



TOWN OF DIDSBURY AGENDA
Regular Council Meeting
Tuesday, October 13, 2026 commencing at 6:00 pm
Council Chambers 1606 14 Street

1. **CALL TO ORDER**
2. **URGENT ADDITIONS/APPROVAL OF THE AGENDA**
3. **APPROVAL OF THE MINUTES**
 - 3.1 September 29, 2026, Regular Council Meeting Minutes
4. **DELEGATIONS**
 - 4.1 Stars Request for Funding
5. **PUBLIC HEARINGS**
 - 5.1 Bylaw 2026-15 Land Use Amending Bylaw
6. **REPORTS**
 - 6.1 Office of the CAO
 - 6.2 Planning & Development – Development Permits
 - 6.3 Planning & Development – Development 2nd Quarter Report
 - 6.4 Public Works & Infrastructure – Community Operations and Infrastructure Monthly
 - 6.5 Report Finance - Quarter 3 Action Request Report
7. **BUSINESS**
 - 7.1 Request for Decision – Parkland Regional Library Systems Budget
 - 7.2 Request for Decision – Heritage Square Development Conceptual Scheme
 - 7.3 Request for Decision – Didsbury Playground Society Community Donation
8. **CORRESPONDENCE & INFORMATION**
 - 8.1 Municipal Affairs Letter – 2027 Fire Services Training Program
9. **COUNCIL REPORTS**
 - 9.1 Mayor Little
 - 9.2 Deputy Mayor Murray
 - 9.3 Councillor Engel
 - 9.4 Councillor Lambert
 - 9.5 Councillor Mahon
 - 9.6 Councillor Quantz
 - 9.7 Councillor Stevens
10. **QUESTION PERIOD**
11. **CLOSED MEETING**
 - 11.1 Didsbury Golf Course Servicing – *Access to Information Act* (ATIA) – Section 30 – Disclosure harmful to economic and other interests of a public body
 - 11.2 Didsbury Colts – *Access to Information Act* (ATIA) – Section 30 – Disclosure harmful to economic and other interests of a public body
 - 11.3 Spring Ice Proposal – *Access to Information Act* (ATIA) – Section 30 – Disclosure harmful to economic and other interests of a public body
12. **ADJOURNMENT**



Town of Didsbury Request for Decision (RFD)

To:	<i>Didsbury Town Council</i>
From:	Vanessa Van der Meer, CAO
Department:	<i>Legislative Services</i>
Date:	<i>October 13, 2026</i>
Subject:	<i>September 29, 2026 Regular Council Meeting Minutes</i>
Bylaw Number (If Applicable):	NA
Item Number:	<i>3.0</i>

Recommendation(s) to Council:

That Council adopt the September 29, 2026 Regular Council Meeting Minutes as presented.

Subject / Background:

The minutes of the September 29, 2026 Regular Council Meeting are being presented to Council for their review and approval.

Implications:

None at this time

Related Policies, Bylaws & Legislation:

None at this time

Previous Reports/Council Decisions (If Any):

Not neat this time

Attachments:

Draft Minutes of the September 29, 2026 Town of Didsbury Regular Council Meeting

Other Options to Consider:

Council can adopt the minutes as presented or amended.



**Minutes of the Town of Didsbury Regular Council Meeting held on
September 29, 2026 in Council Chambers 1606 14 Street
Commencing at 6:00 p.m.**

Council Members Present Mayor Chris Little
Councillor Curt Engel
Councillor Troy Lambert
Councillor Norm Quantz
Councillor Will Stevens

Council Members Absent Councillor Irwin Mahon
Deputy Mayor Bob Murray

Administration Present Chief Administrative Officer, Vanessa Van der Meer
Executive Assistant, Ty Tomasta
Legislative Assistant, Leonie Becker
Director of Corporate Services, Amanda Riley
Director of Public Works & Infrastructure, Shawn Persad
Development Officer, Lee-Ann Gaudette
Communications Coordinator, Lisa Bastarache

1. **CALL TO ORDER**
Mayor Little called the September 29, 2026 Regular Council Meeting to order at 6:00 p.m.
2. **ADOPTION OF THE AGENDA**
Res. 335-26
Moved by Councillor Engel
That Council adopt the September 29, 2026 Regular Council Meeting with the following additions:
8.7 – Council Meeting Calendar Amendments;
8.8 – Canada 150 Legacy Moose Artwork;
12.1 – Personnel Policy Amendments - Section 29 of the ATIA - Advice to Elected Officials.
Motion Carried
3. **DELEGATIONS/PRESENTATIONS**
Res. 336-26
MOVED by Councillor Engel
That Council receive the Q1 2026-2026 Community Policing Report Package as presented.
Motion Carried

4. **ADOPTION OF MINUTES**

Res. 337-26

MOVED by Councillor Quantz

That Council adopt the September 15, 2026 Regular Council Meeting Minutes as presented.

Motion Carried

5. **PUBLIC HEARINGS**

6. **FINANCE REPORT**

7. **BYLAWS & POLICIES**

8. **BUSINESS**

Res. 338-26

MOVED by Councillor Engel

That Council approve the allocation of up to \$50,000 from the Wastewater Reserve for the sole-source procurement and installation of a replacement P2 pump at the Didsbury Wastewater Lagoon through Sterling Power Systems Inc.

Motion Carried

Res. 339-26

MOVED by Councillor Quantz

That Council accept the Q2 Action Request Report for the period of April 1 to June 30 as presented.

Motion Carried

Res. 340-26

MOVED by Councillor Stevens

That Council approve the extension of the Safety Codes Services Agreement for an additional three year term.

Motion Carried

Res. 341-26

MOVED by Councillor Engel

That Council accept the *Municipal Positions Regarding the October 19 Referendum* report as information and reaffirm their statement that the Town of Didsbury takes no position on any question in the October 19, 2026 provincial referendum; that Council believes decisions on referendum questions belong to individual electors, made freely and without coercion from their local government; that Council believes municipal councils should remain neutral on referendum questions to represent all residents equally; and that Council encourages all eligible electors in Didsbury to vote on October 19, 2026.

Motion Carried

Res. 342-26

MOVED by Councillor Lambert

That Council maintain the existing ATCO gas franchise percentage at 25% and the existing Fortis Alberta Franchise Fee percentage at 17% for the 2027 calendar year.

Motion Carried

Res 343-26

Moved by Councillor Quantz

That council move into a 10 minute recess at 7:20 p.m.

Motion Carried

Res. 344-26

MOVED by Councillor Stevens

That Council approve the Butte Reservoir Generator Electrical Integration and Smart Controls Communications and Programming project for a maximum of up to \$175,000 funded from the Water Reserve.

Motion Carried

Res. 345-26

MOVED by Councillor Stevens

That Council amend the 2025-2026 Council Calendar as presented;

AND

That Council cancel the October 27, 2026 - Regular Council Meeting;

AND

That Council set the new meeting date as November 3, 2026 - Regular Council Meeting.

Motion Carried

Res. 346-26

MOVED by Councillor Quantz

That Council direct administration to coordinate with Council and the Public Works department to remove, photograph/document, and relocate/install the Canada 150 Legacy Moose Artwork in appropriate parks and public spaces throughout Didsbury.

Motion Carried

9. CORRESPONDENCE AND INFORMATION

10. QUESTION PERIOD

11. CLOSED MEETING

Res. 347-26

MOVED by Councillor Engel

That Council move to Closed Session at 7:58 for the following items:

- 12.1 Personnel Policy Amendments - Section 29 of the ATIA - Advice to Elected Officials

Motion Carried

12. RECONVENE

Res. 348-26

MOVED by Councillor Engel

That Council return to the Regular Meeting of Council at 8:08 p.m.

Motion Carried

Res. 349-26

MOVED by Councillor Stevens

That Council approve the amendment to Human Resources Policy 004, section 6.2.2 as presented.

Motion Carried

13. ADJOURNMENT

Res. 350-26

MOVED by Councillor Lambert

That Council adjourn the meeting at 8:09 p.m.

Motion Carried

Mayor - Chris Little

Chief Administrative Officer
Vanessa Van der Meer



Town of Didsbury Request for Decision (RFD)

To:	Didsbury Town Council
From:	Vanessa Van der Meer, Chief Administrative Officer
Department:	<i>Legislative Services</i>
Date:	October 13, 2026
Subject:	STARS Air Ambulance Funding Request (2027–2029)
Bylaw Number (If Applicable):	N/A
Item Number:	4.1

Recommendation(s) to Council:

That Council approve a three-year funding pledge to STARS Air Ambulance for 2027 to 2029 at a rate of \$1 per capita, in the amount of \$15,210.00 per year, to be included in the 2027, 2028 and 2029 Operating Budgets.

Subject / Background: |

Jackie Seely, Donor Relations and Development Officer from STARS Air Ambulance, is presenting to Council. STARS Air Ambulance is requesting a three-year funding pledge for 2027 to 2029 at a rate of \$1 to \$2 per capita per year. Council last reviewed a STARS funding request in December 2025.

STARS is a charitable organization that has provided critical care and air medical transport to Albertans for over 40 years, at no cost to patients. After provincial funding, STARS must fundraise a minimum of 59% of its direct operating costs in Alberta, which have risen from \$36.6 million to \$38.4 million. STARS reports that over 95% of rural Alberta municipalities support the organization through its Municipal Initiative, and that over 80% of contributing municipalities provide at least \$2 per capita.

Over the past five years, STARS has flown 272 missions within Mountain View County, including 46 interfacility transfers from the Didsbury Hospital and 17 scene calls near Didsbury. STARS also operates the Emergency Link Centre, which coordinates all modes of transport for critical patients.

Rate	Annual Cost	Three-Year Total (2027–2029)
\$1 per capita	\$5,070	\$15,210
\$2 per capita	\$10,140	\$30,420

Administration is recommending a three-year pledge at \$1 per capita.



Town of Didsbury Request for Decision (RFD)

Implications:

Financial: If approved, the Town would contribute \$5,070 per year to STARS Air Ambulance, for a total of \$15,210 over three years. The funding would be included in the 2027, 2028, and 2029 Operating Budgets.

Community: STARS is an essential extension of the emergency services available to Didsbury residents. Continued municipal support helps sustain this service for the community and the surrounding region.

Related Policies, Bylaws & Legislation:

Municipal Government Act, RSA 2000, c M-26, Section 242 – Adoption of Operating Budget

Previous Reports/Council Decisions (If Any):

December 2025 – Council reviewed a funding request from STARS Air Ambulance.

Attachments:

1. Letter from STARS Air Ambulance, dated September 28, 2026

Other Options to Consider:

1. That Council approve a three-year funding pledge to STARS Air Ambulance for 2027 to 2029 at a rate of \$2 per capita, in the amount of \$10,140 per year, to be included in the 2027, 2028 and 2029 Operating Budgets.
2. That Council refer the STARS Air Ambulance funding request to the 2027 budget deliberations.
3. That Council accept the STARS Air Ambulance funding request, for information.

Vanessa Van der Meer, CAO

Author



September 28, 2026

Mayor Chris Little
Town of Didsbury
Attn: Vanessa Van der Meer
Sent via email: vvandermeer@didsbury.ca

RE: STARS Funding Request

Dear Mayor Little and Council,

STARS Air Ambulance has been providing critical care to Albertans for over 40 years, and as a charitable organization, we continue to operate at no cost to the patient thanks to the generosity of many. To do this we rely on a model that blends funding from several sources.

After provincial funding, STARS must fundraise a minimum of 59% of our direct operating costs in Alberta. STARS Municipal initiative provides a sustainable pillar of funding with over 95% of rural Alberta municipalities supporting our lifesaving mission.

We recognize that the Town of Didsbury Council reviewed a STARS funding request last December and we hope that this request is timely with Council's budget deliberations.

Municipalities recognize STARS as an essential and critical extension to the emergency services provided in their community and area. Over the past 5 years, STARS has flown 272 missions throughout Mountain View County with 46 missions as interfacility transfers from Didsbury hospital and an additional 17 scene calls near Didsbury.

The second STARS arrives; our world class crew provides critical care to seriously ill and injured patients and transports them to tertiary care centres aboard our airborne ICU. In addition, STARS Emergency Link Centre works to coordinate all modes of transport for critical patients.

At STARS, securing sustainable funding is key to our lifesaving mission as expenses rise. In Alberta our direct operating costs have risen from \$36.6M to operate to \$38.4M. Looking to the future, we invite you to consider a lifesaving partnership with STARS to maintain this critical service that gives the best chance at survival for Town of Didsbury residents.

Our request:

A 3-yr. pledge from 2027-2029 at \$1 - \$2 per capita per year. Over 80% of municipalities in Alberta are contributing at a minimum of \$2 per capita up to \$110 per



403-295-1811



570-1441 Aviation Park NE
Calgary, AB T2E 8M7



info@stars.ca | stars.ca

capita; however, partnership is equally as important to us. We believe in keeping Council well informed along with your municipal neighbours, including longstanding partner Mountain View County.

STARS was born out of necessity to serve rural and remote areas - built by the community, for the community. Since STARS inception in 1985, over 66,000 missions have been flown across western Canada. Averaging 10 missions per day with almost half of these missions flown in Alberta.

A life is saved every day and partnership makes it possible. We appreciate your consideration to join STARS in a lifesaving partnership.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Seely', with a long, sweeping horizontal stroke extending to the right.

Jackie Seely

Donor Relations & Development Officer



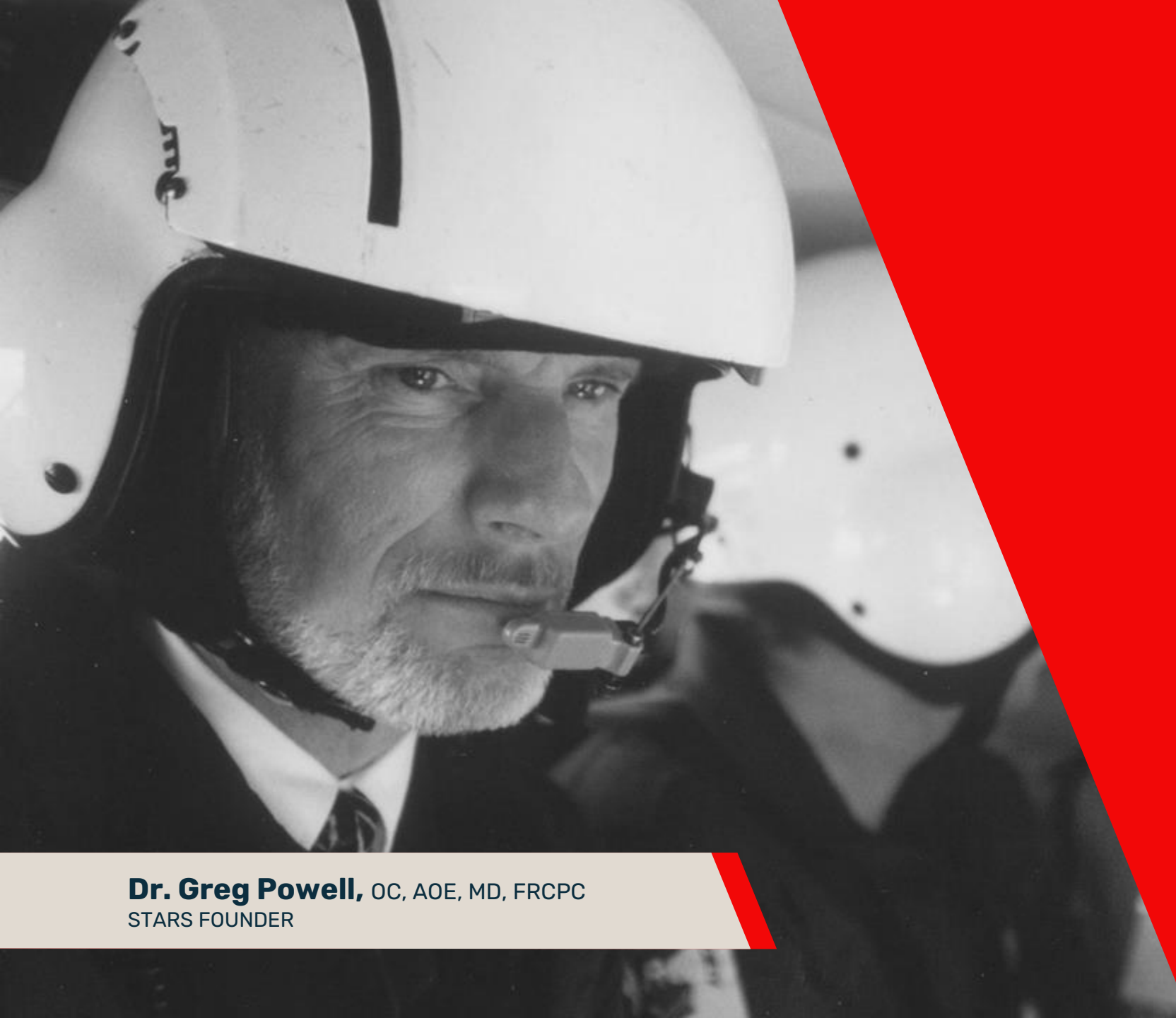
PARTNERSHIP
SAVING LIVES.
SAVING FAMILIES.
SAVING FUTURES.



