



Regular Council Meeting Agenda
October 13, 2026 at 05:00 PM
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**
5. **Statutory Public Hearing**
6. **Adoption of Council Minutes**
 - 6.1 Regular Council Meeting - September 28, 2026 Page 2
7. **Council Board & Committee Minutes**
 - 7.1 Council Board & Committee Minutes Page 5
Community and Social Development Roundtable - April 29, 2026
8. **Bylaws**
9. **Business Items**
 - 9.1 Strategic and Corporate Plan Q3 2026 Report Page 7
 - 9.2 Snow and Ice Control Level of Service Update Page 17
 - 9.3 Emergency Management Update Page 32
 - 9.4 2026 Property Tax Auction Page 42
10. **Council Discussion**
11. **Closed Meeting**
12. **Adjournment**

TOWN OF STONY PLAIN
PROVINCE OF ALBERTA
SEPTEMBER 28, 2026 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:	Harold Pawlechko
Councillors:	Justin Anderson
	Justin Laurie
	Melanie Loyns
	Eric Meyer
	Miranda Niebergall

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, Legislative Services:	Teresa Olsen
Legislative Officer:	Christina Michaud

OTHERS PRESENT:

Chair, Stony Plain Public Library:	Laurie Haak
Treasurer, Stony Plain Public Library:	Dawn Horne
Director, Stony Plain Public Library:	Laina Kelly
Members of the Public	

1. CALL TO ORDER

Mayor William Choy called the September 28, 2026 Regular Council Meeting to order at 5:00 p.m.

2. ADOPTION OF AGENDA

Agenda	Moved that Town Council adopt the September 28, 2026
Adoption	Regular Council Meeting agenda as presented.
135/09/26/SP	

CARRIED UNANIMOUSLY

3. PUBLIC INPUT SESSION

4. PRESENTATIONS & DELEGATIONS

4.1 Stony Plain Public Library 2027 Funding

Chair Laurie Haak, Treasurer Dawn Horne, and Director Laina Kelly presented the Stony Plain Public Library’s 2027 funding to Council.

5. STATUTORY PUBLIC HEARING – NIL

6. ADOPTION OF COUNCIL MINUTES

6.1 Regular Council Meeting Minutes – September 14, 2026

RCM Minutes	Moved that Town Council approve the September 14, 2026
136/09/26/SP	Regular Council Meeting minutes as presented.

CARRIED UNANIMOUSLY

Mayor William Choy called a break at 5:57 p.m.

Mayor William Choy called the Regular Council Meeting back to order at 6:20 p.m.

7. **COUNCIL BOARD & COMMITTEE MINUTES**

- 7.1 Policing Committee – June 10, 2026
- 7.2 Tri Municipal Leisure Facility Corporation Board – June 18, 2026
- 7.3 Stony Plain Library Board – August 19, 2026

PC, TLC, and
SPLB Minutes
137/09/26/SP

That Town Council receive the Council Board and Committee minutes for information.

CARRIED UNANIMOUSLY

8. **BYLAWS**

- 8.1 High Park Fill Line Front End Debenture Bylaw

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

High Park Fill
Line Debenture
2nd Reading
138/09/26/SP

Moved that Town Council give second reading to Bylaw 2746/DEB/26 as amended, a bylaw to authorize debenture borrowing in the amount of \$3,000,000 for the construction of the High Park Fill Line Facility.

CARRIED UNANIMOUSLY

High Park Fill
Line Debenture
3rd Reading
139/09/26/SP

Moved Town Council give third reading to Bylaw 2746/DEB/26.

CARRIED UNANIMOUSLY

- 8.2 Arterial Road Network Debenture Bylaw

Arterial Road
Debenture
2nd Reading
140/09/26/SP

Moved that Town Council give second reading to Bylaw 2743/DEB/26 as amended, a bylaw to authorize debenture borrowing in the amount of \$2,400,000 for the construction of the 28th Street intersection.

CARRIED UNANIMOUSLY

Arterial Road
Debenture
3rd Reading
141/09/26/SP

Moved that Town Council give third reading to Bylaw 2743/DEB/26.

CARRIED UNANIMOUSLY

9. **BUSINESS ITEMS**

- 9.1 Stony Plain Public Library 2027 Funding

SPPL 2027
Funding
142/09/26/SP

Moved that Town Council accept the Stony Plain Public Library 2027 Funding for information.

CARRIED UNANIMOUSLY

10. **COUNCIL DISCUSSION**

11. **CLOSED SESSION – NIL**

12. **ADJOURNMENT**

Mayor William Choy declared the September 28, 2026 Regular Council Meeting adjourned at 6:36 p.m.

Mayor William Choy

Ann Laing,
General Manager, Corporate Services

**TOWN OF STONY PLAIN
PROVINCE OF ALBERTA
APRIL 29, 2026 MINUTES OF THE
COMMUNITY AND SOCIAL DEVELOPMENT ROUNDTABLE
4905-51 AVE, STONY PLAIN
AT 5:15 P.M.**

MEMBERS PRESENT:

Chair:	Rozanna De Groen Dawn Horne Lonnie Stewardson Frank Florkewich Renee Keough Erin Wagstaff Tony McKee
Councillor:	Melanie Loyns

OTHERS PRESENT:

Chief Administrative Officer:	Tom Goulden
General Manager, Community and Social Development, Staff Liaison:	Lisa Gilchrist
Community Development Officer:	Deanna Butz
Program Assistant:	Pam Armitage

EXCUSED ABSENCE:

Vice-Chair:	Crystal Johnson
Sector representative for education:	Meg Miskolzie
Sector representative for people with disabilities:	Wendy Fuglsang
Sector representative for mental wellness:	Alicia Hockett

1. CALL TO ORDER

The Chair called the April 29, 2026 Community and Social Development Roundtable meeting to order at 5:15 p.m.

2. WELCOME

3. ADOPTION OF AGENDA

Agenda Adoption 08/04/26/CSD	Moved that the April 29, 2026 Community and Social Development Roundtable agenda be approved as amended: • 6.2 Presentation Update from Chair • 6.3 Connect Communities: What It Looks Like, What it takes
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CARRIED UNANIMOUSLY

4. ADOPTION OF MINUTES

CSD Minutes 09/03/26/CSD	Moved that the March 4, 2026 Community and Social Development Roundtable minutes be approved as presented.
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CARRIED UNANIMOUSLY

5. STAFF LIAISON UPDATE

Staff Liaison, Lisa Gilchrist, provided the Roundtable an update on the Community Services map that was discussed at the last meeting and explained what it looks like and how it works.

6. NEW BUSINESS

6.1 Strategic Plan Overview

Chief Administrative Officer, Tom Goulden, presented an overview of the 2026-2029 Strategic Plan.

