



REGULAR MEETING OF COUNCIL

Council Chambers, Irricana Centennial Centre, 222 2 Street

Date: September 8, 2026 **Time:** 7:00PM

A. ATTENDANCE

B. CALL TO ORDER

C. AGENDA

D. PRESENTATIONS

Item D1: Bluerock Planning – MDP 'What We Heard' Summary

E. MINUTES

Item E1: Minutes from August 10, 2026 Regular Meeting

F. CORRESPONDENCE FROM PREVIOUS MEETING

G. COMMITTEE REPORTS

H. OLD BUSINESS

I. NEW BUSINESS

Item I1: Bylaw 005:2026 – Land Redesignation Plan 0210178, Block 2, Lot 1

Item I2: Property Tax Penalty Waiver Request – Rolls 57000 & 59000

J. COMMUNICATION / INFORMATION

K. COUNCILLOR UPDATE

Item K1: Irricana Food Bank (*Councillor Fleming*)

L. CLOSED SESSION

M. ADJOURN

Item D1

Bluerock Planning – MDP 'What We Heard' Summary



TOWN OF IRRICANA



WHAT WE HEARD REPORT

June 2026: Public Engagement

Municipal Development Plan

Last Updated September 3, 2026

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1 PROJECT BACKGROUND

1.1 Municipal Development Plan Update Project

The Town of Irricana stands at an exciting moment in its evolution. While historically characterized by steady, modest growth as a quiet agricultural service center, the Town is now navigating a period of renewed interest as the Calgary Region continues to expand outward. The Town benefits from a recent focus on growth and organization through strong leadership and Irricana’s high-quality small-town lifestyle. This update to the Municipal Development Plan (MDP) will be a strategic roadmap to manage this transition, ensuring that future growth aligns with the community’s vision for a sustainable and self-reliant future.

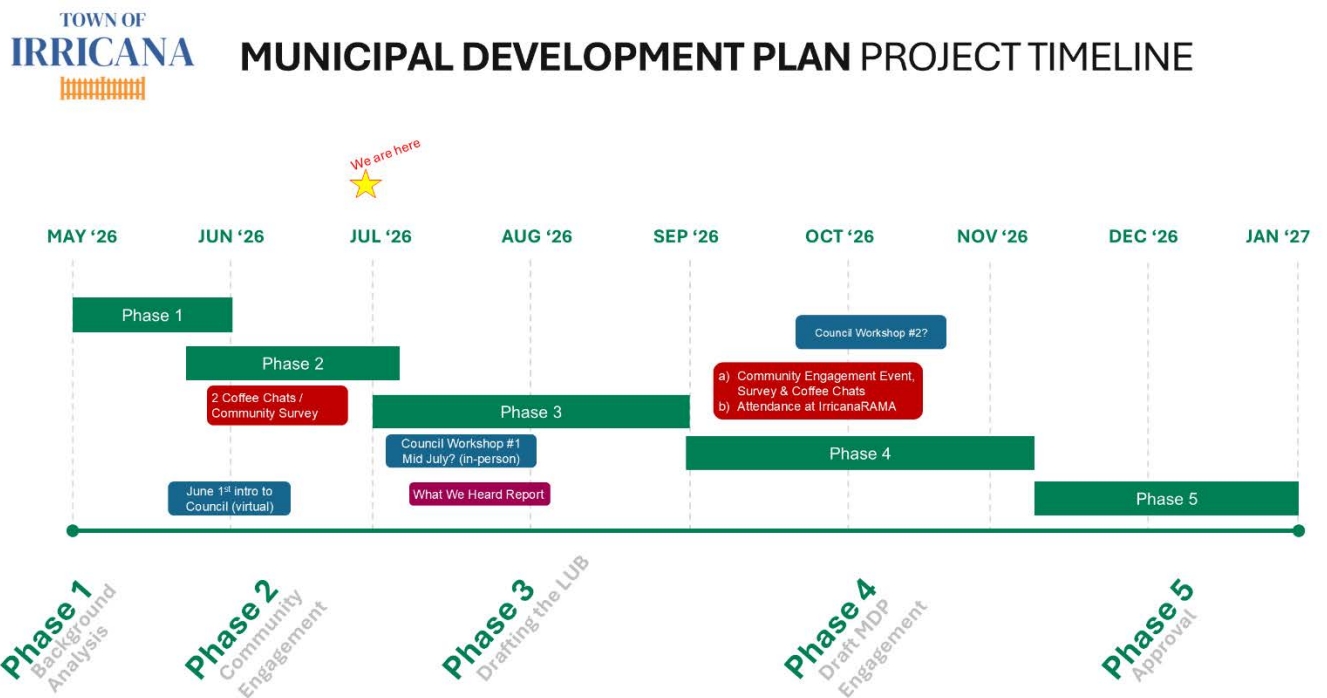


Figure 1 | MDP Project Timeline

1.2 Purpose of this What We Heard Report

The MDP project engagement is guided by a Communications and Engagement (C&E) Plan that provides the blueprint for all engagement and communications activities during the project. The C&E Plan outlines two rounds of community

engagement: Round 1 (Spring 2026) includes coffee chats and a survey with citizens to reach people in their everyday activities rather than expect people to come out to an evening open house. This What We Heard Report outlines the summary of those activities. Round 2 (Fall 2026) proposes to include attendance at IrricanaRama and a larger public event (e.g. open house or similar).

2 JUNE 2026 ENGAGEMENT SUMMARY

June 2026 “Coffee Chats” occurred at the Irricana Mug on Thursday, June 25th from 1pm to 5pm and Sunday, June 28th from 10am to 2pm. Both events were well attended, with the June 25th date having over 30 visitors to the shop. A total of 53 surveys were completed: 30 in person and 23 online.

The engagement events were heavily spirited and showed the passion for the community of the people of Irricana. Feedback included:

Values: Most respondents chose “a small town way of life” as their main value for the options presented in the survey. The second key value for the town was “economic growth,” a vital component of what we have seen in the needs of the community.

Infrastructure Maintenance and Repairs: More than half of the survey respondents stated infrastructure maintenance and repairs as the most important challenge facing the town. Specifically, water and road infrastructure. There were many concerns surrounding the water quality and maintenance of the water system.

Economic Growth: Residents expressed a desire for economic growth, especially small commercial businesses and support of existing businesses. Many creative and useful ideas were discovered in our conversations with citizens, explained in detail later in this document.

Taxes: Irricana currently has a very high tax burden on residential property at 94%, particularly compared to other local municipalities, including Airdrie (86%), Beiseker (73%), and Acme (83%). More than half of survey respondents said they support growing and attracting businesses to reduce pressure on residential taxes, which aligns with Council's Strategic Plan aiming for a 70%/30% residential to non-residential tax split

Other comments: Various other topics were discussed by residents on the function of the Town including: bylaw enforcement, maintenance of public space, governance, and communications with residents. While these fall outside the scope of the MDP, the comments and insights have been shared separately.

3 SUMMARY OF ENGAGEMENT OUTCOMES

The following section highlights outcomes from the June engagement events. Feedback heard at the open house / online survey has been included in the relevant questions throughout this section. These outcomes will help refine the draft Municipal Development Plan.