Critical care, anywhere. Since 1985.

It all began when a pregnant woman from a rural community died from blood loss, leaving a father alone with their newborn. For STARS' founders, her death was one too many. Something had to be done.

As we've grown and evolved, STARS has never wavered from our mission. Fundamentally we believe that where you live — or work, play and travel — shouldn't impact your chance of survival.



Dr. Greg Powell, OC, AOE, MD, FRCPC
STARS FOUNDER

H145 INTENSIVE CARE UNIT (ICU)

80% Missions = Cardiac / Vehicle Incident / Other Medical / Trauma

Tools of the trade



Video
bronchoscope



i-STAT handheld
blood analyzer



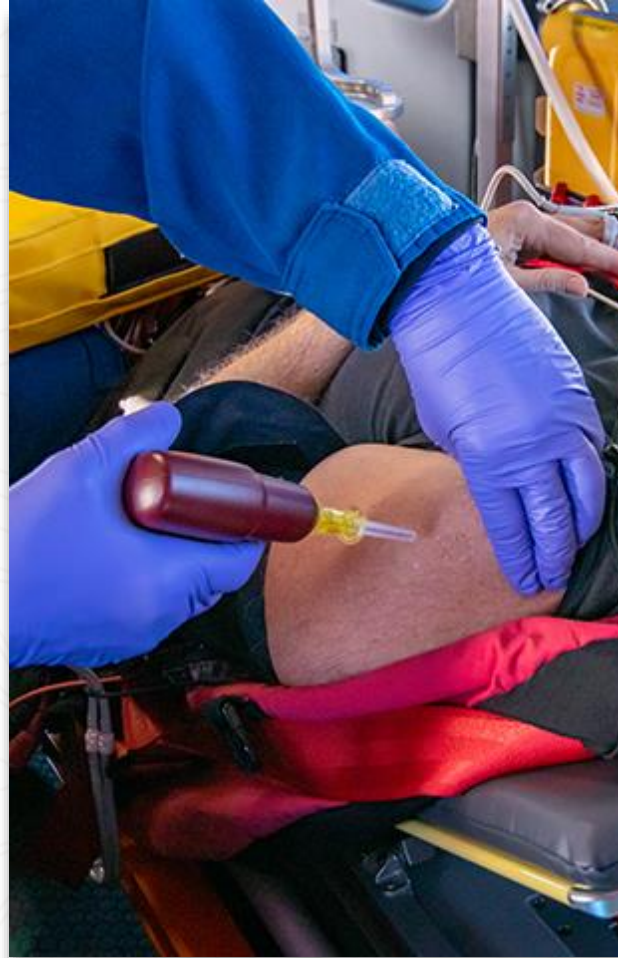
Hamilton-T1
Ventilator



Tools of the trade



Video
laryngoscope



EZ-IO



LUCAS Chest
Compression System

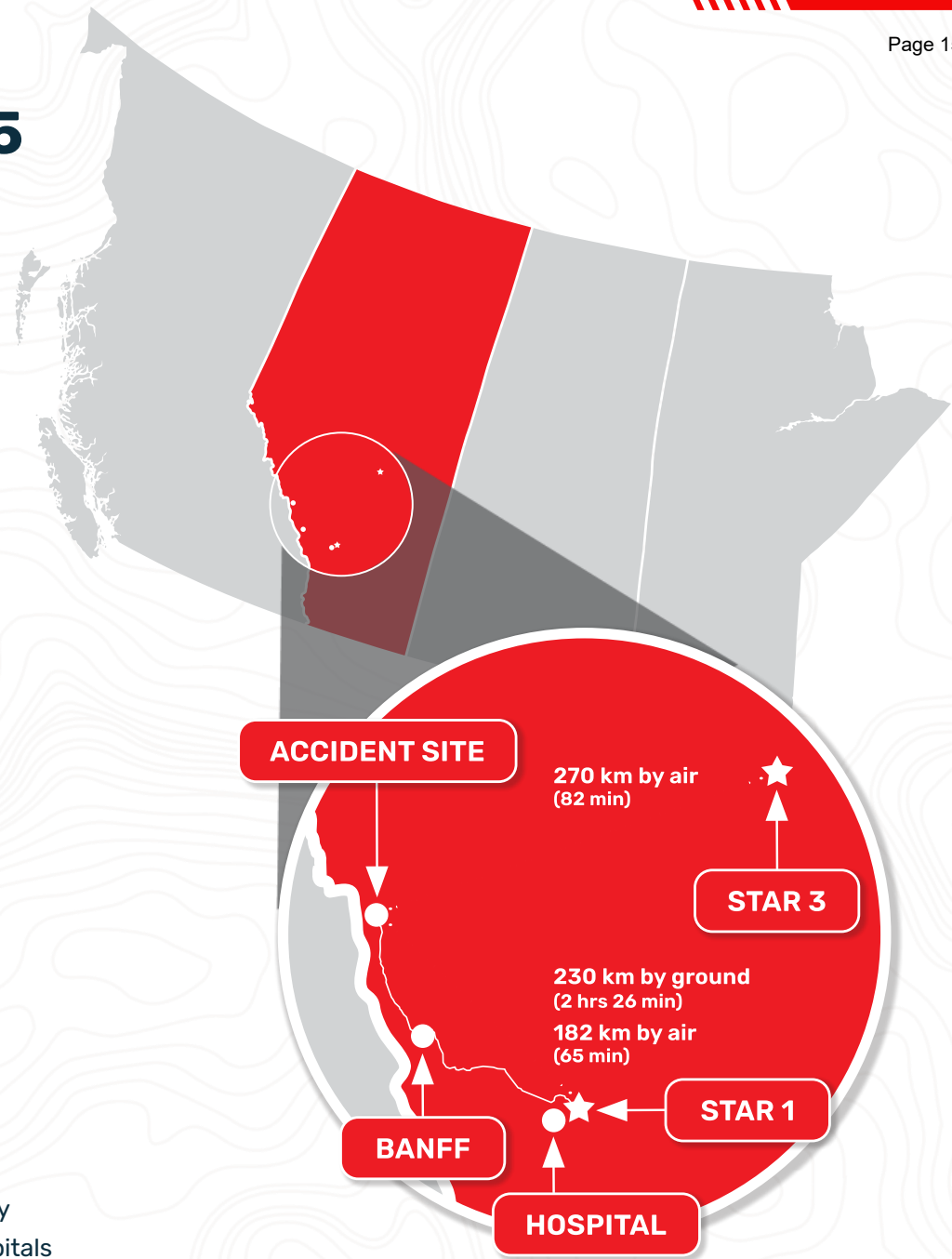
Teamwork Amid Tragedy, Bow Glacier Falls Rockslide, July 2025

- Challenging triage at scene with multiple patients spread across vast areas
- Allied approach of approx. 100 chain of survival partners
- Utilizing multiple skill sets was essential
- **13 patients rescued**

Thank you to our Chain of Survival Partners

Parks Canada Safety Specialists
RCMP
Kananaskis Mountain Rescue
Lake Louise Fire Dept.
Alpine Helicopters

AHS EMS
Banff EMS
Two STARS helicopters & crews
STARS Transport Physician Dr. Paul Tourigny
STARS ELC coordination with receiving hospitals



CAMTS accreditation (since 1998)

- Adherence to rigorous patient care and safety standards
- Audits fixed-wing, rotary-wing, and ground medical transport services worldwide
- Voluntary, highly regarded process sets highest standards to improve patient care and safety

Achieving accreditation:

- must demonstrate **substantial compliance** with highest standards
- overall quality consistent with essential elements in patient care
- professional judgment by the CAMTS Board with comprehensive document review, and multi-day, on-site inspections



Celebrating our own, Ben Jamison, Apprentice Maintenance Engineer

- Won Gold in Aircraft Maintenance at 2025 Skills Canada National Competition
- Team Canada at WorldSkills Shanghai – September 2026
- Ben represents STARS' unwavering commitment to operational excellence on the world-stage. Good luck, Ben!

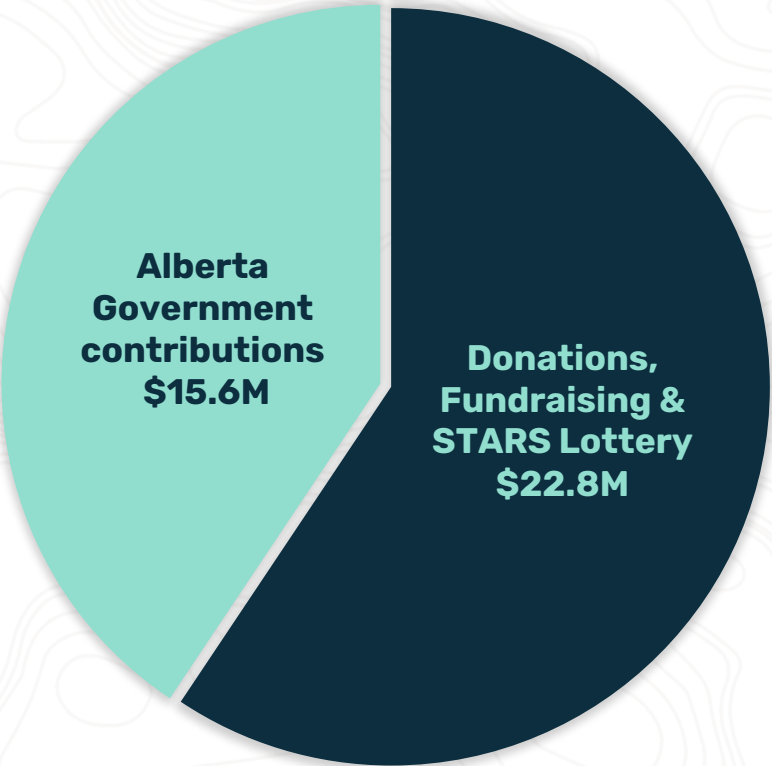


MOUNTAIN VIEW COUNTY STARS 5-YEAR MISSION REPORT	2021	2022	2023	2024	2025	2026 @ Sept. 28th	TOTAL
NEAR CARSTAIRS	2	7		3	3	6	21
NEAR CREMONA	2	4	1	2	4		13
NEAR CROSSFIELD*		1					1
DIDSBURY HOSPITAL IFT's	13	10	15	3	5	3	49
NEAR DIDSBURY	5	5	3	2	2		17
NEAR LINDEN*		1					1
NEAR MADDEN*	1		1				2
OLDS HOSPITAL IFT's	18	16	18	10	9	6	77
NEAR OLDS	5	4	2		3	2	16
SUNDRE HOSPITAL IFT's	16	19	8	7	6	4	60
NEAR SUNDRE SCENE + SAR*	6	5	10	6	1	5	33
NEAR TORRINGTON*			1				1
NEAR WATER VALLEY*	2	2	2	1		1	8
TOTAL (An average of 54 missions per year)	70	74	61	34	33	27	299

- Scene calls and search & rescue (SAR) coded to nearest community - Actual mission location used to identify each occurrence within MVC boundaries.

Alberta Financials and Direct Operating Costs

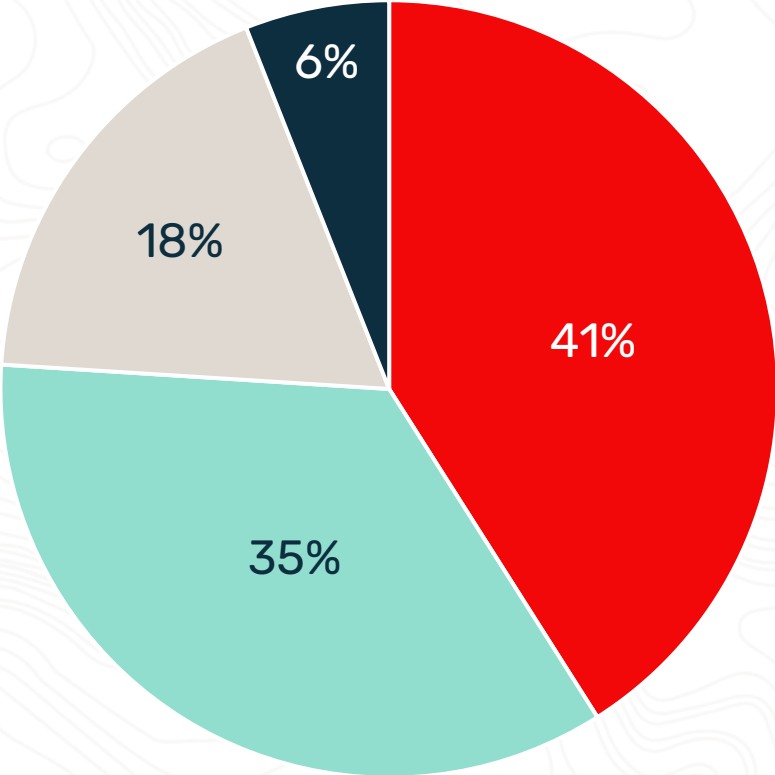
Fiscal year 2025 - 2026



Direct Operating Costs:
\$38.4 million
(\$12.8M per base)

59%

Percentage of funds from Donations, Fundraising & Lotteries that are needed to cover direct operating costs in Alberta



- Aviation
- Clinical
- Base operations and administration
- STARS Emergency Link Centre



Essential Services for all, rural

- **95% Alberta in Partnership**
- **85% Regional Leaders**

Includes 7 Northern B.C. Districts

12 PROVINCIAL LEADERS

- Fixed Rate (up to \$250K per year)
- Standing Motion Budget Line-item
- Logo on STARS helicopter

NEW 2026 PROVINCIAL LEADERS

Special Areas No. 2, 3, 4
Mountain View County
Foothills County

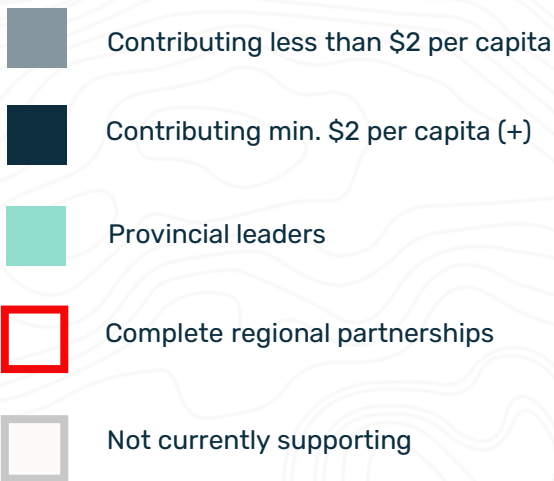
**30 New Regional Leaders and
Municipal Supporters**

**27 Complete Regional
Partnerships**

(All towns and villages within boundaries)

PEACE RIVER REGIONAL DISTRICT, BC

Hudson's Hope, BC
City of Fort St. John, BC
Taylor, BC
City of Dawson Creek, BC
Pouce Coupe, BC
Chetwynd, BC
Tumbler Ridge, BC



Town of Didsbury

OUR REQUEST

\$1 - \$2 PER CAPITA
Annually
3-yr. Pledge 2027-2029

BENEFITS

- STARS provides physical and virtual response
- Enhancing rural healthcare
- 24/7 access to STARS across Western Canada
- No cost to the patient





Town of Didsbury Request for Decision (RFD)

Vision: A Vibrant & Inclusive Character Community with Small-Town Connection.

Mission: Creating the Place to Grow.

To:	<i>Didsbury Town Council</i>
From:	<i>Tracey Connatty, Planner</i>
Department:	<i>Planning & Development</i>
Date:	<i>October 13, 2026</i>
Subject:	<i>Public Hearing Report</i>
Bylaw Number (If Applicable):	<i>Bylaw 2026-15</i>
Item Number:	<i>5.1</i>

Recommendation(s) to Council:

Should Council be satisfied with the Public Hearing, Administration recommends that Council grant Second and Third Reading to Bylaw 2026-15 under the Bylaws and Policies section of the Agenda.