6.2 Presentation Update from Chair

The Chair brought back a question from Council for roundtable members to discuss.

6.3 Connect Communities: What it Looks Like, What it Takes

This item was tabled until the next meeting.

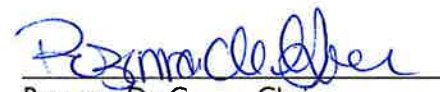
7. UPDATE ON ACTIVITIES

Community Development Officer, Deanna Butz, provided an update on upcoming activities throughout the region.

8. ADJOURNMENT

The Chair declared the April 29, 2026 Community and Social Development Roundtable meeting adjourned at 6:29 p.m.

Next Meeting:
June 10 at 5:15 p.m.



Rozanna De Groen, Chair



Pam Armitage, Program Assistant



REQUEST FOR DECISION PUBLIC SESSION

REGULAR COUNCIL MEETING

MEETING DATE: October 13, 2026

SUBJECT: Strategic & Corporate Plan Q3 2026 Report

EXECUTIVE SUMMARY

The Strategic & Corporate Plan quarterly report provides the progress status on actions and results for the key initiatives from each of these guiding documents.

RECOMMENDATION

That Town Council accept the Strategic & Corporate Plan Q3 2026 Report for information.

BACKGROUND

The Town Strategic Plan 2026-2029 was approved by Council on March 23, 2026. It outlines the priorities and measurable outcomes to guide the Town towards the long-term vision defined in the Municipal Development Plan. Annually in Q4 Administration present to Council for approval the Corporate Plan, which aligns work, allocates resources and outlines measured progress in the achievement of the Strategic Plan.

Administration will provide the next update for Q4 2026 in January 2027.

Relevant Statutes/Master Plans/Documents

Strategic Plan 2026-2029

Corporate Plan 2026-2028

STRATEGIC ALIGNMENT & KEY ACTIONS

Stony Plain Strategic Plan 2026-2029:

- Embrace fiscal responsibility, priority investment, and performance measurement, linking our strategic vision and decision-making processes.

COMMUNICATION

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

ATTACHMENTS

1. Strategic & Corporate Plan Q3 2026 Report

Prepared by: Strategic Services

Approved by: Chief Administrative Officer

Q3 2026 Progress Report

Strategic Plan & Corporate Plan

PURPOSE

The purpose of this report is to update Council on the implementation of Strategic Plan and Corporate Plan initiatives.

Strategic Plan 2026-2029

CIVIC RESPONSIBILITY

We Commit to:

Supporting a safe, sustainable, and financially responsible community while delivering high-quality municipal services.

Key Actions	Update
Complete an update of the Municipal Development Plan that reflects and connects the community long-term vision and values with land use planning policies to guide decisions for future growth and transformation	Municipal Development Plan presentation to Council in Q2 2026 Public engagement in Q2-Q3 2026
Deepen inclusion and social cohesion across the community with programs and supports to improve mental wellness, healthy relationships, volunteerism, and reduce poverty	Regional Food Table annual event in Q4 2025 Pathways to Poverty event hosted in Q4 2025 Senior & Neighbourhood Connect gathering in Q4 2025 Inspired to Lead program hosted in Q1-Q2 2026 Stony Plain Living Wage updated in Q1 2026 Nourishing Connections hosted in Q1 2026 Community Volunteer Income Tax Program hosted in Q1-Q2 2026 Pride Flag raised at Town Office in Q2 2026 Poverty Reduction Strategy update presented to Council in Q2 2026 Mental Wellness portfolio update presented to Council in Q2 2026 Volunteer Week celebration in Q2 2026 Mental Health Week - Drive for Change hosted in Q2 2026 Rooted in Hope, Connected in Community hosted in Q3 2026 Stronger Together Neighbourhood Connect hosted in Q3 2026

Ensure public safety service levels are responsive to emerging areas of concern and meet the needs of the community	Candy Cane Check Stops in Q4 2025 Fire Prevention Week hosted in Q4 2024 Community Standards Bylaw update approved by Council in Q1 2026 RCMP quarterly update to Council in Q3 2026 Policing Committee participation at Mid-Summer Thursdays
Guide emergency preparedness to ensure safe, cohesive, and timely action in the event of a community disaster	Hosted Emergency Preparedness Day in Q2 2026 Meeting with RCMP K Division in Q3 2026
Enhance outdoor spaces to support community health and wellness, addressing the key role Old Town South and South Business Park areas play in Stony Plain's future	Team Up to Clean Up, replacing Pitch In Week, launched in Q1 2026 Black Knot awareness campaign launched in Q1 2026 Urban beekeeping and urban hen keeping launched in Q1 2026 Outdoor pickleball, tennis and basketball courts in Old Town South opened in Q2 2026 Dog Rump Creek Disc Golf Course grand opening hosted in Q2 2026 Meridian Reservoir Park grand reopening in Q3 2026
Strengthen our organizational excellence and workforce effectiveness through investment in and commitment to improved service efficiency	Canadian Award for Financial Reporting for the 2024 Annual Report received in Q1 2026 Transportation Master Plan update to Council in Q1 2026 Cemetery service update to Council in Q1 2026 Municipal Election 2025 report presented to Council in Q1 2026 Environmental Portfolio update presented to Council in Q1 2026 Chief Administrative Officer Bylaw update approved by Council in Q2 2026 Land Use Bylaw update approved by Council in Q2 2026 Cemetery Bylaw amendment approved by Council in Q2 2026 Arts, Culture & Heritage Action Plan update to Council in Q2 2026 Tourism Master Plan update to Council in Q2 2026 Housing Strategy update presented to Council in Q2 2026 Old Town Community Plan update presented to Council in Q2 2026 Volunteerism & Civic Engagement Strategy presented to Council in Q3 2026 Parks & Open Space Master Plan update presented to Council in Q3 2026

Embrace fiscal responsibility, priority investment, and performance measurement, linking our strategic vision and decision-making processes.	User Fees and Charges Bylaw update approved by Council in Q4 2025 2024 Year End Financial Trend Report Presented to Council in Q4 2025 Corporate Plan approved in Q4 2025 Strategic Plan 2026-2029 approved in Q1 2026 2025 Audited Financial Statement presented to Council in Q2 2026 Debt Management Policy update approved by Council in Q2 2026 Land management report presented to Council in Q2 2026 Fees and Charges Bylaw amendment approved by Council in Q2 2026 Property Tax Bylaw approved by Council in Q2 2026 2025 Annual Report present to Council in Q3 2026
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COLLABORATIVE LEADERSHIP

We Commit To:

Working with residents, businesses, community organizations, and regional partners to make informed decisions and address shared priorities.

