



TOWN OF DIDSBURY AGENDA
Regular Council Meeting

Tuesday, November 26, 2024, 6:00 pm
Council Chambers 1606 14 Street

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11. CORRESPONDENCE & INFORMATION

- Thank you card from participant of Eartopia Convention

12. QUESTION PERIOD

13. CLOSED MEETING

13.1 Cost of Living Adjustment - as per section 24 of the FOIP Act

13.2 External Wage Review - as per section 24 of the FOIP Act

13.3 Council Interface - as per section 23 of the FOIP Act

14. RECONVENE

15. ADJOURNMENT



REGULAR COUNCIL MEETING Request for Decision (RFD)

Vision: The Place to Grow.

Mission: Creating the Place to Grow.

MEETING DATE: November 26, 2024
SUBJECT: Presentation from Nordicity
ORIGINATING DEPARTMENT: Economic Development & Strategic Operations

BACKGROUND/PROPOSAL:

Nordicity Consultancy was hired by the Mountain View Regional Film Office partners to help develop a Strategic Plan for the initiative and a governance structure partnership.

Nordicity helps governments make better policy and deliver better services, companies grow and make smart investments, and all our clients make informed, evidence-based decisions.

DISCUSSION/OPTIONS/BENEFITS/DISADVANTAGES

The Mountain View Regional Film Office (MVRFO) partnership's objective is to foster the growth of the film industry in the region. The Strategic Plan is to assist with an effective structure the partnership can operate under. This plan will encompass aspects such as organizational governance, short-term objectives including film festival planning, and long-term objectives focused on financial sustainability and global recognition through marketing strategies.

Over the past few months, Nordicity conducted research and interviews to assist with the development of the Strategic Plan. The presentation provides the consultants' findings and draft recommendations. Nordicity representatives are providing a presentation to the Councils of the regional partners of the Mountain View Regional Film Office over the course of three days with the first one scheduled in Sundre on Monday, November 25, in Didsbury on November 26, and Mountain View County on November 27.

ALIGNMENT WITH STRATEGIC PLAN

3. Strong & Resilient Local Economy

RECOMMENDATION

To accept the presentation from Nordicity as information.

Mountain View Regional Film Office

Strategy Presentation

Presented by: Nordicity and SKH Consulting

November 2024

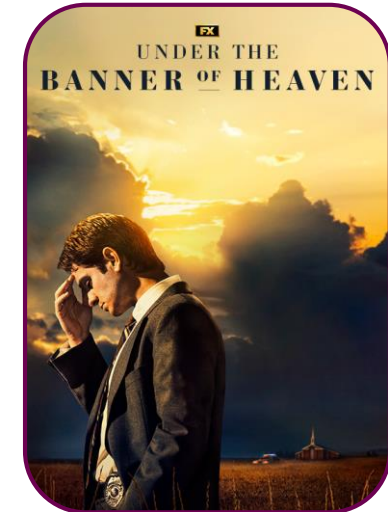
Alberta Industry Overview

Calgary is the **4th largest** filming jurisdiction in Canada.*

Area film/TV production saw **\$522 M** in economic impact in 2021*.

4,985 jobs created in 2021.*

450,000 sq.ft. of converted studio space.*



Why be Film-Friendly?



- Governments around the world have seen the value that a robust screen sector can bring to the **economy and social/cultural life**.
- Film/TV production creates:
 - Economic impacts (permits, etc.)
 - Jobs (accounting, construction, catering, etc.)
 - Infrastructure Growth (filming locations, studios, etc.)
 - Screen Tourism (e.g., Earptopia in Didsbury)
 - Civic Pride
- As municipalities in Canada share many physical and geographical features, the screen sector is not simply concerned with scenery or the uniqueness of a place.
- Must offer “film-friendliness”.

Film-friendliness is an international standard for film and television production jurisdictions, defined as the ability to attract and service film and television productions in a 24/7, one-stop-shop concierge manner, while being able to quickly address any customer issues or community concerns related to location filming.



Mountain View Value Proposition & Vision



The Mountain View region is strategically positioned to become a film-friendly location as it capitalizes on its:

1. **Proximity to Calgary**—a thriving audiovisual center, enabling the use of established industry resources **while accessing the financial incentives of the province’s rural and remotel tax incentive.**
2. **Diverse array of film-ready locations**, including natural landscapes **that remain free from the restrictions of provincial parks.**

Vision: To act as a virtual film office serving the regional area of Mountain View County, dedicated to supporting and growing film production while balancing the needs of our communities and economic priorities.



High Level Recommendations and Key Actions

1. Streamlining and Standardizing

↳ Align and standardize policies and processes (e.g., permitting).

2. Record Keeping and Data Collection

↳ Increase record keeping and activity logging.

3. Communicating with the Public

↳ Providing support to residents and encouraging participation.

4. Increasing Resources

↳ Apply for grants and convey economic opportunities to government.

5. Unifying and Expanding

↳ Incorporate, establish a virtual office, hire a part-time employee, offer membership to neighbouring municipalities, and align with upcoming regional economic strategies.

6. Provincial Relationship Building

↳ Frequent meetings with Alberta Film Commission/CED. Hosting of location scouts.

7. Communicating with Industry

↳ Streamline communications and website and attend and sponsor nearby international festivals.



1. Streamlining and Standardizing

KEY ACTIONS:

1. Establish a single standard permitting form for all participating municipalities and member municipalities to adopt.
2. Establish a single standard road closure permitting form for all participating municipalities and member municipalities to adopt.
3. Work to establish county-wide fire/explosives guidelines and regulations.
4. Establish an “acceptable use policy” for publicly-owned lands and facilities.
5. Establish guidelines for paid duty offices for film productions.
6. Work to increase the number of Mountain View locations in the Alberta Film Commission locations library.



2. Record Keeping and Data Collection

KEY ACTIONS:

1. Centralize and take record of current and existing funding.
2. Centralize and keep record of permit and filming inquiries to track interest in Mountain View.
3. Centralize and keep record of filming activity, production activity, and production volume.
4. Request that producers provide estimates of their expenditures in Mountain View in order to track an approximate economic impact.



3. Communicating with the Public

KEY ACTIONS:

1. Prepare a film activity “Myths and Facts” document for distribution and for the MVRFO website.
2. Ensure that there is a process in place to notify residents and business owners when a production is in Mountain View.
3. Consider establishing a social media account for the MVRFO to share film-related updates with the community.
4. Seek opportunities for residents, homeowners, and business owners to participate in production.



4. Increasing Resources

KEY ACTIONS:

1. Continue to convey the economic and tourism opportunities to municipal councils and the broader community to maintain financial support.
2. Apply for provincial grants, such as Northern and Regional Economic Development Program.



5. Unifying and Expanding

KEY ACTIONS:

1. Incorporate the MVRFO as either a corporate entity or a non-profit.
2. Establish a virtual office.
3. Hire a part-time employee to manage filming inquiries, liaison between productions and municipalities, carry out communication efforts, and track data.
4. Centralize funds and revenue into a shared account.
5. Offer and recruit memberships to surrounding municipalities in and around Mountain View County
6. As the film office progresses and attracts more activity, consider adding a “business tier” to the membership structure.



6. Provincial Relationship Building

KEY ACTIONS:

1. Arrange for frequent meetings (~6 per year) with both the Alberta Film Commission and Calgary Economic Development.
2. Arrange meetings and establish relationships with locations personnel (“location scouts”) in Alberta.



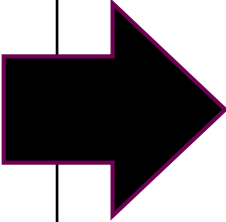
7. Communicating with Industry

KEY ACTIONS:

1. The film office should adopt a more streamlined, focused approach in their industry related communications
2. MVRFO should attend and or sponsor nearby international festivals to network and promote Mountain View to a domestic and international audiences (e.g., CIFF, EIFF, Banff World Media Festival).
3. Streamline the website and include a FAQ page or “Planning your Shoot” page on the MVRFO website designed to provide location managers and producers standard information prior to them inquiring.



Potential Scenarios

	Scenario 1: Fundamental	Scenario 2: Advanced
Assumptions	The activities and recommendations of Scenario 1 assume that the MVRFO will not receive more funding than what is currently available from participating municipalities.	The scenarios and recommendations of Scenario 2 assume that the MVRFO has an increase in budget . All activities and recommendations from Scenario 1 will be carried out in Scenario 2.
High Level Recommendations	<ol style="list-style-type: none"> 1. Streamlining and Standardizing 2. Record Keeping and Data Collection 3. Communicating with the Public <p><i>(Some no cost or low cost actions from Recommendations 4-7 may be carried out in this scenario)</i></p>	 <ol style="list-style-type: none"> 4. Increasing Resources 5. Unifying and Expanding 6. Provincial Relationship Building 7. Communicating with Industry
Estimated Cost*	Total: ~\$33,000 (Current Annual MVRFO Budget)	Current Annual MVRFO Budget: ~\$33,000 Additional Annual Funding: ~\$38,200 One-time Costs: ~\$13,800 Total: ~\$85,000
Revenue Sources	Municipalities, Permits	Municipalities, Permits, Memberships



MVRFO “Event”



The MVRFO would like to establish a grassroots creative industry and film-focused event or activation, that combines exhibition and workforce development.

This event will aim to:

- Introduce the region as film-friendly
- Celebrate local talent (students, emerging filmmakers, etc.)
- Provide an opportunity for emerging talent to learn skills and interact with the industry.

To achieve this aim, the MVRFO will need to:

- Establish a non-for-profit or charity
- Engage the other neighbouring municipalities to participate.
- Work post-secondary film and creative industry programs
- Apply for film festival funding from all levels of government.
- Garner community support and sponsorship



Thank you





REGULAR COUNCIL MEETING Request for Decision (RFD)

Vision: The Place to Grow.

Mission: Creating the Place to Grow.

MEETING DATE: November 26, 2024
SUBJECT: November 12, 2024 Regular Council Meeting Minutes
ORIGINATING DEPARTMENT: Legislative Services

BACKGROUND/PROPOSAL:

The minutes of the November 12, 2024 Regular Council Meeting are being presented to Council for their review and approval.

DISCUSSION/OPTIONS/BENEFITS/DISADVANTAGES

Council can adopt the minutes as presented or amended.

ALIGNMENT WITH STRATEGIC PLAN

5. Governance & Organizational Excellence

RECOMMENDATION

To adopt the November 12, 2024 Regular Council Meeting Minutes as presented.



**Minutes of the Town of Didsbury Regular Council Meeting
Held on November 12, 2024 in Council Chambers, 1606 14 Street
Commencing at 6:00 p.m.**

Council Members Present Mayor Rhonda Hunter
 Deputy Mayor Curt Engel
 Councillor John Baswick
 Councillor Dorothy Moore
 Councillor Bill Windsor

Council Member Absent Councillor Ethan Williams

Administration Present Chief Administrative Officer, Ethan Gorner
 ACAO/Chief Financial Officer, Amanda Riley
 Director of Community Services, Nicole Aasen
 Manager of Public Works, Adam Johnston
 Planner, Tracey Connatty
 Manager of Legislative Services/Recording Officer, Luana Smith
 Legislative Services Coordinator, Jocelyn Baxter

1. **CALL TO ORDER**
Mayor Hunter Called the November 12, 2024 Regular Council Meeting to Order at 6:01 p.m.
2. **ADOPTION OF THE AGENDA**
Remove 3.1 Delegation
Change order of the following items under section 6:
6.1 Valarosa Pathway Link Design and Costing
6.2 2025 Draft Capital Budget
6.3 Didsbury Municipal Library Budget (moved from 9.3)
6.4 2025 Draft Operating Budget
Add 13.1 Engagement with Minister of Alberta Transportation and Economic Corridors
Res. 601-24
MOVED by Deputy Mayor Engel
To adopt the November 12, 2024 Regular Council Meeting Agenda as amended.
Motion Carried
3. **DELEGATIONS/PRESENTATIONS** *this item was removed*
4. **ADOPTION OF MINUTES**
 - 4.1 **October 22, 2024 Regular Council Meeting and Organizational Meeting Minutes**
Res. 602-24
MOVED by Councillor Moore
To adopt the October 22, 2024 Regular Council Meeting and Organizational Meeting Minutes as presented.
Motion Carried
 - 4.2 **October 30, 2024 Budget Meeting**
Res. 603-24
MOVED by Councillor Moore
To adopt the October 30, 2024 Budget Meeting Minutes as presented.
Motion Carried
5. **PUBLIC HEARINGS** *no public hearings*

6. 2025 BUDGET BUSINESS

6.1 Valarosa Pathway Link Design and Costing

Res. 604-24

MOVED by Councillor Windsor

To refer the Valarosa Link design and costing to the Financial Planning Committee for review and recommendation.

	FOR	OPPOSED
Mayor Hunter	X	
Deputy Mayor Engel	X	
Councillor Baswick	X	
Councillor Moore		X
Councillor Windsor	X	

Motion Carried

6.2 2025 Draft Capital Budget

Res. 605-24

MOVED by Deputy Mayor Engel

To accept the 2025 draft capital budget report as information.

	FOR	OPPOSED
Mayor Hunter	X	
Deputy Mayor Engel	X	
Councillor Baswick	X	
Councillor Moore	X	
Councillor Windsor	X	

Motion Carried

Res. 606-24

MOVED by Deputy Mayor Engel

To approve the Memorial Complex LED Lighting Retrofit project for a total cost of up to \$40,000 with 50% funding from the Community Energy Conservation Program and the remaining 50% from the Didsbury Memorial Complex Reserve.

	FOR	OPPOSED
Mayor Hunter	X	
Deputy Mayor Engel	X	
Councillor Baswick	X	
Councillor Moore	X	
Councillor Windsor	X	

Motion Carried

Res. 607-24

MOVED by Councillor Windsor

That Administration bring the asset management score card for the Municipal Enforcement Vehicle Replacement at the November 19, 2024 Budget Meeting.

	FOR	OPPOSED
Mayor Hunter	X	
Deputy Mayor Engel	X	
Councillor Baswick		X
Councillor Moore		X
Councillor Windsor	X	

Motion Carried

Res. 608-24

MOVED by Councillor Windsor

That Administration explore and bring back information regarding the possibility of a lease program for the street sweeper replacement at the November 19, 2024 Budget Meeting.

	FOR	OPPOSED
Mayor Hunter	X	
Deputy Mayor Engel		X
Councillor Baswick		X
Councillor Moore		X
Councillor Windsor	X	

Motion Defeated

6.3 Didsbury Municipal Library 2025 Budget

Res. 609-24

MOVED by Deputy Mayor Engel

That the Didsbury Municipal Library budget and operational grant request, the Didsbury Lions community bus request for financial support, and the Didsbury and District Historical Society request for funding allocations in the 2025 budget be referred to the November 19, 2024, Budget Meeting for review and recommendation.

	FOR	OPPOSED
Mayor Hunter	X	
Deputy Mayor Engel	X	
Councillor Baswick	X	
Councillor Moore	X	
Councillor Windsor	X	

Motion Carried

6.4 2025 Draft Operating Budget

Res. 610-24

MOVED by Deputy Mayor Engel

To accept the 2025 draft operating budget report as information.

	FOR	OPPOSED
Mayor Hunter	X	
Deputy Mayor Engel	X	
Councillor Baswick	X	
Councillor Moore	X	
Councillor Windsor	X	

Motion Carried

Res. 611-24

MOVED by Councillor Windsor

That Administration bring back information on the impact to the Operating Budget for an Enhanced RCMP School Resource Officer at the November 19, 2024 Budget Meeting.

	FOR	OPPOSED
Mayor Hunter	X	
Deputy Mayor Engel		X
Councillor Baswick		X
Councillor Moore		X
Councillor Windsor	X	

Motion Defeated

Res. 612-24

MOVED by Councillor Windsor

To explore the allocation of \$45,000 from the collection of Franchise Fees to the Pathways and Trails Reserve, rather than General Revenue; and bring back the information to the November 19, 2024 Budget Meeting.

	FOR	OPPOSED
Mayor Hunter	X	
Deputy Mayor Engel	X	
Councillor Baswick		X
Councillor Moore		X
Councillor Windsor	X	

Motion Carried

Res. 613-24

MOVED by Councillor Windsor

To bring back information on how the funding of the future full time Fire Chief position would be distributed between the funding partners and sources, to the November 19, 2024 Budget Meeting.

	FOR	OPPOSED
Mayor Hunter	X	
Deputy Mayor Engel	X	
Councillor Baswick	X	
Councillor Moore	X	
Councillor Windsor	X	

Motion Carried

7. CAO REPORT

- Q3 Financial Reports
- Development Officer Report to November 5, 2024
- Planning Update on Municipal Development Plan

Res. 614-24

MOVED by Councillor Baswick

To accept the Chief Administrative Officer Report for November 12, 2024 as presented.

	FOR	OPPOSED
Mayor Hunter	X	
Deputy Mayor Engel	X	
Councillor Baswick	X	
Councillor Moore	X	
Councillor Windsor	X	

Motion Carried

8. BYLAWS & POLICIES

8.1 Plan 001-24 Standard Development Agreement Policy

Res. 615-24

MOVED by Councillor Moore

That PLAN 001-24 Standard Development Agreement Policy be referred to the Policy & Governance Committee for rapid review and recommendation.

	FOR	OPPOSED
Mayor Hunter	X	
Deputy Mayor Engel	X	
Councillor Baswick	X	
Councillor Moore	X	
Councillor Windsor	X	

Motion Carried

8.2 Bylaw 2024-13 Utility Charges (1st Reading)

Res. 616-24

MOVED by Councillor Moore

To grant first reading to Utility Charges Bylaw 2024-13 and refer it to the Financial Planning Committee for review and recommendation.

	FOR	OPPOSED
Mayor Hunter	X	
Deputy Mayor Engel	X	
Councillor Baswick	X	
Councillor Moore	X	
Councillor Windsor	X	

Motion Carried

9. BUSINESS

9.1 By-Election

Res. 617-24

MOVED by Councillor Windsor

To set a by-Election Day for Monday, January 20, 2025 and appoint Luana Smith as Returning Officer and Jocelyn Baxter as Substitute Returning Officer.

	FOR	OPPOSED
Mayor Hunter	X	
Deputy Mayor Engel		X
Councillor Baswick		X
Councillor Moore		X
Councillor Windsor	X	

Motion Defeated

Res. 618-24

MOVED by Councillor Moore

To accept the By-Election Report as information.

	FOR	OPPOSED
Mayor Hunter	X	
Deputy Mayor Engel	X	
Councillor Baswick	X	
Councillor Moore	X	
Councillor Windsor		X

Motion Carried

9.2 2024-2025 Didsbury Municipal Library Board Appointment

Res. 619-24

MOVED by Deputy Mayor Engel

To appoint Mountain View County Councillor Alan Miller as Trustee to the Didsbury Library Board until October 27, 2025.

	FOR	OPPOSED
Mayor Hunter	X	
Deputy Mayor Engel	X	
Councillor Baswick	X	
Councillor Moore	X	
Councillor Windsor	X	

Motion Carried

9.4 Intermunicipal Initiative 23rd Street

Res. 620-24

MOVED by Councillor Moore

To jointly apply with Mountain View County to the Strategic Transportation Infrastructure Program for a Local Initiatives Grant for the 23 Street and Township Road 314 Road Project.

	FOR	OPPOSED
Mayor Hunter	X	
Deputy Mayor Engel	X	
Councillor Baswick	X	
Councillor Moore	X	
Councillor Windsor	X	

Motion Carried

10. CORRESPONDENCE & INFORMATION

- Minister of Municipal Affairs – LGFF Capital Allocations
- STARS Delegation Follow-up

Res. 621-24

MOVED by Councillor Baswick

To accept the correspondence presented as information.

Motion Carried

11. COUNCIL REPORTS & MEETING HIGHLIGHTS

11.1 Council Reports for November 12, 2024

Res. 622-24

MOVED by Councillor Baswick

To accept the Council Reports for November 12, 2024 as information.

Motion Carried

Meeting Highlights

- 2025 Budget
- Introduction of new Peace Officer
- Intermunicipal Initiative STIP Grant
- Planning & Development Reports
- By-Election

12. QUESTION PERIOD

13. CLOSED MEETING

Res. 623-24

MOVED by Councillor Baswick

To go into Closed Meeting for the following item at 7:56 p.m.

13.1 Engagement with Minister of Alberta Transportation and Economic Corridors as per section 24 of the FOIP Act.

Motion Carried

14. RECONVENE

Res. 624-24

MOVED by Councillor Baswick

To return to Open Meeting at 8:18 p.m.

Motion Carried

Res. 625-24

MOVED by Councillor Baswick

To accept the update regarding the engagement with the Minister of Alberta Transportation and Economic Corridors as information.

	FOR	OPPOSED
Mayor Hunter	X	
Deputy Mayor Engel	X	
Councillor Baswick	X	
Councillor Moore	X	
Councillor Windsor	X	

Motion Carried

15. ADJOURNMENT

Res. 626-24

MOVED by Councillor Moore

To adjourn the November 12, 2024 Regular Council Meeting at 8:20 p.m.

Motion Carried

Mayor - Rhonda Hunter

Chief Administrative Officer- Ethan Gerner



REGULAR COUNCIL MEETING Request for Decision (RFD)

Vision: The Place to Grow.

Mission: Creating the Place to Grow.

MEETING DATE: November 26, 2024
SUBJECT: November 19, 2024 Budget Meeting Minutes
ORIGINATING DEPARTMENT: Legislative Services

BACKGROUND/PROPOSAL:

The minutes of the November 19, 2024 Budget Meeting are being presented to Council for their review and approval.

DISCUSSION/OPTIONS/BENEFITS/DISADVANTAGES

Council can adopt the minutes as presented or amended.

ALIGNMENT WITH STRATEGIC PLAN

5. Governance & Organizational Excellence

RECOMMENDATION

To adopt the November 19, 2024 Budget Meeting Minutes as presented.



**Minutes of the Town of Didsbury Budget Meeting held on
November 19, 2024 in Council Chambers 1606 14 Street
Commencing at 6:00 p.m.**

Council Members Present Mayor Rhonda Hunter
Deputy Mayor Curt Engel - Virtual
Councillor John Baswick
Councillor Dorothy Moore
Councillor Ethan Williams
Councillor Bill Windsor

Administration Present Chief Administrative Officer, Ethan Gorner
ACAO/Chief Financial Officer, Amanda Riley
Director of Community Services, Nicole Aasen
Manager of Public Works, Adam Johnston
Manager of Legislative Services/Recording Officer, Luana Smith
Legislative Services Coordinator, Jocelyn Baxter

1. CALL TO ORDER

Mayor Hunter called the November 19, 2024 Budget Meeting to order at 6:00 p.m.

Mayor Hunter announced she will be leaving the meeting at 7:00 p.m. and Councillor Windsor, Alternate Deputy Mayor will assume the chair at that time.

2. ADOPTION OF THE AGENDA

Remove item 3.2 External Wage Grid Review – as per section 24 of the FOIP Act
Move item 5. Reconvene to item 4, and Business will become item 5.

Res. 627-24

MOVED by Councillor Moore

To adopt the November 19, 2024 Budget Meeting Agenda as amended.

Motion Carried

3. CLOSED MEETING

Res. 628-24

MOVED by Councillor Windsor

To go into Closed Meeting for the following items at 6:01 p.m. for the following items:

- Cost of Living Adjustment as per section 24 of the FOIP Act
- Water Transmission Line/Water for Life Grant Application – as per section 25 of the FOIP Act

Motion Carried

4. RECONVENE

Res. 629-24

MOVED By Councillor Williams

To return to Open Meeting at 6:32 p.m.

Motion Carried

Res. 630-24

MOVED by Councillor Williams

To accept the Cost of Living Adjustment discussion as information.

	FOR	OPPOSED
Mayor Hunter	X	
Deputy Mayor Engel	X	
Councillor Baswick	X	
Councillor Moore	X	
Councillor Williams	X	
Councillor Windsor	X	

Motion Carried

Res. 631-24

MOVED by Councillor Baswick

To accept the Water Transmission Line/Water for Life Grant Application as information.

	FOR	OPPOSED
Mayor Hunter	X	
Deputy Mayor Engel	X	
Councillor Baswick	X	
Councillor Moore	X	
Councillor Williams	X	
Councillor Windsor	X	

Motion Carried

5. BUSINESS

5.1 Community Group Funding Requests

Deputy Mayor Engel left the meeting at 6:38 p.m. and returned at 6:39 p.m.

Res. 632-24

MOVED by Councillor Windsor

To approve the 2025 Library operating grant totaling \$276,867, based on the population of Mountain View County Recreation and Culture Area for Rural Didsbury of 2,336 residents: which is approximately \$19.08 per capita for Didsbury and \$18.80 per capita for Mountain View County.

	FOR	OPPOSED
Mayor Hunter	X	
Deputy Mayor Engel	X	
Councillor Baswick	X	
Councillor Moore	X	
Councillor Williams	X	
Councillor Windsor	X	

Motion Carried

Res. 633-24

MOVED by Councillor Williams

To approve funding for the Didsbury and District Historical Society Didsbury Museum 2025 operating grant of \$37,440.

	FOR	OPPOSED
Mayor Hunter	X	
Deputy Mayor Engel	X	
Councillor Baswick	X	
Councillor Moore	X	
Councillor Williams	X	
Councillor Windsor	X	

Motion Carried

Res. 634-24

MOVED by Deputy Mayor Engel

To approve funding for the Didsbury Lions Club Community Bus 2025 operating grant of \$12,000.