3.1 Demographics of Respondents

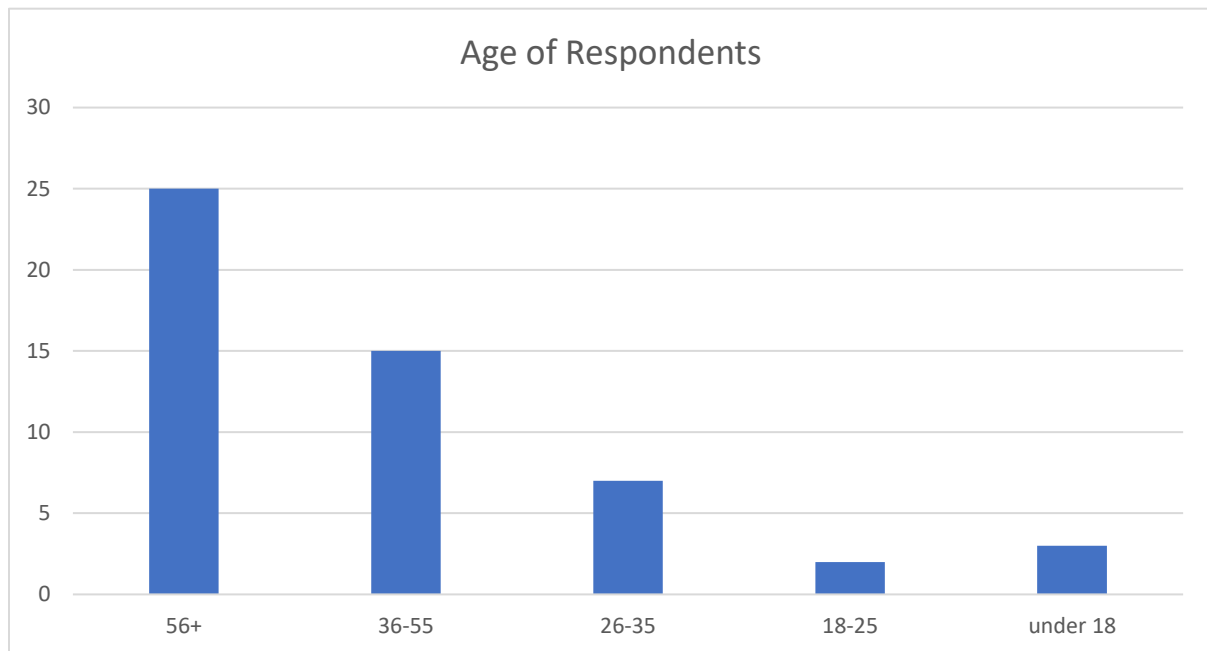


Figure 2 | Age of Respondents

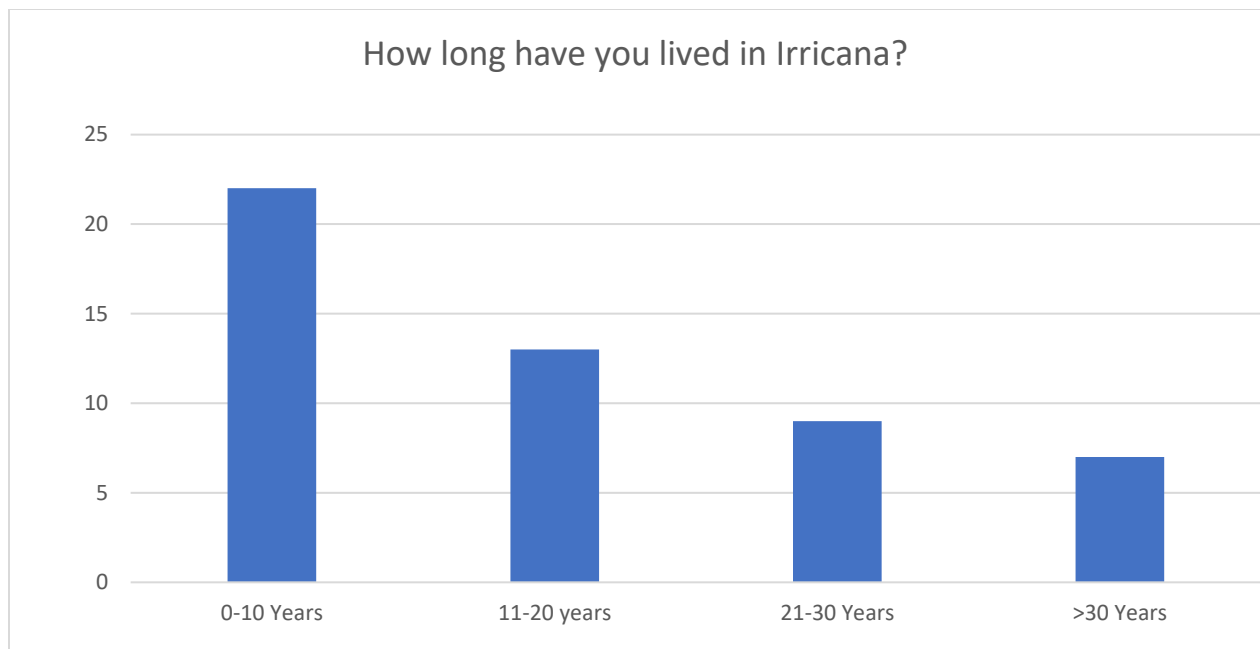


Figure 3 | Respondent Length of Time in Irricana

3.2 Question 1: What is your town's most important value?

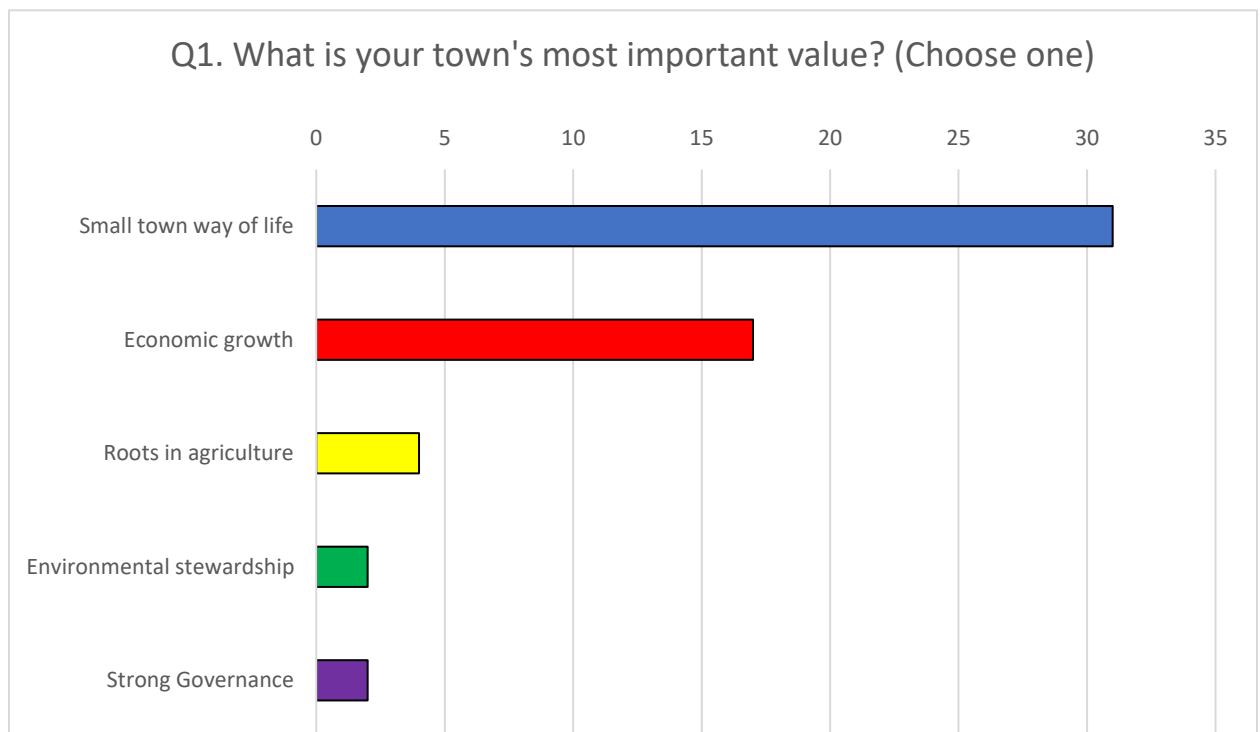


Figure 4 | Survey Q1 Most Important Value

Values

Irricana residents clearly value their small-town way of life. Many aspects of the community have stayed the same for decades. Past projections of growth and change have not materialized. There is a strong desire for the town to support existing businesses and to develop economic growth.

Residents also placed importance on the contribution of local events by local clubs, volunteer organizations and service groups, and the revitalization of locations with local historical value

3.3 Question 2: What is the most important challenge your town is facing right now?

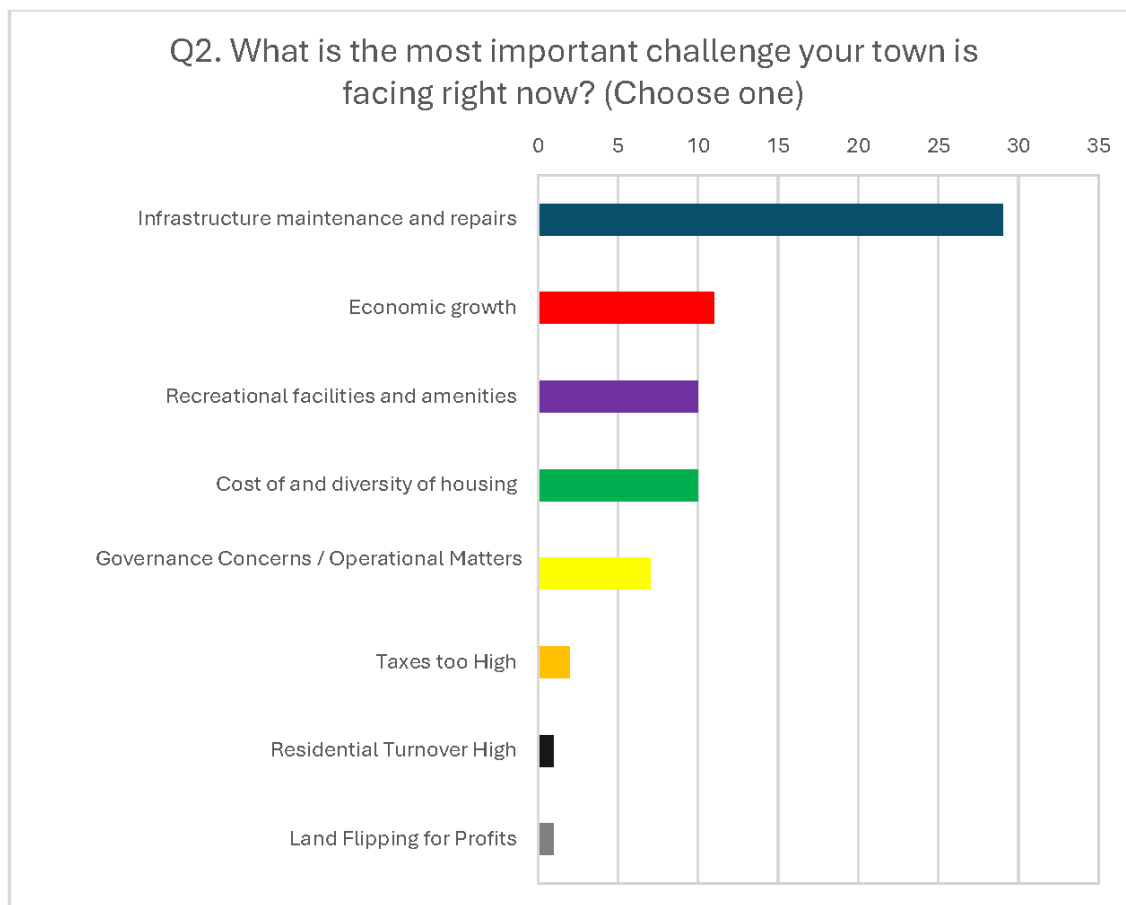


Figure 5 | Survey Q2 Important Challenges Facing the Town

Challenges

3.3.1 Infrastructure Maintenance & Repairs

Water: The water systems in Irricana are causing significant concerns for Irricana residents. Specifically, there were multiple people who said the water would turn brown and they would be concerned it was not safe for them or their pets to drink. The previous well system that existed before the current infrastructure was mentioned by a long-term resident as having worked with no issues.

Road Maintenance: Road maintenance, damage to roads, sidewalks, curbs. This was stated as an ongoing issue with complaints of damage being left unrepaired often for years. Residents also wanted more attention to snow removal, grass cutting and bylaw enforcement of these issues, including public alleys.

Gravel Pits & Abandoned Buildings: Concerns of gravel pits making the town unsightly and gravel not being controlled. There were a few residents who raised concerns about abandoned buildings not being properly sealed off or removed in a timely manner and children playing in them.

Garbage Removal: There was a statement of desire for weekly garbage removal and bin size being too small.

Economic Growth is covered in questions 3.

3.3.2 Recreational Facilities and Amenities

Many Creative and Intelligent ideas were put forth for recreation facilities and amenities, including:

- Schools
- Medical Centre
- Trade Programs for Youth
- Pool
- Teen Programs
- Seniors Programs
- Animal Shelter
- Book Store
- Restaurants

- Restore Irricana Hotel
- Bike Paths
- Skate Park
- Public Art
- Recreation Centre
- Unique Community Driven Attractions
- Hockey Stadium
- Passenger Train
- More Signage to Promote Town

3.3.3 Housing Cost & Diversity

There were no written comments that specifically mentioned the cost of housing in town. This is likely due to the fact that the vast majority of residents (88.2%) are already homeowners, as per the latest Census (2021). However, some residents did mention they do not want high-density housing. Please see responses to question 4 for more details.