Key Actions	Update
Advance Stony Plain's priorities through regional services, programs, and infrastructure with strengthened partnerships among the Tri Municipal and Edmonton regional municipalities	Tri-Region Housing and Service Needs Report released in Q2 2026 Regional Housing Guide updated in Q2 2026
Open, accessible, and direct communication between Council and residents, local businesses, organizations, and stakeholders to enhance the understanding of issues, perspective, and solutions	State of the Region hosted in Q1 2026 Council booth hosted at Midsummer Thursdays in Q2 2026
Enhance relationships with and advocate to other orders of government to ensure services and infrastructure such as health care, education, transit, and transportation are funded and delivered to meet the needs of Stony Plain	Advocacy Priorities 2026 approved by Council in Q2 2026 Member of Parliament Dane Lloyd presented to Council in Q3 2026 Meeting with Secretary of State for Combating Crime in Q3 2026 Meeting with Minister for Hospital and Surgical Services in Q3 2026 Meeting with Minister for Assisted Living and Social Services in Q3 2026

Champion Stony Plain's values and interests with representation on local and regional committees, boards, and ensure visibly within plans	Appointments to Assessment Review Board and Capital Region Assessment Services Commission in Q1 2026 Community and Social Development Roundtable Report presented to Council in Q2 2026 Attendance at Midsized City Mayor's Caucus Summit and Alberta Municipalities Convention in Q3 2026
Involve youth and future generations as valued members of our community	Nourishing Connections, Youth Specific Session Q1 2026 Healing Our Home Fire Event hosted in Q1 2026 Engaging Youth Strategy update presented to Council in Q2 2026 Stony Plain Youth Team Leadership launched transit video in Q3 2026 Unveiling of <i>Our Hand, Our Hope</i>, Youth Centre public art mural in Q3 2026 Youth Volunteer Recognition Awards launched in Q3 2026
Pursue partnerships and advance relationships with local and regional First Nations, Métis, and Inuit peoples	National Indigenous People Day celebrated at Skydancer Indigenous Cultural Centre in Q2 2026 Missing and Murdered Indigenous People were remembered in a community walk in Q2 2026 National Truth and Reconciliation Day ceremony hosted in Q3 2026 Mâdawihitowin Summer Gathering hosted in Q3 2026

COMMUNITY BUILDING

We Commit To:

Investing in infrastructure, amenities, and public spaces to strengthen connections and support a vibrant, inclusive community.

Key Actions	Update
Accelerate the planning for the next phases of the Community Recreation Facility	Council motion in Q4 2025 to engage regional partners for future aquatics facility
Strengthen the vibrancy of our downtown area with the maintenance and development of Town owned properties	Under review by Administration

Invest in municipal infrastructure, amenities, and facilities to ensure effective and quality service delivery	Community Recreation Facility update to Council Q1 2026 Public Works facility redevelopment procurement in Q2 2026 Cemetery opened in Q3 2026 Community Recreation Facility update to Council Q3 2026, construction to be complete in 2026
Provide safe and efficient vehicle and pedestrian corridors throughout our community, including advocacy to and partnership with CN Rail	Residential street speed limit reduction to 40km/hr approved by Council in Q2 2026
Conduct meaningful and relevant engagement with the public to support our future vision, plans, and delivery of services	Municipal Election held in Q4 2025 Municipal Development Plan public engagement launched in Q2 2026 Business Retention and Expansion survey closed in Q2 2026 Poverty Data Walk, What We Heard presentation hosted in Q3 2026
Showcase Stony Plain's diverse cultural identity through events, programs, and public art to strengthen connection, awareness, and support among residents and visitors	Winter Fest celebrations hosted in Q4 2025 Halloween Haunted House hosted in Q4 2025 Locally crafted Christmas Ornament distributed in Q4 2025 Award of Creative Excellence presented in Q4 2025 Veterans memorial painted crosswalks unveiled in Q4 2025 Hosted Citizenship Ceremony for 91 new Canadians in Q4 2025 Farmer's Day hosted in Q2 2026 Summer Sessions hosted in Q2 2026 Artist Laureate announced in Q2 2026 Cultural Campfire Series hosted in Q3 2026 Outdoor Movie hosted in Q3 2026 Unveiling of <i>Rooted in Clay</i> , Potter's Guild public art in Q3 2026 Hosted Alberta Culture Days in Q3 2026 Gather and Grow Day hosted in Q3 2026
Encourage innovative and diverse housing options that will support a wide range of residential needs	Housing and Service Needs Estimate conducted in Q4 2025 The Landlord Link event hosted in Q1 2026 Land Use Bylaw amendment for additional zero lot line housing in Westerra approved by Council in Q1 2026 Affordable Housing Guide and Toolkit launched in Q2 2026 Building Industry and Land Development Association presentation to Council in Q2 2026

ECONOMIC OPPORTUNITY

We Commit To:

Supporting local businesses, attracting new investment, and creating the conditions for economic prosperity.

Key Actions	Update
Cultivate partnerships, advance planning, and construct infrastructure to continue the redevelopment and growth of Old Town South	Government of Alberta approved planning in 2026 for Conseil scolaire Centre-Nord permanent school in Q1 2026
Foster the momentum of commercial and industrial development opportunities in our North Business Park and adjacent to Highway 16A, 779, and 628	Atim Creek Business Park Area Structure Plan approved by Council in Q1 2026
Advocate to the Government of Alberta to be a partner in development opportunities adjacent to Highways 16A, 779, and 628	Meeting with Minister of Alberta Transportation and Economic Corridors for approval of intersection improvements on Highway 16A in Q2 2026 Intersection upgrade construction on Highway 16A underway in Q3 2026
Guide the continued build out of employment lands and occupancy of available commercial properties with targeted investment attraction, in collaboration with Edmonton Global, and business retention and expansion efforts	Developable Land Dashboard launched online in Q1 2026 Business Retention & Expansion survey closed and stakeholder engagement in Q2 2026
Enhance our downtown and commercial areas with destination marketing, events, and collaborative programs that welcome visitors, consumers, and patrons to Explore Stony Plain	Winter Light Up hosted in Q4 2025 2026 Destination Guide distributed in Q2 2026 MidSummer Thursdays hosted in Q2-Q3 2026

Corporate Plan 2026-2028

CIVIC RESPONSIBILITY

We Commit to:

Supporting a safe, sustainable, and financially responsible community while delivering high-quality municipal services.