	FOR	OPPOSED
Mayor Hunter	X	
Deputy Mayor Engel	X	
Councillor Baswick	X	
Councillor Moore	X	
Councillor Williams	X	
Councillor Windsor	X	

Motion Carried

5.2 Updated Municipal Enforcement Vehicle Replacement Score Card

Res. 635-24

MOVED by Councillor Windsor

To accept the scorecard for the municipal enforcement vehicle as information.

	FOR	OPPOSED
Mayor Hunter	X	
Deputy Mayor Engel	X	
Councillor Baswick	X	
Councillor Moore	X	
Councillor Williams	X	
Councillor Windsor	X	

Motion Carried

5.3 Full Time Fire Chief Funding Allocations

Res. 636-24

MOVED by Councillor Moore

To accept the full time fire chief funding allocations report as information.

	FOR	OPPOSED
Mayor Hunter	X	
Deputy Mayor Engel	X	
Councillor Baswick	X	
Councillor Moore	X	
Councillor Williams	X	
Councillor Windsor	X	

Motion Carried

5.4 Valarosa Link Design

Res. 637-24

MOVED by Councillor Windsor

To explore alternative design options for the Valarosa Link Pathway which would allow the project to:

- a. be located on Municipal Reserve;
- b. maintain the integrity of the existing natural environment as much as possible;
- c. explore the possibility of the pathway being accessible.

	FOR	OPPOSED
Mayor Hunter	X	
Deputy Mayor Engel	X	
Councillor Baswick	X	
Councillor Moore	X	
Councillor Williams	X	
Councillor Windsor	X	

Motion Carried

5.5 Pathways and Trail Reserve Allocations

Res. 638-24

MOVED by Councillor Windsor

To include an additional \$45,000 for the transfer to the Pathway and Trails Reserve in the 2025 draft operating budget.

	FOR	OPPOSED
Mayor Hunter	X	
Deputy Mayor Engel		X
Councillor Baswick		X
Councillor Moore		X
Councillor Williams		X
Councillor Windsor	X	

Motion Defeated

Mayor Hunter left the meeting at 7:01 p.m. and transferred the chair to Alternate Deputy Mayor Councillor Windsor.

5.6 2025 Draft Capital Budget

Res. 639-24

MOVED by Councillor Moore

To accept the 2025 draft capital budget report as information.

	FOR	OPPOSED
Mayor Hunter		
Deputy Mayor Engel	X	
Councillor Baswick	X	
Councillor Moore	X	
Councillor Williams	X	
Councillor Windsor	X	

Motion Carried

5.7 2025 Draft Operating Budget

Res. 640-24

MOVED by Councillor Baswick

That information to improve the sound system in Council Chambers be brought back for consideration to the 2025 budget.

	FOR	OPPOSED
Mayor Hunter		
Deputy Mayor Engel	X	
Councillor Baswick	X	
Councillor Moore	X	
Councillor Williams	X	
Councillor Windsor	X	

Motion Carried

Res. 641-24

MOVED by Councillor Williams

To accept the 2025 draft operating budget report as information.

	FOR	OPPOSED
Mayor Hunter		
Deputy Mayor Engel	X	
Councillor Baswick	X	
Councillor Moore	X	
Councillor Williams	X	
Councillor Windsor	X	

Motion Carried

6. **ADJOURNMENT**

Res. 642-24

MOVED by Councillor Moore

To adjourn the November 19, 2024 Budget Meeting at 7:21 p.m.

Motion Carried

Mayor - Rhonda Hunter

Chief Administrative Officer- Ethan Gerner



REGULAR COUNCIL MEETING

Request for Decision (RFD)

Vision: *The Place to Grow.*

Mission: *Creating the Place to Grow.*

MEETING DATE: November 26, 2024
 SUBJECT: Bylaw 2024-12 Municipal Development Plan
 ORIGINATING DEPARTMENT: Planning & Development

BACKGROUND/PROPOSAL:

The current Municipal Development Plan (MDP) was adopted on November 27, 2012 and has been amended as required since coming into force. Over the past twelve years, the town has grown and evolved and the MDP needs to keep pace with the changing needs of the community.

KEY DATES, COMMUNICATION AND INFORMATION:

Application Circulated	The proposal was circulated to referral agencies on August 27, 2024 and provided for a thirty day response period. The Public Hearing Notice was circulated to referral agencies on October 24, 2024 and the notice was also posted on the Town website on October 23, 2024.
Public Hearing Notice	Notice of the Public Hearing was advertised in the local newspaper on November 5, 12 and 19, 2024. Notice was also included in 'A Note From the Mayor's Desk' on November 6, 2024.
Public Engagement	<u>Sunday Funday</u> —August 25, 2024 <u>Open House Didsbury Train Station</u> —September 11, 2024 <u>Showcase Didsbury</u> —September 19, 2024 <u>Town of Didsbury Website</u> —Starting August 27, 2024 <u>Display at Town Office</u> —Starting August 26, 2024 <u>Didsbury Museum</u> —Coffee & Conversation November 13, 2024
Responses from Referral Agencies	<p>Telus—They had no concerns.</p> <p>AHS—A detailed response was provided and is attached to this report.</p> <p>Mountain View Regional Water Services Commission—No concerns with the proposed MDP.</p> <p>MVC—The County supports development in the town that is serviced by municipal water and wastewater systems, in order to utilize the land supply within the town for high-density serviced development including the new live-work neighbourhood. Suggest that Servicing Policy 4.5.2 be strengthened to clearly identify to developers when “may” does not apply to connect to municipal services, as outlined in IDP principle 5 and Infrastructure policy 5(a) and (b).</p> <p>MVC—The County appreciated being included in the public hearing notification.</p> <p>Alberta Transportation and Economic Corridors—Transportation and Economic Corridors offers the following comments and observations with respect to the proposed development(s):</p> <ul style="list-style-type: none"> • Pursuant to Section 618.3(1) of the <i>Municipal Government Act</i> (MGA), the department expects that the municipality will comply with any applicable items related to provincial highways in an ALSA plan if applicable.



REGULAR COUNCIL MEETING

Request for Decision (RFD)

Vision: *The Place to Grow.*

Mission: *Creating the Place to Grow.*

	<ul style="list-style-type: none"> Pursuant to 618.4(1) of the Municipal Government Act, the department expects that the Municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, in accordance with Policy 7 of the Provincial Land Use Policies. <p>Town of Didsbury Fire Department—Suggested we acknowledge that emergency services are provided in partnership with Alberta Health Services.</p>
Administration’s Reply	<ul style="list-style-type: none"> Any proposals that are being considered would be reviewed with the IDP as well as the MDP. The IDP is above the MDP in the hierarchy of plans and those policies would prevail, which includes servicing requirements. The Emergency Services section has been updated to include recognition of the partnership with Alberta Health Services.

DISCUSSION/OPTIONS/BENEFITS/DISADVANTAGES

The MDP is a high-level document that looks at the Town as a whole and provides policies for the long-term growth and development. The MDP outlines a big picture/goal for the Town and is not a land use zoning document. The development of this document includes consideration of:

- Existing development
- Community input
- Growth patterns
- Intermunicipal Development Plan
- Council’s Strategic Plan
- Economic Development Strategies
- Pedestrian Connectivity Master Plan

The MDP is a key policy document but not the only tool that guides the growth and development of the Town. As required by the MGA, plans must be consistent with each other; in this case, the MDP must be consistent with the policies of the IDP.

There are portions of the town that will require more specific guidelines and, in those cases, an Area Structure Plan or an Area Redevelopment Plan will be created. The MDP provides policies for the creation of these Plans. These Plans must be consistent with the MDP and provide more site-specific details.

Public engagement and circulation has been completed for the Draft MDP and the document is ready for Council’s review and consideration. The draft Plan has been available to the public for review at the Town Office as well as on the Town Website. The draft was also available to the public during some in-person engagement opportunities.

During a workshop, Council had the opportunity to review the initial draft document and provided some recommended adjustments to the document. Those suggestions have been incorporated into the draft MDP. The comments received in response to the circulation and public engagement have been incorporated into the document.



REGULAR COUNCIL MEETING

Request for Decision (RFD)

Vision: The Place to Grow.

Mission: Creating the Place to Grow.

During the public engagement opportunities, the most common questions were related to pathway connectivity. Administration did advise people of the Pedestrian Connectivity Plan. Generally, the public is encouraged with the current level of development activity and would like to see the town continue to grow. Members of the public want to ensure that the growth is completed in a responsible manner and continues to provide a benefit to the community as a whole.

During the engagement at the Museum, the public asked questions to understand how development could proceed in different areas within town. There were also questions about the preservation of natural areas and the heritage preservation. There was some discussion about the configuration of roads and sidewalks; these are items that are specific to a subdivision and are addressed in a Development Agreement and the Engineering Standards that guide the required municipal improvements like roads and sidewalks. Generally, members of the public were happy with the explanations and are excited to see the growth within town.

Please see the Referral Circulation Responses and Public Hearing Presentation by following this link: <https://www.didsbury.ca/p/additional-agenda-items>

Recommendation for Bylaw 2024-12 will be outlined during the Bylaws and Policies portion of the Agenda.

ALIGNMENT WITH STRATEGIC PLAN

2. Vibrant & Connected Character Community
3. Strong & Resilient Local Economy
4. Liveability
5. Governance & Organizational Excellence



REGULAR COUNCIL MEETING Request for Decision (RFD)

Vision: The Place to Grow.

Mission: Creating the Place to Grow.

MEETING DATE: November 26, 2024
SUBJECT: Rapid Attack Vehicle Recommendation
ORIGINATING DEPARTMENT: Legislative Services

BACKGROUND/PROPOSAL:

On July 11, 2024 Mountain View County sent the attached letter regarding a proposal for a revised replacement program for the Rapid Attack Vehicle (RAV).

The Intermunicipal Cooperation Committee (ICC) met on November 20, 2024 and recommended the respective Councils approve the proposal.

DISCUSSION/OPTIONS/BENEFITS/DISADVANTAGES

Currently, the replacement plan outlined in Schedule B of the Fire Services Sub-Agreement shows that the Command Vehicle (Unit #310) will become the Support Vehicle (Unit #381) after ten years of service. Furthermore, the Country has one Rapid Attack Vehicle (Unit #341) for which the capital acquisition is funded by the County but housed and operated by the Didsbury detachment.

The County's proposal would adjust the replacement schedule slightly to extend the lifespan of the RAV to a twenty (20) year replacement cycle by having it serve ten (10) years as the Unit #341 and ten (10) years serving as the Unit #381. If both Councils agree to the plan, the County would seek financial support from the Town for 50% of the residual value of the RAV when it transfers to become Unit #381.

This program would begin in 2025 with the Town's estimated contribution, equivalent to 50% of the residual value of the current RAV, being \$50,000. In addition, the scope of the outstanding 2024 capital project: DFD Command Vehicle will change to align with the proposal above.

Also attached is Schedule B of the Fire Services Sub-Agreement.

ALIGNMENT WITH STRATEGIC PLAN

1. Strategically Managed Infrastructure

RECOMMENDATION

To approve the replacement plan for the Rapid Attack Vehicle as outlined in Schedule B of the Fire Services Sub-Agreement between the Town of Didsbury and Mountain View County.

AND

To update the 2025 draft capital budget for the contribution towards the secondary Rapid Attack Vehicle.



July 11, 2024

Via email

Ethan Gorner
CAO
Town of Didsbury

Dear Ethan,

Re: Rapid Attack Vehicle Long Term Planning

In preparation for the existing planned replacement of the chassis on Rapid Attack Vehicles in Didsbury and Carstairs in 2025, Mountain View County has undertaken a comprehensive review of the needs of Rapid Attack Vehicles within the County to identify if the existing long-range plan for these units remains the most cost effective and operationally efficient for our Fire Departments. As a component of this review, County staff have met with the Fire Chiefs from each department to identify their apparatus needs and current fleet of apparatus. During this review, it was identified that each department (with the exception of Cremona and District Emergency Services) has one County approved Rapid Attack Vehicle and then a secondary unit that is being used as a “utility apparatus” within the department. This apparatus is typically either a decommissioned Command Truck with a skid mounted pump and water tank, or some other apparatus that has been converted with water pumping capabilities.

Mountain View County Council recognizes the important role that these secondary units provide to the department and region in general, through their inherent ability to be used for utility purposes around the department and then to be dispatched as a secondary unit for vegetation fires but has raised concern that these units are not currently approved for replacement and in many cases pose significant safety concerns to our volunteer firefighters. As such, County Council has reviewed a plan endorsed by the Regional Chiefs group and our staff to consider amending the long range capital apparatus plan to allow for the Rapid Attack vehicle lifespan to be extended to a twenty year replacement cycle, with ten years being served in a primary role and the remaining ten years being transitioned to fulfill the utility role within each department (similar to the existing Pumper cycle approved by municipalities). This would allow for each department to have two Rapid Attack vehicles within their fleet.

The County acknowledges that Rapid Attack Vehicles are typically used in a rural setting but recognizes that once transitioned to a secondary role that it will also be used as a utility vehicle for the department. As such, conditional on Council’s approval of this plan adjustment, Mountain View County is seeking the financial support of our Urban Partners to contribute 50% of the residual value of the Rapid Attack Vehicle when it transfers to the utility role.

We recognize that you may not have had previous correspondence related to this plan and would therefore encourage you to engage your Fire Chief for more information into their proposal and the value that this secondary unit would bring to your department. I would be happy to facilitate a group meeting with the Chief Administrative Officers that are interested in further conversation on this model. There is some urgency to the discussion due to upcoming 2025 Budget planning and departments that are awaiting further direction on this plan prior to determining their fleet replacement plans.

Please advise by July 31, 2024, if your community is interested in pursuing these discussions and I will arrange for an August CAO meeting.

Sincerely,



Jeff Holmes
Chief Administrative Officer



SCHEDULE "B"
MAJOR CAPITAL EQUIPMENT
COST SHARING SCHEDULE

Unit #	Description	Function	Town Share (%)	County Share (%)	Projected Replacement Date*	Projected Replacement Interval (years)*
310	2011 Laramie 3500	Command	50	50	2024	10
320	2009 Rosenbauer	Pumper	50	50	2029	20
321	2021 Rosenbauer	Pumper	50	50	2041	20
330	2023 Rosenbauer	Rescue	50	50	2044	20
341	2015 Ford F-350	RAV	0	100	2025 Chassis Only 2035 RAV	10 20
360	2020 Rosenbauer	Tender	0	100	2041	20
370	2002 Spartan	Aerial	100	0	2030	20
381	2002 Ford F350	Support	50	50	2024	10

*Actual replacement timelines will be determined by both municipalities on an evidence-based approach focusing on asset management principles, historic maintenance records and on-going operational expenses related to the apparatus.

Notes:

1. Command vehicle will be re-purposed to become the support vehicle in 2024.
2. Life expectancy of pumpers are 10 years as front line and 10 years as second line.



2025 BUDGET MEETING Request for Decision (RFD)

Vision: The Place to Grow.

Mission: Creating the Place to Grow.

MEETING DATE: November 26, 2024
SUBJECT: 2025 Draft Capital Budget
ORIGINATING DEPARTMENT: Corporate Services

BACKGROUND/PROPOSAL:

The draft capital budget was presented at a public budget meeting with Council on October 30, 2024. Council held a Budget Meeting on November 19, 2024 to discuss the budget further. The complete draft budget report and presentation is available on the Town's website at www.didsbury.ca/p/budget.

DISCUSSION/OPTIONS/BENEFITS/DISADVANTAGES

The draft 2025 Capital Budget, which includes 12 proposed projects totaling \$1,914,450, includes a variety of infrastructure, buildings, land improvements, vehicles, and equipment.

If Council is satisfied with the contents of the 2025 Capital Budget, Council has the option of adopting the 2025 Capital Budget at this Council Meeting. Council also has the option to make motions requesting further information which may be presented at the next regular Council meeting or, should Council require it, they may set an additional Budget meeting for December 3, 2024.

Should other projects arise after the capital budget is adopted, Council may amend the capital budget at any time to include additional projects.

The draft 2025 Capital Budget is attached for Council's review.

ALIGNMENT WITH STRATEGIC PLAN

1. Strategically Managed Infrastructure

RECOMMENDATION

To adopt the 2025 capital budget, totaling \$1,914,450, as presented.

Proposed 2025 Capital Budget

Description	Budget	Operations	Reserves	Grants	Total
INFRASTRUCTURE					
2025 Roadworks Program	550,000			550,000	550,000
Westhill Drive & 23 St Storm Replacement	180,000			180,000	180,000
BUILDINGS					
Memorial Complex LED Lighting Upgrade	40,000		20,000	20,000	40,000
Memorial Complex Eavestrough Repairs	30,000		30,000		30,000
LAND IMPROVEMENTS					
Westhill Playground Replacement	75,000		75,000		75,000
Didsbury Tree Project	220,400		102,700	117,700	220,400
Memorial Complex Additional Parking Lot	80,000		80,000		80,000
VEHICLES & EQUIPMENT					
Thermal Imaging Camera Replacement	18,000	18,000			18,000
Municipal Enforcement Vehicle Replacement	80,000		80,000		80,000
Street Sweeper Replacement	500,000		500,000		500,000
GIS & Asset Management Software	110,000	60,000		50,000	110,000
Server Upgrades & Segmentation	31,050	31,050			31,050
	1,914,450	109,050	887,700	917,700	1,914,450

Proposed Funding Sources

Grants

LGFF

2024 Year End Balance, Projected	311,464
2025 LGFF Allocation	950,876
2025 Proposed Projects	
2025 Roadworks (17 Ave & 18 Ave)	(550,000)
Storm Pipe Replacement (Westhill & 23 St)	(180,000)
2025 Year End Balance, Projected	532,340

CCBF

2024 Year End Balance, Projected	395,957
2025 Estimated CCBF Allocation	345,363
2025 Proposed Projects	
Asset Management Software	(50,000)
2025 Year End Balance, Projected	691,320

MCCAC & GCCC - Competitive

2025 Estimated MCCAC Allocation	20,000
2025 Estimated GCCC Allocation	117,700
2025 Proposed Projects	
Memorial Complex LED Lighting Upgrade	(20,000)
Didsbury Tree Project (Pending)	(117,700)
2025 Year End Balance, Projected	-

Operations

Funded from Operations

Thermal Imaging Camera Replacement	18,000
GIS	60,000
Server Upgrades & Segmentation	31,050
Total Funded from Operations	109,050

Reserves

O&M Vehicle & Equipment Replacement

2024 Year End Balance, Projected	913,496
2025 Proposed Budget Reserve Allocation	257,000
2025 Proposed Projects	
Westhill Playground Replacement	(75,000)
Street Sweeper Replacement	(500,000)
2025 Year End Balance, Projected	595,496

Municipal Enforcement

2024 Year End Balance, Projected	125,482
2025 Proposed Budget Reserve Allocation	15,000
2025 Proposed Projects	
Municipal Enforcement Vehicle Repl.	(80,000)
2025 Year End Balance, Projected	60,482

In Lieu of MR

2024 Year End Balance, Projected	380,018
2025 Proposed Budget Reserve Allocation	-
2025 Proposed Projects	
Complex Additional Parking Lot	(80,000)
Didsbury Tree Project	(102,700)
2025 Year End Balance, Projected	197,318

Didsbury Memorial Complex

2024 Year End Balance, Projected	734,392
2025 Proposed Budget Reserve Allocation	244,700
2025 Proposed Projects	
Complex Eavestrough Maintenance	(30,000)
Memorial Complex LED Lighting Upgrade	(20,000)
2025 Year End Balance, Projected	929,092

2025 Roadworks Program

Description

The 2025 roadworks includes the mill & overlay and targeted reconstruction to maximize the following road segments:

- 18 Avenue from 20 Street to 23 Street
- 7th Avenue (Multi-Year - Phase 1 (850 m))



Justification

Road rehabilitation on 18 Avenue and 7 Avenue will allow for safe and smooth vehicle conveyance and will maintain service levels for users of these roads.

Level of Service

18 Avenue is an important east-west connector on the south side of downtown. The traveling surface is deteriorating and the edges are failing. 7 Avenue, annexed into the town, has a strong road base, but the asphalt surface has large unmanageable pot holes. Operations is unable to maintain the segment in its current condition.

Project Phase

18 AVE	<input type="checkbox"/> PHASE 1	<input type="checkbox"/> PHASE 2	<input checked="" type="checkbox"/> N/A
7 AVE	<input checked="" type="checkbox"/> PHASE 1	<input type="checkbox"/> PHASE 2	<input type="checkbox"/> N/A

\$300,000

CAPITAL PROJECT EXPENSES

ROAD REHABILITATION

PROJECT FUNDING PROPOSAL

GRANT - LGFF: \$550,000

Stormwater Pipe Replacement

Westhill Drive & 23 St

Description

This project is the replacement of 150m of storm line due to storm line heaving causing a substantial bump at Westhill Dr and 23 St. This project will also restore the travel surface for road users.



Justification

The stormwater pipe replacement will improve the conveyance of stormwater, reducing the potential for flooding. Additionally, restoring the travel surface will make the intersection safer for users.

Level of Service

This storm line continues to require frequent flushing as a result of sediment intrusion and accumulation. The heave will continue to grow through freeze thaw conditions. Without this project, Operations will continue to use resources to respond to ponding water and cleaning of the underground system to mitigate flooding potential.

Project Phase

PHASE 1 PHASE 2 N/A

CAPITAL PROJECT EXPENSES

PIPE REPLACEMENT

PROJECT FUNDING PROPOSAL

GRANT - LGFF: \$180,000

Street Sweeper Replacement

Description

This project is the replacement of the 2008 Street Sweeper due to escalating maintenance costs and unit parts becoming obsolete. The aging equipment requires frequent servicing, leading to downtime and reduced levels of service.



Justification

Sweeping is an important element of safe transportation corridors and intelligent infrastructure management. Accumulated debris is a hazard for motorists and clogs up stormwater conveyance systems. Replacement is required to maintain service standards.

Level of Service

It currently takes 25-30 days to sweep the community. PW conducts two sweepings annually, following weather events, before community events, and in emergency situations resulting from material releases on our network. From 2021-2023, the unit has required \$15,000 annually for parts and services with over \$12,000 spent in 2024 so far.

Project Phase

PHASE 1 PHASE 2 N/A

CAPITAL PROJECT EXPENSES

EQUIPMENT PURCHASE

PROJECT FUNDING PROPOSAL

O&M VEHICLE & EQUIPMENT REPLACEMENT RESERVE: \$500,000

BUDGET YEAR: 2025

ASSET TYPE: INFORMATION TECHNOLOGY

ESTIMATED TIMELINE: JANUARY - MARCH, 2025

DEPARTMENT: ENGINEERING & INFRASTRUCTURE

TYPE OF CAPITAL PROJECT NEW BUILD/ASSET CAPITAL MAINTENANCE ASSET RENEWAL

GIS & Asset Management Software

Description

This multi-year project is the acquisition and implementation of GIS and Asset Management software. GIS will provide accurate mapping of development and town assets, seamlessly integrating with the asset management software. This will allow for more efficient management of resources between departments.



Justification

The integration of GIS and Asset Management software will enhance the efficiency of mapping and allow for real-time tracking of assets, leading to better maintenance, service delivery, and planning. This will help to produce a more reliable multi-year capital plan.

Level of Service

Currently, the Town does not have a system to operate GIS or asset management. Asset information is spread across various spreadsheets and documents throughout the organization. Implementing GIS and Asset Management software would centralize this information into a single database accessible to all departments.

Project Phase

PHASE 1 PHASE 2 N/A
Assets \$85,100
Module Maintenance Module

CAPITAL PROJECT EXPENSES

ACQUISITION OF GIS & ASSET MANAGEMENT SOFTWARE - PHASE 1: ASSETS

PROJECT FUNDING PROPOSAL

GRANT - CCBF: \$50,000

OPERATING BUDGET: \$60,000

NEW ONGOING OPERATING EXPENSES

GIS SUBSCRIPTION COSTS

OPERATING BUDGET: TBD

ASSET MANAGEMENT UPDATE & PROTECTION COSTS

OPERATING BUDGET: \$7,500

Complex Additional Parking Lot

Description

This project is the development of a gravel parking lot on the north-east side of the Memorial Complex lot, with post and cable perimeter fence, concrete parking blocks and additional asphalt pathway to link to existing pathway. Now that the East Reservoir occupies some of the original parking lot, this lot will be added to maintain existing level of service.



Justification

This project will ensure parking is available for attendance at the Memorial Complex. Reduced parking may lead to reduced usage of the recreation facilities. Additionally, local service groups rely on the ability to host events at this location to raise funds for their organization.

Level of Service

This asset provides parking for users of the Didsbury Memorial Complex. When the East Reservoir project begins, there will be a loss of 35-40 parking spots.

