



REGULAR MEETING OF COUNCIL

Council Chambers, Irricana Centennial Centre, 222 2 Street

Date: May 4, 2026 Time: 7:00PM

A. ATTENDANCE

B. CALL TO ORDER

C. AGENDA

D. PRESENTATIONS

Item D1: Pioneer Acres Presentation (*Bob Anderson, Chris Wood*)

E. MINUTES

Item E1: Minutes from April 20, 2026 Regular Meeting

F. CORRESPONDENCE FROM PREVIOUS MEETING

G. COMMITTEE REPORTS

H. OLD BUSINESS

I. NEW BUSINESS

Item I1: Irricana Library Board Appointment

Item I2: 2026 Town Budget (Spring Finalization)

Item I3: 2026 Tax Rate Bylaw

J. COMMUNICATION / INFORMATION

K. COUNCILLOR UPDATE

L. CLOSED SESSION

M. ADJOURN

Item D1

Pioneer Acres – Strategic Plan and Sponsors Package

Pioneer Acres



Strategic Plan 2026 - 2029

Pioneer Acres Plowmen & Threshermen's Club of Alberta

www.pioneeracres.ab.ca

Tel: (403) 935-4357

info@pioneeracres.ab.ca

Box 58, Irricana, AB TOM 1B0

I. Vision

To represent rural communities and industries from western Canada's pioneering to midcentury eras

II. Mission Statement

Pioneer Acres and its dedicated staff and volunteers actively preserve, display, and demonstrate equipment and artifacts that were used by the pioneers of Western Canada and their descendants.

III. Mandate

1. To procure by donation wherever possible, or by loan or purchase where necessary and desirable, tools, machinery, implements, engines, devices and other goods of historical value and importance connected with the social, agricultural and industrial development of western Canada;
2. To collect, catalogue, preserve and exhibit to the public, the items referred to in Mandate(1);
3. To stimulate interest in the history of the social, agricultural and industrial development of Western Canada;
4. To collaborate and engage with organizations with similar collections.

IV. About Pioneer Acres Museum

Pioneer Acres Museum is one of the largest agricultural and industrial history museums in Alberta with a collection of thousands of artifacts. At its location in Rocky View County, near Irricana, Alberta, the museum shares Alberta stories from the beginning of settlement to present day.

Pioneer Acres Museum is operated by the Pioneer Acres Plowmen and Threshermen's Club of Alberta, which is an association registered in the province of Alberta. The club is also a registered Canadian charity. It was established in 1969 when a group of farmers and agricultural aficionados in the Langdon area had the idea of holding an annual event showcasing agricultural equipment from the early 1900s. The group formed a legal entity in 1971 and has continued the tradition of holding an annual show ever since.

While the annual show is an integral part of Pioneer Acres Museum, it has become much more than that. The museum moved from Langdon to the present property north of Irricana in 1983. It now consists of 23 buildings on 50 acres of land. It has 2 permanent staff, and hundreds of volunteers. Staff responsibilities are varied and include collections care and conservation, visitor services, gift shop sales, program development and delivery, fundraising, marketing, general and financial administration, and management functions.

Pioneer Acres Museum is committed to collecting a representation of the material evidence of Alberta's agricultural and industrial history, from the settlement period. Artifacts made and/or used in the province are a priority. The Museum's extensive collection of agricultural machinery and transportation equipment has created national and international recognition. In addition, the collection contains a wide variety of household, business, and personal artifacts representative of Alberta's history.

Goals And Strategies:

Tactics	Goal #1 Increasing Public and Member Experience	
	1.1 Provide safe and accessible environments that support people of all abilities.	2026-2029
	1.2 Strengthen member and volunteer stewardship and communications.	2026-2029
	1.3 Increase the number of tours at Pioneer Acres with increased tours of seniors and kids in the off-season. Our Goal is to have 20 tours this upcoming winter.	2026-2027
	1.4 Ensure better communication with committees through the committee chairs and board liaisons.	2026-2029
	1.5 Review this strategic plan yearly to ensure we are following our goals and outcomes.	2026-2029
Tactics	Goal #2 Increasing our public outreach and awareness	
	2.1 Increase our social media presence by the hiring of a Social Media Coordinator on a one-year contract.	2026-2027
	2.2 Take artifacts to at least 20 public events throughout the year.	2026-2029
	2.3 Double yearly gate attendance from all events from the 2025 attendance year.	2026-2029
	2.4 Be at twice the public events (i.e, Teacher's convention, Aggie days) to promote Pioneer Acres.	2026-2029
	2.5 Increase events at Pioneer Acres (i.e, Outwest truck fest, Chore Horse competition).	2026-2029
	2.6 Increasing sponsorship recognition using Social Media.	2026-2029
	2.7 Increasing cross promotion with neighbouring museums and similar experiences	2026-2029
	2.8 Mitigating volunteer fatigue by appointing a member or members to reach out to the committee chairperson to ensure volunteer needs are being met, and if not, finding active members to fill in.	2026-2029
	2.9 Add training programs at Pioneer Acres to attract new members and ensure ongoing equipment maintenance through hands-on learning from experienced members.	2026-2029

VII. Approval

This strategic plan has been approved by the Pioneer Acres Museum Board of Directors.

Date

Date

President: Bob Anderson

Secretary: Wendy Poffenroth

Pioneer Acres Museum

2026 SPONSORSHIP OPPORTUNITY

Preserving the Pioneer Era of Alberta's History

F E A T U R E D E V E N T

Alberta's Pioneer Steam Power Festival

56th Annual Show • August 7, 8 & 9, 2026

Pioneer Acres Museum • Irricana, Alberta

Canadian Registered Charity
Township Road 274, Irricana AB T0M 1B0 | www.pioneeracres.ab.ca

THANK YOU TO OUR 2025 SPONSORS!

Your partnership makes it possible to keep history alive.



Reynolds-Alberta Museum



Tow-All Rentals



Westcan Appraisals Ltd.



Acme NAPA Auto Parts

Bert Montgomery

Cruz Lite Trucking

Greg Monteith Farms

Hudson Lazy H Ranch



April 2026

Dear Valued Partner,

On behalf of the Board of Directors, staff, and 280 dedicated member volunteers of Pioneer Acres of Alberta, we are honoured to present our 2026 Sponsorship Package — and to extend a personal invitation for your organization to partner with us during what promises to be an exceptional season.

Pioneer Acres is a Canadian Registered Charity situated on 50 acres just outside Irricana, Alberta — approximately 40 minutes northeast of Calgary. For 56 years, our Club has preserved and actively demonstrated the equipment, craftsmanship, and stories of the men and women who built this province between 1900 and the late 1950s. Starting with a small but passionate group with a common interest in the restoration, preservation and demonstration of vintage agricultural machinery and practices, this passion has transferred down through the years and across generations providing the life blood of our Club today, which is the heart of everything we do. Our collections span over a dozen buildings of artifacts, working machinery, and immersive exhibits — including the Alberta Grain Academy, relocated from the BMO Centre in Calgary in 2020 and now housed in its own dedicated facility on our grounds.

Our 2026 season is anchored by a once-in-a-generation headline event: Alberta's Pioneer Steam Power Festival, the theme for our 56th Annual Show on August 7, 8, and 9. In collaboration with Reynolds Museum (Wetaskiwin), Coyote Flats Pioneer Village (Picture Butte), South Peace Centennial Museum (Beaverlodge), and the Heritage Boiler Association of Alberta, we are assembling the largest operational collection of historical steam traction engines to gather in this province in living memory. This includes one of only three surviving Case Steam Rollers in the world — the only one in Canada — alongside rare engines from Case, George White, Sawyer Massey, and Waterloo. Visitors will witness full-scale plowing, threshing, and sawmill demonstrations powered by these century-old machines on authentic agricultural land.

Beyond the Annual Show, our 2026 season features an exceptional calendar of events: the Spring Tractor Pull and Model Toy Show (May 23–24), Kids Days (June 2–4), the Second Annual Chore Team Competition (June 20–21), the return of Out West Truck Fest for its 5th Annual edition (July 4–5) — Western Canada's largest custom truck show — and the 1st Annual Summer Tractor Pull (July 17–19), designed to become the premier gathering of competitive pullers from across the Prairies.