Recommended Motions: 1. That Council give Second Reading to Bylaw 2026-15, being the Land Use Amending Bylaw. 2. That Council give Third and Final Reading to Bylaw 2026-15, being the Land Use Amending Bylaw

Subject / Background:

This property is within the area known as Valarosa Park. This proposal is to redesignate a portion of the lands for the identification of a municipal pathway.

Key Dates, Communication and Information:

Application Circulated	The proposed designation change was circulated to adjacent landowners on September 21, 2026, and advertised on the Town website and in the local newspaper in accordance with Section 606 of the Municipal Government Act
Summary of Responses from Circulation	• No concerns or objections were received from Adjacent Landowners. • No concerns were received from Referral Agencies



Town of Didsbury Request for Decision (RFD)

Implications:

The proposed designation would formalize a pathway within this neighbourhood. The area, which is currently privately owned, is already used by the public to travel between the neighbourhood and the ball diamonds at the bottom of the hill. If the designation is approved, the land will be subdivided into a separate parcel and ownership of the pathway will transfer to the Town.

Adding the pathway to the Town's maintenance schedule is expected to result in minimal cost. The connection to the municipal road has already been graveled, and the grassed area farther up the hill is currently mowed. No trees were removed to accommodate the pathway.

Related Policies, Bylaws & Legislation:

Municipal Development Plan Bylaw 2024-12

As shown in Figure 2: Policy Areas, the subject property is located within the Mature Neighbourhood Policy Area. As the proposal is for a pathway, it has been reviewed against the Open Space and Connectivity Policies.

4.3 Open Space and Connectivity

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.

4.3.13 All new development shall ensure connectivity to existing and future parks through linkages in the sidewalk and trail networks.

- This proposal will provide connectivity through the development to the existing sidewalks in the area and the pathway adjacent to Memorial Park.

Land Use Bylaw 2019-04

REC: Recreation/Open Space District

General Purpose: To provide for the development of open space and active and passive recreational areas at the local, neighbourhood and municipal levels.

- This proposal provides connectivity within the neighborhood and up the hill to Memorial Park pathway.



Town of Didsbury Request for Decision (RFD)

Previous Reports/Council Decisions (If Any):

None at this time

Attachments:

Att 01: Bylaw 2026-15 Public Hearing Presentation

Other Options to Consider:

None at this time

Tracey Connatty

Author

Bylaw 2026-15

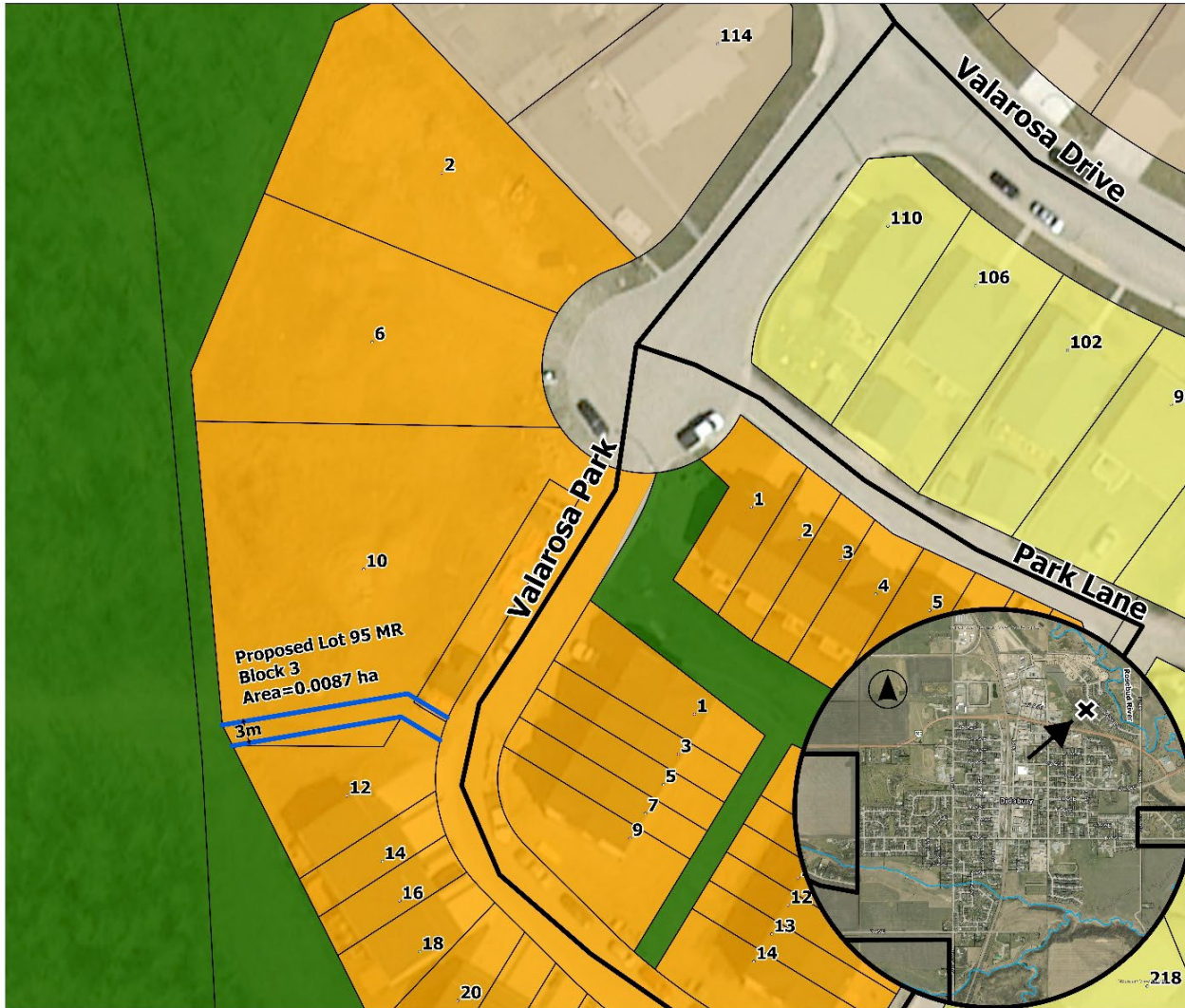
Council: October 13, 2026

Applicant: Byron Lappala

Owner: Scott Stewart, Jayne MacFarlane,
Byron Lappala



Bylaw 2026-15 Land Use Amending Bylaw



Town of Didsbury

Bylaw 2026-15

Plan 1711795 Block 3
Lots 60,61, & 73

Legend

-  R5: Residential District - High Density
to
 REC: Recreational/Open Space District

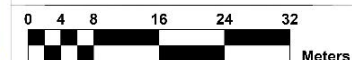
Land Use Zone

-  ER
 R2
 MR
 R5
 R1

Date: Sept 2026
Author: SC
Scale: 1:220
Coordinate System: NAD 1983 3TM 114
Data Sources: Town of Didsbury & Altalis



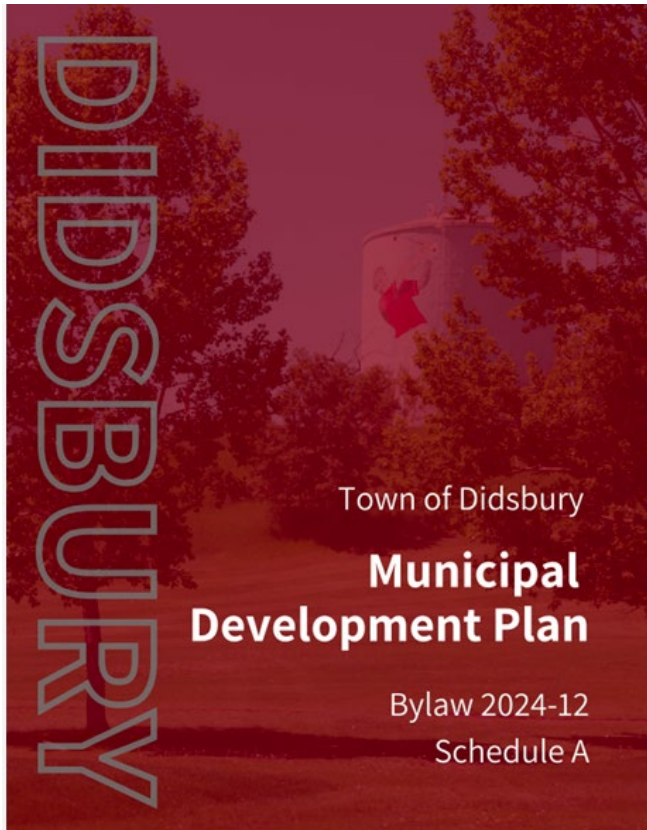
This map is for reference use only.
The Town of Didsbury makes every effort to ensure the accuracy and completeness of the information provided; however, no guarantee is made. Users are responsible for verifying all information before use. The Town of Didsbury is not liable for any errors or omissions.



Bylaw 2026-15 Land Use Amending Bylaw



MDP Compliance



4.3 Open Space and Connectivity

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.

4.3.13 All new development shall ensure connectivity to existing and future parks through linkages in the sidewalk and trail networks.

- The proposed pathway provides connectivity through the development to the existing sidewalks in the area and the pathway adjacent to Memorial Park.

LUB Compliance

Land Use Bylaw 2019-04
Consolidated Version (Bylaw 2026-13) June 23, 2026



Town of Didsbury

Land Use Bylaw No. 2019 - 04

Adopted: June 11, 2019



Prepared by:



REC: Recreational/Open Space District

General Purpose: To provide for the development of open space and active and passive recreational areas at the local, neighbourhood and municipal levels.

- *The redesignation proposal should not detract from the unique character within this neighborhood*
- *This will allow for a pathway connectivity within this area.*

Recommendation



- Administration is satisfied that the proposed redesignation complies with the MDP and the purposes of the Land Use District. No concerns or objections were received resulting from the circulation and advertisement of this proposal.
- If Council is satisfied with the Public Hearing, Administration is recommending that Council grant second and third reading to the Bylaws during the *Bylaws and Policies* portion of the Agenda.



Town of Didsbury Monthly Report

To:	<i>Didsbury Town Council</i>
From:	<i>Vanessa Van der Meer, Chief Administrative Officer</i>
Department:	<i>Office of the CAO</i>
Date:	October 13, 2026
Subject:	<i>CAO Report – August and September 2026</i>
Item Number:	6.1

Recommendation(s) to Council:

That Council accept the CAO Report as information.

Subject / Background:

Introduction

The following report summarizes the activities of the Office of the Chief Administrative Officer for August and September 2026. Highlights include progress on staffing, infrastructure, budget preparation, development and community partnerships.

Staffing and Organizational Changes

Interviews were held in August for the Executive Assistant and Legislative Advisor positions. The Legislative Advisor started on September 29, strengthening Legislative Services.

The new Director of Operations began with the Town in August.

Administration has been reviewing and adjusting how work is carried out across the organization to improve efficiency and clarity of roles.

The first all-staff meeting was held in September and was a great success.

Performance reviews for all staff were conducted throughout August and September and will be completed in October.

Work with Human Resources on the new salary grid for staff has been completed, and staff are being moved to the appropriate wage levels.

Administration met with Alberta Municipalities regarding its employee benefits program and is awaiting cost information. This review is promising, as the medication coverage under the Town's current staff benefits plan is not comparable on an apples-to-apples basis.

Legislative Services

Two requests were received under the Access to Information Act (ATIA).

The team prepared Council minutes, Council packages and the action list throughout August and September.



Town of Didsbury Monthly Report

The Procedural Bylaw and the Council Remuneration Policy are being prepared to bring forward at the Organizational Meeting.

Administration is working with Diligent to implement a new agenda package platform.

Budget

I have worked with each Director on their departmental budgets. All budget information has been provided to Amanda, Director of Corporate Services, and the Finance Officer for compilation into the 2027–2030 Operating Budget and the 2027–2032 Capital Budget.

Website updates are being considered as part of the new budget.

Infrastructure and Utilities

Reservoir: I attended several meetings in August and September to stay current on the project. There have been numerous work order changes. The reservoir grand opening will take place in October.

Butte: Repairs to the Butte were reviewed in September and October and are planned for 2027. A new control board is required so that the two water locations can communicate with each other. These repairs will support the new reservoir in supplying water to the community as new development continues.

Golf Course Mainline: In August, Administration met with the Town's engineers regarding replacement of the golf course mainline. The tender was advertised on the Alberta Purchasing Connection (APC) as required, with a closing date of October 2, 2026.

Utility Provider Communication: Residents raised concerns about the lack of communication regarding the FortisAlberta meter changeouts. Going forward, Administration will contact our utility providers to ensure the Town receives proper notice and that the public is properly informed.

Additional meetings were held in September on new projects being considered going forward.

Planning and Development

In August, I met with developers regarding a potential new commercial development in the community.

Administration is working with our Development Officer, our Planner and ISL Engineering to ensure that all future development specifications meet City of Calgary standards, which the Town follows.

Administration is working with Planning and Development on new property tax incentive bylaws for new residential builds, builds on existing empty lots, and non-residential development.

A first draft of the Land Use Bylaw is expected to come to Council in November for review.

Intergovernmental Relations

In September, I attended a CAO meeting with Carstairs, Sundre, Olds and Mountain View County. It was a great meeting and a valuable opportunity to learn what each municipality is working on.



Town of Didsbury Monthly Report

Community Partnerships and Events

Station 5 held its first annual concert in August. The event went very well and had a good turnout, and we look forward to next year.

I had a productive conversation with the General Manager of the Colts regarding sponsorship of the Zamboni. We look forward to the coming season and to hosting provincials in our community in 2027.

Administration has been working with the Lions Club on a contract for the Lions to take over operation of the campground. This partnership is advantageous for the Town and is expected to bring more visitors into the community. The Lions have some great ideas, and I look forward to seeing what is to come.

Professional Development

I attended the Alberta Municipalities Convention, which provided valuable information.

I also attended the RMRF session on municipal liability. Key notes from the session will be shared with the Community Operations Department.

It has been a very busy few months, and I look forward to continuing this momentum into the fall.

Vanessa Van der Meer

Author



Town of Didsbury Report for Information (RFI)

To:	<i>Didsbury Town Council</i>
From:	<i>Lee-Ann Gaudette, Development Officer</i>
Department:	<i>Planning & Development</i>
Date:	<i>October 13, 2026</i>
Subject:	<i>Development Permits</i>
Item Number:	6.2

Recommendation(s) to Council:

That Council accept the Development Permits Report for information.