Corporate Systems Strategy	Budget: \$38,000
Executive Summary:	Completion: Q4 2026
The Corporate Systems Strategy will continue to be implemented with software applications to ensure efficient administrative services that support financial, information, and data management. The next phase of this initiative proposes to implement a formal electronic meeting management program to enhance transparency, modernize meeting preparation, and improve efficiency across the organization.	
Progress Update:	
Tax and utility billing system changes announced to the public in Q1 2026 Meeting management procurement initiated in Q1 Tax and utility billing system implemented Q2 Meeting management implementation initiated in Q3	

Community Volunteer Leadership Development	Budget: \$33,000
Executive Summary:	Completion: Q4 2026
The Inspired to Lead program, evolving from the 2019–2020 Community Champions initiative and based on the Mayor’s Task Force recommendations, aims to develop volunteer leaders to boost engagement and strengthen Stony Plain’s community. Designed in 2025 for 2026 implementation, this inclusive, cohort-based program will train residents over three months through blended learning, monthly modules, learning days, and community action projects. It equips participants with leadership skills and tools to address community needs while tackling volunteer recruitment challenges. Annually evaluated for adaptability, Inspired to Lead will sustain volunteerism and civic connections.	
Progress Update:	
Program launched in Q4 2025 Program intake and learning cohort completed in Q1-Q2 2026 Program intake recruitment in Q3	

COMMUNITY BUILDING

We Commit To:

Investing in infrastructure, amenities, and public spaces to strengthen connections and support a vibrant, inclusive community.

Public Works Facility	Budget: \$3,045,000
Executive Summary:	Completion: Q4 2027
A facility redevelopment needs assessment, and project plan was presented to Council in 2020. The detailed design and phasing plan were completed and presented to Council in early 2023. With approval for the first phase, a new administrative building was constructed in 2025. This next phase of redevelopment will renovate the former administrative building to provide offices, a woodworking bay, expanded storage, a tool room, and a wash bay. Future phases will include the construction of an equipment storage garage in 2029 and the renovation of the existing annex building in 2030, as outlined in the long-term capital plan.	
Progress Update:	
Procurement underway in Q1 2026 Debenture Bylaw approved to fund facility redevelopment in Q2	

Community Recreation Facility	Budget: \$378,000
Executive Summary:	Completion: Q4 2026
In 2024 Council approved the construction for a new recreation facility to be located along 57 Avenue and Brickyard Drive, adjacent to Westview School. The third phase of the tax base impact to service the construction debenture will be applied in 2026. The 280,000 square foot facility will include a six-sheet curling rink, and a dry sport facility that includes a walking track, turf field, two multi-purpose courts, four pickleball courts, and community space. Construction of the facility is scheduled to be complete in Q4 2026. Following this, the facility will transition to an operational budget to begin service delivery. This initiative outlines the net operational budget is projected to be \$245,000 for 2026 and \$133,000 for a full operational year in 2027. Operations include 5.5 FTE in new staffing positions.	
Progress Update:	
Service planning ongoing in Q1 to support facility opening in Q4 2026 Facility construction update presented to Council in Q3 2026 Staffing recruitment commenced in Q3 Facility opening projected in Q4	

Cemetery	Budget: \$42,000
Executive Summary:	Completion: Q4 2026
The Town's first cemetery will be located on Rosenthal Road (Range Road 12), just north of the railway. The cemetery will feature a scattering garden, cremation plots, full burial plots, columbarium garden, a veteran's area, and a green burial section. The construction of the cemetery was approved by Council in 2024 and will be complete by the end of 2025, with operations to begin in 2026. This initiative will provide the necessary operational budget to support service delivery. This net operational budget has been projected a full operational year.	
Progress Update:	
Service update provided to Council and procurement for contracted services in Q1 2026 Cemetery Bylaw amendment approved by Council in Q2 Cemetery facility opened and service launch in Q3	

ECONOMIC OPPORTUNITY

We Commit to:

Supporting local businesses, attracting new investment, and creating the conditions for economic prosperity.

Arterial Road Network – 28th Street & Highway 16A intersection	Budget: \$2,400,000
Executive Summary:	Completion: Q4 2026
The 2020 Transportation Master Plan guides the monitoring and investment to ensure a robust road network throughout the community. The Plan includes upgrades to traffic signals, intersection capacity, and corridor improvements to meet vehicle traffic demands. A sequence of road network upgrades to accommodate growth has been recommend in the Plan. This initiative will provide significant updates to the area north of Highway 16A. A budget allocation of \$2.4 million will support the construction of a new intersection at 28 Street and Highway 16A. Funding support for the project has been requested from the Government of Alberta and will be drawn from offsite levy funds collected from the developer to assist in financing critical infrastructure required to support the area's commercial growth.	
Progress Update:	
Intersection design approved by Alberta Transportation and Economic Corridors for approval in Q2 2026 Construction underway in Q3	



REQUEST FOR DECISION PUBLIC SESSION

REGULAR COUNCIL MEETING

MEETING DATE: October 13, 2026

SUBJECT: Snow and Ice Control Level of Service Update

EXECUTIVE SUMMARY

The Snow and Ice Control Level of Service Update provides Council with an overview of the Town's winter maintenance program for roads, residential areas, public walkways, and other priority municipal infrastructure. The presentation describes the snow and ice control policy service levels, the Town's equipment resources, explains how service priorities guide the timing and sequence of winter operations, and summarizes recent operational activity. It also identifies key challenges that can affect service delivery including changing weather conditions alongside available resources.

RECOMMENDATION

That Town Council accept the Snow and Ice Control Level of Service Update for information.

BACKGROUND

Council approved the Snow and Ice Control Policy in 2025 to establish a consistent, priority-based framework for winter maintenance across the community. The policy sets the direction for how the Town responds to snow and ice conditions while considering available resources, and community expectations. This update provides Council with additional operational context on how the approved policy is implemented, the resources used to deliver the service, recent winter maintenance activity, and the factors that influence response times and overall service levels.

To support the effective delivery of snow removal operations, the Town will be implementing temporary snow route signage in advance of scheduled snow removal activities. Signage will be installed a minimum of 24 hours before snow removal begins, providing residents with notice to relocate vehicles from affected areas. Vehicles remaining in signed areas during active snow removal operations will be subject to enforcement action, including warnings or violations in accordance with the Town's Traffic Bylaw.

STRATEGIC ALIGNMENT & KEY ACTIONS

Stony Plain Strategic Plan 2026-2029:

- Invest in municipal infrastructure, amenities, and facilities to ensure effective and quality service delivery.

COMMUNICATION

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

ATTACHMENTS

1. Presentation

Prepared by: Parks and Roads

Reviewed by: Planning and Infrastructure

Approved by: Chief Administrative Officer



Level of Service
Snow and Ice Control
October 13, 2026

Darcy Carter, Manager of Parks and Roads

Content

- 1 **Overview of Policy**
- 2 **Service Levels**
- 3 **Snow and Ice Control Priorities**
- 4 **Challenges and opportunities**

Snow Removal and Ice Control Policy C-PW-068

Council-approved policy that establishes how the Town delivers snow plowing, snow removal and ice control on Town-owned roads, walkways and parking facilities.

