshold. This aligns municipal practices with existing provincial disclosure standards for the public sector and improves transparency around how public funds are used.

#### Clearer visibility of policing costs

Municipalities included under the provincial policing contract with the RCMP would be allowed to show policing costs as a separate line on property tax notices.

#### Managing large or complex information requests

Councils would be allowed to adopt local policies to manage substantial or complex information requests in a practical way. These policies could set thresholds, approval processes, and reporting expectations, helping municipalities balance transparency with administrative capacity.

#### Reporting the use of natural person powers

When a CAO uses “natural person powers” outside existing bylaws or council resolutions, they would be required to report that action to council in writing within 14 days, or by the next council meeting.

Exceptions apply for routine operations, personnel matters, emergencies, and legal advice. The reporting requirement would apply when a CAO initiates litigation on behalf of the municipality.

**Natural person powers** are the basic legal authorities that allow municipalities to act like individuals, including entering contracts, hiring staff, or taking legal action.

#### Modernizing Business Improvement Area (BIA) governance

Bill 28 would reduce unnecessary red tape for Business Improvement Areas (BIAs) by providing greater flexibility in board appointments, notifications, and budget adjustments, while maintaining accountability to the businesses that fund and rely on them.

**Business Improvement Areas (BIAs)** are local organizations made up of businesses in a defined area that work together to support and improve their commercial districts, often through events, beautification, and promotion.

## Theme 5: Public Institutions

Clear, consistent rules help ensure public institutions reflect community values, protect vulnerable users, and operate with appropriate oversight. They also help municipalities manage essential services responsibly and plan for long-term sustainability.

### Proposed changes

#### Public library reviews, complaints and guidance

Bill 28 would amend the *Libraries Act* and Libraries Regulation to allow the Minister to initiate reviews or respond to complaints related to public libraries. This provides a clear, consistent process to address concerns and support accountability across Alberta's library system. The proposed legislation would also allow ministerial guidance through non-binding guidelines to support public library governance.

Building on these changes, further work will support age-appropriate access to library materials with explicit visual content, with additional details to be introduced through future regulation.

#### Clarifying governance of municipal public utilities

Proposed amendments would clarify how municipalities govern and oversee municipal public utilities, such as water and wastewater services

The legislation would allow the Lieutenant Governor in Council to make regulations, including:

- Directing one or more municipalities to transfer ownership or control of a municipal public utility to a public utility entity
- Establishing governance requirements for public utility corporations
- Providing additional direction needed to carry out the intent of the regulation

## Next Steps

If passed, **Bill 28, the *Municipal Affairs and Housing Statutes Amendment Act, 2026***, would bring proposed changes into effect at different times, depending on the provision. This phased approach helps ensure municipalities, boards, and service providers have time to prepare and implement the changes smoothly.

## Coming into force

### Upon Royal Assent

Unless stated otherwise, most of the proposed amendments would come into force on Royal Assent. This includes changes related to:

- Growth and housing
- Governance and accountability
- Municipal transparency

### Regulated property assessment changes

Updates to the regulated property assessment framework are proposed to take effect on January 1, 2027. These changes would apply prospectively only, meaning:

- New rules would apply to newly reported properties or new additions
- Existing assessments for major facilities would remain unchanged

### Regulations

Some elements of the proposed legislation would be supported by future regulations. This includes:

- Requirements related to community design codes
- Councillor accountability framework
- Governance frameworks for public utility corporations

### Ongoing engagement

As implementation moves forward, Alberta's government will continue to work with municipalities, library boards, and other partners to support a smooth transition and address practical considerations as they arise.



## COUNTY OF WARNER NO. 5

OFFICE OF THE ADMINISTRATOR  
Box 90  
300 County Road  
WARNER, AB T0K 2L0

Ph: 403-642-3635  
Toll Free: 1-888-642-2241  
Fax: 403-642-3631  
Web: [www.warnercounty.ca](http://www.warnercounty.ca)

March 25, 2026

Village of Warner  
Attention: Kelly Lloyd  
Box 88  
Warner, AB T0K 2L0

**Re: Donation to Emergency Services Appreciation Evening**

On behalf of the County of Warner and the Emergency Services Volunteers, I would like to thank you for the donation you provided as a prize at the annual Emergency Services Appreciation Night. Your continued support of this event means a great deal to us.

The volunteers were treated to a wonderful dinner, after which long-term service awards were presented to those who have achieved 10 or more years of service. With your generosity, we were able to present a donated prize to every volunteer. Thank you again for taking the time to make a donation.

Yours truly,

A handwritten signature in black ink, appearing to read "Mackenzie Hollingsworth".

Mackenzie Hollingsworth  
Tax Clerk

## Bees

- Councillor Stephen Fewer

### Issues:

- Special permit seems to have been issued post-complaint
  - As far as I'm aware, and with the information I have, the following is true:
    - Beekeeper acquired bees, put them in their back yard
    - Neighbours noticed increase in bee activity, and hive in beekeepers back yard
    - Neighbours reported bees to Village office
    - Beekeeper submits application for special permit, gets it approved in same meeting of submission, without any public query
    - Next month, Neighbour submits a more formal complaint to council, as seen in agenda; accepted as information
    - Neighbour has constant/consistent complaints regarding bees ever since they were introduced, and prior to the Village and Council even being aware of them.
- Currently there is NO way for anything to be done outside of council regarding bees.
- Beekeeper at the time of putting the bees in place, did not have any Alberta requirements completed
  - Even up until a few months ago (over a year after the permit was granted), this remained true
- Multiple people have been stung by bees near the hives, since their introduction; no reports of stings before.
  - The Beekeeper themselves have been stung at least once
  - One of the neighbours has been stung; I believe this has been reported to the Village as well, and as far as I'm aware, little to no consideration/action has been made

### My (Stephen Fewer) current stance

- I currently believe that the special permit be revoked or no longer extended; primarily on the basis that:
  - There was little to no neighbour or public awareness or notification regarding the issuance of the permit
    - There may have been deliberation among council when the application was submitted; but as far as I've seen, none of this has been recorded.
  - There is currently no way for anyone to address issues with the bees
    - There's no bylaw to cover them
    - They cannot be constrained like other animals
  - There is the potential of both harm to the public and neighbours, in which case some has already occurred
    - Via stings, allergies
  - Proper beekeeping practices seem to not be met
    - I've heard that one of the hives has died over the winter
    - As far as I'm aware, no water has been put outside for the bees this year, on the beekeepers property
  - The bees have split and swarmed to neighbouring property multiple times
    - This blocks private use of neighbouring private property, without warning
    - It creates a real (possibly deadly) hazard

- If the swarm for some reason takes residence within a neighbouring property (for example, within a crevice in a wall, eave, etc) there is no current plan for how that should be dealt with
    - Private property owners could likely incur fees to have the bees removed, or even property damage if walls, etc, need to be removed to access the bees.
  - Bees cannot be constrained, unlike other animals
    - You cannot put a leash on bees. If they harass neighbours, nothing immediate can be done, unlike with other animals that can be caught like dogs, cats, chickens, etc.
- That said, I am not opposed to bees in general, if a proper process is created with detailed considerations covering at least the above issues. To reinstate bees, I believe Council should:
  - Create a detailed list of issues/harms that could occur with regard to bees; the above may be used as a start or reference.
  - Define standards for local beekeeping (water supply, setbacks, hive limits, etc)
  - Draft a bylaw considering the above while addressing how neighbours can voice their concern, or receive assistance if the bees begin to affect them or their private property in any way
  - Have a public hearing regarding bees within the community and or a more detailed survey with Council reviewed
  - Ensure that at last Alberta registrations are in place before bees enter any property, and create a plan or procedure for ensuring beekeeping is up to standards

**Related/Referenced documents**

April 26, 2024

TO: VILLAGE OF WARNER COUNCIL

RE: PERMIT APPLICATION – ANIMAL BYLAW 616-23

Further to the above noted bylaw, please accept this as application for a permit to house 4 honey bee hives on our residential property located at 504 5<sup>th</sup> Avenue, Warner, AB T0K 2L0

The hives are for personal use to extract honey for our large family. Additionally, with the wild bee population in serious decline these bees pollinate our large vegetable garden and trees in our yard.

Honey bees are not aggressive and typically do not sting unless seriously provoked. To avoid the bees travel, we regularly provide appropriate feed and water and with our garden vegetables, the bees do not leave our yard.

The complaint recently received by the Village Administration was caused by the opening up of the hives from the winter. With the feeding/watering, any movement will be minimized.

I did not understand that a permit was required for the bees and apologize to Village Council and Administration for this late application.

Also, we would hope that Council would consider amending the Animal Bylaw to allow residents to keep a personal and small hive of bees for personal use much like chickens are allowed. This would certainly enhance the pollination of gardens/trees in the Village as the wild bee population is basically non-existent due to the extensive spraying of pesticides.

We appreciate your kind consideration of our permit application and await your decision.

Sincerely,

Levi Wurtz



C) Bee Permit Request

Moved by Mayor Lindsay, seconded by Councillor Koehn, "that Council grant the request for a special permit to house urban bees at the property of 504 - 5<sup>th</sup> Avenue, Warner to the period ending December 31, 2025."