We are proud to report that Pioneer Acres is on a strong growth trajectory, with a strategic goal of doubling our annual attendance over the next three years. Sponsorship partners who invest now will grow with us as our audience, digital reach, and community impact expand. Our current digital footprint already connects us to more than 290,000 quarterly views across Facebook, Instagram, and TikTok — predominantly reaching audiences across Alberta from Calgary to Edmonton.

This year, for the first time, our sponsorship program includes dedicated social media content creation and brand exposure — meaning your organization's story reaches our audience directly through professionally crafted posts, spotlights, and video features, not just passive logo placement.

We invite you to review the opportunities outlined in this package and select the partnership tier that best aligns with your objectives. Our team welcomes the opportunity to discuss tailored arrangements that meet your organization's specific goals.

With sincere appreciation,

Ken Hervey

Sponsorship Committee | 403-826-0272 | sponsorships@pioneeracres.ab.ca

Chris Wood

Executive Director | 403-560-5164 | cwood@pioneeracres.ab.ca

ABOUT PIONEER ACRES

OUR MISSION

Pioneer Acres and its dedicated volunteers actively preserve, display, and demonstrate the equipment and artifacts used by the pioneers of Western Canada — making history come alive for every generation.

BY THE NUMBERS

50 acres of heritage grounds
280 member volunteers
12+ exhibit buildings & collections
9,000+ visitors anticipated in 2026
56 years of continuous operation

Situated 40 minutes northeast of Calgary on Township Road 274, Pioneer Acres is one of Alberta's most distinctive heritage destinations — a fully operational living museum where visitors don't just observe the past, they experience it. From working blacksmith and wheelwright shops to interactive tractor and steam engine demonstrations, every visit offers an authentic connection to the pioneering era that built this province.

THE ALBERTA GRAIN ACADEMY

Relocated from its long-time home in Calgary's BMO Centre in 2020, the Alberta Grain Academy has found a permanent home at Pioneer Acres in its own dedicated facility adjacent to the Ron Carey Building. The Academy's interactive exhibits trace the story of grain agriculture in Alberta — from breaking the sod to modern harvesting — and represent a major addition to our interpretive programming.

OUR GROWING DIGITAL REACH & AUDIENCE

Facebook	Instagram	TikTok
230,000 quarterly views	32,000 quarterly views	31,000 quarterly views
Primarily reaching Calgary, Airdrie, Olds, Drumheller, High River & Edmonton	Growing engagement with heritage, agricultural & family audiences	Expanding reach with younger demographic audiences across Alberta

Pioneer Acres operates Thursday through Monday, 9 AM – 5 PM, with Tuesday and Wednesday visits available by appointment. Our grounds are open for overnight camping during the Annual Show.

Check us out on our website: [Pioneer Acres - Where History Comes Alive](#)

Or here on Youtube: [2025 Pioneer Acres celebrates Caterpillar Milestone, Pioneer Acres Annual Show 2025](#)

And on Facebook: [Pioneer Acres](#)

2026 SEASON CALENDAR

Pioneer Acres opens for the 2026 season on May 16th. The calendar below represents an unprecedented array of events — each offering distinct sponsorship visibility and audience engagement opportunities.

DATE	EVENT	NOTES
May 16	Season Opening	<i>Museum opens to the public for the 2026 season</i>
May 23–24	Spring Tractor Pull & Model Toy Show	<i>Season-opening pull event with collector toy displays</i>
June 2–4	Kids Days	<i>Family programming and hands-on pioneer experiences</i>
June 20–21	2nd Annual ChoreTeam Competition	<i>Draft horse members host the regional working competition</i>
July 4–5	Out West Truck Fest — 5th Annual	<i>Western Canada's largest custom truck show returns</i>
July 17–19	1 st Annual Summer Tractor Pull	<i>Premier prairie-wide competitive pull; replaces former Calgary Stampede venue</i>
August 7–9	56th Annual Show — Alberta's Pioneer Steam Power Festival Feature	<i>Headline event of the season — see full feature section</i>
Fall	Fall Antique Tractor Pull	<i>Season-closing competitive pull event</i>

ONGOING PROGRAMMING

Throughout the season, Pioneer Acres delivers daily immersive programming including working demonstrations from our Blacksmith, Wheelwright, and Stationary Engine member groups. Guided tours, the Alberta Grain Academy exhibits, Pioneer World, the Women's World Gallery, and the ongoing restoration of the 1913 Pioneer Tractor — built in Calgary and a centerpiece of our long-term preservation mission — all contribute to a visit that rewards repeat attendance and multi-generational family engagement.

Pioneer Acres is strategically positioned on Highway 9 north of Irricana with a digital billboard on Highway 2 southbound at Innisfail — generating approximately 27,000 impressions per week — providing sponsors at select tiers with high-frequency roadway visibility to Alberta's busiest travel corridor.

Alberta's Pioneer Steam Power Festival

56th Annual Show • August 7, 8 & 9, 2026 • Pioneer Acres, Irricana

This year's Annual Show is a critical preservation milestone: the largest cooperative assembly of operational steam traction engines in Alberta's recent history. In partnership with three of the province's most respected agricultural museums and the Heritage Boiler Association of Alberta, Pioneer Acres is creating a living historical tableau that would be a rare treasure to enjoy in Canada.

PROVINCIAL MUSEUM PARTNERSHIPS

Reynolds Museum (Wetaskiwin), Coyote Flats Pioneer Village (Picture Butte), and South Peace Centennial Museum (Beaverlodge) are each contributing one or more operational steam engines to the Festival. This unprecedented inter-museum collaboration produces a collective exhibition unmatched in the region — and directly drives cross-provincial tourism to all participating institutions.

THE ENGINES — A ONCE-IN-A-GENERATION COLLECTION

ENGINE	PROVENANCE / SOURCE	SIGNIFICANCE
Case Steam Roller (10-ton)	Pioneer Acres / Private collection	One of only 3 worldwide; the only one in Canada
Case 65 HP Traction Engine (1915)	Pioneer Acres Museum (Provincial collection)	On-site centrepiece; registered in AB Oct. 30, 1915
110 HP Case Traction Engine	Reynolds Museum, Wetaskiwin	Currently under full restoration for this event
1899 Case 6 HP Portable Engine	Reynolds Museum, Wetaskiwin	Over 125-year-old Alberta survivor
1880 Waterous 8 HP Fireproof Champion	Reynolds Museum, Wetaskiwin	Documented first steam engine in Alberta
50 HP Case Traction Engine	Coyote Flats Pioneer Village, Picture Butte	Southern Alberta prairie workhorse
30 HP Waterloo Traction Engine	South Peace Centennial Museum, Beaverlodge	Peace Country heritage contribution
80 HP Case Traction Engine	Robin Reding, Beiseker	Private heritage collection
28 HP George White Traction Engine	Robin Reding, Beiseker	Rare Canadian manufacturer
68 HP Sawyer Massey Traction Engine	Ethan Harty, Strome	Canadian-built prairie icon

Technical operations are managed entirely by the Heritage Boiler Association of Alberta — 80 certified steam enthusiasts who provide the expert knowledge and safety protocols required to operate these irreplaceable high-pressure antique systems.

PIONEER ACRES' RESIDENT STEAM ENGINES

While partner institutions are contributing remarkable engines from across the province, Pioneer Acres also contains two extraordinary stationary residents to the Festival — each with a story that anchors our collection in the history of Canadian industry.

