



REGULAR MEETING OF COUNCIL

Council Chambers, Irricana Centennial Centre, 222 2 Street

Date: March 18, 2024 **Time:** 7:00PM

A. ATTENDANCE

B. CALL TO ORDER

C. AGENDA

D. PRESENTATIONS

E. MINUTES

Item E1: Minutes from February 20, 2023 Regular Meeting of Council

F. CORRESPONDENCE FROM PREVIOUS MEETING

G. COMMITTEE REPORTS

Item G1: Community Futures (Deputy Mayor Sim)

H. OLD BUSINESS

I. NEW BUSINESS

Item I1: Annual Renewal of Borrowing Bylaw (001:2024)

Item I2: Stop Order Issued

Item I3: Rocky View Foundation – Letter of Support (Mayor Bryson)

J. COMMUNICATION / INFORMATION

K. COUNCILLOR UPDATE

L. CLOSED SESSION

Item L1: Mortgage Renewal on Town Lands, Closed per Section 24(1) and Section 25(1) of the Freedom of Information and Protection of Privacy Act.

Item L2: Leaseholder Negotiations, Closed per Section 24(1) and Section 25(1) of the Freedom of Information and Protection of Privacy Act

M. ADJOURN

Item E1

Minutes from February 20, 2024 Regular Meeting of Council

REGULAR MEETING OF COUNCIL

Council Chambers, Irricana Centennial Centre, 222 2 Street

Date: February 20, 2024 Time: 7:00PM

A. ATTENDANCE

Mayor: Jim Bryson
Deputy Mayor: Julie Sim
Councillors: Nathaniel Fleming, Lisa McAree, Kim Schmaltz
CAO: Doug Hafichuk
Staff: Patricia Malthouse

B. CALL TO ORDER

The meeting was called to order by Mayor Bryson at 7:00 pm.

C. AGENDA

- (i) Adopt Agenda

15:24 Moved by Deputy Mayor Sim to adopt the Agenda, as presented.
CARRIED

D. PRESENTATIONS

- (i) None

E. MINUTES

- (i) Minutes of the Regular Meeting of Council for February 05, 2024

16:24 Moved by Councillor Fleming to accept the Minutes of the Regular Meeting of Council for February 05, 2024, as presented.
CARRIED

F. CORRESPONDENCE FROM PREVIOUS MEETING

- (i) None

G. COMMITTEE REPORTS

- (i) None

H. OLD BUSINESS

- (i) None

I. NEW BUSINESS

- (i) Item I1: 2024 Waterworks System Inspection

17:24 Moved by Councillor McAree that Administration's report be received for information.

CARRIED

- (ii) Item I2: Office Closure (Emergency Management Training)

18:24 Moved by Deputy Mayor Sim that Administration's report be received for information.

CARRIED

- (iii) Item I3: Chief Administrative Officer Report

19:24 Moved by Councillor Fleming that the Chief Administrative Officer Report be received for information.

CARRIED

J. COMMUNICATION / INFORMATION

- (i) Item J1: RCMP Community Policing Quarterly Update

K. COUNCILLOR UPDATE

- (i) Roundtable Discussion

L. CLOSED SESSION

- (i) Item L1: Mortgage Renewal

20:24 Moved by Mayor Bryson that Council go into Closed Session at 7:44 pm to discuss Mortgage Renewal as per Section 24(1) and Section 25(1) of the Freedom of Information and Protection of Privacy Act.

21:24 Moved by Councillor Fleming that Council reconvenes to the public portion of the meeting at 8:00 pm.

CARRIED

M. ADJOURN

(i) Adjournment

22:24 Moved by Councillor McAree to adjourn the meeting at 8:00 pm.