Motion Carried 2024-111

June 4/2024

From: Brandon Fewer  
Anita Fewer

Attention: Mayor/Council Members

Hello, I am writing council on behalf of my son Brandon Fewer - 509-4th Ave. and myself with regards to your consideration of the permit for urban bees at the property 504-5th Ave. that has been presented to council. We are concerned about the approval for the location as it is close to school and playground. I have noticed the bees have been active this year and are becoming a ~~big~~ concern as I am allergic to bees/wasps and so is other members of my family. Also my husband is unable to run from bees that are flying around him. There also has been times I had to go inside because so many bees were around the property. Brandon has owned the property for about 8 years and has not seen so many bees on the property until last year and this year. We would like to oppose the special permit. The bee hives were on the property both years. Thank you  
Anita Fewer  
Brandon Fewer

## Kelly Lloyd

---

**From:** Kim Owen  
**Sent:** April 7, 2026 2:31 PM  
**To:** Kelly Lloyd  
**Subject:** FW: Honey bee permit renewal

**Kim Owen**  
Finance Clerk  
Deputy Fire Chief  
Box 88  
Warner A8 T0K 2L0  
403-642-3877



---

**From:** [REDACTED]  
**Sent:** April 7, 2026 2:12 PM  
**To:** Kim Owen <admin@warner.ca>  
**Subject:** Honey bee permit renewal

April 7, 2026

To whom this may concern,

I am writing council to ask that they consider not to renew the bee permit that has been extended until more information is gathered. We have been dealing with the honey bees before and after the permit was put in place and nothing has changed with regards to the bees effecting our lives when they become active around the property each year. As the weather warms the bees are more active and attracted to any water or shiny things on the property and I had to put screen over the exhaust pipe for the hot water tank because the bees were going inside the pipe after water from the steam. My grandson has to play on cooler days outside because when it warm up the bees are active around his playhouse as he plays with water in it's sink or he plays with water squirters and water in his buckets on the property. If we see or hear the bees we have to take him inside and play which is not fair to him. We should be able to go outside and enjoy the nice weather. Last year my husband was stung by a bee and I fear that anyone out on the property when the bees are active could be stung. Please consider this letter of compaints before you make your decision to renew the permit.

Thank you  
Anita Fewer

[REDACTED]



## Request for Decision 657-26 Term Loan Borrowing Bylaw

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### RECOMMENDATION

That first reading be given to Bylaw 657-26, being the Term Loan Borrowing Bylaw.

That second reading be given to Bylaw 657-26, being the Term Loan Borrowing Bylaw.

That unanimous consent be given to Bylaw 657-26, being the Term Loan Borrowing Bylaw, for consideration of third reading.

That the third and final reading be given to Bylaw 657-26, being the Term Loan Borrowing Bylaw.

### LEGISLATIVE AUTHORITY

Municipal Government Act

Borrowing bylaw

251(1) A municipality may only make a borrowing if the borrowing is authorized by a borrowing bylaw.

(2) A borrowing bylaw must set out

(a) the amount of money to be borrowed and, in general terms, the purpose for which the money is borrowed;

(b) the maximum rate of interest, the term and the terms of repayment of the borrowing;

(c) the source or sources of money to be used to pay the principal and interest owing under the borrowing.

(3) A borrowing bylaw must be advertised.

### BACKGROUND

The purpose of this borrowing bylaw is to renew the term loan originally set in 2014 for the purposes of installing the regional water line.

As the term of that loan is coming to an end, the Village requires a renewal of that loan. The term for the renewal is one year floating, at a rate of prime + 0.73% = 5.18% with weekly payments of \$1,041.00.

### RISKS/CONSEQUENCES

1. Council may provide further direction. Council shall be specific in the direction it provides.

### FINANCIAL CONSIDERATIONS

None.

### ATTACHMENTS

1. Borrowing Bylaw 657-26

**VILLAGE OF WARNER  
BYLAW 657-26**

**A BYLAW OF THE VILLAGE OF WARNER, IN THE PROVINCE OF ALBERTA, TO AUTHORIZE THE RENEWAL OF A TERM LOAN FROM ATB FINANCIAL.**

**WHEREAS** the Council of the Village of Warner has decided to issue a bylaw pursuant to Section 257 of the Municipal Government Act to authorize the renewal of financing created under Bylaw 541-14 (Regional Water Line Term Loan);

**WHEREAS** under the provisions of the Municipal Government Act, being Chapter M-26 of the Statutes of Alberta, 2000, as amended, a Municipal Council may borrow money to finance capital expenditures, and the amount to be borrowed, together with the unpaid principal of other borrowings made for the purpose of financing capital expenditures, must not exceed the amount the municipality estimates will be raised in taxes in the year the borrowing is made;

**WHEREAS** the Council of the Village of Warner estimates that the taxes to be levied for the year 2026 by the Village of Warner for all purposes will be in excess of the sum of Five Hundred Thousand Dollars (\$500,000.00); and

**WHEREAS** the Council of the Village of Warner has deemed it necessary to renew the term loan to provide for the continuation of payments in the amount of One Hundred, Thirty Seven Thousand and Seventy-Five Dollars (\$137,075.00), on the original term loan.

**NOW THEREFORE**, the Council of the Village of Warner, duly assembled, hereby enacts as follows:

1. The Municipality borrow from ATB Financial the principal sum of \$137,075.00 repayable weekly at a rate of 5.18% interest, in the amount of \$1,041.00.
2. The Council of the Village of Warner hereby authorizes the Mayor and Chief Administrative Officer to:
  - 2.1. renew the term loan (a one-year floating term) from ATB Financial, the sum of One Hundred, Thirty Seven Thousand and Seventy-Five Dollars (\$137,075.00);
  - 2.2. to arrange with ATB Financial the amount, terms and conditions of the loan and security of securities to be given to ATB Financial;
  - 2.3. to execute promissory notes and other negotiable instruments or evidences of debt for such loans and renewals of all such promissory notes and other negotiable instruments or evidences of debts;
  - 2.4. to given or furnish to ATB Financial all such securities and promises as ATB Financial may require to secure repayment of such loans and interest thereon; and
  - 2.5. to execute all security agreements, hypothecations, debentures, charges, pledges, conveyances, assignments and transfers to and in favour of ATB Financial of all or any property, real or personal, moveable or immovable, now or hereafter owned by the Municipality or in which the Municipality may have any interest, and any other documents

or contracts necessary to give or to furnish to ATB Financial the security or securities required by it.

3. The Village of Warner shall repay the indebtedness according to the repayment structure in effect, namely weekly equal payments of combined principal and interest.
4. The source or sources of money to be used to repay the principal and interest owing under the borrowing from ATB Financial are from the operating budget.
5. That for in respect of the sum or sums so borrowed, the promissory notes or other negotiable instruments of the Village of Warner under its corporate seal, duly attested by the signatures of the Mayor or Deputy Mayor and the Chief Administrative Officer, are to be delivered to and in favour of the said ATB Financial.
6. That nothing herein contained shall be waived, prejudicially affected or excluded any right, power, benefit or security, by statute, common law or otherwise given to or implied in favour of the said ATB Financial.
7. Bylaw 641-25 is hereby repealed.
8. That this Bylaw come into force on the final date of passing thereof.

Read a first time this XX day of XXXX 2026

Read a second time this XX day of XXXX 2026

Unanimous consent be given to present for third reading this XX day of XXXX 2026

Read for a third and final time this XX day of XXXX 2026

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Tyler Lindsay  
Mayor

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Kelly Lloyd  
Chief Administrative Officer

SIGNED by the Chief Elected Official and the Chief Administrative Officer this XX day of XXXX 2026.



# Request for Decision 656-26 Line of Credit Borrowing Bylaw

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## RECOMMENDATION

That first reading be given to Bylaw 656-26, being the Line of Credit Borrowing Bylaw.

That second reading be given to Bylaw 656-26, being the Line of Credit Borrowing Bylaw.

That unanimous consent be given to Bylaw 656-26, being the Line of Credit Borrowing Bylaw, for consideration of third reading.

That the third and final reading be given to Bylaw 656-26, being the Line of Credit Borrowing Bylaw.

## LEGISLATIVE AUTHORITY

Municipal Government Act: Borrowing bylaw

251(1) A municipality may only make a borrowing if the borrowing is authorized by a borrowing bylaw.

(2) A borrowing bylaw must set out

- (a) the amount of money to be borrowed and, in general terms, the purpose for which the money is borrowed;
- (b) the maximum rate of interest, the term and the terms of repayment of the borrowing;
- (c) the source or sources of money to be used to pay the principal and interest owing under the borrowing.

(3) A borrowing bylaw must be advertised.

## BACKGROUND

A Line of Credit is requested to cover the expenditures and obligations of the Village of Warner for the year 2026 until such time as the accounts including taxes and utility charges can be collected.

## RISKS/CONSEQUENCES

1. Council may provide further direction. Council shall be specific in the direction it provides.

## FINANCIAL CONSIDERATIONS

None.

## ATTACHMENTS

1. Borrowing Bylaw 656-26

**VILLAGE OF WARNER  
BYLAW 656-26**

**A BYLAW OF THE VILLAGE OF WARNER, IN THE PROVINCE OF ALBERTA, TO AUTHORIZE THE ESTABLISHMENT OF AN OPERATING LOAN FOR 2026 EXPENDITURES FROM ATB FINANCIAL.**

**WHEREAS** under the provisions of the Municipal Government Act, being Chapter M-26 of the Statutes of Alberta, 2000, as amended, a Municipal Council may borrow money to finance operating expenditures, and

**WHEREAS** the amount to be borrowed, together with the unpaid principal of other borrowings made for the purpose of financing operating expenditures, must not exceed the amount the municipality estimates will be raised in taxes in the year the borrowing is made; and

**WHEREAS** the Council of the Village of Warner estimates that the taxes to be levied for the year 2026 by the Village of Warner for all purposes will be in excess of the sum of Five Hundred Thousand Dollars (\$500,000.00); and

**WHEREAS** the Council of the Village of Warner has deemed it necessary to provide for a revolving term line of credit totaling Three Hundred Thousand Dollars (\$300,000.00).

**NOW THEREFORE**, the Council of the Village of Warner, duly assembled, hereby enacts as follows:

1. THAT the Council of the Village of Warner hereby authorizes the Mayor and Chief Administrative Officer to borrow, by way of a line of credit from ATB Financial, the sum of Three Hundred Thousand (\$300,000.00) when the Council deems it necessary to meet the expenditures and obligations of the Village of Warner for the year 2026 until such time as the accounts including taxes and utility charges can be collected, and also agree to pay interest thereon, either in advance or, or at maturity, and in either case after maturity;
2. THAT for in respect of the sum or sums so borrowed, the promissory notes or other negotiable instruments of the Village of Warner under its corporate seal, duly attested by the signatures of the Mayor or Deputy Mayor and the Chief Administrative Officer, are to be delivered to and in favour of the said ATB Financial;
3. THAT the Council of the Village of Warner hereby pledges to the said ATB Financial as security for payment of the monies to be borrowed hereunder and interest thereon as aforesaid, the whole of the unpaid taxes and penalties on taxes assessed or levied by the Village of Warner in prior years, together with those taxes and penalties on taxes to be levied in 2026 for such payment to be levied and collected, nor shall the said ATB Financial be bound to wait for payment, until such taxes and penalties can be collected;
4. THAT nothing herein contained shall be waived, prejudicially affected or excluded any right, power, benefit or security, by statute, common law or otherwise given to or implied in favour of the said ATB Financial;

5. THAT the interest rate shall not exceed 10%, and that interest shall be calculated daily and be due and payable monthly on the last day of each and every month.
6. THAT the term of this loan not exceed twelve (12) months.
7. Bylaw 642-25 is hereby repealed.
8. THAT this Bylaw come into force on the final date of passing thereof.