Subject / Background:

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

Development Officer (Permitted Use) Decisions

PERMIT #	ADDRESS	TYPE	DECISION DATE
DP 26-047	905 – 23 Street	Accessory Building, Greenhouse	June 2, 2026
DP 26-048	100 Shantz Drive	Commercial Retail (General)	June 26, 2026
DP 26-049	1522 A – 25 Street	Accessory Building – Shed	June 22, 2026
DP 26-050	1402 – 21 Avenue	Rear Yard Deck w/ Stairs	June 22, 2026
DP 26-051	910 – 22 Street	Rear Yard Deck Extension	June 23, 2026
DP 26-052	101 Westpoint Place	Accessory Building – Gazebo	June 23, 2026
DP 26-054	2128 – 21 Avenue	Rear Yard Deck w/ Stairs	June 25, 2026
DP 26-055	106, 2034 – 19 Avenue	Signage (Fascia) & (Freestanding)	July 10, 2026
DP 26-057	2121 – 21 Avenue	Rear Yard Deck w/ Stairs	July 20, 2026
DP 26-058	240, 800 Shantz Drive	Retail (General) Barber Shop	July 21, 2026
DP 26-060	Bay 4, 2409 – 16 Street	Signage: Fascia Tattoo Studio	July 27, 2026



Town of Didsbury Report for Information (RFI)

DP 26-061	508, 500 Valarosa Place	Accessory Building: Shed	August 4, 2026
DP 26-066	2118 – 20 Avenue	Dwelling, Single Detached w/ Attached Garage & Covered Deck	Sept. 3, 2026
DP 26-067	#67, 1190 – 15 Avenue	Roof Over Existing Deck & Porch Addition	Sept. 9, 2026
DP 26-068	2121 – 21 Avenue	Accessory Building: Garage	Sept. 14, 2026
DP 26-069	2316 – 17 Avenue	Accessory Building: Lean To Carport	Sept. 22, 2026
DP 26-070	14 Valarosa Way	Dwelling, Single Detached w/ Garage & Rear Yard Deck	Oct. 5, 2026
DP 26-071	Hwy 582 & RR 15 and Copperview Landing	Signage (Freestanding) Signage (Community Identification)	Oct 2, 2026

Municipal Planning Commission (Discretionary Use) Decisions:

PERMIT	ADDRESS	TYPE	DECISION DATE
DP 26-053	2405 – 20 Street	Shipping Containers (Large) (x3) & relocate one Shipping Container (Large)	July 22, 2026
DP 26-059	103, 1001 - 20 Avenue	Care Facility (Dental Clinic)	Aug. 12, 2026
DP 26-062	1406 – 21 Avenue	Secondary Suite (Internal)	Sept. 9, 2026
DP 26-063	1408 – 21 Avenue	Secondary Suite (Internal)	Sept. 9, 2026
DP 26-064	1412 – 21 Avenue	Secondary Suite (Internal)	Sept. 9, 2026
DP 26-065	1416 – 21 Avenue	Secondary Suite (Internal)	Sept. 9, 2026

Related Policies, Bylaws & Legislation:

Land Use Bylaw 2019-04

Previous Reports/Council Decisions (If Any):

None at this time

Attachments:

None at this time

Other Options to Consider:

None at this time



Town of Didsbury Report for Information (RFI)

Lee-Ann Gaudette

Author



Town of Didsbury Report for Information (RFI)

To:	<i>Didsbury Town Council</i>
From:	<i>Lee-Ann Gaudette, Development Officer</i>
Department:	<i>Planning & Development</i>
Date:	<i>October 13, 2026</i>
Subject:	<i>Development 2nd Quarter Report</i>
Item Number:	<i>6.3</i>

Recommendation(s) to Council:

That Council accept the Development 2nd Quarter Report as information.

Subject/Background:

The second quarter Report for Development includes all of the Development Permits and Building Permits which were issued from April 1, 2026 to June 30, 2026.

Related Policies, Bylaws & Legislation:

Land Use Bylaw 2019-04

Previous Reports/Council Decisions (If Any):

None

Attachments:

Att 01: Development Permits Issued

Att 02: Building Permits Issued

Other Options to Consider:

None at this time

Lee-Ann Gaudette

Author



Development 2nd Quarter Report
April 1 – June 30, 2026
Development Permits

Permit	Project Address	Plan	Block	Lot	Description	Value of Construction
DP 26-019	2110 - 20 Street	474I	10	6,7,8,9,10	Dwelling, Multi-Unit (Apartment) & Commercial	\$1,600,000
DP 26-020	1306 - 22 Avenue	0113067	6	19	Home Occupation: Hair Salon	n/a
DP 26-021	1326 - 23 Street	2411998	B	35	Secondary Suite (Internal)	\$40,000
DP 26-022	1812 - 20 Street	1427 H	1	E 43' of 5	Retail (General)	n/a
DP 26-023	1812 - 20 Street	1427 H	1	E 43" of 5	Signage - Fascia Old Crow Antique & Book Shoppe	\$1,000
DP 26-024	82 Valarosa Drive	0812721	3	30	Basement door with side yard projection stairwell	\$1,700
DP 26-025	147 Valarosa Drive	2511692	6	3	Dwelling, Single Detached w/ Garage & Covered Deck	\$590,000
DP 26-026	2413 Sec Hwy 582	9810660	-	2	Accessory Building, Garage	\$32,000
DP 26-027	1529 - 22 Avenue	3880 N	1	10	Accessory Building Shed x2	\$8,000
DP 26-028	7 Co-op Road	7810047	12	8	Retail (General) Shooters Edge	\$50,000
DP 26-029	2409 - 16 Street, Unit 3	1311141		3	Signage - Fascia x 3	\$6,500
DP 26-030	502, 500 Valarosa Place	2511692	3	65	Dwelling, Single Detached w/ Garage & Covered Deck	\$430,000
DP 26-031	504, 500 Valarosa Place	2511692	3	66	Dwelling Single Detached w/ Garage & Deck	\$430,000



Development 2nd Quarter Report April 1 – June 30, 2026 Development Permits

Permit	Project Address	Plan	Block	Lot	Description	Value of Construction
DP 26-032	1517 - 20 Avenue	2392 JK	A	6A	Accessory Building - Carport	\$5,000
DP 26-033	2 Westheights Drive	7910415	1	34	Home Occupation: Dog Grooming	n/a
DP 26-034	4 Westpoint Drive	9911427		2	Accessory Building - Shed	\$5,000
DP 26-035	123 Valarosa Drive	2511692	6	9	Dwelling, Single Detached w/ Garage & Covered Deck	\$600,000
DP 26-036	139 Valarosa Drive	2511692	6	5	Dwelling, Single Detached w/ Garage & Covered Deck	\$300,000
DP 26-037	135 Valarosa Drive	2511692	6	6	Dwelling, Single Detached w/ Garage & Covered Deck	\$300,000
DP 26-038	1919 - 20 Street	1001 LK	1	1	Signage - Fascia	\$550
DP 26-039	17 Sandpiper Drive	0810268	2	5	Rear Yard Deck w/ Stairs	\$15,000
DP 26-040	Bay 4, 2409 - 16 Street	1311141	4		General (Retail)	n/a
DP 26-041	50 Bluebird Drive	1110997	2	28	Deck Extension (Rear Yard)	15,000
DP 26-042	1416 - 21 Avenue	3880N	3	4	Demolition Permit	n/a
DP 26-043	2110 - 20 Street	474 I	10	6,7,8,9,10	Building Height Variance (1.52 metres)	n/a
DP 26-044	1412 & 1416 - 21 Avenue	3880 N	3	4	Dwelling Semi-Detached w/ Garage	\$575,000
DP 26-045	1406 & 1408 - 21 Avenue	3880 N	3	4	Dwelling Semi-Detached w/ Garage	\$575,000
DP 26-046	Bay 2, 2825 - 19 Street	0714629	5	1	Industrial (Services)	n/a



DIDSBURY

Second Quarter Report April 1, 2026 - June 30, 2026

Building Permits Issued

Organization Name	Development Permit Number	Issue Date	Property Address	Lot Block Plan	Description of Work	Type of Building (Stats Can)	Total Developed Area	Value (Materials and Labour)
DIDSBURY	N/A	04/13/2026	34 Sandpiper Drive	P:0810268 B:1 L:13	Basement development - 1 bedroom, 1 bathroom	Single House	700.00	\$10,000.00
	DP26-024	05/04/2026	82 Valarosa Dr	P:0812721 B:3 L:30	Wet Bar Basement Renovation and Low Grade Side Entrance for the Basement.	Single House	1,211.00	\$45,000.00
	DP22-040	04/20/2026	3005 23 St	P:1910253 B:1 L:1	Self- storage building on concrete slab - 30' x 175' (Building 4)	Storage Building (warehouse)	5,250.00	\$250,000.00
	DP26-006	05/06/2026	1516B 25 Street	P:2411138 B:3 L:55	Basement secondary suite in one unit of duplex	Semi-Detached or Double House	595.00	\$40,000.00
	DP26-007	05/06/2026	1518B 25 Street	P:2411138 B:3 L:56	Basement secondary suite in one unit of duplex	Semi-Detached or Double House	595.00	\$40,000.00
	DP26-027	05/06/2026	1529 22 Ave	P:3880N B:1 L:10	Installation of 2 pre-fab garden sheds - Approx. 120ft² each	Single House		\$14,000.00
	DP26-026	05/06/2026	2413 Hwy 582	P:9810680 L:2	New detached garage 14'x24'	Single House	364.00	\$15,000.00
	DP26-034	05/20/2026	4 Westpoint Dr	P:9911427 L:2	Storage Shed	Single House	220.00	\$5,000.00
	DP26-025	05/11/2026	147 Valarosa Dr	P:2511692 B:6 L:3	New Dwelling - Single Detached with Attached Garage, Covered Rear Deck, and Developed Basement	Single House	4,060.00	\$570,000.00
	DP26-030	05/11/2026	502 Valarosa Place	P:2511692 B:3 L:65	Dwelling, Single Detached with Attached Garage and Covered Deck. No Basement Development	Single House	2,375.00	\$460,000.00
	DP26-031	05/11/2026	504 Valarosa Place	P:2511692 B:3 L:66	Dwelling, Single Detached with Attached Garage and Rear Deck. No Basement Development	Single House	2,490.00	\$450,000.00
	DP26-035	05/25/2026	123 Valarosa Dr	P:2511692 B:6 L:9	New detached single family dwelling. Bungalow (1374 ft²) w/ attached garage, covered deck and developed basement	Single House	2,888.00	\$500,000.00
	N/A	05/29/2026	1326 23 St	P:2411998 B:B L:35	Basement development - *Secondary Suite*	Single House	600.00	\$50,000.00
	DP26-039	05/29/2026	17 Sandpiper Drive	P:0810268 B:2 L:5	Rear Yard Deck with Stairs	Single House	510.00	\$14,000.00



DIDSBURY

Second Quarter Report April 1, 2026 - June 30, 2026

Development Permit Number	Issue Date	Property Address	Lot Block Plan	Description of Work	Type of Building (Stats Can)	Total Developed Area	Value (Materials and Labour)
DP26-037	06/02/2026	135 Valarosa Dr	P:2511692 B:6 L:6	Detached single family dwelling w/ attached garage, rear deck. No basement development	Single House	2,336.00	\$300,000.00
DP26-036	06/02/2026	139 Valarosa Dr	P:2511692 B:6 L:5	Detached single family dwelling w/ attached garage, rear deck. No basement development	Single House	2,124.00	\$300,000.00
DP26-041	06/02/2026	50 Bluebird Drive	P:1110997 B:2 L:28	Addition to existing deck	Single House	408.00	\$5,000.00
N/A	06/02/2026	710 23 Street	P:9310073 L:3	Installation of pellet stove in single detached dwelling	Single House		\$14,500.00
DP26-047	06/08/2026	905 23 St	P:8011146 B:3 L:31	Construction of greenhouse w/ chicken coop	Single House	216.00	\$5,000.00
DP26-042	06/08/2026	1416 21 Ave	P:3880N B:3 L:4	Demolition of Single family dwelling and detached garage	Single House	970.00	\$5,000.00
DP26-032	06/12/2026	1517 20 Ave	P:2392JK B:A L:6A	Free standing Carport on concrete driveway adjacent to house	Single House	200.00	\$5,000.00
DP 26-044	06/22/2026	1412 21 Ave	B:3 L:19	New semi-detached dwelling with attached garage [unfinished basement]	Semi-Detached or Double House	1,923.00	\$275,000.00
DP 26-044	06/22/2026	1416 21 Ave	B:3 L:18	New semi-detached dwelling with attached garage [unfinished basement]	Semi-Detached or Double House	1,923.00	\$275,000.00
N/A	06/19/2026	1709 15 Ave	P:7610007 B:1 L:1	Convert existing group home office space into 2 piece bathroom	Single House	300.00	\$40,000.00
N/A	06/22/2026	11 Westhill Place	P:7610547 B:3 L:7	Hot Tub Install - 8' x 8'	Single House	64.00	\$2,500.00
DP26-051	06/30/2026	910 22 St	P:9710148 L:17	Deck extension [20' x 14']	Single House	280.00	\$3,800.00
							\$3,693,800.00
Grand Total							\$3,693,800.00



Town of Didsbury Monthly Report

To:	<i>Didsbury Town Council</i>
From:	Shawn Persad
Department:	<i>Engineering & Infrastructure</i>
Date:	October 13, 2026
Subject:	Public Works and Infrastructure Monthly Report
Item Number:	6.4

Recommendation(s) to Council:

That Council accept the Public Works and Infrastructure Monthly Report as information.

Subject / Background:

East Reservoir ready for Commissioning

Grant Submitted for 23rd Street railway crossing ROADS:

17 Ave Sidewalks ready for FAC

17 St Sidewalk @ Rec center complete

Bollards around Arena Parking Lot

Potholing around Town

WATER:

RFP for Golf Course Water service submitted on APC SEWER:

Rising/Lowering Manholes

PARKS:

RV Sani-dump concrete pad replaced

RFP Didsbury Tree Project submitted on APC FACILITIES:

Filter Changes

COMPLAINTS:

Total Received: 22



Town of Didsbury Monthly Report

Total Completed: 15

Total Outstanding: 7

Shawn, Meg, Mike, Ramzy

Author



Town of Didsbury Report for Information (RFI)

To:	<i>Didsbury Town Council</i>
From:	<i>Amanda Riley, Director of Corporate Services</i>
Department:	<i>Corporate Services</i>
Date:	<i>October 13, 2026</i>
Subject:	<i>Quarter 3 Action Request Report</i>
Item Number:	<i>6.5</i>

Recommendation(s) to Council:

That Council accept the Q3 Action Report for the period of July 1 to September 30, 2026, for information.

Subject / Background:

Council is presented with the quarterly tracking report for public action requests, concerns and inquiries logged between July 1, 2026 and September 30, 2026 for Town Operations. Residents may, either through the Town website, in person at the Town Office, or by phone, submit an action request. Town staff then log the action request and address the issue of question.

The primary goal of this tracking system is to monitor service requests, identify recurring maintenance needs across municipal infrastructure and maintain transparency regarding community concerns. Tracking incoming concerns helps ensure citizen issues are acknowledged and prioritized systematically.

During this period there were 46 Action Requests, with 29 for the Public Works department and 17 for the Parks department.

Related Policies, Bylaws & Legislation:

None at this time

Previous Reports/Council Decisions (If Any):

None at this time

Attachments:

Q3 Action Request Report (July 1, 2026 – September 30, 2026)

Other Options to Consider:

None at this time



Town of Didsbury Report for Information (RFI)

Amanda Riley

Author

Action Request Report
July 1 - September 30 2026

# of Requests	Department/Concern	# of Requests	Department/Concern
29 Public Works			
17 Streets		7 Other	
	Grading on 13 Ave and 23 Street		Chain link fence is broken on the East side of 23 Street between 20 Street and 22 Street.
	Dust control on Range Road 15		Street light is out at Westhill Close
2	17 Ave road needs repair	2	Street light is out on 20 and 21 Ave
	Repair Range Road 15 at Valarosa Drive		Street lights along 23 Street and 22 Ave are out
	Fill potholes at 22 Ave between 21 Street and 20 Street	2	Graffiti at the skate park
	Fill potholes on 19 Ave	17 Parks	
2	Dust control on Rosebud Bay	1 Park/Playground/Sporting Fields	
	Dust control on 22 Ave		Broken glass at the skate park
	Road to the golf course to be graded	13 Trees/Mowing/Weeds	
	North of the tracks on 23 Street needs to be graded		Trees were hitting power lines at 20 Street and 12 Ave
3	Grade the entrance to Valarosa		Trim trees on 20th so the Town of Didsbury sign is visible
	Pothole behind the dollarstore need to be filled		Weeds need to be trimmed at Deer Coulee storm pond
	Potholes on 7th Ave need to be filled before winter		Weeds need to be trimmed on main street
			Weeds need to be trimmed at the library
			Weeds need to be trimmed at the post office
			Weeds need to be trimmed at the cemetery.
		2	The golf course sign has weeds that need to be trimmed
			Trees and bushes along 12 Ave and the corner of 23 street need to be trimmed
			Laneway needs to be cleaned up (grass cut, weeds pulled, and remove the t-bar at the north end of the laneway)
			Trees need to be trimmed on 23 Street and 15 Ave. (Stop sign is not A tree on 17 looks like it is going to fall
3 Sidewalks/Pathways		3 Other	
	Sidewalk repair on 20 Street		Would like more bike racks in front of stores in town and library
	Walking path on the east side of the first baseball diamond is washing away		Would like a playground installed near the high school
	Piece of sidewalk that needs to be replaced between Walter Place and 15A Street		Put protective sheets on the trees by the baseball diamond so the beavers don't cut them down
1 Signage		46 Total	
	Please put signage up at the playground and skate park skate to communicate the suitable ages for the parks along with providing a list of		
0 Garbage/Recycling/Compost			
1 Water/Sewer/Storm			
	There is stagnant water in the medical center		



Town of Didsbury Request for Decision (RFD)

To:	<i>Didsbury Town Council</i>
From:	<i>Amanda Riley, Director of Corporate Services</i>
Department:	<i>Corporate Services</i>
Date:	<i>October 13, 2026</i>
Subject:	<i>Parkland Regional Library System Proposed 2027 Budget</i>
Bylaw Number (If Applicable):	
Item Number:	<i>7.1</i>

Recommendation(s) to Council:

That Council approve the Parkland Regional Library System proposed 2027 Budget, with a membership fee of \$11.05 per capita, an increase of \$1.06 (10.6%) per capita.

