

Agenda



Regular Council Meeting Agenda
Monday, September 22, 2025 at 5:00 p.m.
Town of Stony Plain Council Chambers
4905 – 51 Avenue

1. **Call to Order**
2. **Adoption of Agenda**
3. **Public Input Session**
4. **Presentations and Delegations**
 - 4.1 Rotary Club of Spruce Grove Community Partners Society
 - 4.2 Trans Alta Tri Leisure Centre 2026 Budget
 - 4.3 Stony Plain Public Library 2026 Funding
5. **Statutory Public Hearing**
 - 5.1 Old Town School Site – Land Use Bylaw Amendment
6. **Adoption of Council Minutes**
 - 6.1 Regular Council Meeting – September 8, 2025
7. **Council Board & Committee Minutes**
 - 7.1 Tri Municipal Leisure Facility Corporation Board – June 19, 2025
 - 7.2 Planning Advisory Committee – August 6, 2025
8. **Bylaws**
 - 8.1 Bylaw 2728/LUO/25 – Old Town School Site – Land Use Bylaw Amendment – 2nd and 3rd Reading
 - 8.2 Bylaw 2699/RC/24 – 54 Avenue Woodlands Road Closure – 2nd and 3rd Reading
9. **Business Items**
 - 9.1 Trans Alta Tri Leisure Centre 2026 Budget
 - 9.2 Stony Plain Public Library 2026 Funding
 - 9.3 Old Town South Storm Pond Funding
10. **Council Discussion**
11. **Closed Meeting - NIL**
12. **Adjournment**

Public Input Session

PUBLIC INPUT SESSION

The intent of the Public Input Session is to allow the public to address Council on matters of interest that are not already being addressed in the Council meeting or other boards and commissions of which Council is a member.

The Public Input Session will run from 5:00 p.m. to 5:15 p.m., following the adoption of the agenda.

It is strongly recommended that people pre-register for this session.

Procedure for Pre-registration

Members of the public wishing to address Council during the Public Input Session may:

1. register online prior to 12:00 p.m. the day of the Council meeting by filling out the registration form online on the Town of Stony Plain website:
<https://www.stonyplain.com/en/town-hall/address-council.aspx>.



Presentations & Delegations

**PRESENTATION
PUBLIC SESSION****REGULAR COUNCIL MEETING****MEETING DATE:** September 22, 2025**SUBJECT:** Rotary Club of Spruce Grove Community Partners Society

EXECUTIVE SUMMARY

Vice Chair Dianne Brown will present an overview of Our Community Pantry project with updates on expansion plans, future learning opportunities for children and youth, and details on project funding.

BACKGROUND

Our Community Pantry project has been active in the Stony Plain, Spruce Grove, and Parkland County area by providing school lunch programs, family meal programs, and food rescue. The Society was incorporated by the Rotary Club of Spruce Grove in 2022 and registered as a charity in 2023.

STRATEGIC ALIGNMENT & KEY ACTIONS

Stony Plain Strategic Plan 2025-2028:

- Community Development
 - Deliver programs and support in collaboration with partners to prevent and reduce poverty.

COMMUNICATION

This item will be included in the Council Highlights news release.

ATTACHMENTS

- I. Presentation

Prepared by: Lisa Gilchrist, General Manager, Community and Social Development

Approved by: Tom Goulden, Chief Administrative Officer

Our Community Pantry is pleased to have the opportunity to share our story with you.

The Rotary Club of Spruce Grove Community Partners Society is a registered charity that exists to better our community by supporting causes that uphold [Rotary ideals](#) and contribute to lasting change. Our Community Pantry is supported by the Community Partners Society.

Our Community Pantry provides lunches to children at school. This action supports our goal to improve the food security of children and aligns with our belief that education and good health are essential for children to reach their full potential.

Too many children in our community attend school hungry, often arriving without having breakfast and without lunch. When children are hungry they struggle to learn, and their overall health is compromised.

As our goal is to improve the food security of children and youth we are thrilled to share the following news with you:

\$400,000 School Food Grant helps local students

The Rotary Club of Spruce Grove's Community Partners Society proudly announces that Our Community Pantry is the recipient of \$400,000 in federal funding from Agriculture and Agri-Food Canada. Our managing partner is The Breakfast Club of Canada.

These funds will support the growth of Our Community Pantry by funding the purchase of a delivery van and professional production kitchen equipment. This state of the art kitchen equipment along with their own location will enable the Pantry to increase lunch production from 900 to 5000 weekly school lunches within 2 years. This increased volume will also include a transition from the "brown bag" lunches delivered today, to lunches that include warm soups and stews, fresh buns and breads, salads and our **special cookies** and "**fruit delight**".

Beyond this first stage of growth, the Pantry will also leverage this professional production kitchen to teach children and youth how to make their own lunch and how to prepare meals at home. In a professional production kitchen, these students will have the opportunity to learn a variety of culinary techniques, such as knife skills, cooking methods, food safety, and sanitation practices, and will work with a wide range of ingredients and equipment. Culinary environments often require teamwork to plan and execute menus, and manage kitchen operations, which helps develop students' creativity and problem-solving skills.

Are we bold enough to envision this professional production kitchen feeding the entrepreneurial spirit of youth and young adults? Involving youth in the operations of the pantry will provide the opportunity to acquire inventory management and business management skills. Preparing our youth for work and further educational opportunities.

Federal Funding Source

We'd like to acknowledge that the federal funding received was a component of the \$62.9-million dollar National School Food Program announcement in Budget 2024, Agriculture and Agri-Food Canada is providing the Local Food Infrastructure Fund (LFIF), which mobilizes up to \$42.7 million to support production-focused projects that improve community food security and resilience through the purchase and installation of infrastructure to increase access to local, nutritious, and culturally appropriate food.

Also announced in Budget 2024, the National School Food Program will provide one billion dollars over the next 5 years to feed hundreds of thousands of children across Canada. The Program is a safety net for vulnerable children who are most impacted by the lack of access to food. This funding will provide up to 400,000 additional children per year across Canada access to nutritious food at school.

Our Community Pantry History and Statistics



After seeing children eat food from a trash can in a park, two Spruce Grove Rotarians vowed “*not in my community*” and made it their goal to improve the food security of children and their families. That day in the park was the beginning of what is now “Our Community Pantry” (*the Pantry*).

Our Community Pantry's first kitchen was in St. Augustine's Anglican Church in 2019 and since then the Pantry has worked out of 4 other locations. Each new location provided more space and capacity to try and meet the always growing need to feed more children. We are grateful for the support of the many churches that have provided us space.

Our Community Pantry is operated 100% by Rotarians and Friends of Rotary volunteers. It is the Rotary way to care for children, as the saying goes “It takes a village to raise a child”. It is also important to understand that today we have too many children who go hungry in our village.

Production of 68 volunteers over the past three years					
Calendar Year	School lunches	Prepared meals for agencies	Rescued food for family meal program	Additional meals and lunches	Volunteer hours
2022	15,058	4,190	29,761 lbs	1,639	5,557
2023	21,430	2,442	12,600 lbs	1,200	5,710
2024	26,389	6,048	6,770 lbs	120	5,952
Total	62,877	12,680	40,131 lbs	2,959	17,219

Our Future – We need you!

The grant criteria provides funding for kitchen equipment and a delivery van but does not fund costs associated with acquiring a space to house the new kitchen or the operational costs of that space. These funds must come from other sources, and to fulfill the grant funding obligation the new Pantry kitchen must be fully operational by March 31, 2026.

We currently feed students in 21 schools, 10 in Spruce Grove, 5 in Stony Plain and 6 in Parkland County.

We are coming to community partners like you to bring awareness to the current children' s food insecurity crisis in all of our communities, and to ask for you to consider what you can do to help.

Do our plans for supporting children in our community resonate with you? If yes, please email us and let’s start a conversation: ocp@sgrotarycps.org

END OF ITEM



**PRESENTATION
PUBLIC SESSION****REGULAR COUNCIL MEETING****MEETING DATE:** September 22, 2025**SUBJECT:** Trans Alta Tri Leisure Centre 2026 Budget Presentation

EXECUTIVE SUMMARY

General Manager Lenny Richer, and Board Vice Chair Roxanne Kits will present the 2026 proposed Trans Alta Tri Leisure Centre (TLC) budget to Council.

BACKGROUND

Annually, the General Manager and the Board Chair of the TLC present a report on the previous operating year, a review of the next years' operating budget and highlights from the current year to each municipal owner. The 2026 Board approved budget includes a municipal contribution of \$5,456,395. The Town of Stony Plain's proportionate share of the municipal contribution is \$1,353,186 representing 24.8% of the total municipal contribution.

The bulk of the TLC presentation time will focus on the 2026 operational budget. The presenters can discuss the 2024 annual review report should Council have any questions.

A Council motion has been included in the Business Item section of the agenda for Council's consideration.

STRATEGIC ALIGNMENT & KEY ACTIONS

Stony Plain Strategic Plan 2025-2028:

- Supportive Infrastructure
 - Managing community and corporate infrastructure and assets to ensure continued delivery of services for a growing population

COMMUNICATION

This presentation will be included in the Council highlights press release.

ATTACHMENTS

1. 2024 Annual Report
2. 2026 Budget Presentation

Prepared by: Karl Hill, General Manager, Community and Protective Services

Approved by: Tom Goulden, Chief Administrative Officer



TransAlta
Tri Leisure Centre

ANNUAL REPORT

2024



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Welcome to the TransAlta Tri Leisure Centre

VISION STATEMENT

Inspiring quality life experiences and healthy, active living.

MISSION STATEMENT

To enrich the well-being of our communities by providing exceptional activity and lifestyle opportunities in high-quality facilities.

CORE VALUES

Adaptability, Collaboration, Inclusion, Integrity, Respect and Safety.

Greetings from the Board

Rob Hagg



The TLC had another tremendously successful year in 2024. As the Tri Municipal Region continues to rely on the TLC as its largest multi-use recreational facility, we continue to work hard to meet the vast needs of the region.

Thank you to all the patrons of the facility who continue to make such great use of the facility. From the more traditional uses to the new and unique events that we have hosted, it really is remarkable to see what all can take place within the walls of the facility.

**“THANK YOU TO ALL THE PATRONS OF THE FACILITY WHO CONTINUE TO
MAKE SUCH GREAT USE OF THE FACILITY.”**

The TLC Board of Directors is extremely proud of our entire team who make the TLC such an incredible facility. There is so much work that goes on behind the scenes that often goes unnoticed, but we notice and are aware and we thank each and every one of you for your continued dedication.

From a regional perspective we are excited to see new facilities in the various stages of completion, including Heavy Metal Place, the new recreation centre in Stony Plain as well as some private facility developments. We will continue to work hard with all these new facilities to ensure our services remain complimentary to each other, to ensure our region has the very best services available well into the future.

There are exciting times ahead in the region, we are looking forward to all that 2025 has to offer!





Board of Directors

The TransAlta Tri Leisure Centre is governed by a Board of Directors comprised of two public representatives and one elected official from each municipality. Each year, our Board members work together to make sure the TLC is and continues to be a champion of community involvement and healthy, active living in the Tri-Municipal Region. For board member contact information, please visit our website at www.trileisure.com.

ROB HAGG

Chair,
Public Representative
Parkland County

ERIN STEVENSON

Elected Official
City of Spruce Grove

SALLY KUCHER-JOHNSON

Elected Official
Parkland County

MICHELLE GRUHLKE

Public Representative
City of Spruce Grove

JAY GRANLEY

Public Representative
City of Spruce Grove

TODD HAIST

Vice-Chair,
Public Representative
Town of Stony Plain

JUSTIN LAURIE

Elected Official
Town of Stony Plain

ROXANNE KITS

Public Representative
Town of Stony Plain

BRYAN RABIK

Public Representative
Parkland County

Greetings from the GM

Lenny Richer



2024 picked up right where 2023 ended; the facility was hopping! From opening to close every

day of the week, there is a constant hum of activity, and we couldn't be happier! It is great to see the facility used in such a variety of ways, often at the same time!

Last year also saw the launch of a significant revamp of our partnership with Westview Health Foundation on our Wishing You Wellness Program. This program expanded from a once-a-year contribution towards a 10-visit pass to include memberships for individuals and/or families on a monthly or annual basis. This huge shift, which resulted in 100 individuals being able to now access the facility, simply wouldn't be possible without the significant contributions from Westview Health Foundation, the TLC Board of Directors and the three owner municipalities (City of Spruce Grove, Town of Stony Plain and Parkland County).

We continue to focus on the facility's capital and infrastructure. As the facility continues to age, various components will need replacement or upgrades.

This will continue over the next several years, and will help keep the facility fresh, vibrant and highly functional for many years to come.

2024's improvements included:

- Phase 1 Membrane Roof Replacement
- Air Handling Unit Replacements
- Installation of Real Ice – allows for cold waterfloods on the ice surfaces
- Aquatic Centre upgrades
- Sound Baffle replacement
- Installation of new head wall and starting blocks
- Fitness Equipment Replacement

Of course, none of what happens at the TLC would be possible without all our valued members, program participants, facility renters and visitors. A huge thank you to all of you, as you are the reason we are here and continue to provide the programs and services we do. We are excited to see you all again throughout 2025!



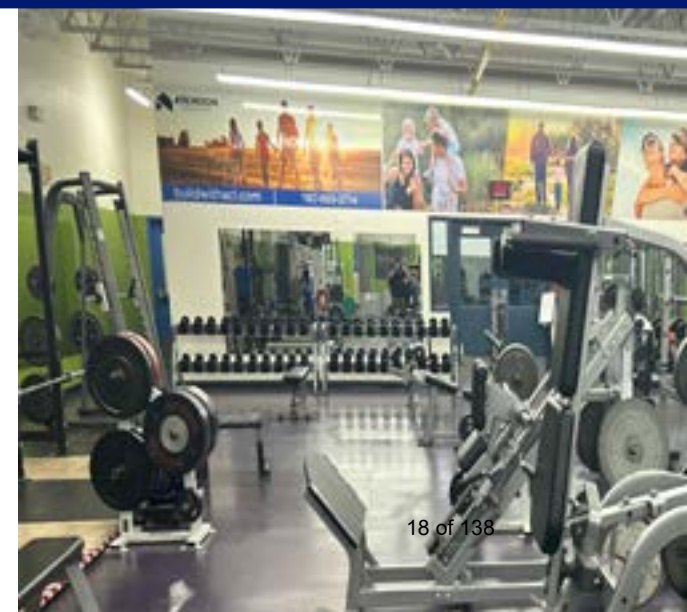
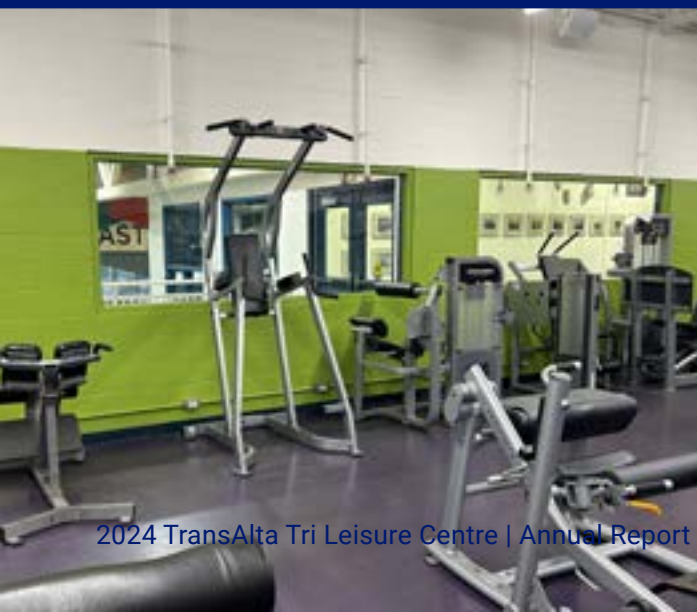
Sponsor Profile: Atkinson Construction



Atkinson Construction is proud to support the Tri-Leisure Centre, a vital hub for recreation, wellness, and community in the region. As a company deeply rooted in building not only infrastructure but also strong, connected communities, we see our sponsorship of the TLC as a natural extension of our values. We believe that spaces like the TLC play an essential role in enhancing quality of life—offering opportunities for people of all ages and backgrounds to stay active, connect, and grow together

“SUPPORTING THE TLC IS AN INVESTMENT IN COMMUNITY HEALTH, RESILIENCE, AND VIBRANCY—PRINCIPLES WE ARE PROUD TO STAND BEHIND.”

This partnership means a great deal to our team. Many of our employees and their families use the facility, and we’ve seen firsthand the positive impact it has across the Tri-Municipal Region. Supporting the TLC is an investment in community health, resilience, and vibrancy—principles we are proud to stand behind. We look forward to continuing our relationship with the TLC and contributing to its legacy of excellence in recreation and community engagement.



Program Stats | Wellness

Adult Fitness

	TOTALS	
	2023	2024
Registered Programs Offered	119	84
Registered Programs Ran	64	38
Registered Program Participants	501	355
Drop-in Programs Offered	10 Class Options 602 Classes Offered	10 Class Options 644 Classes Offered
Drop-in Participants	7245	8323

Annual Fitness Facility Deep Clean:

On August 19, 2024, we completed our annual deep clean of the fitness facilities. To reduce disruptions, we implemented a staggered cleaning schedule, ensuring each area was cleaned while avoiding a full facility closure

Fitness Equipment Capital Purchasing:

We introduced FreeMotion as a new brand to the facility with the addition of two Reflex Treadmills. We also replaced the original Equalizer Multi-Jungle machine with a custom-designed Equalizer that includes three of the previous Multi-Jungle stations while incorporating a new tri-pulley system. This upgrade was thoughtfully designed to fit within the existing space while remaining wheelchair-friendly, ensuring an inclusive and functional experience for all members.

Expanded Group Fitness Offerings:

This year, we introduced four new group fitness classes: StrongHer and Harmony Health were designed to utilize our Multi-Purpose spaces, creating a more private and welcoming environment for female participants. Cycle & Sweat and Total Body Tone were added as early morning 6:00 AM workouts, catering to those looking for high-energy classes to start their day.



