

**TOWN OF BLACKFALDS
ECONOMIC DEVELOPMENT & TOURISM ADVISORY COMMITTEE**

Civic Cultural Center – 5018 Waghorn Street
Monday, September 9, 2024, at 7:00 p.m.

AGENDA

1. WELCOME AND CALL TO ORDER

- 1.1 Welcome
- 1.2 Call to Order
- 1.3 Receive Agenda

2. LAND ACKNOWLEDGEMENT

- 2.1 Treaty Six Land Acknowledgement - Blackfalds Economic Development & Tourism Advisory Committee acknowledges that we are on Treaty 6 territory, a traditional meeting ground, gathering place, and travelling route to the Cree, Saulteaux (So-toe), Blackfoot, Métis, Dene (De-nay) and Nakota Sioux (Sue). We acknowledge all the many First Nations, Métis, and Inuit whose footsteps have marked these lands for centuries.

3. PRESENTATIONS

- 3.1 None

4. BUSINESS

- 4.1 Approval of Minutes from June 10, 2024.
- 4.2 Report for Committee, Laebon Development Update
- 4.3 Report for Committee, Neuron Report
- 4.4 Report for Committee, Blackfalds Summer Update
- 4.5 Round Table

6. CONFIDENTIAL

- None

7. ADJOURNMENT



**TOWN OF BLACKFALDS
ECONOMIC DEVELOPMENT & TOURISM ADVISORY COMMITTEE**

Civic Cultural Center – 5018 Waghorn Street

June 10, 2024, at 7:00 p.m.

MINUTES

MEMBERS PRESENT

Ray Olfert, Chair
Denise Sumner, Vice Chair
Jim Sands, Town of Blackfalds Deputy Mayor
Brenda Dennis, Town of Blackfalds Councillor
Kala Pandit, Member at Large
Tyler Mitchell, Member at Large
Cory Twerdoclib, Member at Large
Robert Hogan, Member at Large
Cliff Soper, Member at Large
Christa French, Member at Large

OTHERS ATTENDING

Mayor Hoover, Town of Blackfalds Mayor
Justin de Bresser, Director of Corporate Services
Peter McGee, Economic Development Officer
Lorrie Logan, Municipal Clerk

REGRETS

Craig Schroh, Member at Large
Kyle Braithwaite, Member at Large

WELCOME AND CALL TO ORDER

Chair Olfert welcomed all attending and called the Economic Development & Tourism Advisory Committee Meeting to order at 7:00 p.m.

Item 4.2 was moved to 3.0 – Introduction of Peter McGee.

Item 5.1 was Added - Mayor's Report

Vice Chair Sumner moved That the Economic Development & Tourism Advisory Committee receive the Agenda as amended.

CARRIED UNANIMOUSLY

TREATY SIX LAND ACKNOWLEDGEMENT

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

PRESENTATIONS

Peter McGee the new Economic Development Officer with the Town of Blackfalds introduced himself to the committee.

TOWN OF BLACKFALDS ECONOMIC DEVELOPMENT & TOURISM ADVISORY COMMITTEE

Civic Cultural Center – 5018 Waghorn Street

June 10, 2024, at 7:00 p.m.

MINUTES

High School Mural

Vice Chair Denise Sumner gave a presentation about the mural proposed for the new High School this fall.

Voyager Art & Tile Inc. is creating an 80-foot x 12-foot mural illustrating the Red River Trail, a historic trade and travel route for the Metis stretching from Rocky Mountain House to Tail Creek and onward to Pigeon Lake. The mural will feature painted wooden blocks representing various types of local animals in the area, while mosaic tiles will showcase historical scenes from old photographs. Funding for this project is provided by the Historical Society, and a QR code will be included for additional information.

BUSINESS

Minutes

Mayor Hoover moved That the Economic Development & Tourism Advisory Committee approve the Minutes from January 8, 2024, as presented.

CARRIED UNANIMOUSLY

Resignation – Melissa MacLeod –

Member Soper moved that the Economic Development and Tourism Advisory Committee receive the Resignation Letter from Member Melissa MacLeod with regrets and forward it to a future Regular Council Meeting.

CARRIED UNANIMOUSLY

Report for Committee

The Economic Development & Tourism Advisory Committee received updates on the following items.

Laebon Developments –

The Town has received a deposit for this development, ensuring that the project will proceed. The site has some soil contamination from a former chicken farm that previously occupied the area. Additionally, there is road salt residue due to the site's recent use as a snow storage facility. To address these issues, the Town is conducting environmental assessments and implementing processes to remediate the soil and bring it up to residential standards. The site plans have undergone review and appear promising.

