Agenda

Regular Council Meeting Agenda
Monday, September 28, 2026 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 Stony Plain Public Library 2027 Funding

5. Statutory Public Hearing - NIL

6. Adoption of Council Minutes

6.1 Regular Council Meeting – September 14, 2026

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

8. Bylaws

8.1 Bylaw 2746/DEB/26 – High Park Fill Line Front End Debenture Bylaw – 2nd and 3rd Reading
8.2 Bylaw 2743/DEB/26 – Arterial Road Front End Debenture Bylaw – 2nd and 3rd Reading

9. Business Items

9.1 Stony Plain Public Library 2027 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.

TOWN OF STONY PLAIN

Presentations & Delegations

AGENDA ITEM NO.: 4.1

PRESENTATION
PUBLIC SESSION

REGULAR COUNCIL MEETING

MEETING DATE: September 28, 2026

SUBJECT: Stony Plain Public Library 2027 Funding

EXECUTIVE SUMMARY

Annually, the Stony Plain Public Library presents their next year's operating budget request to Council. Chair Laurie Haak, Treasurer Dawn Horne, and Director Laina Kelly will present the Library's 2027 operating funding request.

BACKGROUND

The Stony Plain Public Library will present the 2027 Board approved budget including the funding amount being requested from the Town of Stony Plain.

The Town's approved annual grant in 2026 was $780,400. The Library is requesting $844,400 from the Town for the 2027 operating year, an increase of $64,000. Administration will include the requested budget amount in the 2027-2029 Corporate Plan for Council debate and consideration in November.

STRATEGIC ALIGNMENT & KEY ACTIONS

Stony Plain Strategic Plan 2026-2029:

- Champion Stony Plain's values and interests with representation on local and regional committees, boards, and ensure visibly within plans.

ATTACHMENTS

1. 2027 Funding Presentation

Prepared by: Karl Hill, General Manager, Community and Protective Services
Approved by: Tom Goulden, Chief Administrative Officer