E. Leonard & Sons Stationary Steam Engine London, Ontario

E. Leonard & Sons was one of Canada's most prominent steam engine and boiler manufacturers, founded in London, Ontario in 1838 by Elijah Leonard Jr. — the man credited with assembling what was reportedly the first steam engine in Canada in 1842. Reorganized as E. Leonard & Sons in 1875 when his sons Frank and Charles joined the partnership, the firm became a leading supplier of **stationary power for sawmills, waterworks, and early electrical plants. Pioneer Acres' Leonard engine is a rare surviving example of this foundational Canadian manufacturing heritage — a working artifact from the era that powered the nation's early industrial growth.** This unique unit is rated at 190-200 HP

Robb-Armstrong High-Speed Engine Amherst, Nova Scotia

The Robb Engineering Company of Amherst, Nova Scotia was among the most prestigious industrial manufacturers in pre-Confederation Canada. Founded in 1848, the firm rose to prominence under the Robb family, who transformed it into a powerhouse of precision **engineering for Nova Scotia's booming coal and lumber industries.** Their flagship product — the Robb-Armstrong engine, introduced in 1891 and rated at 120 HP — was purpose-built to solve the two defining challenges of the early electrical industry: speed regulation and vibration control. Where slow-speed engines caused flickering lights in hotels and factories, the Robb-Armstrong's high-speed precision eliminated the problem entirely, making it the engine of choice for the emerging electrical grid. Pioneer Acres' Robb-Armstrong is a remarkable cross-country survivor — **a testament to the national scope of Canada's industrial revolution.**

Together, Pioneer Acres' Leonard and Robb-Armstrong engines represent both the eastern and western threads of Canada's industrial story — brought to life on an Alberta heritage site, operating alongside the most significant assembly of traction steam power this province has seen in living memory.



A 68 hp Sawyer Massey like this one will be coming to Irricana from Ethan Harty at Strome.



This Case Steam Roller is one of three still in existence. The only one in Canada will appear at Pioneer Acres at the Alberta's Steam Heritage Festival.

LIVE DEMONSTRATIONS INCLUDE:

Full-scale plowing demonstrations on fall rye stubble • Dual antique threshing machine operations • Steam powered demonstration; Stationary and Wheeled • Daily engine parades featuring the complete collection • Steam 101 educational programming • Draft horse and horse-drawn implement exhibits • Blacksmith, Farrier, and Wheelwright demonstrations

2026 SPONSORSHIP TIERS & BENEFITS

Pioneer Acres offers seven annual and event-based sponsorship tiers, each designed to deliver meaningful brand exposure and community impact. All contributions — cash, goods, services in kind, and qualifying volunteer commitments — are recognized through this program.

BENEFIT	LEGACY \$25,000+	FRONTIER \$10,000– \$24,999	PRAIRIE \$5,000– \$9,999	TOWNSHIP \$3,000– \$4,999	HOMESTEAD \$1,500–\$2,999	CABIN \$900– \$1,499	CLAIM \$400– \$899	FRIEND 8-Year Partner
Stage & PA Announcement Recognition	✓	✓	✓	✓	✓	✓	✓	✓
Logo & Name: Website, Print Programs & Museum Signage	✓	✓	✓	✓	✓	✓	✓	—
Event Perimeter Fence Signage	✓	✓	✓	✓	✓	✓	✓	—
Annual Perimeter Fence Signage (full season)	✓	✓	✓	✓	✓	†A	†A	—
Bleacher Face Signage — South Grandstand	✓	✓	✓	✓	—	—	—	†D
Country 105 Paid Advertisement Inclusion & Media Release	✓	✓	✓	✓	—	—	—	—
Hwy 2 Digital Billboard — 27,000 impressions/week	†B	†B	†B	—	—	—	—	—
Show / Event Admission Tickets	6	6	4	4	2	2	—	—
Trade Fair Exhibitor Booth (show weekend)	✓	✓	✓	✓	✓	—	—	—
One Corporate Membership (1 year)	✓	✓	✓	✓	✓	✓	—	—
Sponsor Appreciation Dinner Invitation	✓	✓	✓	✓	✓	✓	✓	✓
VIP Address at Annual Member Windup	✓	—	—	—	—	—	—	—
Press Conference / Announcement Event Invitation	✓	✓	✓	—	—	—	—	—
Social Media: Sponsorship Acknowledgement Posts	✓	✓	✓	✓	✓	✓	—	—
Social Media: Main Feed Posts	4/qtr	2/qtr	4/yr	2/yr	—	—	—	—
Social Media: Company Spotlight Stories	12/yr	9/yr	4/yr	—	—	—	—	—
30-Second Social Media Brand Video Feature	✓	—	—	—	—	—	—	—
Social Media Mentions	✓	✓	✓	✓	✓	✓	—	✓

†A Claim & Cabin Sponsors may purchase annual perimeter fence signage for an additional \$300/current year (2026 only).

†B Highway 2 southbound digital sign at Innisfail — 27,000 impressions/week based on 4-second rotations.

†D Friends of Pioneer Acres (8+ consecutive years) are permanently recognized on the Heritage Wall in the Alberta Grain Academy. Annual signage and additional partnership opportunities are available — contact the Sponsorship Committee for details.

SOCIAL MEDIA & DIGITAL BRAND EXPOSURE

For the first time in our sponsorship program, Pioneer Acres is offering dedicated social media content creation as a formal partner benefit. Our growing digital community represents a highly engaged, Alberta-centric audience of heritage enthusiasts, families, agricultural professionals, and collectors — a premium demographic for sponsors aligned with Alberta's values and heritage.

OUR PLATFORMS AT A GLANCE

<p>Facebook 230,000 quarterly views 75,000 avg. monthly <i>Reach: Calgary, Airdrie, Olds, Drumheller, High River, Edmonton</i></p>	<p>Instagram 32,000 quarterly views 11,000 avg. monthly <i>Engaged visual storytelling audience</i></p>	<p>TikTok 31,000 quarterly views 10,500 avg. monthly <i>Growing reach with younger Alberta audiences</i></p>
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SOCIAL MEDIA CONTENT BENEFITS BY TIER

<p>LEGACY \$25,000+</p> <ul style="list-style-type: none"> • 4 branded posts per quarter on main social media feed • 12 Company Spotlight Stories per year • 30-second branded social media video commercial feature • Ongoing sponsorship acknowledgement posts • Dedicated social media mentions across all platforms
<p>FRONTIER \$10,000–\$24,999</p> <ul style="list-style-type: none"> • 2 branded posts per quarter on main feed • 9 Company Spotlight Stories per year • Ongoing sponsorship acknowledgement posts • Social media mentions
<p>PRAIRIE \$5,000–\$9,999</p> <ul style="list-style-type: none"> • 4 branded posts per year on main feed • 4 Company Spotlight Stories per year • Ongoing sponsorship acknowledgement posts • Social media mentions
<p>TOWNSHIP \$3,000–\$4,999</p> <ul style="list-style-type: none"> • 2 branded posts per year on main feed • Ongoing sponsorship acknowledgement posts • Social media mentions

Homestead and Cabin Sponsors receive social media mentions. Legacy and Frontier Sponsors are additionally included in Country 105 paid advertising and media releases. Legacy, Frontier, and Prairie Sponsors also receive inclusion in the Highway 2 digital billboard rotation at Innisfail.

YOUR PARTNERSHIP INVESTMENT

Pioneer Acres is a federally recognized charitable non-profit organization. Sponsorship contributions — whether cash, goods and services in kind, or qualifying volunteer commitments — are formally recognized through this program. Tailored partnership arrangements beyond the tiers presented here are available and welcomed; we encourage prospective partners to contact us to discuss objectives specific to your organization.

ADDITIONAL SIGNAGE OPPORTUNITIES

OPPORTUNITY	INVESTMENT
Annual South Perimeter Fence Signage (full calendar year)	\$300 / current year (add-on)
South Bleacher Face Signage (show season)	Included: Legacy, Frontier, Prairie, Claim
Pioneer Tractor Restoration — Naming / Dedication Sponsorship	Inquire for details

HOW TO INVEST

E-transfer sponsorship funds to: treasurer@pioneeracres.ab.ca

Complete and return the Sponsorship Form (following page) along with your company logo to begin your partnership or renew your valued annual commitment.

SPONSORSHIP ENQUIRIES

Ken Hervey

Sponsorship Committee

403-826-0272

sponsorships@pioneeracres.ab.ca

MUSEUM OFFICE

Chris Wood

Executive Director

403-560-5164

cwood@pioneeracres.ab.ca

Pioneer Acres of Alberta • Box 58, Irricana, AB T0M 1B0 • 403-935-4357 • www.pioneeracres.ab.ca

2026 SPONSORSHIP APPLICATION

56th Annual Show & Season • Pioneer Acres of Alberta

DATE

COMPANY / ORGANIZATION NAME

CONTACT NAME	TITLE / POSITION
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MAILING ADDRESS

CITY	PROVINCE	POSTAL CODE
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PHONE NUMBER	EMAIL ADDRESS
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SELECTED SPONSORSHIP TIER	SPONSORSHIP AMOUNT \$
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ANNUAL FENCE SIGNAGE (Add \$300) <input type="checkbox"/> Yes <input type="checkbox"/> No	TOTAL E-TRANSFER AMOUNT \$
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COMPANY LOGO

Please attach your logo file (high-resolution PNG or vector preferred) to your returned form.