OR

THAT Council accept the proposed 2027 Parkland Regional Library System budget, for information.

AND

THAT Council send a letter expressing Council's specific concerns with the proposal.

Subject / Background:

The Town of Didsbury is a member of the Parkland Regional Library System (PRLS). PRLS is a regional library system supporting 49 public libraries across central Alberta in 64 municipalities. It provides support services and shared resources to public libraries to make things more efficient and accessible. As a member, the Town pays a membership fee which is included as part of the Town's annual budget.

Annually the PRLS budget is submitted to its members for notification of approval. As part of the budget, PRLS sets out its membership fee for the following year which is paid on a per capita basis based on the population published by Alberta Municipal Affairs. PRLS requires two-thirds approval from its member population to approve an increase to the annual membership fee.

The 2026 per capita membership fee was \$9.99, up from \$9.81 in 2025. PRLS is proposing an increase of \$1.06 per capita to \$11.05 per capita, an increase of 10.6%.



Town of Didsbury Request for Decision (RFD)

The population list published by Alberta Municipal Affairs is comprised of figures determined in the most recent published federal census. Didsbury's population for the purposes of the PRLS membership fee is currently 5070.

In 2026, the membership fee amounted to \$50,649.30, compared to the proposed 2027 fee amount of \$56,023.50. If approved, this will be an increase of \$5,374.20 to the Town operating budget.

Implications:

Financial:

Approval of the proposed 2027 PRLS budget would increase the Town's annual membership fee from \$50,649.30 in 2026 to \$56,023.50 in 2027, representing an increase of \$5,374.20 to the Town's operating budget. This is based on a proposed membership rate of \$11.05 per capita and a PRLS population of 5,070.

Service:

Continued membership in PRLS provides the Didsbury Municipal Library with access to regional library services, shared resources, and support provided through the regional system. PRLS currently supports 49 public libraries across 64 municipalities.

Governance:

Council's decision will contribute to the overall member approval process for the proposed 2027 PRLS budget. Approval of the proposed increase requires support from two-thirds of member municipalities representing two-thirds of the member population.

Operational:

No direct operational changes to Town services are identified as a result of the proposed budget. The primary Town-level impact is the increased annual membership expenditure.

Related Policies, Bylaws & Legislation:

None at this time

Previous Reports/Council Decisions (If Any):

None at this time

Attachments:

PRLS Full Budget Notes



Town of Didsbury Request for Decision (RFD)

Vision: *A Vibrant & Inclusive Character Community with Small-Town Connection.*

Mission: *Creating the Place to Grow*

Other Options to Consider:

None at this time

Amanda Riley

Author



Proposed BUDGET 2027

PARKLAND REGIONAL LIBRARY SYSTEM**Proposed 2027 Budget****Salary uses current grid with step awarded**

	Present Budget	Proposed Budget
	2026	2027
Income		
1.1 Provincial Operating Grant	1,045,242	1,045,774
1.2 On Reserve, On Settlement Grant	156,647	156,647
1.3 Membership Fees	2,234,174	2,485,636
1.4 Alberta Rural Library Services Grant	452,928	386,652
1.5 Interest Income	50,000	46,000
TOTAL Income	3,938,991	4,120,709
Support Materials & Services Direct to Libraries		
2.1 Alberta Rural Library Services Grant	452,928	386,652
2.2 Allotment Funds Issued to Libraries	253,392	254,866
2.3 Computer Maint.Agree. Software licenses	242,398	257,770
2.4 Cooperative Collection Fund	25,000	25,000
2.5 eContent Platform fees, Subscriptions	73,000	73,000
2.6 On Reserve, On Settlement Grant expenses	84,756	84,756
2.7 Freight	1,200	1,200
2.8 Internet Connection Fees	9,600	10,290
2.9 Library Services Tools	8,000	6,500
2.10 Marketing/Advocacy	20,000	20,000
2.11 Member Library Computers	67,092	102,000
2.12 Outlets - Contribution to Operating	600	600
2.13 ILL Postage for libraries	2,300	1,950
2.14 Records purchased Cataloguing	9,000	9,000
2.15 Supplies purchased (mylar, library supplies)	17,600	19,500
2.16 Vehicle expense	58,000	58,000
2.17 Workshop/Training expense	16,000	16,000
PRL Circulating Collections		
2.18 Audio Book	5,000	5,000
2.19 eContent	85,000	90,000
2.20 Large Print	12,000	12,000
2.21 Programming Kits	5,000	5,000
2.22 Professional Development Materials (formerly reference)	3,600	3,600
TOTAL Support Materials & Services Direct to Libraries	1,451,466	1,442,684
Cost of Services		
3.1 Audit	23,500	23,500
3.2 Bank expenses	1,200	1,000
3.3 Bank Investment Fees	4,700	5,000
3.4 Building-Repairs/Maintenance	27,250	27,250
3.5 Dues/Fees/Memberships	13,000	13,000
3.6 Insurance	26,500	27,000
3.7 Janitorial/Snow removal/Outdoor maintenance expense	38,000	37,000
3.8 Photocopy	4,000	7,000
3.9 Salaries	1,844,451	1,877,500
3.10 Salaries - Employee Benefits	391,024	390,000
3.11 Staff Development	18,000	18,000
3.12 Supplies/Stationery/Building	21,400	20,275
3.13 Telephone	11,000	11,000
3.14 Travel	3,500	3,500
3.15 Trustee expense	26,000	20,000
3.16 Utilities	34,000	34,000
TOTAL Cost of Services	2,487,525	2,515,025
TOTAL Expenses (library materials & cost of service)	3,938,991	3,957,709
Capital expense		65,000 Van
		60,000 HQ Comp.
		30,000 Building
		8,000 Equip.
TOTAL Capital Expense		163,000
AMOUNT PER CAPITA REQUISITION	9.99	11.05

Population 224,945 times AMOUNT PER CAPITA

Pop increase of 1,774 over 2026

Notes for the Parkland Regional Library System Budget 2027

Parkland's budget is developed according to Board policy and the constraints imposed by the Parkland Regional Library System Agreement. According to clause eight of the agreement

Library System Budget

- 8.1 The PRLS Board shall prior to November 1 of each year submit a budget to the Parties to this Agreement and an estimate of the money required during the ensuing fiscal year to operate the library system. [Reg. s.25 (1)(f)]*
- 8.2 The budget and estimate of money required referred to in clause 8.1 above, shall be effective upon receipt by the PRLS Board of written notification of approval from two-thirds of the Parties to this Agreement which must represent at least two-thirds of the member population; and thereupon, each Party to this Agreement shall pay to the PRLS Board an amount which is the product of the per capita requisition set out in Schedule "B" and the population of the Parties to the agreement. Payments shall be made on or before the dates set out therein.*
- 8.3 The population of a municipality that is a Party to this Agreement shall be deemed to be the most recent population figure for the municipality as published by Alberta Municipal Affairs.*
- 8.4 Municipalities which join the library system after January 1, 1998 shall pay a signing fee as determined by the PRLS Board.*
- 8.5 The PRLS Board shall apply to the Government of Alberta for all library grants for which it is eligible, in accordance with the Department of Community Development Grants Regulation 57/98.*
- 8.6 Notwithstanding Clause 17.1.c., any increase in the requisition requires written notification of approval from two-thirds of the parties to this agreement which must represent at least two-thirds of the member population.*

Generally speaking, PRLS budgets are prepared with conservative estimates. Revenue is estimated at its minimum level and expenditures are estimated at their maximum level. For 2027, the Executive Committee is recommending the \$11.05 budget, which is a \$1.06 increase over the 2026 budget. This budget includes capital expense purchases, which is a change from the old process.

In an effort to maintain the level of reserves as recommended by the auditors and revamp the reserves to correctly reflect the fiscal position of the organization in a more easily understood

format, the Executive Committee recommended that the capital expenses be reflected in the actual budget, rather than using an additional supplement.

The budget assumes that the Government of Alberta operating grant will remain at the 2023 rate of \$4.75 per capita, calculated using the 2019 Alberta Municipal Affairs population list. It also assumes that the Rural Library Services Grant will remain at \$5.60 per capita, based on the same 2019 population figures.

Points within the budget to note include:

- Overall, expenditures, other than capital expenses, are anticipated to increase by 1.44% in 2027. (This does not include the Alberta Rural Library Services Grant which is a direct payment from funds Parkland receives, which is out of PRLS' control and based on funding from the Government)
- For 2027, twenty expense lines are projected to remain unchanged from 2026, nine will see increases, and seven will decrease
- To balance the budget, it will be necessary to increase the municipal requisition/levy by \$1.06. This is primarily to allow the inclusion of capital required for maintaining Parkland's current service structure
- Computer Software License costs are increasing – these costs have been significant, resulting in changes to software licenses in order to protect from dramatic cost increases in this area (line 2.3)
- Internet Connection fees have increased slightly due to pricing beyond Parkland's control (line 2.8)
- Member Library Computers (line 2.11) has changed from reflecting the .30 cent per capita allotment to the actual cost of the computers required for member libraries
- Supplies purchased (line 2.15) reflects the actual cost of these library supplies, which previously had some of the direct costs for the libraries coming from Supplies/Stationery (line 3.12)
- eContent (eBooks, eAudiobooks, etc.) has been increased slightly due to demand (line 2.19)
- The current salary grid has been used, allowing eligible employees a step up the grid. Four employees have reached the top of the grid and will not be eligible for an increase. No COLA was added. The increase to the salary line equals approximately 1.8%. (line 3.9)

Provincial grants amount to approximately 38.6% of PRLS' total income (lines 1.1, 1.2, 1.4), based on the \$11.05 budget.

**Parkland Regional Library System
Requisition Comparison for 2026 - 2027**

	2026		2027		Requisition change
	billing population	per capita 9.99	billing population	per capita 11.05	2026 to 2027
ALIX	783	7,822.17	783	8,652.15	829.98
ALLIANCE	166	1,658.34	166	1,834.30	175.96
AMISK	219	2,187.81	219	2,419.95	232.14
BASHAW	848	8,471.52	848	9,370.40	898.88
BAWLF	412	4,115.88	412	4,552.60	436.72
BENTLEY	1,042	10,409.58	1,042	11,514.10	1,104.52
BIG VALLEY	331	3,306.69	331	3,657.55	350.86
BIRCHCLIFF SV	211	2,107.89	211	2,331.55	223.66
BITTERN LAKE	216	2,157.84	216	2,386.80	228.96
BLACKFALDS	11,415	114,035.85	11,415	126,135.75	12,099.90
BOWDEN	1,280	12,787.20	1,280	14,144.00	1,356.80
CAMROSE	18,772	187,532.28	19,984	220,823.20	33,290.92
CAMROSE COUNTY	8,504	84,954.96	8,504	93,969.20	9,014.24
CARSTAIRS	5,313	53,076.87	5,313	58,708.65	5,631.78
CASTOR	803	8,021.97	803	8,873.15	851.18
CLEARWATER M D	11,865	118,531.35	12,335	136,301.75	17,770.40
CLIVE	775	7,742.25	775	8,563.75	821.50
CORONATION	868	8,671.32	868	9,591.40	920.08
CREMONA	437	4,365.63	437	4,828.85	463.22
CZAR	248	2,477.52	248	2,740.40	262.88
DAYSLAND	789	7,882.11	789	8,718.45	836.34
DELBURNE	919	9,180.81	919	10,154.95	974.14
DIDSBURY	5,070	50,649.30	5,070	56,023.50	5,374.20
DONALDA	226	2,257.74	226	2,497.30	239.56
ECKVILLE	1,014	10,129.86	1,014	11,204.70	1,074.84
EDBERG	126	1,258.74	126	1,392.30	133.56
ELNORA	288	2,877.12	288	3,182.40	305.28
FLAGSTAFF COUNTY	3,660	36,563.40	3,660	40,443.00	3,879.60
FORESTBURG	807	8,061.93	807	8,917.35	855.42
GULL LAKE	226	2,257.74	226	2,497.30	239.56
HALF MOON BAY SV	65	649.35	65	718.25	68.90
HARDISTY	548	5,474.52	548	6,055.40	580.88
HAY LAKES	456	4,555.44	456	5,038.80	483.36
HEISLER	135	1,348.65	135	1,491.75	143.10
HUGHENDEN	213	2,127.87	213	2,353.65	225.78
INNISFAIL	7,985	79,770.15	7,985	88,234.25	8,464.10
JARVIS BAY SV	213	2,127.87	213	2,353.65	225.78
KILLAM	918	9,170.82	918	10,143.90	973.08
LACOMBE	14,258	142,437.42	14,258	157,550.90	15,113.48
LACOMBE COUNTY	10,283	102,727.17	10,283	113,627.15	10,899.98
LOUGHEED	225	2,247.75	225	2,486.25	238.50
MOUNTAIN VIEW COUNT	12,981	129,680.19	12,981	143,440.05	13,759.86
NORGLIWOLD SV	306	3,056.94	306	3,381.30	324.36
OLDS	9,209	91,997.91	9,209	101,759.45	9,761.54
PAINTERTH COUNTY	1,990	19,880.10	2,082	23,006.10	3,126.00
PARKLAND BEACH SV	168	1,678.32	168	1,856.40	178.08
PENHOLD	3,484	34,805.16	3,484	38,498.20	3,693.04
PONOKA	7,331	73,236.69	7,331	81,007.55	7,770.86
PONOKA COUNTY	9,998	99,880.02	9,998	110,477.90	10,597.88
PROVOST	1,900	18,981.00	1,900	20,995.00	2,014.00
PROVOST MD	2,071	20,689.29	2,071	22,884.55	2,195.26
RED DEER COUNTY	19,933	199,130.67	19,933	220,259.65	21,128.98
RIMBEY	2,470	24,675.30	2,470	27,293.50	2,618.20
ROCHON SANDS SV	97	969.03	97	1,071.85	102.82
ROCKY	6,765	67,582.35	6,765	74,753.25	7,170.90
ROSALIND	162	1,618.38	162	1,790.10	171.72
SEDGEWICK	761	7,602.39	761	8,409.05	806.66
STETTLER	5,695	56,893.05	5,695	62,929.75	6,036.70
STETTLER COUNTY	5,666	56,603.34	5,666	62,609.30	6,005.96
SUNBREAKER COVE SV	131	1,308.69	131	1,447.55	138.86
SUNDRE	2,672	26,693.28	2,672	29,525.60	2,832.32
SYLVAN LAKE	16,275	162,587.25	16,275	179,838.75	17,251.50
WHITE SANDS	174	1,738.26	174	1,922.70	184.44
	223,171	2,229,478.29	224,945	2,485,642.25	256,163.96

Brief Notes – September 2027

INCOME

- 1.1 The Provincial Operating Grant is an estimate, based on statements from the Public Library Services Branch (PLSB) calculated at \$4.75 per capita using 2019 population statistics
- 1.2 The On Reserve, On Settlement grant from the PLSB for reserve populations within Parkland's service area. It is calculated at \$10.35 per capita; \$4.75 operating grant used by PRLS and \$5.60 funding for First Nations initiatives (line 2.6)
- 1.3 Estimated requisition to municipalities to balance budget increased to \$11.05 to cover capital purchases
- 1.4 Grant received for service to rural residents at a rate of \$5.60 per capita; based on the PRLS membership agreement, the grant is dispersed directly to member libraries as directed by municipalities and municipal districts that do not appoint a library board
- 1.5 Decrease reflects the changes in interest rates and estimated returns on investments in RBC investment program and the operating bank account

SUPPORT MATERIALS & SERVICES DIRECT TO LIBRARIES

- 2.1 Estimate, based on statement from PLSB, grant entirely dispersed - see line 1.4 above
- 2.2 Reflects materials allotment rate of \$1.13 per capita
- 2.3 Line increased due to dramatic increase costs for maintenance agreements SoftChoice for Microsoft Office suite. Changes implemented to software provided on public computers have mitigated the overall budget increase. Other software providers are also increasing their fees by an average of 5% per year. This line also includes purchases of non-capital hardware and misc. I.T. items such as adapters, cables, and supplies. For software, subscriptions, maintenance agreements, ongoing website development, the Microsoft Office suite of software for PRLS and member library computers, and PRLS' management of wireless networks
- 2.4 Cooperative Collection Fund – funds to allow Parkland staff to purchase physical materials (e.g., books and DVDs) for placement in member libraries with the intent of reducing interlibrary loans and improving the system-wide collection
- 2.5 This line maintained for eContent platform fees and subscription for the TAL (The Alberta Library) core of eResources and other library license agreement renewals like eMagazines
- 2.6 This line is for the expenses of the On Reserve, On Settlement grant provided through a provincial government grant program calculated at \$5.60 for library service to the Indigenous residents of Parkland's six First Nations Reserves
- 2.7 Held at 2026 level - for vendor freight costs for library materials, in-house collections, IT equipment, and shipment of computers for repairs and/or replacement parts
- 2.8 Increased to account for price increases for internet service provision to member libraries and HQ
- 2.9 Decreased slightly to \$6,500 – tools to assist with cataloguing library materials like WebDewey, as well as Audio Cine, Survey Monkey, Loomly etc.