Program Stats | Wellness

Children & Youth

	TOTALS	
	2023	2024
Registered Programs Offered	83	82
Registered Programs Ran	63	56
Registered Program Participants	996	909

Canada Summer Jobs Grant Support:

We received \$12,600 in Canada Summer Jobs grant funding, which allowed us to hire and support three students as TLC Summer Camp Instructors

Extended Child Minding Hours:

In January 2024, we expanded our Child Minding hours to include Monday and Wednesday evening services from 5:00-7:00 PM, providing families with greater flexibility and support.

High Five Trainer Certification:

On July 4, we hosted a High Five Principles of Healthy Child Development course. This session certified our Children and Youth Program Coordinator as a High Five Trainer, allowing us to offer ongoing in-house training to support staff development and enhance program quality.

PLAY Parkland Participation & Financial Support:

This year, 751 students from six schools participated in the 2024-2025 PLAY Parkland program. With the support of a \$6,083 grant from the Government of Alberta’s Every Kid Can Play Program, we reduced registration fees for students in financial need and purchased new skates, ensuring all students can participate in the skating sessions.



Program Stats | Aquatics

	TOTALS	
	2023	2024
Registered Programs Offered	1,553	1,759
Participants	7,906	13,569
Drop-In Programs Offered	609	679
Drop-In Participants	20,328	19,336

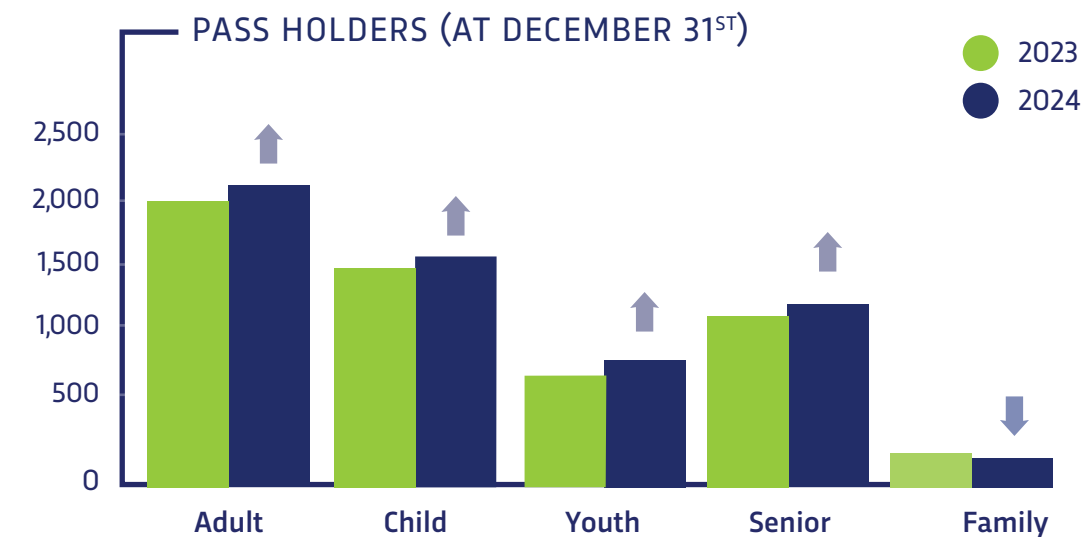
As part of our commitment to continuous improvement, we collaborated with our supplier to upgrade our water chemistry control system, replacing the existing Chem-Trol unit with a more advanced model. While the current system was recalibrated during our shutdown and confirmed to be functioning effectively, the new technology will enhance efficiency and accuracy in water quality management.

On December 14th, we hosted our annual Candy Cane Swim Meet, a lifesaving sport competition. While the event was not held in 2023, it has been a long-standing tradition for the past decade. This year, approximately 140 swimmers from six different clubs participated, marking a successful return of the competition.

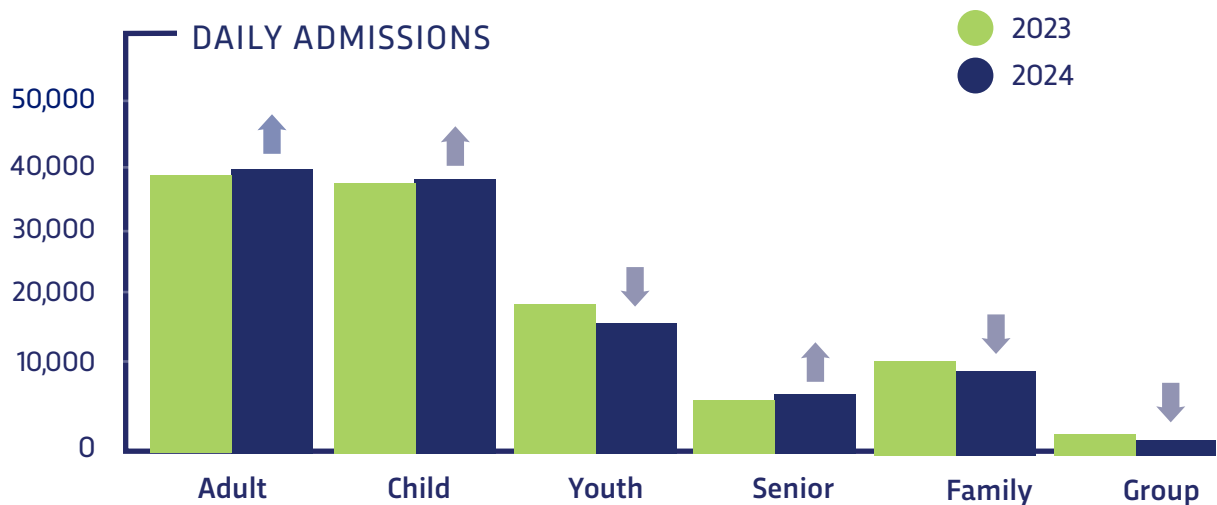
Additionally, the aquatic centre underwent significant infrastructure improvements, including the installation of new sound baffles and headwalls, enhancing both functionality and the overall experience for patrons.



TLC Usage



MEMBER & PASS HOLDERS	2023	2024
Adult	2,189	2,326
Child	1,517	1,520
Youth	691	654
Senior	1,123	1,223
Family (up to 5 people)	33	25
TOTAL	5,553	5,748



DAILY ADMISSIONS	2023	2024
Adult	38,168	38,295
Child	38,014	38,408
Youth	19,309	18,405
Senior	4,775	4,889
Family (up to 5 persons)	9,057	8,650
Family (6 or more youth)	1,241	1,154
Group	505	245
TOTAL	147,297	108,118

Report of the Independent Auditor on the Financial Summary



To the Board of Directors of the TransAlta Tri Leisure Centre:

Opinion

The financial summary is derived from the audited financial statements of the TransAlta Tri Leisure Centre (the "Centre") for the year ended December 31, 2024. In our opinion, the accompanying financial summary is a fair summary of the audited financial statements.

Financial Summary

The financial summary does not contain all the disclosures required by Canadian public sector accounting standards. Reading the financial summary and the auditor's report thereon, therefore, is not a substitute for reading the audited financial statements and the auditor's report thereon. The financial summary and the audited financial statements do not reflect the effects of events that occurred subsequent to the date of our report on the audited financial statements.

The Audited Financial Statements and Our Report Thereon

We expressed an unmodified audit opinion on the audited financial statements in our report dated March 13, 2025.

Management's Responsibility for the Financial Summary

Management is responsible for the preparation of the financial summary.

Auditor's Responsibility

Our responsibility is to express an opinion on whether the financial summary is a fair summary of the audited financial statements based on our procedures, which were conducted in accordance with Canadian Auditing Standards (CAS) 810, Engagements to Report on Summary Financial Statements.

Leduc, Alberta

June 3, 2025

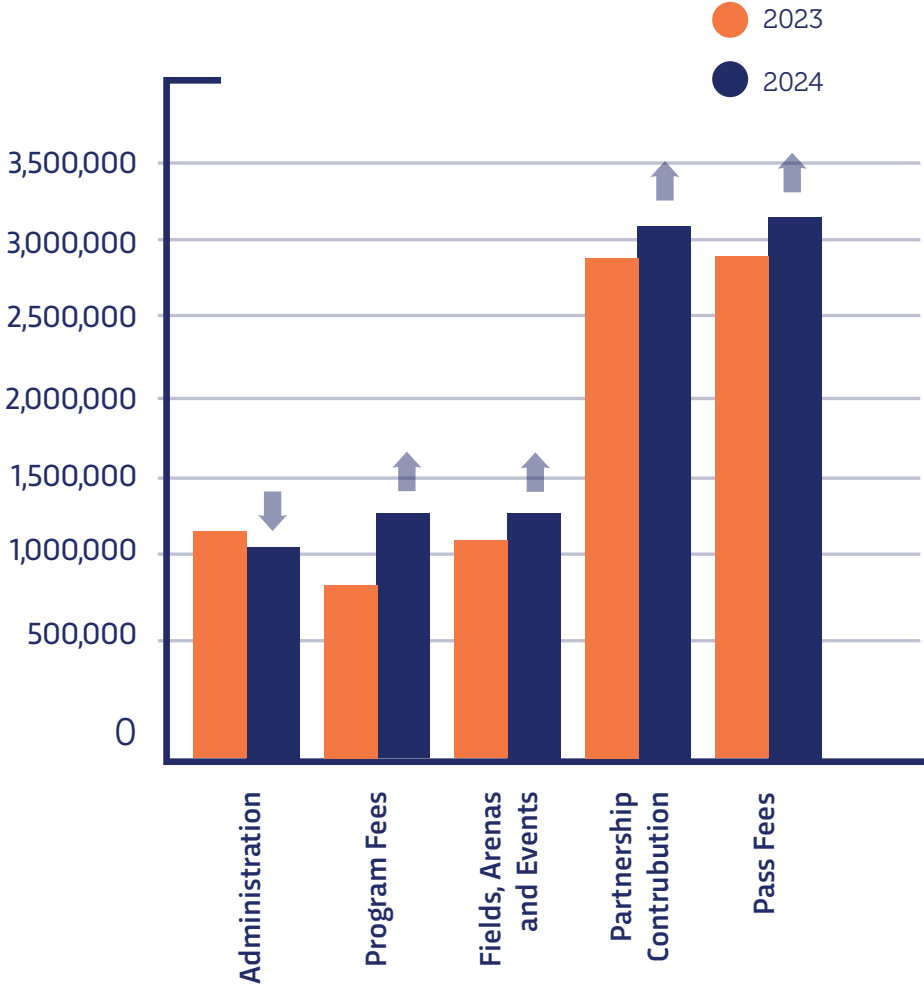
MNP LLP
Chartered Professional Accountants

A link to the full audited financials can be located on our webpage at [Trileisure.com/board](https://trileisure.com/board).

Financial Summary

Operating Revenue

OPERATING REVENUES	2023	2024
Administration	\$1,210,965	\$1,041,238
Program Fees	\$875,001	\$1,226,910
Rentals: Fields/Arena/Events/Aquatics	\$1,180,527	\$1,342,716
Partnership Contribution	\$2,944,881	\$3,250,544
Pass Fees	\$2,976,893	\$3,310,631
TOTAL OPERATING REVENUE	\$9,188,267	\$10,172,039



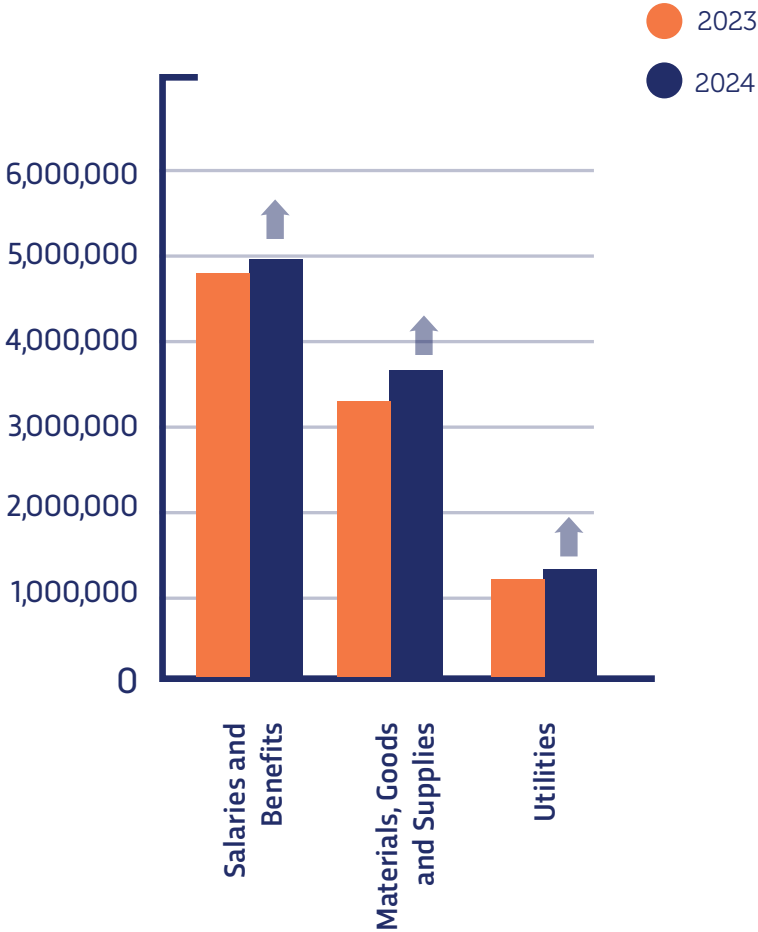
Financial Summary

Operating Expenses

Operating Expenses

OPERATING EXPENSES	2023	2024
Salaries and Benefits	\$4,737,103	\$4,955,705
Materials, Goods and Supplies*	\$3,133,582	\$3,356,734
Utilities	\$1,024,262	\$1,069,047
TOTAL OPERATING EXPENSES	\$8,894,947	\$9,381,486

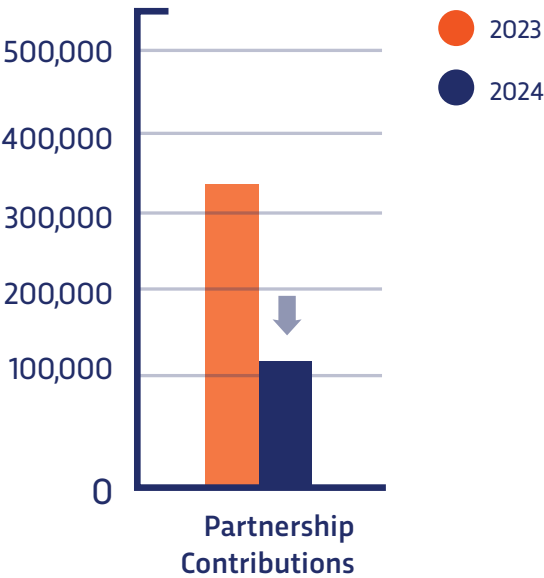
* Excludes depreciation.



Financial Summary

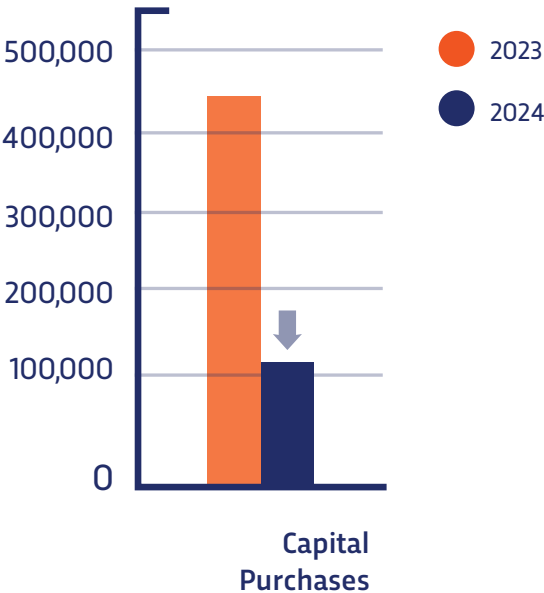
Capital Revenue

CAPITAL REVENUE	2023	2024
Partnership Contributions	\$324,300	\$115,383
Donations	\$122,900	0
TOTAL	\$447,200	\$115,383



Capital Purchases

CAPITAL PURCHASES	2023	2024
Capital Purchases	\$447,200	\$115,383
TOTAL	\$447,200	\$115,383



Staff Profile

Beatta Bass

Administrative Assistant / Accounts Payable



How long have you been with the TLC?

I have been with the TLC for 12 years.

What aspects of your job bring you the most satisfaction or joy?

The team I work with!! This is, without a doubt, the best team that I have had the pleasure of working with. Everyone genuinely cares about their fellow team members, and that is such an important aspect of any job. Helping fellow staff to make their jobs just a little bit easier. With the variety of things that I do on a day-to-day basis, I am never bored!!

What is the most challenging thing about your job?

Sometimes, it's just trying to prioritize which request to do first. On a daily basis, I have a lot of people who request my help or knowledge, and it's keeping my cool and getting it all done in a timely manner. It can also be challenging to source a specific item at a decent price.

How has your role evolved over the years?

Haha, this is a great question! I started as a Customer Service Coordinator in a full-time temporary position covering a maternity leave. When that term ended, I was invited to apply for the Administrative Assistant role for Operations and Maintenance—which I was happy to do, and fortunately, I got the job. I held that position for four years before transitioning to become the Admin Assistant for Corporate Services. After a couple of years in that role, I became the Admin Assistant for the entire facility. Currently, I serve as the Facility Administrator and also handle Accounts Payable. It's been a great journey with lots of growth along the way!

What are some of your favourite activities to do at the TLC?

I love doing Aqua fit and just recently have started aqua jogging which I am loving!! I also enjoy using the treadmills at lunchtime or after work for a quick little walk to keep me moving.



Board Profile

Roxanne Kits Public Representative - Town of Stony Plain



How long have you lived in the region?

I have lived in the region almost 20 years. Both of my kids have grown up in the region and we are proud to be residents.

What are some of your favourite activities to do at the TLC?

I am an avid walker and use the TLC for walking on the track usually at 5:30 in the morning during the winter months.

What have you enjoyed most during your time on the board?

The collaborative nature of the board has been a very positive experience. It is rare to see multiple municipalities work together so closely!

What event or events do you look forward to at the TLC?

I have enjoyed taking in some of the many events the TLC has hosted over the years, but always enjoy watching soccer teams practice or volleyball tournaments while walking on the track.

Why did you decide to become a TLC board member?

Being a resident for many years, I wanted to contribute to the community that has given my family so much over the years. I have also used the TLC as a place to enhance my fitness over recent years and want to contribute to its long term sustainability in any way I can.