TELL US ABOUT YOUR ORGANIZATION

ADDITIONAL REQUESTS OR PARTNERSHIP IDEAS

Return completed form to:
**Ken Hervey | sponsorships@pioneeracres.ab.ca | Text: 403-826-0272 |
Fax: 403-935-4375**
E-transfer to: treasurer@pioneeracres.ab.ca • www.pioneeracres.ab.ca



Item E1

Minutes from April 20, 2026 Regular Meeting of Council

REGULAR MEETING OF COUNCIL

Council Chambers, Irricana Centennial Centre, 222 2 Street

Date: April 20, 2026 Time: 7:00PM

A. ATTENDANCE

Mayor: Colleen MacLeod
Deputy Mayor: Julie Sim
Councillors: Nathaniel Fleming, Megan Hoefnagels, Dawna Polson
CAO: Doug Hafichuk
Staff: Patty Malthouse

B. CALL TO ORDER

The meeting was called to order by Mayor MacLeod at 7:01 pm.

C. AGENDA

- (i) Item C1: Adopt Agenda

043:26 Moved by Deputy Mayor Sim to adopt the Agenda, as presented.
CARRIED

D. PRESENTATIONS

- (i) Item D1: RCMP – Sgt. Ian Patey (*with Item J1*)
Presentation from: 7:01 pm to 7:21 pm
Sgt Patey left the meeting at 7:21 pm

Mayor MacLeod called for a recess at 7:21 pm
Mayor MacLeod reconvened the meeting at 7:24 pm

- (ii) Item D2: Pioneer Acres – Overview and Sponsorship Opportunity
Presentation has been Deferred
- (iii) Item D3: Mayoral Proclamation – National Volunteer Week (2026)

Mayoral Proclamation was presented by Mayor MacLeod, who proclaimed April 19-25, 2026, as National Volunteer Week and further proclaimed 2026 as International Volunteer Year in Irricana.

Mayor MacLeod provided recognition to Deputy Mayor Sim for her volunteer contributions.

E. MINUTES

- (i) Item E1: Minutes of the Regular Meeting of Council for March 16, 2026

044:26 Moved by Deputy Mayor Sim to accept the Minutes from the Regular Meeting of Council for March 16, 2026, as presented.
CARRIED

F. CORRESPONDENCE FROM PREVIOUS MEETING

- (i) None

G. COMMITTEE REPORTS

- (i) Item G1: Community Futures Wild Rose (*Deputy Mayor Sim*)

H. OLD BUSINESS

- (i) None

I. NEW BUSINESS

- (i) Item I1: Social and Recreation Needs Assessment (SRNA) Working Group Appointments.

Deputy Mayor Sim declared a conflict of interest and recused herself and left the meeting at 7:40 pm and returned to the meeting at 7:41 pm following the conclusion of discussion and voting on the matter.

045:26 Moved by Councillor Fleming that Council appoint Annette Culp, Maddy Glass, Danika Kaminsky, Camille Keim, Anamarie Muresan and Kaiden Sim to the Social and Recreation Needs Assessment Working Group.
CARRIED

Mayor MacLeod called for a recess at 7:46 pm
Mayor MacLeod reconvened the meeting at 7:51 pm

Council considered the appointment of Chair to the Social and Recreation Needs Assessment Working Group, with Mayor MacLeod and Councillor Fleming indicating interest. A vote was held for the Chair position.

046:26 Moved by Councillor Hoefnagels that Council appoint Councillor Fleming as Chair of the Social and Recreation Needs Assessment Working Group.
CARRIED

047:26 Moved by Councillor Hoefnagels that Council appoint Mayor MacLeod as Vice-Chair of the Social and Recreation Needs Assessment Working Group.
CARRIED

- (ii) Item 12: Kathryn School – Aggie Days Donation

048:26 Moved by Councillor Fleming that Council approve a \$500.00 donation to Kathryn School in support of the 2026 Aggie Day event.
CARRIED

- (iii) Item 13: Tri-Community Peace Officer Agreement Renewal

049:26 Moved by Councillor Polson that Council direct Administration to proceed with the renewal of the Tri-Community Peace Officer Agreement and to bring forward a proposed agreement for Council consideration prior to the current agreement's expiry in June 2026.
CARRIED

- (iv) Item 14: Transition from Mutual Aid Agreement with Rocky View County

050:26 Moved by Councillor Fleming that Administration's report be received for information.
CARRIED

- (v) Item 15: Sanitary Utility Billing Adjustment and Correction

051:26 Moved by Deputy Mayor Sim that Administration's report be received for information.
CARRIED

Mayor MacLeod called for a recess at 8:22 pm
Mayor MacLeod reconvened the meeting at 8:25 pm

- (vi) Chief Administrative Officer Report

052:26 Moved by Deputy Mayor Sim that the Chief Administrative Officer Report be received for information.
CARRIED

J. COMMUNICATION / INFORMATION

- (i) Item J1: RCMP Quarterly Reporting

K. COUNCILLOR UPDATE

- (i) Roundtable Discussion

L. CLOSED SESSION

(i) None

M. ADJOURN

(i) Adjournment

053:26 Moved by Councillor Fleming to adjourn the meeting at 8:59 pm.
CARRIED

Colleen MacLeod
Mayor

Doug Hafichuk
Chief Administrative Officer



Council Report

To: Mayor and Council
From: Chief Administrative Officer
Date: May 4, 2026
Purpose: Request For Decision
Subject: Irricana Library Board Appointment

Summary:

This report presents a request from the Irricana Library Board for Council to appoint Aimee Baragar as a public member of the Library Board for a two-year term, effective February 12, 2026 through February 11, 2028.

The appointment request is supported by a motion of the Library Board and has now been brought forward for Council consideration by resolution.

Background and Discussion:

The Irricana Library Board is established under the Libraries Act and is responsible for the governance and oversight of the Irricana Public Library. While the Board operates independently in its governance role, Council retains the authority to appoint Board members by resolution.

At its regular meeting held on February 12, 2026, the Library Board considered ongoing board recruitment and member terms, and passed a motion requesting that Council appoint Aimee Baragar to the Irricana Library Board for a two-year term, effective February 12, 2026 through February 11, 2028.

Maintaining a full and effective Library Board is important to ensuring continuity of governance, shared workload among members, and the Board's ability to meet quorum and committee requirements.

Over the past year, the Board has prioritized the active recruitment of new members. This request reflects the continued success of that work and supports maintaining a balanced board composition and well-managed member terms moving forward.

Board Composition and Recruitment

The Irricana & Rural Municipal Library Board is composed of dedicated volunteers and Council representatives who collectively support the governance, oversight, and strategic direction of library services in the community. Assuming the approval of Ms. Baragar's appointment, the current Board composition is:

	<i>Expiry</i>	<i>Term</i>	<i>Member Status</i>
Councillor Hoefnagels	2026	-	Council Representative
Councillor Polson	2026	-	Council Representative
Dawn Mosondz	2026	First	Member at Large
Bob Anderson	2026	Fifth	Member at Large
Shannon Simmons	2026	Sixth	Member at Large
Lisa McAree	2026	First	Member at Large
Aimee Baragar	2028	First	Member at Large

Options for Council Consideration

In exercising its governance role, Council may wish to consider:

1. *Approving the appointment* of Aimee Baragar to the Irricana Library Board for the requested two-year term.
2. *Deferring the appointment* to request additional information or clarification.
3. *Declining the appointment*, recognizing the potential governance impacts of a continued vacancy.

Financial Implication(s):

There are no direct financial implications associated with this appointment. Library Board members serve in a volunteer capacity.

Recommendation:

Administration recommends that Council approve the appointment of Aimee Baragar to the Irricana Library Board for a two-year term, effective February 12, 2026 through February 11, 2028, as requested by the Library Board.

Recommendation Motion(s):

Option #1:

Motion #1: **THAT** Council appoint Aimee Baragar to the Irricana & Rural Municipal Library Board as a Member at Large for a two-year term, expiring February 11, 2028.