Neuron Scooters

The Town selected Neuron Scooters as the scooter provider for this season. There has been a lot of positive feedback from the riders and the Town will look to them for another season at the end of their term in October. The Town has a total of 18 scooters which seems a feasible amount for the rider population and if the Town needed extra scooters for specific events, then Neuron could provide them.

**TOWN OF BLACKFALDS
ECONOMIC DEVELOPMENT & TOURISM ADVISORY COMMITTEE**

Civic Cultural Center – 5018 Waghorn Street

June 10, 2024, at 7:00 p.m.

MINUTES

Land Acquisition

The Town is Looking at a few land acquisitions, most notably for snow storage, and cemetery expansion.

An RFP will be going out shortly for a site selection and development of a new snow storage facility.

Red Deer Home Show

The committee intends to participate in the 2025 Red Deer Home Show, focusing on developing new ideas to attract more businesses and residents.

Information

- Enforcement and Protective Services Monthly Report – April 2024
- RCMP – Blackfalds Crime Statistic Summary Report – April 2024
- Development & Building Monthly Report – April 2024

Mayor Hoover – Attended a few events and shared the information with the committee.

The province has put more emphasis on youth participation in agricultural production. The Ag for Life, is a charitable organization that actively encourages youth efforts not only for traditional farming but also to include other unique innovations such as the Aspelund Dairy Innovations West milk production plant that will be opening in November near Blackfalds.

Ag for Life has an educational mobile unit and we can partner with them for events.

The province has ambitious goals and plans to double the tourism dollars to 25 Billion by 2035. The province has been revamped into 8 tourist zones. The idea is to focus on the strengths and needs in certain regions to pump up tourism.

There is a site selector tool for Economic Development & Tourism located on the website. Can be used to search regions, resources, water, airports, real estate available etc.

Round Table

EDTAC – Terms of Reference
Economic Development & Tourism Strategy 2021

Councillor Dennis moved That the Economic Development & Tourism Advisory Committee receive the Reports as information.

CARRIED UNANIMOUSLY

Chair Olfert adjourned the Economic Development & Tourism Advisory Committee Meeting at 7:44 p.m.



**TOWN OF BLACKFALDS
ECONOMIC DEVELOPMENT & TOURISM ADVISORY COMMITTEE**

Civic Cultural Center – 5018 Waghorn Street
June 10, 2024, at 7:00 p.m.

MINUTES

Ray Olfert, Chair

Lorrie Logan, Municipal Clerk

MEETING DATE: September 9, 2024
PREPARED BY: Peter McGee, Economic Development Officer
SUBJECT: **4409 South Street Development Update**

BACKGROUND

The Town has received a deposit for this development, ensuring that the project will proceed. The site has some soil contamination from a former chicken farm that previously occupied the area. Additionally, there is road salt residue due to the site's recent use as a snow storage facility. To address these issues, the Town is conducting environmental assessments and implementing processes to remediate the soil and bring it up to residential standards. Additionally,

DISCUSSION

This information is being brought forward for your information only. The development at 4409 South Street has extended the due diligence period to allow time for more studies on the parcel.

FINANCIAL IMPLICATIONS

ATTACHMENTS

- 4.2.1 – Bylaw 1307.24 – 4409 South Street Redistricting

APPROVALS

Peter McGee, Economic
Development Officer

MEETING DATE: August 27, 2024
PREPARED BY: Jolene Tejkl, Planning & Development Manager
PRESENTED BY: Jolene Tejkl, Planning & Development Manager
SUBJECT: **Bylaw 1307.24 – 4409 South Street Redistricting**

BACKGROUND

Bylaw 1307.24 proposes to amend Land Use Bylaw 1268/22 (LUB) to bring in a new Direct Control District #5 specific to 4409 South Street and redistrict the property to Direct Control District #5 (DC-5) from the current Commercial Highway District (C-2). The proposed DC-5 District is intended to accommodate several apartment style buildings and associated parking on site with a potential future daycare and amenity building.

Council gave First Reading to Bylaw 1307.24 at the July 23, 2024, meeting and set the Public Hearing for this evening's Regular Council Meeting:

217/24 Councillor Svab moved That Council give First Reading to Bylaw 1307.24 to redistrict 4409 South Street to Direct Control District #5, as presented.

CARRIED UNANIMOUSLY

218/24 Deputy Mayor Sands moved That a Public Hearing date be set for August 27, 2024, at 7:00 p.m. in Council Chambers.

CARRIED UNANIMOUSLY

DISCUSSION

The proposed redistricting has come about through the land sale agreement specific to 4409 South Street and will be in line with the updates to the *Municipal Development Plan* (MDP) that are also currently in the formal adoption process.