Read a first time this XX day of XXXX 2026

Read a second time this XX day of XXXX 2026

Unanimous consent be given to present for third reading this XX day of XXXX 2026

Read for a third and final time this XX day of XXXX 2026

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Tyler Lindsay  
Mayor

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Kelly Lloyd  
Chief Administrative Officer

SIGNED by the Chief Elected Official and the Chief Administrative Officer this xx day of XXXX 2026.



## Request for Decision Tax Rate Bylaw 658-26

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### RECOMMENDATION

That Council give first reading to the 2026 Tax Rate Bylaw 658-26.

### LEGISLATIVE AUTHORITY

MGA Section 353 – Each council must pass a property tax bylaw annually. The property tax bylaw authorizes council to impose a tax in respect of property in the municipality to raise revenue to be used toward the payment of a) the expenditures and transfers set out in the budget of the municipality, and b) the requisitions.

MGA Section 369 – If in any year a council passes a bylaw authorizing supplementary assessments to be prepared in respect of property, the council must, in the same year; pass a bylaw authorizing it to impose supplementary tax in respect of that property.

### BACKGROUND

The assessed value of a residential property is a calculation based upon the market value of a property and reflects a combination of any changes/improvements made to the property and the current real estate market conditions for residential properties. For non-residential properties the assessed value could reflect one or more of the estimated business values based on profit estimates, the estimated value of the investment in the business or the estimated cost of replacement of the business or components of the business. The valuation date for property assessment is July 1 of the previous year. Meaning the assessment values used for 2026 property taxes reflects the value of the property as of July 1, 2025. The second date used for valuation is the 'characteristics and physical condition' date. This is the date on which the condition of the property is recorded. In Alberta this date is December 31 of the previous year.

### RISKS/CONSEQUENCES

1. Council may provide further direction on any item contained in the report. Council shall be specific in the direction it provides.

### ATTACHMENTS

1. Tax Rate Bylaw 658-26

**VILLAGE OF WARNER  
BYLAW NO. 658-26**

**A BYLAW TO AUTHORIZE THE RATES OF TAXATION TO BE LEVIED AGAINST ASSESSABLE PROPERTY WITHIN THE VILLAGE OF WARNER FOR THE 2026 TAXATION YEAR.**

**WHEREAS**, the Village of Warner has prepared and adopted detailed estimates of the municipal revenue and expenditures as required for 2026, at the council meeting held on April 15, 2026; and

**WHEREAS**, the estimated municipal expenditures and transfers set out in budget for the Village of Warner for the 2026 Budget total \$1,479,736; and

**WHEREAS**, the estimated municipal revenues and transfers from all sources other than taxation is estimated at \$917,783 and the balance of \$561,953 is to be raised by municipal taxation and frontage charges; and

**WHEREAS**, the requisitions are:

Alberta School Foundation Fund	
Residential/Farmland	\$92,522
Non-residential	\$21,638
Senior Foundation	\$ 9,555
Designated Industrial Properties	\$ 37
Police Funding	\$19,681

**WHEREAS**, the Council of the Village of Warner is required each year to levy on the assessed value of all property, tax 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, Chapter M26, Revised Statutes of Alberta, 2000; and

**WHEREAS**, the assessed value of all property in the Municipality of the Village of Warner as shown on the assessment roll is:

	<u>Assessment</u>
Residential & Farmland	\$35,724,780
Non-residential	\$4,918,370
Linear	\$541,650
Machinery & Equipment	\$777,470
	<hr/> \$41,962,270 <hr/>

**NOW THEREFORE** under the authority of the Municipal Government Act, the Council of the Village of Warner, 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 Village of Warner:

	<b>Tax Levy</b>	<b>Assessment</b>	<b>Tax Rate</b>
<b>General Municipal</b>			
Residential & Farmland	\$446,559.75	\$35,724,780	12.50
Non-residential	\$115,393.57	\$6,237,490	18.50
<b>Municipal Totals</b>	\$561,953.32	\$41,962,270	
<b>Alberta School Foundation Fund (ASFF)</b>			
Residential & Farmland	\$92,522.01	\$35,724,780	2.58986
Non-residential	\$21,638.36	\$5,460,020	3.96306
<b>ASFF Totals</b>	\$114,160.37	\$41,184,800	
<b>Senior Foundation</b>	\$9,555.36	\$41,962,270	0.22771
<b>Designated Industrial Property</b>	\$37	\$541,650	0.0701
<b>Policing</b>	\$19,681.00	\$41,962,270	0.46902

2. The minimum amount payable for all properties as property tax for general municipal purposes shall be \$300.00.
3. If, as of closing time of the Village Office on the 31<sup>st</sup> day of August, 2026, any taxes which remain unpaid shall receive a 12% penalty on the 1<sup>st</sup> day of September, 2026.
4. A 12% penalty will be imposed on the unpaid balance on the 1<sup>st</sup> day of January, 2027.
5. That this bylaw shall take effect on the date of the third and final reading.

Read a first time this XX day of XXXX 2026.

Read a second time this XX day of XXXX 2026.

Received Unanimous Consent for presentation of third reading this XX day of XXXX 2026.

Read a third time and passed this XX day of XXXX 2026.

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Tyler Lindsay  
Mayor

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Kelly Lloyd  
Chief Administrative Officer

SIGNED by the Chief Elected Official and the Chief Administrative Officer this XX day of XXXX, 2026



# Request for Decision Joint Use Planning Agreement

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## RECOMMENDATION

That Council approve the Joint Use Planning Agreement and authorize the signing thereof.

## LEGISLATIVE AUTHORITY

Municipal Government Act  
Ministerial Order MSD:013-23

## BACKGROUND

Joint use and planning agreements (JUPAs) between municipalities and school boards operating within municipal boundaries enable the integrated and long-term planning and use of school sites on municipal reserve, school reserve, and municipal and school reserve lands.

On June 10, 2020, Section 670.1 of the *Municipal Government Act* was proclaimed, setting the deadline for municipalities to complete these agreements with the applicable school boards to June 10, 2023. A two-year extension was granted to June 10, 2025, via Ministerial Order No. MSD:013/23.

## RISKS/CONSEQUENCES

1. Council may provide further direction on any item contained in the report. Council shall be specific in the direction it provides.

## FINANCIAL CONSIDERATIONS

None

## ATTACHMENTS

1. Joint Use Planning Agreement

**JOINT USE AND PLANNING AGREEMENT**

THIS AGREEMENT made this \_\_\_\_ day of \_\_\_\_\_, 2026

BETWEEN:

THE VILLAGE OF WARNER

AND

THE HORIZON SCHOOL DIVISION

**WHEREAS:**

The *Municipal Government Act* and the *Education Act* require a municipality and any school board operating within the boundaries of the municipality to enter into and maintain a joint use and planning agreement; and

It is the responsibility of the municipality to plan, develop, operate and maintain park and recreational land and facilities within the boundaries of the municipality for recreational purposes and to organize and administer public recreational programs, on municipal lands and

It is the responsibility of the school board to develop and deliver educational programs and to provide and operate the necessary facilities and sites (which may include, but are not limited to, playgrounds, basketball courts, sports fields, tracks, greenhouses) for these programs, on school board lands; and

The joint use of municipal facilities and school board facilities is an important tool in providing educational, cultural and recreational opportunities for residents in a manner that reduces or eliminates the need to duplicate facilities thereby making the most effective use of the limited economic resources of the municipality and school boards; and

The *Municipal Government Act* allows the municipality to obtain municipal reserve, school reserve or municipal and school reserve as lands within the municipality are subdivided to meet the open space and site needs of the municipality and school boards; and

The *Municipal Government Act* and the *Education Act* require that a joint use and planning agreement address matters relating to the acquisition, servicing, development, use, transfer and disposal of municipal reserve, school reserve and municipal and school reserve lands;

**NOW THEREFORE IN CONSIDERATION** of their mutual commitment to the joint use of facilities and planning of municipal reserve, school reserve and municipal and school reserve lands the Parties agree as follows:

## 1) DEFINITIONS

In this Agreement, the following terms shall be interpreted as having the following meanings:

- a) "Agreement" means this Agreement, as amended from time to time, and any Schedules which are attached hereto and which also may be amended from time to time.
- b) "Arbitration Act" means the Arbitration Act, Revised Statutes of Alberta 2000, Chapter A-43, and any regulations made thereunder, as amended from time to time.
- c) "Area Structure Plan" means an area structure plan adopted pursuant to the *Municipal Government Act* and providing direction for land uses for a defined area within the Municipality.
- d) "Board" means THE HORIZON SCHOOL DIVISION or THE BOARD OF TRUSTEES OF HORIZON SCHOOL DIVISION.
- e) "Calendar Day" means any one of the seven (7) days in a week.
- f) "CAO" means the Chief Administrative Officer of the Municipality.
- g) "Community Use" means use by members of the general public and not a User Group.
- h) "Council" means the municipal council of the Village of Warner.
- i) "Education Act" means the Education Act, Revised Statutes of Alberta 2012, Chapter E-0.3, and any regulations made thereunder, as amended from time to time.
- j) "Effective Date" means \_\_\_\_\_ (insert date).
- k) "Governing Committee" shall consist of two (2) Council members and the CAO or their designate and two (2) Board members and the Superintendent or their designate from each Board. The Governing Committee shall meet on an "as needed" basis.
- l) "Hazardous Substance(s)" means the same as hazardous substance defined in the *Environmental Protection and Enhancement Act*, Revised Statutes of Alberta 2000, Chapter E-12, and any regulations thereunder, as amended.
- m) "Joint Use Space" means those portions of a Municipal Facility or School that is available for booking by the Parties or User Groups or for Community Use.
- n) "Municipality" means the municipal corporation of the Village of Warner, its predecessor, or, where the context so requires, the area contained within the boundaries of the Municipality.
- o) "Municipal Development Plan" means a municipal development plan adopted pursuant to the *Municipal Government Act* and providing direction for future land uses within the Municipality.