- 2.10 Held at 2026 level - used to provide tools for marketing, advocacy, and other initiatives for member libraries and PRLS
- 2.11 This line used to reflect .30 cents per capita (plus the remainder of costs to come from reserves). In 2027, the budget includes the actual cost of providing computers for member libraries without using reserve funds
- 2.12 Held at \$600 - operating funding provided to PRLS' three outlet libraries as set by board policy, if local library outlet's sponsoring society provides matching funds
- 2.13 Reduced to reflect actual cost – includes both interlibrary loan postage reimbursement to libraries and interlibrary Loans sent from HQ for libraries
- 2.14 Purchase cataloguing records
- 2.15 Increased slightly to reflect actual cost - used for purchasing library material processing items such as laminated book covers, multimedia cases, as well as library cards
- 2.16 Held at 2026 level - for the operation of three cargo vans and two staff vehicles - anticipated maintenance costs for five vehicles and fuel, using an estimate of actual costs and considering variances for fuel prices
- 2.17 Held at \$16,000 - includes costs for all workshops, conferences, projects, and training activities for member libraries, library managers, staff, and boards

PRLS Circulating Collections

- 2.18 Held at 2026 level to support the physical audiobook collection
- 2.19 Increased due to demands by libraries and renewal of license agreements includes allotment for eBooks, eAudiobooks and other eContent agreements
- 2.20 Held at 2026 level \$12,000 to support Large Print collection
- 2.21 Held at 2026 level \$5,000 to build new kits and replace consumables in current kits for programming in member libraries
- 2.22 Held at 2026 level \$3,600 for reference and professional materials in both print and eResources used by member libraries and PRLS staff

COST OF SERVICES

- 3.1 Held at 2026 level. Covers MNP's agreement to provide audit services, as well as costs for annual letter from PRLS lawyers required for the audit
- 3.2 Reduced slightly to \$1,000 - covers the cost of enhanced electronic banking services and cheques
- 3.3 Increase slightly to \$5,000 based on review of actual over a three-year period. Management fee for the RBC investment program
- 3.4 Held at 2026 level \$27,250 - actual costs reviewed. Covers maintenance and repair, however not capital repairs or replacement
- 3.5 Held at 2026 level \$13,000 - to cover PRLS' cost to belong to membership organizations (e.g., The Alberta Library (TAL), Alberta Library Trustee Association (ALTA), Rural Municipalities of Alberta (RMA) etc.)
- 3.6 Increased slightly to \$27,000 based on actual and anticipated increases - covers five vehicles, general liability, cyber, bond and crime insurance, building and contents, as

well as employee drivers abstracts and reimbursements for business use on personal vehicles. Parkland also pays content insurance for its outlet libraries

- 3.7 Reduced slightly to \$37,000 - for janitorial building maintenance including carpet and window cleaning – also includes outside building maintenance and snow removal
- 3.8 Increased to cover increased costs for providing printed material for training. Reflects contract and usage fees for photocopiers
- 3.9 Reflects current staff levels, with eligible staff receiving a step on the grid but no COLA
- 3.10 Reflects predicted costs for staff benefits, including but not limited to LAPP and Blue Cross based on current staff levels
- 3.11 Held at the 2026 amount – to fund PRLS staff attend and travel to continuing education activities such as seminars, conferences and courses, along with staff performance and support items and activities
- 3.12 Supplies line covers the cost of book processing supplies, general office supplies including stationery, and any other building supplies
- 3.13 Held at 2026 level - includes line charges, toll free number, mobile telephones, and long-distance costs
- 3.14 Held at 2026 level – Based on 5-year review of actual expenses to travel including \$0.57 km reimbursement when staff are unable to use PRLS staff vehicles
- 3.15 Reduced due to the suspension of the Advocacy Committee; includes travel, honorarium and expenses for Executive Committee meetings, external meetings for trustees, and to support trustee activities using virtual and in-person meetings
- 3.16 Held at 2026 level of \$34,000 - based on review of actual costs and then estimated

Also included is a document comparing the change in requisition paid by each municipality in 2026 and 2027.



Town of Didsbury Request for Decision (RFD)

To:	<i>Didsbury Town Council</i>
From:	Tracey Connatty, Planner
Department:	<i>Planning & Development</i>
Date:	October 13, 2026
Subject:	<i>Heritage Square Development Conceptual Scheme</i>
Bylaw Number (If Applicable):	None
Item Number:	7.2

Recommendation(s) to Council:

That Council adopt the Heritage Square Development Conceptual Scheme for Plan 0514037 Block 18 Lot 1.

Subject/Background:

This is a plan for the redevelopment for a property that was recently sold. The Land Use District for the property was redesignated following a Public Hearing at the Regular Council meeting held on June 23, 2026. The property is now governed by the Land Use District R2: Residential District – General.

Implications:

The landowner has prepared and submitted the Conceptual Scheme in compliance with the Municipal Development Plan Policies. The landowners are also fully aware of the requirements of the Central Core Heritage Plan.

This is the first step for the redevelopment of this property, if the Conceptual Scheme is adopted by Council then the subdivision for the creation of lots will be processed. As part of the subdivision process the landowners would be required to enter into a Development Agreement that will ensure all Municipal Improvements comply with the Town of Didsbury requirements.

These Municipal Improvements would include water and wastewater services to each lot as well as an extension of 21 Ave. through to 23 St. The landowners are also proposing a laneway south of 21 Ave. within Phase 1 and within Phase 2 they have proposed an extension of the existing laneway on the north side of the property to connect to 22 St.

The applicants have also had Engineered drawings completed in support of the proposal and these drawings will guide the drafting of the Development Agreement at the subdivision stage.



Town of Didsbury Request for Decision (RFD)

MDP GLOSSARY

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.

Related Policies, Bylaws & Legislation: Municipal Development Plan Bylaw 2024-12

This proposal pertains only to the Conceptual Scheme for the property in compliance with the Municipal Development Plan policies. Specifically, Policy Section 4.6 – Area Structure Plans outlines requirements that may necessitate the completion of a Conceptual Scheme.

4.6 Area Structure Plan

Policies

4.6.12 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 ;
 - 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.
- The proposed Conceptual Scheme provides the future lot configuration and the extension of a road and future laneways. The creation of the lots through the subdivision process would require the execution of a Development Agreement that will ensure compliance with Town of Didsbury standards.

According to Figure 2 Policy Areas this property is within the Core and Entranceway Policy area.

5.2 Central Core and Entranceway

Policies

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.

- The proposed Conceptual Scheme will guide the undeveloped lot to be developed for residential purposes with a variety of dwelling types.



Town of Didsbury Request for Decision (RFD)

Central Core Heritage Plan Bylaw 2008-04

According to Figure 2 Downtown Character Areas this property is within the Residential Character Area.

2.2.3 Character Area 2: Residential

Policies

- Residential development is encouraged to locate within this area.
 - Encourage new residential projects to be designed to respect the historical character found in some of the existing housing stock and contribute to the downtown pedestrian-orientated streetscape.
 - New residential development in this area should be single-family housing, multi-family housing, and semi-detached housing, commercial mixed-use and institutional. Commercial mixed-uses, Multi-Family and Institutional uses may be allowed where deemed appropriate through public consultation.
- The proposed Conceptual Scheme will provide guidance for the development of this lot for residential purposes. The R2: Residential District General allows a variety of dwelling types.
 - The applicants intend to provide homes that respect the nature of this area.

Land Use Bylaw 2019-04

R2: Residential District General

General Purpose: To provide for the development of a variety of street oriented single detached, semi-detached, and attached dwellings. New residential development shall connect to municipal sewer and water systems, if municipal services are within a right of way directly adjacent the property. Existing residential is authorized to continue to utilize an onsite water system.

- Any future development of these lands would require a Development Agreement that will ensure that all Municipal Services are provided according to Town standards.



Town of Didsbury Request for Decision (RFD)

Site Requirements

Minimum Parcel Size (Interior)	375.0 metres ² (4,036.47 feet ²) (Single Detached)
	235.0 metres ² (2,529.52 feet ²) (Semi-detached)
Minimum Parcel Size (Corner)	420.0 metres ² (4,520.84 feet ²) (Single Detached)
	280.0 metres ² (3,013.90 feet ²) (Semi-detached)

- Corner lots within this proposal range in size from 322.5 meters² (3471.4 feet²) to 344.4 meters² (3707.1 feet²) within the northern portion of the property and 467.9 meters² (5036.5 feet²) to 596.7 meters² (6422.9 feet²) in the southern portion of the property.
- Interior lots in the northern portion range in size from 255.2 meters² (2747.0 feet²) to 255.7 meters² (2752.4 feet²) and in the southern portion 390.2 meters² (4200.1 feet²) to 445.9 meters² (4799.7 feet²).
- All the proposed lots are in compliance with the LUB regulations.

Previous Reports/Council Decisions (If Any):

None at this time

Attachments:

Att 01: Heritage Square Development Conceptual Scheme

Att 02 Conceptual Scheme Presentation

Other Options to Consider:

None at this time

Tracey Connatty

Author



Heritage Square Development Conceptual Scheme

2134 20th Avenue | Didsbury, Alberta

Prepared by Jonboyz Developments
September 2026

CONCEPTUAL PLANNING DOCUMENT

This document illustrates the intended development concept. Final lotting, servicing, grading and roadway details may be refined through detailed design and approval processes.



1. Project Overview

Purpose

The purpose of this Conceptual Scheme is to provide the Town of Didsbury and Council with a clear overview of how the property at 2134 20th Avenue is proposed to be developed. The document establishes the general development framework for the site, including phasing, lotting, transportation, municipal servicing, stormwater drainage and streetscape character.

The development is intended to proceed generally in accordance with this Conceptual Scheme. Minor changes may occur as the project advances through detailed design, engineering, subdivision and construction.

The concept has been prepared with consideration for the Town of Didsbury's Municipal Development Plan, Land Use Bylaw and Core Heritage Plan.

Development Intent

Jonboyz Developments intends to create a compact residential neighbourhood that provides a range of attainable, entry-level housing opportunities while fitting into the existing street and lane pattern of the surrounding area. The proposed mix of single-family and semi-detached housing is intended to provide variety while maintaining a consistent residential character.

Site & Development Summary

Property	2134 20th Avenue, Didsbury, Alberta
Approximate Site Area	3.16 acres
Total Proposed Lots	28 lots
Phase 1	8 lots - single-family homes
Phase 2	20 lots - mix of single-family and semi-detached homes



2. Location of Development

The Heritage Square Development is located on the east side of 23rd Street, directly east of Ross Ford Elementary School and on the north side of 20th Avenue. The location allows the proposed development to extend the established residential pattern and connect directly to the surrounding street network.



Figure 1 - Location of Development

3. Phasing Plan

The development is proposed to be completed in two phases. Phase 1 includes the eight lots along 20th Avenue together with the lane behind those lots. Phase 2 includes the remaining 20 lots and the extension of 21st Avenue between 21st Street and 23rd Street.

- As part of Phase 1, portions of the deep servicing are proposed to extend into the future 21st Avenue area to coordinate with the Town's anticipated water-line upgrade toward 23rd Street.
- The phasing strategy is intended to allow the first residential lots to proceed while maintaining a logical path for completion of the balance of the development.

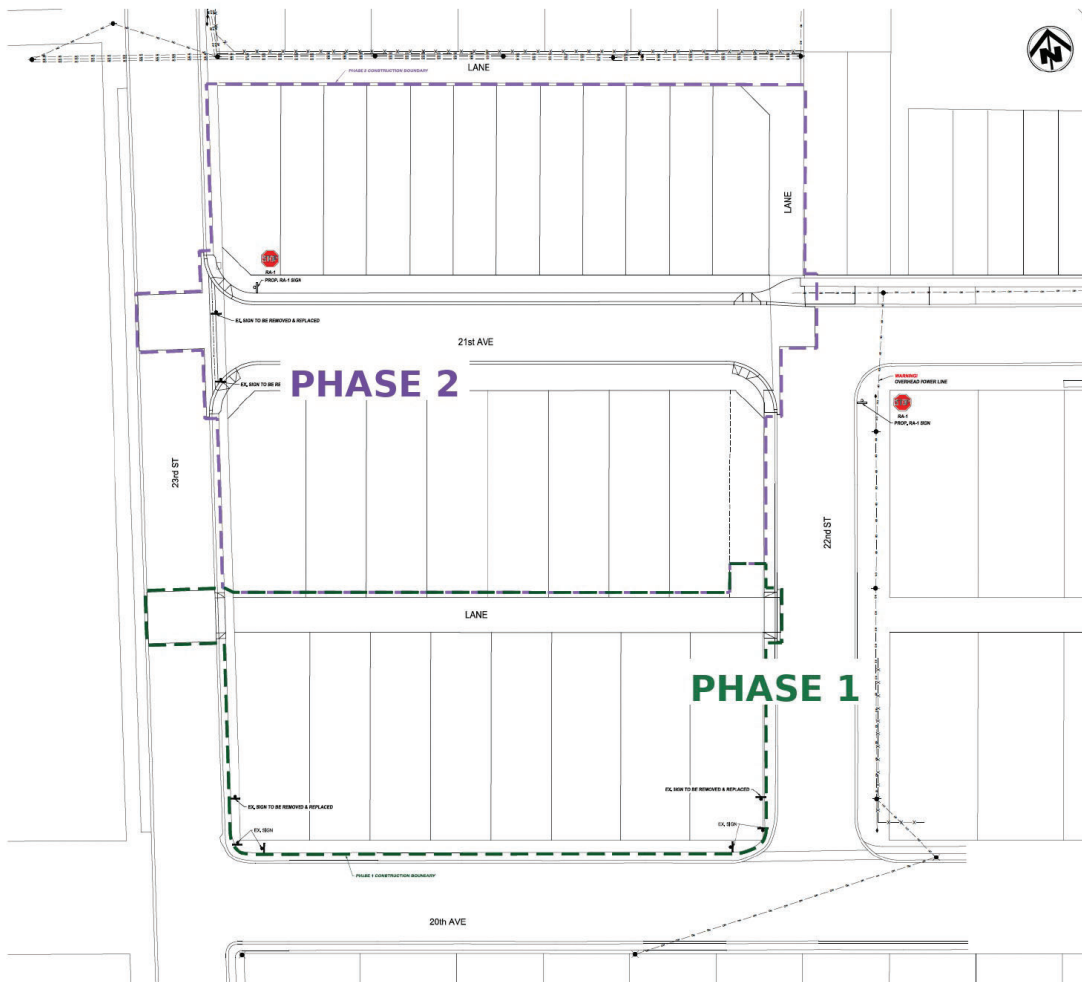


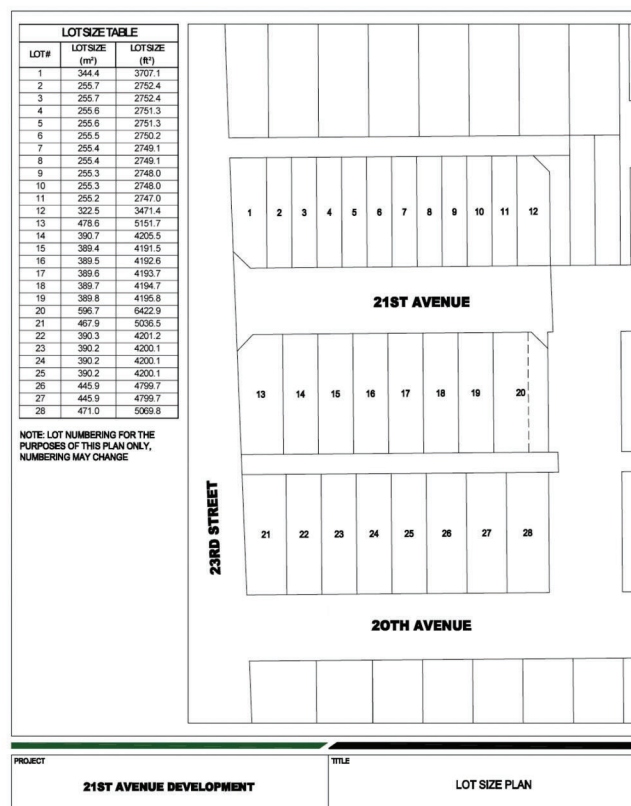
Figure 2 - Phasing Plan



4. Proposed Lotting

The proposed concept contains 28 residential lots across the two phases. As illustrated, lot widths range from approximately 25 feet to 54 feet, with lot depths generally ranging from approximately 109 feet to 119 feet. The varying lot sizes are intended to accommodate a mix of single-family and semi-detached housing forms within the proposed R2 residential framework.