Project Phase

PHASE 1 PHASE 2 N/A

CAPITAL PROJECT EXPENSES

SITE DEVELOPMENT

PROJECT FUNDING PROPOSAL

IN LIEU OF MUNICIPAL RESERVE: \$80,000

BUDGET YEAR: 2025

ASSET TYPE: NATURAL ASSETS

ESTIMATED TIMELINE: JANUARY - SEPTEMBER, 2025

DEPARTMENT: COMMUNITY SERVICES

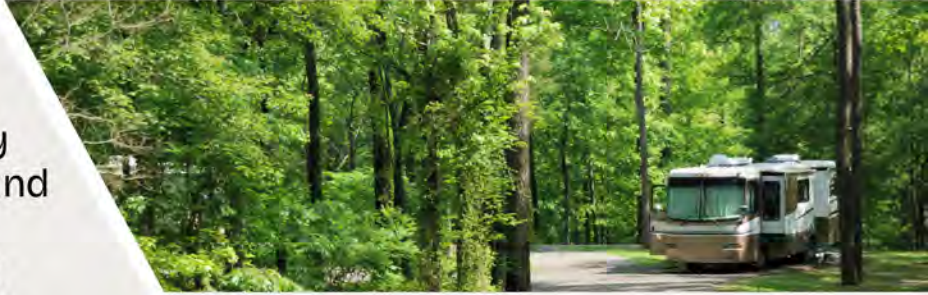
TYPE OF CAPITAL PROJECT NEW BUILD/ASSET CAPITAL MAINTENANCE ASSET RENEWAL

Didsbury Tree Project

Protecting & Enhancing Didsbury's Streets & Public Spaces Tree Canopy

Description

This project will plant approximately 100 trees at the Didsbury campground and along various boulevards. This project was approved by Council at the August 27, 2024 RCM, contingent upon GCCC grant funding. As the project is currently under evaluation by the grant body, it is being presented in the capital budget to determine funding sources.



Funding Source

To fund the Town's portion of this project, Administration recommends using the Municipal Reserve Fund, an externally restricted reserve that can be used to establish spaces for outdoor leisure, public parks, and open spaces.

Growing Canada's Community Canopies: \$117,700
Municipal Reserve Fund: \$102,700
Total: \$220,400

Timeline

- July** Full Application Submitted
- August** FCM Application Review & Feedback
- October** Tree Canada Peer Review Evaluation & Feedback
- November** Funding Recommendation for GCCC Leadership
- December** Agreement Drafting & Execution

subject to change

Project Phase

PHASE 1 PHASE 2 N/A

CAPITAL PROJECT EXPENSES

SITE PREPARATION, PURCHASE & PLANTING OF TREES

TOTAL

NEW ONGOING OPERATING EXPENSES

MAINTENANCE YEAR 1

PROJECT FUNDING PROPOSAL

GROWING CANADA'S COMMUNITY CANOPIES: \$117,700

IN LIEU OF MUNICIPAL RESERVE: \$102,700

\$220,400

PROJECT FUNDING PROPOSAL

GCCC: \$7,500

OPERATING BUDGET: \$7,500

Memorial Complex LED Lighting Upgrade

Description

This project will replace the fluorescent lights in the Curling Rink and Arena with LED equivalent lighting to reduce energy consumption. Administration applied for this project through MCCAC and was successful. MCCAC will fund up to 50% of eligible costs.



Justification

This facility will benefit from improved lighting quality, lower maintenance requirements, and a reduction in operating costs, due to the reduction in energy consumption.

Level of Service

The existing fluorescent lighting in the Curling Rink and Arena consumes an extensive amount of energy, resulting in higher operational costs.

Project Phase

PHASE 1 PHASE 2 N/A

CAPITAL PROJECT EXPENSES

LED LIGHTING RETROFIT

PROJECT FUNDING PROPOSAL

GRANT - MUNICIPAL CLIMATE CHANGE ACTION CENTRE: \$20,000

DIDSBURY MEMORIAL COMPLEX RESERVE: \$20,000

TOTAL

\$40,000

Memorial Complex Eavestrough Repairs

Description

This project will repair and/or replace several sections of the eavestrough at the Memorial Complex that have fallen off as a result of high winds and/or age of facility.



Justification

Capital maintenance on this asset will ensure the facility's long-term viability, allowing it to serve residents and visitors well into the future.

Level of Service

The eavestrough is used to provide water drainage from the roof systems on the facility. The existing asset has fallen off and improper water drainage will cause excess water pooling on the roof systems, which can result in leaks and erosion of facility structures along walls and foundations.

Project Phase

PHASE 1 PHASE 2 N/A

CAPITAL PROJECT EXPENSES

CAPITAL MAINTENANCE

PROJECT FUNDING PROPOSAL

DIDSBURY MEMORIAL COMPLEX RESERVE: \$30,000

Westhill Playground Replacement

Description

This project will replace the playground located in Westhill Park due to aging equipment and safety concerns.



Justification

The community will continue to benefit from access to outdoor play for children and families in Didsbury. The neighbourhoods served by this park will have access to a safe structure.

Level of Service

The existing playground offers free public access to recreation and leisure activities. However, as the structure continues to age, it may pose safety concerns and require removal.

Project Phase

PHASE 1 PHASE 2 N/A

CAPITAL PROJECT EXPENSES

PURCHASE & INSTALLATION

PROJECT FUNDING PROPOSAL

VEHICLE & EQUIPMENT RESERVE: \$75,000

Thermal Imaging Camera Replacement

Description

This project is the replacement of the current Thermal Imaging Camera, as the parts for the current model are no longer produced or available.



Justification

In order to maintain the existing level of service for the protection of the community, the replacement of this device is necessary.

Level of Service

The Thermal Imaging Camera is used for fire suppression and extinguishment. The continued use of the existing device is risky as replacement parts have become obsolete. In the unfortunate event that the device breaks, it will be unrepairable.

Project Phase

PHASE 1 PHASE 2 N/A

CAPITAL PROJECT EXPENSES

PURCHASE

PROJECT FUNDING PROPOSAL

OPERATING BUDGET: \$18,000

Server Upgrades & Segmentation

Description

This project will upgrade the existing servers to Windows Server 2022 and VSphere 8. The existing network will be restructured from flat to segmented across all locations and existing equipment will be reconfigured to support this segmentation. This will include the replacement of two network switches, and the implementation of two new secured and public Wi-Fi networks.



Justification

Segmenting the network will limit security threats by isolating various components of the network. It will reduce congestion, improve performance and simplify management.

Level of Service

The Town's current network structure is flat, meaning all devices share the same network domain. This setup is harder to manage and provides less security than a segmented network.

Project Phase

PHASE 1 PHASE 2 N/A

CAPITAL PROJECT EXPENSES

HARDWARE/SOFTWARE UPGRADES & LABOUR

PROJECT FUNDING PROPOSAL

OPERATING BUDGET: \$31,050

Municipal Enforcement Vehicle Replacement

Description

This project is the replacement of the 2014 Dodge Ram for the Municipal Enforcement Department. This project was scheduled on the Town's Vehicle Replacement Program and the Multi-Year Capital Plan.



Justification

The current vehicle requires additional repairs and maintenance to remain operational. To maintain the visibility and performance of CPOs in the community, a reliable vehicle is required. The replacement was originally scheduled for 2024 but was then deferred to 2025.

Level of Service

This vehicle is used by the peace officers to carry out their duties, including patrolling the community, conducting investigations, providing assistance, and responding to emergencies. The current vehicle is underperforming and requires frequent repairs to operate effectively.

Project Phase

PHASE 1 PHASE 2 N/A

CAPITAL PROJECT EXPENSES

VEHICLE PURCHASE DECAL & LIGHTS

PROJECT FUNDING PROPOSAL

MUNICIPAL ENFORCEMENT RESERVE: \$80,000



REGULAR COUNCIL MEETING Request for Decision (RFD)

Vision: The Place to Grow.

Mission: Creating the Place to Grow.

MEETING DATE: November 26, 2024
SUBJECT: 2025 Draft Operating Budget
ORIGINATING DEPARTMENT: Corporate Services

BACKGROUND/PROPOSAL:

The draft operating budget was presented at a public budget meeting with Council on October 30, 2024. The complete draft budget report and presentation is available on the Town's website at www.didsbury.ca/p/budget.

DISCUSSION/OPTIONS/BENEFITS/DISADVANTAGES

The draft 2025 Operating Budget is attached for Council's review, and the detailed budget report documents the year-to-year budget variance by object and costing center.

To summarize, the operating budget includes revenues before taxes of \$8,223,337, expenditures of \$13,818,837, and requires a municipal tax levy of \$5,595,500. This represents an increase over the 2024 budget of 6.79% or \$355,638.

Although revenues from taxes are being proposed to increase, there is an expected tax rate reduction due to an estimated increase in assessment for the coming year. Assessment and tax rates for 2025 are not finalized until 2025 and the exact changes will be determined at that time.

There has been assessment growth in 2024, resulting in assessment growth revenue of approximately \$100,000 which is being recommended to be transferred to the Roads and Sidewalks Reserves.

In 2025, there is a General Municipal Election, resulting in budgeted expenditures in the election budget, a budget line that occurs every four years.

NEXT STEPS

In accordance with the timeline presented to Council, the anticipated approval of the 2025 budget will be at, or before, the December 10, 2024 regular council meeting. If Council requires an additional budget meeting to discuss the items presented, there is an additional meeting tentatively scheduled for December 3, 2024; a motion of Council would be requested should Council desire to hold this meeting.

During the process, Council may ask questions and make resolutions requesting additional information regarding the budget during the budget section of the agenda.

ALIGNMENT WITH STRATEGIC PLAN

5. Governance & Organizational Excellence

RECOMMENDATION

A motion at Council's discretion.

2025 Consolidated Operating Budget by object

	2024	2025	2024 - 2025	
	Approved	Proposed	Variance	
Revenues				
Utility user charges	3,334,325	3,668,414	334,089	10.0%
Government operating grants	1,463,004	1,449,128	(13,876)	-0.9%
Sales & User Fees	1,210,188	1,326,532	116,344	9.6%
Lot Sales	240,594	278,163	37,569	15.6%
Franchise Fees	880,000	925,000	45,000	5.1%
Penalties	106,000	98,000	(8,000)	-7.5%
Fines	23,500	25,000	1,500	6.4%
Licence Fees	63,000	63,000	-	0.0%
Permit Fees	85,500	155,500	70,000	81.9%
Investment income	75,000	80,000	5,000	6.7%
Other Revenue	60,200	58,600	(1,600)	-2.7%
Transfers From Reserves	377,953	96,000	(281,953)	-74.6%
	\$ 7,919,264	\$ 8,223,337	\$ 304,073	3.8%
Expenditures				
Salaries, Wages & Benefits	\$ 4,700,898	\$ 5,034,536	\$ 333,638	7.1%
Training, conferences and travel	139,850	151,190	11,340	8.1%
Memberships	27,924	27,824	(100)	-0.4%
Advertising and printing	73,880	82,450	8,570	11.6%
Professional services	191,500	257,000	65,500	34.2%
Contracted services	851,590	893,756	42,166	5.0%
Contracted Municipal Policing	697,500	731,873	34,373	4.9%
Telecommunications	306,742	341,735	34,993	11.4%
General supplies	476,220	468,471	(7,749)	-1.6%
Cost of Water	1,108,380	1,180,725	72,345	6.5%
Repairs and maintenance	983,430	701,980	(281,450)	-28.6%
Utilities	865,740	885,880	20,140	2.3%
Insurance	219,795	253,997	34,202	15.6%
Leases	63,724	46,972	(16,752)	-26.3%
Bank charges	15,500	15,000	(500)	-3.2%
Write off	6,500	6,500	-	0.0%
Interest on long term debt	63,155	116,186	53,031	84.0%
Long term debt repaid	583,276	663,803	80,527	13.8%
Grants and other payments to organizations	527,347	545,784	18,437	3.5%
Transfers to capital	96,000	18,000	(78,000)	-81.3%
Transfers to reserve	1,160,175	1,395,175	235,000	20.3%
	\$ 13,159,126	\$ 13,818,837	\$ 659,711	5.0%
Municipal Tax Levy Required	\$ 5,239,862	\$ 5,595,500	\$ 355,638	6.79%

2025 Consolidated Operating Budget

by Costing Center

Revenues	2024	2025	2024 - 2025	
	Approved	Proposed	Variance	
Council	30,000	30,000	-	0.0%
General Municipal Revenue	1,062,953	1,106,000	43,047	4.0%
General Government	322,737	282,500	(40,237)	-12.5%
Protective Services				
RCMP	392,766	396,144	3,378	0.9%
Fire Department	254,866	328,332	73,466	28.8%
Municipal Enforcement	29,000	26,500	(2,500)	-8.6%
	676,632	750,976	74,344	11.0%
Community Services				
FCSS	182,159	181,859	(300)	-0.2%
DOSCA	218,686	229,100	10,414	4.8%
Didsbury Neighborhood Place	36,375	34,600	(1,775)	-4.9%
	437,220	445,559	8,339	1.9%
Recreation & Community Facilities				
Arena	434,815	451,225	16,410	3.8%
Aquatics	459,915	480,025	20,110	4.4%
Curling Rink	49,500	49,500	-	0.0%
Parks	22,156	22,299	143	0.6%
MPR	16,000	17,000	1,000	6.3%
Train Station	10,000	10,600	600	6.0%
Memorial Complex	10,000	10,000	-	0.0%
Campground	80,000	75,000	(5,000)	-6.3%
Other community facilities	-	-	-	-
	1,082,386	1,115,649	33,263	3.1%
Engineering & Infrastructure				
Roads and Streets	75,400	79,100	3,700	4.9%
Cemetery	24,900	26,400	1,500	6.0%
	100,300	105,500	5,200	5.2%
Utilities				
Water Utility	2,162,454	2,420,808	258,354	11.9%
Wastewater Utility	966,312	751,546	(214,766)	-22.2%
Solid Waste Utility	516,259	522,560	6,301	1.2%
	3,645,025	3,694,914	49,889	1.4%
Planning and Economic Development				
Planning and Development	160,000	252,000	92,000	57.5%
Economic Development	42,500	42,500	-	0.0%
Subdivision	240,594	278,163	37,569	15.6%
	443,094	572,663	129,569	29.2%
External Service Organizations				
Library	118,917	119,576	659	0.6%
	118,917	119,576	659	0.6%
	\$ 7,919,264	\$ 8,223,337	\$ 304,073	3.8%

2025 Consolidated Operating Budget

by Costing Center Expenditures

	2024 Approved	2025 Proposed	2024 - 2025 Variance	
Council	306,967	331,976	25,009	8.1%
Election Costs	-	18,000	18,000	-
General Government	667,765	758,684	90,919	13.6%
Communications	194,428	142,619	(51,809)	-26.6%
Protective Services				
RCMP	962,581	1,008,843	46,262	4.8%
Fire Department	656,988	731,164	74,176	11.3%
Municipal Enforcement	373,758	357,775	(15,983)	-4.3%
	1,993,327	2,097,782	104,455	5.2%
Emergency Management	30,879	40,036	9,157	29.7%
Community Services				
FCSS	235,651	242,554	6,903	2.9%
DOSCA	218,686	229,100	10,414	4.8%
Didsbury Neighborhood Place	36,375	34,600	(1,775)	-4.9%
	490,712	506,254	15,542	3.2%
Recreation & Community Facilities				
Arena	809,602	833,351	23,749	2.9%
Aquatics	873,369	907,494	34,125	3.9%
Curling Rink	186,153	198,537	12,384	6.7%
Parks	329,625	386,359	56,734	17.2%
MPR	49,348	47,559	(1,789)	-3.6%
Train Station	91,544	70,726	(20,818)	-22.7%
Memorial Complex	223,133	225,155	2,022	0.9%
Campground	89,626	80,722	(8,904)	-9.9%
Other community facilities	19,750	20,330	580	2.9%
	2,672,150	2,770,233	98,083	3.7%
Engineering & Infrastructure				
Roads and Streets	1,841,370	1,984,143	142,773	7.8%
Cemetery	71,164	72,110	946	1.3%
	1,912,534	2,056,253	143,719	7.5%
Utilities				
Water Utility	2,162,454	2,420,808	258,354	11.9%
Wastewater Utility	966,312	751,546	(214,766)	-22.2%
Solid Waste Utility	516,259	522,560	6,301	1.2%
	3,645,025	3,694,914	49,889	1.4%
Planning and Economic Development				
Planning and Development	453,122	541,152	88,030	19.4%
Economic Development	193,273	201,323	8,050	4.2%
Subdivision	240,594	278,163	37,569	15.6%
	886,989	1,020,638	133,649	15.1%
External Service Organizations				
Museum	36,800	38,090	1,290	3.5%
Library	321,550	343,358	21,808	6.8%
	358,350	381,448	23,098	6.4%
	\$ 13,159,126	\$ 13,818,837	\$ 659,711	5.0%
Municipal Tax Levy Required	\$5,239,862	\$5,595,500	355,638	6.79%

2025 Consolidated Operating Budget

by Costing Center

Net surplus

	2024 Approved	2025 Proposed	2024 - 2025 Variance	
Council	(276,967)	(301,976)	25,009	9.0%
Election Costs	-	(18,000)	18,000	-
General Municipal Revenue	1,062,953	1,106,000	(43,047)	4.0%
General Government	(345,028)	(476,184)	131,156	38.0%
Communications	(194,428)	(142,619)	(51,809)	-26.6%
Protective Services				
RCMP	(569,815)	(612,699)	42,884	7.5%
Fire Department	(402,122)	(402,832)	710	0.2%
Municipal Enforcement	(344,758)	(331,275)	(13,483)	-3.9%
	(1,316,695)	(1,346,806)	30,111	2.3%
Emergency Management	(30,879)	(40,036)	9,157	29.7%
Community Services				
FCSS	(53,492)	(60,695)	7,203	13.5%
DOSCA	-	-	-	-
Didsbury Neighborhood Place	-	-	-	-
	(53,492)	(60,695)	7,203	13.5%
Recreation & Community Facilities				
Arena	(374,787)	(382,126)	7,339	2.0%
Aquatics	(413,454)	(427,469)	14,015	3.4%
Curling Rink	(136,653)	(149,037)	12,384	9.1%
Parks	(307,469)	(364,060)	56,591	18.4%
MPR	(33,348)	(30,559)	(2,789)	-8.4%
Train Station	(81,544)	(60,126)	(21,418)	-26.3%
Memorial Complex	(213,133)	(215,155)	2,022	0.9%
Campground	(9,626)	(5,722)	(3,904)	-40.6%
Other community facilities	(19,750)	(20,330)	580	2.9%
	(1,589,764)	(1,654,584)	64,820	4.1%
Engineering & Infrastructure				
Roads and Streets	(1,765,970)	(1,905,043)	139,073	7.9%
Cemetery	(46,264)	(45,710)	(554)	-1.2%
	(1,812,234)	(1,950,753)	138,519	7.6%
Utilities				
Water Utility	-	-	-	-
Wastewater Utility	-	-	-	-
Solid Waste Utility	-	-	-	-
	-	-	-	-
Planning and Economic Development				
Planning and Development	(293,122)	(289,152)	(3,970)	-1.4%
Economic Development	(150,773)	(158,823)	8,050	5.3%
Subdivision	-	-	-	-
	(443,895)	(447,975)	4,080	0.9%
External Service Organizations				
Museum	(36,800)	(38,090)	1,290	3.5%
Library	(202,634)	(223,782)	21,148	10.4%
	(239,434)	(261,872)	22,438	9.4%
Municipal Tax Levy Required	\$ 5,239,862	\$ 5,595,500	\$ 355,638	6.79%

2025 Consolidated Operating Budget

By Department/Function

	2025			2024	Variance	
	Budgeted Revenues	Budgeted Expenditures	Budgeted Net Surplus / Deficit	Budgeted Surplus/Deficit	\$	%
General Municipal Revenue	1,106,000	-	1,106,000	1,062,953	43,047	4.0%
Council	30,000	331,976	(301,976)	(276,967)	25,009	-9.0%
Election Costs	-	18,000	(18,000)	-	18,000	-
General Government	282,500	758,684	(476,184)	(345,028)	131,156	-38.0%
Communications	-	142,619	(142,619)	(194,428)	(51,809)	26.6%
Protective Services	750,976	2,097,782	(1,346,806)	(1,316,695)	30,111	-2.3%
Community Services	445,559	506,254	(60,695)	(53,492)	7,203	-13.5%
Recreation & Community Facilities	1,115,649	2,770,234	(1,654,584)	(1,589,764)	64,820	-4.1%
Emergency Management	-	40,036	(40,036)	(30,879)	9,157	-29.7%
Engineering & Infrastructure	105,500	2,056,253	(1,950,753)	(1,812,234)	138,519	-7.6%
Utilities	3,694,914	3,694,914	-	-	-	-
Planning and Economic Development	572,663	1,020,637	(447,975)	(443,895)	4,080	-0.9%
External Service Organizations	119,576	381,448	(261,872)	(239,434)	22,438	-9.4%
	\$ 8,223,337	\$ 13,818,837	\$ (5,595,500)	\$ (5,239,862)	\$ (355,638)	6.8%
Municipal Tax Levy Required	5,595,500	-	5,595,500	5,239,862	355,638	6.79%
NET SURPLUS	13,818,837	13,818,837	-	-	-	-



REGULAR COUNCIL MEETING Request for Decision (RFD)

Vision: The Place to Grow.

Mission: Creating the Place to Grow.

MEETING DATE: November 26, 2024
SUBJECT: CAO Report
ORIGINATING DEPARTMENT: Legislative Services

BACKGROUND/PROPOSAL:

Please find attached the information for the Chief Administrative Officer (CAO) Report for November 26, 2024.

DISCUSSION/OPTIONS/BENEFITS/DISADVANTAGES

During the CAO Report, Council will have the opportunity to ask questions to the CAO and to make motions for information they would like Administration to bring back to a future Council meeting.

ALIGNMENT WITH STRATEGIC PLAN

5. Governance & Organizational Excellence

RECOMMENDATION

To accept the Chief Administrative Officer Report for November 26, 2024 as information.



CAO Report – November 26, 2024

1. Development Permits Issued (Planning & Development)

Please find attached the development officer issued permits and the MPC approval of permits as of November 19, 2024.

2. Third Quarter Economic Development Report (Economic Development)

Please find attached the Third Quarter Economic Development Report.

3. Municipal Enforcement Update (Legislative Services)

To improve streamlining of receiving, reporting and attending to calls related to the Municipal Enforcement Department, Didsbury now has a dedicated line for all non-emergency calls relating to municipal enforcement. All calls will be forwarded/transferred or called directly by residents to this dedicated phone line. Below is the information which has been made into a business card and has been posted around the Town and on the Town's website and social media.



Municipal Enforcement has been busy visiting various places in the community, including stopping at the Memorial Complex and Library to introduce themselves and demonstrate their willingness to be involved in community events. Some activities Officers Boggs and Wright participated in include:

- serving a hot lunch at Didsbury High School and helping the science class in their forensics course
- participating at Westglen's Snack Shack
- visiting with young mothers and their little ones at Didsbury Neighborhood Place
- dropping into local businesses, introducing themselves
- reading to children at the library and planning for them to be part of their outreach programs

The Municipal Enforcement team will be involved in the Holiday Train event on December 13.

Municipal Enforcement has made school zones and community engagement in the schools a priority. They have focused their time in school zones during high traffic times such as the morning when school is letting in, and the afternoon when everyone is released.

Officer Boggs has volunteered for the Snow Angels program for Didsbury, which he will be doing on his own time after hours. Officer Wright has participated in middle school gym class and working with ATB on the upcoming hamper drive. He is looking at meeting more of our community's seniors and finding ways to integrate into their community

4. Third Quarter Action Request Report (Corporate Services)

Please find attached the Q3 Action Request Report

CAO Report: Planning & Development

The Town of Didsbury has authorized the conditional issuance of the following permits:

Development Officer (Permitted Use) Decisions

PERMIT #	ADDRESS	TYPE	APPLICANT/OWNER	DECISION DATE
DP 24-077	1405 - 20 Avenue	Demolition	Poffenroth, Leslie (a/o)	Nov 12, 2024
DP 24-078	1306 - 22 Avenue	Temporary Shipping Container	Poggemiller, Evelyn (a/o)	Nov 18, 2024

DP 24-077 – This is a Permit for Demolition of the old house located on the property. The Shed on this property will be removed and relocated



3rd Quarter Economic Development report July 1 – September 30, 2024

Prepared by: Alexandra Ross, Economic Development Officer and Strategic Operations Coordinator

Date: November 18, 2024

Highlights in numbers:

- Rural Entrepreneurship Stream Program and general inquiries for investment, expansion and new business set up, total inquiries: approx. 81 Support letters: 2
- Rural Renewal Stream (workforce program) registrations: 1,205 (as of August 31st) Registration is closed. Businesses registered: 17
- Support Letters for workforce issues: 12
- LinkedIn followers Town of Didsbury Economic Development: 338
- New Businesses: 14 (includes seasonal)
- Total number of Business Licenses issued: 331
- Grand Openings: 2

Business Retention

- Business connect ongoing throughout the year. Increased conversations during the summer;
- Summer photo-video project, including 37 business interviews completed;
- Complete Marketing initiatives May – September 2024.

Website & Social Media:

- Review and update of Economic Development section on ToD website – ongoing.
- LocalIntel update preparation
- Mountain View Film Office (MVFO) continues posting updates & activities on social media;
- Didsbury Economic Development LinkedIn posts updates as information becomes available. Please follow the Didsbury EcDev page and repost any EcDev news communicated via the Town's social media channels, incl. MVRFO. Share to create awareness!

Marketing:

- Airdrie Radio campaign ended first weekend of September;
- Relevant information distributed via Social media;
- Pattison Outdoors – Calgary Transit campaign (July – September. Pattison bonus at no cost: extended back of the bus campaign into October. Value:\$5,550)
- Didsbury's contracted graphic designer received International Award for Graphic Design for Didsbury's transit campaign in Calgary.
- Coordination and direction preparation for video project (4 x videos).

Mountain View Film Office (MVFO) – Didsbury Filming

- Strategic Plan meetings and interview coordination for "Nordicity" consultancy;
- Responded to general inquiries;
- Partners continue to monitor website functionality and adjust as see fit and needed.
- Didsbury filming this year: 3 productions; 1 street interview filming (promotional interview style) and 1 production coming in October.