Administration is supportive of the proposed redistricting to accommodate several apartment style buildings, a potential daycare and amenity building as the proposed development meets the following Town policies and focus areas:

- The Town of Blackfalds 2024-2026 Mid-Term Strategic Plan (hereinafter referred to as the Strategic Plan) identifies providing a diverse range of housing to meet the needs of residents as one of the 6 top priorities.
- The Strategic Plan identifies “promoting options for housing” as one of the areas of focus under Strategic Priority #1 Community Life.
- Policy 3.12 of the MDP provides matters to consider when redistricting of a parcel of land is proposed. Administration is generally satisfied that the proposed redistricting is suitable in light of the listed considerations. There are still some environmental reports required to confirm the suitability of the site for future residential before Administration can fully confirm

the application meets the requirements outlined in Policy 3.12. The potential land purchaser is aware of the need for further study and Third Reading of this amending Bylaw will not be brought forward until those studies are complete; a favourable recommendation for Third Reading will not be given unless it is confirmed the site is suitable for residential uses.

- Policy 5.1 of the MDP directs residential land uses to those areas identified in Map 2 Future Land Use Concept of the MDP. The subject property is identified in Map 2 for Industrial, however an amendment to the map is currently in the amendment process. This LUB amendment will be consistent with policy 5.1 insofar as the MDP amendment receives Third Reading prior to considering Third Reading of this amending Bylaw.
- Policy 5.2 of the MDP speaks to the Town providing a range of housing types. The Town does not currently have many apartment style units available for existing and new residents.

The following subsections correspond to the amending Bylaw 1307.24 provided in Attachment 1:

Amendments 2.1 and 2.2

These amendments propose to bring in a new Direct Control District #5 (DC-5) into the LUB to accommodate future apartment buildings, associated revised parking provisions specific to 4409 South Street, a potential day care facility and amenity building. The developer has crafted the DC-5 District to accommodate the development they are in the process of purchasing the land specifically for.

The DC-5 District lists “Apartment” as a Permitted Use, and limited Discretionary Uses such as a Major Daycare and Home Based Business 1. A Direct Control District is being proposed to attribute slightly different parking standards than what the LUB requires, the table below compares the proposed parking requirements with the requirements of the LUB:

Proposed Apartment Parking Requirements in DC-5 District	Current Apartment Land Use Bylaw Parking Requirements
1 parking stall for each 1-bedroom unit	Same
1.5 parking stalls for each 2-bedroom unit	2 parking stalls for each 2-bedroom unit
2 parking stalls for each 3-bedroom unit	Same
PLUS 1 additional parking stall for every 5 units for guest parking	PLUS 1.5 additional parking stall for every 5 units for guest parking
Parking stall sizes 2.7 m x 5.5 m	Parking stall sizes 2.75 m x 6.0 m

The proposed minimum parking stall size is consistent with The City of Red Deer’s standard, slightly smaller than what the City of Lacombe requires, and slightly larger than what the Town of Sylvan Lake requires.

The developer has built similar developments in the aforementioned municipalities and is comfortable moving forward with the reduced parking requirements as proposed.

Section 2.4 of the LUB provides specific regulations on amendments to create a Direct Control District. This section states a Direct Control District shall only be used for the purpose of providing for developments that require specific regulation unavailable in other Land Use Districts. Due to the revised parking stall requirements and dimensions, it is the Department’s opinion that the proposed DC District #5 meets the requirements of Section 2.4 of the LUB.

Also of note is the entity empowered to render decisions on Development Permit Applications in the DC-5 District. The Development Authority is proposed to be Council with the exception of a Home Based Business 1, which is proposed to be subdelegated to the Development Officer.

A copy of the proposed Direct Control District #5 is provided in Attachment 2, and a draft site plan showing potential full build-out of the property is provided in Attachment 3.

Amendment 2.3

This amendment proposes to redistrict the 4409 South Street, legally described as Lot 3 Block 1 Plan 102 2233, to the new DC-5 District from the current Commercial Highway District (C-2).

Pre-Council Consultation

Administration did not reach out to adjacent landowners to solicit their comments prior to taking these amendments forward for First Reading. The reasoning behind this decision was that the lands to the north, west and east are all owned by the Town of Blackfalds; the parcel adjacent to the south is privately owned, and the landowner did receive the Public Hearing notification when the Bylaw 1307.24 received First Reading. In addition, the parcel is not within an existing residential community, nor is it governed by a previously approved Area Structure Plan, so the impact to existing landowners in the vicinity is considered minor.

FINANCIAL IMPLICATIONS

None.

ADMINISTRATIVE RECOMMENDATION

That Council considers the following motion:

1. That Council give Second Reading to Bylaw 1307.24, to redistrict 4409 South Street to Direct Control District #5, as presented.