- Lot numbering shown on the concept plan is for planning purposes and may change through the subdivision process.
- Final parcel dimensions and areas will be confirmed through detailed subdivision and survey design.



HERITAGE SQUARE DEVELOPMENT

Figure 3 - Proposed Lotting

5. Transportation & Sidewalks

The transportation concept introduces two primary pieces of new infrastructure: the extension of 21st Avenue and a new rear lane serving the development. A monolithic sidewalk is proposed along the north side of 21st Avenue as an extension of the existing sidewalk treatment along the street.

- Roadway and lane construction will be coordinated with the detailed civil design and applicable municipal requirements.
- The connected street-and-lane pattern is intended to provide straightforward access to the proposed homes and integrate with the surrounding neighbourhood.

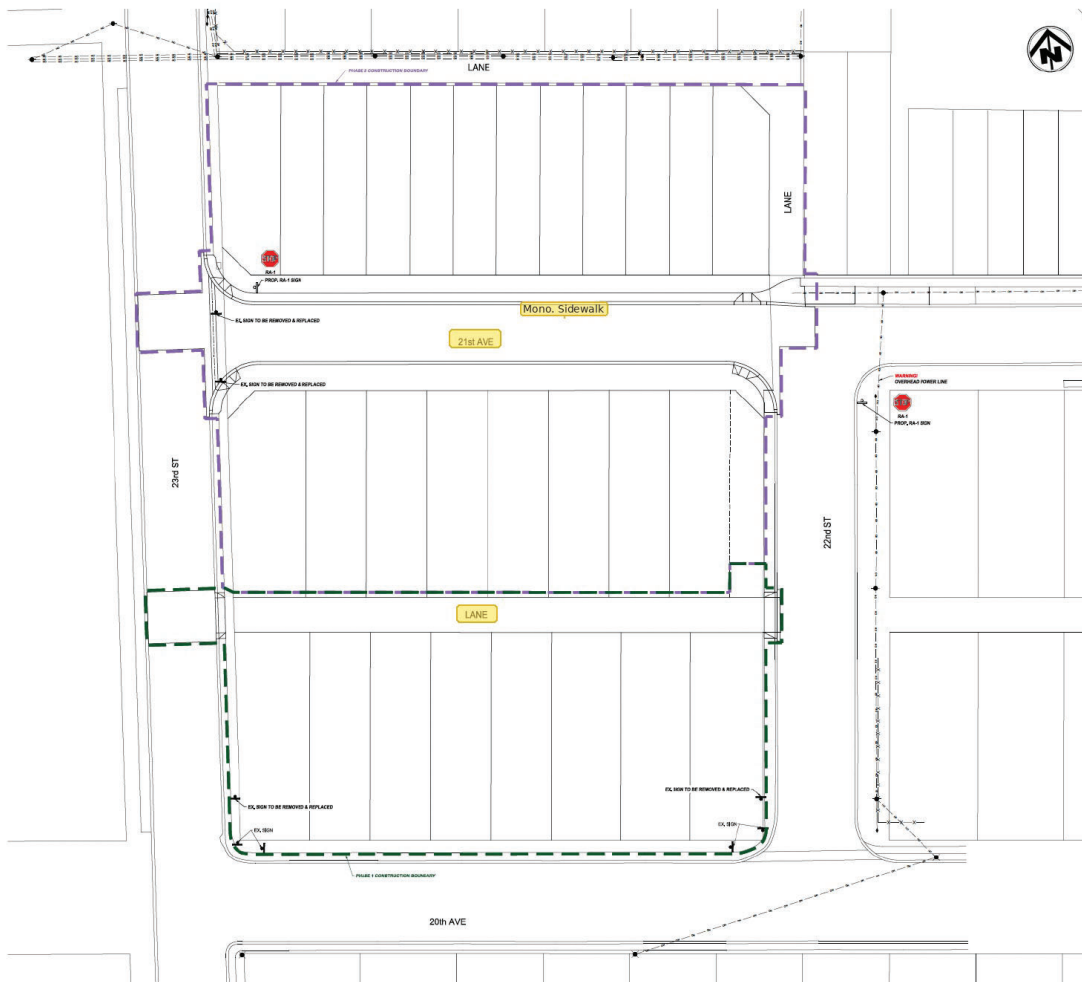


Figure 4 - Transportation & Sidewalks

6. Municipal Servicing

New water and sanitary infrastructure is proposed beneath the new 21st Avenue extension. The water-line work is intended to be coordinated with the Town's planned water-line upgrade along 21st Avenue. Water and sanitary services are also proposed beneath the new rear lane to serve the homes along the south portion of the development.

- Final pipe sizing, alignments, connections and service locations will be established through detailed engineering design.

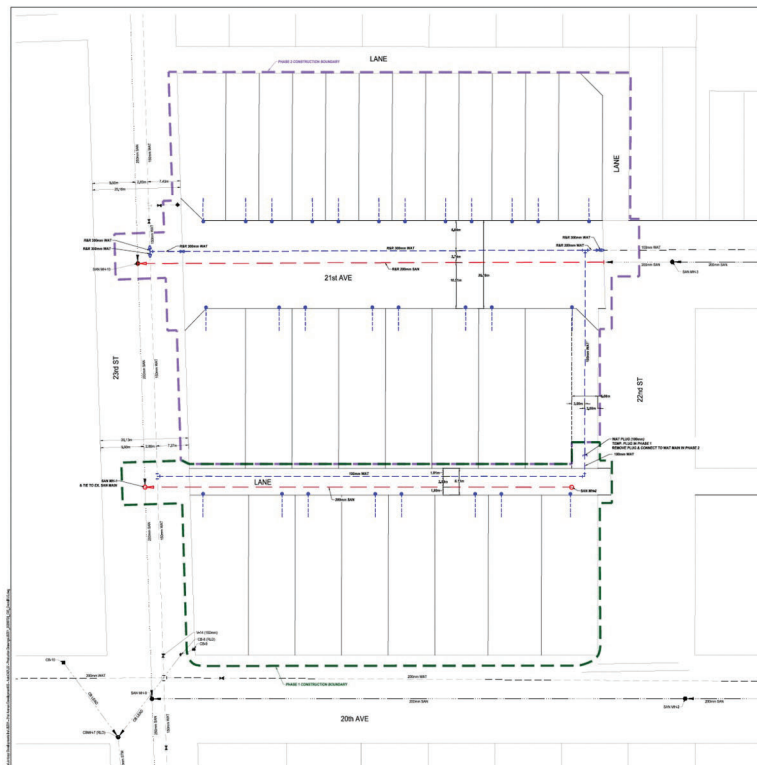


Figure 5 - Municipal Servicing

7. Stormwater & Drainage

The stormwater concept illustrates the intended post-development drainage pattern. Site grading is proposed to direct runoff toward the Town's existing drainage infrastructure and catch basins along 23rd Street.

- Final grades, drainage routes and stormwater details will be confirmed through detailed civil engineering and grading design.

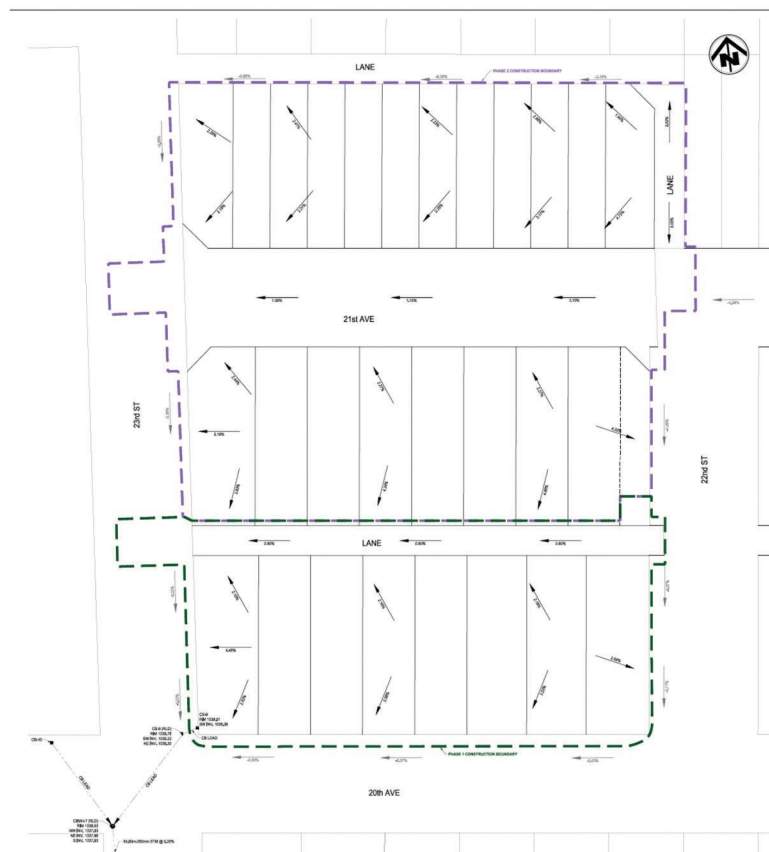


Figure 6 - Stormwater & Drainage

8. Core Heritage & Streetscape Character

The development is intended to incorporate streetscape elements that respond to the Town of Didsbury's Core Heritage Plan and the character of the surrounding community. Jonboyz Developments intends to use a coordinated residential design approach rather than requiring every home to be identical.

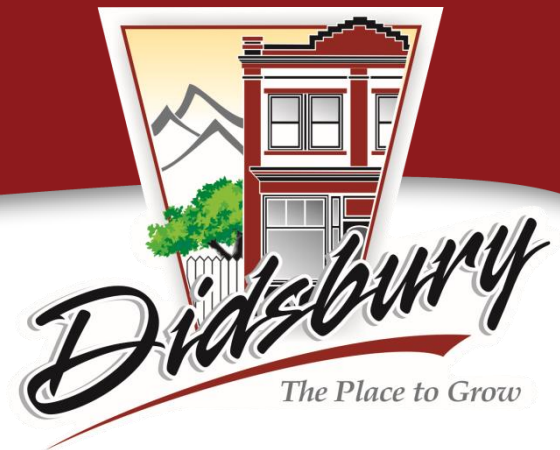
- Design considerations may include brick accents, front porches and heritage-inspired exterior lighting.
- A varied but coordinated palette of exterior materials and colours is intended to create visual interest while maintaining a cohesive streetscape.
- The image below is illustrative of the desired character and is not intended to represent final house designs.



Figure 7 - Core Heritage & Streetscape Character

Heritage Square Development Conceptual Scheme

Submitted by: Jonboyz Developments





Heritage Square Development Conceptual Scheme

2134 20th Avenue | Didsbury, Alberta

Prepared by Jonboyz Developments
September 2026

CONCEPTUAL PLANNING DOCUMENT

This document illustrates the intended development concept. Final lotting, servicing, grading and roadway details may be refined through detailed design and approval processes.

Development Intent

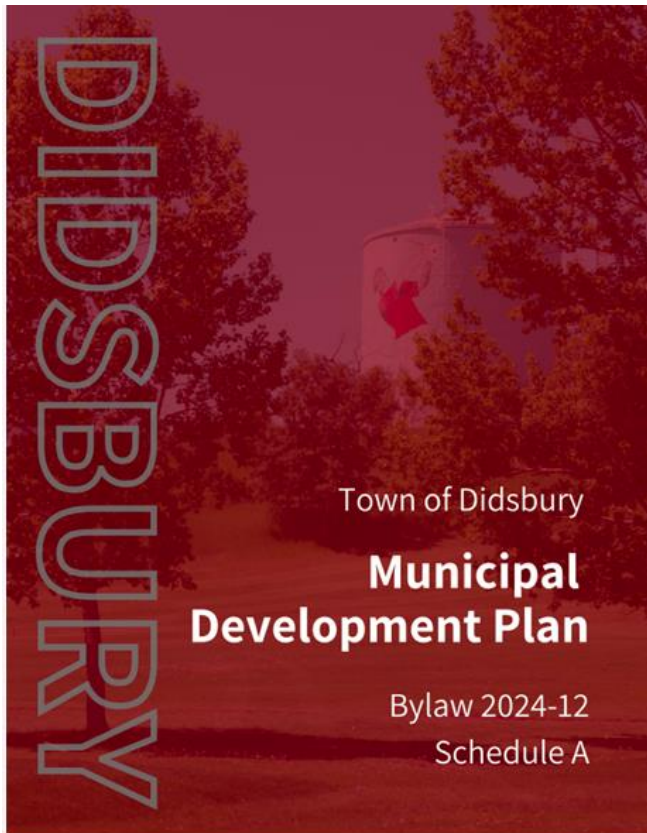
Jonboyz Developments intends to create a compact residential neighbourhood that provides a range of attainable, entry-level housing opportunities while fitting into the existing street and lane pattern of the surrounding area. The proposed mix of single-family and semi-detached housing is intended to provide variety while maintaining a consistent residential character.

MDP Compliance

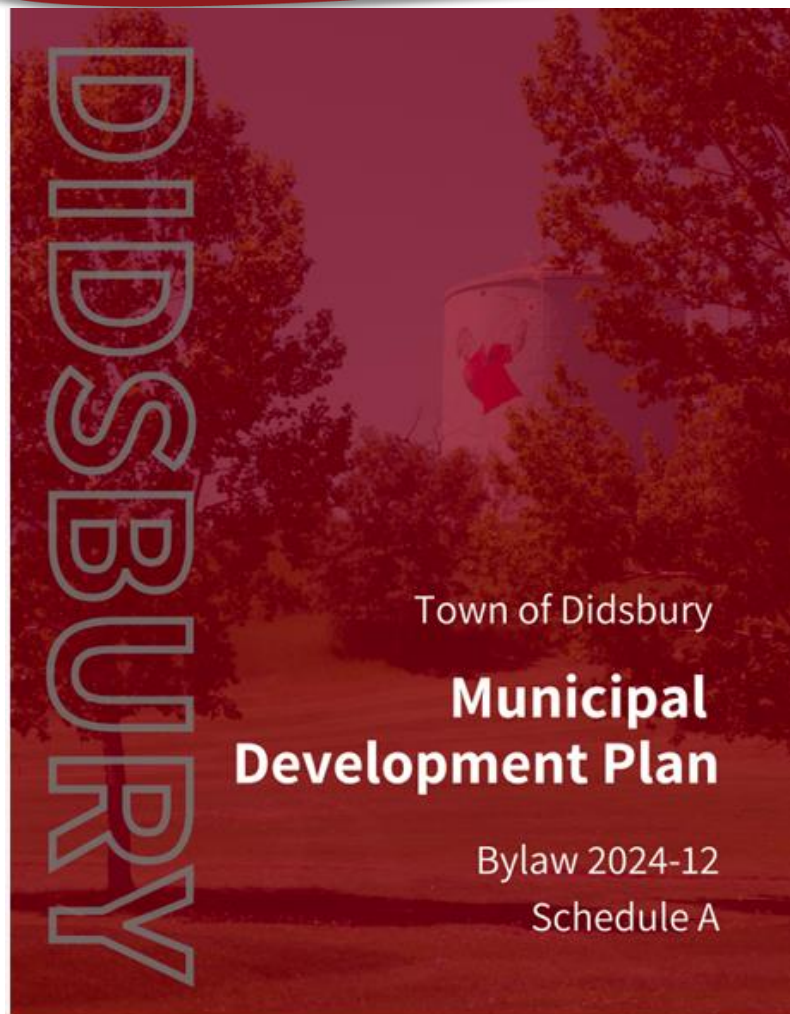
4.6 Area Structure Plan Policies

4.6.12 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.
- The proposed Conceptual Scheme provides the future lot configuration and the extension of a road and future laneways. The creation of the lots through the subdivision process would require the execution of a Development Agreement that will ensure compliance with Town of Didsbury standards.