- p) "Municipal Facility" means a park, playground, playing field, building or part of a building owned, maintained and operated by the Municipality.
- q) "Municipal Government Act" means the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26, and any regulations made thereunder, as amended from time to time.
- r) "Operating Committee" means the committee which is comprised of the CAO and Superintendents as established under this Agreement.
- s) "Party" or "Parties" means the entities signing this Agreement collectively and Party shall mean one (1) of the signatories.
- t) "Public Board" means THE HORIZON SCHOOL DIVISION and any successor board or authority.
- u) "Reserve Land" means municipal reserve, school reserve, or municipal and school reserve, as defined in the *Municipal Government Act*.
- v) "School" means a building which is designed to accommodate students for instructional or educational purposes that is owned or controlled by a Board.
- w) "School Portion" means the portion of Reserve Land identified for transfer to a Board that includes the school building footprint, any parking, loading or drop off facilities, any landscaped yards around the building, land for a playground equipment site, and land needed for future expansion of the school building based on the ultimate design capacity of the school.
- x) "Superintendent" means the chief executive officer of the Board.
- y) "User Group" means any School or community group that fits within the eligibility criteria set out in the Operating Guidelines and books the use of Joint Use Space during Joint Use Hours.

## 2) SCHEDULES

The following is the list of Schedules to this Agreement:

Schedule "A" – School Site Planning Guidelines

Schedule "B" – Dispute Resolution Process

## 3) TERM, REVIEW AND AMENDMENT OF AGREEMENT

- a) This Agreement shall be in force and effect as of the Effective Date and shall continue to be in effect until such time as it is terminated by the Parties.
- b) The terms and conditions of this agreement shall be reviewed every ten (10) years with the first such review scheduled in 2036. The review shall be undertaken by the Operating Committee.

Following the review, the Operating Committee shall advise the Parties in and how the agreement should be amended.

- c) Except as provided otherwise herein, this Agreement shall not be modified, varied or amended except by the written agreement of all of the Parties.

#### 4) WITHDRAWAL AND TERMINATION

- a) No Party to this Agreement shall unilaterally withdraw or terminate this Agreement.
- b) Where one or more Parties view this Agreement as no longer meeting their interests, they shall give all Parties written notice of their request to review and/or amend all or parts of this Agreement.
- c) If written notice requesting a review is received, all Parties shall commence a review of this Agreement within 30 calendar days of the date the last Party received the written notice and shall seek consensus on the updates and amendments.
- d) Until such time as an amended agreement or replacement agreement has been created and agreed upon by all Parties, the terms and conditions of this Agreement shall remain in effect.

#### 5) PRINCIPLES

The Parties agree that in entering into this Agreement they are committing to the following Principles with respect to the joint use of municipal and school board facilities:

**Respect for Autonomy** - Each of the Parties is an independent, autonomous entity and has the right to determine which of their facilities shall be made available as Joint Use Space based on what the Boards and Municipal Council believe to be in the best interests of the people they serve.

**Cooperation and Partnership** - The Parties shall work together as partners, recognizing that the needs of the public for educational, cultural and recreational opportunities can best be achieved through a combination of their respective resources and by the Parties working in conjunction with each other.

**Efficiency and Effectiveness** - The joint use of Municipal Facilities and Schools is an important tool in providing a high standard of educational, cultural and recreational opportunities for residents in a manner that reduces or eliminates the need to duplicate facilities thereby saving costs and making the most effective use of the limited economic resources of the Parties.

**Fairness and Equity** - The costs of providing joint use space are to be borne fairly and equitably by the Parties with the intent of keeping costs charged to the other Parties or public users of Joint Use Space to a minimum.

**Transparency and Openness** - The Parties shall make available to each other such information as is necessary to make this agreement successful.

## **6) CONSULTATION WITH OTHER MUNICIPALITIES**

- a) In lieu of a single agreement involving participation by all of the municipalities in which the Board operates, the Parties agree to consult and involve other municipalities that are served by the same Board on an issue by issue basis as needed to share access to the Schools and to plan for and acquire future School sites. One or more separate agreements between the Parties and these other municipalities may be created as needed.
- b) When consultation with one or more municipalities that are not Party to this agreement is required, the consultations shall begin with a meeting, held in person or by electronic means, of the members of the Operating Committee and the equivalent or similar committee established between the Board and the other municipalities.

## **7) MEETING OF COUNCIL AND BOARDS**

- a) Council of the Municipality and the members of the Board shall meet as necessary to discuss issues of mutual interest. Meetings may be initiated at the request of the Operating Committee, Council of the Municipality, or the Board. Each Party agrees to meet within 30 calendar days of either of the other Parties indicating in writing their desire to meet.
- b) Each meeting shall be chaired by the Mayor or the Chairperson of the Board on a rotational basis. Secretarial support shall be arranged for the meeting by the Party that is chairing that meeting.
- c) Any Party can submit an item to be included on the agenda for the meeting provided it is given to the Party chairing the meeting at least 5 calendar days prior to the date of the meeting.
- d) Minutes shall be kept for all meetings of Council and the Boards. Copies of the minutes of a meeting shall be provided to all Parties within 14 calendar days of the date of the meeting.

## **8) OPERATING COMMITTEE**

- a) The Operating Committee shall consist of the CAO (or designate) of the municipality and the Superintendent (or designate) of the Board.
- b) The Operating Committee shall oversee the operation of this Agreement.
- c) The Parties agree that the Operating Committee shall meet on an as needed basis. At a minimum they shall meet every 4 years to discuss matters of mutual interest. The need to meet

may be determined by either of the Parties to this Agreement and the other Party agrees to meet within 30 calendar days of the other Party indicating in writing their desire to meet.

- d) The meetings shall be chaired by the CAO or their designate. Secretarial support for each meeting shall be arranged by the CAO.
- e) The Operating Committee shall adopt such rules of procedure as may be agreed upon by its members.
- f) Minutes shall be kept for all meetings of the Operating Committee. Copies of the minutes of the meetings shall be provided to both Parties.
- g) Members of the Operating Committee may bring to the meetings of the Operating Committee additional staff from the Municipality and/or the Boards or resource personnel, as necessary, to provide assistance to the members of the Operating Committee in the carrying out of their responsibilities under this Agreement.
- h) The Operating Committee may delegate any of its responsibilities to a subcommittee or subcommittees.

#### **9) JOINT USE SPACE**

The Parties hereby acknowledge that there is no Joint Use Space owned or operated by any of the Parties to this Agreement to be made available to one of the other Parties. Each Party maintains full autonomy over the scheduling and use of the facilities in their control. Sharing of facilities will be determined on a case-by-case basis. Future shared developments shall have addendums to this agreement governing their use.

#### **10) EXISTING SCHOOL SITES**

- a) The Board shall be responsible for maintaining sports fields, Frontage (walks, paths and parking areas). Maintenance of sidewalks does not include repair or replacement of cracked, broken or heaving sections. Capital expenditure of sidewalks remains the responsibility of the Municipality.
- b) The Municipality shall be responsible in maintaining access and egress to the school property via road and streets within the municipal policies and bylaws.
- c) The Municipality shall assume responsibility for storm water management.

#### **11) ACQUISITION AND ALLOCATION OF FUTURE SCHOOL SITES**

- a) The Boards shall communicate their need to construct a new school that is to be located within the Municipality or intended to serve residents of the Municipality, to the Municipality as early as possible.
- b) The decision of where and when to propose construction of a new school and the identification of the area to be served by that school shall be at the sole discretion of the respective Board. This proposal shall not obligate the municipality to provide the desired location but will begin the process of collaboratively determining the location of a school site to best meet the needs of the community.
- c) The Municipality shall, to the best of their ability given the constraints of the *Municipal Government Act*, the evolving nature of information as to the needs of the Parties, and the demographics of the community, plan for school sites to meet the anticipated needs of the Boards.
- d) The Municipality shall use their Municipal Development Plan to identify the number, general size and location of existing and future school sites.
- e) In identifying future school sites, the Municipality will consider the School Site Planning Guidelines outlined in Schedule "A". The number of school sites to be identified shall be based on the existing and projected future number of students that will reside in the area covered by the Municipal Development Plan, Area Structure Plan or Concept Plan once the area is fully developed and based on the best information available at the time that the Plan is prepared or amended.
- f) Where construction of a school that will serve two or more Municipalities is proposed, the Board shall notify all of the involved Municipalities to enable early consultation on the availability and acquisition of a site.
- g) There shall be no pre-allocation of School sites to the Board, nor shall School sites be identified as available to only one Board in the Municipal Development Plan, Area Structure Plan or Concept Plan.
- h) Allocation of an available school site shall be made by the Operating Committee once the need to construct a new school has been identified. If construction on an allocated site has not commenced within three (3) years of the site being allocated to the Board, the Operating Committee shall meet to determine if an extension is required. If an extension is not required the site shall be considered available for allocation to another Board.
- i) If there are competing claims between two (2) or more Boards for one available school site, the Boards shall, at their own cost, resolve the question of site allocation between themselves using, if necessary, the Dispute Resolution Process described in Schedule "B".

- j) The Municipality shall use its ability under the *Municipal Government Act* to require Reserve Land to be dedicated as lands within the Municipality are subdivided to provide School sites in accordance with the Municipal Development Plan or Area Structure Plan or Concept Plan. The Municipality shall not be obligated to acquire lands for School sites using any other resources at the Municipality's disposal.
- k) The Board acknowledge that Reserve Land dedication at the time of subdivision is also used to address the open space needs of the Municipality and the amount of land or money-in-lieu of land dedication shall be divided between the need for School sites and the open space plans of the Municipality.
- l) The Municipality may collect money-in-lieu of land dedication at time of subdivision in accordance with the policies of the Municipality. All money-in-lieu of land dedication shall be paid to the Municipality. All money-in-lieu of land dedication shall be allocated as allowed under the *Municipal Government Act* at the sole discretion of the Municipality.
- m) In the event that a School site is required prior to a planned site being created through the subdivision process, the Board in consultation with the Municipality shall approach the owner of the land containing the planned School site about providing the site earlier than originally expected through a pre-dedication process. The Board requiring the School site may assist the Municipality; however, in all dealings with the owner(s) of the land, the Municipality shall be present and lead the discussions.