What personally or as a board member did you learn this year?

I recently finished my MBA as a professional development activity. I have found it helped me round out my experience in my career and lean into areas I wasn't as comfortable in.

What do you hope the future will bring for the TLC?

I am looking forward to the TLC being able to continue to meet the region's needs in this unprecedented period of growth, and look forward to seeing membership continue to grow and diversify as the region grows!



Testimonial: Wishing You Wellness Program

"As a recipient of the Wishing You Wellness program, I can genuinely say it has transformed the health and well-being of my family. Myself and my five children now regularly access the Tri-Leisure Centre (TLC), something that would have been financially out of reach without this support.

Each one of us has found a favorite activity at the TLC—whether it's swimming, running, or enjoying the kids' play area. These activities have not only kept us physically active but have also brought us closer together as a family. One of the highlights we look forward to the most are the drop-in programs. They offer us flexibility, fun, and a sense of community.

The Wishing You Wellness program has made a world of difference to our lives. It has opened the doors to affordable, accessible wellness opportunities that support our physical and mental health. We are deeply grateful for this program and the positive changes it continues to bring to our lives." ~ Andrea



Staff Long Service Awards

We are pleased to celebrate the success of our dedicated staff. Congratulations to the following TLC team members who received long-time service awards in 2024.

5 Year Service Awards

Abby Cunningham
Nicole Kitura
Georgia Hale
Ryan Hutchings
Josie Paananen
Kaylee Screpnek
Kimberley Bruynooghe
Alex Nickerson

10 Year Service Awards

Sarah Bugslag
Tracy Watson
Jacquelyn Kulsa-Onyschuk

15 Year Service Awards

Lyndsey Ostopchuk
Crys Weiss
Shelley Verdenhalven

20 Year Service Awards

Claudia Hildebrand



Corporate Sponsorship

The TLC believes that a strong and vibrant business community fuels the growth of healthy, active communities. We are thrilled to have tremendous relationships with a variety of local businesses that truly value community health and wellness.

Corporate sponsorships are vital to allowing the TLC to engage with the broader community and to partner with like-minded organizations in the promotion of healthy, active living.





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Trileisure.com
[f/trileisure](https://www.facebook.com/trileisure)
[/trileisurecentre](https://www.instagram.com/trileisurecentre)
[@trileisure](https://twitter.com/trileisure)



TransAlta
Tri Leisure Centre

2026 Corporate Plan and Budget

September 2025 | trileisure.com

Budget Overview

- ∞TLC PEAK Priorities
- ∞2026 Key Objectives
- ∞Detailed Budget
 - ∞Revenues
 - ∞Expenses
- ∞Cost Recovery
- ∞Capital and Infrastructure
- ∞Breakdown of Municipal Contribution
 - ∞Operating
 - ∞Capital
 - ∞Infrastructure
 - ∞Summary





Peak Priorities

Personnel
Engaging Stakeholders
Asset Management
Key Service Levels



2026 Objectives

Personnel

- Employee Mental Health and Wellbeing
- Health and Safety – COR Internal Audit
- Staff Recognition Program Refresh

Asset Management

- Long-Term Capital and Infrastructure Plan
- Explore long-term plan for indoor fields

Engaging Stakeholders

- Stony Plain Outdoor Pool – long-term agreement
- Stakeholder Engagement Follow-up
- Participate in regional special events and community initiatives

Key Service Levels

- Service Level Review – Follow-up
- Expand Online Options for Customers
- Board of Directors Strategic Plan development

Operating Overview

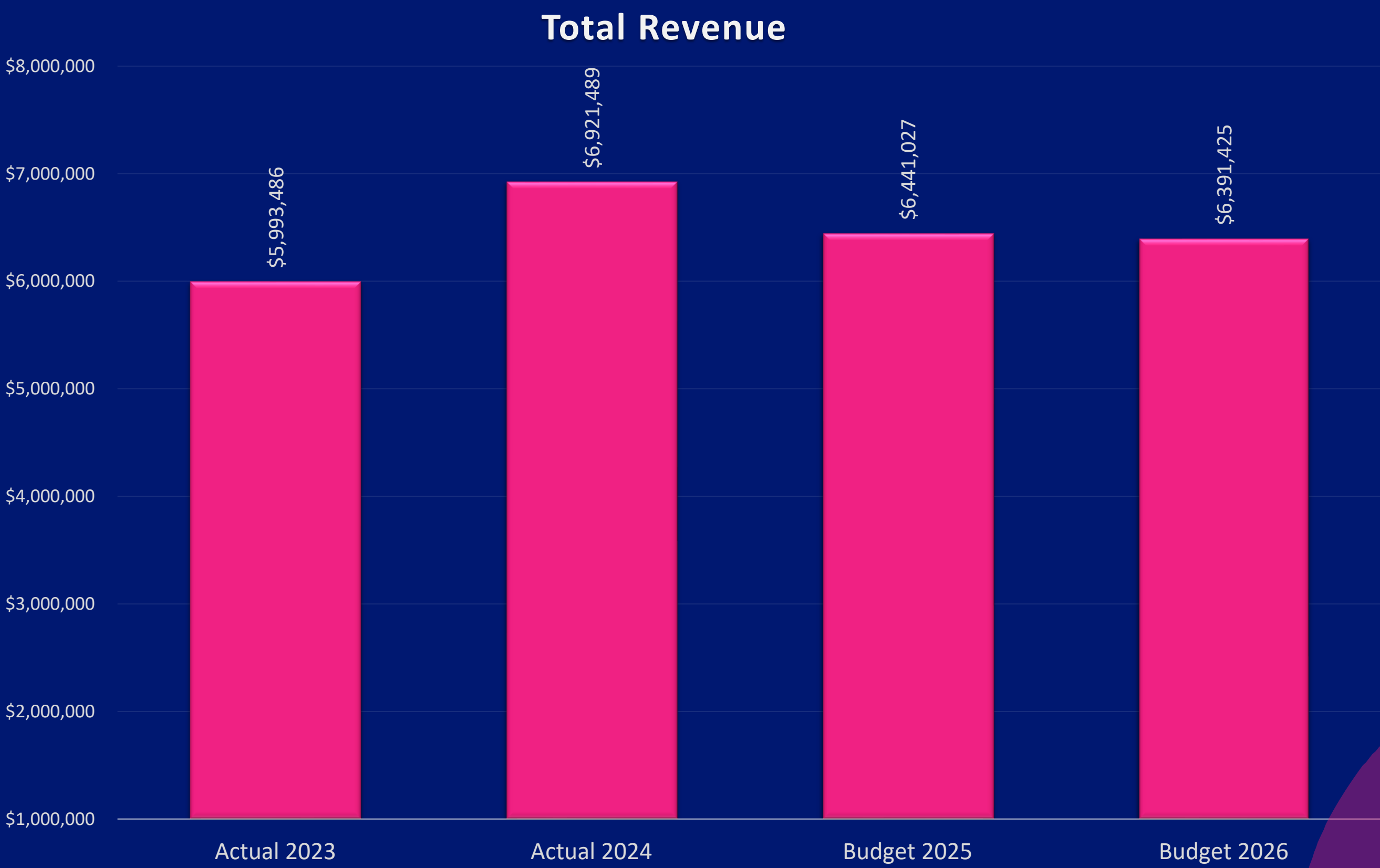
- Revenues - \$6,391,425
- Operating Expense
(less depreciation) - \$8,653,037
- Operational Cost Recovery – 73.86%



Revenue

Earned Revenues	Approved 2025 Budget	Draft 2026 Budget
Memberships, Passes and Admissions	3,073,160	3,108,366
Programs and Services	1,265,288	1,155,615
Facility Rentals and Events	1,176,560	1,199,320
Administration (miscellaneous)	926,019	928,124
Total Revenues (excluding municipal operating contribution)	6,441,027	6,391,425

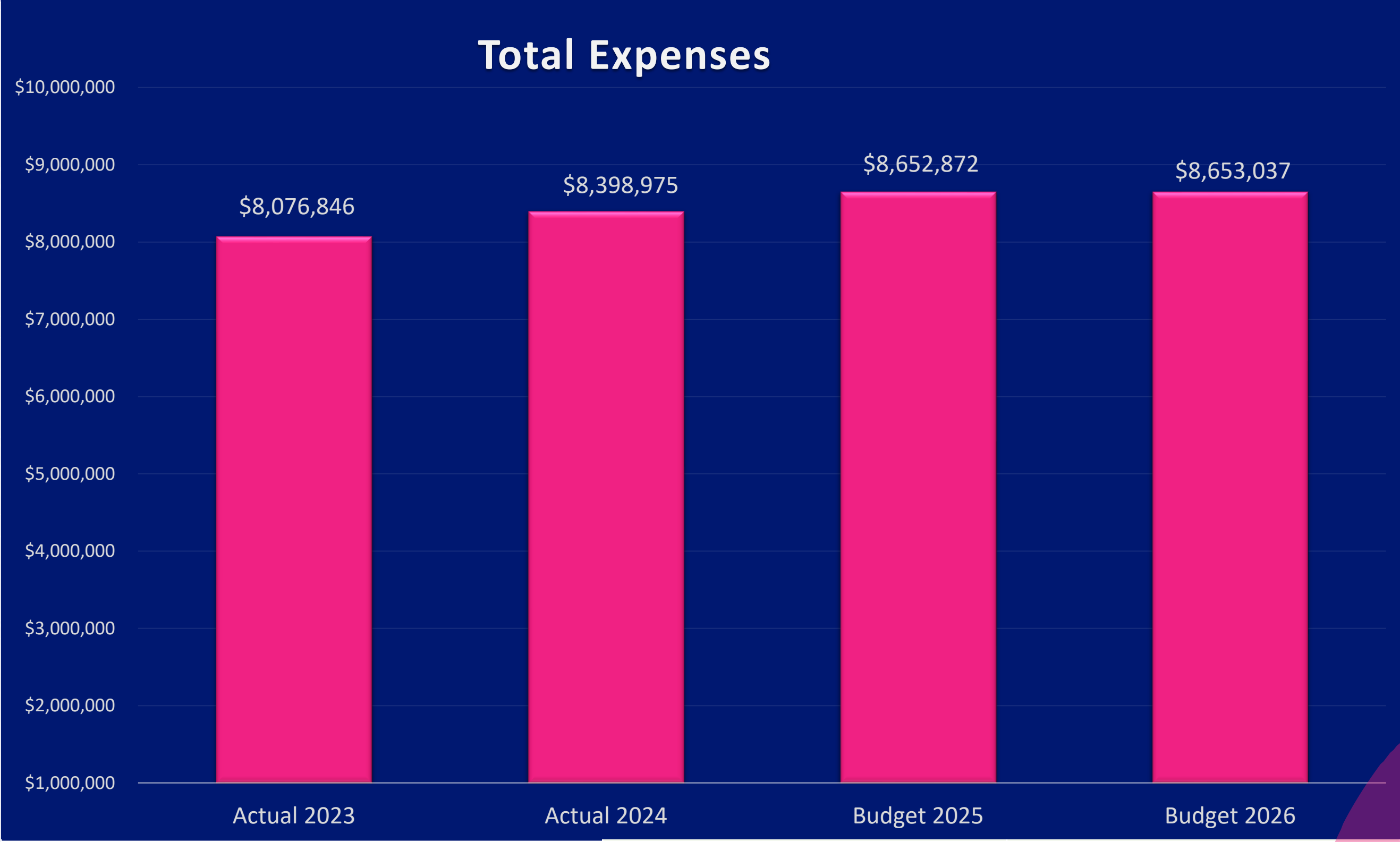
4 Year Revenue Comparison



Expenses (excluding depreciation)

Expenses	Approved 2025 Budget	Draft 2026 Budget
Salaries and Benefits	5,017,190	4,996,733
Materials, Goods, Supplies	2,455,682	2,543,304
Utilities	1,180,000	1,113,000
Total Expenses	8,652,872	8,653,037

4 Year Expense Comparison



Cost Recovery

YEAR	BUDGETED COST RECOVERY	ACTUAL COST RECOVERY
2023	73.17%	74.21%
2024	74.22%	82.41%
2025	74.26%	-
2026	73.86%	-

Capital Budget Funding Request

2026 Request = \$100,275

- Fitness Equipment
- Water System Cleaner



Infrastructure Funding Request

2026 Request = \$3,094,508

- Air Handling Unit #1 Replacement
- Aquatic Circulation Pump Replacements
- Waterslide Refurbishment

Municipal Contribution Summary

Municipal Contribution	Approved Budget 2025	Draft Budget 2026
Operating	2,211,845	2,261,612
Capital/lifecycle	78,750	100,275
Infrastructure	1,338,750	3,094,508
Total Municipal Contribution	3,629,345	5,456,395

Breakdown by Municipality

Total Municipality Contribution	Approved Budget 2025	Draft Budget 2026
City of Spruce Grove (51.8%)	1,880,000	2,826,413
Town of Stony Plain (24.8%)	900,078	1,353,186
Parkland County (23.4%)	849,267	1,276,796
Total Municipal Contribution	3,629,345	5,456,395



2026 Budget Summary

- ∞ Internally generated revenues have decreased by 0.77%
- ∞ Expenses have remained consistent with 2025
- ∞ Operating cost recovery of 73.86%



TransAlta
Tri Leisure Centre

Thank You!

END OF ITEM



**PRESENTATION
PUBLIC SESSION****REGULAR COUNCIL MEETING****MEETING DATE:** September 22, 2025**SUBJECT:** Stony Plain Public Library 2026 Funding Presentation

EXECUTIVE SUMMARY

Annually, the Stony Plain Public Library formally presents their upcoming budget request to Council. Chair Brenda Spitzer, Treasurer Dawn Horne, and Director Lania Kelly will present the library's 2026 funding request.

BACKGROUND

The Stony Plain Public Library will present their 2026 Board approved budget including their annual funding amount requested from the Town of Stony Plain.

The Town's approved annual grant in 2025 was \$667,500. The Stony Plain Public Library is requesting \$780,400 from the Town for the 2026 operating year, an increase of \$112,900. Administration will include the requested budget amount in the 2026-2028 Corporate Plan for Council debate and consideration in November.

STRATEGIC ALIGNMENT & KEY ACTIONS

Stony Plain Strategic Plan 2025-2028:

- Governance and Partners
 - Pursuing partnerships and advocating with regional entities, municipalities, and other orders of government to provide infrastructure, programs, and services for a growing urban municipality.

ATTACHMENTS

- I. 2026 Funding Presentation

Prepared by: Karl Hill, General Manager, Community and Protective Services

Approved by: Tom Goulden, Chief Administrative Officer



Stony Plain Public Library 2026 Budget

Brenda Spitzer, Chair

Dawn Horne, Treasurer

Laina Kelly, Director

2025 Highlights

- Fine Free
- Extended hours
- Program successes
- Reputational successes



Alignment with 2025-2028 Municipal Strategic Plan



We Commit to

Developing cultural aspects of our community.

- 2025
 - Programs highlighting Stony Plain's history, culture and arts
 - Library staff became Cultural Ambassadors
- 2026
 - Continuing partnerships and programs
 - Local art display in the library



We Commit to

Fostering a sense of community belonging and inclusion.

- 2025
 - Fine-free
 - Youth employment
 - Connecting with unhoused patrons
 - Services to persons in-care
- 2026
 - Maintain fine-free access
 - Continued opportunities for youth employment
 - Increased partnerships with TriCALA
 - LifeSkills WrapAround Host



We Commit to

Strengthening our vibrant business community.

- 2025
 - Promoting local businesses
 - Extended hours
 - Connecting patrons to technology
 - Career preparation programming
- 2026
 - Data-driven decisions
 - Collaborating with town
 - Continue with technology and career preparation assistance



We Commit to

Enhancing the safety and protection of our community.

- 2025
 - Opened 140 extra hours
 - Improved communication with law enforcement
 - Staff training
 - Policy improvements
- 2026
 - Maintain hours
 - Improve security and incident reporting
 - Continued staff training



2026 Budget Process

- Risk assessment
- Zero-based budgeting
- Plan of Service
- Compensation Review



Compensation Review Process

1. Compensation Philosophy Policy
2. Skills and position assessment
3. Assessment of comparables within the town and region
4. Report and recommendations

Compensation Review Findings

- Skills and position assessment
 - Technology
 - Safety & Security
 - Social complexity
 - Providing programming for different developmental stages



Compensation Review Findings

- Effects of implementation
 - All positions above poverty line
 - **Average wage** for the region
 - Retention and attraction
 - Certain positions affected



2026 Budget Overview

Revenues

Grant Revenue	\$ 1,033,019
<i>Town of Stony Plain</i>	\$ 780,400
<i>Parkland County</i>	\$ 140,000
<i>Provincial Operating Grant</i>	\$ 108,915
<i>Spring Lake</i>	\$ 1,704
<i>Other</i>	\$ 2,000
Service Revenue	\$ 18,000
Donations & Gifts	\$ 11,000
Other Income	\$ 2,050
Movement from Reserve	\$ 8,200
TOTAL REVENUE	\$ 1,072,269

Expenses

TOTAL EXPENSES	\$ 1,072,870
-----------------------	---------------------

**Increase Requested from Town
of Stony Plain:
\$112,900**

2025 Funding Request Breakdown

\$ 112,900 — [\$21,000 inflationary increase (2%) to existing expenses and contracts
\$91,900 increase to staffing expenses

Impact of budget increase

1. Move all staff to new grid, improving compensation for several positions
2. Wages will be average for region across all positions
3. Improved retention of staff
4. Maintain existing hours, services, partnerships and staffing
5. Maintain fine-free



Thank you!

END OF ITEM



Statutory Public Hearing

PUBLIC HEARING

REGULAR COUNCIL MEETING

MEETING DATE: September 22, 2025

SUBJECT: Old Town School Site - Land Use Bylaw Amendment Public Hearing

EXECUTIVE SUMMARY

An amendment to the Land Use Bylaw is being proposed to ensure proper districting is in place to support a new school site in Old Town South. The proposal amends a portion of 5300 52 Street adjacent to Brickyard Drive within the Land Use District Map from P1 – Parks District to P2 – Community Services District. This proposal generally aligns with the Municipal Development Plan (MDP) and the intent of the Old Town Community Plan Area Redevelopment Plan (ARP).

BACKGROUND

Administration is recommending an update to Land Use Bylaw 2719/LUO/25 for the purpose of ensuring proper districting is in place to support a new school site in Old Town South.