Municipal Development Plan

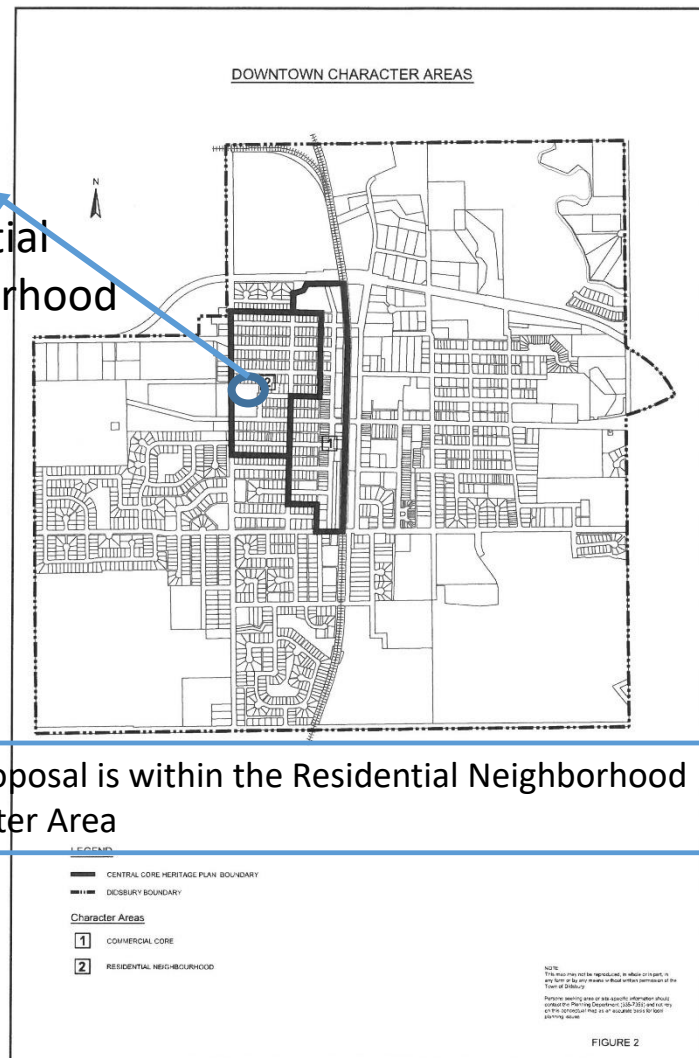


5.2 Central Core & Entranceway

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

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.

- The proposed Conceptual Scheme will guide the undeveloped lot to be developed for residential purposes with a variety of dwelling types.



Map 2: Character Areas in Downtown Didsbury

2.3.3 Character Area 2: Residential Policies

- Residential development is encouraged to locate within this area.
- Encourage new residential projects to be designed to respect the historical character found in some of the existing housing stock and contribute to the downtown pedestrian-orientated streetscape.
- New residential development in this area should be single-family housing, multi-family housing, semi-detached housing, commercial mixed-use and institutional. Commercial mixed-uses, Multi-Family and Institutional uses may be allowed where deemed appropriate through public consultation.

- The proposed conceptual Scheme provides guidance for the development of a residential neighborhood with a variety of dwelling types.

8. Core Heritage & Streetscape Character

The development is intended to incorporate streetscape elements that respond to the Town of Didsbury's Core Heritage Plan and the character of the surrounding community. Jonboyz Developments intends to use a coordinated residential design approach rather than requiring every home to be identical.

- Design considerations may include brick accents, front porches and heritage-inspired exterior lighting.
- A varied but coordinated palette of exterior materials and colours is intended to create visual interest while maintaining a cohesive streetscape.
- The image below is illustrative of the desired character and is not intended to represent final house designs.



Figure 7 - Core Heritage & Streetscape Character

Looking south from the subject lot



Google image showing the existing residential development in proximity to the proposal.

Existing residential development to the east



21st Avenue

Land Use Bylaw

Land Use Bylaw 2019-04
Consolidated Version (Bylaw 2026-13) June 23, 2026



Town of Didsbury

Land Use Bylaw No. 2019-04

Adopted: June 11, 2019



Prepared by:

ISL Engineering
and Land Services

R2: Residential District General

General Purpose: To provide for the development of a variety of street oriented single detached, semi-detached, and attached dwellings. New residential development shall connect to municipal sewer and water systems, if municipal services are within a right of way directly adjacent the property. Existing residential is authorized to continue to utilize an onsite water system.

- The proposed lots sizes, comply with the Site Requirements for corner and interior lots within the Land Use Regulation.

Recommendation



- Administration is satisfied that the proposal complies with the Municipal Development Plan, Central Core Heritage Plan and the Land Use Bylaw.

If Council is satisfied with the information provide administration is recommending:

- That Council adopts the Heritage Square Development Conceptual Scheme for Plan 0514037 Block 18 Lot 1.



Town of Didsbury Report for Information (RFI)

To:	<i>Didsbury Town Council</i>
From:	<i>Nicole Aasen, Director of Community Services</i>
Department:	<i>Community Services</i>
Date:	<i>October 13, 2026</i>
Subject:	<i>Didsbury Playground Society Donation</i>
Item Number:	<i>7.3</i>

Recommendation(s) to Council:

That Council accept the report as information.

Subject / Background:

A number of years ago a group of residents formed the Didsbury Playground Society to raise funds for the installation of a toddler playground at Kinsmen Park. Due to successful grant applications and large financial support from the community, the society did not utilize all funds that were collected for their project. Though the society has since disbanded, they have reached out to the Town of Didsbury in regards to the remaining funds.

The remaining funds, valued at \$9268.10, has been donated to the Town of Didsbury to support future playground improvements in our community. This donation of \$9268.10 will be recognized as deferred revenue to be utilized for a future playground project.

Related Policies, Bylaws & Legislation:

None at this time

Previous Reports/Council Decisions (If Any):

None at this time

Attachments:

Donation Letter – Didsbury Playground Society

Other Options to Consider:

None at this time

Nicole Aasen

Author

September 23, 2026

To the Town of Didsbury Administration and Council,

Please accept this donation on behalf of the **Didsbury Playground Society** to support future playground improvements within the **Town of Didsbury**.

These funds were originally raised for the toddler playground project at **Kinsmen Park**. Thanks to our community's tremendous support and additional grant funding for the project, not all collected funds were required for the playground's completion.

The Didsbury Playground Society is pleased to contribute the remaining funds toward future playground enhancements that will continue to benefit local children and families.

Sincerely,

Didsbury Playground Society



Town of Didsbury Request for Decision (RFD)

To:	<i>Didsbury Town Council</i>
From:	Vanessa Van der Meer, CAO
Department:	<i>Legislative Services</i>
Date:	<i>October 13, 2026</i>
Subject:	<i>Correspondence & Information</i>
Bylaw Number (If Applicable):	NA
Item Number:	<i>8.0</i>

Recommendation(s) to Council:

To accept the correspondence for October 13, 2026 as information.

Subject / Background:

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

Implications:

None at this time

Related Policies, Bylaws & Legislation:

None at this time

Previous Reports/Council Decisions (If Any):

None at this time

Attachments:

Letter – Municipal Affairs

Other Options to Consider:

None at this time



ALBERTA
MUNICIPAL AFFAIRS

*Office of the Minister
MLA, Peace River*

AR123550

September 29, 2026

Dear Elected Officials:

Thank you for the important work you do to serve and protect your community – public safety is always a priority and fire services are core to that. I am pleased to announce that the application for the 2027 Fire Services Training Program grant is open, and the total amount of grant money is \$500,000. The grant guidelines and application form are available at www.alberta.ca/fire-services-training-grant.aspx.

Municipal Affairs has refreshed the guideline, including revised program dates and the addition of 'enhancement of fire service skills competency course' as a relevant use of training funds. The application form has also been updated for ease of completion.

This grant provides supplemental funding supports to municipalities and Indigenous communities to help ensure their local fire services are adequately trained to respond safely and effectively based on identified risks. Courses approved for delivery under this grant will support key outcomes of preserving public safety, encouraging the management of community risk by local authorities, and ensuring firefighters are able to receive training in alignment with best practices.

Please forward this information to your chief administrative officers and fire chiefs so they may complete the application form. Collaboration involving multiple municipalities is permitted but not required. Please note the application deadline is November 2, 2026.

If you have any questions regarding the grant applications or the program guidelines, please contact Municipal Affairs at 1-866-421-6929, or at firecomm@gov.ab.ca.

This grant program will assist fire departments across the province to be prepared with the knowledge and skills to protect their communities. I look forward to reviewing your 2027 Fire Services Training Program submissions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dan Williams', written over a horizontal line.

Dan Williams, EGA
Minister of Municipal Affairs



Town of Didsbury Request for Decision (RFD)

To:	<i>Didsbury Town Council</i>
From:	Vanessa Van der Meer, CAO
Department:	<i>Legislative Services</i>
Date:	<i>October 13, 2026</i>
Subject:	<i>Council Reports</i>
Bylaw Number (If Applicable):	NA
Item Number:	<i>9.0</i>

Recommendation(s) to Council:

To accept the Council Reports for October 13, 2026 as information.

Subject / Background:

Council members will each provide a report on any business or committee activity in which they have participated.

Implications:

None at this time

Related Policies, Bylaws & Legislation:

None at this time

Previous Reports/Council Decisions (If Any):

None at this time

Other Options to Consider:

None at this time



Town of Didsbury Monthly Report

To:	<i>Didsbury Town Council</i>
From:	<i>Councillor Norm Quantz</i>
Department:	<i>Didsbury Town Council</i>
Date:	<i>October 13, 2026</i>
Subject:	<i>Councillor Report for July - September, 2026</i>
Item Number:	<i>9.6</i>

Subject / Background:

October 13th, 2026 Councillor Norm Quantz Report

- A. The Station Five Roundup Concert held after the parade and rodeo was well attended. It brought the main street alive with music and a chance for residents and visitors to celebrate Didsbury.

- B. MVRWSC (Mountain View Regional Water Services Commission)
 1. Regarding the east reservoir by the Didsbury Complex, as of Sept 2nd, the Water Commission reports that the "New lateral line ... is supplying water to the new reservoir..."
A Public Commissioning Ceremony is being planned in the near future.

 2. I attended an all day Commission Strategic Planning Meeting held in Olds. Two Key Points:
 - Working on a 10 year Strategic Plan
 - Determining the process for leadership succession

- C. It was my privilege to be one of the Didsbury representatives to the MVSenior Housing Foundation (Fund Raising) Golf Tournament in Carstairs. It was well attended. The money raised will be used to fund projects for their residents. For example, from the prior tournament, Aspen Ridge Lodge received much needed new dining room chairs.

- D. The RDRMUG (Red Deer River Municipal Users Group) held their meeting at the Acadia Valley Community Center where we heard details of 1st, a proposed water use license application from Rocky View County, and 2nd, the Acadia irrigation group also presented, with a bus tour, visually informing us of the impact area of the pending application to pump water from the Red Deer River. This would allow for irrigating a large swath of land south and west of Acadia Valley.

If/when these applications get approved, the allocation limits of water



Town of Didsbury Monthly Report

use from the Red Deer River will be approaching their maximum current allowable.

RDRMUG, as an advocacy group of users to the government, will be deliberating on whether to support these applications.

Norm Quantz

Author



Town of Didsbury Monthly Report

To:	<i>Didsbury Town Council</i>
From:	<i>Will Stevens</i>
Department:	<i>Didsbury Town Council</i>
Date:	<i>October 13, 2026</i>
Subject:	<i>Councillor Activities</i>
Item Number:	<i>9.7</i>

Alberta Municipalities Convention:

Along with the included summaries of attended panels, I was very grateful for the opportunity to go to my second Alberta Municipalities Convention. Representing Didsbury and getting the chance to connect with people working in many different levels of government throughout Alberta is both an exciting and humbling experience, and I appreciate getting to attend this year. Among all the conversations, some of the highlights for me was getting to spend time with the representatives from Mountain View County as well as our neighbours from Olds, Carstairs, and Sundre. We are all very fortunate to hold the position we do in Alberta, and I believe that sharing knowledge, conversation, and collaboration between all of us is a tremendous benefit to all of our communities.

EOEP - Strategic Planning

I attended the Elected Officials Education Program session regarding effective Strategic Planning on Tuesday, September 22nd. The goal of the program is for participants to learn how to effectively shape the long-term goals and priorities of their municipality. We explored how councils can collaborate to set realistic goals, understand the key elements of a strategic plan, and gain practical skills in the planning process. I appreciated how they gave us the opportunity to speak not only with the presenter but also interact with the other participants to cross reference our experiences alongside those of our contemporaries in other parts of Alberta.

I happened to sit at a table with a number of council members from the town of St. Paul, a municipality of comparable size to Didsbury, but located in a completely different part of the province. Having the opportunity to compare how wildly different needs and circumstances can be in different parts of Alberta was an excellent baseline to work through the discussion topics in this session.



How We Built It: Delivering on Affordable Housing

I attended a panel on Wednesday, September 23 focused on affordable housing projects based on market, near-market, and non-market values with a focus on how municipalities navigate funding, approvals, and community feedback. The panelists shared lessons and approaches undertaken in a variety of sizes of communities, from small rural communities up to large scale urban centres. Given the need for affordable housing in all of Alberta, and in our very own Didsbury, this seemed like a valuable panel to attend and while much of the discussion did end up focusing on larger centres that weren't as directly applicable to our town, they highlighted the importance of taking each project as its own unique instance and not attempting a "one size fits all" approach.

Mountain View Seniors' Housing

The MVSH board of directors held our regularly scheduled meeting in-person at the MVSH Administration Office Boardroom in Olds from 1:00-4:00pm. I have included the Key Messages document as provided by CAO Stacey Stilling as I believe it is the most comprehensive and accurate summary of the details of that meeting. I would like to add simply that I continue to be impressed by the MVSH Administration for their operational and financial expertise, I am thrilled to be a part of this board and I hope to continue to learn from them and help out for as long as possible.





ADMINISTRATION OFFICE

#301 6501 51 Street, Olds, Alberta, T4H 1Y6

P: (403) 556-2957 E: admin.assistant@mvsh.ca

F: 587-796-0773

BOARD MEETINGS | KEY MESSAGES

Mountain View Seniors' Housing (MVSH) Regular Board Meeting of September 29, 2026.

Key Messages

- The Board held their regularly scheduled meeting in-person at the MVSH Administration Office Boardroom in Olds, Alberta from 1:00-4:00 pm
- The Board reviewed and approved the 2027 Operating Budget.
- The Board appreciates the number of items that have been completed on the capital budget projects and sends their appreciation to the teams making all this work happen.
- The Board expressed their sincere thanks to the MVSH Administration for their dedication and diligence to curating a sustainable future for the organization through operational and finance processes.
- The Board is glad to hear of the positive feedback from the first ever Summer Social event and highlighted they look forward to next year.
- The Board is thrilled to know MVSH was nominated and won 1st place in the local Albertan Reader's Choice Awards – Favourite Local Cause. The Board sincerely thanks all MVSH team members for the constant hard work and dedication to our mission and vision.
- The Board sends its thanks and appreciation to Mountain View County for passing 2 borrowing bylaws over 18 years ago to support the eventual construction and development of Mount View Lodge in Olds ensuring that MVSH could focus on meeting the needs in the local community.
- The Board was happy to hear about the recent announcement between the Government of Alberta and Build Canada Homes to distribute \$220 million, which will support 21 projects (1461 housing units) across the province.
- The Board is grateful for the ongoing work of ASCHA (Alberta Seniors & Community Housing Association) in helping operators like MVSH reduce red tape and inefficiencies within the standards and compliance areas of seniors housing.

Next MVSH Board Meetings

The next regular Board meeting will be held on Thursday, Thursday November 12, 2026, starting at 1:00 PM in the MVSH Administration Offices boardroom in Olds, Alberta (or by Microsoft Teams if required).

If you require any information or there are any questions related to this communication, please contact a Board Director or Stacey Stilling, CAO for MVSH at 403-556-2957 or by email at stacey.stilling@mvsh.ca