3.3.4 Governance, Bylaw Enforcement and Taxes

Governance, bylaw enforcement, and taxes were common themes during the community engagement. There was a desire for greater communication to the public, improved bylaw enforcement, and lower taxes. These concerns are common, especially for smaller municipalities with limited resources. Also noteworthy is that Town senior administration has changed recently it is unknown whether these comments reflect the latest changes that have occurred at the Town and may reflect historical experiences.

3.4 Question 3: What industries would you like to see the Town develop or grow?

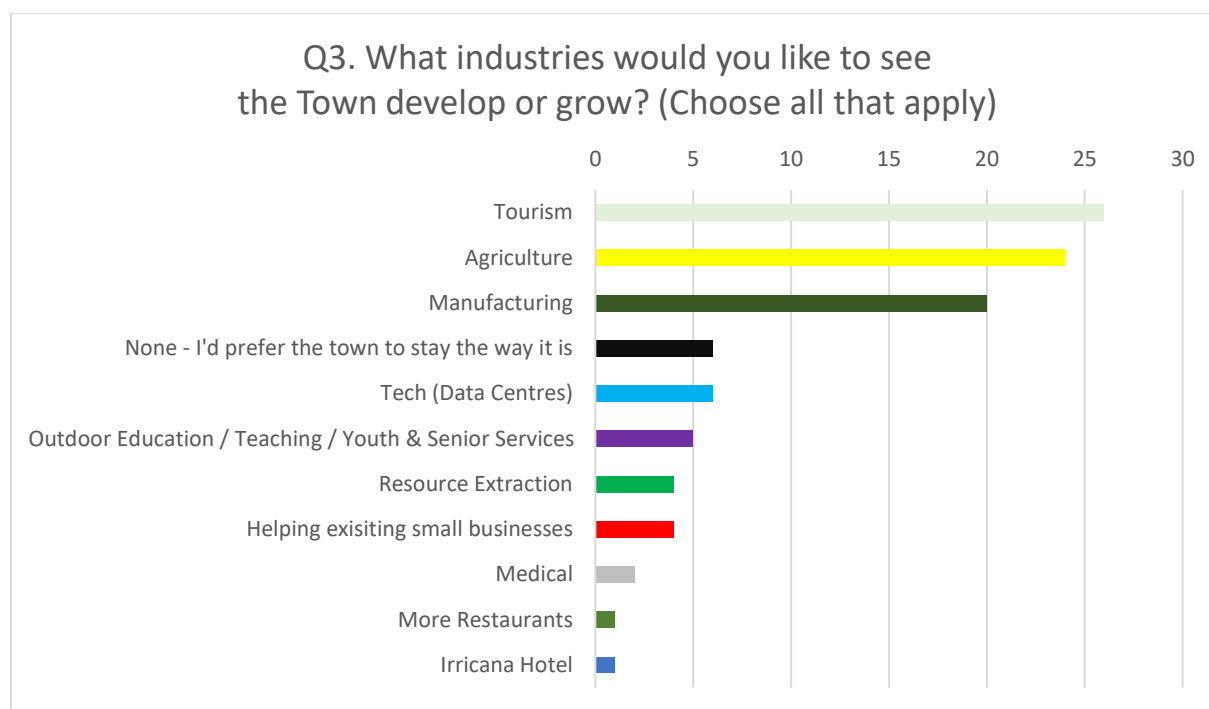


Figure 6 | Survey Q3 New or Developing Industries

Industry

The engagement and survey responses surrounding industry and growth were strongly centred around small business. There was a lot of support for small business development, supporting retention of current small businesses, and attraction of new businesses.

Tourism could serve as a powerful catalyst for Irricana's local economic development. Centring a tourism strategy on the historic Irricana Hotel, a cornerstone of the community since 1910 that features rare, preserved 1920s murals, could revitalize local hospitality, creating a distinct destination for travellers seeking an authentic agricultural and small-town experience. This foundational accommodation can draw regional visitors for staple community events, such as the Irricana Agricultural Society's Junior Rodeo and Gymkhana series held at the Bev MacDonald Rodeo Grounds.

Having more small industrial/commercial bays would be positively received by the community, but there were concerns that the current ones were not being properly serviced. Six survey respondents were in favour of data centres, with eleven people being strongly opposed. Another solution to grow industry that was discussed and affirmed by many during engagement is some form of trades

apprenticeship program in Irricana to help youth transition to adulthood and not require them to leave their community to join the workforce. Services for youth and seniors would also benefit the community. Any form of education or medical services would also be a positive contribution to Irricana.

3.5 Question 4: What type of housing does your town need?

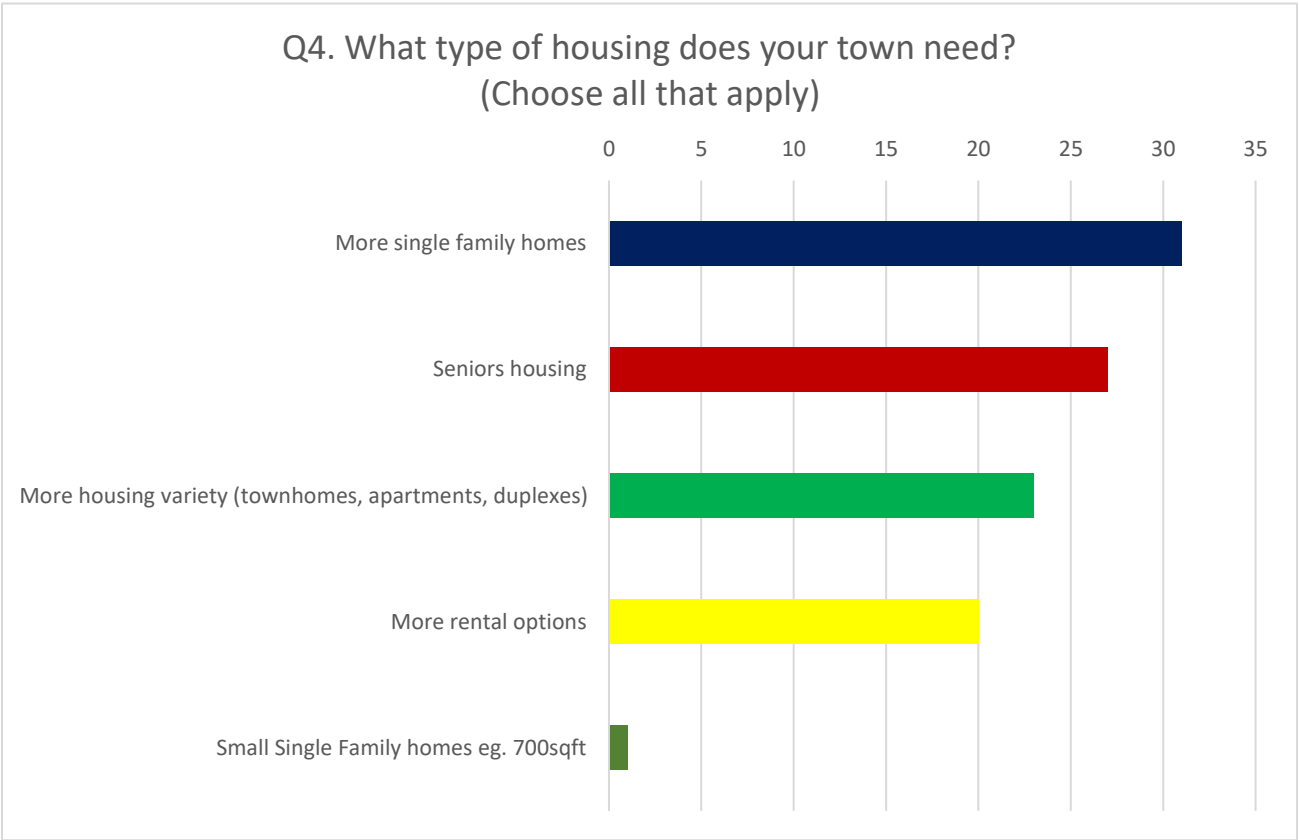


Figure 7 | Survey Q4 Types of Housing Needed

3.5.1 Housing Type

A variety of types of housing were well supported in the survey, including support for smaller homes and mobile/manufactured homes. The only minor opposition to a housing type were a few comments regarding apartments.. Comments pertaining to the overall pace of growth focused on themes of slow, planned, and sustainable.

3.6 Question 5: When it comes to taxes & services in Irricana, which reflects your view?

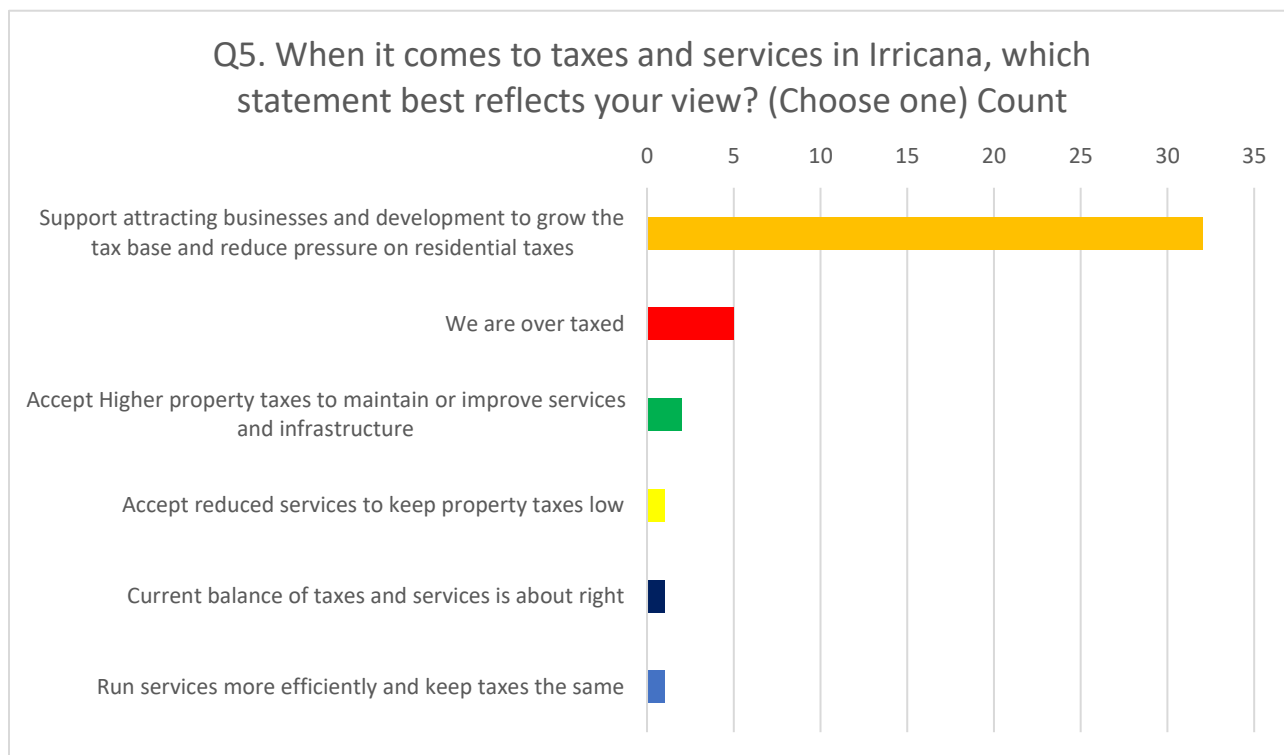


Figure 8 | Survey Q5 Taxes

3.6.1 Taxes

The sentiment of the town was overwhelmingly that taxes should be grown through attracting and nurturing business development in Irricana. A lot of people also felt that they were paying too much in taxes for the services they were receiving.