Sets priority-based service levels across approximately 171 km of roadways and 98 km of sidewalks and trails, with timelines measured from the end of a snowfall event.



Snow Plowing

Priority	Road classification	Council-approved service level
1	Arterial roads	Within 24 hours after snowfall ends
2	School zones	Within 48 hours after snowfall ends
3	Collector roads	Within 72 hours after snowfall ends
4	Parking at staffed Town facilities	As required, within 48 hours after snowfall ends
5	Remaining parking facilities	As required after snowfall ends

What Council should note

The service clock begins when the snowfall event ends. Back-to-back storms and extreme conditions can extend normal service timelines.

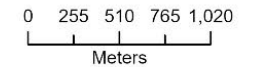
Snow Removal

Priority	Road classification	Removal trigger
1	Downtown roads	As required at 5 cm of compacted snow
2	School zones	As required at 10 cm in parking lanes
3	Collector roads	As required at 10 cm in parking lanes
4	Downtown business alleys	At 10 cm packed snow, or when emergency access may be restricted
5	Residential roads and primary access alleys	At 10 cm packed snow, or when emergency access may be restricted
6	Residential alleys	At 10 cm packed snow, or when emergency access may be restricted

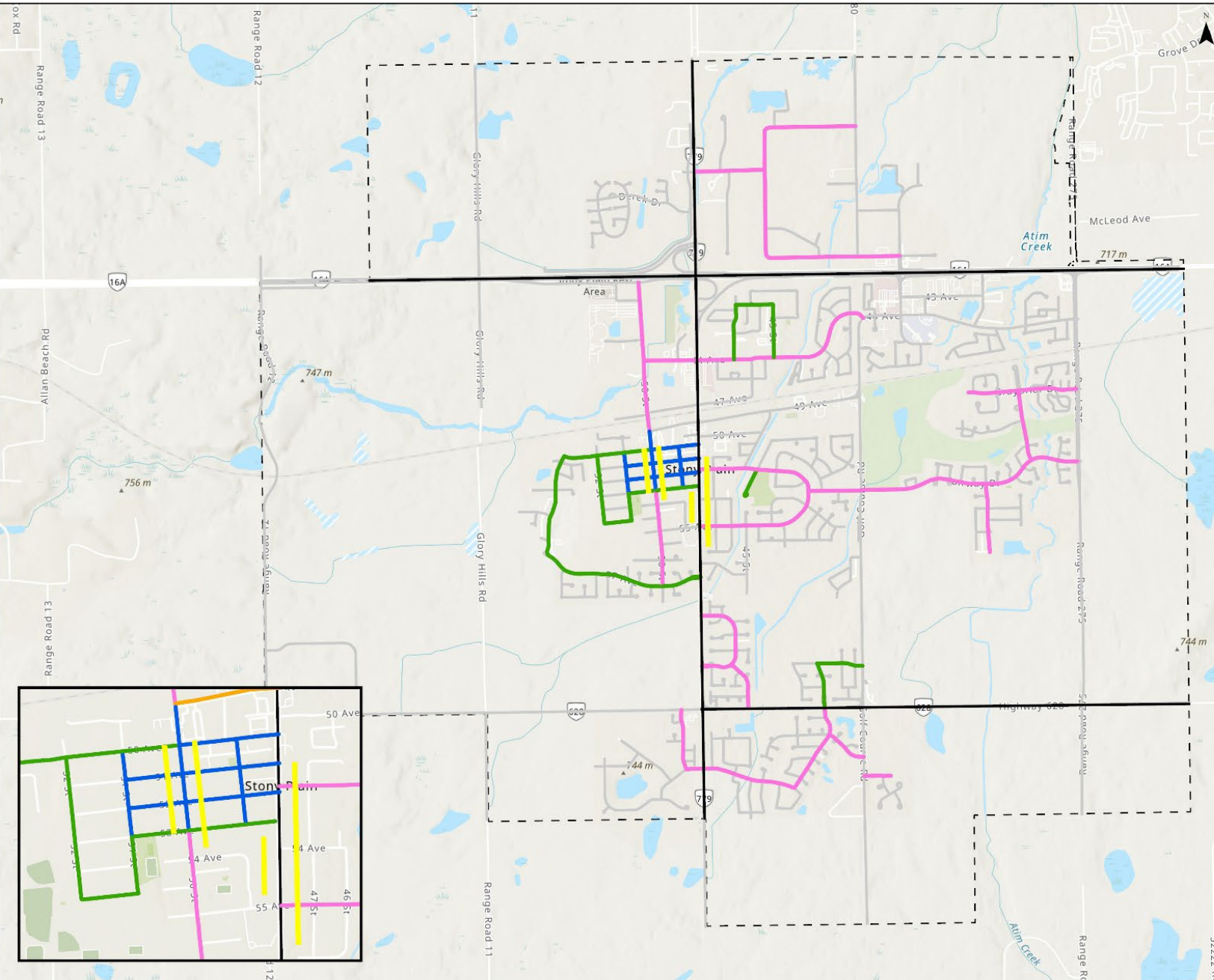
Snow Removal Priorities

Legend

- 1- Downtown Roads
- 2- School Zones
- 3- Collector Roads
- 4- Downtown Alleys
- 5- Residential Roads
- Downtown Back Alley
- Alberta Transportation Maintained
- Town Boundary