Jim Bryson
Mayor

Doug Hafichuk
Chief Administrative Officer

Item G1

Community Futures Report – March 2024

Community Futures report for March

AFIA DEI report was completed Jan 26, 2024

- With this report Community Futures WildRose will receive guidance on leading practices for DEIR (Diversity, Equity, Inclusion and Reconciliation)
- Areas we are strong is in making funding accessible and inclusive
 - Team Awareness providing training and resources leading to the DEIR result
 - Targeted Products you have a very wide range of funding products available, you have partnerships that support for women and racialized people
 - Commitment to DEIR is strong, recommend you make a formal commitment to Indigenous Reconciliation
 - You have very good policies to support diversity, you could consider a strategy to bring in Indigenous and Immigrants to staff and board.
 - Your investing in training and learning for DEIR
- Areas to strengthen
 - Client strategies recommend you set DEIR related goals and report annually
 - Funding Processes you should review and take action to reduce friction in the application process like reduced application times or ensuring forms are accessible for people that are lower literacy or English is non-native language, consider an Other option for gender identity.
 - Feedback Mechanisms, actively inviting discussions or setting aside time once or twice a year to review practices and processes for team input.

Business Mentorship Program

- Is a leadership program designed to match current or potential entrepreneurs with mentors to encourage entrepreneurship
- Benefits of Mentorship
 - Personal growth for both
 - Community building
 - Leadership development
 - Mutual satisfaction
- 14 week program
 - Spring 2024
 - Fall 2024
 - Spring 2025

May Board meeting

- May 2nd we meet in Beiseker
- Karen Ursu's bench at the end of Meadowlark trail.



Council Report

To: Mayor and Council
From: Chief Administrative Officer
Date: March 18, 2024
Purpose: Request for Decision
Subject: 2024 Municipal Line of Credit Bylaw (Bylaw 001: 2024)

Summary:

The Town of Irricana maintains a revolving line of credit to support cash flow, with the lender requiring an annual renewal of the Borrowing Bylaw.

Background and Discussion:

Managing Municipal Cash Flows

Municipalities generate the majority of their annual revenues through Property Taxes, levied and collected one time per year, as determined through the annual budgeting process.

While budgets are revenue/cost-neutral (i.e., Net zero), various issues and opportunities can arise which create significant, temporary, imbalances between the funds a municipality has to support the operation and the funds which it will ultimately collect.

For the Town of Irricana, the most common (significant) issues include:

1. Property Tax Delinquency

Property Taxes are not always fully remitted in the year in which they're levied. Although municipalities will (generally speaking) always ultimately collect the property taxes levied, it may take up to three years to do so. In the meantime, those funds are not available for daily use.

Year	Collection Rate	Difference vs. Levied (Approx.)
2022	91.89%	\$119,747
2021	92.05%	\$112,988
2020	94.12%	\$79,649
2019	91.28%	\$119,479

2. Pre-Paid Utility Expenses

Metered Water and Solid Waste Collection expenses are pre-paid by the Municipality before being recovered through bi-monthly utility billings. The timing difference results in the Municipality outlaying cash (up to) three months before offsetting revenues are collected.

The Municipality routinely carries between \$100,000 and \$150,000 in pre-paid expenses at any given time (Approx. two-thirds water, one-third solid waste).

Utility account delinquencies compound the issue, commonly resulting in \$50,000 to \$70,000 in uncollected revenues at any given time. Although these accounts are ultimately collected by rolling delinquencies onto the Property Tax Roll, the collection process is driven by the same three-year process noted earlier.

3. Unexpected Major Expenses

Major expenses are typically planned for and included through the budget process, however, unexpected expenses, such as major infrastructure failures or significant legal costs do occur. While the Municipality's cash position can eventually be made whole in the following year, real-time access to funds is required to address these unexpected/unbudgeted events.

4. Timing of Provincial Transfers

The Province does provide limited funding to the Municipality, however, the timing of those transfers can vary.

For example, the Province provided \$105,000 in MSI Operating Funds for 2023, with the funds being received in September 2023. The same amount is being provided in 2024, but the funds are expected to be received before the summer.