Events & meetings attended

- AAIP Provincial meetings;
- Provincial & PrairiesCan meeting;
- Earptopia event coordination;
- Investors & Immigration consultation meetings
- MDP Visioning Workshop

3rd Quarter Economic Development report July 1 – September 30, 2024

Prepared by: Alexandra Ross, Economic Development Officer and Strategic Operations Coordinator

Date: November 18, 2024

- Pattison Outdoor Corporate Event
- Province Alberta Corporate Event
- MVRFO meetings – Nordicity meetings, ongoing
- Invest Olds meeting re: initiative
- Production companies Town and building tour
- Development meetings and follow up
- EDAC Conference Reception
- Chamber of Commerce meeting
- Investors & Immigration consultation meetings
- PrairiesCan meetings

Projects, Action items and notable Activities

- Suncor re: Community Park Agreement correspondence;
- Suncor Community grant application with Kelsey;
- PrairiesCan expression of interest for grant;
- Project Plan and Business cases (2024)/workshop 2024 & beyond prepared & presented.
- Completion of 2024 Photo-Video Project incl. interviews
- Completion of Movie themed Scavenger Hunt – Film tourism tool for Didsbury
- Preparation of 2024 Marketing Result Report
- Completion of 2024 – 2025 Business cases
- Preparation and brief for Immigration Minister meeting
- Preparation of 2025 Marketing Plan;
- Preparation of 2025 Budget for EcDev

- 2 Weed concern on 22 Ave
- 4 Overgrown trees on 22 Ave
- 4 Overgrown hedges/trees on 23 Ave
- Snapped branch on 23 Ave
- Weed concern on 23 St
- Grass cutting concern on 23 St
- Overgrown grass on 24 ave
- Weed concern along railway tracks
- Weed concern on 25 St alley
- Overgrown trees on 25 Ave
- Grass cutting concern on Valarosa Cove
- Weed concern near Valarosa Ponds
- Grass cutting concern on Hwy 582
- 2 Overgrown trees on Southridge Cres
- Tree concern at Southridge Park
- Weed concern on Deer Coulee Pathway
- Overgrown trees at Westhill Park
- Weed concern along Railway

3 Pest Control

- Gopher concern on Westpoint Drive
- Wasp nest at Westhill Park
- Hornet nest at Park Place

2 Park/Playground/Sporting Fields

- Flipped picnic tables at Jets Playground
- Basketball court signage inquiry

2 Development

2 Permits

- Deck permit concern
- Basement development concern

6 Other

- Cable concern on 18 Ave
- Business license concern
- Flower basket concern
- Flag concern on Poplar Ridge Close
- Campground facility concern
- Protestor concern on 19 Ave

161 Total



REGULAR COUNCIL MEETING Request for Decision (RFD)

Vision: The Place to Grow.

Mission: Creating the Place to Grow.

MEETING DATE: November 26, 2024
SUBJECT: Bylaw 2024-12 Municipal Development Plan
ORIGINATING DEPARTMENT: Planning & Development

BACKGROUND/PROPOSAL:

Council granted First Reading to Bylaw 2024-12 Municipal Development Plan on **October 22, 2024**. The Public Hearing was held during the Public Hearing section in this Council Agenda.

There were three minor amendments to the Municipal Development Plan since the First Reading:

- Plan Authority Chart on page 2, Provincial Land Use Policies was added just below Municipal Government Act.
- Page 8 has a picture of a private vehicle and the licence plate was blocked
- Page 17 Policy 4.3.15 was amended to reference the correct Appendix 7.3

DISCUSSION/OPTIONS/BENEFITS/DISADVANTAGES

If Council is satisfied with the result of the Public Hearing, Administration is recommending Council grant second and third reading of Bylaw 2024-12 Municipal Development Plan.

Please see attached Bylaw 2024-12.

ALIGNMENT WITH STRATEGIC PLAN

2. Vibrant & Connected Character Community
3. Strong & Resilient Local Economy
4. Liveability
5. Governance & Organizational Excellence

RECOMMENDATION (two motions)

That Council grant second reading to Bylaw 2024-12 Municipal Development Plan.

AND

That Council grant third and final reading to Bylaw 2024-12 Municipal Development Plan.

TOWN OF DIDSBURY
Bylaw 2024 -12 MUNICIPAL DEVELOPMENT PLAN

A BYLAW OF THE TOWN OF DIDSBURY IN THE PROVINCE OF ALBERTA, BEING A BYLAW TO ADOPT THE TOWN OF DIDSBURY MUNICIPAL DEVELOPMENT PLAN

WHEREAS, Section 632(1) of the Municipal Government Act pursuant, being Chapter M-26-1, of the revised Statutes of Alberta, requires that every Council of a municipality must by Bylaw adopt a Municipal Development Plan;

AND WHEREAS, notice of the proposed Bylaw and Public Hearing was given pursuant to Section 606(2) of the Municipal Government Act, being Chapter M-26-1 of the Statues of Alberta.

AND WHEREAS, a Public Hearing into the proposed Bylaw was schedule for and held on November 26, 2024 commencing at 6:00 p.m. at the Town of Didsbury Office.

NOW THEREFORE, the Council of the Town of Didsbury duly assembled enacts as follows:

1. **THAT** this Bylaw shall be known as the “Municipal Development Plan”;
2. **THAT** Schedule A shall form part of this Bylaw;
3. **THAT** Bylaw 2024-12 will replace Bylaw 2012-09 and any amendments thereto as the Municipal Development Plan;
4. **THAT** Bylaw 2012-09 and all amendments thereto are repealed.

EFFECTIVE DATE, this Bylaw shall come into effect upon passing of the third and final reading.

Read a First time on this 22nd day of October 2024

Read a Second time on this day of

Read a Third and Final time on this day of

Mayor Rhonda Hunter

Chief Administrative Officer Ethan Gorner

Schedule A

DIDSBURY

Town of Didsbury

Municipal Development Plan

Bylaw 2024-12

Schedule A

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Land Acknowledgement

In the spirit of reconciliation, we acknowledge that we live, work and play on the traditional territories of the Blackfoot Confederacy (Siksika, Kainai, Piikani), the Tsuut'ina, the Iyaxe Nakoda Nations, the Metis Nation (Region 3), and all people who make their homes in the Treaty 7 region of Southern Alberta.

1. INTRODUCTION

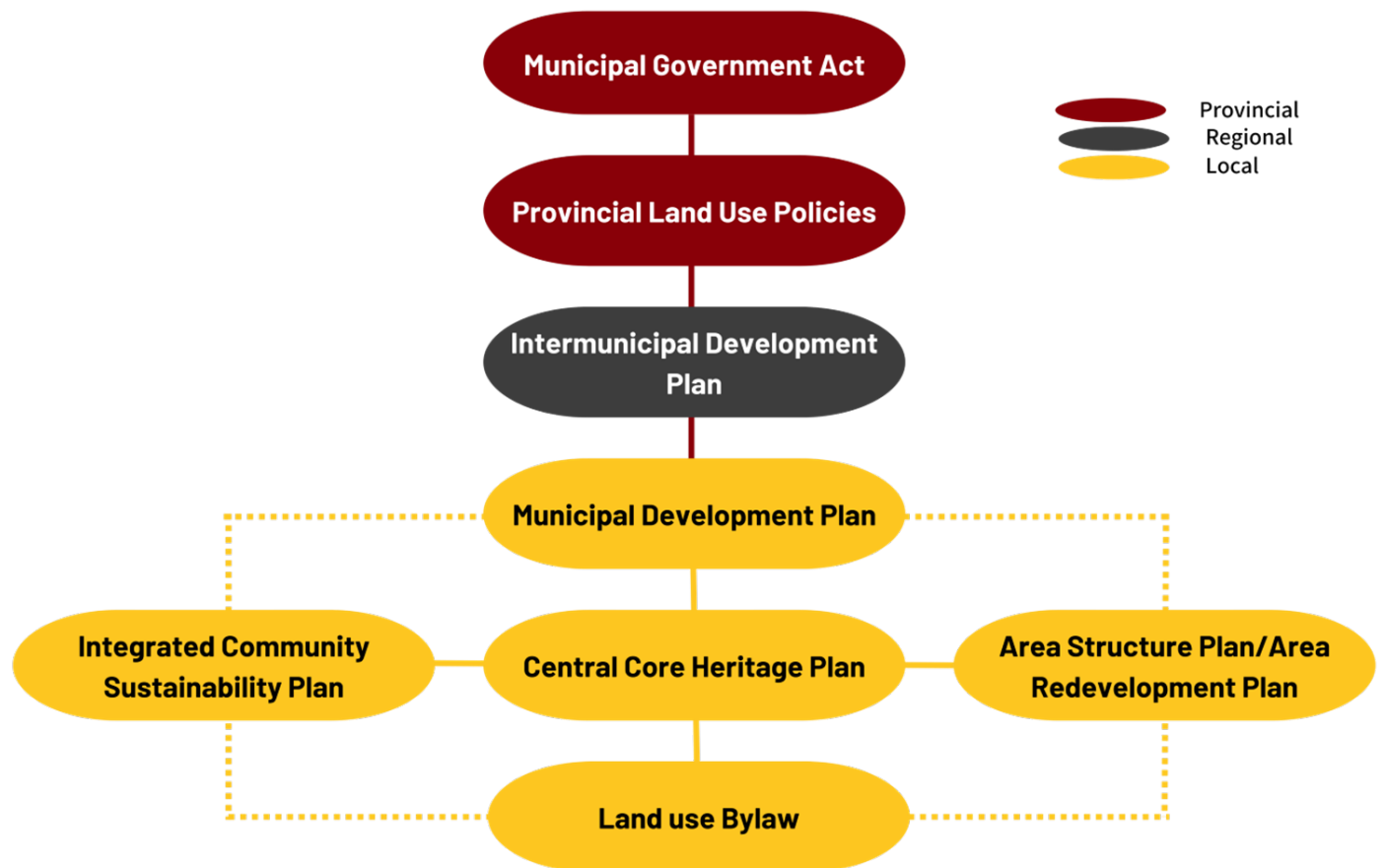
The primary purpose of the Town of Didsbury Municipal Development Plan (MDP) is to guide the future growth and development of Didsbury through the inclusion of a set of broad goals and policies to guide decisions made by the Town. Through this Plan, the Town commits to a growth management approach that attempts to respond to the needs of the Town's current residents while at the same time not compromising the ability of future residents to meet their needs. The MDP gives substance to elements of the Town of Didsbury Integrated Community Sustainability Plan.

This Plan has the secondary purpose of implementing the future vision of the community. It is expected this Plan will be reviewed and updated as necessary.

1.1 PLAN AUTHORITY

The Municipal Government Act (The Act) requires all municipalities to adopt and maintain a Municipal Development Plan. The role of a Municipal Development Plan is to provide a policy framework for the long-term growth and development of a community. As identified in Section 632 of The Act, Municipal Development Plans must provide policy direction for the following key items:

- The future land use within the Town
- The manner of and the proposals for future development in the municipality
- The provision of the required transportation systems either generally or specifically within the Town and in relation to adjacent Municipalities
- The provision of municipal services and facilities either generally or specifically



HOW TO USE THE PLAN

The content and function of the Municipal Development Plan (MDP) will mean different things to different people depending on their role within the community (i.e., elected official, staff, developers, business owners, social service agencies, public institutions, and individual citizens). Regardless of the user, the MDP is designed as a tool to better understand the role of the MDP and the role of the user in supporting the growth and evolution of the Town. The following outlines the general layout of the MDP, how it is connected, and the high-level summary of each major section.

COMMUNITY GUIDE

The Didsbury Identity Statement is included here. This section provides guiding principles which underpin every recommendation throughout the MDP and should be connected to every decision that is made. These guiding principles are a result of the direction provided by the community feedback during the consultation process.

TOWN WIDE & GROWTH STRATEGY POLICIES

Land is the most valuable resource a municipality has. This section acknowledges that developing land is often focused on the short-term benefits, but what gets built also has long-term impacts on a community's social environment, fiscal health, and environmental resilience.

If not considered from multiple perspectives, what we celebrate as "growth" can become a liability over time. We want to grow, but we plan to do so in a manner that protects the community's character and cultural and natural assets.

This section notes that the type, mix, and pattern of what gets built on the land can also be designed to boost quality of life, economic activity, and serve as a catalyst for further growth and development that reinforces the positive benefits to the community. The growth management framework considers the current reality and potential growth scenarios to lay out a blueprint for how to think about prioritizing new development. We have taken an approach in defining future land use to reinforce the character of the community, while allowing greater flexibility on what is defined as an appropriate use.

IMPLEMENTATION

It is the intent of this MDP to provide a systematic approach to the overall planning and management of land in Didsbury. The requirement for the preparation of statutory plans will result in the overall better implementation of policies contained in this MDP for specific areas of Town. Through the preparation of these more detailed plans it may be necessary, from time to time, to amend the MDP. Amendments to the MDP shall be prepared and adopted in accordance with the requirements of the Municipal Government Act whereby a public hearing will be required.

GLOSSARY

This section provides definitions that will aid in the understanding of the MDP.

APPENDIX

1. The Voice of the Community
 - A lot of valuable information was collected in consultation with the Community. This section provides a summary of the information gathered.
2. Supporting Maps
 - The maps illustrate areas requiring Area Structure Plans, future land use policy areas, and environmental constraints.
3. Demographic Information
 - Presents a demographic snapshot of the Town, and how it has changed over the last decade.



2. GLOSSARY

AFFORDABLE HOUSING

A term which includes a variety of housing types that cost less than 30% of before tax income.

AREA STRUCTURE PLAN (ASP)

A statutory document that is passed by Council in the form of a Bylaw; the ASP proposes a sequence of development for an area, the future land uses, the density of population, and the general location of transportation and public utilities.

BARELAND CONDOMINIUM

A condominium in which the units are defined in relation to the land rather than in relation to a structure. A bareland condominium could be a duplex or a freestanding home with its own yard. A bareland condominium shares all the other features of a conventional condominium except for the definition of the boundaries.

BROWNFIELD

A property that is commercial or industrial which is; contaminated or possibly contaminated; vacant, derelict or underutilized; suitable for development or redevelopment.

CONCEPTUAL SCHEME

A non-statutory plan that may be adopted by a resolution of Council. This plan provides the sequence of development within a proposal.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

A crime prevention approach that uses the design and use of the build environment to reduce fear and incidence of crime, and generally improve public safety and a community's quality of life.

DEVELOPABLE AREA

For the purpose of residential development is an area within a parcel of land less the lands required for environmental reserves, municipal reserves and road right-of-ways.

GREENFIELD

Land that has not previously been developed to urban density levels or utilized for more intensive purposes than agricultural production. This term is typically used to denote new development areas for residential, commercial, industrial or mixed-use areas that were previously agricultural, country residential or untouched natural.

HISTORICAL RESOURCES ACT RSA 2000, C. H-9

Provincial Legislation based on the need to preserve and study historical resources.

INFILL

Development of vacant or under-utilized parcels within developed areas.

INNOVATIONS IN COMMUNITY AND NEIGHBOURHOOD DESIGN

This may include alternative road configurations and standards, open space integration, and varied setbacks.

INNOVATION IN HOUSING FORM

This may include variation in unit types, the inclusion of secondary suites, variation of building styles, materials and colours, and innovative landscaping concepts.

MIXED USE DEVELOPMENT

Means development that is designed to accommodate a mix of commercial and residential use within a single site. It is intended that commercial uses be on the ground floor.

MIXED USE AREA

Means different uses that are in close proximity to each other.

OWNER/OPERATOR/CARETAKER SUITE

Means a dwelling unit that is secondary to the primary use on a parcel.

STORMWATER MANAGEMENT

The practice of minimizing the strain that stormwater places on municipal infrastructure and private property; lessening overland flooding during significant weather events; and reducing the impact of polluted water flowing into waterbodies.

TENURE

The type of ownership of a building or property, such as rental or owned.

3. COMMUNITY GUIDE

3.1 DIDSBURY IDENTITY STATEMENT

This statement was built from the individual elements and crafting them into a simple and memorable identity statement, which strives to encompass the nature of Didsbury through the perspective of its citizens. Throughout the Plan, several recommendations for improving Didsbury are presented. Each recommendation has been vetted by asking “does this align with the identity of the community.”

“We value inclusivity and responsibility to the natural, physical, and social elements of our community. We respect our history and culture and strive to collaborate to preserve our character and cultivate a vibrant destination that is enjoyable and affordable for residents and inviting to new people and businesses. Didsbury is the place to grow.”

3.2 GUIDING PRINCIPLES

While the MDP cannot cover every possible scenario, this section offers a flow from the community identity statement to a set of guiding principles to help guide citizens, staff, and elected officials in creating a shared understanding of the decision-making process. Guiding principles help shape decision-making through a framework for defining objectives of the community. The intent of guiding principles is to recognize the importance of flexibility in the planning and development process (this is not linear or “black and white”), but that all decisions need to be rooted in principles that reflect the identity and desired outcomes.

The following guiding principles serve as a reference point and guidepost that direct not only the Plan, but also future decisions, which serve as a consistent and coherent approach to addressing challenges and achieving desired outcomes.

Fiscally responsible growth ensures a more prosperous community

Generally speaking, the community wants to grow in a way that benefits current residents and businesses and strengthens the community’s vibrancy and relevance over time. To do that it will be imperative to manage development and capital investments in a manner that guarantees that the Town has the resources it needs to maintain and eventually replace the infrastructure that underpins the built environment in and around it.

Vibrant downtowns are valuable places

The Central Core is the foundation of the community’s culture, identity, history and fiscal health. Continuing to invest in the town’s historic downtown is critical to strengthening the community’s culture, expanding local businesses and events, and diversifying housing options and price points.



Incremental development principles that prioritize infill, organic growth, and small improvements to add people, buildings and affordable space at a scale and pace that doesn't conflict or disrupt surrounding properties is key to preserving the local character and avoiding rapid change.

Great neighbourhoods build great communities

Neighbourhoods are flexible places with a mix of housing and services that provide value directly to the people who live there. In new and existing neighbourhoods, housing is needed to serve first-time homeowners, young professionals, families, and retirees alike. Housing choice supports a diversity of types that allows more people able to live comfortably.

Using the concept of great neighbourhoods rather than single-use, residential developments as the building blocks of the community will allow Didsbury to celebrate the diversity and inclusivity that the town continually strives for.

Local business ecosystems are self-sustaining

An economic development ecosystem consists of a well-thought-out network of interconnected organizations and institutions that collaborate to enhance the economic well-being of a community. Healthy ecosystems have a foundation of locals who wish to start or expand their business along with interest from larger employers who see Didsbury and its residents as a valuable resource.

Character and culture make us a unique place

Character is a combination of the preservation of the physical setting, historic character, and natural environment. Balancing development and environmental values are necessary to maintain Didsbury's quality of life. The physical and natural character of a community is a signal about the kinds of people who live there and what they value.

Communication and Collaboration

As we strive to be a well-rounded community with a high quality of life, it is critical that we remain open to both traditional and non-traditional collaborations, recognizing that implementing the direction of the plan will require partnerships that go beyond the local government.

Whether municipal neighbours, other levels of government, the private sector, social service agencies, or individual citizens, this plan recognizes that we can do more collectively than any of us can achieve on our own. The Town recognizes they are part of a larger regional entity. It is important to collaborate with our municipal neighbours on an ongoing basis.

4. TOWN WIDE POLICIES

Roads, water and wastewater systems, and our built environment are all vital to our quality of life. At the same time, preserving our natural systems and habitat also make important contributions to quality of life and the character and identity of the community. For Didsbury to be a resilient, vibrant, and an attractive community well into the future, we must plan, design, and maintain our developed areas and natural environments so they are functional, efficient, healthy, and balanced.

4.1 GROWTH MANAGEMENT

We want Didsbury to be a diverse community that appeals to people of all ages, lifestyles, and income levels. This is important to keeping our current residents here and attracting new people, while also positively contributing to the town's financial condition and long-term prosperity.

GOAL

Implement a flexible and incremental approach to growth and development to preserve and enhance the town's assets, infrastructure, community character, fiscal health, and environmental resilience.

POLICIES

- 4.1.1 Crime Prevention Through Environmental Design principles should be incorporated into the design layout of new neighbourhoods for increased safety measures.
- 4.1.2 The Town should stay up to date on the context of the local housing stock by requiring a housing needs assessment as determined necessary that includes analysis and recommendations on the following:
 - a. Projected demand and trends in supply.
 - b. Special needs housing.
 - c. Housing conditions.
 - d. Workforce housing.
 - e. Overall health of the housing market (owner and renter).
- 4.1.3 Subdivision or Development applications in proximity to the railway right-of-way should consult Railway Association of Canada's Railway Guidelines for New Development in Proximity to Railway Operations, as amended or replaced from time to time.



- 4.1.4 Development standards established by the Town with respect to conventional forms of subdivision and development shall also apply to bare land condominiums, particularly with respect to water, wastewater and roadway development.
- 4.1.5 All subdivision and development projects shall meet the minimum setback requirements established by the Alberta Energy Regulator (AER) in regard to sour gas pipelines and facilities.
- 4.1.6 All subdivision and development proposals must comply with all Municipal, Provincial and Federal requirements and the developer shall be responsible for obtaining all necessary approvals and shall cover the costs of obtaining these approvals.
- 4.1.7 Any upgrading or new road construction required as a specific result of subdivision and/or development shall be the responsibility of the developer.
- 4.1.8 The installation, upgrading or expansion of municipal water, wastewater and/or stormwater systems required as the specific result of a subdivision or development proposal shall be the responsibility of the developer.
- 4.1.9 All access and connections to municipal infrastructure from private development are the responsibility of the developer.
- 4.1.10 Payment for costs associated with the oversizing of municipal infrastructure required by a development shall be determined by an agreement entered into by the Town and the development proponent pursuant to the Municipal Government Act.
- 4.1.11 Development proponents shall be required to enter into an agreement with the Town prior to final subdivision or development approval to ensure that the proposed subdivision or development conforms to municipal standards and/or conditions of approval.
- 4.1.12 Applications for subdivision and/or development for schools, hospitals, food establishments, or residences shall meet the minimum setback provisions of the Matters Related to Subdivision and Development Regulation or obtain a variance in accordance with the Regulation.
- 4.1.13 Applications for subdivision or development may be the subject of a review under the Historical Resources Act.

- 4.1.14 The Town of Didsbury shall ensure that growth and expansion in all growth areas occurs in an efficient, orderly, and fiscally responsible manner.
- 4.1.15 Development within the Town of Didsbury should occur in a contiguous manner in close proximity to existing development and major services.
- 4.1.16 Future development should only be permitted in locations that can be accommodated by logical extensions of the municipal infrastructure and that follow a logical and most fiscally responsible sequencing of development.
- 4.1.17 New development should not be permitted until such time as utilities and transportation facilities can be provided in an adequate and cost effective manner or unless all costs associated with the provision of such services are borne by the development proponent.
- 4.1.18 The overall density for residential uses shall strive to achieve an average minimum of five (5) units per net developable acre within each Area Structure Plan or Area Redevelopment Plan, unless development constraints require considering lower densities.



4.2 ECONOMIC DEVELOPMENT



Economic development prioritizes the creation of vibrant, inclusive, and sustainable public spaces. Didsbury endeavours to continue to attract investment, support local businesses, enhance quality of life, and strengthen community resilience, which will contribute to the long-term prosperity and well-being of residents.

It is important to balance the desire to attract new businesses to town with efforts made towards retaining existing businesses and creating the culture and supportive environment to support entrepreneurship.

GOAL

To foster a vibrant, diverse, inclusive, resilient and sustainable economic growth that provides opportunities for prosperity and advancement for all, while also safeguarding the natural environment and enhancing the overall quality of life and well-being within the community.

Successful economic development requires collaboration between various stakeholders, including government agencies, businesses, community organizations, and residents.

Economic Development involves enhancing the overall quality of life for residents. The MDP includes initiatives aimed at creating a vibrant downtown, preserving green spaces, promoting cultural amenities, and ensuring affordable and comprehensive housing options.



The [Economic Development Strategic Plan](#) outlines the Town's approach to business support and attraction through streamlining regulatory processes and investing in workforce development.

POLICIES

- 4.2.1 Promote the town’s character as a key attraction for the tourism industry and potential businesses by encouraging continued strategic investment in place making efforts that enhance the attractiveness of Didsbury as a community.
- 4.2.2 Streamline permitting and licensing for existing businesses that are expanding or investing in their facilities.
- 4.2.3 Collaborate with other organizations and levels of government.
- 4.2.4 Diversify the local economy by encouraging a range of commercial and industrial development that supports a stronger balance between residential and non-residential tax revenue.

Placemaking is the deliberate planning, design, and management of public spaces to create vibrant, inclusive, and economically productive environments.



4.3 OPEN SPACE AND CONNECTIVITY



We want Didsbury to be a place known for healthy, active, and socially connected citizens. Whether maintaining existing levels of service or expanding service delivery to accommodate an expanding population, the community will require well maintained facilities and services.

The physical and natural infrastructure are critical to the overall health of the town and collectively facilitate opportunities for growth. The natural environment plays a variety of roles beyond its function within nature.



GOAL

Maintain a functional, interconnected, and accessible system of parks, open spaces, and community facilities that creates value, enhances quality of life and community character, and contributes to the physical and social community health and wellbeing.