3.7 Question 6: What is something you hope the town definitely does?

Here are the responses of what the people of the town hope for the future. All responses are included and have been lightly edited for clarity.

- I also hope we attract small, local businesses that give people a reason to stop in from Highway 9. Imagine a cozy coffee shop, a bookstore, unique local shops, or family-friendly places that make Irricana a destination while

still keeping its small-town charm. Events at Pioneer Acres and Irricanarama support that feel and should be celebrated!

- I'd love to see more opportunities for kids and families—updating some of our playgrounds, adding a pump track or skate park, improving parks and green spaces, and building stronger community support to help run programs like soccer and other youth sports.
- Fixes the roads (pave areas of repair) before winter, and grade the alleys. Town looks unkept with all the gravel pits everywhere. We take extra care of our yard, we just want roads that can be plowed in the winter and don't spill gravel everywhere.
- I don't think bigger is always better. I'd rather see Irricana become known as a healthy, welcoming, family-focused community that values its people, supports local businesses, protects the environment, and gives children a wonderful place to grow up.
- I hope decisions are made with our environment in mind and with protecting the quality of life that makes this community so special. Growth should be thoughtful and enhance our town, not take away from it.
- Grow, create a rec centre, create more businesses so fewer people to have to commute to Airdrie or Calgary.
- Grow downtown, expand housing, develop relationships with existing businesses, agricultural society rodeo, Pioneer Acres, honours history.
- Reduce property taxes as they are sky-rocket high and the town has nothing to show what we actually pay for.
- Better road maintenance
- What I do hope the Town of Irricana focuses on is the health and well-being of the people who already live here.
- Support businesses, attractions, and public art that encourage people to travel to Irricana.
- Also, offer support to Boomer's Haven, the animal shelter that serves the town and surrounding area.
- Build facilities for the teens in our community / better facilities for jobs for them.
- Support restoration of Irricana Hotel, build sports complex and swimming pool.
- I hope the town continues to invest in our businesses and supports families within our community.
- Supports business growth and attract new business to grow the town.
- Think outside the box, niche attractions, keeps bylaws simple or reduced.
- Improve opportunities for businesses of all sizes to increase local jobs.
- Turn itself over to the county and have them create a proper growth strategy.
- Keep out big builders. We don't want manufacturing in Irricana.

- More transparency and communication with council.
- Keep small-town way of life, attract sustainable business.
- Reduce costs to prevent future tax increases.
- Repair/maintain infrastructure and beautify town.
- More entertaining things to do in community.
- Show more transparency and accountability.
- Build a school, help the kids more.
- Lower taxes and economic growth.
- Become part of the county of Rocky View.
- More affordable activities for teens in town.
- Slowly develop in a sustainable way.
- Business development, growth.
- Attract more development.
- Retain more businesses.
- Stay small and grounded.
- Maintain its small-town charm.
- More youth activities.
- Have a welcoming environment.
- School and pool.
- More stuff for youth.
- Restore old hotel.
- Keep people connected.

3.8 Question 7. What is some thing you hope your town never does?

Here are the responses of what the people of the town fear for the future. All responses are included and have been lightly edited for clarity.

- Personally, I don't think building a school in Irricana should be the priority. Families already have great schooling options in Kathryn and Beiseker. Instead, I'd love to see investment in things like early childhood education centres, preschools, and daycare spaces so young families have safe, quality care close to home.
- I don't want to see massive developments like huge data centres, industrial-scale greenhouses, or other large commercial projects change the character of our town. Growth is inevitable, but I hope it's thoughtful, sustainable, and focused on what our community truly needs.
- The town needs to keep its small-town appeal; nobody wants it to turn into an Airdrie. We all live out here to stay away from that style of living.
- I truly hope Irricana stays a small, close-knit community that values the health, well-being, and quality of life of the people who already call it home.
- Small communities are special because of their people, their pace of life, and the sense of belonging they offer. I hope we protect those qualities as Irricana plans for the future.
- No data centre, sell town property for some specific prospect that has no merit or benefit to the town.
- Sell to large developers e.g., data centres, biohazard incinerator.
- High-density housing, get rid of rodeo, bring in data centres.
- Don't lose your historical narrative and build off it to theme future growth.
- Signs another union, cancels the rodeo.
- Stops economic or population growth.
- Approve industrial business.
- Don't try to emulate a city.
- Expand industrial areas.
- Loses its sense of community.
- Stop looking toward the future.
- Make it attractive to city people. (2 respondents)
- No Data Centres. (11 respondents)
- Grow too big. (2 respondents))
- Add more mobile homes.
- Destroy the heritage.
- Keeps taxes too high. (2 respondents)
- Takes away resources.
- Fails to grow.

- Manufacturing.
- End growth.

3.9 Question 8: Is there anything you would like to add?

Here are the responses. All responses are included and have been lightly edited for clarity.

- Our property taxes are already very high, and I believe the Town should prioritize attracting businesses that strengthen our tax base. Bringing in small and medium-sized businesses that create jobs and generate commercial tax revenue can help ease the financial burden on residents. Growth should be strategic and benefit the people who already live here, rather than placing an increasing share of the tax load on homeowners.
- I would like if we had a bike track or path, possibly a skate park nearby for the teens and kids. Unfortunately, there isn't a whole lot for them and they resort to mischief out of boredom.
- Medical centre in town, confused about taxes being so high, need better transparency of where money is being spent, no high-rise apartments.
- Important updates and Town development projects should be emailed to each residence. They do have our email addresses through the utilities.
- No high-density housing; growth has been planned for decades but is not happening, we do not need to double the population.
- It would be nice to have a Welcome to Irricana sign when coming into town from Highway 567.
- Build a hockey stadium and tourism accommodation, passenger train/station.
- Why are taxes so high and why do infrastructure repairs take so long?
- It would be good to have a unique attraction to bring people to Irricana.
- Would like more from the town for sports and recreation.
- Would like to be involved as much as possible.
- Property taxes are high enough.
- Hope town thrives and grows.
- Leave our community alone.
- Garbage pickup weekly.
- We need a pool. (2 respondents)

4 JUNE 2026 ENGAGEMENT: LESSONS LEARNED & NEXT STEPS

4.1 Lessons Learned

- **Preserving Small-Town Character is Paramount:** Residents are highly protective of Irricana's small-town identity and are deeply resistant to high-density housing, large-scale industrial projects, or emulating larger neighbouring centres like Airdrie. Future policy must balance development with this explicit desire for slow, sustainable growth.
- **Economic Growth Must Be Strategic and Subsidize Residential Taxes:** Homeowners face a disproportionate tax burden, with residential properties accounting for 94% of the tax base. Residents strongly favour growing and nurturing small-to-medium commercial businesses specifically to diversify the tax base and alleviate personal financial pressure.
- **Clear Polarization on Data Centers:** While six respondents supported data centers, eleven individuals were opposed. This highlights a sensitive community pain point regarding large tech/industrial footprints changing the local landscape.
- **Critical Need for Infrastructure and Transparency Alignment:** A primary source of resident frustration is the perceived lack of return on high taxes, driven by lingering concerns over water quality, unmaintained roads, and unaddressed complaints. Public buy-in for long-term growth strategies hinges on addressing fundamental asset management and improving communication from town leadership.

4.2 Next Steps

1. **Council Workshop:** The project team (staff and consultants) will meet council and have a workshop to facilitate discussions on key topics and present the What We Heard Report.
2. **Develop Draft Municipal Development Plan (MDP):** The project team will translate the core community themes, focusing on small-town preservation, small-business tax diversification, infrastructure prioritization, and targeted community/youth/senior amenities, into an initial draft MDP framework.
3. **Present to Town Staff for Feedback:** The Draft MDP will be brought directly to town administration staff and Council. This internal review will ensure our policy directions align with operational realities, infrastructure capabilities, and municipal legislative constraints.
4. **Second Round of Public Engagement:** Once the Draft MDP is completed, the project team will launch a subsequent community engagement phase. This will give Irricana residents a direct opportunity to review the directions of the MDP, see how their initial feedback was incorporated, and provide further refinement before final version.
5. **Refine the Plan:** Incorporate the technical feedback and logistical guidance provided by town staff and feedback from residents to polish the version of the MDP that will proceed to public hearing.

Item E1

Minutes from August 20, 2026 Regular Meeting of Council



MEETING MINUTES

REGULAR MEETING OF COUNCIL

Council Chambers, Irricana Centennial Centre, 222 2 Street

Date: August 10, 2026 Time: 7:00PM

A. ATTENDANCE

Mayor: Colleen MacLeod (Absent with Notice)
Deputy Mayor: Julie Sim
Councillors: Nathaniel Fleming, Megan Hoefnagels, Dawna Polson
CAO: Doug Hafichuk

B. CALL TO ORDER

The meeting was called to order by Deputy Mayor Sim at 6:59 pm.

C. AGENDA

- (i) Item C1: Adopt Agenda
96:26 Moved by Councillor Polson to adopt the Agenda, as presented.
CARRIED

D. PRESENTATIONS

- (i) Item D1: Public Hearing for Land Use Bylaw 004:2026
- 1) Mayor Sim called the Public Hearing to order at 7:00pm.
 - 2) CAO Hafichuk provided an overview of the proposed bylaw amendment and the public notification undertaken.
 - 3) CAO Hafichuk confirmed that no public submissions were received in advance of the Public Hearing.
 - 4) Mayor Sim called for members of the public to speak in favor of the bylaw amendment. No members of public came forward.
 - 5) Mayor Sim called for members of the public to speak in opposition to the bylaw amendment. No members of the public came forward.
 - 6) Mayor Sim made a final call for members of the public to speak on bylaw amendment. No members of the public came forward.
 - 7) Mayor Sim closed the Public Hearing at 7:04pm.