## **12) SERVICING AND DEVELOPMENT OF SCHOOL SITES**

- a) All School sites shall be serviced to the property line prior to transfer to a Board.
- b) The services to be provided include, but are not limited to, water, wastewater, storm drainage, power, natural gas, telecommunications, roads and sidewalks. If external providers of utility infrastructure refuse to provide the necessary infrastructure. The Municipality and the Division will collaborate to find suitable solutions to provide adequate services.
- c) Where one or more services are not available at the property line of the School site, the Municipality and Board shall undertake discussions regarding the services subject to the legal and financial ability of the Municipality to do so.
- d) Offsite levies or any similar charges for municipal infrastructure shall not be charged against development on any School site. This restriction does not apply to capital costs that may be included in a utility rate structure for use of the utility.

## **13) FACILITY AND SITE SPECIFIC AGREEMENTS**

- a) When two or more of the Parties decide to create a shared site and/or facility, a separate agreement shall be prepared specific to that site and/or facility.
- b) The agreement shall address:
  - i) The broad purpose and parameters of the partnership that is being created;
  - ii) The nature of the site and/or facilities that are involved;
  - iii) The contributions to be made by each of the Parties;
  - iv) Operating Guidelines and Operating Directives specific to the site and/or facility for ongoing operations;
  - v) Capital cost and operating cost sharing arrangements and responsibilities between the Parties; and
  - vi) A process for dissolving the partnership, disposing of the site or retiring the facility.

#### **14) TRANSFER OF SCHOOL SITE**

- a) All Reserve Land intended to accommodate a School shall initially be dedicated as municipal reserve and be owned by the Municipality.
- b) The Municipality shall only transfer the School Portion of Reserve Lands intended to accommodate a School to a Board. This shall include sufficient green space for playgrounds. Open green space that may be shared with the municipality will be negotiated between the Parties on a case by case basis.
- c) The School Portion shall be transferred to a Board once:
  - i) The Board has an identified need for the School site;
  - ii) The Board has approval of the funding for the design of the School on the site;
  - iii) The Board has applied for a development permit for the School and has submitted a site plan and building plans to the Municipality; and
  - iv) The School Portion has been or is in the process of being subdivided from the other Reserve Land for registration as school reserve with Land Titles.
- d) All costs associated with the transfer of the School Portion to a Board shall be paid by the Board. This shall include the costs of any required subdivision and registration of required plans and documents at Land Titles.

## 15) DISPOSAL OF UNNEEDED SCHOOL SITES

- a) If a Board concludes that it no longer requires Reserve Land that was previously transferred to it by the Municipality, the Parties shall meet, and the other Board(s) shall determine if they require that Reserve Land.
- b) If the Reserve Land is required by one of the other Board(s), the Reserve Land shall be transferred to that other Board. Any dispute between the Boards shall be resolved through the Dispute Resolution Process described in Schedule "B".
- c) In the event that the Reserve Land is not needed by any Board, the Board in possession of the Reserve Land shall first offer to transfer the Reserve Land back to the Municipality unless the Board is prohibited from so doing by the Education Act or other legislation.
- d) The Municipality shall have one hundred and eighty (180) calendar days from the Board notifying the Municipality in writing of its intention to cease use of the Reserve Land to confirm whether it agrees to take back the Reserve Lands. The School Board shall provide to the Municipality all available information regarding the Reserve Land and facilities on the Reserve Land, including any potential presence and nature of any Hazardous Substances, at the time that the offer to the Municipality is made. The Municipality shall have the right to enter the Reserve Land and any facilities on the Reserve Land for the purposes of carrying out any required assessments, tests and studies. The parties agree to collaborate on determining the extent of required assessments tests and studies, with the costs shared equally between the parties.
- e) If the Municipality opts to acquire the Reserve Land, the Municipality shall take the Reserve, including all buildings and improvements on the Reserve Land. The Reserve Land shall be transferred to the Municipality at no cost to the Municipality except for the cost of registering the transfer of land document.
- f) In the event that the Municipality elects not to assume ownership or the Board is prohibited from transferring the Reserve Land by the Education Act or other legislation, the Parties agree to meet and discuss alternative means of disposing of the site. This may include:
  - i) Redevelopment of the entire site for a different use that is compatible with existing and future uses on lands near the site, including any environmental remediation that may be required, or
  - ii) Subdividing the play fields or open space portion of the site from the School Portion to enable the Municipality to acquire the non-School Portion and sale of the School Portion.

- g) If a school site is to be disposed of that was built on land that was not Reserve Land, the Board shall dispose of the property in accordance with the requirements of the Education Act and the Real Property Governance Act.

#### **16) DISPUTE RESOLUTION**

- a) Operational issues shall be addressed initially by administrative staff of the respective facilities. In the event that the administrative staff is unable to resolve an operational issue then such issue shall be brought forward to the Operating Committee in a timely manner. The decision of the Operating Committee regarding operational issues shall be final and binding.
- b) The Parties agree to follow the Dispute Resolution Process outlined in Schedule "B" for non-operational disputes.

#### **17) APPLICABLE LAWS**

This Agreement shall be governed by the laws of the Province of Alberta.

#### **18) INTERPRETATION**

- a) Words expressed in the singular shall, where the context requires, be construed in the plural, and vice versa.
- b) The insertion of headings and sub-headings is for convenience of reference only and shall not be construed so as to affect the interpretation or construction of this Agreement.

#### **19) TIME OF THE ESSENCE**

Time is to be considered of the essence of this Agreement and therefore, whenever in this Agreement either the Municipality or the Boards is required to do something by a particular date, the time for the doing of the particular thing shall only be amended by written agreement of the Municipality and the Boards.

#### **20) NON-WAIVER**

The waiver of any covenants, condition or provision hereof must be in writing. The failure of any Party, at any time, to require strict performance by the other Party of any covenant, condition or provision hereof shall in no way affect such Party's right thereafter to enforce such covenant, condition or provision, nor shall the waiver by any Party of any breach of any covenant, condition or provision hereof be taken or held to be a waiver of any subsequent breach of the same or any covenant, condition or provision.

## **21) NON-STATUTORY WAIVER**

The Municipality in entering into this Agreement is doing so in its capacity as a municipal corporation and not in its capacity as a regulatory, statutory or approving body pursuant to any law of the Province of Alberta and nothing in this Agreement shall constitute the granting by the Municipality of any approval or permit as may be required pursuant to the *Municipal Government Act* and any other Act in force in the Province of Alberta. The Municipality, as far as it can legally do so, shall only be bound to comply with and carry out the terms and conditions stated in this Agreement, and nothing in this Agreement restricts the Municipality, its Council, its officers, servants or agents in the full exercise of any and all powers and duties vested in them in their respective capacities as a municipal government, as a municipal council and as the officers, servants and agents of a municipal government.

The Board in entering into this Agreement is doing so in its capacity as a school board and not in its capacity as a regulatory, statutory or approving body pursuant to any law of the Province of Alberta and nothing in this Agreement shall constitute the granting by the Board of any approval or permit as may be required pursuant to the *Education Act* and any other Act in force in the Province of Alberta. The Board, as far as it can legally do so, shall only be bound to comply with and carry out the terms and conditions stated in this Agreement, and nothing in this Agreement restricts the Board, its Board of Trustees, its officers, servants or agents in the full exercise of any and all powers and duties vested in them in their respective capacities as a school board and as the officers, servants and agents of a school board.

## **22) SEVERABILITY**

If any of the terms and conditions as contained in this Agreement are at any time during the continuance of this Agreement held by any Court of competent jurisdiction to be invalid or unenforceable in the manner contemplated herein, then such terms and conditions shall be severed from the rest of the said terms and conditions, and such severance shall not affect the enforceability of the remaining terms and conditions in accordance with the intent of these presents.

## **23) FORCE MAJEURE**

- a) Force majeure shall mean any event causing a *bona fide* delay in the performance of any obligations under this Agreement (other than as a result of financial incapacity) and not caused by an act, or omission, of either Party, or a person not at arm's length with such Party, resulting from:
  - i) an inability to obtain materials, goods, equipment, services, utilities or labour;

- ii) any statute, law, bylaw, regulation, order in Council, or order of any competent authority other than one of the Parties;
  - iii) an inability to procure any license, permit, permission, or authority necessary for the performance of such obligations, after every reasonable effort has been made to do so;
  - iv) a strike, lockout, slowdown, or other combined action of works; or
  - v) an act of god.
- b) No Party shall be liable to the other Parties for any failure to comply with the terms of this Agreement if such failure arises due to force majeure.

## **24) INSURANCE**

In addition to any other form of insurance, as the Parties may reasonably require against risks, which a prudent owner under similar circumstances and risk would insure, the Parties shall at all times carry and continue to carry comprehensive general liability insurance in the amount of not less than FIVE MILLION (\$5,000,000) DOLLARS per occurrence in respect to bodily injury, personal injury or death. The comprehensive general liability insurance shall have an endorsement for occurrence property damage, contingent employer's liability and broad form property damage. The insurance to be maintained by each Party herein shall list each of the other Parties as an additional named insured. The amount and type of insurance to be carried by the Parties pursuant to clause may be varied from time to time by written agreement of the Parties. The insurance carried by the Parties pursuant to this clause shall contain, where appropriate, a severability of interests' clause or a cross-liability clause

## **25) INDEMNIFICATION**

Each Party (the "Indemnifying Party") to this Agreement shall indemnify and hold harmless the other Parties (the "Non-Indemnifying Parties"), their employees, servants, volunteers, and agents from any and all claims, actions and costs whatsoever that may arise directly or indirectly out of any act of omission of the Indemnifying Party, its employees, servants, volunteers or agents in the performance and implementation of this Agreement, except for claims arising out of the sole negligence of one or more of the Non-Indemnifying Parties, its employees, servants, volunteers or agents.