Option #2:

As determined by Council.

Respectfully submitted,

"Doug Hafichuk"

Chief Administrative Officer

ATTACHMENTS:

Attachment 'A' – Irricana Library Board Meeting Minutes (February 12, 2026)

Item I1

Attachment 'A' – Irricana Library Board Meeting Minutes (February 12, 2026)

Irricana & Rural Library Board Meeting Minutes

Town of Irricana Library Board February 12, 2026, 7:00 p.m. Irricana Library - Lions Room

1. **Call to Order:** Chairperson Mosondz called the meeting to order at 7:00pm

Present: Dawn Mosondz, Robert Anderson, Dawna Polson, Megan Hoefnagels, Lisa McAree

Guest: Aimee Chapman Baragar, Papari Borthakur

Regrets: Shannon Simmons

Motion: R. Anderson / M. Hoefnagels Carried

That the acceptance of regrets be accepted as provided.

2. **Approval of Agenda:**

Motion: D. Polson / M. Hoefnagels Carried

That the agenda be accept the agenda as presented.

3. **Approval of Minutes:** January 8, 2026

Motion: M. Hoefnagels / R. Anderson Carried

That the minutes be accepted as presented.

4. **Reports:**

4.1. Managers' Report

4.2. Financials (Balance Sheet & Disbursements)

4.3. Multi-Year Budget - Quarterly Update (next March 2026)

4.4. Fundraising Report – Valentine's cake decorating event has 7 couples signed up for \$350 in fees. We will have a brainstorming session on March 7th @ 2pm.

4.5. Marigold Board Meeting (January 24, 2026) Information

4.6. Correspondence – Town of Irricana & Chamber of Commerce will be hosting an event on April 25th from 11am to 2pm as a volunteer appreciation / networking event. There will be food provided, along with tables available for businesses and organizations to display information.

Motion: R. Anderson / M. Hoefnagels Carried

To accept the reports as presented.

5. **Old Business**

5.1 Board Recruitment Ongoing/Members Terms - Aimee Baragar nominated for a 2-year term (February 12, 2026 - February 11, 2028).

Motion: L. McAree / M. Hoefnagels Carried

To present to Council a recommendation to accept Aimee Baragar for a 2-year term, effective February 12, 2026.

5.2. Library Board Policies/Records – a committee will be formed to review current policies and create additional required policies. Committee members a D. Mosondz, D. Polson, M. Hoefnagels, and A. Baragar.

Irricana & Rural Library Board Meeting Minutes

5.3. Bank Account Transfer

Motion: L. McAree / D. Polson Carried

To assign D. Mosondz and R. Anderson signing authority on the Town of Irricana Library Board bank account, held at Connect First Credit Union.

5.4. Fillable Board Member application – D. Mosondz provided a paper copy of the application form that D. Polson will use to create a fillable pdf version.

6. New business

6.1. Insurance policy renewal – D. Mosondz received a quote from Forward Insurance for \$1,690 per year, compared to prior carrier who quoted \$2,106.

Motion: R. Anderson / D. Polson Carried

To proceed with insurance coverage from Forward Insurance as quoted at \$1,690.

7. Action Items

7.1. AED machine.

8. In Camera/Labour

Not required

9. Next meeting date: March 12, 2026 @ 7:00pm

The next regular meeting of the Board is scheduled for March 12, 2026, at 7:00pm at the Irricana Rural & Municipal Library, Lions Room.

10. Adjourn

The Chair declared the meeting adjourned at 8:16pm

Chairperson: _____

D. Mosondz

Date: _____

March 16/24

Recording Secretary: _____

D. Polson



Council Report

To: Mayor and Council
From: Chief Administrative Officer
Date: May 4, 2026
Purpose: Request For Decision
Subject: 2026 Town Budget (Spring Finalization)

Summary:

The purpose of this report is to present the 2026 Town Budget for final approval, following Council's adoption of the Base Budget on December 15, 2025.

This report confirms the final budget position by incorporating updated information, outlining key changes since approval, and summarizing the overall financial impact to ratepayers.

The 2026 Town Budget reflects continued investment in infrastructure and service delivery, organizational capacity, and long-term planning, while maintaining tax stability through the integration of new growth and deliberate policy decisions.

Background and Discussion:

Council approved the 2026 Base Budget on December 15, 2025, establishing the financial framework required to maintain core services and begin execution of the 2026 Work Plan.

At the time of approval, the Base Budget was developed using the best available information, with the understanding that several key inputs – particularly assessment values, external cost confirmations, and certain operational assumptions – would be refined through the Spring Finalization process.

Spring Finalization represents a standard and important step in the Town's budgeting cycle. It provides an opportunity to incorporate updated financial information, confirm external cost pressures, and align the budget with finalized assessment values updated operational realities. This ensures that the final budget presented to Council reflects the most accurate and current information available.

A key input to the 2026 Spring Finalization is updated property assessment. The Town continues to experience steady growth in its overall assessment base, increasing from \$186.6 million in 2025 to approximately \$197.4 million in 2026, reflecting both market-driven changes and the early impacts of new development.

Notably, approximately 11% of the year-over-year increase is attributable to new assessment, representing real growth rather than valuation changes. This includes continued modest residential development but is more significantly driven by the early impacts of new non-residential contributions – an area where the community has historically had minimal development.

While overall growth levels remain modest, this 11% figure represents a continuation of a strengthening trend in new development activity. Following multiple decades of limited and inconsistent growth, the Town has taken deliberate and meaningful steps to reposition itself, and the early results of that work are now clearly beginning to materialize.

With strong investment interest, a development incentive framework in place, and limited serviced land supply, this upward trajectory is expected to continue in a managed and deliberate manner – supporting long-term financial sustainability and continuing to reduce reliance on existing taxpayers.

This process also supports a disciplined and transparent approach to financial management, allowing Administration to move from initial planning assumptions to a fully validated and implementable budget.

An important component of this year's Spring Finalization is the integration of the Development Incentives Policy, adopted in Fall 2025. This policy introduces a more equitable and growth-oriented property tax framework, and its application through the final budget represents an important step in aligning taxation with long-term community objectives and increased fairness for taxpayers.

With foundational work already underway in the Base Budget, the Spring Finalization confirms and refines the Town's financial plan, ensuring that both operating and capital activities for 2026 are aligned with Council's priorities and supported by a stable and well-defined financial framework.

Updates Following Base Budget Approval

Since approval of the 2026 Base Budget, a number of key assumptions have been refined based on updated information, confirmed contract values, and early-year operational performance.

In aggregate, these adjustments have resulted in a **net reduction of approximately \$20,600** from the originally contemplated budget, reflecting a balanced outcome where cost increases have been offset by operational adjustments and stronger-than-anticipated revenues.

Cost Reductions and Efficiencies

Several areas have come in below initial projections, reflecting either improved information or operational efficiencies:

- Legal expenses have been revised from \$20,000 to \$15,000
- Third-party water operator costs have been reduced from \$100,000 to \$90,000, reflecting decreased reliance as the Town transitions toward in-house capacity
- Non-wage employment-related costs, including federal remittances and benefits, have been adjusted downward by approximately \$3,100

Cost Increases and Strategic Investments

Other areas have increased as assumptions have been refined or as part of deliberate operational decisions:

- Campground labour costs have increased from \$10,000 to \$20,400, reflecting more accurate staffing requirements
- An additional \$9,100 in labour costs has been incorporated to support the transition toward in-house water operations
- Insurance renewal has been confirmed at \$71,413 (previously estimated at \$67,782)
- Provincial policing costs have been confirmed at \$67,819 (previously estimated at \$65,000)
- Employee training costs have increased by \$775 to support completion of Building Maintenance Safety Operator accreditation

Revenue Enhancements

Early-year performance has resulted in stronger-than-anticipated revenue in several areas:

- Facility rental revenue through April 20 has already reach \$13,900. As a result, revenue projections have increased from \$16,160 to \$20,000 for the year.
- Baseball diamond rental revenue at Founders Park has been formalized, increasing from \$0 to \$7,500

Recognizing Municipal Costs: Major Non-Labour Drivers

While labour costs are often the most visible component of municipal operations, a significant portion of the Town's budget is driven by essential non-labour expenditures – many of which are externally controlled, contractually fixed, or required to maintain core services.