E. MINUTES

- (i) Item E1: Minutes of the Regular Meeting of Council for July 20, 2026

97:26 Moved by Councillor Fleming to accept the Minutes from the Regular Meeting of Council for July 20, 2026, 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: Land Use Bylaw Amendment (Subsequent Readings, Bylaw 004:2026)

98:26 Moved by Councillor Polson that Council give Second Reading to Bylaw 004:2026, being a bylaw to amend the Land Use Bylaw 007:2023.
CARRIED

99:26 Moved by Councillor Hoefnagels that Council give Third Reading to Bylaw 004:2026, being a bylaw to amend the Land Use Bylaw 007:2023.
CARRIED

- (ii) Item I2: Irricana FCSS Program & Funding Resource Package

100:26 Moved by Councillor Flemming Council accept the report for information.
CARRIED

J. COMMUNICATION / INFORMATION

- (i) None

K. COUNCILLOR UPDATE

- (i) Roundtable Discussion

Councillor Hoefnagels

1) Councillor Hoefnagels shared her experience participating in the community-wide Parade of Garage Sales on August 8, 2026. She

noted that it was an enjoyable opportunity to engage with residents, connect with new community members, and visit with familiar faces.

Councillor Fleming

- 1) Councillor Fleming provided an update on Aqua 7's ongoing investigation into manganese levels and its impact on local water clarity.

Recent observations have challenged some previous assumptions regarding the source of the issue, with further investigation now focused on potential impacts unique to Irricana and Beiseker. The system operator continues to review potential causes and options.

- 2) Councillor Fleming asked Administration for an update on planned pavement repairs within the community, and additional line painting within the Central Business District.

Administration confirmed that pavement repairs remain scheduled, with timing being coordinated with the contractor and completion anticipated prior to Irricana on September 12, 2026.

Administration also noted that initial line painting completed by Operations staff was successful, with additional line painting being considered as part of the contracted 2026 road repair work.

L. CLOSED SESSION

- (i) 101:26 Moved by Deputy Mayor Sim that Council go into Closed Session at 7:36pm to discuss:

Item L1: Municipal Land Disposition

Item L2: Municipal Land Acquisition

Item L3: CAO Mid-Year Performance Discussion

- (ii) 102:26 Moved by Deputy Mayor Sim that Council reconvene the public portion of the meeting at 8:41pm.

Item L1: 103:26 Moved by Councillor Fleming that Council authorize Administration to negotiate proposed terms related to the potential disposition of the subject municipal property, substantially consistent with the direction provided by Council, and return a proposed transaction to Council for consideration prior to any binding commitment or disposition.

CARRIED

Item L3: 103:26 Moved by Councillor Poloson that Council authorize Administration to negotiate proposed terms for the acquisition of the lands required to establish the 1 Avenue road allowance and return the proposed transaction to Council for final consideration.

CARRIED

M. ADJOURN

(i) Adjournment

104:26 Moved by Councillor Fleming to adjourn the meeting at 8:42pm.
CARRIED

Colleen MacLeod
Mayor

Doug Hafichuk
Chief Administrative Officer



Council Report

To: Mayor and Council
From: Chief Administrative Officer
Date: September 8, 2026
Purpose: Request for Decision
Subject: Land Redesignation for L1, B2, P0210178 (Bylaw 005:2026)

Summary:

Administration has received an application to redesignate approximately 4.1 acres of Lot 1, Block 2, Plan 0210178 from Urban Reserve (U-R) District to Light Industrial (I-L) District. The proposed redesignation is consistent with the Municipal Development Plan's longstanding direction for Business Industrial development in this area and would provide additional industrial land following the recent absorption of available lots within Pioneer Industrial Park.

A concurrent subdivision application proposes two approximately 2.05-acre industrial parcels, with the existing residential portion of the property retained as U-R. Administration has not identified any material land-use, servicing, infrastructure, or compatibility concerns that would prevent the application from advancing.

Administration recommends First Reading of Bylaw 005:2026, followed by public and agency circulation and a Public Hearing on October 5, 2026.

Background and Discussion:

The Town has received an application to redesignate a portion of Lot 1, Block 2, Plan 0210178, municipally addressed as 173 1 Avenue, from Urban Reserve (U-R) District to Light Industrial (I-L) District.

The subject property is approximately 8.12 acres and is located along the northern boundary of the Town, west of the Canadian National Railway corridor and approximately 150 metres west of Pioneer Industrial Park. The property is presently designated U-R and contains an existing residence and associated accessory buildings on its southern portion.

The applicant proposes to redesignate approximately 4.1 acres comprising the northern portion of the property to I-L while retaining approximately 4.0 acres on the southern portion as U-R.

The existing residence and associated improvements would remain within the U-R portion of the property. The proposed amendment is shown in Bylaw 005:2026 and the accompanying land-use concept.

A subdivision application has been submitted concurrently with the redesignation application. The tentative subdivision proposes to create two approximately 2.05-acre parcels within the proposed I-L area, with the approximately 4.0-acre residential portion retained as a third parcel.

The subdivision concept is included with this report to provide Council with context regarding the applicant's intended use and configuration of the lands. *Subdivision approval is a separate process and is not before Council as part of Bylaw 005:2026.*

The applicant has identified the intended purpose of the redesignation and subdivision as creating additional industrial parcels capable of accommodating uses such as warehousing, equipment sales and service, storage and light manufacturing, in accordance with the Land Use Bylaw.

Redesignation to I-L would not, however, constitute approval of any particular development or use. Future development remains subject to the applicable provisions and approval processes of the Land Use Bylaw.

First Reading and Review Process

Council is being asked at this stage to consider **First Reading only**.

First Reading does not constitute final approval of the proposed redesignation, nor does it require that every technical matter associated with future subdivision or development be resolved at this stage. Rather, First Reading provides Council with an opportunity to determine whether the proposed amendment demonstrates sufficient planning merit to proceed through the statutory review process.

If First Reading is provided, Administration will proceed with public notification and circulation of the proposed amendment in advance of a Public Hearing (proposed for October 5, 2026). This process will provide adjacent landowners, affected agencies and other interested parties with an opportunity to comment, providing Council with public input before consideration of Second and Third Reading.

PLANNING FRAMEWORK

Municipal Development Plan

The Town of Irricana Municipal Development Plan (MDP) provides particularly clear policy direction for the subject lands. While the MDP was adopted in 2009 and is presently undergoing a comprehensive update, it remains the Town's current statutory planning framework.

The MDP's Proposed Land Use Plan identifies lands in the northern portion of Irricana for future Business Industrial development. In establishing this direction, the MDP specifically contemplated future light industrial development north of the existing built-up area and toward the wastewater lagoon. The Plan identifies industrial development as an appropriate use within this area, recognizing both its location and the development constraints affecting the northern portion of the community.

Section 6.6 of the MDP provides more specific direction for Business Industrial development. It anticipates a range of commercial and light industrial activities, including uses requiring larger sites or outdoor storage, and establishes an objective of accommodating industrial development while maintaining appropriate separation between land uses.

The proposed redesignation is located within the area identified for future Business Industrial development. As a result, Bylaw 005:2026 does not represent a departure from the Town's established long-term land-use direction or the introduction of industrial development into an area planned for another purpose. Rather, the amendment represents an incremental implementation of the development pattern contemplated by the MDP.

The proposal is also consistent with the broader economic development objectives of the MDP. Section 5.3 identifies maintaining an adequate supply of residential, commercial and industrial land as an objective of the Plan and emphasizes creating a supportive environment for local business and economic development.

Urban Reserve and Light Industrial Districts

Under Land Use Bylaw 007:2023, the subject property is presently designated Urban Reserve (U-R). In practical terms, the U-R District provides for larger land holdings pending transition to an appropriate urban land use. The redesignation process provides the mechanism to consider that transition once a more specific development direction has emerged.

The proposed Light Industrial (I-L) District is consistent with the Business Industrial direction established by the MDP. The I-L District accommodates a range of comparatively low-impact industrial, storage, service and commercial activities, while

retaining development standards and approval requirements intended to manage matters such as site design, landscaping, screening, parking, access and compatibility with surrounding lands.

Administration considers the proposed transition from U-R to I-L to be consistent with the intended progression of these lands. The property has remained largely undeveloped while held under the U-R designation, and a specific development direction has now emerged that aligns with the future land use identified by the MDP.

Servicing and Stormwater Policy

The MDP also establishes expectations respecting servicing and stormwater management that will remain relevant as the applications progress. In particular, Policy 7.2.8 requires proposals for redesignation and subdivision to be supported by professional stormwater management information and establishes the principle that post-development runoff should not exceed pre-development runoff.

A formal stormwater management submission has not been requested at this stage. The existing site is not known to experience overland drainage issues, and Administration has not identified an existing drainage condition or site constraint that would suggest the proposed I-L land use is inappropriate. Given the nature and scale of the proposal, Administration considers any site-specific drainage requirements to be more appropriately identified and addressed through the concurrent subdivision process and, where necessary, subsequent development approval.

As the applications progress, professional drainage information may be required to confirm existing and post-development drainage conditions and identify any necessary mitigation measures. The scope of this work should be proportionate to the development proposed and may include consideration of grading, swales, on-site storage or other appropriate stormwater measures.

Planning Framework Conclusion

Overall, Administration considers Bylaw 005:2026 to be strongly aligned with the Town's existing statutory planning framework. The MDP has contemplated Business Industrial development in this area since 2009, the proposed I-L District provides an appropriate regulatory mechanism to implement that direction, and the current application represents a logical transition of land presently held under Urban Reserve.

The outstanding stormwater work represents a technical matter requiring further review as the applications progress, but Administration has not identified it as an impediment to First Reading or to the underlying suitability of the proposed land use

PLANNING ANALYSIS

Location and Land-Use Compatibility

The subject property is located along the northern edge of Irricana in an area that is increasingly characterized by non-residential development. The proposed I-L lands are approximately 150 metres west of Pioneer Industrial Park, which represents the Town's most recent concentration of light industrial development. The intervening lands do not materially change the relationship between the two areas, and Administration considers the proposed redesignation to represent a logical and complementary extension of industrial lands within this part of the community.

The proposed I-L area is also reasonably separated from established residential development. The nearest separate residential acreage is located approximately 150 metres southeast of the proposed redesignation area, with the railway corridor located between the two properties. The nearest conventional R2 residential development is approximately 335 metres away. The existing residence on the subject property will remain within the approximately 4.0-acre U-R parcel immediately south of the proposed industrial lands.