## **26) NON-ASSIGNMENT OR TRANSFER**

No Party may assign, pledge, mortgage or otherwise encumber its interest under this Agreement without the prior written consent of the other Parties hereto, which consent may be arbitrarily withheld. Any assignment, pledge or encumbrance contrary to the provisions hereof is void.

**27) SUCCESSORS**

The terms and conditions contained in this Agreement shall extend to and be binding upon the respective heirs, executors, administrators, successors and assigns of the Municipality and the Boards.

**28) NOTICES**

All and any required written notices in the performance and implementation of this Agreement shall be directed to the CAO and the Superintendents using the mailing address for their respective offices as shown below:

The Village of Warner  
210 3 Avenue  
Warner, AB T0K 2L0

The Horizon School Division  
6302 56<sup>th</sup> Street  
Taber, AB T1G 1Z9

Email notification to the CAO or each Superintendent may also be used to provide written notices required or described in this Agreement.

**IN WITNESS WHEREOF** the Parties execute this Agreement by the hands of their respective, duly authorized signatories:

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Village of Warner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Horizon School Division

\_\_\_\_\_  
Date

### Schedule "A" – School Site Guidelines

The parameters contained in this Schedule shall be applied when planning future school sites in a Municipality's Municipal Development Plan, Area Structure Plan or Concept Plan.

#### Size of Site

The size of school sites to be included in the Municipality's plan shall be based on the types of schools needed over the long term and the grade configurations and minimum design for student capacity per school used by each Board.

For the Public Board the following guidelines apply:

School Type	Grade Configuration	Design Capacity (Number of Students)	Land for School Portion	Land for Playing Fields	Total Land Needed
Elementary	K-3, K-4, K-5	400 to 600	4 to 5 acres	6 to 7 acres	10 to 12 acres
Elementary/Middle	K-8	500 to 800	5 to 6 acres	7 to 8 acres	12 to 14 acres
Middle	6-8	500 to 600	5 to 6 acres	7 to 8 acres	12 to 14 acres
Junior/Senior High	7-12	500 to 800	6 to 7 acres	7 to 8 acres	13 to 15 acres
High School	10-12	400 to 1000	7 to 8 acres	13 to 14 acres	20 to 22 acres
K to 12 School	K-12	600 to 800	6 to 7 acres	7 to 8 acres	13 to 15 acres

For the Catholic Board the following guidelines apply:

School Type	Grade Configuration	Design Capacity (Number of Students)	Land for School Portion	Land for Playing Fields	Total Land Needed
Elementary	K-3, K-4, K-5	400 to 600	4 to 5 acres	6 to 7 acres	10 to 12 acres
Elementary/Middle	K-8	500 to 800	5 to 6 acres	7 to 8 acres	12 to 14 acres
Middle	6-8	500 to 600	5 to 6 acres	7 to 8 acres	12 to 14 acres
Junior/Senior High	7-12	500 to 800	6 to 7 acres	7 to 8 acres	13 to 15 acres
High School	10-12	400 to 1000	7 to 8 acres	13 to 14 acres	20 to 22 acres
K to 12 School	K-12	600 to 800	6 to 7 acres	7 to 8 acres	13 to 15 acres

The acreage guidelines outlined in the tables above are approximate acreages. The land required may vary depending on site configuration, topography, natural vegetation, special site conditions, or shared facilities adjacent to the school site.

Each school site shall be of adequate size to meet the initial and future expansion needs of the school.

Where possible, school sites shall be located across quarter section lines to make use of reserve dedication from two quarter sections to create a larger, shared site for two schools. For example, two elementary schools may share a set of playing fields requiring a total site area of 15 to 18 acres rather than 20 to 24 acres for two separate sites.

Where possible sites for high schools shall be created using reserve dedication; however, acquisition of additional land will likely be needed to create the size of site required. In these circumstances, a separate agreement shall be negotiated between the Parties involved in the acquisition of the site.

### **Site Shape and Configuration**

Each school site shall have a core area that is generally rectangular in shape with proportions of 2 to 3 units of width and 3 to 5 units of length (e.g. 160m width and 240m length). The core area must account for 80 to 90 percent of the total site area.

Site shapes that consist of curves, triangular areas or narrow spaces shall be avoided.

### **Frontage along a Public Street**

Where possible, each school site shall have frontage along two public streets that intersect at a corner of the site.

Where frontage along only one public street is available, it shall be a continuous frontage along the entire length of one side of the site.

### **Accessible to Several Modes of Travel**

Each school site shall be located on a road capable of accommodating school bus traffic and private automobile traffic related to the school.

Each school site shall have onsite pedestrian connections and connections to any pedestrian network linking the site to surrounding community.

Each site shall accommodate bicycle access and on-site bicycle parking facilities.

### **Site Topography and Soil Conditions**

Each school site shall have geo-technical and topographic conditions that are suitable for the construction of a large building. This includes suitable soil conditions for foundations, no known contaminants and generally level terrain.

### **Flexibility for Design**

Each school site shall not be encumbered with utilities and utility rights of way that divide the site or otherwise reduce the options for the placement of buildings and improvements.

No storm water management ponds shall be incorporated into the school site or the playing fields adjacent to a school.

### **Access to Services**

Each school site shall be located where access to a sewage collection and disposal system, water system, storm drainage services and three phase power is available or can be made available.

## **Schedule "B" – Dispute Resolution Process**

### **Step 1: Notice of Dispute**

1. When any Party believes there is a dispute under this Agreement and wishes to engage in dispute resolution, the Party alleging the dispute must give written notice of the matter(s) under dispute to the other Parties.
2. During a dispute, the Parties must continue to perform their obligations under this Agreement.

### **Step 2: Negotiation**

3. Within 14 calendar days after the notice of dispute is given, each Party must appoint representatives to the Governing Committee to participate in one or more meetings, in person or by electronic means, to attempt to negotiate a resolution of the dispute.
4. Each Party shall identify the appropriate representatives who are knowledgeable about the issue(s) under dispute and the representatives shall work to find a mutually acceptable solution through negotiation. In preparing for negotiations, the Parties shall also clarify their expectations related to the process and schedule of meetings, addressing media inquiries, and the need to obtain Council and Board ratification of any resolution that is proposed.
5. Representatives shall negotiate in good faith and shall work together, combining their resources, originality and expertise to find solutions. Representatives shall attempt to craft a solution to the identified issue(s) by seeking to advance the interests of all Parties. Representatives shall fully explore the issue with a view to seeking an outcome that accommodates, rather than compromises, the interests of all concerned.

### **Step 3: Mediation**

6. In the event that negotiation does not successfully resolve the dispute, the Parties agree to attempt mediation. The representatives must appoint a mutually acceptable mediator to attempt to resolve the dispute by mediation, within 14 calendar days of one Party's indication that negotiation has not resolved matters, nor be likely to. The Party giving such notice shall include the names of three mediators. The recipient Party(ies) shall select one name from the short list and advise the other Party(ies) of their selection within 10 calendar days of receipt of the list. The Parties shall thereafter co-operate in engaging the selected mediator in a timely manner.
7. The Party that initiated the dispute resolution process, must provide the mediator with an outline of the dispute and any agreed statement of facts within 14 calendar days of the mediator's engagement. The Parties must give the mediator access to all records, documents and information that the mediator may reasonably request.

8. The mediator shall be responsible for the governance of the mediation process. The Parties must meet with the mediator at such reasonable times as may be required and must, through the intervention of the mediator, negotiate in good faith to resolve their dispute. Time shall remain of the essence in pursuing mediation, and mediation shall not exceed ninety (90) calendar days from the date the mediator is engaged, without further written agreement of the Parties.
9. All proceedings involving a mediator are without prejudice, and, unless the Parties agree otherwise, the cost of the mediator must be shared equally between the Parties.
10. If a resolution is reached through mediation, the mediator shall provide a report documenting the nature and terms of the agreement and solutions that have been reached. The mediator report will be provided to each Party.
11. If after ninety (90) calendar days from engagement of the mediator, or longer as agreed in writing by the Parties, resolution has not been reached, the mediator shall provide a report to the Parties detailing the nature of apparent impasse and/or consensus.

#### **Step 4: Arbitration**

12. In the event that Mediation does not successfully resolve the dispute, the Parties agree to move to Arbitration within 30 calendar days of receipt of the mediator's report, including appointing an arbitrator within that time. If the representatives can agree upon a mutually acceptable arbitrator, arbitration shall proceed using that arbitrator. If the representatives cannot agree on a mutually acceptable arbitrator, each Party shall produce a list of three candidate arbitrators. In the event there is agreement on an arbitrator evident from the candidate lists, arbitration shall proceed using that arbitrator.
13. If the representatives cannot agree on an arbitrator, the Party that initiated the dispute resolution process must forward a request to the Minister of Education to appoint an arbitrator within 30 calendar days of the expiry of the time period in clause 12. Should the Minister of Education agree to appoint an arbitrator, the Parties agree to proceed using that arbitrator. Should the Minister of Education decline to appoint an arbitrator, then a request to appoint an arbitrator shall be made to the Court of King's Bench.
14. Where arbitration is used to resolve a dispute, the arbitration and arbitrator's powers, duties, functions, practices and procedures shall be the same as those in the *Arbitration Act*.
15. Subject to an order of the arbitrator or an agreement by the Parties, the costs of the arbitrator and arbitration process must be shared equally between the Parties.



## Request for Decision Natural Lawn

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RECOMMENDATION  
That Council

LEGISLATIVE AUTHORITY  
Municipal Government Act  
Dangerous and Unsightly Premises Bylaw

BACKGROUND  
Councillor Fewer has requested this item to be placed on the agenda.

RISKS/CONSEQUENCES  
1. Council may provide further direction on any item contained in the report. Council shall be specific in the direction it provides.