Further, Municipalities are not typically provided capital grant funding up front, rather, they fund purchases and projects (or portions thereof) through existing cash before submitting those costs to the Province for reimbursement. For example, the Town of Irricana is waiting for approximately \$50,000 in capital reimbursement for 2023 expenses.

Similarly, in Spring 2024, the Town of Irricana intends to execute \$100,000 in road and sidewalk repairs (deferred from the Fall of 2023). While the work can be deferred until later in the year when property tax dollars can support it, deferring the work will result in the loss of the highly advantageous pricing already in place and drive the cost of completion significantly higher.

Supporting Cash Flow Through Short-Term Lending

Ideally, a Municipality will have access to enough internal cash to manage periods of imbalance, however, that is not typically the reality for smaller municipalities. In those cases, temporary lending is commonly leveraged to bridge the gap, and the Town of Irricana maintains a revolving line of credit (LOC) through ATB Financial (ATB) for that purpose.

The existing LOC has maintained a limit of \$490,000 for several years, however, it is unclear how that number was established or what an appropriate limit should be.

While decision-making should ultimately be supported by a detailed multi-year cash flow analysis and its alignment to 3-year operating and 5-year capital budgets, that work won't begin until later in 2024.

Until then, Administration recommends maintaining a credit limit of \$700,000, on the basis that:

1. Straightforward and Predictable Logic

With 2024-2027 budgets likely remaining similar over the coming years, anchoring short-term borrowing to a specific percentage of that budget appears reasonable.

A credit limit of \$700,000 reflects (approx.) 50% of all Property-Tax-Funded Operating Expenditures and (approx.) 25% of the overall Town Budget.

2. Peak Utilization in 2023 was \$460,000.

Structural improvements to the 2023 Town Budget and a reduction in major unexpected expenses appears to have improved the Town's year-over-year cash position, however, until the aforementioned cash flow analysis can be completed on audited financial statements, it is pragmatic to assume similar performance in 2024.

3. Maintains Ample Flexibility, No Cost if Goes Unused

The maximum amount of short-term borrowing that the Town is allowed to secure is \$1.4 Million (Details in next section). Given that costs are only incurred on the funds actually used, there is little financial reason to arbitrarily limit access. However, as limits are increased, the potential for overuse or overreliance likely increases.

The proposed \$700,000 strikes a balance between flexibility of access and the risks associated with credit access.

Legislative and Lender Requirements

The Municipal Government Act allows Municipalities to undertake short-term borrowing to fund municipal operations. Specifically, Section 256 governs, stating:

“(1) This section applies to a borrowing made for the purpose of financing operating expenditures.

“(2) The amount to be borrowed, together with the unpaid principal of other borrowings made for the purpose of financing operating expenditures, must not exceed the amount the municipality estimates will be raised in taxes in the year the borrowing is made.

“(3) A borrowing bylaw that authorizes the borrowing does not have to be advertised if the term of the borrowing does not exceed 3 years.”

Although the Municipal Government Act does not require that a Bylaw be passed in this instance, ATB enforces an annual Bylaw requirement as one of their own safeguards.

Financial Implication(s):

No financial implications.

Recommendation:

Administration recommends that the 2024 Municipal Line of Credit Bylaw (Bylaw 001:2024) be granted three readings.

Recommendation Motion(s):

Option #1:

Motion #1: **THAT** the 2024 Municipal Line of Credit Bylaw (Bylaw 001:2024) be read for a first time this 18th day of March, 2024.

AND

Motion #2: **THAT** the 2024 Municipal Line of Credit Bylaw (Bylaw 001:2024) be read for a second time this 18th day of March, 2024.

AND

Motion #3: **THAT** unanimous consent be given for a third and final reading this 18th day of March, 2024

AND

Motion #4: **THAT** the 2024 Municipal Line of Credit Bylaw (Bylaw 001:2024) be read for a third time this 18th day of March, 2024.

Option #2:

As determined by Council.