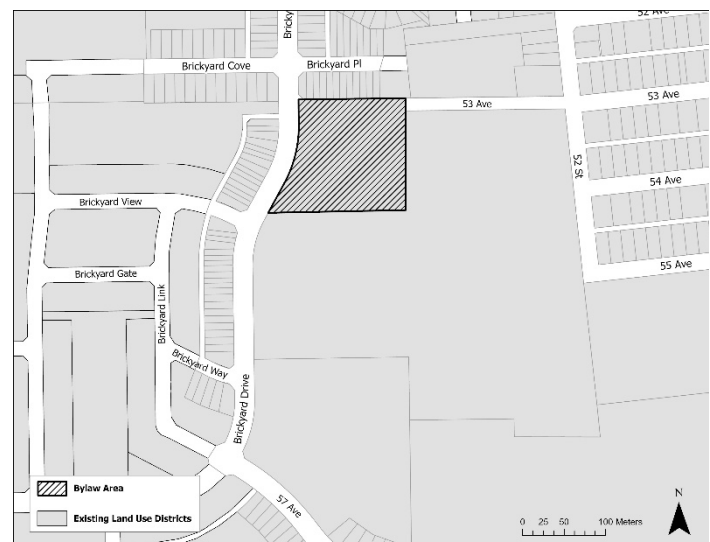
The proposed amendment would redistrict a portion of Town-owned land in Old Town South to P2 – Community Services District to facilitate the development of a school. The intent is to pre-district the land to support the relocation of École La Trinité to a permanent site from the temporary site off 55 Avenue. The Conseil scolaire Centre-Nord (CSCN) school board has applied to the province for funding to construct a permanent location for École La Trinité. The Town supports this matter and is undertaking this redistricting proactively along with a related subdivision.

This site is part of the cultural and educational campus within the Old Town Community Plan ARP, now referred to as Old Town South. This area calls for space for a variety of educational, recreational and cultural facilities that are designed to be sensitive to the surrounding residential areas.

The proposed area is currently vacant with no previous development history on the site and is located north of Westview School and the Town's Recreation Centre, which is currently under construction.

From a policy standpoint, this project is supported by municipal policies under the MDP. Relevant MDP policies include:

- 6.2.l. The Town will work with school boards to determine the need for future school sites and how reserves should be apportioned between parks and schools.
- 6.2.n. The location of municipal reserves will be guided by optimum siting for schools and recreation purposes and not the location of utility areas or other constrained lands.
- 6.5.f.iii. To create new neighbourhoods that are complete, resilient and able to adapt to change, new residential development should be supported by services and amenities, such as parks, schools and trails, with more amenities in higher density areas.



- 6.5.g.iii. To promote healthy lifestyles and interpersonal relationships by means of compact, walkable neighbourhoods, new residential development should have school sites that are convenient for students in the neighbourhood.
- 6.7.a. To have appropriate land for institutional facilities, the Town will consider institutional and civic uses during neighbourhood planning and conduct appropriate studies for specialized land uses, including: community centres, cultural facilities, schools, hospitals, special needs and assisted-living accommodations and utilities, cemeteries, snow dump sites, public works yards and protective and emergency facilities.

Relevant Statutes/Master Plans/Documents

Municipal Government Act Sections 187 to 191, 606, 640 and 692(1)

Land Use Policies, Order in Council 522/96 pursuant to Section 622 of the *Municipal Government Act*,

Municipal Development Plan Bylaw 2694/D&P/24 Uniquely Stony Plain: Municipal Development Plan 2024

Old Town Community Plan Area Redevelopment Plan Bylaw 2613/D&P/19

STRATEGIC ALIGNMENT & KEY ACTIONS

Stony Plain Strategic Plan 2025-2028:

- Community Development
 - Continue to encourage innovative and diverse housing options that will support a wide range of residential needs.

STAKEHOLDER AND PUBLIC PARTICIPATION

Administration met with the Planning Advisory Committee on September 10, 2025, presented this application and answered questions. The committee reached a consensus in support of the Old Town South School Site Land Use Bylaw Amendment and strongly encourages the review and consideration of the related Traffic Impact Assessment with any future planning decisions.

The committee made a Motion and moved that the Old Town South School Site Land Use Bylaw Amendment be accepted for information, and the committee supports the Old Town South School Site Land Use Bylaw Amendment.

COMMUNICATION

Bylaw 2728/LUO/25 was advertised in accordance with the Standard method in the Public Advertisement Bylaw 2681/G/23, as the subject area is part of and conforms with an approved neighbourhood level plan. This includes a post on the Town website and a notice sign installed on the property in advance of the public hearing. This item will be included in the Council Highlights news release.

ATTACHMENTS

1. Aerial Context Map
2. Old Town South School Site Land Use Bylaw Amendment Bylaw 2728/LUO/25
3. Relevant Statutory Plan Information
4. Relevant Portion of the Land Use District Map and Applicable Land Use Bylaw Sections
5. Advertisement and any comments received for the Public Hearing for Bylaw 2728/LUO/25
6. Old Town School Site Land Use Bylaw Amendment Bylaw 2728/LUO/25 Public Hearing Presentation

Prepared by: Caitlyn McDonald, Project Planner

Reviewed by: Miles Dibble, Manager, Planning and Development

Reviewed by: Teresa Olsen, Manager, Legislative Services

Reviewed by: Brett Newstead, General Manager, Planning & Infrastructure

Approved by: Tom Goulden, Chief Administrative Officer

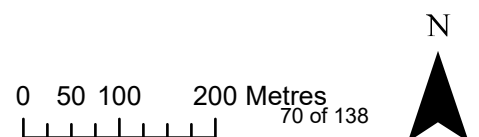


Aerial Context Map for Bylaw 2728/LUO/25

 Bylaw Area

Date Produced: 2025-07-24

Data Source: AltaLIS



70 of 138

BYLAW 2728/LUO/25

**BEING A BYLAW OF THE TOWN OF STONY PLAIN IN THE PROVINCE OF ALBERTA
FOR THE PURPOSE OF AMENDING LAND USE BYLAW 2719/LUO/25**

WHEREAS, Section 191 of the *Municipal Government Act*, RSA 2000, c. M-26, and amendments thereto, enables a council to amend or repeal a bylaw; and

WHEREAS, the Council of the Town of Stony Plain wishes to amend Land Use Bylaw 2719/LUO/25 for the purpose of redistricting the lands shown in Schedule A attached hereto; and

NOW THEREFORE, the Council of the Town of Stony Plain, in the Province of Alberta, duly assembled, hereby enacts as follows:

1.0.0 Title

1.1.0 This bylaw may be cited as the “Old Town South School Site Land Use Bylaw Amendment”.

2.0.0 General

2.1.0 Bylaw 2719/LUO/25 is hereby amended by this bylaw.

2.2.0 The Land Use District Map, attached to and forming part of this bylaw is amended to redistrict a portion of, as shown in Schedule A:

PLAN 2020995
BLOCK 34
LOT 2
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 13.1 HECTARES (32.37 ACRES) MORE OR LESS

FROM: P1 – Parks District
[1.87 ha (4.62 acres) more or less]

TO: P2 – Community Services District
[1.87 ha (4.62 acres) more or less]

3.0.0 Severability

3.1.0 If any portion of this bylaw is declared invalid by a court of competent jurisdiction, then the invalid portion must be severed and the remainder of the bylaw is deemed valid.

4.0.0 Review

4.1.0 This bylaw shall be reviewed within its fifth year, being 2030, or as deemed necessary.

5.0.0 Effective Date

5.1.0 This bylaw shall take full force and effect on the date it is passed.

Read a first time this day of , AD 2025.
Public hearing held this day of , AD 2025.
Read a second time this day of , AD 2025.
Read a third time this day of , AD 2025.

Mayor William Choy

Ann Laing
General Manager, Corporate Services

SCHEDULE “A”

Area of Land Use Bylaw
 Amendment 2728/LUO/25



Legend

-  Town Boundary
-  Area of New Residential Development
-  Area of Employment Land
-  Area of Transition
-  Area of Stability
-  Area of Future Urban Development
-  Park
-  Tree Canopy
-  Railway
-  Major Road

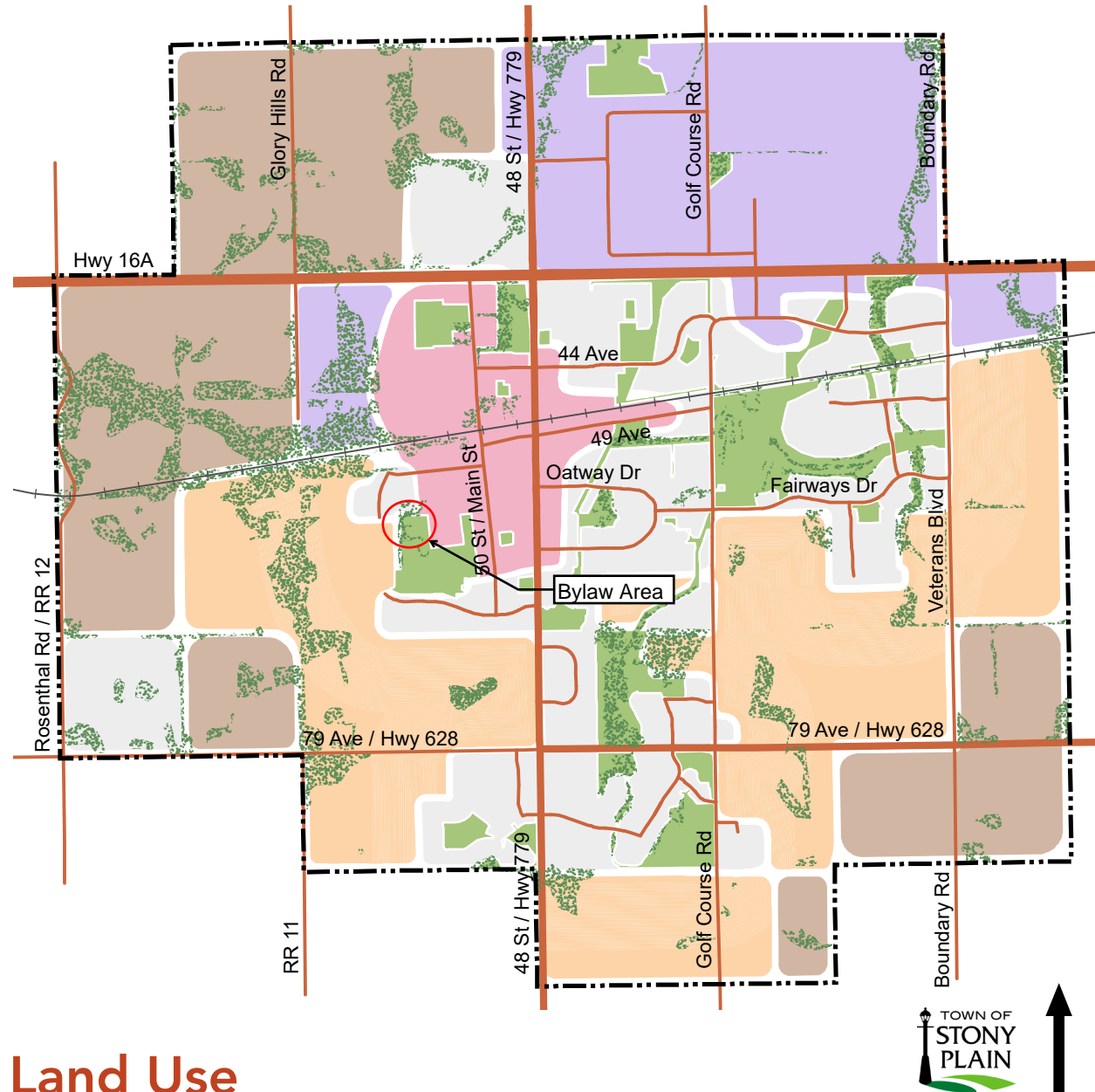
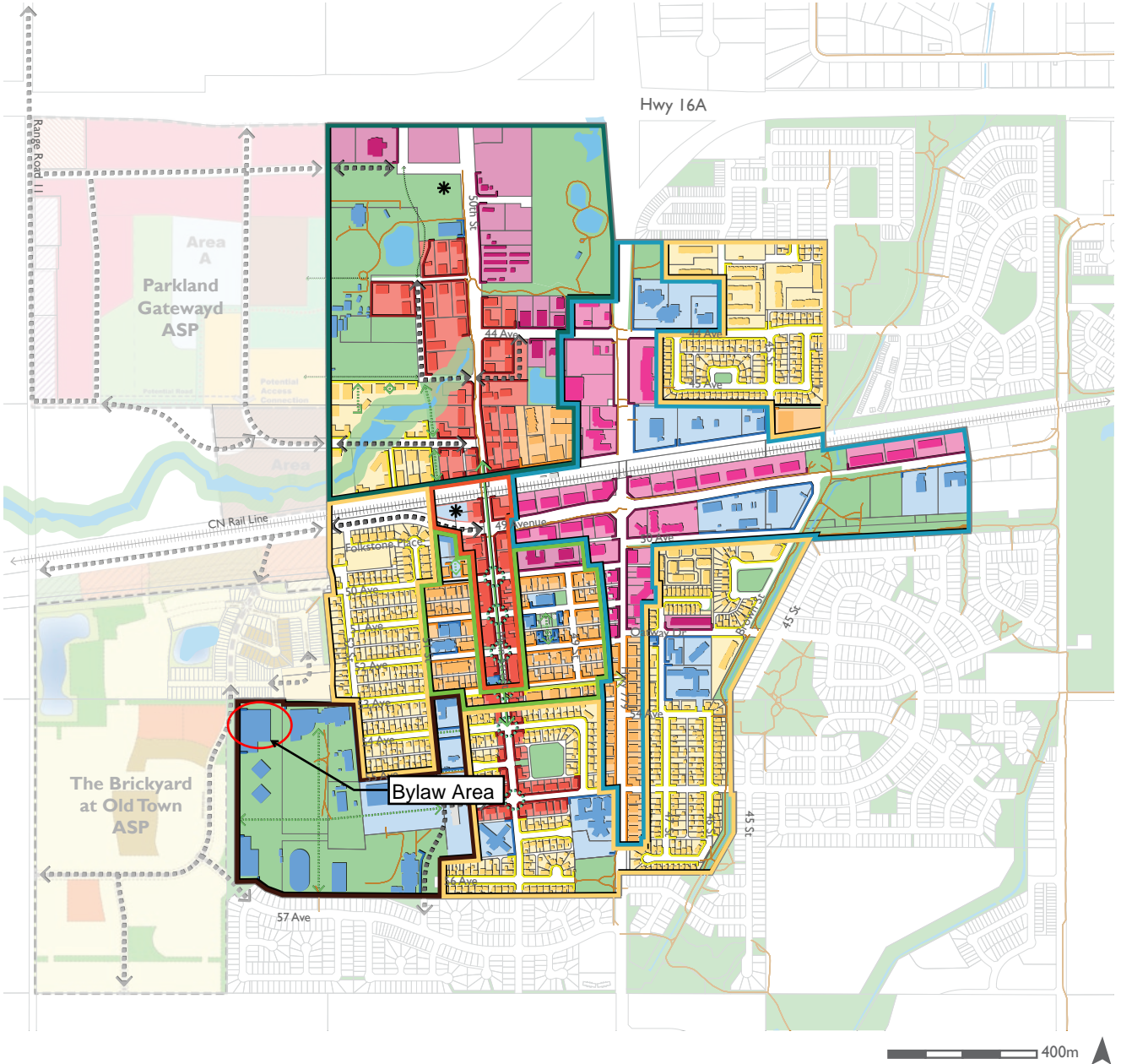


Figure 4: Future Land Use

Map 7

Future Development Concept



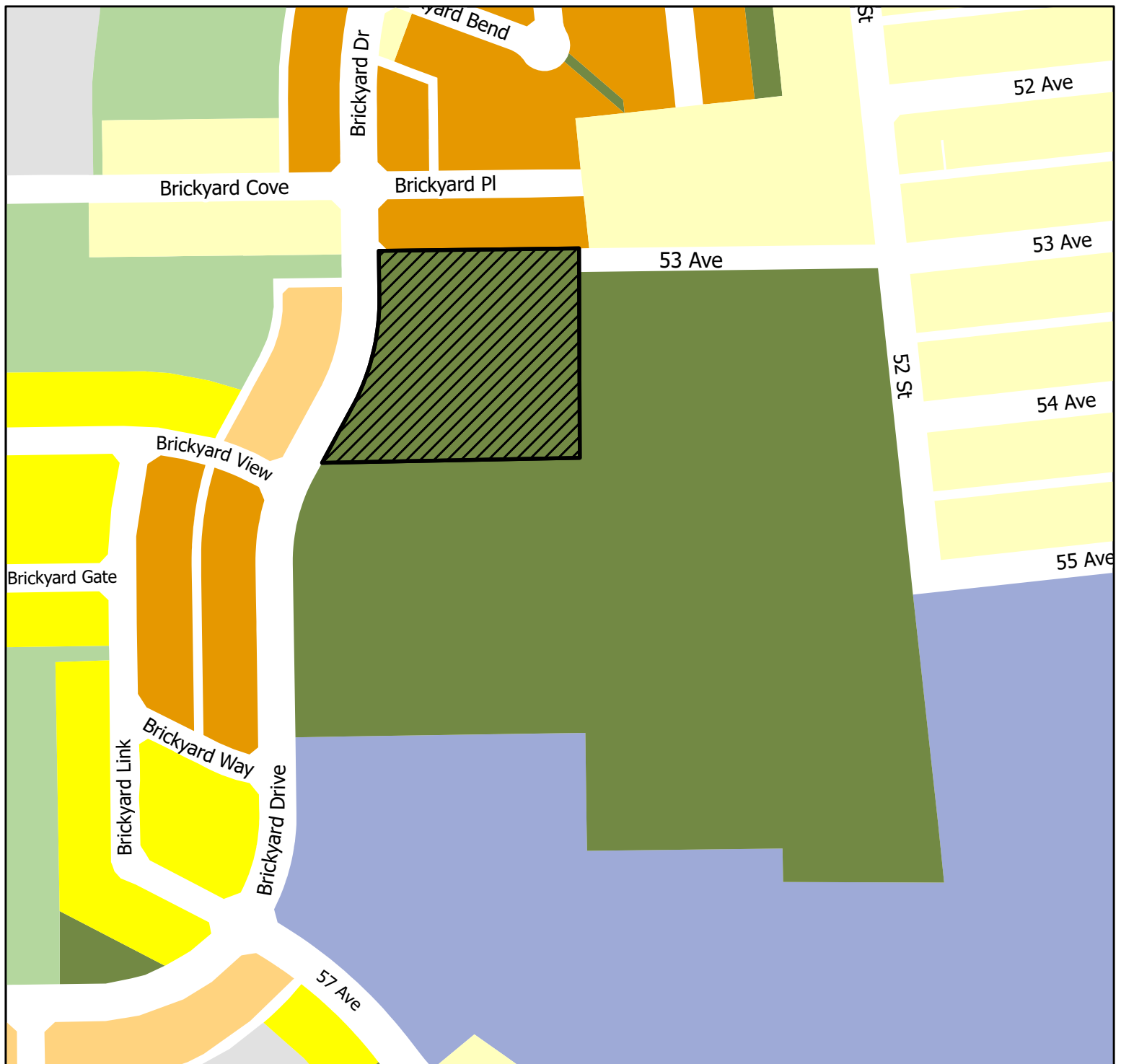
Legend

- Main Street Area
- Town Core Area
- Old Town North
- Recreation and Cultural Campus
- Highway Commercial Corridor
- Mature Residential Areas

- Commercial Mixed-Use
- Commercial
- Institutional
- Residential
- Residential Mixed-Use
- Open Space

- ← Primary Public Realm Improvement
- ⋯ Mid-block Pedestrian Connection/Trail
- ↩ New Street
- ⊙ Key Nodes
- ✱ Transportation Hub





Land Use Bylaw Map for Bylaw 2728/LUO/25

Land Use Bylaw Districts

Residential Districts

- R1 – Large Lot Detached Dwelling Residential District
- R2 – Detached Dwelling Residential District
- R3 – Residential Park District
- R4 – Mixed Form Residential District
- R5 – Small Lot Mixed-Form Residential District
- R6 – Comprehensively Planned Residential District
- R7 – Multi-Unit Building Residential District
- R8 – High Density Residential District

Employment Districts

- C1 – Local Commercial District
- C2 – General Commercial District
- C3 – Central Mixed Use District
- M1 – Business Industrial District

Other Land Use Districts

- P1 – Parks District
- P2 – Community Services District
- P3 – Utility District
- FD – Future Development District



Bylaw Area



Date Produced: 2025-07-25

Data Source: AltaLIS 75 of 138

N



Bolded text shown in parentheses identifies source of change.