FINANCIAL CONSIDERATIONS  
None

ATTACHMENTS  
1. Councillor Fewer's Notes

## Grass / Alternative Lawns

- Councillor Stephen Fewer

Currently the main restriction on grass and or lawns within the Village is grass height. That is, grasses should not grow beyond 20cm in height. This restricts some alternative lawns, that may contain grasses or features that have the potential to exceed that height. My proposition is that we allow for these alternative lawns, due to their multiple benefits.

Specifically, I believe we should allow for more natural or wild lawns, consisting of native or more resilient grasses. These grasses (such as fescue) grow taller than 20cm, which would make them a problem based on the current bylaw. The simplest solution would be to remove the 20cm height limit, and define/use "unmaintained" instead. This would clearly allow for a variety of lawn types, while also ensuring that unmaintained property can be addressed.

The bylaw currently states:

### 3. DANGEROUS AND UNSIGHTLY PROPERTY

- 3.1. Unsightly Property is Property that, in the opinion of the Designated Officer, is detrimental to the surrounding area because of its unsightly condition.
- 3.2. Some factors which may be considered by a Designated Officer in determining whether property is Unsightly Property include the following:
  - 3.2.1. the presence of uncut grass or weeds longer than 20 cm;

For example, we could change 3.2.1 to say: **"the presence of grasses or weeds where upon questioning the property owner, it is evident that maintenance has not been completed, and there is little to zero consideration or reasoning for current appearances"**

This would allow property owners to provide reasons for their property appearance; it requires an officer to investigate reasons rather than just giving out warnings or fines. Property owners have a chance to explain the look of their property, rather than it just being assumed that because "grass is tall", they've neglected their property.

An additional line can be added, specifically covering cases where it's obvious that a property isn't maintained; for example: **"the presence of grasses or weeds on a property that appears vacant"** This gives officers a way to address properties that may be primarily used for storage, where their grasses are actually overgrown and unmaintained. **"vacant"** can be defined as it is in the tax-related definition of vacant, or defined specifically for this purpose.

### Why?

Mainly to give people more choice over their lawn. Personally, I like a lawn with longer grasses ... it just looks more natural, seems more pleasant. There's also multiple other benefits such as:

- Decreased pollution due to maintenance
  - Less mowing needed (some grasses need mowing once a year to look decent)
  - Less mowing, results in less noise pollution.
- Decreased chemical use
  - "perfect" lawns need chemicals (fertilizers, weed killer, etc); more natural lawns do not, or need less.

- Decreased water usage
  - Some grasses retain water better, due to having deeper roots
- Decreased stormwater runoff
  - This decreases the load on our infrastructure, as some grasses will soak up and retain water better than standard "turf"
- Increased biodiversity
  - Just by having a few or more lawns with different grasses, flowers mixed in, etc ... we are increasing local biodiversity
- Increased wildlife support
  - Taller grasses house bugs, etc, that can feed birds and wildlife.
  - Flowers mixed in help local, native, bee populations
- Deter Richardson Ground Squirrels
  - Upon researching, it appears that those squirrels we see everywhere like short grass. If you have taller grass, they don't burrow in there, because they cannot stand alert to see predators.
  - It also is said that since some grasses have a thicker, dense sod or roots - they also do not like digging in those grasses, which also prevents them from burrowing.
- Decreased costs to the property owner and Village
  - Less water use, less fuel use, less time used mowing



# Request for Decision Municipal Accountability Program (MAP) Action Plan

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## RECOMMENDATION

That the Municipal Accountability Program Action Plan be approved as presented.

## LEGISLATIVE AUTHORITY

Municipal Government Act Section 571

## BACKGROUND

MAP reviews are a multi-year process, that promotes an environment supportive of accountable, well-managed local governments.

Its purpose is to assist municipalities with their knowledge of mandatory legislated requirements under the MGA, aid municipalities in achieving legislative compliance with the MGA and other legislation under the purview of Municipal Affairs and to provide a collaborative partnership between the ministry and municipalities.

MAP is mandatory for municipalities with populations of 2,500 or less and may be offered to any municipality upon council request, if approved by the Minister.

The report for the Village of Warner lists 60 mandatory and discretionary legislative requirements. A total of 15 areas that the Village must become compliant in of which there are 4 gaps left.

## RISKS/CONSEQUENCES

1. Council may provide further direction on any item contained in the report. Council shall be specific in the direction it provides.

## FINANCIAL CONSIDERATIONS

None

## ATTACHMENTS

1. Municipal Accountability Program Action Plan

Village of Warner Action Plan

2.3 Legislative Gaps

- requirement to ensure municipal documents are signed in accordance with the MGA (page 9);
- requirement for the disposal of land to be conducted in accordance with the MGA (page 10);
- requirements that meetings conducted by electronic means be in accordance with the MGA (page 18);
- requirement for the procedural bylaw to be in accordance with the MGA (page 19);
- requirement to establish the chief administrative officer position by bylaw (page 21);
- requirement to establish a bylaw enforcement officer bylaw in accordance with the MGA (page 22);
- requirement to establish fees and charges by bylaw (page 24);
- requirement to adopt a capital budget (page 31);
- requirements for the three-year operating and five-year capital plans (page 32);
- requirement for borrowing bylaws to be in accordance with the MGA (page 36);
- requirement for the property tax bylaw to be in accordance with the MGA (page 41);
- requirement to prepare a tax arrears list annually (page 56);
- requirements for tax recovery auctions relating to land (page 58);
- requirement to establish and amend a land use bylaw in accordance with the MGA (page 61); and
- requirement to establish a subdivision and development appeal board in accordance with the MGA (page 62).

as of April 15 2026

Status	Documentation
Completed	Policy 201 Signing Authority has been in place since January 18 2023
Completed	Advertisement Bylaw 646-25 approved October 15 2025
Completed	Procedural Bylaw 648-25 approved December 17 2025
Completed	Procedural Bylaw 648-25 approved December 17 2025
Completed	Bylaw 644-25 on June 18 agenda 2025
Completed	Bylaw 645-25 on June 18 agenda 2025
Completed	Rates Bylaw 647-25 was approved December 17 2025
Completed	Motion 2024-251 Dec 18/24 minutes
Completed	10 year capital plan approved May 21 2025/3 year financial approved December 17 2025
Completed	Bylaw 641-25 Borrowing (Term Loan) Bylaw approved May 21 2025
Completed	2025 Tax Rate Bylaw - calculations should align. Passed May 21 2025
Completed	List of 4 properties sent to land titles March 26 2026 - 3 have subsequently paid Council to set reserve bid and auction for June 17 2026 at April 15 2026 council meeting for 1 property out of 8 (7 paid their arrears).
WIP	A review of the Land Use Bylaw is required, along with public hearings to be scheduled. This has been discussed with the regional planner as an item to do in 2026.
WIP	Bylaw 473 was repealed by 609-22. Bylaw 594-19 is attached. A clerk has been assigned by the regional partner. No need from the municipality.
Completed	



# Request for Decision Property Tax Penalty Waiver Request

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## RECOMMENDATION

That Council approve / not approve the property tax waiver request for roll number 10100 in the amount of \$1,309.69 as a onetime only request.

## LEGISLATIVE AUTHORITY

Municipal Government Act

Cancellation, reduction, refund or deferral of taxes

347(1) If a council considers it equitable to do so, it may, generally or with respect to a particular taxable property or business or a class of taxable property or business, do one or more of the following, with or without conditions:

- (a) cancel or reduce tax arrears;
- (b) cancel or refund all or part of a tax;
- (c) defer the collection of a tax.

## BACKGROUND

A formal request is being made to council from tax roll number 10100 to waive the penalties owing.

## RISKS/CONSEQUENCES

1. Council may provide further direction on any item contained in the report. Council shall be specific in the direction it provides.

## FINANCIAL CONSIDERATIONS

Tax penalty amount is \$1,309.69

## ATTACHMENTS

1. Request Letter
2. Transactions

From:  
Sent: April 8, 2026 3:58 PM  
To: Kelly Lloyd  
Subject: RE: Village of Warner Property Taxes

Hi Kelly

Thank you for the receipt.

I would like to submit this letter to ask forgiveness from Council of the penalty amount of \$1309.69 on my property taxes. Thank you for your time on this matter.



----- Original message -----

From: Kelly Lloyd <cao@warner.ca>  
Date: 2026-04-08 3:26 PM (GMT-07:00)  
To:  
Subject: RE: Village of Warner Property Taxes

Hi

I have received and will place on the agenda.

Attached is the breakdown – please confirm receipt and reply with this amount to request forgiveness on.

Thank you.  
Kelly

From:  
Sent: April 8, 2026 3:15 PM  
To: Kelly Lloyd <cao@warner.ca>  
Subject: RE: Village of Warner Property Taxes

Hi Kelly,

I would like to submit this letter to the Village Council requesting forgiveness of penalties applied to property taxes for 2023, 2024 and 2025 in the amount of \$1104.31 and 443.47 totalling \$1547.78. I have made payments \$800 + \$2631.16 = \$3431.16 on the total amount of taxes would like to ask forgiveness of penalties. I hope I have my numbers right. Thank you for your time regarding this matter.

----- Original message -----

From: Kelly Lloyd <cao@warner.ca>  
Date: 2026-04-02 3:50 PM (GMT-07:00)  
To:  
Subject: RE: Village of Warner Property Taxes

Hi ,

You can request from Council if you like. You would need to supply me with the dollar total and a letter to Council. If you wish to do so for Aprils' meeting, I would need your letter and request no later than

April 8, end of day.

Thank you.

Kelly

From:

Sent: April 1, 2026 2:47 PM

To: Kelly Lloyd <cao@warner.ca>

Subject: RE: Village of Warner Property Taxes

Hi Kelly,

Thanks for your prompt reply. Is it still possible to do the same thing as in the letter or too late now ask for forgiveness for some penalties to reduce remaining taxes owed after my payments?

[REDACTED]

----- Original message -----

From: Kelly Lloyd <cao@warner.ca>

Date: 2026-04-01 8:51 AM (GMT-07:00)

To:

Subject: RE: Village of Warner Property Taxes

Hi ,

Yes, I remember this email.

This gave you the breakdown of the property tax account, along with the process should you wish to ask for forgiveness on the penalties.