Respectfully submitted,

“Doug Hafichuk”

Chief Administrative Officer

ATTACHMENTS:

Attachment ‘A’ – 2024 Municipal Line of Credit Bylaw (Bylaw 001:2024)

Item I1

Attachment 'A' – 2024 Municipal Line of Credit Bylaw (Bylaw 001:2024)

BYLAW 001:2024

A bylaw of the Town of Irricana, in the Province of Alberta, for the purpose of maintaining short-term credit access to finance municipal operations as specified in Section 256 of the Municipal Government Act.

WHEREAS pursuant to the Municipal Government Act, RSA 2000, c M-26, and amendments thereto Council may borrow funds for the purpose of financial operating expenditures;

AND WHEREAS the Town of Irricana recognizes that consistent access to short-term credit facilities is important to maintaining financial stability;

AND WHEREAS the Town of Irricana deems it desirable to borrow certain sums of money for the purposes of financing operating expenditures;

AND THEREFORE the Municipal Council of the Corporation of the Town of Irricana, duly assembled in Council, enacts as follows:

Title

1. This Bylaw may be cited as the *“2024 Municipal Line of Credit Bylaw”*.

Definitions

2. In this bylaw, the following definitions apply:
 - a. **“Chief Administrative Officer”** means the Chief Administrative Officer of the Town of Irricana or their authorized delegate;
 - b. **“Chief Elected Official”** means the person elected or appointed as the Chief Elected Official under Section 150 of the Municipal Government Act;
 - c. **“Municipal Government Act”** means the Municipal Government Act, RSA 2000, c M-26, as amended or replaced from time to time.

Effect

3. The Town of Irricana is hereby authorized to borrow from ATB Financial (“ATB”) up to the principal sum of \$700,000, payable upon demand, at a rate of interest, determined from time to time by ATB, not to exceed 10% per annum, and that such interest shall be calculated daily.
4. The borrowing is a line of credit (LOC) repayable on demand and the Town of Irricana is required to pay accrued interest each month.

5. The Chief Elected Official and Chief Administrative Officer are authorized for and on behalf of the Town of Irricana:
 - a. to apply for or maintain the aforesaid loan and to arrange with ATB the amount(s), terms, and conditions of the loan and security / securities to be given to ATB;
 - b. to execute promissory notes and other negotiable instruments or evidences of debt for such loans and the renewal of such negotiable instruments or evidences of debt;
 - c. to give or furnish to ATB all such securities and promises as ATB may require to secure repayment of such loans and interest thereon; and
 - d. to execute all security agreements, hypothecations, debentures, charges, pledges, conveyances, assignments, and transfers to and in favor of ATB of all or any property, real or personal, moveable or immovable, now or hereafter owned by the Town of Irricana or in which the Town of Irricana may have any interest, and any other documents or contracts necessary to give to or to furnish to ATB the security or securities required by it.
6. The source(s) of money to be used to repay the principal and interest owing under the borrowing from ATB are municipal taxes, reserves, and grants.
7. The amount to be borrowed and the term of the loan will not exceed any restrictions set forth in the Municipal Government Act.
8. In the event that the Municipal Government Act permits extension of the term of the loan and in the event the Council of the Town of Irricana decides to extend the loan and ATB is prepared to extend the loan, any renewal or extension, bill, debenture, promissory note, or other obligation executed by the officers designated in paragraph five (5) hereof and delivered to ATB will be valid and conclusive proof against the Town of Irricana of the decision of the Council to extend the loan in accordance with the terms of such renewal or extension, bill, debenture, promissory note, or other obligation, and ATB will not be bound to inquire into the authority of such officers to execute and deliver any such renewal, extension document, or security.

Severability

9. If any provision of this Bylaw is declared invalid for any reason by a court of competent jurisdiction, all other provisions of the Bylaw will remain valid and enforceable.