The presence of nearby residential uses does warrant consideration of future compatibility; however, Administration does not consider the separation distances or surrounding development pattern to present a material land-use conflict. Future industrial development will remain subject to the applicable requirements of the I-L District and the development approval process, providing an opportunity to address matters such as outdoor storage, screening, lighting, noise, site layout and other potential interface considerations where warranted.

Industrial Land Supply and Parcel Configuration

Recent development within Pioneer Industrial Park provides useful local context when considering both the proposed land use and parcel configuration. The subdivision created 11 light industrial parcels generally ranging from approximately one to three acres. All 11 parcels were sold prior to subdivision endorsement, and within approximately one year of registration, most have either been developed or are actively progressing toward development.

Development within Pioneer Industrial Park has included a range of uses consistent with the intended function of the I-L District, including storage, light manufacturing and fabrication, and equipment/service-oriented businesses. Interest has continued in the remaining undeveloped parcels, providing a practical indication of demand for smaller industrial sites within Irricana.

At present, the Town has no readily available inventory of vacant I-L land that could be offered to a prospective business seeking a one- to three-acre industrial site. The proposed redesignation would therefore provide a modest addition to the Town's industrial land supply rather than creating a large speculative inventory.

The concurrent subdivision proposes two approximately 2.05-acre industrial parcels. This parcel size is consistent with the range that has recently demonstrated market acceptance within Pioneer Industrial Park. While the subdivision is being advanced without a specific end user identified for either parcel, Administration considers the scale of the proposal reasonable given recent absorption of comparable industrial land and continued local interest.

Market demand is not, by itself, a basis for determining land-use suitability. In this instance, however, it provides additional support for implementing a land-use direction already established by the MDP.

Access and Servicing

The property has direct frontage on 1 Avenue, an existing paved municipal road that provides access through the northern portion of Town and connects to the surrounding rural road network. The proposed industrial parcels have sufficient frontage to accommodate individual approaches, subject to final review through the subdivision and development processes.

Administration has not identified a need for road widening or other significant municipal transportation improvements arising from the proposed redesignation or anticipated subdivision. More intensive future development generating traffic beyond what would normally be expected within the I-L District could be evaluated through the applicable development approval process.

No extension of municipal water or sanitary sewer servicing is proposed. Similar to Pioneer Industrial Park, development of the proposed I-L parcels is expected to proceed on an individually serviced basis, where servicing is required and can be demonstrated to comply with applicable requirements. The absence of municipal water and sanitary servicing will inherently influence the nature and intensity of development that can reasonably be accommodated on the lands.

Similarly, conventional municipal fire flows are not available to the property. Administration does not consider this an impediment to redesignation. Fire protection requirements are dependent upon the specific use, building size and construction proposed and can be appropriately evaluated as part of future development and building approval processes.

Site and Environmental Considerations

The subject lands are predominantly open and relatively flat, with no known history of significant flooding or standing-water concerns. Administration's review of the site has not identified an obvious physical or environmental constraint that would suggest the lands are unsuitable for the proposed I-L designation. As discussed within the Planning Framework section, localized drainage and stormwater requirements will be considered further as the concurrent subdivision and subsequent development proposals progress.

A sour gas well is located approximately 1.2 kilometres from the property. There are no known abandoned wells or pipelines located on the subject lands. The presence of the off-site well can be considered through the normal agency referral process, but Administration has not identified it as a constraint to the proposed redesignation.

Concurrent Subdivision

The redesignation and subdivision applications are being processed concurrently. This approach allows the planning and technical considerations associated with each application to mature together, while avoiding unnecessary duplication or delay that would result from requiring the applicant to complete the redesignation process before commencing subdivision review.

Where applications are sufficiently related and can be reviewed concurrently without compromising the integrity of either approval process, Administration considers this to be a practical way of reducing unnecessary bureaucracy, improving processing efficiency and supporting timely development within the community. Each application remains subject to its respective statutory requirements and approval authority, but undertaking the work in parallel can materially reduce the overall time required for an applicant to move from concept toward development readiness.

The proposed subdivision also provides useful context for Council in understanding the applicant's intended development pattern; however, approval of Bylaw 005:2026 would not constitute approval of the subdivision.

The subdivision application will proceed through its own circulation and decision process, managed through the authority delegated to the Municipal Planning Commission (MPC). Matters including final parcel configuration, individual approaches, utility requirements, drainage, private servicing and any required easements or other technical conditions can be addressed through that process. Any subdivision approval creating the proposed I-L parcels would also be contingent upon the applicable redesignation receiving final approval and coming into force.

More broadly, Administration views this type of coordinated review as part of maintaining a responsive and development-supportive municipal process. Where regulatory requirements can be satisfied concurrently rather than successively, doing so provides applicants with a clearer and more efficient path through the municipal approval process without reducing the level of review or altering Council's or the MPC's respective decision-making authority.

Planning Analysis Conclusion

Administration considers the subject lands to be well suited to the proposed Light Industrial designation. The location complements the existing pattern of industrial development in northern Irricana, provides reasonable separation from established residential neighbourhoods, can be accessed from existing municipal infrastructure, and does not require an extension of municipal water or sanitary services.

The relatively modest scale of the proposal – approximately 4.1 acres comprising two contemplated industrial parcels – also limits the potential impact of the amendment while providing an opportunity to respond to demonstrated demand for additional industrial land. Detailed matters associated with individual development can be appropriately addressed through the concurrent subdivision process and future development approvals.

On balance, Administration has not identified a land-use, servicing, transportation, environmental or compatibility consideration that would present a material impediment to the proposed redesignation or to Council providing First Reading to Bylaw 005:2026.

STRATEGIC AND FINANCIAL CONSIDERATIONS

The proposed redesignation is consistent with Council's broader strategic direction respecting economic growth and diversification of the Town's assessment base. Council's Strategic Plan recognizes the importance of attracting new commercial and industrial development, strengthening the local economy, and reducing the municipality's long-term reliance on residential property taxation.

Irricana's assessment base remains predominantly residential. Council has identified movement toward a longer-term 70/30 residential/non-residential tax-base split as an important objective, recognizing that meaningful change will occur incrementally as opportunities for commercial and industrial development emerge. The approximately 4.1 acres proposed for redesignation through Bylaw 005:2026 represents a relatively modest addition to the Town's industrial land base, but is nevertheless consistent with that direction.

Recent experience within Pioneer Industrial Park demonstrates the practical relationship between making appropriately located industrial land available and creating opportunities for private investment. The proposed redesignation would replenish a portion of the Town's industrial land inventory following the rapid absorption of the Pioneer parcels and provide additional opportunity for businesses seeking smaller industrial sites within Irricana.

Administration does not recommend evaluating the application based upon a forecast of future assessment or property tax revenue. The timing, nature and value of future development are not yet known, and the fundamental consideration before Council remains whether the proposed land use is appropriate. In this instance, the economic and assessment benefits are better understood as an additional benefit of implementing an otherwise sound planning direction, rather than the basis upon which the redesignation should be approved.

MUNICIPAL FINANCIAL AND OPERATIONAL IMPLICATIONS

Administration has not identified any material municipal capital or operating burden arising from the proposed redesignation.

The proposal does not contemplate extension of municipal water or sanitary sewer infrastructure, construction of new municipal roads, or other significant Town-funded improvements. The proposed parcels would utilize the existing municipal road network and, where required, individual on-site servicing. Any development-specific infrastructure requirements would remain the responsibility of the developer and would be identified through the subdivision or development approval process, as appropriate.

Future development will incrementally contribute to ordinary municipal service demands, including road maintenance and emergency response. Given the scale and location of the proposed redesignation, Administration does not anticipate those demands creating a material change to existing municipal operations.

Localized drainage remains an item for further consideration as the subdivision and eventual development of the lands progress. As discussed elsewhere in this report, Administration has not identified an existing drainage concern requiring municipal infrastructure investment and anticipates that any necessary stormwater measures would be addressed as site-specific development requirements rather than municipal capital works.

Overall, the proposal provides an opportunity to advance Council's economic-development and assessment-diversification objectives without an identified

requirement for corresponding municipal capital investment or a material increase in operating obligations.

Financial Implication(s):

No material financial implications have been identified in relation to the proposed redesignation.

Recommendation:

Administration recommends that Council provide First Reading to Bylaw 005:2026, advancing the proposed redesignation to public notification, circulation, and a Public Hearing scheduled for October 5, 2026.

Recommendation Motion(s):

Option #1:

Motion #1: THAT Council provide First Reading to Bylaw 005:2026, being a bylaw to redesignate a portion of Lot 1, Block 2, Plan 0210178 from Urban Reserve (U-R) District to Light Industrial (I-L) District, and schedule a Public Hearing for October 5, 2026.

Option #2:

As determined by Council.

Respectfully submitted,

“Doug Hafichuk”

Chief Administrative Officer

ATTACHMENTS:

Attachment ‘A’ – Land Redesignation Application w/ Site Drawings

Attachment ‘B’ – Supplementary Materials

Item 11

Attachment 'A' – Land Redesignation Application w/ Site Drawings

Town of Irricana
PO Box 100
222 – 2 Street
Irricana, AB T0M 1B0

Phone: 403-935-4672
Fax: 403-935-4270
Email: Irricana@Irricana.com

Redesignation of Lands

Land Use Bylaw 007:2023

I/We hereby make application for the Redesignation of Lands under the provisions of the Land Use Bylaw. The plans, drawings, and supporting information submitted herewith form part of this application. It is understood that the Development Authority may refuse to accept incomplete applications.

Office Use Only	
Date Received:	File Reference:

1. Applicant Information <i>(Include additional applicant information on separate page)</i>	
Name:	Austin Morrison
Address:	173 1st Ave, Box 477, Irricana, Alberta T0M 1B0
Phone:	Alt Phone:
Fax:	Email:

2. Registered Property Owner Information <i>(If different than above)</i>	
Name:	Austin Morrison and Mackenzie Scott
Address:	173 1st Ave, Irricana, AB, T0M 1B0
Phone:	Alt Phone:
Fax:	Email:

3. Designated Agent <i>(Agent is Authorized to Represent the Registered Property Owner)</i>	
Name:	Andrew Ulmer
Address:	429 6th St, Irricana AB, T0M 1B0
Phone:	Alt Phone:
Fax:	Email:

4. Land Description *(as Applicable)*

Municipal Address:	173 1st Ave, Irricana, AB, T0M 1B0				
Legal Description:	Plan # 0210178	Block # 2	Lot # 1		
QTR: NW	SECT: 21	TWP: 27	RANGE: 25	W Merid: 4	
Total Area of Parcel:	Hectares: 3.2850	OR	Acres: 8.12		

5. Land Use Information

Existing Use of Land:	Residential, AG Small
Current Land Use District:	Urban Reserve, U-R
Proposed Land Use District:	U-R, I-L

**If multiple districts are proposed, please attach a sketch identifying the proposed redesignation boundaries.*

6. Purpose of Application *(e.g., Describe the proposed redesignation and intended future use of the land)*

The landowners would like to redesignate a portion of their property in order to facilitate the subdivision and development of industrial lots.