The most significant of these costs, listed from largest to smallest, include:

- Utility Expenses (Power, Gas, Garbage) – \$197,400
- Rocky View County Fire Services – \$91,313
- Third-Party Water Operator – \$90,000
- Provincial Policing – \$67,819
- Peace Officer Program – \$65,045
- Restricted Reserve Contributions – \$60,000
- Mortgage on Town Land – \$51,588
- Irricana Library Funding – \$38,000
- Water Plant Debenture – \$36,758
- Rocky View County Transfer Site – \$30,000

Collectively, these costs, totalling approximately \$728,000, represent the foundational services and obligations required to operate a municipality safely, legally, and effectively – many of which are externally driven or not easily reduced without impacting service levels.

The Town's approach to these types of expenditures is twofold: to actively manage and optimize the costs within its control, while responsibly planning for and mitigating those that are not.

At present, the Town is deliberately advancing two key initiatives that reflect this approach. These are not new efforts, but the result of sustained, intentional work over several years – addressing known challenges through measured and consistent action, with meaningful results now beginning to materialize through 2026:

- **Utility Cost Management** – The Town has taken a proactive approach to managing utility costs through participation in aggregated purchasing programs with other Alberta municipalities. Having joined the natural gas aggregation in 2025, the Town has already begun to realize benefits, with similar outcomes anticipated through electricity aggregation in 2026.

These programs provide access to more competitive rates than would typically be available to a municipality of this size, while also delivering greater price stability over time – reducing exposure to market volatility and improving long-term cost predictability.

- **Water Operations Transition** – A planned shift toward in-house capacity, with third-party operator costs expected to be largely eliminated by the end of 2026.

While these costs are necessary in the interim to meet regulatory requirements, bringing this function in-house provides a significant opportunity for long-term cost savings. It also strengthens the Town’s ability to attract and retain qualified staff, supporting the development of stable, career-oriented roles and enhancing overall operational capacity.

Beyond these operational initiatives, the Town has made significant progress in positioning itself to manage long-term financial obligations and future cost pressures.

The Water Plant Debenture is scheduled to be fully repaid in 2028, followed by the Mortgage on Town Land in 2029. These represent the Town’s primary long-term debt obligations and collectively account for over \$85,000 in annual debt servicing costs.

While the municipality may continue to utilize short-term financing for operational needs, the elimination of these obligations positions the Town to operate with essentially no long-term debt, significantly strengthening financial flexibility.

The retirement of these obligations will also create meaningful and predictable capacity within the operating budget – capacity that can be redirected toward known and emerging capital replacement needs, allowing the Town to proactively address infrastructure requirements without placing undue pressure on future tax rates.

In parallel, the Town is taking an important step toward building financial resilience through reserve contributions. While establishing dedicated reserves has long been an objective, the fiscal capacity to do so without impacting property taxes has not previously been available. The allocation of \$60,000 to restricted reserves reflects a disciplined commitment to long-term sustainability—helping to mitigate future cost pressures, support infrastructure renewal, and stabilize taxation over time.

Taken together, these actions reflect several years of focused and intentional work to strengthen the Town’s financial position. Having moved through a period of stabilization and correction, the Town is now operating from a position of flexibility and financial control – able to plan more deliberately and align financial decisions with long-term priorities. This foundation is now translating into tangible results, as growth and policy deliver meaningful outcomes for residents and businesses.

How It Comes Together: Growth, Policy, and Outcomes

The 2026 Budget reflects the combined impact of disciplined financial management, intentional policy decisions, and the early results of renewed development activity.

Over the past year, Council has taken deliberate steps to position the Town for long-term success, including the adoption of the Development Incentives Policy and a continued focus on equitable taxation across property classes. These decisions are now beginning to produce tangible results.

Most notably, the Town is seeing the benefits of new development contributing to the tax base – representing real growth, not simply assessment inflation. This growth supports municipal operations while reducing reliance on existing taxpayers.

The result is a budget that advances key priorities while maintaining stability for residents and improving competitiveness for local businesses.

Implications for Residents and Businesses

Despite significantly increased municipal investment and the advancement of major initiatives, the impact on taxpayers remains minimal:

- The average residential property tax increase is approximately 1.39%, or \$39.28.
- The average non-residential property tax increase is approximately 1.73%, or \$37.40.

Average Property Tax (Municipal Portion)

	<u>Residential</u>		<u>Non-Residential</u>
2026	\$2,861	2026	\$2,177
2025	\$2,822	2025	\$2,140
2024	\$2,834	2024	\$1,958
2023	\$2,598	2023	\$1,810

These figures demonstrate a stability in residential taxation over time, even as the Town advances significant operational and strategic priorities. Looking at the most recent period, the moving three-year trend (2024–2026) shows that residential property taxes have remained effectively flat, increasing by just **0.4% over that period**.

Over the same period, non-residential property taxes have increased by approximately 11.2%, driven by a shift in the residential / non-residential tax split, however, traditional non-residential (storefront) property taxes have declined by approximately 2.8% as part of a more balanced and competitive tax framework.

While the Town has achieved stability in recent years, it is important to recognize that property tax levels cannot remain unchanged indefinitely. Ongoing cost pressures, infrastructure needs, and service expectations will continue to require thoughtful adjustments over time – *particularly if new development growth does not keep pace with rising costs.*

However, through several years of focused and intentional work, the Town has positioned itself differently. Sustained and disciplined financial management and a commitment to growth have created meaningful flexibility for the municipality.

As a result, the Town is no longer reacting to financial pressures as they arise but instead operating from a position of stability – *able to plan deliberately, make informed decisions, and manage future changes in a measured and predictable way.*

Financial Implication(s):

Approval of the 2026 Budget confirms the Town's budget plans for the year, authorizes expenditures in alignment with Council's priorities, and establishes the basis for the 2026 Tax Rate Bylaw.

Recommendation:

Administration recommends that Council approve the 2026 Town Budget, as presented.

Recommendation Motion(s):

Option #1:

Motion #1: **THAT** the 2026 Town Budget (Spring Finalization) be approved, as presented.

Option #2:

As determined by Council.

Respectfully submitted,

"Doug Hafichuk"

Chief Administrative Officer

ATTACHMENTS:

Attachment 'A' – 2026 Town Budget LOS Summary

Item 12

Attachment 'A' – 2026 Town Budget LOS Summary



2026 Consolidated Summary (Spring Finalization)

LOS: Summary - All Lines of Service

Prepared On: April 29, 2026

REVENUES		Operating Budget	Strategic Initiatives	Capital Initiatives
Taxes, Grants, Donations, Transfers --->		\$ 2,525,271	\$ 117,000	\$ 1,312,500
100	-	\$ -	\$ -	\$ -
101	Taxes Real Property	\$ 1,613,651	\$ 82,000	\$ 12,500
120	Requisition AB School Foundaiton Fund (ASFF)	\$ 465,476	\$ -	\$ -
121	Requisition AB Separate School	\$ 67,468	\$ -	\$ -
123	Requisition Rocky View Foundation	\$ 11,414	\$ -	\$ -
124	Requisition Provincial Policing	\$ 67,819	\$ -	\$ -
125	Requisition Marigold Library System	\$ 7,958	\$ -	\$ -
130	Grants Received - Operating, Conditional	\$ 33,260	\$ -	\$ -
131	Grants Received - Operating, Unconditional	\$ 101,126	\$ -	\$ -
132	Grants Received - Capital, Conditional	\$ -	\$ 35,000	\$ 1,300,000
133	Grants Received - Capital, Unconditional	\$ -	\$ -	\$ -
139	Grants & Funding from External Parties	\$ 40,000	\$ -	\$ -
140	Donations from External	\$ 2,500	\$ -	\$ -
141	Franchise Fees Received	\$ 98,849	\$ -	\$ -
160	Interest & Investments	\$ 15,750	\$ -	\$ -
165	-	\$ -	\$ -	\$ -
Operations (Labour) --->		\$ 12,272	\$ -	\$ -
201	Special Meetings of Council	\$ -	\$ -	\$ -
203	Program Admissions and Fees	\$ 12,272	\$ -	\$ -
225	Settlements & Claims Revenue	\$ -	\$ -	\$ -
Operations (Non-Labour) --->		\$ 1,051,026	\$ -	\$ -
310	Goods or Services Delivered	\$ 43,978	\$ -	\$ -
320	Rentals & Leases (Facility)	\$ 139,503	\$ -	\$ -
341	Utilities - Water	\$ 439,414	\$ -	\$ -
342	Utilities - Wastewater	\$ 247,171	\$ -	\$ -
343	Utilities - SW&R	\$ 180,960	\$ -	\$ -
Contracted Services --->		\$ -	\$ -	\$ -
EXPENSES		Operating Budget	Strategic Initiatives	Capital Initiatives
Taxes, Grants, Donations, Transfers --->		\$ 881,012	\$ -	\$ -
120	Remittance AB School Foundaiton Fund (ASFF)	\$ 465,476	\$ -	\$ -
121	Remittance AB Separate School	\$ 67,468	\$ -	\$ -
123	Requisition Rocky View Foundation	\$ 11,414	\$ -	\$ -
124	Remittance Provincial Policing	\$ 67,819	\$ -	\$ -
125	Remittance Marigold Library System	\$ 7,958	\$ -	\$ -
139	Grants & Funding to External Parties	\$ 72,250	\$ -	\$ -
153	Transfer to Restricted Account	\$ 60,000	\$ -	\$ -
160	Interest & Investments	\$ 7,000	\$ -	\$ -
164	Debt Servicing	\$ 102,627	\$ -	\$ -
166	Bank Charges	\$ 19,000	\$ -	\$ -
Operations (Labour) --->		\$ 1,181,010	\$ -	\$ -
201	Honorariums & Per Diems	\$ 47,980	\$ -	\$ -
202	Wages Permanent Full-Time	\$ 855,352	\$ -	\$ -
204	Wages Temporary Full-Time	\$ 16,848	\$ -	\$ -
205	Wages Temporary Part-Time	\$ 4,524	\$ -	\$ -
216	CPP Remittance	\$ 43,817	\$ -	\$ -
217	EI Remittance	\$ 17,006	\$ -	\$ -
218	WCB Expense	\$ 33,527	\$ -	\$ -
220	Group Benefit Expense	\$ 71,146	\$ -	\$ -
221	Health Spending Expense	\$ 13,125	\$ -	\$ -
222	Group Retirement Expense	\$ 61,095	\$ -	\$ -
230	Memberships and Professional Fees (Individual)	\$ 1,575	\$ -	\$ -
231	Memberships and Professional Fees (Organization)	\$ 2,940	\$ -	\$ -
235	Training & Development Expense (Non-Travel)	\$ 12,075	\$ -	\$ -
Operations (Non-Labour) --->		\$ 1,170,039	\$ 42,000	\$ -
301	Consumables	\$ 22,500	\$ 1,000	\$ -
302	Tools & Equipment	\$ 8,150	\$ 12,000	\$ -
303	Fuel & Fluids	\$ 14,000	\$ -	\$ -
305	Janitorial	\$ 17,000	\$ -	\$ -
310	Cost of Goods or Service Delivered	\$ 634,890	\$ -	\$ -
315	Technology - Hardware	\$ -	\$ 1,000	\$ -
316	Technology - Software & Subscriptions	\$ 59,785	\$ 5,000	\$ -
317	Technology - Communications & Telecom	\$ 19,500	\$ -	\$ -
322	Repair & Maintenance (Non-Capital)	\$ 107,000	\$ 23,000	\$ -
330	Advertising	\$ 1,750	\$ -	\$ -
331	Postage	\$ 7,000	\$ -	\$ -
332	Printing & Copying	\$ 16,248	\$ -	\$ -
333	Travel, Accomodation, Meals	\$ 18,640	\$ -	\$ -
340	Utilities - Gas	\$ 36,653	\$ -	\$ -
341	Utilities - Water	\$ 19,056	\$ -	\$ -
343	Utilities - Power	\$ 95,616	\$ -	\$ -
343	Utilities - SW&R	\$ 5,838	\$ -	\$ -
350	Insurance Premiums	\$ 71,413	\$ -	\$ -
365	Legal	\$ 15,000	\$ -	\$ -
Contracted Services --->		\$ 356,508	\$ 75,000	\$ 1,312,500
401	Contracted Services - Labor	\$ 20,400	\$ -	\$ -
403	Contracted Services - Professional Services	\$ 336,108	\$ 75,000	\$ 1,312,500
Total Anticipated Revenues		\$ 3,588,569	\$ 117,000	\$ 1,312,500
Total Anticipated Expenditures		\$ 3,588,569	\$ 117,000	\$ 1,312,500

To: Mayor and Council
From: Chief Administrative Officer
Date: May 4, 2026
Purpose: Request for Decision
Subject: 2026 Tax Rate Bylaw (Bylaw 002:2026)

Summary:

Bylaw 002:2026, the 2026 Tax Rate Bylaw, is presented for Council's consideration and approval. The Bylaw establishes the property tax rates required to fund the proposed 2026 municipal budget and to collect and remit all provincial and external requisitions.

The proposed tax rates reflect Council's continued commitment to balanced taxation, sustainable financial management, and a growth-oriented approach to land use and development.

The Tax Rate Bylaw is presented in conjunction with the 2026 Budget to ensure alignment between Council's financial decisions and the taxation required to implement them.

Background and Discussion:

Under Section 353 of the *Municipal Government Act*, Council is required to annually establish tax rates sufficient to raise the revenues necessary to fund municipal operations, capital expenditures, and all requisitions.

Council approved the 2026 Budget, which establishes the financial framework for municipal operations and identifies the total taxation requirement necessary to support service delivery and long-term financial sustainability.

In addition to municipal taxation, the Town is required to levy and remit:

- Education property taxes on behalf of the Province (Alberta School Foundation Fund and Calgary Roman Catholic Separate School Division), and
- Requisitions for external organizations, including the Rocky View Foundation and the Provincial Policing Levy.

2026 Tax Framework

The 2026 Tax Rate Bylaw reflects a deliberate evolution in the Town's approach to taxation, aligning financial requirements with broader policy objectives related to growth, land use, and long-term sustainability.

1. Alignment with Growth and Development Objectives

Tax rates have been structured to better reflect servicing levels, development readiness, and long-term land use expectations. This supports the Town's objective of encouraging the transition of lands from undeveloped to serviced and ultimately to productive use.

This approach reinforces Council's commitment to ensuring that taxation not only funds municipal operations but also supports responsible and timely development.

2. Differentiated Mill Rates

The Bylaw establishes differentiated tax rates across property categories, including:

- Developed, serviced, and unserviced residential lands;
- Commercial and industrial properties based on servicing and development status.

This structure allows taxation to function as a more precise and intentional tool, moving beyond traditional broad classifications to better reflect the realities of land use within the municipality.

3. Minimum Tax Policy

The Bylaw maintains a \$500 minimum municipal tax per parcel, ensuring a consistent baseline contribution toward municipal services.

At the same time, the Bylaw continues a long-held targeted exception:

- Property designated as Rural Buffer is exempt from the minimum tax and is instead taxed based on their assessed value.

This approach reflects a balanced application of policy—maintaining consistency where appropriate, while recognizing circumstances where a minimum threshold may not align with the Town's broader objectives.

4. Balanced Taxation Outcomes

The proposed tax framework delivers a balanced and measured outcome for taxpayers across the community.

- The average residential property tax remains effectively stable, with only a modest increase;

- Traditional non-residential properties, including storefronts, experience a reduction, improving competitiveness and supporting local economic activity;
- Growth in the tax base, including new development, contributes to offsetting upward pressure on existing taxpayers.

Taken together, these outcomes demonstrate a disciplined approach to financial management, ensuring that the Town remains responsive to current needs while positioning itself for continued growth.

5. Transparency in Taxation

The 2026 Tax Rate Bylaw also reflects a continued commitment to transparency in how property taxes are presented and understood.

In particular, the Provincial Policing Levy is identified as a distinct component of the overall tax framework. While this levy is required to be collected by the municipality, it does not form part of municipal revenue.

This approach provides greater clarity to taxpayers regarding the composition of their property tax bill and the portion of taxes collected on behalf of external entities.