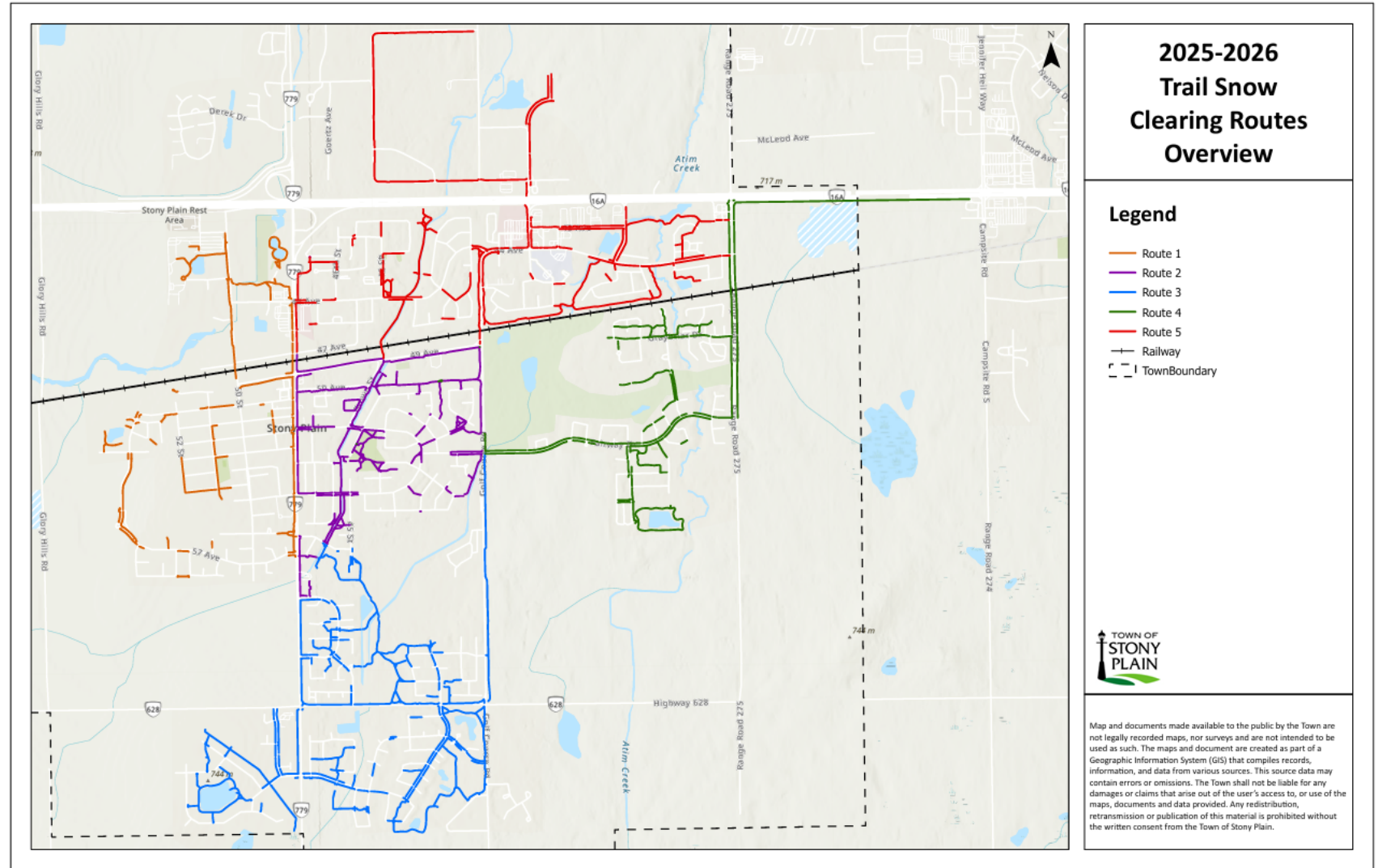
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Public Walkway Snow and Ice Control

Public Walkways adjacent to Town owned buildings open to the public shall be cleared within 24 hours after the end of every snow fall event, Monday to Friday.

Public Walkways shall be cleared within 72 hours after the end of a snowfall event.





Manager

Supervisor

Foreman (2)

Operators (9 FTE)

Seasonal/Casual (3)

EQUIPMENT

- 3 ROAD GRADERS
- 1 WHEEL LOADER
- 2 SANDING TRUCKS
- 2 TRACTOR SNOW BLOWERS
- 2 TANDEM AXLE TRUCKS
- 2 SKIDSTEERS



December 2025 Snowfall

A record-setting month across the Edmonton region

59.9 cm

Snow recorded in
December 2025

41 cm

Peak snow depth on the
ground in Stony Plain

425%

increase normal December
precipitation

5th

Wettest December on
record

Most of the month's snow fell between December 23 and 31, alongside freezing rain.

Contracted services were hired to assist our crews with snow clearing across the community.

Source: Environment and Climate Change Canada. Snowfall and precipitation measured at Edmonton International Airport, snow depth from the Stony Plain station.

Operational response

Contracted support supplemented Town crews during the concentrated late-December snowfall.



Challenges

Ice

When rain events or extreme swings in temperature occur, ice can develop and slippery roads and deep ruts may be produced.

Graders reduce packed snow and rutting, however they cannot safely produce bare pavement in all instances.

Sanding improves traction; effectiveness declines during extreme cold.





Challenges



Residential Street parking

Parked vehicles interrupt grader passes and leave windrows behind.

Temporary snow-route signage will be placed at least 24 hours before scheduled snow removal activities.

The advance notice provides residents with time to relocate vehicles and helps crews complete routes in a single pass.

Vehicles remaining in signed areas will be subject to warnings and violations.