Repeal of Bylaw(s)

10. *Bylaw 008:2023*, being the *2023 Municipal Line of Credit Bylaw*, is repealed upon this Bylaw passing and coming into full force and effect.

Effective Date

11. *Bylaw 001:2024*, being the *2024 Municipal Line of Credit Bylaw*, is passed when it receives third reading and is signed pursuant to the *Municipal Government Act*.

READ A FIRST TIME this 18th day of March 2024.

READ A SECOND TIME this 18th day of March 2024.

UNANIMOUS CONSENT for THIRD READING given this 18th day of March 2024.

READ A THIRD TIME this 18th day of March 2024.

Jim Bryson
Mayor

Doug Hafichuk
Chief Administrative Officer



Council Report

To: Mayor and Council
From: Chief Administrative Officer
Date: March 18, 2024
Purpose: **Provided for Information**
Subject: Stop Order Issued

Summary:

The Town of Irricana issued a Stop Order under the Land Use Bylaw for work being undertaken without a Development Permit at 210 – 2 Street.

Background and Discussion:

Subject Property, Initial Activities

210 – 2 Street (Formerly the Irricana Hotel) has been effectively abandoned for approximately 20 years, with the existing building having fallen into a derelict condition. In 2022, a new Property Owner purchased the property with the intention of restoring the building and returning it to use.

The Property Owner shared several concepts (Hotel/motel, food/drink service, office/studio space, others) for the property with Administration on November 9, 2022. While all of the concepts are generally permissible under the Land Use Bylaw, Municipal Planning Commission approval will be necessary due to variances required to enact the concept(s).

Prior to being able to fully determine how the building could/would ultimately be used, the Owner needed to remediate the property, prioritizing (a) clearing the site, (b) securing / stabilizing the building, and (c) establishing site services.

Subsequent Activities

From the initial meeting in November 2022 through the midsummer of 2023, activity on the property appeared to focus on the remediation work described, however, in July 2023 the Development Officer noted that some activities may be extending beyond that scope, and the Property Owner was contacted for further discussion.

During that conversation (July 17, 2023), the Property Owner clarified the work being undertaken to the satisfaction of the Development Officer, and indicated that a Development Permit Application would be forthcoming in the coming weeks. Remediation work continued as before, unimpeded.

Issue of Stop Order

In March 2024, activity on the property clearly began to extend beyond the previously permitted scope of site clearing, building stabilization, and site servicing, with some activities resulting in an increased safety risk to public spaces.

On March 6, 2024, a Stop Order was issued (via letter) to the Property Owner that activity requiring a Development Permit was occurring without a Development Permit in place, as sharing some ancillary concerns (largely focused on site safety). A summarized copy was prominently posted on the Property and shared on the Town of Irricana website.

The Property Owner and Administration met on March 8, 2024 to discuss the Stop Order and the need for a Development Permit to be issued prior to certain activities (e.g., cosmetic, restorative) work occurring. Following the discussion, permission was provided to continue with remediation work and an agreement on modest changes to improve site-safety.

Understanding Development Permits, Generally

Whereas Building Permits are used to ensure that structures are built to appropriate standards (e.g., Alberta Safety Codes), Development Permits focus on how a property is used and impacts the community.

Development Permits provide a formal process for Property Owners and Development Authorities, commonly with Public input, to explore critical issues up front and establish the rules by which the development may occur.

Failure to secure a Development Permit often results in several common, otherwise fully avoidable problems, such as:

1. Acceptability of Development

Land Use Bylaws identify both Permitted Uses and Discretionary Uses through a provincially mandated process that includes a mandatory public engagement process. Through this process, a community establishes what **is**, **isn't**, or **may** be permissible within their boundaries.

Permitted Uses are those that the community has determined are always acceptable, whereas Discretionary Uses are those that may be acceptable to the community but require specific consideration before approval can be granted.

For example, family restaurants are commonly Permitted Use in commercial districts, whereas liquor and cannabis retailers are commonly Discretionary Use. Failure to secure a Development Permit can prevent a community from determining, through Land Use, if a development is appropriate for the proposed location.