The southern half of the property would remain Urban Reserve (U-R), and continue to be used as a small acreage residence, approximately 4.00 acres.

The northern half of the property (4.12 acres) would redesignate to Industrial Light (I-L) and be followed by a subdivision application to create 2 lots at 2.05 acres. The new industrial zoned parcels would support new development in the town, encouraging businesses such as warehousing, equipment sales and service, storage facilities, and manufacturing.

7. Relationship to Surrounding Area *(i.e., How does the proposal align with surrounding lands and municipal plans)*

The MDP recognizes Urban Reserve zoning as a land use that protects the area and acts , until planning direction for individual areas are identified, or market interest rises. Nearby lands have recently followed a similar pattern to this application, with redesignation to I-L to support new industrial businesses, as show-cased by the Pioneer Industrial Park.

LAND REDESIGNATION APPLICATION

8. Additional Information for Complete Application *(Applicant to initial beside each to confirm submission)*

Applicant Initial	Items Listed Below ARE Required by the Development Authority	Received (Office Use)
	Application Fee <i>(Please refer to the Master Rates Bylaw)</i>	
AU	Completed Application Form <i>(This Form)</i>	
AU	Certificate of Title <i>(Dated Within 30 Days)</i>	
AU	Site Plan or Sketch which clearly depicts:	
	Subject lands	
	Existing development	
	Proposed redesignation boundaries	
AU	Written Planning Rationale <i>(May be incorporated into application)</i>	

9. Additional Information, If Requested *(Applicant to initial beside each to confirm submission)*

Applicant Initial	Items Listed Below MAY Be Required by the Development Authority	Received (Office Use)
	Concept Plan / Conceptual Scheme	
	Servicing Overview	
	Transportation Impact Information	
	Environmental Information	
	Other Information or Studies Requested by Development Authority	

10. Authorization *(Please initial beside the applicable option)*

	I certify that I am submitting this application as the Registered Owner of the subject property.
AU	I certify that I am authorized by the Registered Owner of the subject property to submit this application on their behalf and have submitted evidence of such authorization.

11. Right of Entry *(Please initial)*

AU	I authorize the Town of Irricana and its agents to access the subject property for the purpose of processing this application and making a determination thereto.
----	---

12. Public Hearing Acknowledgement *(Please initial)*

AU

I acknowledge that land redesignation applications may require public notice and a public hearing in accordance with the Municipal Government Act and local bylaws.

13. Collection and Use of Information

In submitting this application, I certify that I have reviewed the Land Use Bylaw, that the information provided is true and correct, and that the Town of Irricana shall not be liable for any errors or omissions associated with this application.

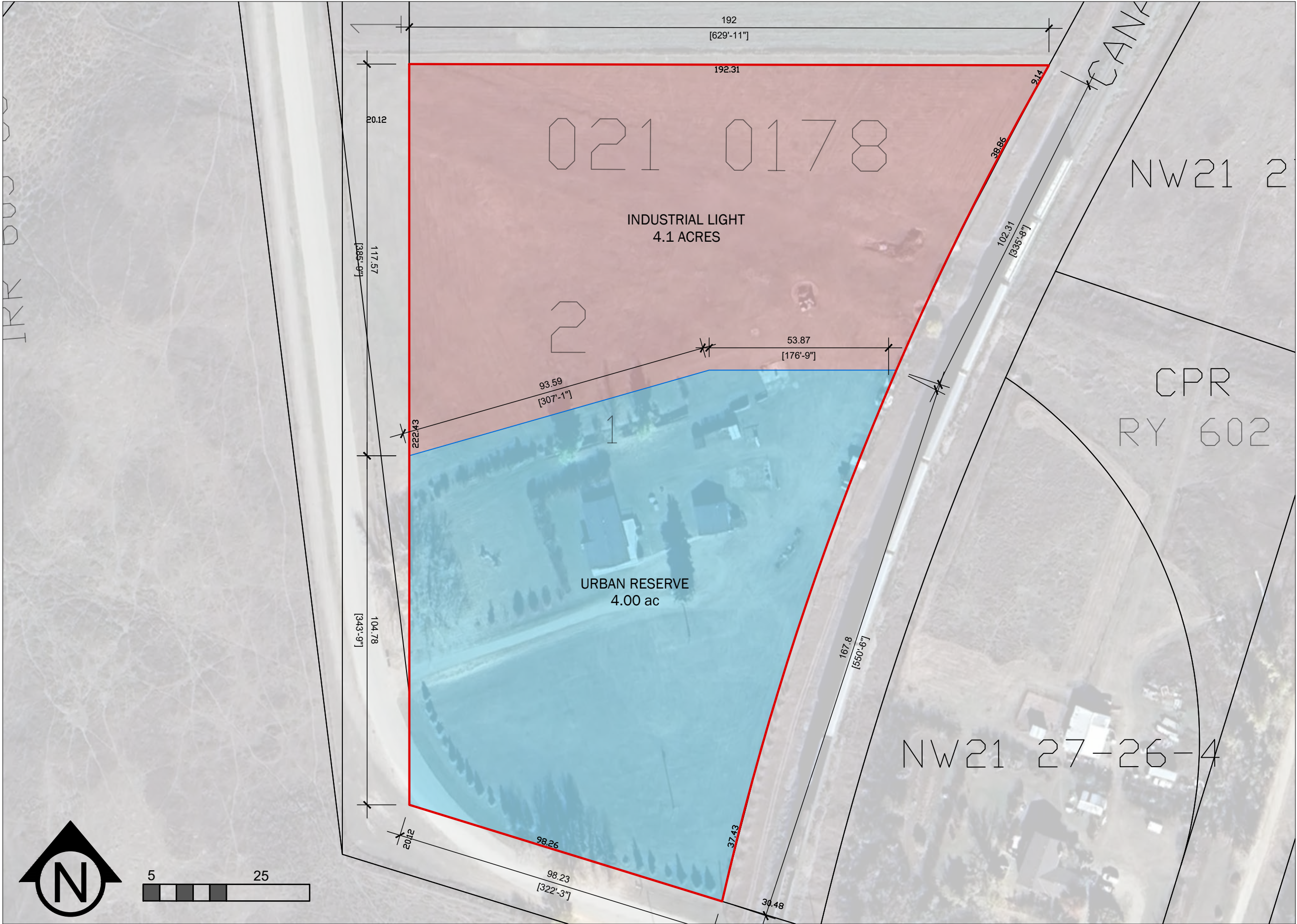
Further, I acknowledge that additional information may be requested prior to acceptance of this application, or upon review, and that the information provided in relation to this application, including correspondence, is subject to the Access to Information Act (ATIA) and may be subject to public disclosure under the Act.



Applicant Signature

15-Jul-2026

Date of Signature



PROJECT NAME	
MORRISON SD	
CLIENT	
AUSTIN MORRISON	
TITLE	
REDESIGNATION & SD	
MUNICIPAL ADDRESS	
173 1 AVE, IRRICANA	
LEGAL ADDRESS	
LOT 1, BLOCK 2, PLAN 0210178	
DATE	LAND USE
2026-JUL	U-R > I-L

LEGEND	
	MAIN PARCEL 8.12 ac (3.285 ha)
	INDUSTRIAL LIGHT (I-L) 4.1 ac (1.66 ha)
	URBAN RESERVE (U-R) 4.00 ac (1.62 ha)



REVISIONS		
REV	DESCRIPTION	DATE
00	LU & SD SUBMITTAL	2026-JUL-15

PAGE TITLE
LAND USE PLAN
PROJECT & SHEET NO.
2607 - 2.0



PROJECT NAME	
MORRISON SD	
CLIENT	
AUSTIN MORRISON	
TITLE	
REDESIGNATION & SD	
MUNICIPAL ADDRESS	
173 1 AVE, IRRICANA	
LEGAL ADDRESS	
LOT 1, BLOCK 2, PLAN 0210178	
DATE	LAND USE
2026-JUL	U-R > I-L

LEGEND	
	PARENT PARCEL 8.12 ac (3.285 ha)
	LOT 1 : I-L 2.05 ac (0.83 ha)
	LOT 2 : I-L 2.05 ac (0.83 ha)
	LOT 3 : U-R 4.00 ac (1.62 ha)