2.14.0. P1 – Parks District

2.14.1. Purpose

This district provides land for the Development of parks to meet the active and passive recreational pursuits of the public.

2.14.2. Permitted Uses

Campground
Cemetery
Community Garden
Earthworks
General Accessory Development
Park
Recreation Facility

2.14.3. Discretionary Uses

Bar
Community Facility
Education Service
Food and Drink Service
Indoor Entertainment Establishment
Indoor Sales and Service
Outdoor Entertainment Establishment
Parking Facility
Prefabricated Structure Accessory Development
Religious Assembly
Shipping Container Accessory Development
Tourist Information Centre

2.14.4. Development Regulations

1. **Front, Rear, Side and Flankage Yard Setbacks (minimum):**
 - a. 4.0 m
 - b. 6.0 m where a Yard Abuts a residential district
2. **Building Height (maximum):**
 - a. 20.0 m
3. **Landscaping:**
 - a. 2.0 m of landscaping along road rights of way must be provided if there is no landscaping within Adjacent road right of way boulevards
4. **Discretionary Commercial Uses:**
 - a. Bar, Food and Drink Service, Indoor Entertainment Establishment and Indoor Sales and Service will only be allowed in association with a Permitted Use

Bolded text shown in parentheses identifies source of change.

2.15.0. P2 – Community Services District

2.15.1. Purpose

This district provides for the Development of publicly or privately owned community services.

2.15.2. Permitted Uses

Community Facility
Community Garden
Child Care Service
Earthworks
Education Service
General Accessory Development
Government Service
Hospital
Outdoor Storage Accessory Development
Park
Recreation Facility
Religious Assembly

2.15.3. Discretionary Uses

Bar
Cemetery
Food and Drink Service
Indoor Entertainment Establishment
Indoor Sales and Service
Outdoor Entertainment Establishment
Parking Facility
Prefabricated Structure Accessory Development
Private Club
Shipping Container Accessory Development
Surveillance Suite Accessory Development
Theatre
Tourist Information Centre

2.15.4. Development Regulations

1. **Lot Coverage (maximum):**
 - a. 70%
2. **Front, Rear, Side and Flankage Yard Setbacks (minimum):**
 - a. 4.0 m
 - b. 6.0 m where a Yard Abuts a residential district
3. **Building Height (maximum):**
 - c. 20.0 m
4. **Landscaping**
 - d. 2.0 m of landscaping along road rights of way must be provided if there is no landscaping within Adjacent road right of way boulevards

Bolded text shown in parentheses identifies source of change.

5. **Discretionary Commercial Uses:**

- a. Bar, Food and Drink Service, Indoor Entertainment Establishment, Indoor Sales and Service, Outdoor Entertainment Establishment and Theatre uses will only be allowed in association with a Permitted Use

NOTICE OF PUBLIC HEARING FOR BYLAW 2728/LUO/25

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September 08, 2025

- Public Hearings [\(/news/categories/public-hearings/\)](#)

NOTICE OF PUBLIC HEARING FOR BYLAW 2728/LUO/25

Old Town School Site – Land Use Bylaw Amendment

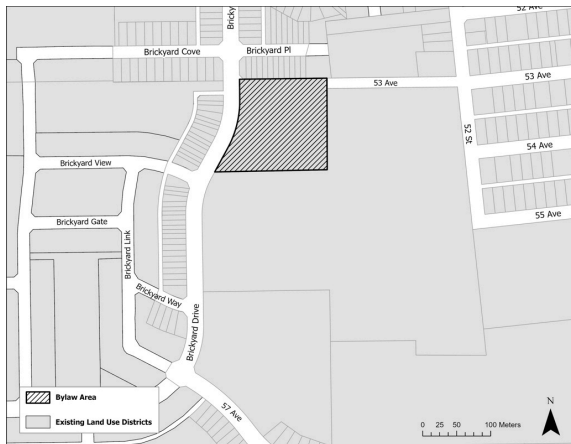
MONDAY, September 22, 2025, at 5:00 p.m.

At the Town of Stony Plain **Council Chambers – 4905-51 Avenue**

Town of Stony Plain Council will hold a public hearing for the purpose of hearing submissions regarding Bylaw 2728/LUO/25.

Purpose of Bylaw 2728/LUO/25 Old Town School Site – Land Use Bylaw Amendment

To amend Land Use Bylaw 2719/LUO/25 to ensure proper districting is in place to support a new school site in Old Town South. The proposal amends a portion of 5300 52 Street adjacent to Brickyard Drive within the Land Use District Map from P1 – Parks District to P2 – Community Services District.



Council Meeting Access

Council meetings are open to the public at Town of Stony Plain Council Chambers, 4905-51 Avenue. Council meetings are streamed virtually and meeting minutes and agendas can be viewed here:

www.stonyplain.com/councilmeetings.

Public Hearing Procedure

Members of the public wishing to address Council with comments on Bylaw 2728/LUO/25 may provide a written submission or make a verbal presentation during the public hearing.

Written submissions must be mailed or delivered to the Stony Plain Town Office at 4905-51 Avenue, or emailed to Legislative@stonyplain.com and received by 12:00 p.m. on Monday, September 15, 2025, to be included in the public hearing agenda.

Members of the public wishing to make a verbal presentation to Council during the public hearing may register their intent to speak. Persons who wish to attend virtually to speak to this matter must pre-register by 4:00 p.m. on Friday, September 19, 2025. The registration process may be completed by calling 780-963-8589 or emailing Legislative@stonyplain.com to ensure speakers have the necessary information to participate in the public hearing.

Click here to inspect and read the full text of Bylaw 2728/LUO/25 [\(/media/be2jtoha/2728-luo-25-bylaw-package.pdf\)](#) .

Contact Us

Town Office: **780 963 2151** [\(tel:17809632151\)](tel:17809632151)

Public Works: **780 963 2469** [\(tel:17809632469\)](tel:17809632469)

Email Us [\(/https://www.stonyplain.com/Modules/contact/search.aspx?s=PXQd1P73tEd5IA5HTgJ5Y3cHjgeQuAleQuAl\)](https://www.stonyplain.com/Modules/contact/search.aspx?s=PXQd1P73tEd5IA5HTgJ5Y3cHjgeQuAleQuAl)

Monday-Friday

8:30 AM to 4:30 PM

Public Works After Hours Emergency Line

780 818 6766 [\(tel:17808186766\)](tel:17808186766)



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Town Hall

4905 - 51 Avenue

Stony Plain, Alberta T7Z 1Y1

Canada

Public Works

PROPOSED LAND USE BYLAW AMENDMENT

Redistricting from P1 - Parks District to
P2 - Community Services District

LISTED USES IN THE P2 DISTRICT

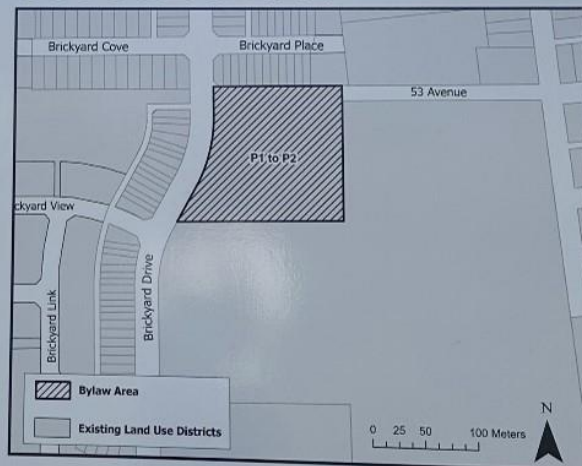
PERMITTED USES

Community Facility
Community Garden
Child Care Service
Earthworks
Education Service
General Accessory
Development
Government Service
Hospital
Outdoor Storage Accessory
Development
Park
Recreation Facility
Religious Assembly

DISCRETIONARY USES

Bar
Cemetery
Food and Drink Service
Establishment
Indoor Sales and Service
Establishment
Outdoor Entertainment
Establishment
Parking Facility
Prefabricated Structure
Accessory Development
Private Club
Shipping Container
Accessory Development
Surveillance Suite
Accessory Development
Theatre
Tourist Information Centre

5300 52 STREET



PUBLIC HEARING

5PM, September 22, 2025
Council Chambers
Stony Plain Town Office
4905 - 51 AVE

FOR MORE INFORMATION:

Bylaw Inquiries
planning@stonyplain.com

Public Hearing Inquiries
legislative@stonyplain.com

The bylaw and related background material can be accessed at Stony Plain Town Office, 4905 - 51 Avenue, 2nd floor, Planning and Development, or by contacting planning@stonyplain.com. Members of the public wishing to address Council with comments on this bylaw may provide a written submission or make a verbal presentation during the public hearing. Please contact us at legislative@stonyplain.com for submission details and important dates.

stonyplain.com/publichearings



Subject: Old Town School Site – Land Use Bylaw Amendment (Portion of 5200-52 St.) Bylaw 2728/LUO/25

Good afternoon. I reside in Old Town and I've come to enjoy its pace, convenience and family-friendly environment. I welcome the Town's plans that help to create a vibrant and walkable Community and I look forward to watching and participating in the Community as it grows. I recognize that the continued improvements are for the benefit of Stony Plain residents and are needed as Stony Plain grows.

My thoughts with this growth concern (Proposed future School) are the plans for handling the vehicle ingress and egress from the area. This amendment doesn't stand alone. The current School, Recreation Centre under construction and the subsequent Brickyard residential phase under construction compound the need to have adequate roads to handle the increasing traffic as these projects are completed.

Is the land shown on the renderings for future roads currently zoned appropriately and will there be adequate roads to allow access to these areas without affecting current residential areas? The 53 Ave access to the Brickyard was to my understanding a secondary route for Emergency Access. Will this be closed to vehicle traffic prior to further development of the site? Will another access to route traffic outside of residential areas be constructed prior to further development? Should this not be addressed, I fear the existing Old Town will become a thoroughfare, not a destination for traffic coming and going to the area.

I have had discussions with some of my Old Town Community neighbors and our concern is that traffic "cutting" through the emergency access route has already grown and that this will continue to worsen. Traffic coming and going to and from the area may not have a stake in the Old Town Community. I fear this traffic increase may adversely affect the community and I would like to ensure that the traffic plan is suitable and fair to Old Town stakeholders.

Thank you for your time. I hope for reinsurance for the Old Town Community in this regard.

Rick Wevers.

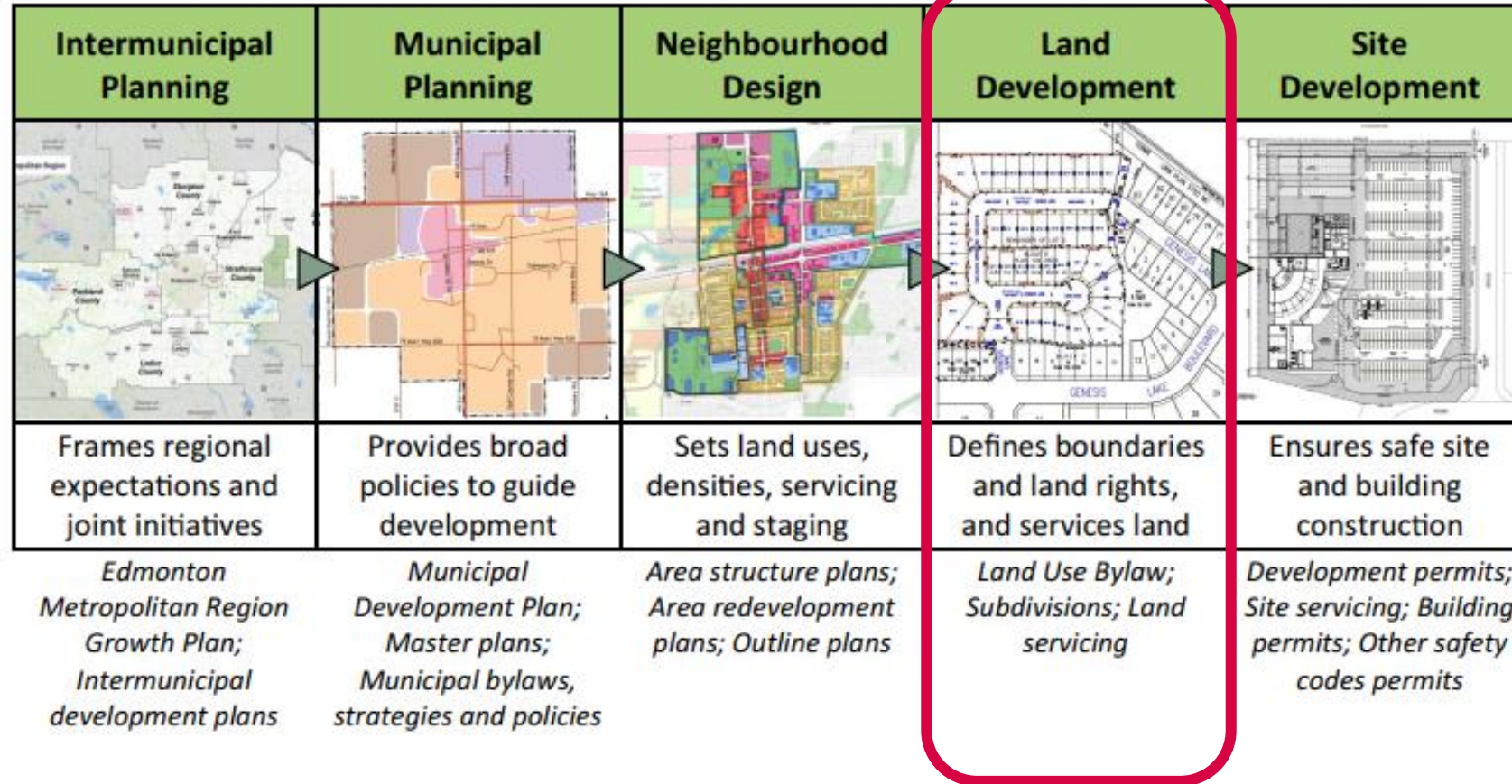
Old Town.