POLICIES

- 4.3.1 The Town will develop and maintain a Pedestrian Connectivity Master Plan as the Town grows and as otherwise required to address open space and mobility needs.
- 4.3.2 Developments along major entry points into the town may be required to develop a landscaping plan acceptable to the approving authority that incorporates high quality landscaping.
- 4.3.3 Recreation facilities, parks, and open space systems are part of the overall land development process and shall therefore be considered in the preparation of Area Structure Plans.
- 4.3.4 As subdivision and development occurs, open space corridors should align with the Pedestrian Connectivity Master Plan.

The Town of Didsbury's Master Pedestrian Connectivity Plan is available on the Town's website.

- 4.3.5 New development areas shall provide linear pathway systems, where possible, linking school sites, recreation facilities, and major open space areas to the rest of the community.
- 4.3.6 The provision of pathways and playgrounds shall be demonstrated in open space concept plans to be submitted and approved through the Area Structure Plan process.
- 4.3.7 Private open space and recreational facilities are encouraged to complement and augment the recreational facilities and open space areas provided by the Town. These areas will not be credited as Municipal Reserve.
- 4.3.8 Pathways should meet the comfort level and capabilities of a wide range of people to increase their level of use by considering connectivity, linkages, and multi-users when identifying opportunities for new investments.
- 4.3.9 The Town shall require the 10% of the gross developable land being subdivided, less any land to be dedicated as Environmental Reserve or Environmental Reserve Easement be dedicated as Municipal Reserve in accordance with the Municipal Government Act.
- 4.3.10 Environmental Reserve shall be provided as required adjacent to and including major watercourses and drainage areas and in accordance with the Municipal Government Act.
- 4.3.11 Environmental Reserve lands may be augmented with Municipal Reserve to ensure the open space is functional and continuous pathway systems can be constructed.
- 4.3.12 New development should be accompanied with appropriately located parks, recreation, and open spaces by requiring site location and design that maximizes accessibility and connectivity to the existing pedestrian network.
- 4.3.13 All new development shall ensure connectivity to existing and future parks through linkages in the sidewalk and trail networks.
- 4.3.14 All development shall respect and maintain the integrity of the Rosebud River corridor and Flood Fringe.
- 4.3.15 No development other than parks shall be permitted to occur within the floodway of the Rosebud River, as illustrated in Appendix 7.3; however, golf course developments may be considered if Alberta Environment approval can be obtained.



4.3.16 Development within the flood fringe may be allowed in accordance with the requirements of the Flood Hazard Identification Program (formerly covered by Canada-Alberta Flood Damage Reduction Program) and Town Standards.

4.3.17 Parks development and operations shall be carried out in a manner that minimizes the need for invasive action such as pesticide and herbicide spraying, utilizing natural forms of control wherever possible.

4.3.18 Natural assets planted on municipal or environmental reserve shall be inventoried and provided to the Town and should be selected based on a Zone 3 climate.

4.4 MOBILITY

Transportation and land use go together in determining the character of the community. Creating a balanced network that integrates active transportation and facilitates automotive traffic results in less congestion, healthier pathways, and less infrastructure to maintain.

It is important to consider how to balance approaches to transportation where vehicles can move efficiently, while prioritizing pedestrian safety and mobility simultaneously.

GOAL

Maintenance and development of a continuous network of streets and other facilities that serve multiple modes of transportation, providing for the safe and efficient movement of people and goods.

Our network builds connectivity among our existing and proposed residential and activity centres, maximizing accessibility, and providing linkages to our parks, recreation, and natural areas.

POLICIES

- 4.4.1 The Town shall ensure that the development of transportation and mobility infrastructure is coordinated with the development of new areas and addresses the location, type and intensity of the land uses and density or distribution of the population.
- 4.4.2 Road rights-of-way should make provision for landscaping, tree planting and pathway systems.
- 4.4.3 The Town shall maintain a standard of roadways appropriate to the intended use. Variation of Town standards may be approved in circumstances provided supporting documentation is submitted to justify the proposed changes and where the changes complement the development of a unique community.





- 4.4.4 Roads provided as part of new development areas shall be provided in accordance with Town of Didsbury road standards, which uses the City of Calgary Standards, or to an alternative standard approved by the Town.
- 4.4.5 The Town shall foster mobility strategies which make more efficient use of existing facilities and reduce environmental impact.
- 4.4.6 Sidewalks form part of the overall mobility system and shall therefore be dedicated as part of the road rights-of-way. Roads and sidewalks shall be constructed simultaneously.
- 4.4.7 The Town may encourage shared parking among connected developments that limit the need for off-street, surface parking.
- 4.4.8 Promote an interconnected network of streets through a traditional grid network by considering connectivity standards that minimize dead-end streets.
- 4.4.9 Promote increased safety of the street network by encouraging improved visibility for crosswalks and sidewalk buffers through on-street parking or street trees.
- 4.4.10 A traffic impact assessment may be required as part of an application for increased density, Area Structure Plan, Area Redevelopment Plan or Conceptual Scheme. When in proximity to a provincial highway consultation with the Alberta Ministry of Transportation is required.

4.5 SERVICING

Public utilities include those services provided by the Town and operated in a self-sustaining fashion. Such services include the water supply and the stormwater and wastewater management systems. It is essential to the economic health of the Town that these municipally provided services are provided in an efficient and fiscally responsible manner.

Other utilities are provided by private companies under agreements with the Town. The Town must ensure that private utility services are all capable of extending existing services to accommodate anticipated growth within the Town. To this end, all utility companies are encouraged to cooperate with the Town by reviewing subdivision and development plans in the early planning stages to ensure sufficient capacity can be made available and that locations for their facilities can be established.

GOAL

Ensure the efficient use of existing facilities by requiring strategic expansions based on demonstrated shifts in community needs that do not adversely impact the fiscal health of the Town. Ensure an appropriate supply of land and infrastructure is available to accommodate future growth.

POLICIES

- 4.5.1 The installation of any utility shall be in accordance with Town of Didsbury standards which are the City of Calgary Standards and accepted engineering standards and practices.
- 4.5.2 All new development areas may be required to be serviced by all municipal services and private utilities, where practical.
- 4.5.3 Utility rights-of-way and public utility lots shall be provided at the time of subdivision.



- 4.5.4 The location of municipal services and private utilities in new development areas is to be identified at the earliest possible time in the planning process within an Area Structure Plan.
- 4.5.5 Existing development not connected to water, wastewater, and other utility systems must connect to such systems once services become available, where practical.
- 4.5.6 Developers shall be solely responsible for the installation of services to municipal standards necessary to service their development.
- 4.5.7 Additional costs associated with the provision of any oversized municipal service or private utility may be apportioned to the benefiting lands or developments and may be recovered through off-site levies, or other cost recovery methods deemed appropriate by the Town in accordance with the provisions of the Municipal Government Act.
- 4.5.8 Oversizing of municipal services and utilities with cost recovery may be required to facilitate future development. Contributions to trunk services through off-site levies are reviewed periodically and shall be determined through the Development Agreement process for a specific area.
- 4.5.9 All new developments shall be required to regulate and control surface runoff during and following construction and shall include the incorporation of treatment for stormwater runoff designed to improve the quality of the runoff entering the receiving body.
- 4.5.10 Where stormwater retention facilities are provided, they shall be dedicated as public utility lots and designed to enhance open space.
- 4.5.11 Direct runoff into the Rosebud River from new developments shall not be permitted. All developments shall be required to institute measures to restrict flow and siltation in a manner suitable to the Town and the Province.
- 4.5.12 The Town shall support the use of naturalized wetland and wet pond areas as treatment for stormwater in new development areas.
- 4.5.13 Calculations for off-site levies, fees and charges should be reviewed annually and amended accordingly to reflect current costs of development and the rate of inflation. Off-site levies should include water, stormwater, wastewater, and transportation costs.

4.6 AREA STRUCTURE PLANS

The MDP provides a more high level direction for the future development of the Town. Area Structure Plans and Area Redevelopment Plans provide more detailed guidance and policies for a community development. These Plans shall be consistent with the MDP. Generally an Area Structure Plan is created for the development of greenfield sites and Area Redevelopment Plans are considering sites that have existing development. Conceptual Schemes, a non-statutory document provides guidance on smaller scale developments.

GOAL

Encourage a diverse range of housing opportunities and choices that promotes affordable, safe, well-maintained, stable, and attractive neighbourhoods that preserve the character and history of the community. Encourage areas of development that provide a variety of uses that will diversify the business community in the Town.



POLICIES

- 4.6.1 When an Area Structure Plan is required, the plan shall be prepared in accordance with the requirements of the Municipal Government Act and the Town of Didsbury Guidelines for the Preparation of Area Structure Plans and Area Redevelopment Plans.
- 4.6.2 When others (private landowners, developers, and/or their consultants) prepare an Area Structure Plan, the costs associated with the preparation of the Plan, including the costs associated with the studies and testing required to determine the suitability of the land for development, shall be at their expense.
- 4.6.3 All Area Structure Plans submitted for approval shall be accompanied by a Phase 1 Environmental Site Assessment and describe what follow up measures are required including determining whether a Phase 2 and/or Phase 3 Assessment is required.
- 4.6.4 All Area Structure Plans submitted for approval shall be subject to Provincial review for identification of historically or culturally significant sites as identified in the Historical Resources Act.
- 4.6.5 All new roads, pathways, sidewalks, parks, and reserve lands shall be identified in Area Structure Plans.
- 4.6.6 School Boards should consider the movements of school buses adjacent to residential areas and within individual school sites when making requests for new sites at the Area Structure Plan stage.
- 4.6.7 All Area Structure Plans shall provide details regarding provisions for municipal

and environmental reserves.

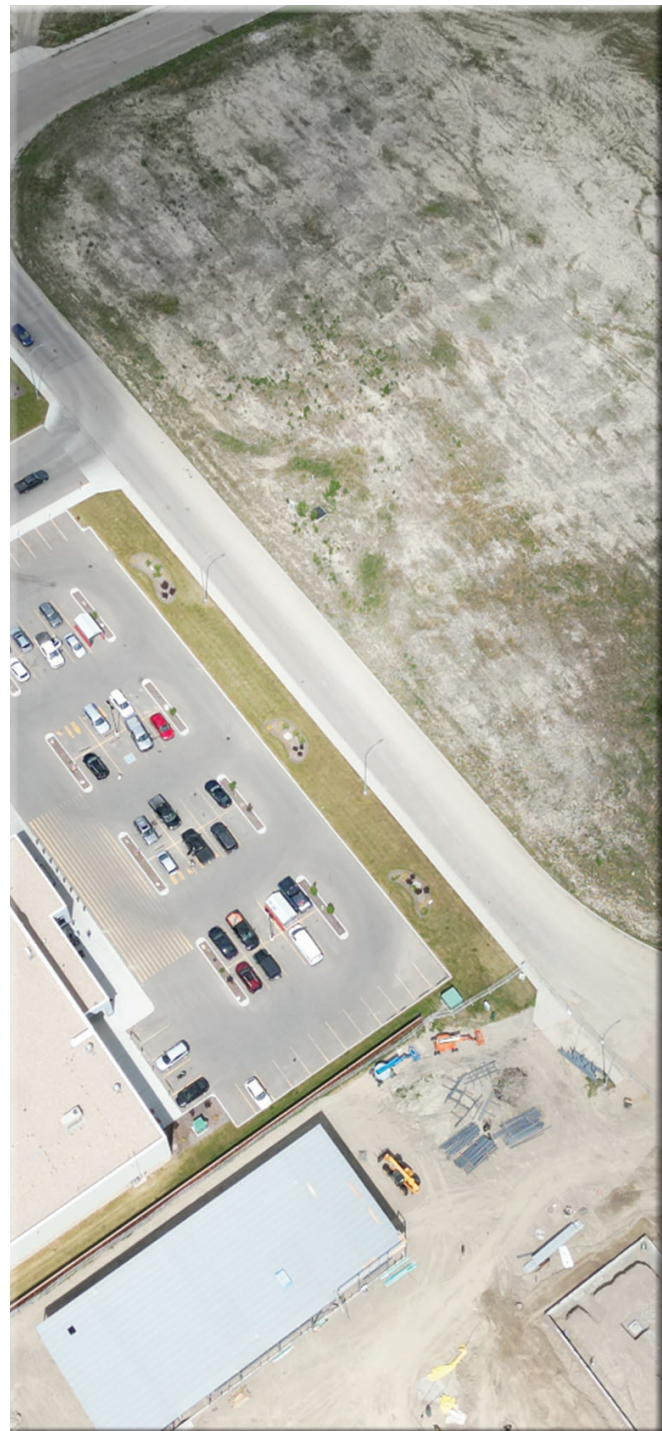
- 4.6.8 Area Structure Plans may be repealed or amended upon consultation with the landowner if deemed no longer meeting the requirements or specifications required by the Town.

Area Redevelopment Plans

- 4.6.9 Area Redevelopment Plans shall be prepared in accordance with the requirements of the Municipal Government Act and the Town of Didsbury Guidelines for the Preparation of Area Structure Plans and Area Redevelopment Plans.
- 4.6.10 All costs associated with the preparation of Area Redevelopment Plans shall be borne by the Plans' proponent(s).
- 4.6.11 All Area Redevelopment Plans submitted for approval shall be subject to Provincial review for identification of historically or culturally significant sites as identified in the Historical Resources Act.

Conceptual Schemes

- 4.6.12 The Town may require the preparation of a detailed conceptual scheme concurrently with the consideration of an application for redesignation and or subdivision (of any parcel which will be subdivided into 3 or more lots consisting of less than 2.0 ha (4.94 ac) of developable land.)
- 4.6.13 Conceptual schemes may be required to include the following but are not limited to:
- a. The proposed land uses
 - b. The proposed density and intensity of uses
 - c. Physical and environmental features of the site.
 - d. The location and design of infrastructure and utilities, and
 - e. The location of open spaces, recreation areas and trails.



4.7 HERITAGE PRESERVATION

Heritage preservation ensures that the cultural significance of certain elements of built environments and landscapes are maintained, and their significance is honored. The preservation of heritage is an important way to tell the history of the town and foster a sense of place.

GOAL

Recognize buildings and landscapes in Town are important from a heritage point of view. Preserve the amenities in Town that have Heritage importance.

POLICIES

4.7.1 The Town will encourage the following:

- a. Adaptive reuse/retrofit of existing heritage structures;
- b. Incorporation of heritage or complimentary elements into the design of new development;
- c. Recognition of the heritage value through art, signage, or other interpretive measures.
- d. The Town will encourage the adaptive reuse of heritage buildings through consideration of building code equivalencies where necessary and appropriate.



4.8 EMERGENCY AND PROTECTIVE SERVICES

As the Town grows and diversifies the demand for emergency and protective services increases. By ensuring that these services are part of the planning process these demands can be met.

GOAL

Provide residents with a safe living environment through the effective provision of protective and emergency services.

POLICIES

- 4.8.1 The Town shall provide emergency and protective services either directly and/or in cooperation with other service providers.
- 4.8.2 Emergency Services endeavours to preserve and enhance the quality of life in Didsbury by providing an environment that is secure and safe for its residents and to provide fire suppression, fire prevention, advanced life support and rescue services.
- 4.8.3 Emergency Services endeavours to address public concerns and enhance public awareness to educate residents with respect to the various roles and responsibilities in provision of emergency services in Didsbury.





4.8.4 The Town shall strive to incorporate new fire prevention technologies into the community, which may include the incorporation of sprinkler systems in new residential developments and other initiatives to keep the cost of fire services at a desirable level.

4.8.5 New subdivisions and developments shall be designed to ensure safe and efficient movement of emergency vehicles and access to emergency services.

Medical Response Services are provided in partnership with Alberta Health Services (AHS).

4.9 INTERMUNICIPAL COOPERATION

Didsbury recognizes that we are within a regional context and to determine those issues that require Intermunicipal cooperation. Municipal growth thrives in a safe a predictable environment. The policies of this section are intended to foster Intermunicipal collaboration.

GOAL

Foster a collaborative relationship, through identifying areas of mutual interest with Mountain View County and other urban municipalities in the region.

POLICIES

- 4.9.1 The Town will refer to the County for comment prior to a decision on any proposed statutory plan, outline plan, or application for redesignation, subdivision, or development that is located within 400 metres of the Town's boundary.
- 4.9.2 The Town shall consult with Mountain View County in development processes and planning decision making as per the Town of Didsbury and Mountain View County Intermunicipal Development Plan.
- 4.9.3 The Town shall maintain an open dialogue with Mountain View County with regard to land use, transportation, infrastructure, recreation and environmental issues affecting both jurisdictions within the fringe land area.





- 4.9.4 The Town will work with Mountain View County to ensure important environmental corridors, such as waterways, are protected.
- 4.9.5 The entrance to the Town from the east is an asset to the community and essential to the Town's identity and shall be protected.
- 4.9.6 As development occurs, the Rosebud River open space corridor should be expanded, where possible, so that it forms a continuous pathway system between the Town and Mountain View County.
- 4.9.7 The Town shall work with Mountain View County to protect road allowances within the Fringe Lands for use as potential major urban roadways.

5. GROWTH STRATEGY POLICY AREAS

The Policy Areas approach to future land use provides the town with the flexibility to accommodate a wide range of population expansion, while still protecting the different types of neighbourhoods that residents want today and in the future. Regardless of how the population projection scenarios play out, the general approach to growth management focuses on the following core characteristics, recognizing we want to grow in a manner that:

1. Maximizes the fiscal productivity of land as part of new development proposals.
2. Allows for the efficient cost of services and infrastructure.
3. Balances the tax base between residential and non-residential sources to maintain the tax rates at reasonable levels relative to the demand for services.

The most efficient manner to grow is to prioritize infill where there is already existing development and infrastructure so the revenue can be maximized with existing service costs. Where new development on large tracts of vacant land is warranted, it should be added incrementally in an orderly fashion in areas immediately adjacent to current development and infrastructure, and in a pattern that aligns with the community character and quality of life guidelines within the plan.

5.1 MATURE NEIGHBOURHOODS



These represent the traditional core neighbourhoods of the Town. While the oldest neighbourhoods were established around the Central Core and contain many of the Town's historic resources, this category also represents the early suburban development pattern that came with the preliminary expansion of the Town in the 1970's and 80's.

There are opportunities for infill and redevelopment within existing neighbourhoods but given the predominance of single-family housing it is important that any new development considers compatibility in terms of scale, intensity, and boundary transitions.

This area also includes the Shantz Village Area Structure Plan that contains goals and policies for a blend of commercial and residential development.



GOAL

Implement a flexible and incremental approach to growth and development to preserve and enhance the Town's assets, infrastructure, community character, fiscal health, and environmental resilience.



POLICIES

- 5.1.1 Infill housing in existing neighbourhoods is supported and should demonstrate the ability to balance achieving multiple objectives including but not limited to:
- a. Increase the diversity of housing choice.
 - b. Fit with the neighbourhood context.
 - c. Contribute to the fiscal health of the Town.
 - d. Include a variety of affordable housing options.
 - e. Housing that is adaptable over time.
- 5.1.2 Infill development should be neighbourhood-compatible demonstrating consistency with Policy 5.1.1, in existing neighbourhoods by considering new proposals based on their contributions to the pedestrian-orientated environment in alignment with the following design principles:
- a. Window and entry placement.
 - b. Design of porches or balconies.
 - c. Avoid large areas of blank walls along street frontages.
 - d. Minimize the prominence of parking features or areas.
 - e. Strong connections between main entrances and sidewalks.
- 5.1.3 Neighbourhood-compatible infill development that has demonstrated consistency with Policy 5.1.1, in existing neighbourhoods should also incorporate the following design principles to sustain or enhance community character and alignment:
- a. Arrange building massing consistent with neighbourhood patterns.
 - b. Consistent setbacks with adjacent buildings that contribute to desired character.
 - c. Architectural features and landscaping that reflect the surrounding context.
 - d. Design that incorporates natural features of the site.
 - e. Minimize any shading impacts on adjacent properties.
 - f. Orient windows and entrances to the public realm, increasing “eyes on the street”.
 - g. Minimize impacts on the privacy of neighbouring properties through transitions, fencing, or screening.
- 5.1.4 Infill development may consider commercial and/or home occupations and should endeavour to fit the context of the neighbourhood and contribute to the overall fiscal productivity of the town.

5.2 CENTRAL CORE AND ENTRANCEWAY



The Central Core is applicable to the traditional downtown and represents the greatest mix of uses throughout the Town.

Didsbury benefits from an attractive historic core and preserving the existing character, while allowing for incremental improvements over time will bring more people into the core and improve the sustainability of the local businesses.

Attached and stacked housing is encouraged to increase development densities around existing infrastructure and provide opportunities for vertical integration of mixed use development.

Infill, rehabilitation, and adaptive reuse of existing buildings create new opportunities for businesses and preserve existing and historic structures. Mixed use development is encouraged within this area.



GOAL

Downtown Didsbury will remain the retail, office and entertainment heart and centre of the Town, while enhancing its unique historical character.

A majority of this area is included in the Central Core Heritage Plan and East Downtown Area Redevelopment Plan.

POLICIES

- 5.2.1 The addition of residential dwelling units on the upper floors of new and renovated commercial buildings located in the Central Core is encouraged.
- 5.2.2 Promote the health and vitality of the Central Core by encouraging the ongoing maintenance and improvements of buildings in the neighbourhood.



- 5.2.3 Promote the Downtown Core as a stable residential neighbourhood by encouraging a variety of housing options that support mixed-use development and live-work units.
- 5.2.4 Promote the Central Core as an active public gathering place by encouraging investment in civic spaces that activate social connections.
- 5.2.5 Promote the adaptive reuse of brownfield and other vacant buildings or sites by encouraging their transition to accommodate a diversity of new housing options when applicable.
- 5.2.6 The Town shall ensure that circulation for vehicles, pedestrians and bicycles is maintained within the downtown.
- 5.2.7 The Town shall support the development of Owner/Operator/Caretaker Suites within the Central Core.
- 5.2.8 The Town shall consider the consistency of character between the west and east sides of the railway tracks in all proposed development applications. Encourage consistency of character between the West and East sides of the railway tracks.



5.3 LIVE-WORK NEIGHBOURHOOD

These areas are intended to be mixed use areas and have typically been associated with Industrial uses and development, but the nature of industrial land use has changed. While industrial development fits within the area, the intent is to identify space for the growth and expansion of large employers.

Industrial uses vary from technology to the manufacturing of goods.

The nature of this type of land use requires access to major transportation corridors that have the capacity necessary to accommodate the traffic volumes generated by these types of businesses.

GOAL

Strengthen the tax base through efficient non-residential growth that contributes to fiscal stability. Strengthen the perception of Didsbury as a business-friendly community.

POLICIES

- 5.3.1 To ensure compatibility, industrial development adjacent to existing or future residential areas shall be subject to special controls, including but not limited to screening, buffering, fencing, or other mitigating measures.
- 5.3.2 New and expanded industrial development proposals shall be required to address potential environmental impacts in regard to drainage, sewage effluent, airborne emissions, noise pollution and any other environmental concerns. Heavy industry shall only be permitted in Town subject to environmental impacts and impacts on adjacent areas being addressed.



- 5.3.3 Industrial areas shall be provided with direct linkages to major transportation routes and mixing of industrial and residential traffic is discouraged.
- 5.3.4 Industries which may be considered offensive by virtue of noxious emissions, noise, vibration or appearance may be restricted and may be required to incorporate certain measures to ensure the integrity of surrounding areas are not jeopardized.



5.4 NEW NEIGHBOURHOODS

These areas represent the future land base intended to accommodate housing for the future population growth of the community. The intent is to restore traditional neighbourhood development patterns, with a focus on pedestrian-oriented design that emphasizes multi-modal transportation connectivity.

While the predominant may be residential, opportunities for mixed use areas such as commercial, civic, and institutional uses that are compatible and complementary to housing are encouraged, as are neighbourhood-scale parks and open spaces. New neighbourhoods must consider multiple connectivity points with adjacent neighbourhoods and the broader network of trails, parks, and recreation areas and facilities. An Area Structure Plan will be required prior to development in these areas.

GOAL

Building a diverse community that appeals to people of all ages, lifestyles, and income levels requires the assets to not only keep current people here, but also attract new people into Town, which is critical to the Town's financial condition and long-term prosperity.



POLICIES

- 5.4.1 Promote a variety of affordable housing options as part of new Area Structure Plans as well as infill or redevelopment proposals by encouraging a mix of housing types and densities that introduce different price points.
- 5.4.2 Promote opportunities for a variety of housing tenure by encouraging the development of both rental and ownership housing options as part of new Area Structure Plans and any infill or redevelopment proposals.
- 5.4.3 Support opportunities for increased housing options that support more flexibility to age in place by considering partnerships with non-traditional housing providers.
- 5.4.4 New commercial development shall proceed in an orderly manner to provide municipal services and utilities in a fiscally responsible manner.
- 5.4.5 The Town encourages all commercial development to be of high quality and aesthetic appeal.
- 5.4.6 The Town shall support a mix of residential and commercial uses in new neighbourhoods, provided the developer demonstrates, to the satisfaction of the Town, commercial uses are compatible with the surrounding residential areas.
- 5.4.7 Promote a mix of uses within new neighbourhood-scale developments by encouraging local services and retail businesses that are complementary to residential uses.
- 5.4.8 The Town will respect existing agricultural operations within town boundaries until such time that those lands are required for urban growth purposes.
- 5.4.9 The implementation of innovative community and neighbourhood design concepts and housing forms may be supported.

6. IMPLEMENTATION

The MDP provides an overall framework to guide all planning and development decisions in Didsbury.