At the same time, the Bylaw provides administrative flexibility in how these amounts are presented on the property tax notice. Where appropriate, certain levies, including the Municipal Levy and the Provincial Policing Levy, may be combined and shown as a single line item, provided that the total amount remains consistent with the rates established in the Bylaw.

This ensures that the Town can balance transparency with clarity and readability in its communications with taxpayers.

Financial Implications

Subject to Council's approval of the 2026 Budget, approval of Bylaw 002:2026 authorizes the Town to levy and collect property taxes required to:

- Fund municipal operations and capital priorities; and
- Meet all provincial and external requisitions.

Without adoption of the Tax Rate Bylaw, the Town does not have the authority to levy property taxes.

Recommendation Motion(s):

Option #1:

Motion #1: **THAT** the 2026 Tax Rate Bylaw (Bylaw 002:2026) be read for a first time this 4th day of May, 2026.

Motion #2: **THAT** the 2026 Tax Rate Bylaw (Bylaw 002:2026) be read for a second time this 4th day of May, 2026.

Motion #3: **THAT** unanimous consent be given for a third and final reading this 4th day of May, 2026.

Motion #4: **THAT** the 2026 Tax Rate Bylaw (Bylaw 002:2026) be read for a third time this 4th day of May, 2026.

Option #2:

As determined by Council.

Respectfully submitted,

"Doug Hafichuk"

Chief Administrative Officer

ATTACHMENTS:

Attachment 'A' – 2026 Tax Rate Bylaw (Bylaw 002:2026)

Item 13

Attachment 'A' – 2026 Tax Rate Bylaw (Bylaw 002:2026)

BYLAW 002:2026

A bylaw of the Town of Irricana, in the Province of Alberta, for the purpose of authorizing the rates of taxation to be levied against assessable property within the Town of Irricana for the 2026 Taxation Year.

WHEREAS the Council of the Town of Irricana is required each year to levy on the assessed value of all property, tax rates sufficient to meet the estimated expenditures and the requisitions;

AND WHEREAS the Council of the Town of Irricana is authorized to classify assessed property, and to establish different rates of taxation in respect to each class of property, subject to the Municipal Government Act;

AND WHEREAS the Town of Irricana has prepared and adopted detailed estimates of the municipal revenues and expenditures as required at the May 4, 2026 Regular Meeting of Council;

AND WHEREAS the estimated expenditures and transfers in the approved 2026 Town Budget for 2026 totals \$5,018,069;

AND WHEREAS the estimated municipal revenues and transfers from all sources other than taxation in the 2026 Town Budget for 2026 totals \$3,309,918 and the balance of \$1,708,151 is to be raised by general municipal taxation;

AND WHEREAS the requisitions for 2026 are;

Affordable Housing	
Rocky View Foundation (RVF)	\$11,413.67

Education – Alberta School Foundation Fund (ASFF)	
Residential and Farmland	\$431,407.88
Non-Residential	\$34,068.55
Total:	\$465,476.43

Education – Calgary Roman Catholic Separate School District (CRCSSD)	
Residential and Farmland	\$63,687.69
Non-Residential	\$3780.25
Total:	\$67,467.94

AND WHEREAS the Province of Alberta requires municipalities to collect and remit a Provincial Policing Levy, which is not municipal revenue;

Provincial Policing	
Provincial Policing Levy	\$67,819.00

AND WHEREAS the assessed value of all taxable property shown on the assessment roll is;

Total Taxable Assessment	
Residential and Farmland	\$178,578,600.00
Non-Residential	\$10,021,560.00
Total:	\$188,600,160.00

AND WHEREAS Council has adopted the *Development Incentives Enabling Bylaw* on October 6, 2025, which, in accordance with the Municipal Government Act, establishes a framework for development incentives including tax waivers, exemptions, and rebates, and supports the Town’s growth and development objectives;

AND WHEREAS Council has established tax rates that reflect development patterns and servicing levels within the municipality, in support of efficient land use and long-term financial sustainability;

AND THEREFORE under the authority of the Municipal Government Act, the Council of the Town of Irricana, in the Province of Alberta, enacts as follows:

Title

1. This Bylaw may be cited as the **“2026 Tax Rate 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. **“Municipal Government Act”** means the Municipal Government Act, RSA 2000, c M-26, as amended or replaced from time to time.

Effect

3. Council hereby establishes the following rates of taxation to be applied to the assessed value of all property shown on the assessment roll of the Town of Irricana for the 2026 taxation year:

Rocky View Foundation (RVF)			
Assessment Class	Assessment Value	Mill Rate	Levy Total
	\$ 188,600,160.00		\$ 11,413.67
<i>All Taxable Property</i>	\$ 188,600,160.00	0.06052	\$ 11,413.67

Alberta School Foundation Fund (ASFF)			
Assessment Class	Assessment Value	Mill Rate	Levy Total
	\$ 188,600,160.00		\$ 465,476.43
<i>Residential and Farmland</i>	\$ 178,578,600.00	2.41579	\$ 431,407.88
<i>Non-Residential</i>	\$ 10,021,560.00	3.39953	\$ 34,068.55

Calgary Roman Catholic Separate School District (CRCSSD)			
Assessment Class	Assessment Value	Mill Rate	Levy Total
	\$ 188,600,160.00		\$ 67,467.94
<i>Residential and Farmland</i>	\$ 178,578,600.00	0.35664	\$ 63,687.69
<i>Non-Residential</i>	\$ 10,021,560.00	0.37721	\$ 3,780.25

Provincial Policing Levy			
Assessment Class	Assessment Value	Mill Rate	Levy Total
	\$ 188,600,160.00		\$ 67,819.00
<i>All Taxable Property</i>	\$ 188,600,160.00	0.35959	\$ 67,819.00

Municipal Levy			
Assessment Class	Assessment Value	Mill Rate	Levy Total
Residential and Farmland	\$178,578,600.00		\$1,597,121.51
<i>Rural Buffer</i>	\$2,000.00	8.14935	\$16.30
<i>Farmland</i>	\$64,000.00	8.14935	\$521.56
<i>Residential - Unserviced (RU)</i>	\$534,000.00	245	\$130,830.00
<i>Residential - Serviced (RS)</i>	\$1,107,800.00	22	\$24,371.60
<i>Residential - Developed (RD)</i>	\$176,870,800.00	8.14935	\$1,441,382.05
Non-Residential	\$10,021,560.00		\$111,029.80
<i>Linear</i>	\$2,254,160.00	7.96768	\$17,960.43
<i>Commercial – Unserviced (CU)</i>	\$ -	50	\$ -
<i>Commercial - Serviced (CS)</i>	\$181,000.00	45	\$ 8,145.00
<i>Commercial - Developed (CD)</i>	\$5,173,400.00	7.96768	\$41,220.00
<i>Industrial - Unserviced (IU)</i>	\$ -	50	\$ -
<i>Industrial - Serviced (IS)</i>	\$661,000.00	45	\$29,745.00
<i>Industrial - Developed (ID)</i>	\$1,752,000.00	7.96768	\$13,959.38

4. The Chief Administrative Officer is authorized to administer and apply the tax rates established in this Bylaw.

5. For the purposes of preparing property tax notices, the Municipal Operations Levy and the Provincial Policing Levy may be combined or presented as a single line item, provided that the total amount levied is consistent with the rates established in this Bylaw.

Minimum Tax

6. The minimum amount payable for the municipal levy shall be \$500.00 per parcel.
7. Property designated as Rural Buffer is exempt from the Minimum Property Tax and shall be taxed based on its assessed value, including all municipal levies, requisitions, and any applicable external levies.

Severability

8. 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)

9. *Bylaw 004:2025* being the *2025 Tax Rate Bylaw*, is repealed upon this Bylaw passing and coming into full force and effect.

Effective Date

10. *Bylaw 002:2026*, being the *2026 Tax Rate Bylaw*, is passed when it receives third reading and is signed pursuant to the *Municipal Government Act*.

READ A FIRST TIME this 4th day of May 2026.

READ A SECOND TIME this 4th day of May 2026.

UNANIMOUS CONSENT for THIRD READING given this 4th day of May 2026.

READ A THIRD TIME this 4th day of May 2026.

Colleen MacLeod
Mayor

Doug Hafichuk
Chief Administrative Officer