Public Hearing- Bylaw 2728/LUO/25

Old Town South School Site Land Use Bylaw Amendment



THE LAND USE PLANNING FRAMEWORK IN STONY PLAIN



Aerial Context




**Glenn Hall
Centennial Arena**

Recreation Centre

Old Town South Area

**Ecole La Trinité
Temporary Location**

Westview School

 **Bylaw Area**

Proposed LUB Districting

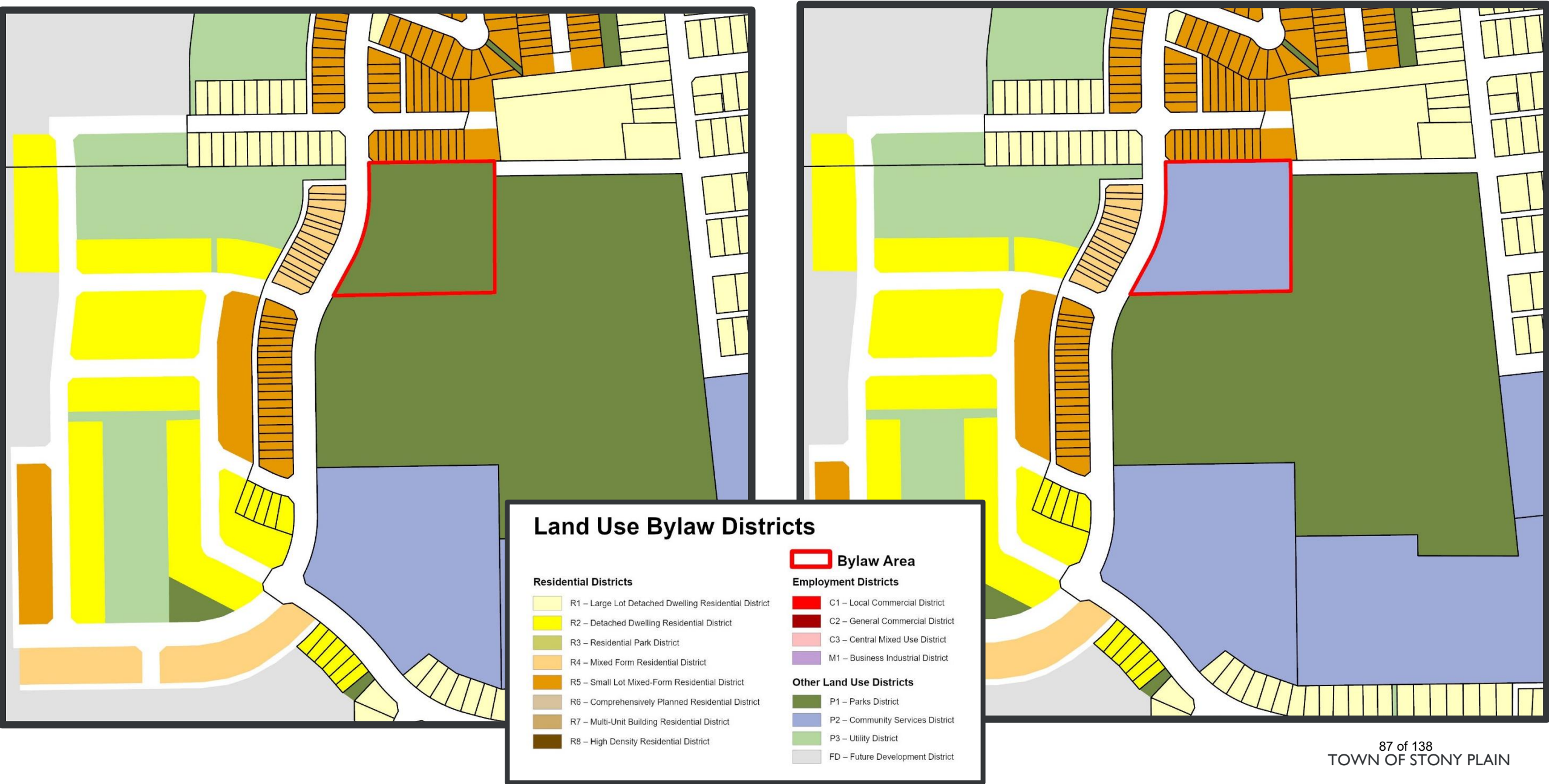
Summary of changes:

- Redistrict from P1 – Parks District to P2 – Community Services District to accommodate a school site



Current

Proposed



Advertisement

Posted on Town Website

Notification Sign

Planning Advisory Committee

NOTICE OF PUBLIC HEARING FOR BYLAW 2728/LUO/25

Old Town School Site – Land Use Bylaw Amendment

MONDAY, September 22, 2025, at 5:00 p.m.

At the Town of Stony Plain **Council Chambers – 4905-51 Avenue**

Town of Stony Plain Council will hold a public hearing for the purpose of hearing submissions regarding Bylaw 2728/LUO/25.

Purpose of Bylaw 2728/LUO/25 Old Town School Site – Land Use Bylaw Amendment

To amend Land Use Bylaw 2719/LUO/25 to ensure proper districting is in place to support a new school site in Old Town South. The proposal amends a portion of 5300 52 Street adjacent to Brickyard Drive within the Land Use District Map from P1 – Parks District to P2 – Community Services District.



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Council meetings are open to the public at Town of Stony Plain Council Chambers, 4905-51 Avenue. Council meetings are streamed virtually and meeting minutes and agendas can be viewed here: www.stonyplain.com/councilmeetings.

Public Hearing Procedure

Members of the public wishing to address Council with comments on Bylaw 2728/LUO/25 may provide a written submission or make a verbal presentation during the public hearing.

Written submissions must be mailed or delivered to the Stony Plain Town Office at 4905-51 Avenue, or emailed to Legislative@stonyplain.com and received by 12:00 p.m. on Monday, September 15, 2025, to be included in the public hearing agenda.

Members of the public wishing to make a verbal presentation to Council during the public hearing may register their intent to speak. Persons who wish to attend virtually to speak to this matter must pre-register by 4:00 p.m. on Friday, September 19, 2025. The registration process may be completed by calling 780-963-8589 or emailing Legislative@stonyplain.com to ensure speakers have the necessary information to participate in the public hearing.

Click here to inspect and read the full text of [Bylaw 2728/LUO/25](#).

PROPOSED LAND USE BYLAW AMENDMENT

Redistricting from P1 - Parks District to
P2 - Community Services District

LISTED USES IN THE P2 DISTRICT

PERMITTED USES
Community Facility
Community Garden
Child Care Service
Earthworks
Education Service
General Accessory
Development
Government Service
Hospital
Outdoor Storage Accessory
Development
Park
Recreation Facility
Religious Assembly

**DISCRETIONARY
USES**
Bar
Cemetery
Food and Drink Service
Establishment
Indoor Sales and Service
Establishment
Parking Facility
Professional Structure
Accessory Development
Private Club
Shopping Container
Accessory Development
Surveillance Suite
Accessory Development
Tourist Information Centre

5300 52 STREET



PUBLIC HEARING

5PM, September 22, 2025
Council Chambers
Stony Plain Town Office
4905 - 51 AVE

FOR MORE INFORMATION:

Bylaw Inquiries
planning@stonyplain.com

Public Hearing Inquiries
legislative@stonyplain.com

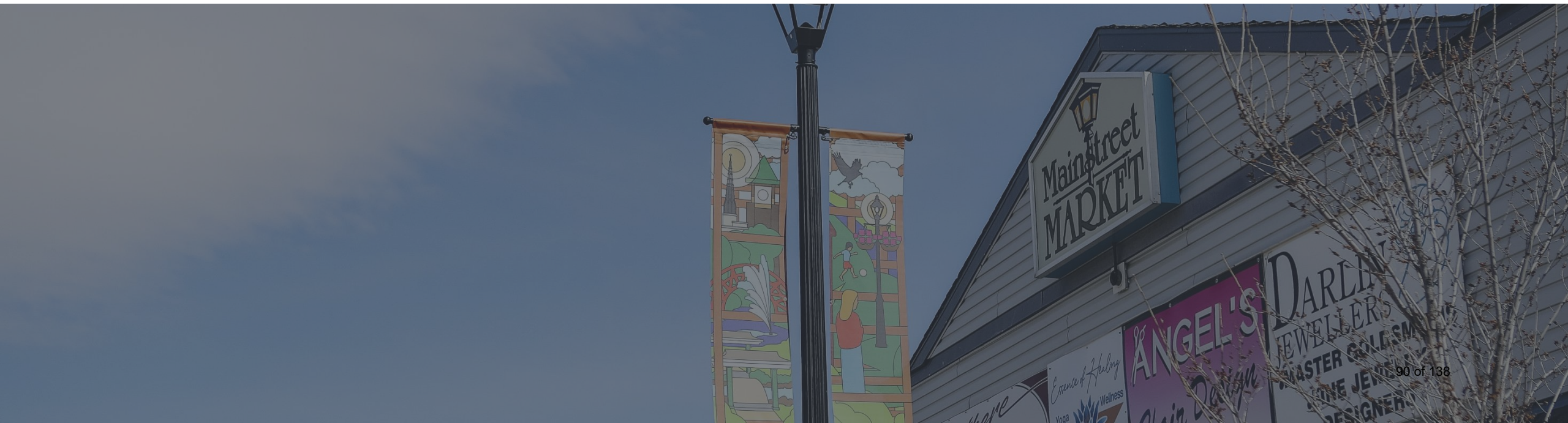
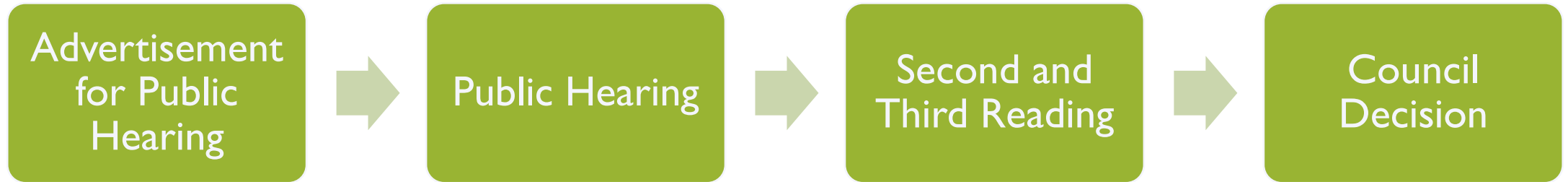
The bylaw and related background material can be accessed at Stony Plain Town Office, 4905 - 51 Avenue, 2nd floor. Planning and Development, or by contacting planning@stonyplain.com. Members of the public wishing to address Council with comments on this bylaw may provide a written submission or make a verbal presentation during the public hearing. Please contact us at legislative@stonyplain.com for submission details and important dates.

stonyplain.com/publichearings



Next Steps

September 22, 2025



The background image shows a street scene. In the foreground, there are two orange banners hanging from a black pole. The banners feature a repeating pattern of stylized paw prints and flowers. To the left, a building has a sign that says "Community Features" and "Capital Region". A green and white handicapped parking sign is visible. In the background, there are more buildings, a street lamp, and a white crane. The sky is overcast.

Thank you!

Questions or comments?



END OF ITEM



Adoption of Council Minutes

**TOWN OF STONY PLAIN
PROVINCE OF ALBERTA
SEPTEMBER 8, 2025 MINUTES OF THE
REGULAR COUNCIL MEETING
HELD IN THE TOWN OF STONY PLAIN
COUNCIL CHAMBERS AT 5:00 PM**

PRESENT:

Mayor:	William Choy
Deputy Mayor:	Melanie Loyns
Councillors:	Justin Anderson
	Pat Hansard
	Justin Laurie
	Eric Meyer
	Harold Pawlechko
Chief Administrative Officer:	Tom Goulden
General Manager, Community & Protective Services:	Karl Hill
General Manager, Community & Social Development:	Lisa Gilchrist
General Manager, Corporate Services:	Ann Laing
General Manager, Planning & Infrastructure:	Brett Newstead
General Manager, Strategic Services:	Brenda Otto
Manager, Financial Services:	Teri Stewart
Manager, Infrastructure Operations:	Paul Simons
Manager, Legislative Services:	Teresa Olsen
Community Development Officer:	Lara Stadnyk
Legislative Officer:	Christina Michaud

OTHERS PRESENT:

Public Input Session:	Mallory Walker
Federal Government Member of Parliament:	Dane Lloyd
Members of the Public:	

1. CALL TO ORDER

Mayor William Choy called the September 8, 2025 Regular Council Meeting to order at 5:00 p.m.

2. ADOPTION OF AGENDA

Agenda Adoption
168/09/25/SP

Moved that Town Council adopt the September 8, 2025 Regular Council Meeting Agenda as presented.

CARRIED UNANIMOUSLY

3. PUBLIC INPUT SESSION

Mallory Walker spoke to Town Council about Town Planning processes.

4. PRESENTATIONS & DELEGATIONS

4.1 Member of Parliament, Sturgeon River – Parkland

Member of Parliament Dane Lloyd provided an update to Council.

5. STATUTORY PUBLIC HEARING – NIL

6. ADOPTION OF COUNCIL MINUTES

6.1 Regular Council Meeting Minutes – August 25, 2025

RCM Minutes
169/09/25/SP

Moved that Town Council approve the August 25, 2025 Regular Council Meeting minutes as presented.

CARRIED UNANIMOUSLY

7. COUNCIL BOARD & COMMITTEE MINUTES – NIL

8. BYLAWS

8.1 Assessment Review Board Bylaw

The Manager of Financial Services gave an overview of the bylaw.

ARB Bylaw
1st Reading
170/09/25/SP

Moved that Town Council give first reading to Bylaw 2727/AS/25, a bylaw to establish the Assessment Review Boards.

CARRIED UNANIMOUSLY

ARB Bylaw
2nd Reading
171/09/25/SP

Moved that Town Council give second reading to Bylaw 2727/AS/25.

CARRIED UNANIMOUSLY

ARB Bylaw
Unan. consent
172/09/25/SP

Moved that Town Council give unanimous consent to consider third reading to Bylaw 2727/AS/25.

CARRIED UNANIMOUSLY

ARB Bylaw
3rd Reading
173/09/25/SP

Moved that Town Council give third reading to Bylaw 2727/AS/25.

CARRIED UNANIMOUSLY

Mayor William Choy called a break at 6:09 p.m.

Mayor William Choy called the Regular Council Meeting back to order at 6:21 p.m.

9. BUSINESS ITEMS

9.4 Engaging Youth Strategy

The Community Development Officer gave an overview of the report.

Engaging Youth
Strategy
174/09/25/SP

Moved that Town Council accept the Engaging Youth Strategy for information.

CARRIED UNANIMOUSLY

9.2 Snow Removal and Ice Control Policy

The Manager of Infrastructure Operations gave an overview of the policy.

Snow
Removal/Ice
Policy
175/09/25/SP

Moved that Town Council:

1. approve Snow Removal and Ice Control Policy C-PW-068; and
2. repeal Snow Removal and Ice Control Policy C-PW-042.

CARRIED UNANIMOUSLY

Mayor William Choy called a break at 8:45 p.m.

Mayor William Choy called the Regular Council Meeting back to order at 8:55 p.m.

9.3 External Board and Committee Member Appointment Policy

The Manager of Legislative Services gave an overview of the policy.

Moved that Town Council approve the External Board and Committee Member Appointment Process Policy C-CO-069 as presented.

Boards and
Committee
Review
Amendment
176/09/25/SP

Moved that the proposed External Board and Committee Member Appointment Policy C-CO-069 be amended to include the appointment of Council members to Council-appointed Committees; and that the policy title and policy be amended accordingly to reflect this change.

CARRIED UNANIMOUSLY

A vote was taken on the Main Motion as amended.

Boards and
Committee
Review Amend
177/09/25/SP

Moved that Town Council approve the External Board and Committee Member Appointment Policy C-CO-069 as amended.

CARRIED UNANIMOUSLY

9.4 Policy Repeal

The Manager of Legislative Services gave an overview of the policy.

Policy Repeal
178/09/25/SP

Moved that Town Council repeal:

1. Refund on Golf Course Seasonal Memberships Policy 302/04/92/SP; and
2. Program Refunds Policy 053/01/00/SP.

CARRIED UNANIMOUSLY

10. COUNCIL DISCUSSION

11. CLOSED SESSION – NIL

12. ADJOURNMENT

Mayor William Choy declared the September 8, 2025 Regular Council Meeting adjourned at 9:57 p.m.

Mayor William Choy

Ann Laing
General Manager, Corporate Services

END OF ITEM



Council Board & Committee Minutes

Tri Municipal Leisure Facility Corporation Board Meeting
June 19, 2025
Heavy Metal Place (Program Room)

ADOPTED**Present**

Rob Hagg	Chair, Public Rep, Parkland County
Roxanne Kits	Vice Chair, Public Rep, Town of Stony Plain
Justin Laurie	Councillor, Town of Stony Plain
Todd Haist	Public Rep, Town of Stony Plain
Sally Kucher-Johnson	Councillor, Parkland County
David Oldham	Councillor(alternate), City of Spruce Grove
Michelle Thiebaud	Public Rep, City of Spruce Grove
Amanda Chubey	Public Rep, City of Spruce Grove
Bryan Rabik	Public Rep, Parkland County

Others Present

Lenny Richer	General Manager
Tracy Hauff	Financial and Corporate Services Supervisor

Absent

Erin Stevenson	Councillor, City of Spruce Grove
Robin Lillywhite	Marketing and Communications Specialist

1. Call to Order**Call to Order****1. CALL TO ORDER**

R. Hagg called the June 19, 2025 board meeting to order at 6:39 PM.

2. Adoption of Agenda**01/06/2025**

Adoption of Agenda

2. ADOPTION OF AGENDA

Moved by R. Kits that the Board of Directors adopt the June 19, 2025 Meeting Agenda as presented.

Motion: 2025-29**CARRIED****3. Adoption of Minutes****02/06/2025**

Adoption of Minutes

3. ADOPTION OF MINUTES

Moved by R. Kits that the Board of Directors adopt the May 15, 2025 minutes as presented.

Motion:**2025-30****CARRIED**

4. Presentations

5. Business

03/06/2025

5.1 Fees and Charges

5.1 – Fees and Charges

Moved by S. Kucher-Johnson that the Board of Directors approve the Fees and Charges as presented.

Motion:

2025-31

CARRIED

04/06/2025

5.2 2026 Corporate Plan
Draft

5.2 – 2026 Corporate Plan and Budget - Draft

Moved by T. Haist that the Board of Directors approve the 2026 Corporate Plan and Budget - Draft as presented.

Motion:

2025-32

CARRIED

05/06/2025

5.3 2024 Annual
Report

5.3 – 2024 Annual Report

Moved by J. Laurie that the Board of Directors approve the 2024 Annual Report as presented.

Motion:

2025-32

CARRIED

6. Information

06/06/2025

6.1 – GM Update

6.1 – GM Update

L. Richer presented GM Update as information.

07/06/2025

6.2 - Finance Update

6.2 – Department Updates

T. Hauff presented the Department Updates as information.

08/06/2025

6.3 - Action Log

6.3 – Action Log

L. Richer presented the Action Log as information.

09/06/2025

6.4 - Forward Planning

6.4 – Forward Planning

L. Richer presented Forward Planning as information.

10/06/2025

6.5 – Strategic
Planning

6.5 – Strategic Planning

L. Richer and R. Hagg provided an update on strategic planning process as information.

11/06/2025

6.6 – Scholarship
Committee

6.6 – Scholarship Committee Update

J. Laurie provided an update on the work of the scholarship committee as information.

Motion:

2025-33

Moved by S. Kucher-Johnson that the Board of Directors accepts Items 6.1-6.4 as information.

CARRIED

7. In Camera

12/06/2025

In Camera:

Moved by S. Kucher-Johnson that the Board of Directors move in-camera to discuss matters protected from disclosure by Section 16, 24 and 27 of the Freedom and Information and Protection of Privacy Act.

Motion:

2024-34

8:00 PM

CARRIED

7.1 External Audit Services

FOIP Section 16 Disclosure Harmful to Business Interests of a Third Party

7.2 Whistleblower Policy

FOIP Section 24 Advice From Officials; and FOIP Section 27 Privileged Information

Motion:

2024-35

8:40 PM

Moved by M. Thiebaud that the Board of Directors move out of in-camera.