6.1 IMPLEMENTATION

Factors that affect land use, economic development, social and environmental sustainability and the provisions of municipal services are constantly changing. Therefore, the MDP will continue to be monitored, periodically reviewed and amended as required in order to ensure the policies remain relevant.

The MDP also reflects policy direction established in other pertinent documents:

- Council Strategic Plan
- Intermunicipal Development Plan between the Town and Mountain View County
- Intermunicipal Collaboration Framework
- Economic Development Strategy
- Pedestrian Connectivity Master Plan

GOAL

To ensure that the policies of this Plan are relevant and followed in all future development related decisions.

POLICIES

- 6.1.1 The MDP contains “shall”, “should” and “may” policies which are interpreted as follows:
- a. “Shall” is an operative word which means the action is mandatory,
 - b. “Should” is an operative word which means that in order to achieve the Plan’s objectives, it is strongly advised that the action be taken,
 - c. “May” is an operative word which means that there is a choice, with no particular direction or guidance.
- 6.1.2 All statutory and non-statutory plans shall be consistent with the Municipal Development Plan.





- 6.1.3 Subject to Council's approval, minor variations from the policies of the MDP shall not require an amendment to the MDP. More substantive changes shall require an amendment to the MDP and any other affected Plan(s).
- 6.1.4 As part of the process of managing the growth and development the Town shall facilitate public input on matters of general or specific planning interest however possible. The Town shall also continue to advise residents of existing planning policies and the outcome of key planning decisions.
- 6.1.5 The Town endeavours to address the key targets highlighted in the Strategic Plan approved by Council.
- 6.1.6 The MDP is intended to be adaptable to reflect the priorities, goals and objectives of the community as the Town grows and changes. To ensure that the MDP is current, the entire Plan should be reviewed every five years.

7. APPENDIX

7.1 THE VOICE OF THE COMMUNITY

The Municipal Development Plan (MDP) was designed to represent the voice of the community and guide the future of the Town. After multiple conversations, and ideas shared by community members, municipal leaders, and property owners, we found that Didsbury had a lot to say.

Some said that this is a place with a lot of potential, as we are a place with “good bones”. While others remarked that the community is too hard on itself, and people take for granted all the amazing things happening here. Some thought Didsbury is the best-kept secret in the Province, and that we should no longer keep that secret to ourselves, demonstrating a greater community pride in who and what we are.

The MDP is the opportunity to strengthen what we love about this town, what works, and what needs more attention to be truly great. We can also set a course for making improvements, stimulating new ideas, and changing old processes that no longer work in a modern environment.

Through a variety of community conversations either tied directly to the development of the MDP or through other initiatives the Town was leading, the direction of the Plan stems from local citizens and their perspective on what matters most to sustaining the elements of Didsbury that create a great quality of life and identifying what’s necessary to ensure the Town remains a great place to call home in the future.

Community conversations focused on identifying assets, opportunities, and obstacles to help create a better awareness of community perspectives. The responses from the community are thematically summarized in the following general topic areas:

1. Assets: In consultation with the community a series of assets were identified that make the community uniquely Didsbury and a place that citizens love and are proud of. Perspectives ranged from loving the “tree-lined streets” to “the great volunteers” to “inclusion in the local knitting club”. Through all the comments, the following general categories of assets were considered most representative of why people love to call Didsbury home:
 - a. Arts/culture/heritage
 - b. Parks/natural areas/recreation facilities
 - c. Unique local economy
 - d. Community pride/identity
 - e. Social services and institutions
2. Opportunities: Within the context of contemplating the various assets of the community, the following themes emerged to try and leverage the various assets to improve certain aspects of the community:
 - a. Regardless of the size, maintain the characteristics of the “small town feel” that keeps people engaged in the community and retaining the looking out for each other mentality.

- b. Integrate natural features into the community and build greater connectivity to support healthy and active lifestyles.
 - c. Improve citizen awareness through continual engagement to help build greater relationships and partnerships among the community.
 - d. Leverage the historic character to continue attracting unique opportunities to the town.
 - e. Expand the diversity of the housing stock by type and price point to provide expanded opportunities for different types of households to move to, or stay in, the community.
 - f. Expand the tax base by attracting more industry and retail businesses to sustain the health of the community.
3. Obstacles: While the community didn't focus on the negative, there remain contradictions the town will need to consider as part of ongoing citizen engagement and growing awareness:
- a. We are lucky to have so many great recreation facilities...combined with a sentiment that "we want more".
 - b. We love the small-town character and the local nature of the businesses...combined with a desire to see things stay open later and have a wider variety of the "bigger stores".
 - c. We would like to have better levels of service (i.e., better roads or additional recreation facilities) ...combined with a perspective that we already pay too much in taxes.
 - d. We like that we are a small town and things do not change very quickly... combined with a sentiment that we need to focus on growth and "filling in the gaps" downtown and in existing areas planned for development where it hasn't occurred yet.

7.2 DIDSBURY'S IDENTITY

The elements below represent the distillation of the concepts, ideas, and discussion that came out of the public engagement process for Council's Strategic Plan and Priorities, as well as this Plan. It is made up of three parts: Values, Assets, and Aspirations. When these items are put together it gives a clear and meaningful picture of how the residents of Didsbury see themselves and their community now, and how they wish to be in the future.

VALUES: A SHARED COLLECTION OF THINGS

- Diversity and inclusion
- Fiscal responsibility
- Harmony with nature
- Innovation

ASSETS: THE ELEMENTS WE WANT TO PROTECT AND IMPROVE

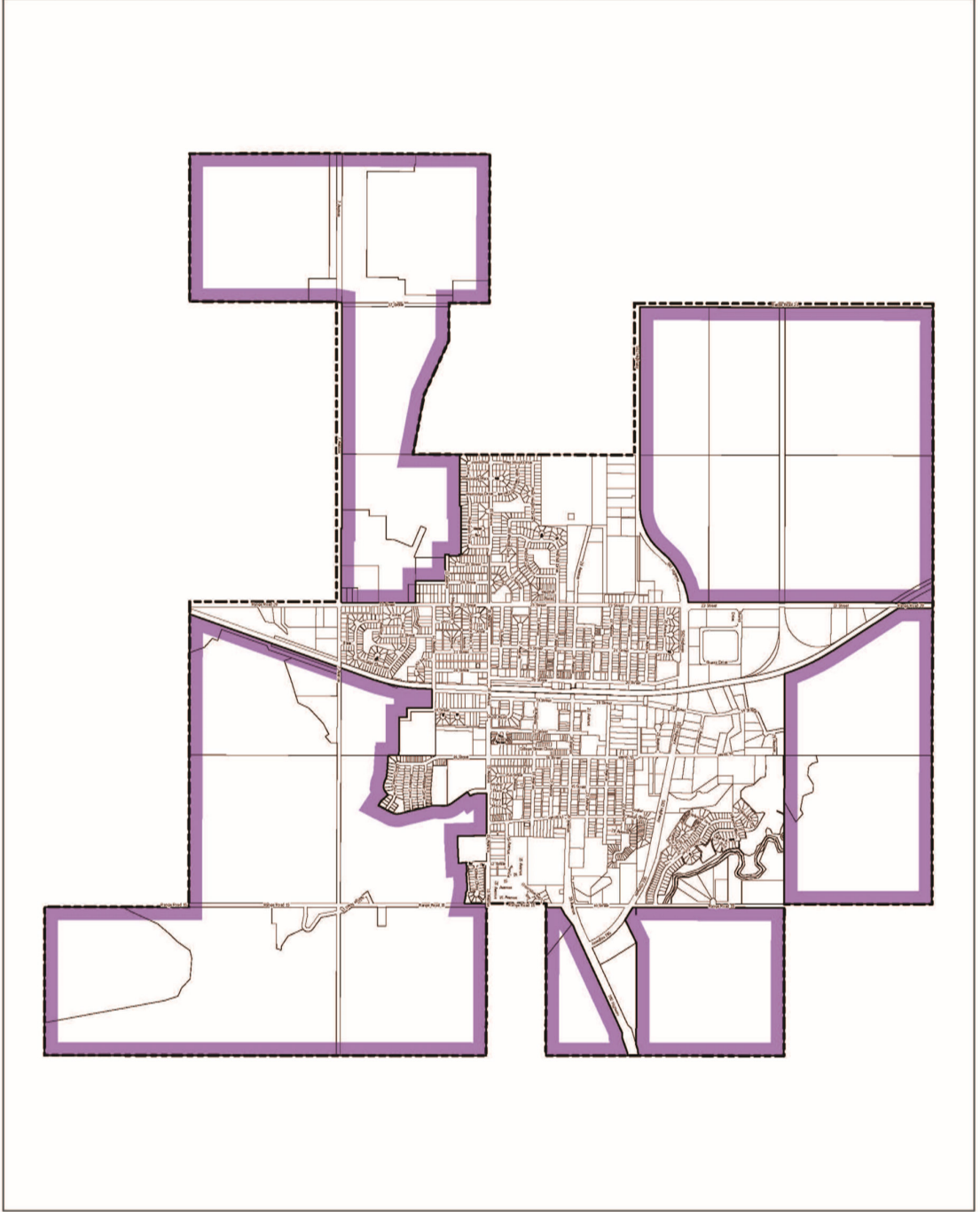
- Historic downtown core
- River valley and escarpments
- Culture of preservation


- Recreation amenities and spaces
- "Small-town" character and charm
- Connections and sense of community

ASPIRATIONS: WHAT WE WANT TO BE TOMORROW

- Preserve and celebrate the unique aspects of the community
- Culture of trust and collaboration
- Embrace growth that benefits the people and businesses of Didsbury
- Vibrant downtown core that is the economic, cultural, and social heart of the community
- A cultural hub and destination
- Balance of quality of life and affordability

7.3 MDP SUPPORTING MAPS






Town of Didsbury
Areas Requiring
Area Structure Plans

Legend

- Areas Requiring Area Structure Plans
- Parcels/Lots
- Town Boundary

The accuracy & completeness of information shown on this drawing is guaranteed. It will be the user's responsibility to verify the accuracy of the information shown on this drawing to source & establish the precise location of all existing information whether shown or not.



Scale: 1:20,000
(When plotted at 11"x17")

Coordinate System:
NAD 1983 UTM 14

Data Sources:
 - Data provided by the town of Didsbury, NRN

Project #:	7777001102
Author:	SP
Checked:	CU
Reviewed:	AK
Revision:	A
Date:	2024/6/17


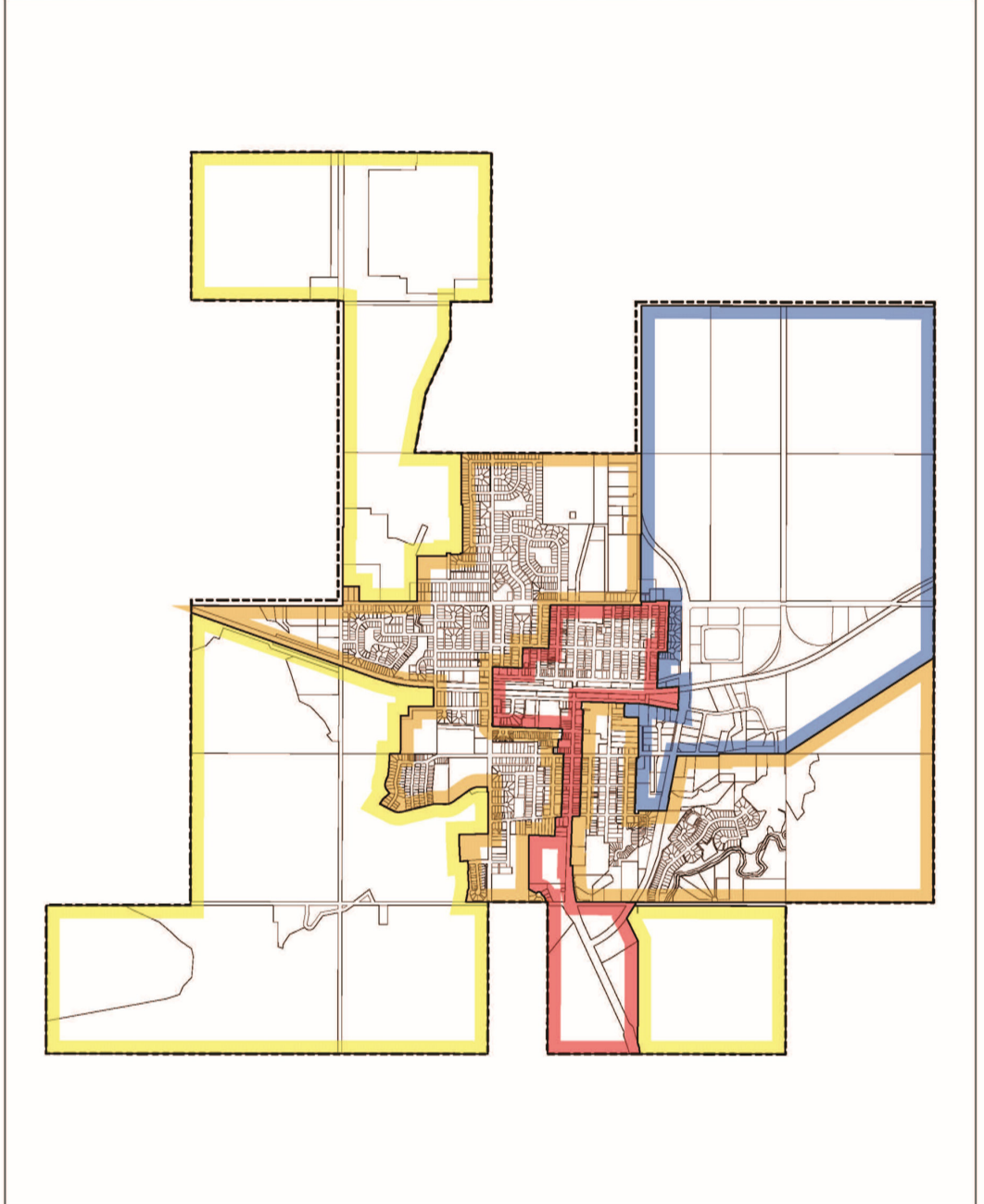


FIGURE 1





Town of Didsbury
Policy Areas

Legend

- Live-Work Neighbourhood
- Mature Neighbourhood
- Core and Entrance
- Future Neighbourhood
- Parcel/Lots
- Town Boundary

The accuracy & completeness of information shown on this map is not guaranteed. The information shown on this drawing is for informational purposes only. The location of all existing information whether shown or not.



Scale: 1:20,000
NAD 1983 SPM 7/4 (When plotted at 1:20,000)

Data Sources:
- Data provided by the Town of Didsbury, MNM

Project #: 177/001/02
 Checked: CU
 Status: Review
 Revision: A
 Date: 2024/08/21



URBAN SYSTEMS
FIGURE 2



Legend

- Abandoned Wellsite
- Oil & Gas Wellsite
- Contours (5m)
- Floodway
- Flood Fringe
- Town Boundary

Town of Didsbury
 Existing Conditions
 Constraints

URBAN SYSTEMS

Project #: 777/001/02
 Checked: SU
 Status: CU
 Review: A
 Revision: A
 Date: 2024/6/17

Scale: 1:20,000
 (When printed at 11x17")

Coordinate System:
 NAD 83/83 STM 114

Data sources:
 - Data provided by the Town of Didsbury, Alberta, Fortis Government of Alberta, CDNA
 - Imagery provided by ESRI - July 2022

This drawing is a compilation of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate & establish the precise location of all existing information in their own or their professional's office.

7.4 DEMOGRAPHIC INFORMATION

COMMUNITY CONTEXT

The nature of understanding planning at a local level is heavily context dependent. While the characteristics of a strong and healthy community may be similar, the context in how they interact will vary from place to place. Context for the purpose of understanding the policy and strategic direction of the MDP is considered through two distinct lenses:

- What are the external influences that are outside the control of Didsbury but still have an impact on shaping the local context?
- What is the local context that will shape the action and priorities of the town and other local organizations?

It is important to acknowledge that the context is continually changing and, as such, should be continually monitored.

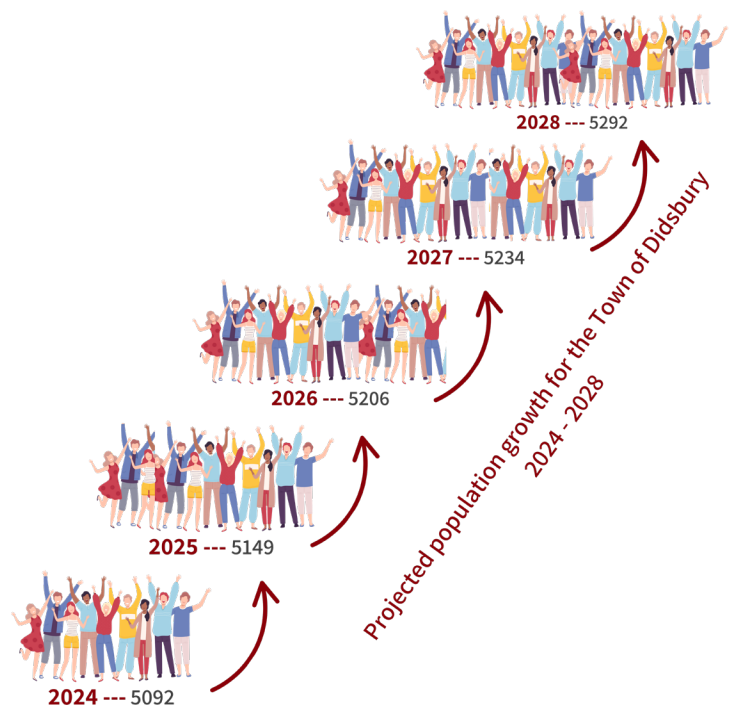
LOCAL CONTEXT

Didsbury is a distinct community. A truly unique destination. A community focused on preservation and identity. A beautiful and environmentally responsible community. Didsbury also faces real challenges, and it is important to understand all aspects of the local context to define and measure successes. What are we getting right? Where are we falling short? By looking at the community as it exists

today and by understanding where it came from, the town can make more informed decisions around what's working and what can be done better.

DEMOGRAPHICS

The population has remained relatively constant over the last decade. However, Didsbury's population is expected to increase over the next five years and beyond. As population increases, so does the demand on Town infrastructure and services; the need for planning and coordination of development is crucial for the Town of Didsbury.



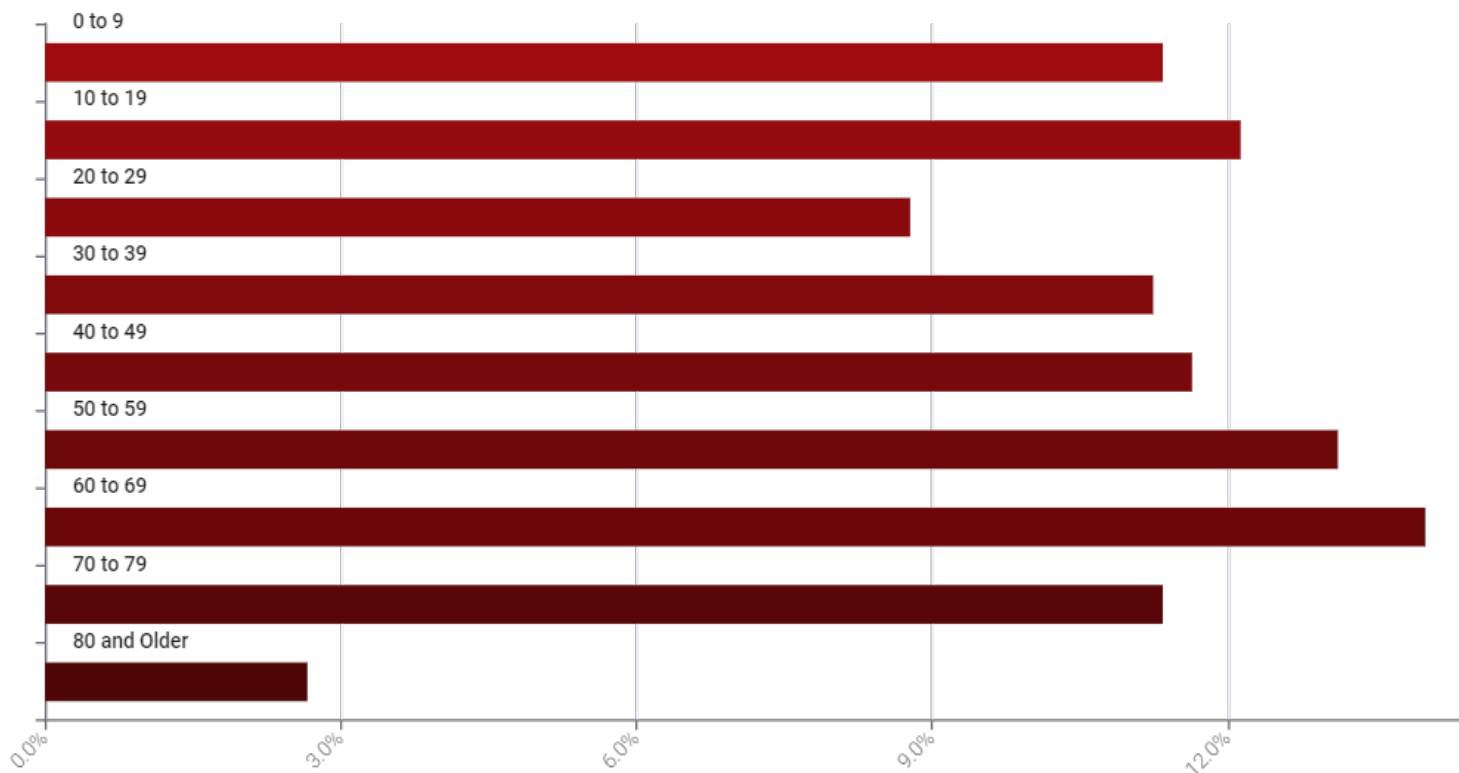
COMPOSITION

The composition of the population has a significant impact on projecting the future population of the Town, which, in turn, has a significant impact on how the Town considers its own plans for investments in infrastructure, community facilities, and sustainable service delivery.

This reflects the complexity of population growth and composition. While the current composition reflects the need for an influx in population, rapid growth initiates its own set of challenges and does not change the service delivery needs of the current citizens.

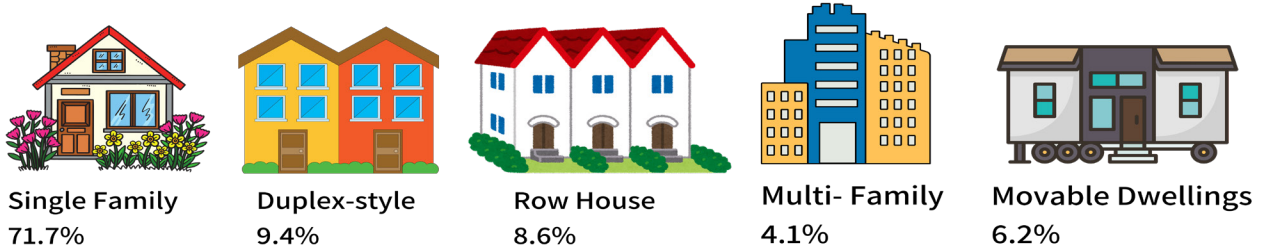
When exploring the composition of the population by individual, ten-year age cohorts, the aging of the population becomes clearer. The percentage of the population over the age of 50 continues to expand, while the younger cohorts are declining. This is a clear indication that a diverse offering of type and size of housing is needed in Didsbury, so that the community may grow in all age groups.

Percent of Population by Age Cohorts (Statistics Canada Census Profile published 2023)



HOUSEHOLDS

Housing by Type (Statistics Canada Census Profile published 2023)



The average household size has not changed considerably over this time, seeing only a slight decrease from 2.5 (as reported during the 2011-2016 Census years) to 2.4 in the 2021 Census year. Given the nature of the shifts in the population pyramid, this number will likely decrease as the population continues to age.

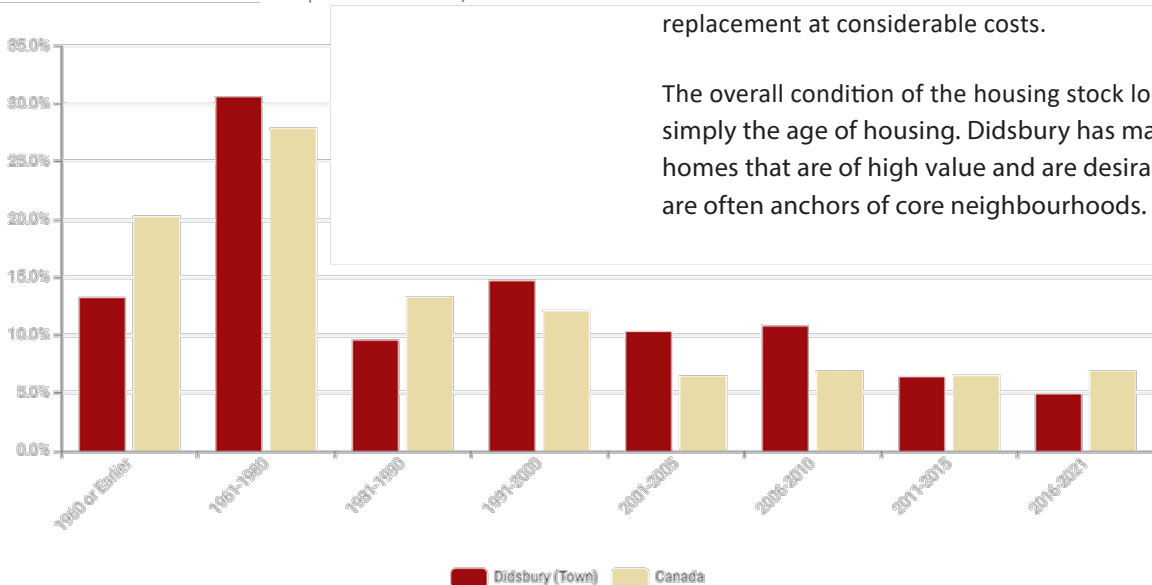
Like communities of similar size across the province, most of the housing stock in Didsbury is comprised of single-family homes and occupied by its owner. While this reflects the predominant development trend of the initial expansion of the Town and the prevalent pattern since the post World War II construction boom, the lack of housing diversity, combined with its age and condition, limit the attractiveness of the community to new citizens.