Kelly

From:

Sent: April 1, 2026 6:19 AM

To: Kelly Lloyd <cao@warner.ca>

Subject: Fwd: Village of Warner Property Taxes

Good morning Kelly this is the letter I was telling you about yesterday when I was in to discuss our property taxes.

[REDACTED]

----- Original message -----

From: Kim Owen <admin@warner.ca>

Date: 2025-04-01 9:02 AM (GMT-07:00)

To:

Cc: 'Kelly Lloyd' <cao@warner.ca>

Subject: Village of Warner Property Taxes

Good Morning

Thank you so much for coming to the office yesterday inquiring about your property taxes. We did receive your \$800.00 payment and applied it to your taxes. I hope you received the receipt. Here is a breakdown of what it would

look like if council forgave your penalties on your taxes. If you write a letter to Village Council asking for forgiveness on your penalties it would deduct \$1,104.31.00 if they approve the deduction. Also with your \$800.00 payment that would get your total amount owing down to \$1,938.59. Our next council meeting is April 16th, 2025 at 5:30. So we require your letter before April 9th, 2025 to add it to the council agendas for review. You can also set up a meeting with Kelly Lloyd our CAO about a payment plan to pay off your remaining balance. I know this is overwhelming and if you have any questions or concerns please contact Kelly Lloyd at cao@warner.ca or call Tuesdays or Thursdays when she is in the office 1.403.642.3877. We want to work with you so you can keep your property.

Penalties applied to taxes \$1,104.31

Kim Owen  
Director of Corporate Services  
Firefighter - Captain  
Village of Warner  
Phone: 1.403.642.3877  
Cell: 1.403.642.7560  
www.warner.ca

#### CONFIDENTIALITY NOTICE

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**Roll File 10100**

Date	Description	Amount	Balance
2023-01-01	OPENING BALANCE	\$ 702.15	\$ 702.15
2023-01-24	TAX PENALTY : PERIOD 1	\$ 84.26	\$ 786.41
2023-06-22	VILLAGE OF WARNER	\$ 692.66	\$ 1,479.07
2023-06-22	WARNER SENIORS FOUNDATION	\$ 13.68	\$ 1,492.75
2023-06-22	HORIZON SCHOOL DISTRICT	\$ 112.89	\$ 1,605.64
2023-07-17	CASH RECEIPT APPLIED	-\$ 833.91	\$ 771.73
2023-09-01	TAX PENALTY : CURRENT	\$ 92.61	\$ 864.34
2024-01-02	TAX PENALTY : PERIOD 1	\$ 103.72	\$ 968.06
2024-06-25	VILLAGE OF WARNER	\$ 734.72	\$ 1,702.78
2024-06-25	WARNER SENIORS FOUNDATION	\$ 12.79	\$ 1,715.57
2024-06-25	HORIZON SCHOOL DISTRICT	\$ 118.80	\$ 1,834.37
2024-09-02	TAX PENALTY : CURRENT	\$ 103.96	\$ 1,938.33
2024-09-23	TRANS TO TAX FROM UTILITY	\$ 1,492.83	\$ 3,431.16
2025-01-01	TAX PENALTY : PERIOD 1	\$ 308.02	\$ 3,739.18
2025-01-01	TAX PENALTY : PERIOD 2	\$ 103.72	\$ 3,842.90
2025-03-31	CASH RECEIPT APPLIED	-\$ 800.00	\$ 3,042.90
2025-04-02	TRANS TO TAX FROM UTILITY	-\$ 288.54	\$ 2,754.36
2025-05-27	VILLAGE OF WARNER	\$ 723.66	\$ 3,478.02
2025-05-27	WARNER SENIORS FOUNDATION	\$ 12.03	\$ 3,490.05
2025-05-27	HORIZON SCHOOL DISTRICT	\$ 135.59	\$ 3,625.64
2025-09-01	TAX PENALTY : CURRENT	\$ 69.93	\$ 3,695.57
2026-01-07	TAX PENALTY : PERIOD 1	\$ 127.73	\$ 3,823.30
2026-01-07	TAX PENALTY : PERIOD 2	\$ 308.02	\$ 4,131.32
2026-01-07	TAX PENALTY : PERIOD 3	\$ 7.72	\$ 4,139.04
2026-03-16	CASH RECEIPT APPLIED	-\$ 1,400.00	\$ 2,739.04
2026-03-31	CASH RECEIPT APPLIED	-\$ 1,160.00	\$ 1,579.04
2026-03-31	CASH RECEIPT APPLIED	-\$ 71.16	\$ 1,507.88
	Total Penalty		\$ 1,309.69
	Total transfer to taxes from utility		\$ 1,204.29



# Request for Decision Village of Warner Library Board Appointment

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## RECOMMENDATION

That Council appoint Michele Hutchinson and Amy Omelusik to the Village of Warner Library Board for a three-year term, from May 16, 2026 to May 16, 2029.

## LEGISLATIVE AUTHORITY

Libraries Act  
Municipal Government Act

## BACKGROUND

The Village of Warner Library is requesting appointments of two residents who wish to volunteer their time on the Library Board.

## RISKS/CONSEQUENCES

1. Council may provide further direction on any item contained in the report. Council shall be specific in the direction it provides.

## FINANCIAL CONSIDERATIONS

None

## ATTACHMENTS

None



## Request for Decision 2026 Public Auction

### RECOMMENDATION

That Council set June 17, 2026, at 5:30 p.m. as the public auction date with the reserve bid and conditions set as follows for the following property:

Title	Lot(s)	Block	Plan	Reserve Bid
0019627173	19-20	3	4068N	\$XXXX

- Bids will be accepted in a sealed envelope, with a public opening to occur upon closing of bid acceptance at the Village office;
- Property is sold as is, where is;
- The Village makes no representation and provides no warranties whatsoever;
- 10% non-refundable deposit is due on the date of the sale and cash, bank draft or certified cheque for the remaining amount is due within 30 days of the auction, including GST;
- No conditions of sale from the prospective purchaser will be accepted; and
- Demolition or renovation plans to be completed within six (6) months of the auction, and any build to be completed within two years.

### LEGISLATION

Under Division 8 412(1) Recovery of Taxes Related to Land in the Municipal Government Act, municipalities are required to prepare a tax arrears list showing the parcels of land in the municipality in respect of which there are tax arrears for more than one year.

### MGA Section 419 Reserve bid and conditions of sale

The council must set (a) for each parcel of land to be offered for sale at a public auction, a reserve bid that is as close as reasonably possible to the market value of the parcel, and (b) any conditions that apply to the sale.

### BACKGROUND

Each year the Village of Warner establishes an assessment value for each property located within the Village boundaries and a tax rate to be applied to that assessed value in order to raise the funds necessary for the continuing operation of the Village of Warner and for the payment of the requisitions given to the Village by Alberta Education and by Ridge Country Housing for that year.

Taxes become arrears on January 1 of the year following the original levy. Once a property is two years in arrears the Municipal Government Act requires each municipality to notify Municipal Affairs by March 31 and to register a tax recovery lien on the title of those properties. The tax recovery lien is to be removed from the property title if and when all taxes in arrears, including any penalties, are paid in full. If only a part of the taxes in arrears is paid, the lien stays on the title. Each year, on January 1, the taxes that were levied in the previous year become part of the taxes in arrears total.



## Request for Decision 2026 Public Auction

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Once a tax recovery lien has been placed on a property the MGA states that if the property taxes in arrears are still not paid by March 31 of the following year the municipality must offer it for sale prior to March 31 of the next year.

If, at any time, all taxes that are still in arrears for any property that has been advertised for public auction are paid, the tax sale proceedings are immediately stopped for that property. Payment of taxes in arrears can be made for any property up to the actual commencement of the public auction.

The list was provided to Municipal Affairs in 2025 in which there were eight (8) properties. As of March 31, 2026, there was only one property that would be up for Public Auction. Bids would be accepted until 5:30 p.m. on Wednesday, June 17, 2026.

### RISKS/CONSEQUENCES

1. Council may provide further direction on any item contained in the report. Council shall be specific in the direction it provides.

### FINANCIAL CONSIDERATIONS

Property financial information:

2025 Assessment	\$57,050.00
2025 Property Tax	\$ 791.70
Tax Arrears	<u>\$ 8,054.73</u>
	\$65,896.43

### ATTACHMENTS

1. Gazette Advertisement

**PUBLIC SALE OF LAND  
(Municipal Government Act)**

Notice is hereby given that under the provisions of the Municipal Government Act, the Village of Warner will offer for sale, by reserve bid only, at the Municipal Office, 210 3<sup>rd</sup> Ave, Warner, Alberta on June 17, 2026 at 5:30 p.m. the following lands:

<b>LOT</b>	<b>BLOCK</b>	<b>PLAN</b>	<b>TITLE</b>	<b>Reserve Bid</b>
<b>19-20</b>	<b>3</b>	<b>4068N</b>	<b>0019627173</b>	<b>\$</b>

Each parcel will be offered for sale subject to a reserve bid and to the reservations and conditions contained in the existing certificate of title.

The parcel is being offered for sale on an “as is, where is” basis and the Village of Warner makes no representation and gives no warranty whatsoever as to the adequacy of services, soil conditions, land use districting, building and development conditions, absence or presence of environmental contamination, vacant possession or the developability of the subject land for any intended use by the Purchaser.

All bids must be submitted in a sealed envelope and will be opened in public. No bid will be accepted where the bidder attempts to attach conditions precedent to the sale of any parcel. No terms or conditions of sale will be considered other than those specified by the Village of Warner. No further information is available at the auction regarding the parcels to be sold.

The Village of Warner may, after the opening of the bids and after the public auction, become the owner of any parcel of land that is not sold at the public auction.

Terms: 10% deposit by way of cash, bank draft or certified cheque, made payable to the Village of Warner, on the date of the public auction at bid opening, with final payment to be received within 30 days, by cash, bank draft or certified cheque made payable to the Village of Warner. Failure to pay the balance within the specified time will result in the forfeit of the deposit and the Village will consider the next bid. The above property may be subject to GST

Redemption may be affected by payment of all arrears of taxes and costs at any time prior to the sale.

Dated at Warner, Alberta, April 15, 2026.

Kelly Lloyd, Chief Administrative Officer