CARRIED

Motion:

2024-36

8:40 PM

Moved by D. Oldham that the Board of Directors approves Administration's recommendation to enter into an agreement with MNP LLP for external audit services for the Tri Municipal Leisure Facility Corporation for a three-year term covering the 2025 – 2028 fiscal years.

CARRIED

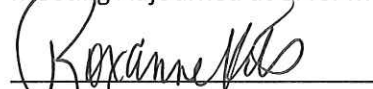
8. Reporting In and Out

13/06/2025

Reporting in and out

9. Adjournment

Meeting Adjourned at 8:46PM



Rob Hagg
Adjournment

Roxanne
Kits for

END OF ITEM



**TOWN OF STONY PLAIN
PROVINCE OF ALBERTA
AUGUST 6, 2025 MINUTES OF THE
PLANNING ADVISORY COMMITTEE
SHIKAOI ROOM
AT 4:30 P.M.**

MEMBERS PRESENT:

Chair:	Hugh Ritchie
Vice-Chair:	Manjo Ravichandraraj
	Jenilee Caterina
	Joe Baker
	Chaymie Hintz

OTHERS PRESENT:

Sustainability Planner, Staff Liaison:	Evan Joyes
Manager, Planning & Development:	Miles Dibble
Planner:	Ellen Okyerebea Amoh
Legislative Officer:	Christina Michaud

1. CALL TO ORDER

The Chair called the August 6, 2025 Planning Advisory Committee meeting to order at 4:33 p.m.

2. ADOPTION OF AGENDA

Agenda Adoption 19/08/25/PAC	Moved that the August 6, 2025 Planning Advisory Committee agenda be accepted as presented.
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CARRIED UNANIMOUSLY

3. ADOPTION OF MINUTES – May 22, 2025

PAC Minutes 20/08/25/PAC	Moved that the May 22, 2025 Planning Advisory Committee minutes be accepted as presented.
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CARRIED UNANIMOUSLY

4. BUSINESS ITEMS

4.1 Park West R8 Land Use Bylaw Amendment

The Manager of Planning & Development provided an update on the Park West R8 Land Use Bylaw Amendment.

Park West R8 LUB Amendment 21/08/22/SP	Moved that the Park West R8 Land Use Bylaw Amendment be accepted for information, and the committee supports the Park West R8 Land Use Bylaw Amendment.
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CARRIED UNANIMOUSLY

4.2 General Town Planning and Development Update

The Manager of Planning & Development provided a general Town planning and development update.

5. DISCUSSION AND QUESTIONS

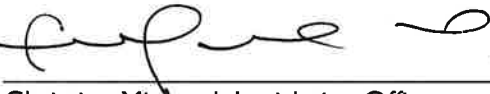
6. ADJOURNMENT

The Chair declared the August 6, 2025 Planning Advisory Committee meeting adjourned at 5:17 p.m.

Next Meeting:
November 5, 2025
4:30 p.m.
Shikaoi Room



Hugh Ritchie, Chair



Christina Michaud, Legislative Officer

END OF ITEM



Bylaws

**REQUEST FOR DECISION
PUBLIC SESSION****REGULAR COUNCIL MEETING****MEETING DATE:** September 22, 2025**SUBJECT:** Old Town School Site - Land Use Bylaw Amendment**EXECUTIVE SUMMARY**

An amendment to the Land Use Bylaw is being proposed to ensure proper districting is in place to support a new school site in Old Town South. The proposal amends a portion of 5300 52 Street adjacent to Brickyard Drive within the Land Use District Map from P1 – Parks District to P2 – Community Services District. This proposal generally aligns with the Municipal Development Plan (MDP) and the intent of the Old Town Community Plan Area Redevelopment Plan (ARP).

RECOMMENDATION

That Town Council:

1. give second reading to Bylaw 2728/LUO/25, a bylaw to amend Land Use Bylaw 2719/LUO/25; and
2. give third reading to Bylaw 2728/LUO/25.

BACKGROUND

Administration is recommending an update to Land Use Bylaw 2719/LUO/25 for the purpose of ensuring proper districting is in place to support a new school site in Old Town South.

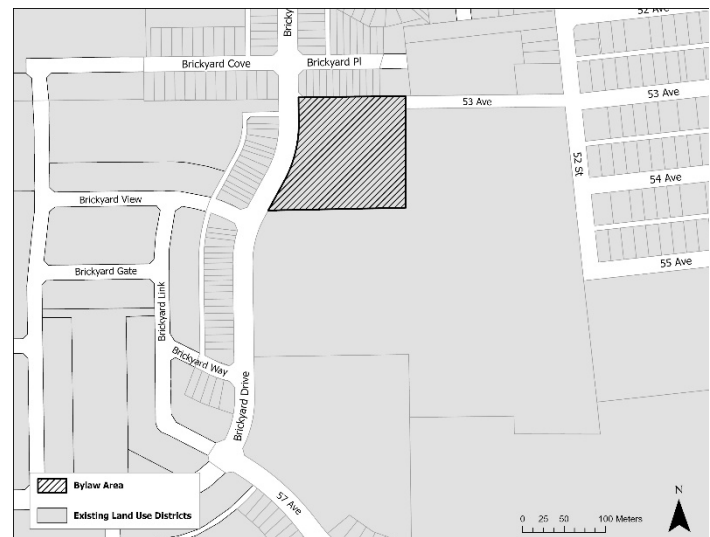
The proposed amendment would redistrict a portion of Town-owned land in Old Town South to P2 – Community Services District to facilitate the development of a school. The intent is to pre-district the land to support the relocation of École La Trinité to a permanent site from the temporary site off 55 Avenue. The Conseil scolaire Centre-Nord (CSCN) school board has applied to the province for funding to construct a permanent location for École La Trinité. The Town supports this matter and is undertaking this redistricting proactively along with a related subdivision.

This site is part of the cultural and educational campus within the Old Town Community Plan ARP, now referred to as Old Town South. This area calls for space for a variety of educational, recreational and cultural facilities that are designed to be sensitive to the surrounding residential areas.

The proposed area is currently vacant with no previous development history on the site and is located north of Westview School and the Town's Recreation Centre, which is currently under construction.

From a policy standpoint, this project is supported by municipal policies under the MDP. Relevant MDP policies include:

- 6.2.l. The Town will work with school boards to determine the need for future school sites and how reserves should be apportioned between parks and schools.
- 6.2.n. The location of municipal reserves will be guided by optimum siting for schools and recreation purposes and not the location of utility areas or other constrained lands.



- 6.5.f.iii. To create new neighbourhoods that are complete, resilient and able to adapt to change, new residential development should be supported by services and amenities, such as parks, schools and trails, with more amenities in higher density areas.
- 6.5.g.iii. To promote healthy lifestyles and interpersonal relationships by means of compact, walkable neighbourhoods, new residential development should have school sites that are convenient for students in the neighbourhood.
- 6.7.a. To have appropriate land for institutional facilities, the Town will consider institutional and civic uses during neighbourhood planning and conduct appropriate studies for specialized land uses, including: community centres, cultural facilities, schools, hospitals, special needs and assisted-living accommodations and utilities, cemeteries, snow dump sites, public works yards and protective and emergency facilities.

Relevant Statutes/Master Plans/Documents

Municipal Government Act Sections 187 to 191, 606, 640 and 692(1)

Land Use Policies, Order in Council 522/96 pursuant to Section 622 of the *Municipal Government Act*,

Municipal Development Plan Bylaw 2694/D&P/24 Uniquely Stony Plain: Municipal Development Plan 2024

Old Town Community Plan Area Redevelopment Plan Bylaw 2613/D&P/19

STRATEGIC ALIGNMENT & KEY ACTIONS

Stony Plain Strategic Plan 2025-2028:

- Supportive Infrastructure
 - Continue to plan, design, and build the redevelopment and growth of Old Town South.

STAKEHOLDER AND PUBLIC PARTICIPATION

Administration met with the Planning Advisory Committee on September 10, 2025, presented this application and answered questions. The committee reached a consensus in support of the Old Town South School Site Land Use Bylaw Amendment and strongly encourages the review and consideration of the related Traffic Impact Assessment with any future planning decisions.

The committee made a motion and moved that the Old Town South School Site Land Use Bylaw Amendment be accepted for information, and the committee supports the Old Town South School Site Land Use Bylaw Amendment.

COMMUNICATION

Bylaw 2728/LUO/25 was advertised in accordance with the standard method in the Public Advertisement Bylaw 2681/G/23, as the subject area is part of and conforms with an approved neighbourhood level plan. This includes a post on the Town website and a notice sign installed on the property in advance of the public hearing. This item will be included in the Council Highlights news release.

ATTACHMENTS

See associated Public Hearing lead sheet for attachments.

Prepared by: Caitlyn McDonald, Project Planner

Reviewed by: Miles Dibble, Manager, Planning and Development

Reviewed by: Teresa Olsen, Manager, Legislative Services

Reviewed by: Brett Newstead, General Manager, Planning & Infrastructure

Approved by: Tom Goulden, Chief Administrative Officer

END OF ITEM



**REQUEST FOR DECISION
PUBLIC SESSION****REGULAR COUNCIL MEETING****MEETING DATE:** September 22, 2025**SUBJECT:** 54 Avenue Woodlands Road Closure – Second and Third Readings

EXECUTIVE SUMMARY

Administration is proposing to close an unused road right-of-way (ROW) in the Woodlands neighbourhood, declare the land surplus, and transfer the land to three adjacent landowners to reduce the risk and liability the Town of Stony Plain has and to simplify the parcel configuration in town. The Bylaw received first reading from Council in 2024 and was followed by a public hearing that received no responses. Alberta Transportation and Economic Corridors has now provided approval of the road closure allowing the bylaw to be decided upon by Council.

RECOMMENDATION

That Town Council:

1. give second reading to Bylaw 2699/RC/24, as amended, a bylaw to close the Woodlands road right-of-way; and
2. give third reading to Bylaw 2699/RC/24.

BACKGROUND

In 2023 Administration undertook a comprehensive review of road ROWs within the Town and identified those that are candidates for closure as they are no longer required for use by the travelling public. For each ROW an alternate route exists and the ROW will not be required for future development or transportation. Many of these road ROWs are remnants of past subdivision or leftover fragments of road ROWs unusable due to development patterns and decisions. This road ROW, in Woodlands, was identified as a candidate for closure and an opportunity has arisen to move forward with the closure of this road (see map for location and proposed transfer to adjacent landowners).

Once the road ROW has been closed, following Land Management Policy C-CAO-059, to transfer this Town owned land, Council must declare it surplus and no longer needed for a municipal purpose and the land's market value must be determined so a price may be set for the land to be sold or otherwise disposed of.

The first reading for Bylaw 2699/RC/24 was held on October 15, 2024 and the public hearing was held November 12, 2024. The application to close this road was submitted to Alberta Transportation and Economic Corridors and has been approved by the Minister for closure.

The legal description for the area to be closed in the bylaw text was updated after the public hearing to align with Alberta Land Titles requirements for land descriptions on bylaws. This is why the bylaw recommendation shows the bylaw "as amended".

Declared Surplus – October 15, 2024

Due to the development pattern and previous subdivisions in Woodlands, this road ROW is not being used as a road or alley and after review, Administration has determined that there is no future possibility of this ROW becoming a roadway that would logically provide utility to the road network in the area. In addition, adjacent properties have been using the ROW as part of their yards for years creating unneeded risk and liability unless they enter into an encroachment agreement, which takes Town staff resources to create, maintain and update.

Given these factors, Council declared this ROW is no longer needed to serve a municipal purpose and declared it surplus as per the Land Management Policy.

Market Valuation

As per section 5.5.4 of the Land Management Policy, the land's Market Value must be determined to inform negotiations of the transfer of land from the Town to each adjacent landowner. Administration has reviewed the ROW and has determined that the Market Value is negligible, being essentially zero. To come to this conclusion, Administration looked at a few factors including:

- The land area is very small at approximately 432 square metres (0.04 ha) and is bordered by four different parcels each with a different owner;
- There is no current tax assessment value available for the land as it is a road ROW and roads are not assessed or taxed; and
- The dimensions of the parcel being approximately 6 metres wide on the north/south portion of the parcel and 3 metres wide on the east/west portion of the parcel means that development independent of the existing lots surrounding the parcel is impracticable under the Town's Land Use Bylaw.

Road Closure Finalization

If Council approves the road closure, Administration will then start the process of transferring the land and preparing land title documents. This would include:

- negotiating land transfers with the adjacent landowners;
- preparing sale agreements; and
- Signing Alberta Land Title documents and right of way agreements.

Once all documents are ready, they would then be submitted to Alberta Land Titles for registration to the appropriate land title to complete the land transfer.

Relevant Statutes/Master Plans/Documents

Municipal Government Act Section 17(2) (Disposal of estate or interest in roads); Section 22 (Road Closure)
Land Management Policy C-CAO-059

STRATEGIC ALIGNMENT & KEY ACTIONS

Stony Plain Strategic Plan 2025-2028:

- Governance and Partners
 - Cultivating a strong organizational structure and the processes that deliver effective and efficient services.

STAKEHOLDER AND PUBLIC PARTICIPATION

A letter explaining the proposed roads closure was sent to the adjacent affected landowners on August 22, 2024 to inform them of the proposed road closure and provide details on the proposed land transfer.

The public hearing also provided an opportunity to receive feedback from the residents and any affected parties. No comments were received.

COMMUNICATION

Bylaw 2699/RC/24 was advertised in accordance with the Standard method in Public Advertisement Bylaw 2681/G/23. This included an advertisement in the Stony Plain Reporter November 1, 2024 edition and the bylaw and notice of public hearing was posted on the Town website.

This item will be included in the Council Highlights news release.

ATTACHMENTS

1. 54 Avenue Woodland Road Closure Bylaw 2699/RC/24
2. Woodlands Road Closure Map
3. 54 Avenue Woodlands Road Closure Presentation
4. Alberta Transportation and Economic Corridors Road Closure Approval Letter

Prepared by: Evan Joyes, Sustainability Planner
Reviewed by: Miles Dibble, Manager, Planning and Development
Reviewed by: Brett Newstead, General Manager, Planning & Infrastructure
Approved by: Tom Goulden, Chief Administrative Officer

BYLAW 2699/RC/24

BEING A BYLAW OF THE TOWN OF STONY PLAIN IN THE PROVINCE OF ALBERTA FOR THE PURPOSE OF CLOSING TO PUBLIC TRAVEL AND DISPOSING OF A PORTION OF A PUBLIC ROAD.

WHEREAS, pursuant to Section 22 of the *Municipal Government Act*, RSA 2000, c. M-26, and amendments thereto, no road in a municipality that is subject to the direction, control and management of the municipality may be closed except by bylaw; and

WHEREAS, the Council of the Town of Stony Plain deems it expedient to provide a bylaw for the purpose of closing to public travel certain roads, or portions thereof, situated in the town, and thereafter disposing of same; and

WHEREAS, the lands hereafter described are no longer required for public travel; and

WHEREAS, notice of the intention of Council to pass a bylaw has been given in accordance with Section 606 of the *Municipal Government Act*; and

NOW THEREFORE, the Council of the Town of Stony Plain in the Province of Alberta, duly assembled, hereby enacts as follows:

1.0.0 Title

1.1.0 This bylaw may be cited as the "54 Avenue Woodlands Road Closure".

2.0.0 General

2.1.0 All the portion of the road right of way as shown on Schedule A is hereby closed to public travel and with the intent to dispose of the land.

2.2.0 The legal description of bylaw 2699/RC/24 is described as:

Plan 5900U

All that portion of lane contained within the limits of Area 'A', 'B' and 'C', plan 252 _____
CONTAINING 0.043 HECTARES (0.106 ACRES) MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS

3.0.0 Severability

3.1.0 If any portion of this bylaw is declared invalid by a court of competent jurisdiction, then the invalid portion must be severed, and the remainder of the bylaw is deemed valid.

4.0.0 Effective Date

4.1.0 This bylaw shall take full force and effect on the date it is passed.

Read a first time this __ day of ____, AD 2024.

Public hearing held this __ day of ____, AD 2024.

Approved this __ day of ____, AD 2024.

Devin Dreesen,
Minister of Transportation and Economic Corridors

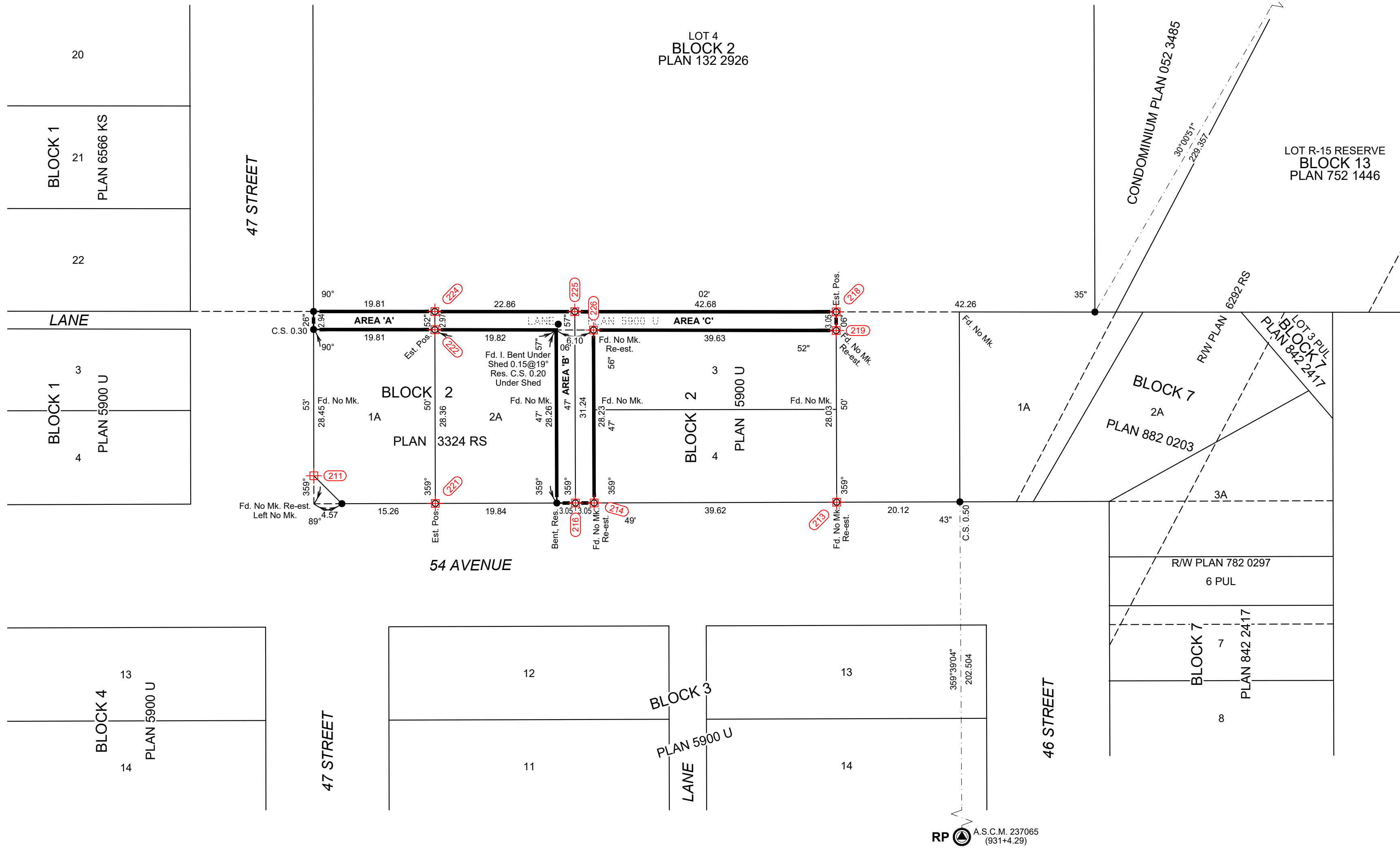
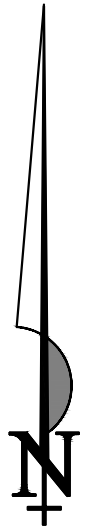
Read a second time this __ day of ____, AD 2024.