Opportunities

GIS tracking integration

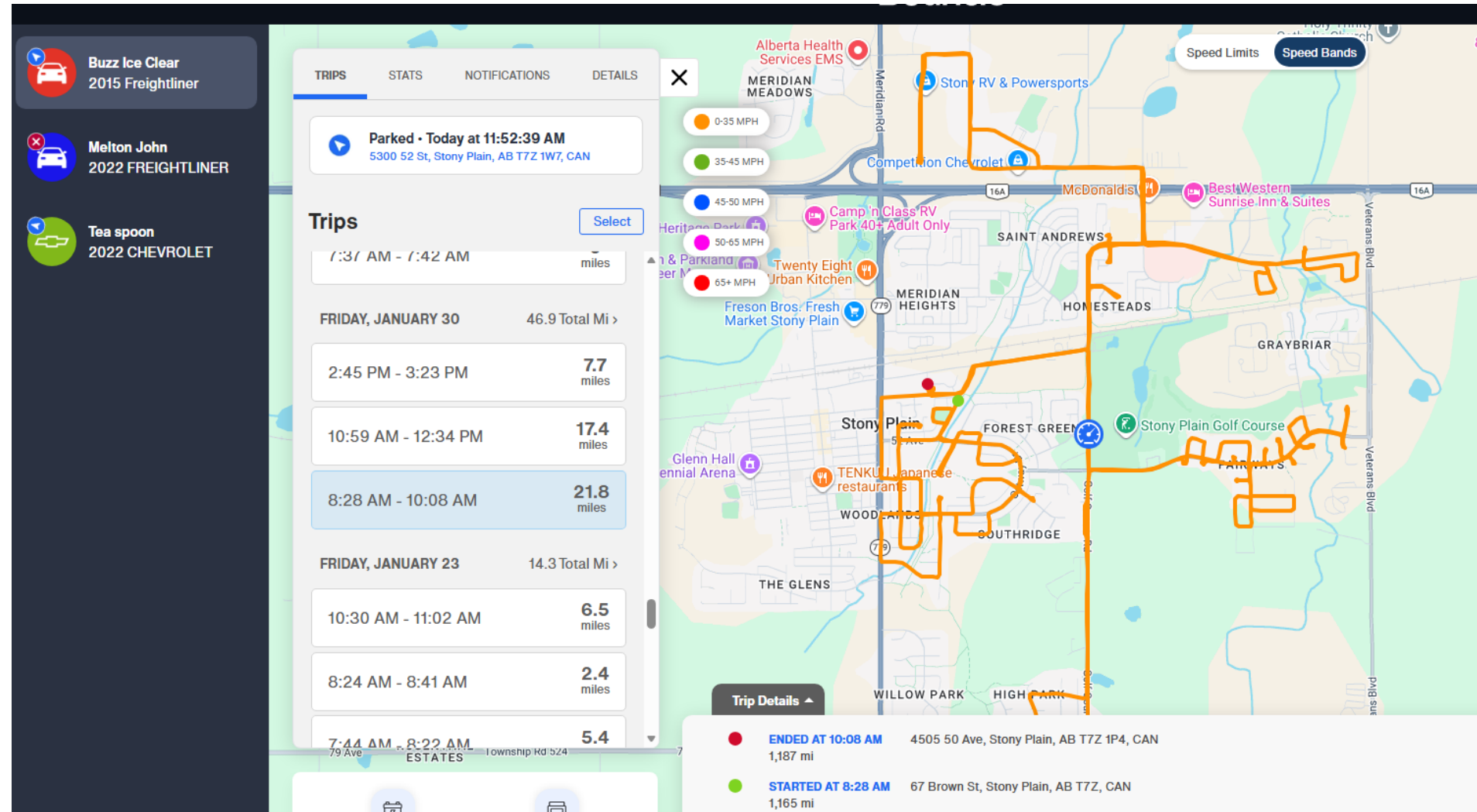
Better route and asset data

Collaboration

Fewer repeat passes and delays

Community Growth

Tracking actual progress against service levels as Town Grows





Thank you – Questions/Comments





REQUEST FOR DECISION PUBLIC SESSION

REGULAR COUNCIL MEETING

MEETING DATE: October 13, 2026

SUBJECT: Emergency Management Update

EXECUTIVE SUMMARY

Emergency management and municipal responsibility are legislated by the Government of Alberta. Administration provides Council with an annual update on the emergency management activity conducted by Administration.

RECOMMENDATION

That Town Council accept the Emergency Management Update for information.

BACKGROUND

Administration provides Council with an annual update on emergency management activities conducted in the previous year and provides an update on the current year's activities. This update will summarize activities conducted in 2025 and 2026.

2025 Review

- Continued to train Organization to ICS 200 level
- Hosted Emergency Preparedness week in May
- Hosted Fire Hall Open House in October
- Completed annual review of emergency response plan
- Councillor Neibergall completed LAEO Course
- Completed 3 Training sessions
- Participated in Regional Emergency Management Exercise
- Active participation with the Capital Region Emergency Preparedness Partnership

2026 Review

- Hosted Emergency Preparedness week in May
- Organization continues to train to ICS 200 level
- Command and General Staff continue to train to ICS 300
- One training session completed and one training session scheduled for December
- Emergency Social Services training session attendance
- Completed annual review of emergency response plan
- Active participation with the Capital Region Emergency Preparedness Partnership

Emergency Management in the Tri-Municipal region is very collaborative with all 3 municipalities working towards a more aligned response to community emergency management.

Relevant Statutes/Master Plans/Documents

Emergency Management Act

Local Authority Emergency Management Regulation

Emergency Management Bylaw 2617/PS/19

STRATEGIC ALIGNMENT & KEY ACTIONS

Stony Plain Strategic Plan 2026-2029:

- Guide Emergency preparedness to ensure safe, cohesive, and timely action in the event of a community disaster.

COMMUNICATION

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

ATTACHMENTS

1. Presentation

Prepared by: Community and Protective Services

Approved by: Chief Administrative Officer



Overview

Oversight provided by Government of Alberta

- Municipal Affairs
- Alberta Emergency Management Agency

Provincial Legislation

- Emergency Management Act
- Local Authority Emergency Management Regulation

Local Oversight

- Emergency Management Plan
- Emergency Management Bylaw
- Capital Region Emergency Preparedness Partnership
- Mutual Aid Agreements



Emergency Management Plan



Reviewed annually by
AEMA



Provides a guide for our
municipal response to a
community emergency



Emergency Management Activities

	2025 / 2026
Continue to train Organization to ICS 200 level. 81% of IMT members trained to this level	X
Hosted Emergency Preparedness week in May	X
Completed administrative review of emergency response plan	X
Incident Management Team well-balanced with 27 members	X



2025 / 2026 Emergency Management Activities



Annually Host Emergency Preparedness week in May



Annually Host Fire Hall Open House in October



Conducted 5 training sessions



Continue to train Organization to ICS 200 level



Complete administrative review of emergency response plan



Participate in Regional Exercise

Emergency Preparedness

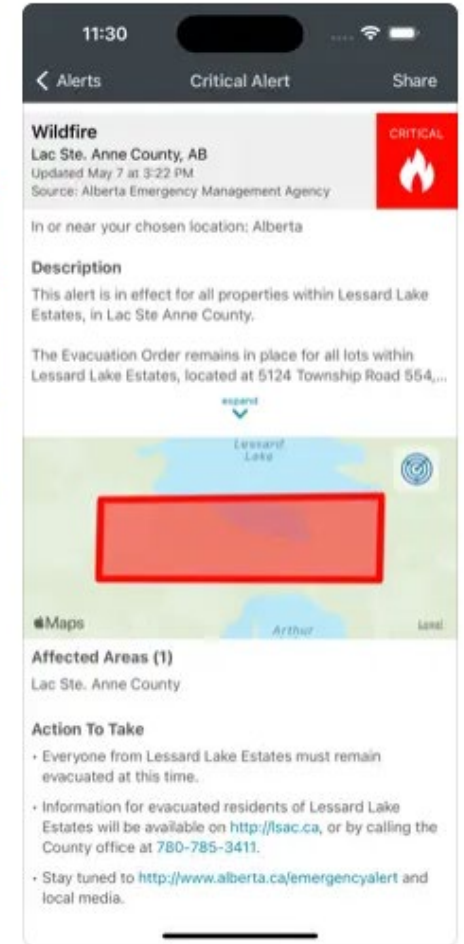
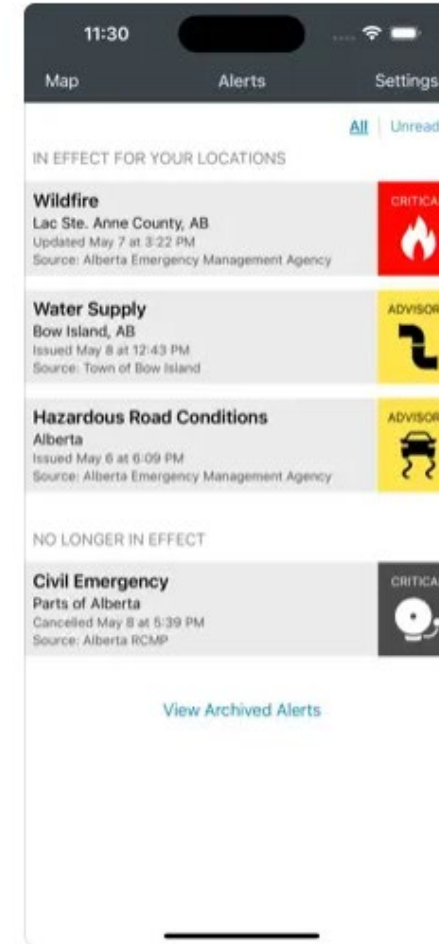
What can individuals do?