2. Enabling the Rights of Property Owners and Affected Parties

Although the Development Authority (typically the Municipality) ultimately makes decisions on development, Residents, Property Owners, or those who 'May Be Deemed Affected' by a potential development may have a legal right to voice their opinion on development.

This is commonplace with Discretionary Use development where there is a significantly higher likelihood that the development will impact other Property Owners (or the broader public). A Development Authority may choose to hold a Public Hearing on a specific development, with the results influencing the condition(s) in which a development is allowed, or if at all.

Failure to secure a Development Permit can prevent others from exercising their various legal rights.

3. Fettering of Community Decision-Making

The Municipal Government Act places Land Use decision-making at the municipal level, making municipalities accountable for their own development decisions.

Although basic requirements, such as setback requirements and height restrictions, are included in the Land Use Bylaw to manage development, it is common for individual projects to request variances.

While variances are often easily obtained, completing work prior to obtaining them may force a community to either mandate expensive changes after-the-fact or simply accept development that would not otherwise have been acceptable.

Failure to secure a Development Permit can fetter a community's decision-making and put it in a 'no-win' scenario.

4. Increased Risk and Costs for Both Developers and Taxpayers

Failure to adequately plan and execute a development places the Property Owner at significant, and unnecessary, risk. Failure to secure a Land Use or variance can result in significant additional costs, time delays, or even the failure of a project. It is not uncommon for larger (failed) projects to leave behind substantial issues for the Municipality to address, at taxpayer expense.

Failure to secure a Development Permit can increase project risk, project costs, and expose taxpayers to significant costs.

Subject Property, Specifically

Administration believes that development at 210 – 2 Street is desirable and likely well supported within the community, however, it remains unclear what that development will ultimately entail.

Regardless of whether the development results in a Hotel (Discretionary Use), Food Service Business (Permitted Use), Office Space (Permitted Use), it is foreseeable that numerous aspects of the Land Use Bylaw will need to be considered, including:

1. Crime Prevention Through Environmental Design (CPTED) (Section 4.2)
2. Environmental Considerations (Section 4.6), including the need for a Phase I Environmental Site Assessment.
3. Parking & Loading Requirements (Section 4.12)
4. Utilities (Section 4.18), including requirements for services to be installed underground.
5. Signage (Section 6)

Discussing these requirements, as well any Central Business District and/or Specific-Use requirements, through the Development Permit Application process dramatically increases the likelihood of the development being successful.

Additionally, given the age and local significance of the existing building, the Property Owner may wish to pursue registration as a historical site through the Alberta Historical Resources Act. Although this may be of significant interest and value, it may also place limitations on how the existing building can be modified and used.

Financial Implication(s):

No financial implications.

Recommendation:

That Administration's report be accepted for information.

Recommendation Motion(s):

Option #1:

Motion #1: **THAT** Administration's report be accepted for information.

Option #2:

As determined by Council.

Respectfully submitted,

"Doug Hafichuk"

Chief Administrative Officer

ATTACHMENTS:

Attachment 'A' – Stop Order – March 6, 2024

Item 12

Attachment 'A' – Stop Order - March 6 2024



STOP ORDER

FOR: PLAN 5087W, BLOCK 1, LOTS 12-14 (the "Lands")
210 2 Street, Irricana, AB

March 6, 2024

Effectively immediately, a **Stop Order** (the "Order") has been issued for the aforementioned Lands, pursuant to Section 645 of the Municipal Government Act. The Order shall remain in effect until either a Development Permit has been issued for the Property or the Order is formally rescinded, in writing.

The Order has been issued for the following reason(s):

1. Non-compliance with Bylaw 007:2023 (the "Land Use Bylaw"), including Section 3.1.1 which requires that *"...Development of lands, buildings or signs in the Municipality requires a valid Development Permit unless specifically exempted..."* and for which a specific exemption has not been obtained.