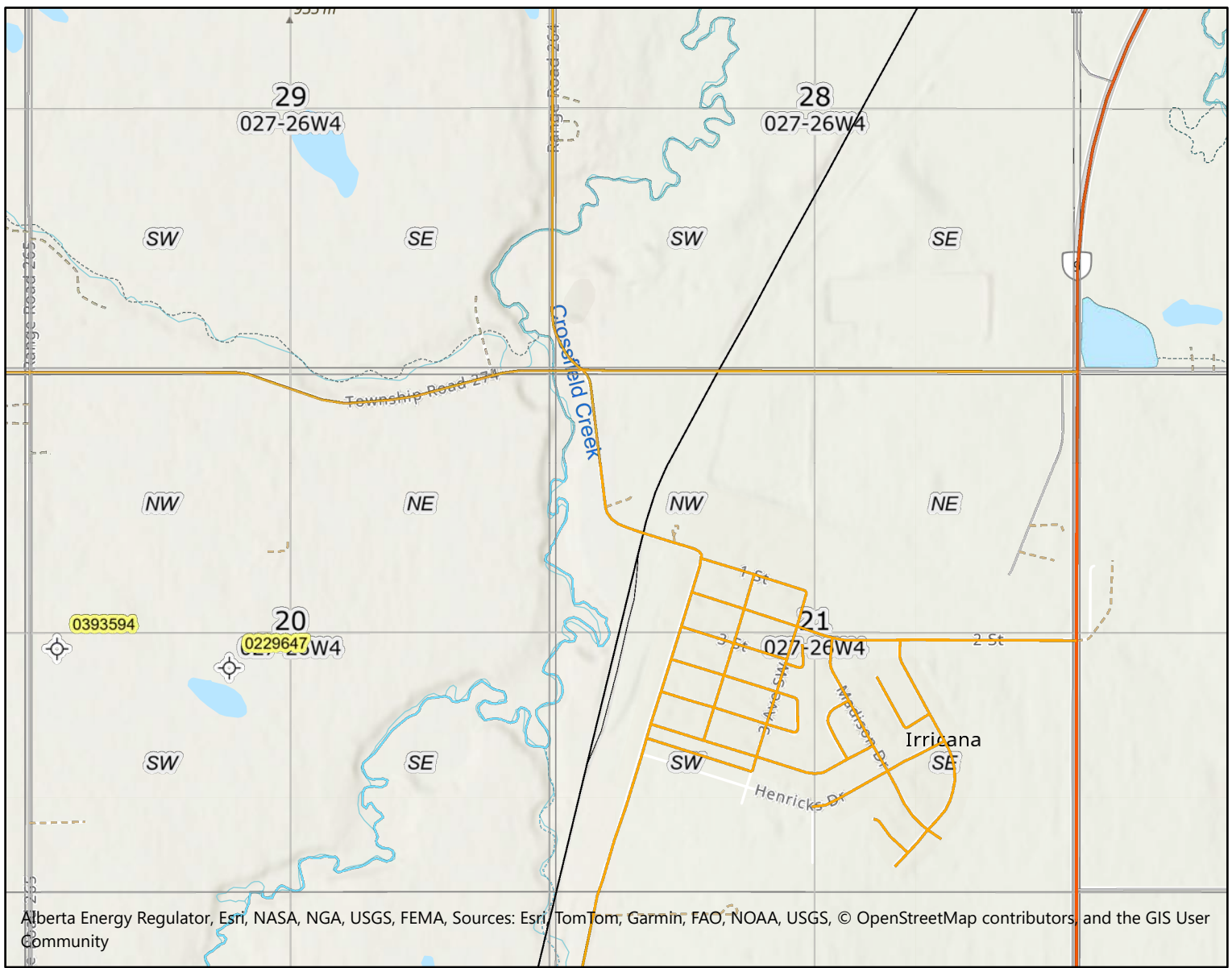
NOTE: TREES SHOWN ARE FOR REFERENCE ONLY.
QUANTITY AND LOCATION ARE APPROXIMATE



REVISIONS		
REV	DESCRIPTION	DATE
00	LU & SD SUBMITTAL	2026-JUL-15

PAGE TITLE
TENTATIVE PLAN

PROJECT & SHEET NO.
2607 - 3.0



Alberta Energy Regulator, Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Morrison's Subdivision

Base Data provided by: Government of Alberta

Author:

YYY

Print Date:

7/9/2026

Legend

- | | | |
|---|--|---|
| <ul style="list-style-type: none">Abandoned WellsRevised LocationRevised Location Pointer | Roads - Other <ul style="list-style-type: none">UnimprovedUnclassifiedTruck TrailWinterFord Winter CrossingFerry Route | <ul style="list-style-type: none">ATS Quarter Section withATS Section label (medium)ATS Section with RoadATS Township (large scale)Provincial BoundaryLake Label (20K)River Label (20K) |
| Paved Road (20K) <ul style="list-style-type: none">Primary DividedPrimary DividedPrimary Undivided 4LPrimary Undivided 4LPrimary Undivided 2LPrimary Undivided 1LPrimary Undivided 1LInterchange RampInterchange RampInterchange RampSecondary DividedSecondary DividedSecondary Undivided 4LSecondary Undivided 4LSecondary Undivided 2LSecondary Undivided 2LSecondary Undivided 2LSecondary Undivided 2LSecondary Undivided 1LSecondary Undivided 1L | Gravel Road (20K) <ul style="list-style-type: none">Primary Undivided 2LPrimary Undivided 2LPrimary Undivided 1LPrimary Undivided 1LSecondary Undivided 2LSecondary Undivided 2LSecondary Undivided 1LSecondary Undivided 1L | Lake/River (20K) <ul style="list-style-type: none">Lake or RiverLake or RiverReservoirIcefieldMajor CanalOxbowQuarryDugout |
| Railway (20K Large Scale) <ul style="list-style-type: none">Single LineDouble LineMultiple LineSpur LineAbandonedATS Quarter Section label | Intermittent Lake <ul style="list-style-type: none">Intermittent LakeIntermittent Oxbow | Sandbar / Wetland / <ul style="list-style-type: none">SandbarSandbarSandbar |

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Projection and Datum
WGS 1984 Web Mercator Auxiliary Sphere

Scale 1:30,336



**Alberta
Energy
Regulator**

Item I1

Attachment 'B' – Supplementary Materials

Site Photos of Proposed Industrial Lands

(September 2026)

View: South from TWP 274



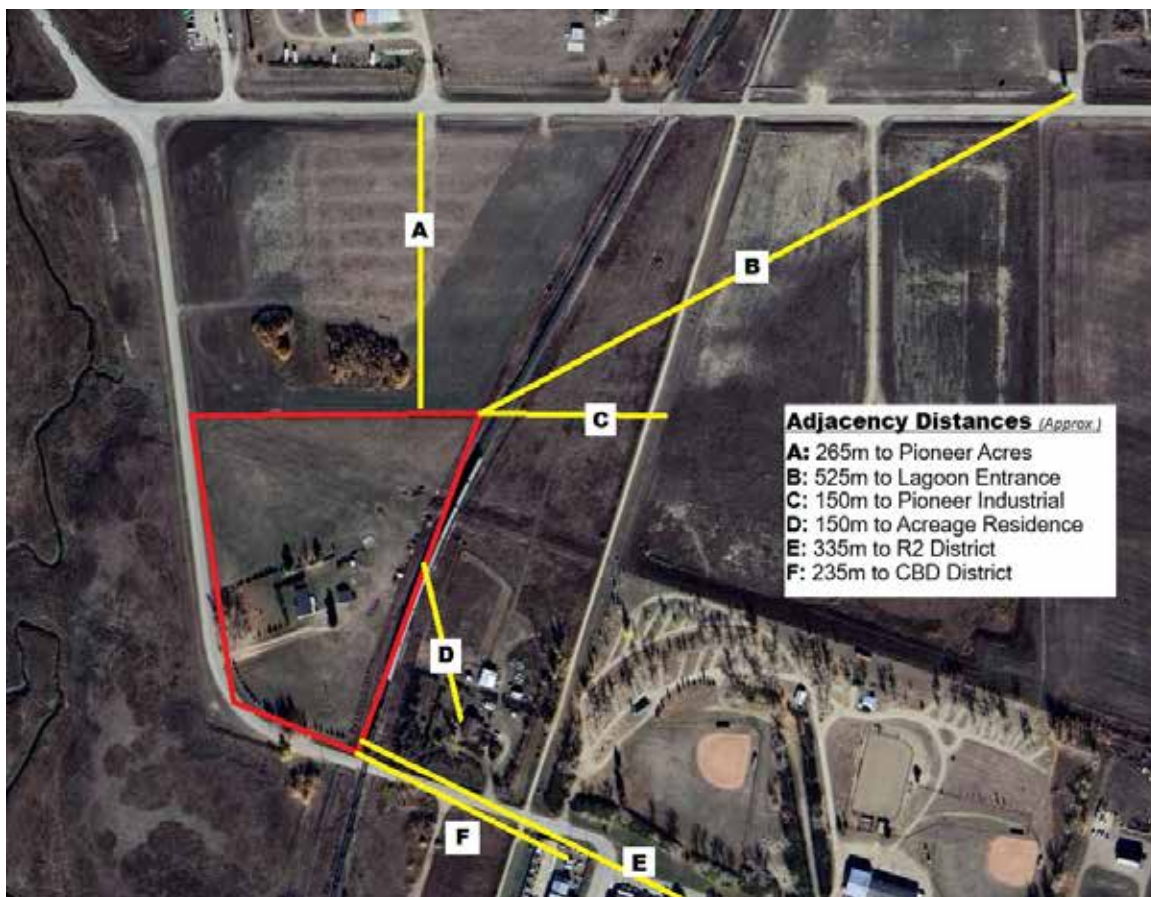
View: SE from 1 Avenue



View: NE from 1 Avenue



Land Use Bylaw Map and Site Adjacency Distances





Council Report

To: Mayor and Council
From: Chief Administrative Officer
Date: September 8, 2026
Purpose: Request for Decision
Subject: Property Tax Penalty Waiver – Rolls 57000 & 59000

Summary:

The purpose of this report is to seek Council approval to waive property tax penalties totaling \$177.20 associated with Rolls #57000 and #59000 within the Pioneer Industrial Park.

Following discussions with Administration, the property owner has enrolled both accounts in the Town's Tax Instalment Payment Plan (TIPP), with payments commencing in September.

Background and Discussion:

The property owner contacted Administration after receiving the 2026 property tax notices much later than anticipated due to a temporary disruption in their business mailing arrangements. The timing coincided closely with the property tax payment deadline, leaving limited opportunity to address the outstanding taxes and the owner's related questions before penalties were applied.

Upon receiving the notices, the owner promptly contacted the Town and began working with Administration to address the outstanding taxes and clarify questions regarding the Town's development incentive program and its application to the properties.

Given the timing, Administration could have prioritized immediate payment in an effort to avoid further penalties. Instead, Administration determined that the better customer-service approach was to provide some additional time to properly work through the owner's questions and establish an appropriate path forward without unnecessary urgency. This resulted in a modest amount of additional penalties being applied while those discussions occurred.

The owner has since enrolled both accounts in TIPP, with the first payments scheduled for September. Given the owner's prompt and cooperative response, the steps taken to address the outstanding taxes, and recognizing that a significant portion of the time resulting in penalties reflected Administration's deliberate approach to customer service, Administration considers it reasonable to waive the accumulated penalties.

Financial Implication(s):

The accumulated penalties total \$177.20, consisting of:

- Roll #57000: \$44.30 (July) and \$44.30 (August) — \$88.60
- Roll #59000: \$44.30 (July) and \$44.30 (August) — \$88.60

Property tax penalties are not incorporated into the municipal operating budget as a planned revenue source. As such, waiving these penalties does not create a budget shortfall or require offsetting adjustments within the approved municipal budget. This follows the same financial treatment used in the previous penalty-waiver report.

Recommendation:

Administration recommends that Council waive the accumulated property tax penalties totaling \$177.20 associated with Rolls #57000 and #59000.

Recommendation Motion(s):

Option #1:

Motion #1: **THAT** Council waive the accumulated property tax penalties associated with Rolls #57000 and #59000, totaling \$177.20.

Option #2:

As determined by Council.

Respectfully submitted,

“Doug Hafichuk”

Chief Administrative Officer

ATTACHMENTS:

N/A