ALTERNATIVES

- a) That Council refers Bylaw 1307.24 back to Administration for more information or amendments.

ATTACHMENTS

- *Bylaw 1307.24 - to redistrict 4409 South Street to Direct Control District #5.*
- *Proposed Direct Control District #5*
- *Draft Site Plan Showing Potential Full Build-out*

APPROVALS



Kim Isaak,
Chief Administrative Officer



Department Director/Author

BEING A BYLAW OF THE TOWN OF BLACKFALDS IN THE PROVINCE OF ALBERTA TO AMEND LAND USE BYLAW 1268.22 SCHEDULE 'A'

A Bylaw of the Town of Blackfalds, in the Province of Alberta, pursuant to the provisions of the *Municipal Government Act* (MGA), being Chapter M 26.1 of the Revised Statutes of Alberta, 2000 and amendments thereto, for the purpose of amending Schedule 'A' of Land Use Bylaw No. 1268.22 to add Direct Control District #5 (DC-5) and redistrict Lot 3 Block 1 Plan 102 2233 to Direct Control District #5 (DC-5).

WHEREAS, pursuant to Section 641(1) of the MGA, RSA 2000, Chapter M-26 and amendments thereto, require every municipality to pass a Land Use Bylaw.

WHEREAS, notice of the intention of Council to pass a bylaw has been published in the Lacombe Express on August 15, 2024 and August 22, 2024 in accordance with Section 606 of the *Municipal Government Act*, RSA 2000, and amendments thereto;

WHEREAS, a Public Hearing was held on August 27, 2024, to allow the general public to provide input into the proposed Bylaw amendments;

NOW THEREFORE, the Municipal Council of the Town of Blackfalds, duly assembled hereby enacts the amendments to Schedule 'A' of Bylaw 1268.22:

PART 1 – TITLE

- 1.1 That this Bylaw shall be cited as the "Addition of Direct Control District #5 (DC-5) and redesignate Lot 3 Block 1 Plan 102 2233 to Direct Control District #5 (DC-5)".
- 1.2 Schedule "A" and "B" shall form part of this Bylaw.

PART 2 – AMENDMENTS

- 2.1 That Schedule "A" as attached form part of this Bylaw and be included as Schedule A6 – Direct Control District #5 (DC-5).
- 2.2 That Schedule "A" table located on page 162 of Land Use Bylaw 1268.22 be updated to include the following:

Part 8 A6	DC-5	Lot 3 Block 1 Plan 102 2233	Bylaw 1307.24
-----------	------	-----------------------------	---------------

- 2.3 That Lot 3 Block 1 Plan 102 2233 be redistricted from Commercial Highway District (C-2) to Direct Control District #5 (DC-5), as shown in Schedule "B" attached and forming part of this Bylaw.
- 2.4 That Part 9.0 Land Use District Map be amended to reflect the redistricting proposed under this Bylaw.

PART 3 – DATE OF FORCE

- 3.1 That this Bylaw shall come into effect, upon the date on which it is finally read and passed.

READ for the first time this _____ day of _____, A.D. 20__.

(RES.)

MAYOR JAMIE HOOVER

CAO KIM ISAAK

MEETING DATE: Sept. 9, 2024
PREPARED BY: Peter McGee, Economic Development
SUBJECT: **Blackfalds Summer Update**

BACKGROUND

The Economic Development and Tourism Advisory Committee did not meet during the summer months. This report is to give an update on what has happened during the break.

DISCUSSION

- *Events*
 - *2024 National Women's Fastball Championship*
 - *Jump Jam @ Vesta Energy Bike skills Park*
 - *2024 Provincial Mens Senior C Lacrosse Championship*
 - *2024 Ladies Provincial Fastball Championship*
 - *2024 U13 & U15 Provincial Girls Softball Championship*
- *Census*
 - *Total Population – 11,415*
 - *Largest age group is 36 – 40 (9.8%)*
 - *Second Largest age group – 0 – 5 (9%)*
 - *4,486 employed respondents – Top 3 industries - Natural Resources (842), Healthcare/Social Assistance (572), Construction (532)*
- *New High School*
 - *Opened Sept 2024.*
 - *Lots of business teaching opportunities (welding, cosmetics, etc.)*
- *Dairy Innovation West*
 - *Construction continues*
 - *Update 35 trucks/day*
 - *Expecting significant increase in dairy quotas in Central Alberta once open.*
- *Rural Entrepreneur Stream*
 - *13 Entrepreneurs connected with*
 - *One in Provincial approval process*
 - *2 with in person exploration visits in the future*

FINANCIAL IMPLICATIONS

ATTACHMENTS

APPROVALS

**Peter McGee, Economic
Development Officer**