Read a third time this this __ day of ____, AD 2024.

Mayor William Choy

Ann Laing
General Manager, Corporate Services

Schedule A: Road Closure Area



PERSON REQUESTING THE PLAN TOWN OF STONY PLAIN		LAND TITLES OFFICE PLAN No. ENTERED AND REGISTERED ON _____ INSTRUMENT No. _____ A.D. REGISTRAR N.A.L.R.D.	
SURVEYOR: NAME: JASON C. WORKMAN, A.L.S. DATES OF SURVEY: SEPTEMBER 11, 2024 TO: *, 2024 IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYS ACT			
NOTES: - STATUTORY IRON SURVEY POSTS FOUND SHOWN THUS. - STATUTORY IRON SURVEY POSTS PLANTED AND MARKED WITH COOPERATION PERMIT NUMBER P073 SHOWN THUS. - ALBERTA SURVEY CONTROL MARKERS (A.S.C.M.) SHOWN THUS. - GEO-REFERENCE POINT (RP) SHOWN THUS. - BEARINGS ARE NAD83, 3TM GRID AND ARE DERIVED FROM G.N.S.S. OBSERVATIONS. - COMBINED SCALE FACTOR IS 0.999793. - REFERENCE MERIDIAN IS 114°. - GEO-REFERENCE POINT (RP) IS A S.C.M. 237065 WITH 3TM NAD83(ORIG.) PUBLISHED COORDINATES: NORTHING 5922398.483, EASTING 99.683 - ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF. - AREA AFFECTED BY THE REGISTRATION OF THIS PLAN BOUNDED THUS. AND CONTAINS 0.043 ha			
ABBREVIATIONS DENOTED THUS: A.S.C.M. - ALBERTA SURVEY CONTROL MARKER C.A. - CENTRAL ANGLE C.S. - COUNTERSUNK Dist. - DISTURBED Est. - ESTABLISHED Fd. - FOUND FRAC. - FRACTIONAL G.N.S.S. - GLOBAL NAVIGATION SATELLITE SYSTEM ha - HECTARES I. - STATUTORY IRON SURVEY POST MER. - MERIDIAN Mk'd - MARKED MR - MUNICIPAL RESERVE N. - NORTH No. - NUMBER ORIG. - ORIGINAL Pl. - PLANTED Pos. - POSITION PUL - PUBLIC UTILITY LOT (R) - RADIAL R - RADIUS Re-est. - RE-ESTABLISHED Ref. - REFERENCE Res. - RESTORED RGE. - RANGE R/W - RIGHT OF WAY S. - SOUTH SEC. - SECTION TWP. - TOWNSHIP W. - WEST			
WOODLANDS PLAN SHOWING SURVEY FOR ROAD CLOSURE PURPOSES (ROAD CLOSURE BYLAW 2699/RC/24 OF PART OF LANE, PLAN 5900 U WITHIN THE FRAC. N.W. 1/4 SEC. 25 - TWP. 52 - RGE. 28 - W. 4TH MER. STONY PLAIN - ALBERTA JASON C. WORKMAN, A.L.S. 2024 SCALE: 1:500 0 5 10 15 20 25 50 75 METRES			
Pals Geomatics Phone: (780) 455 - 3177 Fax: (780) 451 - 2047 Email: edmonton@palsgeomatics.com 10704 - 176 Street NW, Edmonton, Alberta T5S 1G7		FILE NO. 12402800/RC DRAFTED BY: ME CHECKED BY: JB	

47 St

5303

Area 1

Area 2

Area 3

5309

4604

5308

54 Ave

5401

5400

Proposed Road Closure Area



Road Closure Area

0 20 40
Meters 118 of 138



Second and Third Reading for Bylaw 2699/RC/24

Woodlands Road Closure Bylaw



Background:

- ✓ Town wide review of Road rights-of-way in late 2023
- ✓ This ROW was identified as a candidate for closure
- ✓ Administration lead road closure
- ✓ Letter sent to adjacent landowners



Aerial Context Map for Road Closure Bylaw 2699/RC/24

Red square icon: Road Closure Area

Purpose:

- ✓ Reduce the Town's risk and liability
- ✓ Simplify the parcel configuration in Town
- ✓ Reduce staff time and effort to maintain and update encroachment agreements

Previous Work Completed

- Council gave first reading and declared road right-of-way surplus under the Land Management Policy C-CAO-059 on October 15, 2024.
- Public Hearing held November 12, 2024 – no comments received.
- Submitted road closure application to Alberta Transportation and Economic Corridors and received ministerial approval.

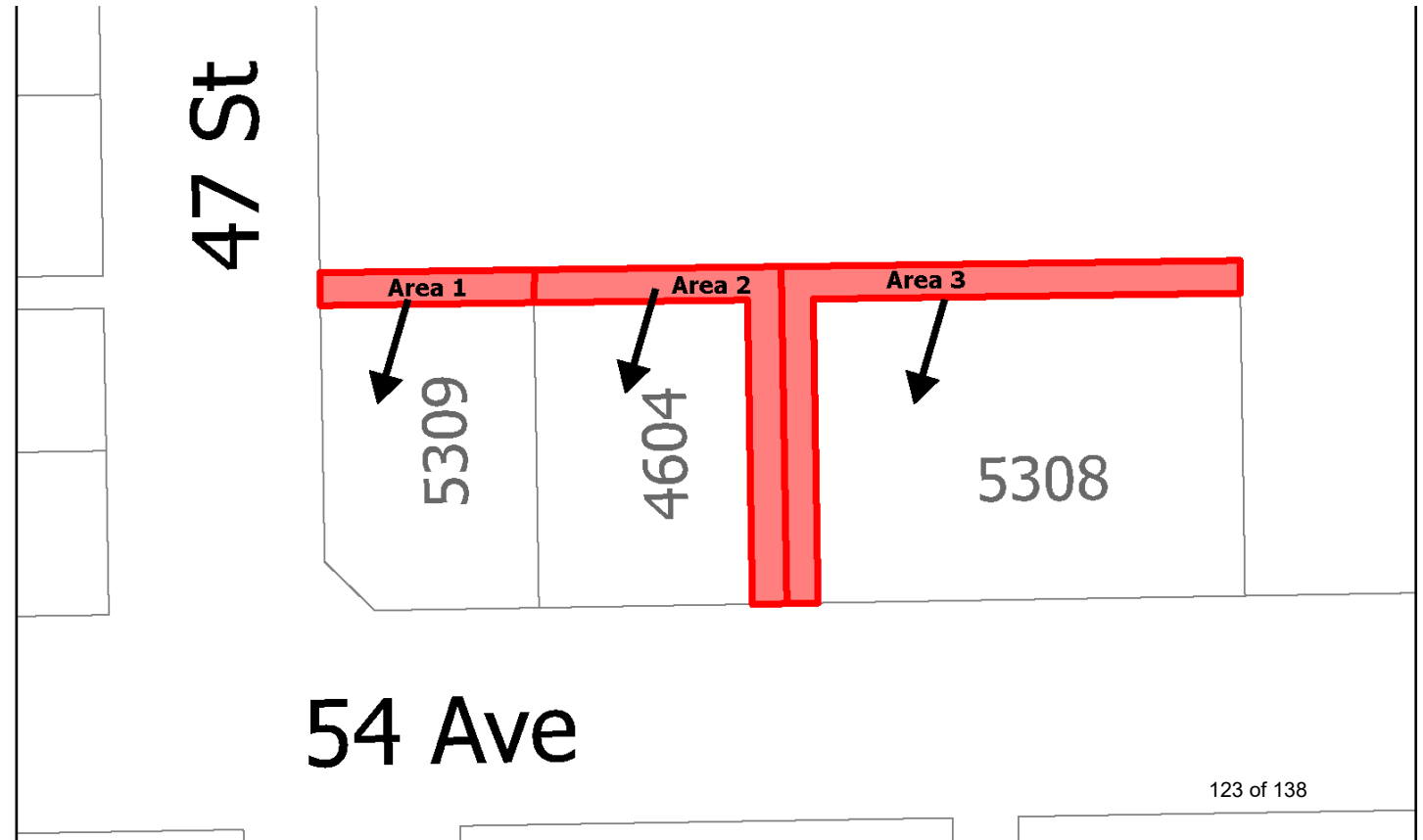
Land Transfer

If the road is closed, the area will be divided into three parts and transferred to the adjacent landowners

Area 1 transfer to 5309 47 St

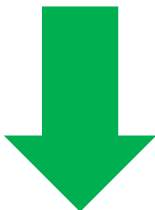
Area 2 transfer to 4604 54 Ave

Area 3 transfer to 5308 46 St



Next Steps

WE ARE HERE



Road Closure Finalization

Pending Council approval, Administration would complete the road closure and transfer of land by:

- Negotiating land transfers with the adjacent landowners;
- Preparing sale agreements;
- Signing Alberta Land Title documents and right of way agreements;
- Submission of documents and agreements to Alberta Land Titles for registration to the appropriate land title.



Thank you!

Questions or comments?



Reference Number: RPATH0052021

July 25, 2025

Subject: ROAD CLOSURE – BYLAW 2699-RC-24

Enclosed is the above noted bylaw which was approved by Alberta Transportation for closure and disposal.

Also attached are your endorsed copies of the right of way agreements which must be registered concurrently with the bylaw at Land Titles.

Following the second and third readings by your council, the bylaw may be registered at Land Titles. Please notify me of the second and third readings and when the documents are registered at land titles.

Yours truly,

Laura Miller
Road Closure Coordinator
Laura.Miller@gov.ab.ca

END OF ITEM



Business Items

**REQUEST FOR DECISION
PUBLIC SESSION****REGULAR COUNCIL MEETING****MEETING DATE:** September 22, 2025**SUBJECT:** Trans Alta Tri Leisure Centre 2026 Budget**EXECUTIVE SUMMARY**

General Manager Lenny Richer, and Board Vice Chair Roxanne Kits presented the 2026 Trans Alta Tri Leisure Centre (TLC) budget to Council.

RECOMMENDATION

That Town Council accept the Trans Alta Tri Leisure Centre 2026 operating budget report for information.

BACKGROUND

In the third quarter of each year, the TLC delivers a funding presentation to the three municipal owners, the Town of Stony Plain, Parkland County, and the City of Spruce Grove. The presentation includes:

- The previous year's Annual Report (2024)
- The Board approved budget for the upcoming operational year (2026)

This year's presentation focused primarily on the 2026 Board approved budget.

The 2024 annual report was attached to the TLC presentation materials as a reference for Council. Administration will forward any further questions that may have arisen from the TLC presentation to the TLC General Manager and provide a response back to Council via email.

The 2026 budget request presented this evening will be included in the 2025-2028 Corporate Plan for consideration. The Town of Stony Plain's proportionate share of the projected 2026 municipal contribution of \$5,456,395 is \$1,353,186.

The following illustrates the 2025 approved municipal contribution compared to the 2026 requested:

	2025	2026	Variance
Operating	\$2,211,845	\$2,261,612	\$49,767
Capital/Lifecycle	\$78,750	\$123,375	\$44,625
Infrastructure	\$1,338,750	\$3,071,408	\$1,732,658
Total Contribution	\$3,629,345	\$5,456,395	\$1,827,050
Stony Plain Share (24.8%)	\$900,078	\$1,353,186	\$453,108

At the June 9, 2025 Council meeting, Council adopted the following motion:

That Town Council approve \$372,000 in funding to the Trans Alta Tri Leisure Centre for the replacement of their air handling unit and aquatic pumps in 2026.

The above motion was requested by the TLC for their application to the Government of Alberta, Active Communities Grant. If the TLC is successful in their application, their annual budget will be amended to reflect the grant receipt and the financial contribution request from the owners. The TLC is expecting confirmation of

the grant by the end of 2025. Any amended budget impacts will be captured by Administration prior to setting the 2026 tax rate.

The projected 2026 total municipal contribution is funded by the Town of Stony Plain, City of Spruce Grove, and Parkland County as per the Memorandum of Agreement that governs the operations of the facility. The deficit is split using a population-based formula. The current percentage splits are:

Town of Stony Plain	24.8%
City of Spruce Grove	51.8%
Parkland County	23.4%

STRATEGIC ALIGNMENT & KEY ACTIONS

Stony Plain Strategic Plan 2025-2028:

- Supportive Infrastructure
 - Managing community and corporate infrastructure and assets to ensure continued delivery of services for a growing population

COMMUNICATION

This item will be included in the Council Highlights news release.

Prepared by: Karl Hill, General Manager, Community and Protective Services

Approved by: Tom Goulden, Chief Administrative Officer

END OF ITEM



**REQUEST FOR DECISION
PUBLIC SESSION****REGULAR COUNCIL MEETING****MEETING DATE:** September 22, 2025**SUBJECT:** Stony Plain Public Library 2026 Funding

EXECUTIVE SUMMARY

Chair Brenda Spitzer, Treasurer Dawn Horne, and Director Lania Kelly presented the Library's 2026 funding request to Council. The Library presents the Board approved budget to Council annually.

RECOMMENDATION

That Town Council accept the Stony Plain Public Library 2026 funding request presentation for information.

BACKGROUND

The Stony Plain Public Library presented their 2026 Board approved funding request to Council. The Library is requesting \$780,400 from the Town of Stony Plain for their 2026 operating year, a 17% increase to the 2025 approved annual grant. The Town approved an annual grant amount of \$667,500 for the Stony Plain Public Library for the 2025 operating year. Administration will include the requested budget amount in the 2026-2028 Corporate Plan for Council's debate and consideration on November 17 - 19, 2025.

STRATEGIC ALIGNMENT & KEY ACTIONS

Stony Plain Strategic Plan 2025-2028:

- Governance and Partners
 - Pursuing partnerships and advocating with regional entities, municipalities, and other orders of government to provide infrastructure, programs, and services for a growing urban municipality.

COMMUNICATION

This item will be included in the Council highlights release.

Prepared by: Karl Hill, General Manager, Community and Protective Services

Approved by: Tom Goulden, Chief Administrative Officer

END OF ITEM



**REQUEST FOR DECISION
PUBLIC SESSION****REGULAR COUNCIL MEETING****MEETING DATE:** September 22, 2025**SUBJECT:** Old Town South Storm Pond Funding

EXECUTIVE SUMMARY

The Town was awarded the Local Growth and Sustainability Grant in the amount of \$1,000,000 in the spring of 2025. As a result, Administration is recommending a funding source change for the Old Town South Storm Pond which was approved in the Corporate Plan. Due to the reduced cost on the Town, debenture is no longer the most desirable funding source. An alternative funding source of the storm capital reserve is being presented to Council for utilization in funding the remaining Town portion of \$545,000.

RECOMMENDATION

That Town Council approve change of funding source from debenture to storm capital reserve in the amount of \$545,000 for the Old Town South Storm Pond.

BACKGROUND

In the 2024 Corporate Plan Council approved \$3,000,000 for Old Town South Redevelopment infrastructure construction funded by debenture for the Old Town South storm pond. In the 2025 Corporate Plan the debenture amount required was reduced down to \$1,500,000 based on recent project updates on costing.

This storm pond supports residential development, the Town's new Recreation Centre and any future developments as per zoning in the area. The full cost of the project is \$3,100,000 and is a shared cost between the developer and the Town. The Town's portion has been reduced from the original approved amount in 2024 Corporate Plan of \$3,000,000 to \$1,545,000. Once recognizing the grant amount of \$1,000,000 the remaining funding required from the Town is \$545,000. Administration recommends Council adjust the funding source from debenture to the storm water reserve.

STRATEGIC ALIGNMENT & KEY ACTIONS

Stony Plain Strategic Plan 2025-2028:

- Governance and Priorities
 - Embrace a priority and performance measurement culture and link our strategic vision and decision-making processes with our financial realities.

COMMUNICATION

This item will be included in the Council Highlights news release.

BUDGET/FINANCIAL IMPACT

The result of this motion reduces the amount of debt the Town will acquire by \$1,500,000. The storm capital reserve will see a reduction of \$545,000 as a result of this motion. Based on future projections and requirements from this reserve utilizing these funds leaves the reserve in a sustainable balance.

Prepared by: Teri Stewart, Manager, Financial Services

Reviewed by: Brett Newstead, General Manager, Planning & Infrastructure

Reviewed by: Ann Laing, General Manager, Corporate Services

Approved by: Tom Goulden, Chief Administrative Officer

END OF ITEM



Council Discussion

Closed Meeting