Build a 72-hour kit

- 2 L water
- Canned and dried food
- Battery operated flashlight
- Battery operated radio
- First Aid Kit
- Cash in small bills
- Home emergency plan
- Medication and prescriptions
- Pet food



Emergency Preparedness



Questions





REQUEST FOR DECISION PUBLIC SESSION

REGULAR COUNCIL MEETING

MEETING DATE: October 13, 2026

SUBJECT: 2026 Tax Recovery Public Auction

EXECUTIVE SUMMARY

As per the *Municipal Government Act* (MGA), Council is presented and must approve annually the listing of properties qualifying for tax sale as well as the public auction conditions of sale.

RECOMMENDATION

That Town Council:

1. approve the Terms and Conditions of Sale for the 2026 Public Auction; and
2. establish the reserve bids as presented for properties being offered for sale at the 2026 public auction.

BACKGROUND

As required by the MGA, a municipality must annually prepare a tax arrears list showing the parcels of land that have tax arrears in excess of one year as of March 31. Further to this, any parcel of land registered on the 2025 tax arrears list which remain in arrears as of March 31, 2026, must be offered for sale at public auction the year following the registration. Administration has scheduled the 2026 Public Auction date for December 11, 2026 at 10:00 am, in the Town Office Council Chambers, which will be advertised as per the MGA requirements.

Administration continues to work closely with TAXervice, a company that specializes in the collection of tax arrears. TAXervice works with the municipality and the taxpayers in an objective professional manner. There is no additional cost to the municipality as any costs incurred are then added to the individual rate payer to avoid costs being distributed to the whole tax base.

Once a tax lien is registered on the property, the owner must either bring the balance to zero to have the lien removed or enter into a tax payment agreement with the municipality. In the event of a tax sale for recovery of taxes, reserve bids must be as close as possible to the market value of the property as per section 419 of the MGA. The reserve bids historically presented are equal to the most recent assessed value on the property, reflecting fair market value as of Q2 of the year prior.

In compliance with section 417 of the MGA, the Registrar (Land Titles) annually sends notice prior to August 1st to all registered property owners and caveat holders regarding tax notification, stating that if tax arrears are not paid before March 31 in the following year (2026), the municipality must offer the parcel for sale at public auction. The Town of Stony Plain and TAXervice also provided all required correspondence to advise property owners of the pending auction if arrears are not paid in full. Property owners have up until the auction date to pay or enter an agreement to be removed from the auction.

Relevant Statutes/Master Plans/Documents

Municipal Government Act S. 417, 418 and 419

STRATEGIC ALIGNMENT & KEY ACTIONS

Stony Plain Strategic Plan 2026-2029:

- Embrace fiscal responsibility, priority investment, and performance measurement, linking our strategic vision and decision-making processes.

COMMUNICATION

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

Property owners will be notified of the public auction through registered mail following Council's approval. Notice of Public Auction will be advertised in the October 31st edition of the Alberta Gazette as per legislation requirements as well in the November 27th edition of the Stony Plain Reporter.

ATTACHMENTS

1. 2026 Tax Recovery Public Auction Reserve Bids
2. 2026 Public Auction Conditions of Sale

Prepared by: Financial Services

Reviewed by: Corporate Services

Approved by: Chief Administrative Officer

Town of Stony Plain – 2026 Public Auction Reserve Bids

The Town of Stony Plain has provided TAXervice with the following assessed values for properties currently being offered for sale at the 2026 Public Auction. “Market Value” is the price arrived at between a willing, well-informed buyer and a willing, well-informed seller. Unless there is a reason to believe the assessed values do not represent market value, we recommend using the assessed values as reserve bids.

Land Properties			
Roll	Civic Address	Legal Description	2025 Assessed Value
169600	4313 40 Ave	Plan 3055TR; Block 10; Lot 37	\$356,900
188100	22 Umbach Rd	Plan 7521446; Block 15; Lot 14	\$390,400
350000	1 Glenrose Cres	Plan 8022644; Block 26; Lot 3	\$326,000
399000	2851 43 Ave	Condominium Plan 0840567; Unit A	\$3,650,000

Town of Stony Plain – 2026 Public Auction – Term and Conditions

1. A parcel of land offered for sale may be redeemed by payment of all arrears, penalties and costs by guaranteed funds at any time until the property is declared sold.
2. No terms or conditions of sale will be considered other than those specified by the Municipality.
3. Each parcel of land offered for sale will be subject to a reserve bid and to the reservations and conditions contained in the existing certificate of title.
4. The lands are being offered for sale on an “as is, where is” basis, and the Municipality makes no representation and gives no warranty whatsoever as to the state of the parcel nor its suitability of the lands for any intended use by the successful bidder.
5. The Auctioneer, Council Members, the Town Manager, Designated Officers and employees of the Municipality must not bid for or buy, or act as an agent for buying, any parcel of land offered for sale.
6. The purchaser of the property will be responsible for property taxes for the current year.
7. The purchaser will be required to execute a Sale Agreement in form and substance provided by the Municipality.
8. The successful purchaser must, at the time of sale, make payment in cash, certified cheque or bank draft payable to the Municipality as follows:
 - a. The full purchase price if it is \$10,000 or less; OR
 - b. If the purchase price is greater than \$10,000, the purchaser must provide a non-refundable deposit in the amount of \$10,000 and the balance of the purchase price must be paid within 20 days of the sale.
9. GST will be collected on all properties subject to GST.
10. The risk of the property lies with the purchaser immediately following the auction.
11. The purchaser is responsible for obtaining vacant possession.
12. The purchaser will be responsible for registration of the transfer including registration fees.
13. If no offer is received on a property or if the reserve bid is not met, the property cannot be sold at the public auction.
14. The Municipality may, after the public auction, become the owner of any parcel of land that is not sold at the public auction.
15. Once the property is declared sold at public auction the previous owner has no further right to pay the tax arrears.