Given the relatively flat nature of the expansion of both the total population and occupied housing, over time, the housing stock continues to age along the same trajectory as the population, impacting the attractiveness of the community to new residents. An expansion of new and diverse housing options will increase the community's draw for new residents and businesses.

The age of the housing stock has an impact on multiple fronts. It is typically occupied by its original (or early owner), ensuring it will not be available for resale until the current owner has evolved to the point where they need to move to an alternative situation. Additionally, they are clustered in neighbourhoods with similarly aged homes (along with similarly aged infrastructure), meaning that several houses in a concentrated area are declining in value (and generating less in tax revenue as their assessment declines) while the infrastructure that serves them is also declining and, inevitably, requires replacement at considerable costs.

The overall condition of the housing stock looks beyond simply the age of housing. Didsbury has many historic homes that are of high value and are desirable; they are often anchors of core neighbourhoods.

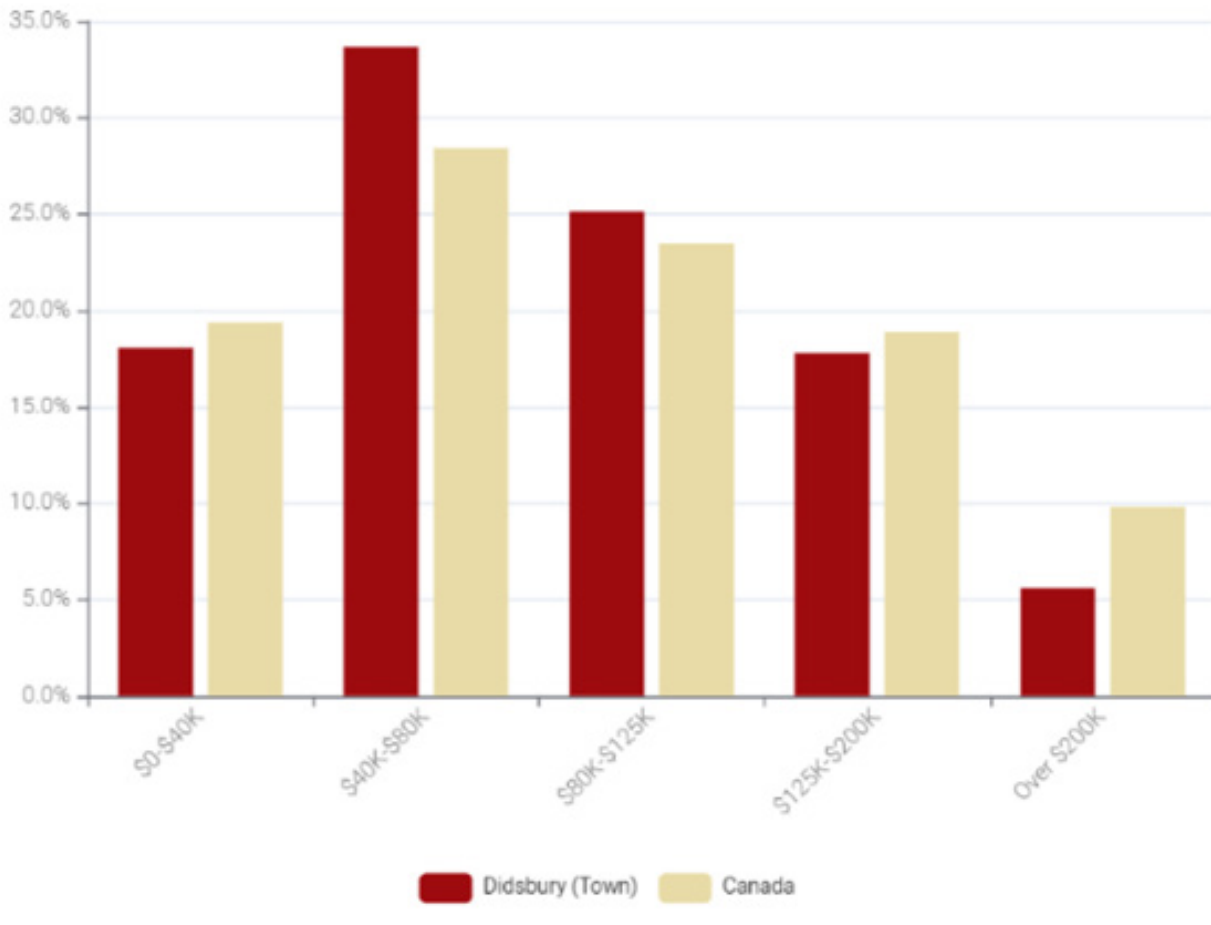
Housing by Age of Construction
(Statistics Canada Census Profile published 2023)



With the relatively small percentage of total housing units constructed in the last 30 years, the average estimated value of housing units, by structure type, has not increased significantly between 2016 and 2021. In some cases, the average value has decreased. This is merely an estimate offered by the homeowners themselves as part of the census and cannot be considered accurate. However, it does provide a glimpse into the market supply and demand factors for housing in the community. Given the flattening of the population and total housing units, it is reasonable to consider the price of housing (on average) would not change considerably.

To fully understand housing, its affordability, and the relative ability of households to move into better situations, the relationship with household income is important. The median, after-tax income in Didsbury is \$77,000, which represents a 5.4% decrease since the 2016 Census. When looking at the distribution of households, 40.6% have an after-tax income under \$60,000, compared to 32.1% of households throughout the province. Higher distributions of households at the lower end of the income spectrum limits the mobility of households to move out of unsuitable housing conditions and increases the risk of households spending greater than \$30% of their income on shelter costs.

Income Distribution by Geography
(Statistics Canada Census Profile published 2023)



LOCAL LABOUR FORCE

The size and composition of the total labour force has evolved similarly to the changes observed in the total population data. While the total number has not changed considerably, the downward trend in the total labour force is a symptom of the aging population.

Another key component of evaluating the local labour force is the educational attainment, which influences existing and prospective businesses when considering their expansion and locational decisions. There is a relatively high percentage of the labour force that has achieved some form of post-secondary training, though the percent that has received a bachelor's degree or higher is considerably lower than the provincial total. While not the lone metric, the education and training of the labour force is a key indicator that businesses and industry consider in their decisions on where to locate.

The educational profile of the labour force is reflective in the distribution of the labour force by occupation. The two largest occupation sectors are trades, transport, and equipment operators (26.3% of the employed labour force), which are typically associated with achieving post-secondary training below a bachelor's degree, and sales and service occupations (24.3%), which typically do not require specialized education.

Of the total employed labour force, 48.9% worked in the town and 51.1% commuted to work outside of the town. The average commuting time decreased from 26.7 minutes in 2016 to 23.1 minutes in 2021, indicating most people commuting out of town are staying largely within the region. Commuting patterns flow both away from and into the town. Local businesses and industries generate employment opportunities that attract commuters from outside of the town. In 2021, the estimated net commuter flow was +50, which indicates that 50 more people commutes into the town than commuted out. This is a significant change from 2016, when the net commuter flow was -135, indicating 135 more people commuted outside the town than in.



REGULAR COUNCIL MEETING Request for Decision (RFD)

Vision: The Place to Grow.

Mission: Creating the Place to Grow.

MEETING DATE: November 26, 2024
SUBJECT: Bylaw 2024-13 Utility Charges Bylaw
ORIGINATING DEPARTMENT: Corporate Services

BACKGROUND/PROPOSAL:

At the November 12, 2024 Regular Council Meeting, Council referred the Utility Charges Bylaw to the Financial Planning Committee for review and recommendation. The Committee met on Thursday, November 14 to discuss the proposed changes to the contents of the bylaw as well as the 2025 rates established in Schedule "A".

The utility services, being the water, wastewater, and solidwaste departments, are all self-supported departments, meaning that the operating budgets of the departments are funded primarily from utility charges and, therefore, do not rely on tax revenue. The Utility Charges Bylaw is presented to Council during the annual budgeting of the departments to adjust for that year's proposed operating budget.

DISCUSSION/OPTIONS/BENEFITS/DISADVANTAGES

This year, there were a number of adjustments made to certain sections of the bylaw. The committee reviewed the adjustments and was satisfied with majority of the markups. Specifically, the Committee noted the inclusion of reference to section 553(1) of the Municipal Government Act (MGA) in section 5.8 that 'municipal boundaries' referred to in sections 5.5 and 5.6 are consistent with the wording of the MGA, and the addition of the word 'service' after 'utility' in section 4.3.

The Committee recommends second and third reading of the bylaw be granted. Should Council grant second and third reading to the bylaw, the bylaw will come into effect on January 1, 2025.

ALIGNMENT WITH STRATEGIC PLAN

1. Strategically Managed Infrastructure

RECOMMENDATION (two motions)

That Council grant second reading to Bylaw 2024-13 Utility Charges Bylaw.

AND

That Council grant third and final reading to Bylaw 2024-13 Utility Charges Bylaw.

TOWN OF DIDSBURY
Utility Charges Bylaw
Bylaw No. 2024-13

A BYLAW IN THE TOWN OF DIDSBURY FOR REGULATING AND PROVIDING FOR THE TERMS, CONDITIONS, RATES AND FEES FOR THE SUPPLY AND USE OF WATER, WASTEWATER and SOLID WASTE SERVICES.

WHEREAS, pursuant to section 3(b) of the *Municipal Government Act*, being the Revised Statutes of Alberta 2000, Chapter M-26, as amended, the purposes of a municipality are to provide services, facilities or other things that, in the opinion of Council, are necessary or desirable for all or a part of the municipality; and

WHEREAS, pursuant to section 7(g) of the *Municipal Government Act* a Council of a municipality may pass bylaws for municipal purposes respecting public utilities; and

WHEREAS, it is deemed just and proper to levy a water service rate on all Persons occupying property connected with the water system of the Town to assist with the costs of constructing and maintaining the system including the cost of treatment and distribution of water; and

WHEREAS, the Town of Didsbury is a member of Mountain View Regional Water Services Commission, a municipally owned corporation which operates the Anthony Henday Regional water system and delivers water to the Town; and

WHEREAS, it is deemed just and proper to levy a wastewater service rate on all Persons occupying property connected with the wastewater system of the Town to assist with the costs of constructing and maintaining the system including the cost of treatment and distribution of wastewater; and

WHEREAS, it is necessary to protect both the systems and the environment; and

WHEREAS, the Town of Didsbury is a member of Mountain View Regional Waste Management Commission, a municipally owned corporation, which operates a regional landfill and receives solid waste from the Town.

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

1. Short Title

This Bylaw shall be known as the “Utilities Charges Bylaw”

2. Definitions

Customer means an individual, partnership, or corporation who is an Owner of the Lands and who submits an application for utility service for those Lands.

Dwelling Unit means a complete building or self-contained portion of a building for the use of one or more individuals living as a single housekeeping unit, containing sleeping, cooking and separate toilet facilities intended as a permanent residence.

Eligible Residence means a residential building, which contains four or less dwelling units.

Fixed means a flat monthly charge, which does not fluctuate month to month.

Variable mean charges that are based on water consumption for the billing period.

3. Paramount Rules

3.1 If the provisions in any other bylaw conflict with the rules in this Bylaw, this Bylaw will prevail.

4. General Provisions

4.1 All utility service charges and fees referred to in this bylaw are set out in Schedule “A” and shall form part of this bylaw.

4.2 Utility departments in the Town of Didsbury are self-supported, therefore are not subsidized by property taxes.

4.3 For rate accuracy and justification, each utility service (water, wastewater and solid waste), is its own product line and is budgeted for and accounted for separately.

- 4.4 All customers receiving utility services shall pay the utility charges and fees.
- 4.5 Water and Wastewater Infrastructure Fees are fixed and will cover debt coverage and future capital investment.
- 4.6 Water Consumption Charges are variable and will cover the cost of water from the Mountain View Regional Water Services Commission.
- 4.7 Water and Wastewater Distribution Charges are variable and will cover the cost of operations and maintenance associated with the system.
- 4.8 Solid Waste Service Fees are fixed and will cover all costs associated with the solid waste utility.
- 4.9 Where service to a customer is to be discontinued, a final billing shall be calculated on a pro-rated basis for the number of days the property was owned by the customer for all fixed charges, and based on the consumption determined by the final meter read for all variable charges.
- 4.10 Charges will be added to the utility account for the purposes of administering the printing and mailing of each utility bill sent to each customer or approved recipient.

5. Water and Wastewater Utility Charges:

- 5.1 A water and wastewater Infrastructure Fee will be determined annually based on the customer's connected water meter size.
- 5.2 In the case of non-use of service(s), each customer shall continue to pay an infrastructure fee.
- 5.3 Consumption and distribution rates will be determined annually in accordance with the annual collective water consumption.
- 5.4 Where the calculation of a utility charge is based on the consumption of water, the quantity used shall be determined from the current and previous water meter readings as recorded by the Town, or if an actual water meter reading is not available, by an estimated consumption based on the previous average consumption of the service.
- 5.5 Where a serviced property is located outside of the Town of Didsbury municipal boundary, a security deposit must be paid to the Town of Didsbury prior to services being provided due to the inability to transfer unpaid accounts to the tax roll.
- 5.6 Where a serviced property is located outside of the Town of Didsbury municipal boundary, a surcharge of 35% on all charges will be applied.
- 5.7 If any part of a utility bill remains unpaid after the due date specified on the utility bill, a penalty shall be added and will compound on the charges of each monthly bill.
- 5.8 Where a utility service account remains delinquent in excess of sixty (60) days, the outstanding balance and penalties may be added to the municipal tax roll in accordance with the *Municipal Government Act* s. 553(1).
- 5.9 If payment is not received (30) days after the due date specified on the utility bill, the water service may be turned off and not turned on until such time as the utility account including arrears and a reconnection fee is paid in full.
- 5.10 If payment is declined under the pre-authorized payment plan, the pre-authorized party may be disqualified from the pre-authorized payment plan.
- 5.11 No reduction in charges shall be made for any interruption in water or wastewater services during a billing period.
- 5.12 The Town shall levy utility charges for all customers on a monthly basis.
- 5.13 Any customer to whom utility services have been shut off, shall, upon having paid any utility fees owing, and upon requesting the Town to restore utility services, pay to the Town a non-refundable shutoff fee and a separate reconnection fee.
- 5.14 Any debit or credit adjustments to a customer's account for utility services that may be required will be applied up to a maximum of one year.

5.15 The charge for Water and Wastewater Infrastructure Fees will apply even where there is no water and/or wastewater being consumed except in the case in which the water meter has not been installed.

6. Utility Services to Tenants

6.1 Utility bills will be issued to the owners of the property. The owner may request a duplicate copy be sent to the tenants. Information or account changes regarding the utility account shall be communicated solely with the owner of the property.

6.2 The property owner(s) may authorize any tenant(s) to be provided with the account information.

7. Solid Waste Service Fees:

7.1 The property owner of a premises receiving Solid Waste Services from the Town is charged a fee.

7.2 A Solid Waste Service Fee for Residential Garbage (black bin), Residential Recycling (blue bin) and Residential Compost (green bin) collection shall be determined annually.

7.3 The service fee shall be charged to each eligible residence receiving the solid waste utility service.

7.4 Additional fees for each added black bin, blue bin and green bin will be determined annually. Each additional collection container shall be charged a fee.

7.4.1 Thirty (30) days’ notice is required when additional collection containers are added or removed.

7.5 The charge for Solid Waste Services will apply even where there is no Solid Waste set out for collection.

7.6 An administrative fee for any change of service will be charged.

8. Transitional

8.1 Should any provision of this bylaw be found by a court of competent jurisdiction to be void, invalid, or unenforceable, all other provisions of this bylaw shall remain valid and enforceable.

8.2 Utility Charges Bylaw 2023-21 is hereby repealed.

8.3 This bylaw shall take effect on January 1, 2025.

Read a first time this this 12th day of November 2024

Read a second time this this —day of _____ 202_

Read a third and final time this this —day of _____ 202_

Mayor – Rhonda Hunter

Chief Administrative Officer – Ethan Gorner

SCHEDULE "A"
(GST exempt, unless otherwise stated)

Residential Solid Waste Service Charges

	CAD(\$)	
Solid Waste Service Fee	20.85	per month
Additional Black Bin Service (garbage)	7.30	per month
Additional Blue Bin Service (recycling)	4.85	per month
Additional Green Bin Service (compost)	2.30	per month
Replacement Bin (plus GST)	120.00	each
Change of Service Fee – added black or blue bin (plus GST)	35.00	per change
Change of Service Fee – added green bin service (plus GST)	15.00	per change
One-Time Rebate for Purchase of Composter (proof of local purchase required)	(50.00)	Utility bill credit

Water Service Charges

	CAD(\$)	
Bulk Water Charge	6.50	per m ³
Infrastructure Fee – connections with meters 1" and less	22.75	per month
Infrastructure Fee – connections with meters from 1 ¼" to 2"	91.00	per month
Infrastructure Fee – connections with meters 3" to 4"	204.75	per month
Water Consumption Rate	3.42	per m ³
Water Distribution Rate	1.63	per m ³
Water meter testing deposit	200.00	Each
Water Shutoff/reconnection fee	100.00	per call out
Water Meter Sales – all sizes (plus GST)		Actual Cost plus 10%

Wastewater Service Charges

	CAD(\$)	
Infrastructure Fee – connections with meters 1" and under	10.50	per month
Infrastructure Fee – connections with meters from 1 ¼" to 2"	40.75	per month
Infrastructure Fee – connections with meters 3" and over	91.70	per month
Wastewater Distribution Rate	1.45	per m ³
Wastewater Distribution Rate – users without water service	26.75	per month

Miscellaneous Charges (charged to each account)

Utility Penalties on overdue balances		2.0%	per month
Printed Utility Bill (per printout)	\$	2.00	per month
Non-Resident Account Deposit	\$	200.00	each
Non-Resident surcharge			35%



REGULAR COUNCIL MEETING Request for Decision (RFD)

Vision: The Place to Grow.

Mission: Creating the Place to Grow.

MEETING DATE: November 26, 2024
SUBJECT: ADMIN 004-24 Policy and Procedure Policy
ORIGINATING DEPARTMENT: Legislative Services

BACKGROUND/PROPOSAL:

The resolution 501-24 referred a list of policies to the Policy and Governance Committee for development, one of those policies being the Policy Governance Policy. At committee, the policy was renamed the Policy and Procedures Policy to clarify the intent of the document.

DISCUSSION/OPTIONS/BENEFITS/DISADVANTAGES

The policy reviewed at Committee discusses the nature and distinction of Governance policies and procedures as opposed to the Administrative policies and procedures. Council, in its role as the governing body of the municipality, guides the strategic direction of the town, sets the level of service, and develops programs and policies to execute Council's Strategic Plan. Administration works to implement that direction by utilizing internal, or administrative, policies and operating procedures to execute the level of service established.

Administrative policies can often be highly procedural in nature and are used to more efficiently execute the direction set by Council. Governance policies, on the other hand, are guiding principles used to set that direction or otherwise detail Council's programs or pertain to Council members.

The purpose of this policy is to ensure the effectiveness and efficiency of governance and administrative processes.

ALIGNMENT WITH STRATEGIC PLAN

5. Governance & Organizational Excellence

RECOMMENDATION

To approve ADMIN 004-24 Policy and Procedure Policy as presented.



Policy Statement:

Council is committed to ensuring the effectiveness and efficiency of governance and administrative processes. Therefore, the purpose of this Governance policy is to reaffirm the important role of policy in the governance decision-making process in contrast with the administrative implementation of Council's direction.

1. Definitions

- 1.1 ***Governance policies/procedures*** means a written, Council approved resolution which establishes governance direction, service level delivery, programs, and other related governance matters.
- 1.2 ***Administrative policies*** mean written administrative procedures and processes as they pertain to administrative, operational, or staffing-related matters.
- 1.3 ***Standard Operating Procedures/Guidelines (SOPs & SOGs)*** means written or unwritten processes that are used to guide internal administrative practices in a flexible and efficient manner.

2. Guiding Principles

- 2.1 The policy statement will identify the policy as either a Governance policy/procedure or Administrative policy/procedure.
- 2.2 Council will approve, review, amend, or rescind any Governance policy/procedure at its discretion.
- 2.3 Governance policies and procedures will be reviewed during Councillor Orientation.
- 2.4 Governance policies will guide the direction of administration.
- 2.5 Administrative Policies, Procedures, and SOP/SOGs will align with Governance policies and legislation.
- 2.6 All Administrative policies/procedures will be approved by the Chief Administrative Officer or designate.

3. Governance Policies/Procedures

- 3.1 Council Policies may be procedural in nature, if they pertain to Council members and Council programs.

4. End of Policy



REGULAR COUNCIL MEETING Request for Decision (RFD)

Vision: The Place to Grow.

Mission: Creating the Place to Grow.

MEETING DATE: November 26, 2024
SUBJECT: COUN 005-24 Road Closure Policy
ORIGINATING DEPARTMENT: Legislative Services

BACKGROUND/PROPOSAL:

At the September 10, 2024 Regular Council Meeting, Council referred the External Road Closure Policy to the Service Level Committee for review and recommendation.

Administration is seeking Council's approval of the proposed changes to the policy to provide clarity and exceptions to certain circumstances which would currently require approval of Council.

At present, the policy requires a motion of Council to approve a temporary road closure beyond 24 hours, for a distance of more than one street or three blocks, or if the value to the community is unclear.

DISCUSSION/OPTIONS/BENEFITS/DISADVANTAGES

The Service Level Committee met on November 19, 2024 and is recommending Policy COUN 005-24 be approved as presented.

The proposed changes to the policy include language that would grant exception to road closures that are being requested by external agencies to assist in the construction, repair, maintenance, or development of a municipal improvement (i.e. a road, public utility, etc.).

There is also a change to incorporate a previous motion which allowed Administration to close the parade route for the annual Elks Parade in August, the Terry Fox Run, and for Country Christmas.

The final change is to remove the words "External" and "Request" from the title of the policy.

Please see attached the proposed draft of COUN 005-24 Road Closure Policy with changes indicated in red text.

ALIGNMENT WITH STRATEGIC PLAN

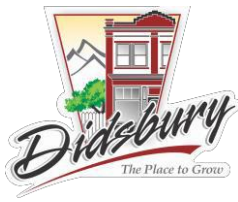
5. Governance & Organizational Excellence

RECOMMENDATION (two motions)

To approve COUN 005-24 Road Closure Policy.

AND

To rescind COUN 005-22 External Road Closure Request Policy.



Policy Statement

The Town of Didsbury Council supports the temporary closure of Town-owned roadways for special events, public requests and to facilitate the needs of new development and construction.

1. Principles

- 1.1 The Chief Administrative Officer (CAO) will receive all road closure requests and determine if they meet the criteria of this policy.
 - 1.1.1 A map must be provided highlighting the proposed road closures.
- 1.2 Temporary Road Closure requests must be made to the CAO with sufficient lead time so the Road Closure Notice can be posted a minimum of 48 hours prior to the closure.
- 1.3 Notices shall be placed in appropriate locations by the applicant a minimum of 48 hours before the closure takes effect to advise the businesses and residents.
 - 1.3.1 In **urgent or unexpected** circumstances, the CAO may grant a temporary road closure with less than 48 hours' notice.
- 1.4 The Town of Didsbury may provide traffic control/management signs and barricades which are to be erected and managed by the applicant.
 - 1.4.1 **The Town of Didsbury will endeavour to provide pedestrian and vehicle access wherever possible.**
- 1.5 This policy does not apply to closures undertaken by town staff to address town projects or special events.
- 1.6 **A traffic strategy may be required to indicate where closures are needed and how they are being managed.**
 - 1.6.1 **The requirement of a traffic strategy may be added to the development agreement for construction expectations and road closure anticipated.**

2. Public Events that Require Council Approval

- 2.1 The Town of Didsbury Council shall receive road closure request for public events when:
 - 2.1.1 The request is for more than one (1) street or exceeds three (3) blocks;
 - 2.1.2 The request is for more than one (1) day; or
 - 2.1.3 The value of the road closure to the community is not clear.