In issuing the Order, the Development Officer notes the following aggravating factors:

2. Non-compliance with Bylaw 007:2012 (the "Community Standards Bylaw"), including Section 4.1 which states that a property owner shall not *"...allow or permit the Premises to become or continue to be unsightly or untidy..."*.
3. Non-compliance with Bylaw 003:2016 (the "Traffic Bylaw"), including Section 6.a which states that *"No person shall place or cause to be placed any unauthorized structure or object which projects into or obstructs the use of any highway, roadway, sidewalk, boulevard or alley..."*.
4. Observed concerns related to site safety. The Lands are under considerable development but lack reasonable protections to secure against foreseeable risks to public safety.

Council Report

To: Mayor and Council
From: Chief Administrative Officer
Date: March 18, 2024
Purpose: Request for Decision
Subject: Rocky View Foundation – Request for Letter of Support

Summary:

Rocky View Foundation is requesting that the Town of Irricana provide a letter of support to help secure funding for an affordable housing project in Bragg Creek.

Background and Discussion:

Rocky View Foundation has provided the region with affordable seniors housing for over 60 years, with Mayor Bryson currently serving as both the Town of Irricana's appointed Board Member and as Board Vice-Chair.

In 2023, Rocky View Foundation opened its most recent facility, Abrio Place in Airdrie, making an additional 93 affordable housing units available to seniors.

Building on the success of Abrio Place and other initiatives, the Foundation is seeking to develop (already owned) lands in the Hamlet of Bragg Creek to expand housing options even further.

To kickstart that process and complete pre-development activities (e.g., Needs assessment, initial design work, financial modelling), the Foundation is applying to the Canadian Mortgage and Housing Corporation (CMHC) for seed funding.

In support of their application, Rocky View Foundation is respectfully requesting that a 'Letter of Support' from the Town of Irricana (Attachment 'A').

Financial Implication(s):

No financial implications. No Town of Irricana financial commitments are made in letter.

Recommendation:

That the Town of Irricana provide a Letter of Support, as requested.

Recommendation Motion(s):

Option #1:

Motion #1: **THAT** Mayor Bryson be directed to issue a Letter of Support to Rocky View Foundation, as provided, on behalf of the Town of Irricana.

Option #2:

As determined by Council.

Respectfully submitted,

“Doug Hafichuk”

Chief Administrative Officer

ATTACHMENTS:

Attachment 'A' – Rocky View Foundation Letter of Support

Item 13

Attachment 'A' – Rocky View Foundation Letter of Support



March 18, 2024

Re: The Rocky View Foundation's application for Seed Funding for the Seniors Housing in Bragg Creek Initiative (the "Project") to construct affordable senior housing in the Hamlet of Bragg Creek, Alberta.

This letter confirms that the Town of Irricana is delighted to extend our support for Rocky View Foundation's seed funding application to provide affordable independent senior housing in Bragg Creek, Alberta.

The demand for affordable senior housing in our community/county is widely recognized, and we applaud Rocky View Foundation for its commitment to exploring innovative approaches to tackle this pressing issue. As the senior population grows and the cost of living continues to rise, the need for affordable housing is greater than ever. Research shows seniors are happier and healthier when they can age with dignity in the community, they are already a part of.

Rocky View Foundation's proposed project holds promise for making a meaningful impact in the community/county. We are excited to collaborate with Rocky View Foundation to make this project a success.

If you require more information about the Town of Irricana, please contact either myself or the Chief Administrative Officer, as below.

Sincerely,

Jim Bryson
Mayor, Town of Irricana
P: (403) 935-4672 | C: (403) 540-4478
E: jbryson@irricana.com
PO Box 100, 222 - 2nd Street, Irricana, AB T0M 1B0
W: www.irricana.com

Doug Hafichuk
Chief Administrative Officer, Town of Irricana
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cc: Council
File