3. Pre-Approved Annual Public Events

- 3.1 **The following events are pre-approved by Council for road and train station parking lot closures:**
 - 3.1.1 **Didsbury Elks Parade (August)**
 - 3.1.2 **Didsbury Schools Terry Fox Run (September)**
 - 3.1.3 **Didsbury Country Christmas (December)**
 - 3.1.4 **CPKC Holiday Train (December)**

4. Construction Projects

4.1 Notwithstanding 2.1, the CAO, or designate, may approve a temporary road closure request outside those parameters:

4.1.1 to facilitate developers in the construction, repair, development, or maintenance of a road, public utility, or new construction projects;

5. Communication of Road Closure

5.1 All Road Closure Notices shall be emailed to the following organizations and departments:

Public Works – Town of Didsbury	Olds Radio
Didsbury Fire Department	Chinook’s Edge School Division
Didsbury Municipal Enforcement	The Albertan (local newspaper)
Didsbury RCMP Detachment	Didsbury & District Chamber of Commerce
Town of Didsbury Council	STARS Air Ambulance
Town of Didsbury Communications	Alberta Health Services (EMS)
Town of Didsbury Leadership Team	CPKC Railway
Town of Didsbury Financial Services	Affected Businesses

5.2 All downtown businesses will receive notification relative to parking restrictions in effect during filing in the central core.

5.3 Didsbury Communications Department will post Road Closure Notices on the Town of Didsbury Website and Social Media platforms.

6. End of Policy



TEMPORARY ROAD CLOSURE REQUEST

PO Box 790, 1606 14 Street, Didsbury AB T0M 0W0

T 403.335.3391

F. 403.335.9794

www.didsbury.ca

Please complete Section "A" if your organization would like Temporary Road Closure. Submit the completed form to the Town Office at the above address, or email to legislative@didsbury.ca.

Reason for Road Closure/Name of Event	
Dates of Closure (start to end)	
Name and/or Number of Roads	
Contact Person	
Contact Telephone Number	
Contact Email	
Map of Closure Provided	<input type="checkbox"/>

I hereby authorize the Temporary Road Closures as outlined in the attached map

Approved by:

Chief Administrative Officer

I hereby deny the Temporary Road Closures as outlined in the attached map for the following reasons:

-
-
-
-

Chief Administrative Officer



REGULAR COUNCIL MEETING Request for Decision (RFD)

Vision: The Place to Grow.

Mission: Creating the Place to Grow.

MEETING DATE: November 26, 2024
SUBJECT: COUN 011-24 Sale, Acquisition, and Expropriation of Land Policy
ORIGINATING DEPARTMENT: Legislative Services

BACKGROUND/PROPOSAL:

The Policy and Governance Committee has reviewed the Sale, Acquisition and Expropriation of Land Policy thoroughly over the last few months. At the October 22, 2024 Regular Council Meeting, Council referred the policy back to committee for review and recommendation to Council. Having met on November 13, 2024, the Policy and Governance Committee reviewed the policy and made slight adjustments to the wording of certain statements and added definitions for clarity.

As this is a new policy, there is no marked-up policy attached.

DISCUSSION/OPTIONS/BENEFITS/DISADVANTAGES

The policy integrates a new process for the sale of municipally-owned property, acquisition of land by the municipality, and expropriation. The process for land sale and acquisition establishes a clear process for the initiation, implementation, and execution of the sale of municipally-owned land.

Initiation: A motion of Council is required to explore or initiate the process of acquiring and/or selling any parcel of municipally owned land.

Implementation: The Town will utilize a realtor for the sale or acquisition of property on behalf of the Town.

Execution: A motion of Council is required to sell, acquire, or expropriate any parcel of land.

With regards to expropriation, the Town will follow the process and procedures in accordance with the *Municipal Government Act (MGA)* and *Expropriation Act*.

This policy does not apply to: property leases or licence agreements, the acquisition of land pursuant to Section 661 of the *Municipal Government Act*, or acquisition and disposal of property through tax arrears pursuant to Part 10 of the MGA.

ALIGNMENT WITH STRATEGIC PLAN

5. Governance & Organizational Excellence

RECOMMENDATION

To approve COUN 011-24 Sale, Acquisition, and Expropriation of Land Policy as presented.



POLICY STATEMENT:

This Governance policy sets forth the principles that shall govern the sale, acquisition, or expropriation of land.

1. DEFINITIONS

- 1.1 **Condition of sale** means an aspect of the contract that serves as an impediment to an enforceable contract until such time as it has been satisfied or waived.
- 1.2 **Land** for the purposes of this policy, means the same definition of “property”, as defined in the *Municipal Government Act R.S.A 2000 c. M-26*.
- 1.3 **Property appraisal** means a full professional assessment of a property’s physical and functional characteristics, a detailed comparison of the home to recent comparable sales in the surrounding area, and an assessment of the current market conditions affecting the property.
- 1.4 **Property valuation** is a simple valuation of a property given what similar properties are selling for given current market conditions.
- 1.5 **Term(s) of sale** means a contractual expectation or obligation documented in an agreement between the buyer and seller.

2. LAND SALES

- 2.1 Council shall identify, by resolution, the lands that are to be considered or listed for sale.
- 2.2 A property appraisal and/or property valuation shall be undertaken for the lands to be sold.
- 2.3 In addition to the above, a report shall be brought back to Council with the following information:
 - i. A brief description of relevant information of the property;
 - ii. Assessment information;
 - iii. Land zoning Information;
 - iv. Land Title Information, such as information pertaining to any caveats, restricted covenants, land designations, or utility right-of-ways.
- 2.4 If Council decides to continue with the plan to sell, the Town shall go to open market through a Request for Proposal process to select a realtor to undertake the sale on behalf of the Town. The realtor shall gather offers for purchase and ensure they include clear information in a presentation to Council.
- 2.5 Any agreement may be based on terms of sale, at the discretion of Council on such matters as timely development, type of development and so forth. Conditions of sale may be a part of any agreement.
- 2.6 Council shall have sole discretion in awarding the successful offer to purchase.
- 2.7 Council must approve the deposit required for the land sale, but generally will be 10%.
- 2.8 The land sale agreement shall be reviewed and approved by motion of Council and shall be signed by the Mayor and CAO.

3. LAND ACQUISITION

- 3.1 Land Acquisitions may be undertaken via a blind purchase via a realtor.
- 3.2 When the Town is interested in acquiring land, Council shall provide that direction regarding exploration through a resolution of Council.

- 3.3 All land acquisition must be approved by resolution of Council and addressed in the capital budget.
- 3.4 Council may consider:
 - i. brief description of relevant information of the property;
 - ii. a realtor's property valuation, completed within the last six months;
 - iii. Assessment information;
 - iv. Land zoning Information;
 - v. Land Title Information, including information about any caveats on the property;
 - vi. Real property report or title insurance

EXPROPRIATION

- 3.5 Administration will advise Council of land identified for potential expropriation for the purposes specified in the *Municipal Government Act*.
- 3.6 The Town shall follow the procedure for expropriation as outlined in the *Expropriation Act*.
- 3.7 In accordance with the *Municipal Government Act* and the *Expropriation Act*, Council shall be the approving authority of an expropriation and will authorize expropriation by motion of Council.
- 3.8 The budget for expropriation may be considered during budget deliberations, and amended as required, by motion of Council.

4. FINANCIAL

- 4.1 Expenses for professional services incurred in relation to the consideration of the sale or acquisition of land will be approved by motion of Council and determined on an individual basis.
- 4.2 Where funds are received from a sale of land, the proceeds from the sale shall be applied as follows:
 - i. Payment of professional fees including but not limited to costs for legal and realtor services;
 - ii. Payment of all outstanding land sale expenses; and
 - iii. All remaining proceeds from the sale of land will be dealt with on an individual basis and approved by motion of Council.

5. OTHER

- 5.1 Upon the completion day and/or day of possession of land, the following information may be included in a Press Release and/or in a Council Meeting Agenda Package:
 - i. The municipal and/or legal land address;
 - ii. The value of the sale;
 - iii. The date the sale was completed; and
 - iv. In the case of acquisition, any mutually agreed to terms of sale.
- 5.2 This policy does not apply to:
 - i. Property Lease or Licence Agreements between the Town and any third party;
 - ii. The acquisition or disposal of property by way of land dedications arising from subdivision pursuant to Part 17 of the MGA, including but not limited to land for roads, public utilities, environmental reserves, municipal reserve, or school reserve;
 - iii. The acquisition and subsequent disposal of property through tax arrears pursuant to Part 10 of the MGA.



REGULAR COUNCIL MEETING Request for Decision (RFD)

Vision: The Place to Grow.

Mission: Creating the Place to Grow.

MEETING DATE: November 26, 2024
SUBJECT: 2024 Capital Budget Amendment to Remove Purchase of Snow
Wing Grader Attachment
ORIGINATING DEPARTMENT: Corporate Services

BACKGROUND/PROPOSAL:

At the January 17, 2024 Regular Council Meeting, Council approved the Snow Wing – Grader Attachment for \$30,000 as part of the Capital Budget funded through operations (Res #027-24).

DISCUSSION/OPTIONS/BENEFITS/DISADVANTAGES

Following Council approval, Administration began procurement activities related to the purchase of the snow wing grader attachment and discovered that the installation would require extensive modifications to the grader, including welding brackets and hydraulic modifications, resulting in additional costs of up to \$40,000. Due to these added and unexpected costs, the Engineering and Infrastructure department is recommending this project be removed from the 2024 Capital Budget.

ALIGNMENT WITH STRATEGIC PLAN

1. Strategically Managed Infrastructure

RECOMMENDATION

To amend the 2024 Capital Budget to remove the project: Purchase of Snow Wing Grader Attachment.



REGULAR COUNCIL MEETING Request for Decision (RFD)

Vision: The Place to Grow.

Mission: Creating the Place to Grow.

MEETING DATE: November 26, 2024
SUBJECT: December Facility Closure
ORIGINATING DEPARTMENT: Office of the Mayor

BACKGROUND/PROPOSAL:

The Town Office, Didsbury Neighborhood Place (DNP) and Public Works facilities are closed for the Christmas Break at noon on Monday, December 23 and re-open on Friday, December 27.

DISCUSSION/OPTIONS/BENEFITS/DISADVANTAGES

This year we see unusual staff scheduling over the Christmas holiday period, with facilities open for only one full day in the Christmas week. This is a unique scenario for 2024 due to when the Christmas holidays happen to land in the middle of this week.

In this regard, Mayor Hunter is requesting Council's consideration to approve the closure of the Town Office, DNP, and Public Works on Friday, December 27, 2024.

Given that 2024 holiday season falls mid-week, the proposed closure will give employees the opportunity to enjoy additional time with their families during the holiday season. This proposed closure is for 2024 only and will not affect the regular closure schedule.

The closure will only impact operations on Friday, December 27, 2024, and will not affect critical services. The public will be notified in advance through various communication channels, including the Town's website, Town hall News, social media, and local signage.

Any full time staff working at those facilities unable to be closed on December 27th due to programming will receive an additional day off in lieu to accommodate scheduling, and ensure that all full time staff benefit. Any essential services that need to continue during this period will be managed with appropriate adjustments to staffing, and Public Works will coordinate with emergent needs.

ALIGNMENT WITH STRATEGIC PLAN

5. Governance & Organizational Excellence

RECOMMENDATION

To approve the closure of the Town Office, Didsbury Neighborhood Place and Public Works on December 27, 2024, as an additional day off for 2024 only.



REGULAR COUNCIL MEETING Request for Decision (RFD)

Vision: The Place to Grow.

Mission: Creating the Place to Grow.

MEETING DATE: November 26, 2024
SUBJECT: 2025 Minister's Awards for Municipalities
ORIGINATING DEPARTMENT: Legislative Services

BACKGROUND/PROPOSAL

For over twenty years, the Minister of Municipal Affairs has celebrated the new and unique approaches to issues, streamlined processes, and creative community partnerships through the Minister's Awards for Municipalities program.

In brief, award categories include:

1. Building Economic Strength

Recognizes innovative initiative to enhance economic capacity and attractiveness of the community to investors, visitors, and businesses.

2. Enhancing Community Safety

Addresses innovative initiatives to address a safety issue.

3. Partnership

Acknowledges innovative local or regional collaborations to undertake initiatives that could not have otherwise been undertaken by the municipality.

4. Red Tape Reduction

Recognizes the improvement of program or service delivery that saves time, money, or resources, and reduces the regulatory requirements.

5. Service Delivery Enhancement

Acknowledges an initiative that improves or presents an approach to how a municipality delivers services.

More information on the program can be found on the [Government of Alberta's website](#).

DISCUSSION/OPTIONS/BENEFITS/DISADVANTAGES

The municipality may submit a maximum of two initiatives per year. The 2024 program intake period has ended. The details regarding the 2025 program deadline and application details are anticipated to be made in March 2025. If it is within Council's interest to explore initiatives undertaken by the municipality that may be eligible for one or more categories of the program, Administration is recommending that the item be referred to the Service Level Committee for further exploration and discussion.

ALIGNMENT WITH STRATEGIC PLAN

5. Governance & Organizational Excellence

RECOMMENDATION

To refer the exploration of the 2025 Minister's Awards for Municipalities to the Service Level Committee for review and recommendation back to Council.



REGULAR COUNCIL MEETING Request for Decision (RFD)

Vision: The Place to Grow.

Mission: Creating the Place to Grow.

MEETING DATE: November 26, 2024
SUBJECT: By-Election
ORIGINATING DEPARTMENT: Legislative Services

BACKGROUND/PROPOSAL:

In accordance with the *Municipal Government Act* (MGA) and the *Local Authorities Election Act* (LAEA), Council has the option of calling a by-election to fill the vacancy left by the resignation of a Council member. Because the general municipal election is less than twelve months away, Council need not hold a by-election so long as at least five members remain on Council. It is Council's decision whether or not to hold a by-election.

At the November 12, 2024 Regular Council Meeting, Council was presented with the option to hold a By-election to fill a vacant position on Council, at which time Council decided not to hold a by-election.

DISCUSSION/OPTIONS/BENEFITS/DISADVANTAGES

Section 11(1)(b) of the LAEA states that a by-election, shall be set by resolution of Council.

Section 165 of the MGA provides that if we're going to hold a by-election that it be held by March 20, 2024. If Council decides to hold a by-election, administration is recommending March 20, 2024, due to the administrative preparations required. The Nomination Day would be February 20, 2025.

If Council desires to have a by-election, the following should be considered:

- a) *Council must, by resolution, set an Election Day (s. 11 LAEA);*
- b) *Nomination day is 4 weeks before election (s. 25(1) LAEA);*
- c) *Advertise the Notice of By-election and Notice Nomination for a two-week period in the local newspaper;*
- d) *For the by-election alone, Administration is conservatively budgeting \$12,000 to be funded through the operating budget.*

The budget is to cover the costs associated with:

- Printing forms (LAEA Regulations)
- Printing ballots (s. 41 LAEA)
- Advertising (s. 26 of LAEA)
- Advanced Voting sessions (73 LAEA)
- Elector Assistance at Home (s. 9.1 Bylaw 2020-14)
- Institutional Voting (s. 10.1 Bylaw 2020-14)
- Staff time for the Deputy Returning Officers (estimated 30 hours per deputy, estimated four deputies) (S. 14 of LAEA)



REGULAR COUNCIL MEETING Request for Decision (RFD)

Vision: The Place to Grow.

Mission: Creating the Place to Grow.

Because the general election is less than twelve months away, the MGA does not require that a by-election be held, as Council may continue with a minimum of five members. A by-election generally has the same requirements as hosting a full general election in terms of cost, administrative time, and processes.

In addition, the *Municipal Affairs Statutes Amendment Act, 2024* (formerly known as Bill 20) received proclamation on October 31, 2024 meaning there are new requirements for Councillor orientation training, preparation of a permanent electors register, hand counting of all ballots, as well as other amendments that would apply to this by-election.

ALIGNMENT WITH STRATEGIC PLAN

5. Governance & Organizational Excellence

RECOMMENDATION

To accept this report as information.

OR

To set a by-election for Thursday, March 20, 2025, and to increase the draft 2025 Operating Budget accordingly, and appoint Luana Smith as Returning Officer and Jocelyn Baxter as Substitute Returning Officer.



REGULAR COUNCIL MEETING Request for Decision (RFD)

Vision: The Place to Grow.

Mission: Creating the Place to Grow.

MEETING DATE: November 26, 2024
SUBJECT: Revised 2024-2025 Council Assignments
ORIGINATING DEPARTMENT: Legislative Services

BACKGROUND/PROPOSAL:

Given the current number of sitting Councillors, Council is being asked to consider the Council Assignments to adjust the Governance Committee appointments.

DISCUSSION/OPTIONS/BENEFITS/DISADVANTAGES

In accordance with Bylaw 2023-20, Council Governance Committees are to be comprised of up to a maximum of three members of Council and an alternate.

Therefore, there is an opportunity to decrease the number of Councillors sitting on each Governance Committee to two Council members and an alterate as opposed to three members and an alternate.

The current 2024-2025 Council Assignments is attached for reference.

ALIGNMENT WITH STRATEGIC PLAN

5. Governance & Organizational Excellence

RECOMMENDATION

A motion at Council's discretion.



2024-2025 COUNCIL ASSIGNMENT LIST

COUNCIL APPOINTED COMMITTEES:

Didsbury Economic Development Advisory Committee (Bylaw #2022-13)

- Deputy Mayor Curt Engel
- Councillor John Baswick (Alternate)

Emergency Advisory Committee (Bylaw #2020-06)

- All members of Council

Municipal Planning Commission (Bylaw #95-30)

- Councillor John Baswick
- Councillor Dorothy Moore
- Councillor Ethan Williams (Alternate)
- Deputy Mayor Curt Engel (Alternate)

EXTERNAL BOARDS & COMMITTEES:

Inter-municipal Cooperation Committee

- Mayor Rhonda Hunter
- Councillor Dorothy Moore
- Deputy Mayor Curt Engel

Mountain View Regional Water Services Commission

- Councillor Bill Windsor
- Mayor Rhonda Hunter (Council Designate)

Mountain View Regional Waste Management Commission

- Councillor John Baswick
- Councillor Ethan Williams (Alternate)

Mountain View Seniors' Housing Board

- Councillor Dorothy Moore

Parkland Regional Library System Board

- Councillor Bill Windsor
- Councillor John Baswick (Alternate)

Didsbury & District Chamber of Commerce

- Councillor Ethan Williams (Membership Rep.)

Red Deer River Municipal Users Group

- Councillor Bill Windsor (Urban Co-Chair)

Central Alberta Economic Partnership

- Mayor Rhonda Hunter
 - Board of Directors – Treasurer
- Councillor Ethan Williams ((Municipal Rep.)
 - Agri-Business, Agri-food, Processing, Technology
- Mr. Chris Overwater (DEDAC Member) - (Business Rep.)

DEPUTY MAYOR APPOINTMENT

- Deputy Mayor Curt Engel

ALTERNATE DEPUTY MAYOR APPOINTMENT

- Councillor Bill Windsor Oct.23/24 to Feb. 25/25.
- Councillor Ethan Williams: Feb. 26/25 to June 27/25
- Councillor Dorothy Moore: June 28/25 to Oct. 28/25

ALBERTA MUNICIPALITIES COMMITTEE INVOLVEMENT

Municipal Governance Committee

- Councillor Ethan Williams

COMMITTEES FOR MAYORAL APPOINTMENT

Alberta Mid-sized Towns Mayors' Caucus

- Mayor Rhonda Hunter

Central Alberta Mayors' & Reeves Caucus

- Mayor Rhonda Hunter

COUNCIL GOVERNANCE COMMITTEES

Committee of the Whole

- All members of Council

Visioning Committee

- All members of Council

Financial Planning Committee (Bylaw #2023-20)

- Mayor Rhonda Hunter
- Councillor Dorothy Moore
- Councillor Bill Windsor
- Councillor John Baswick (Alternate)

Service Level Committee (Bylaw #2023-20)

- Councillor Ethan Williams
- Councillor Dorothy Moore
- Councillor John Baswick
- Deputy Mayor Engel (Alternate)

Policy & Governance Committee (Bylaw #2023-20)

- Councillor Ethan Williams
- Councillor Bill Windsor
- Deputy Mayor Curt Engel
- Councillor Dorothy Moore (Alternate)



**REGULAR COUNCIL MEETING
Request for Decision (RFD)**

*Vision: The Place to Grow.
Mission: Creating the Place to Grow.*

MEETING DATE: November 26, 2024
SUBJECT: 2025 Didsbury Farm and Ranch Bonspiel Sponsorship
ORIGINATING DEPARTMENT: Legislative Services

BACKGROUND/PROPOSAL:

The 29th Annual Didsbury Farm and Ranch Bonspiel is January 6, 2025, and the organizers are looking for sponsorship.

DISCUSSION/OPTIONS/BENEFITS/DISADVANTAGES

In 2023, Council approved to sponsor \$750 (Gold Sponsorship).

MOVED by Deputy Mayor Engel to approve sponsorship for the 2024 Didsbury Farm and Ranch Bonspiel as a Gold Sponsor in the amount of \$750.

Please find attached the 2025 Sponsorship Opportunities.

Administration is recommending the following funding sources, which would allow for a Gold Sponsorship of \$750 again in 2025:

1. \$325.50 be funded from the 2024 Community Grant program, which is the remainder of funds allocated in 2024.
2. \$424.50 be funded from the 2024 Council Promo/Public Relations budget, which has \$429.68 available.

ALIGNMENT WITH STRATEGIC PLAN

2. Vibrant & Connected Character Community

RECOMMENDATION

To approve sponsorship for the 2025 Didsbury Farm and Ranch Bonspiel as a _____ Sponsor in the amount of \$_____ with funds coming from the _____ budget.



Sponsorship Opportunities

JAN 6 – 11, 2025 – DIDSBURY, AB

29th Annual Didsbury Farm & Ranch Curling Bonspiel

The success of the Didsbury Farm & Ranch Bonspiel depends on sponsorship.

2025 Sponsorship Opportunities

DIAMOND – \$2500 (4 available) PLATINUM – \$1000 (8 available)

- Title Sponsor for the week at the bonspiel
 - Banner & Signage placement exclusive for the week on the ice and in the viewing area
 - Recognition on all Print, Voice, Radio, & Social Media Ads
 - Logo on Sponsor sign/Mat
 - 4 complimentary Meal tickets
 - Free curler Entry
 - 2 complimentary Banquet Tickets
- Title Sponsor for a day at the bonspiel
 - Banner & Signage placement exclusive for the day throughout curling rink
 - Recognition on all Print, Voice, Radio, & Social Media Ads
 - Logo on Sponsor Sign/Mat
 - 2 complimentary Meal tickets
 - Free curler entry
 - 2 complimentary Banquet tickets

GOLD - \$750 (12 available)

- Choice of Breakfast or Lunch Sponsor
- Signage put out with meal
- Recognition on Radio, Print, & Social Media Ads
- Name on Sponsor Sign/Mat
- 2 complimentary Meal tickets
- Free curler entry

SILVER - \$500

- Recognition on Radio & Social Media Ads
- Name on Sponsor Sign/Mat
- 1 complimentary Meal ticket
- Curler entry (first come first serve) for a fee of \$40

BRONZE - \$250

- Name on Sponsor Sign/Mat
- 1 complimentary Meal ticket
- Curler entry (first come first serve) for a fee of \$40

Friends of the Bonspiel - \$100

or Prize Donation

- Name on Sponsor Sign/Mat



Contact:

Joanne Braun

Ph: 403-507-1505

Em: didsburyfarmersbonspiel@gmail.com



REGULAR COUNCIL MEETING Request for Decision (RFD)

Vision: The Place to Grow.

Mission: Creating the Place to Grow.

MEETING DATE: November 26, 2024
SUBJECT: Council Reports
ORIGINATING DEPARTMENT: Legislative Services

BACKGROUND/PROPOSAL:

Council Members will each provide a verbal and/or written report on any business or committee activity in which they have participated.

Council Professional Development &/or Meetings from November 13 to 21, 2025

Mayor Hunter – CAEP Fall General Meeting – November 21, 2024 Red Deer, AB

ALIGNMENT WITH STRATEGIC PLAN

5. Governance & Organizational Excellence

RECOMMENDATION

To accept the Council Reports for November 26, 2024 as information.



REGULAR COUNCIL MEETING Request for Decision (RFD)

Vision: The Place to Grow.

Mission: Creating the Place to Grow.

MEETING DATE: November 26, 2024
SUBJECT: Correspondence & Information
ORIGINATING DEPARTMENT: Legislative Services

BACKGROUND/PROPOSAL:

Correspondence received from other agencies, which may be of importance and of interest is being provided for Council's review and information.

DISCUSSION/OPTIONS/BENEFITS/DISADVANTAGES

The following correspondence items can be found on the link below:

- Thank you card from participant of Eartopia Convention

ALIGNMENT WITH STRATEGIC PLAN

5. Governance & Organizational Excellence

RECOMMENDATION

To accept the correspondence provided as information.



Mayor Rhonda and team,
Wow!! What an incredible
visit to Didsbury for Earpers!
Thank you so much for welcoming
us "home" on October 3, 2024.

Your team created an amazing
scavenger hunt for us to walk
the streets of your town and
discover what makes it special.
Every citizen, shop owner, neighbor,
and restaurant worker was
incredibly kind, helpful, welcoming,
and passionate about the town.

My favorite parts were guessing
the scavenger hunt clues,
speaking to the volunteers in
the museum, relaxing in the cozy
library, and shopping in Ulla-la

Boutique! You even allowed
your hometown to be transformed
into Purgatory with the addition
of the Shorty's Saloon sign! I
would have never expected
that!

You have created and
cultivated something so special
in Didsbury. I have fallen in love
with this sweet, little place.
The effort, time, and passion
you have put into "Didsbury Day"
does not go unnoticed and
will be one of the most special &
surreal experiences of my life.

Thank you for the small tokens
of your town & the key necklace.
Didsbury will be a second home!

♡ Chelsea Brewer (SC, USA)