Stony Plain
Public Library

Stony Plain Public Library 2027 Budget

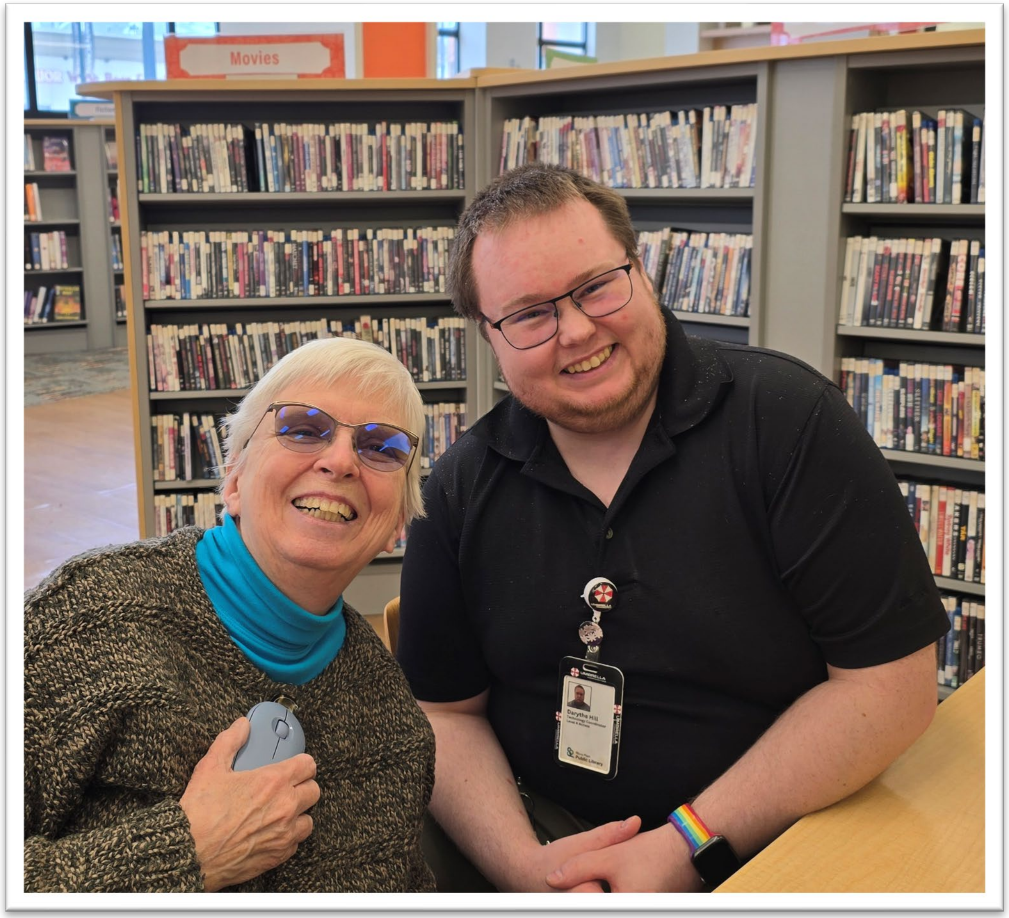
Laurie Haak, Chair

Dawn Horne, Treasurer

Laina Kelly, Director

2026 Highlights

- Permanently Fine-Free
- Staff Retention
- Library Community



Stony Plain
Public Library

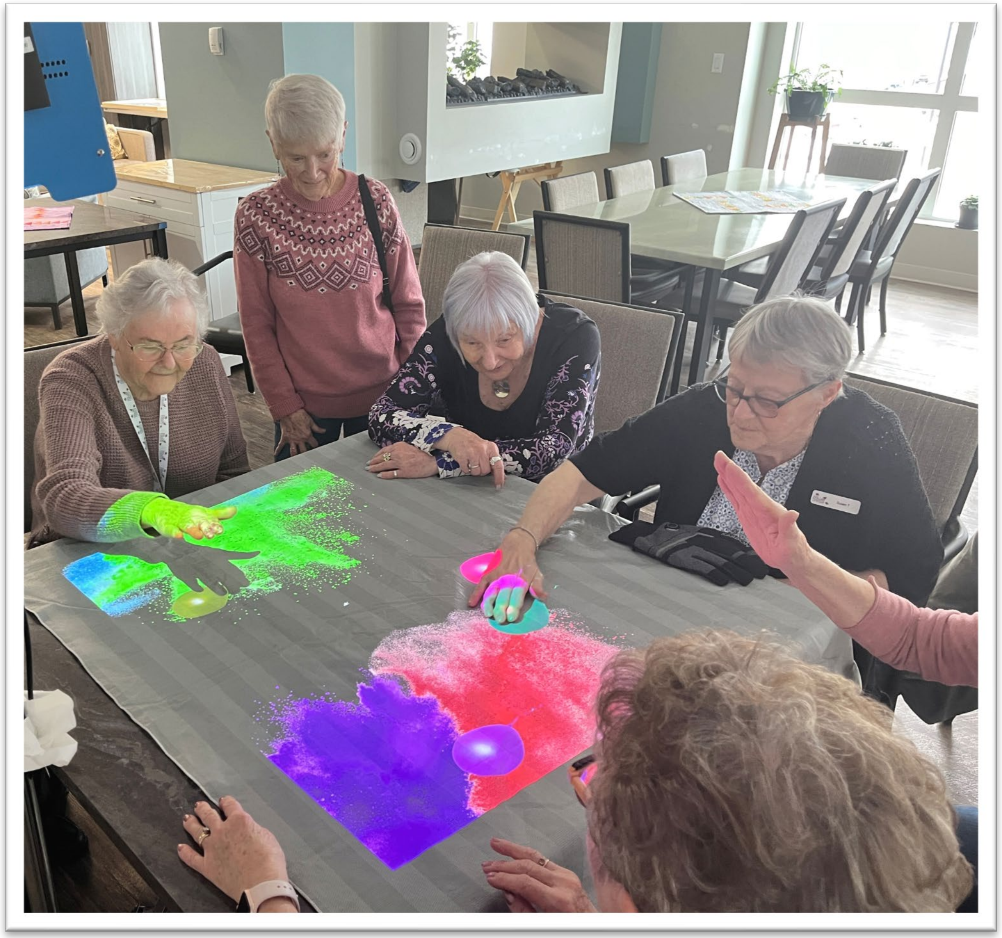
Alignment with 2026-2029 Municipal Strategic Plan

Stony Plain
Public Library

Our Commitment to...

Civic Responsibility

- 2026
  - Fine Free
  - Happiness Programme Outreach
  - Volunteerism
  - Safety and Security
  - Grants
- 2027
  - Growing Happiness Programme
  - Pursuing Grant Funding & Savings

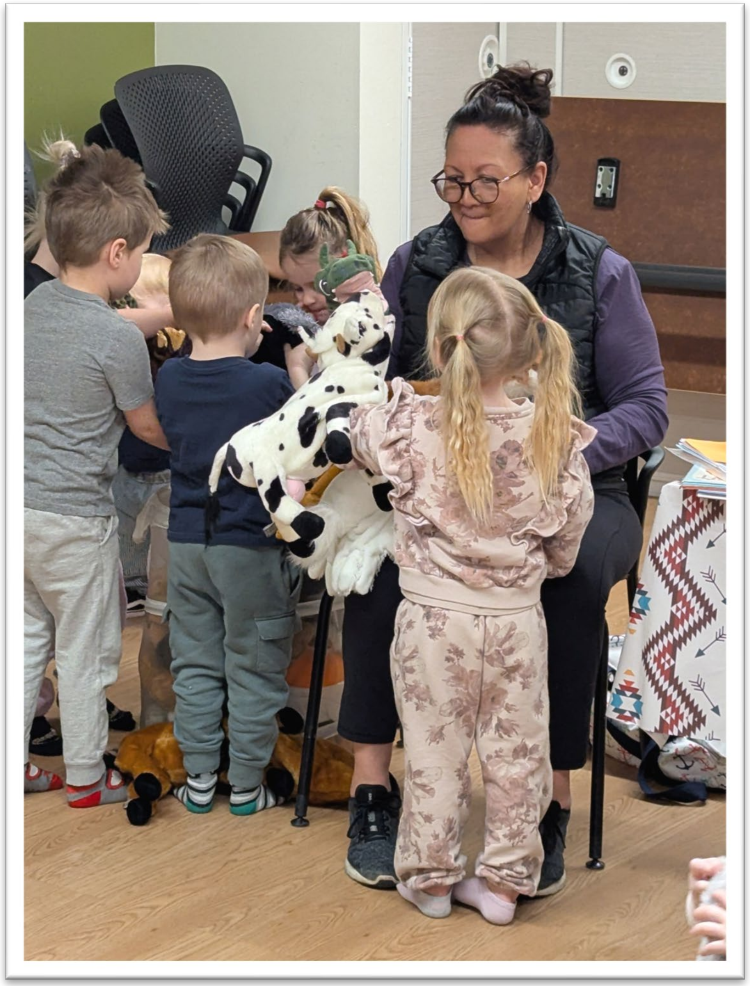


Stony Plain
Public Library

Our Commitment to…

Collaborative Leadership

- 2026
  - Youth Centre Partnerships & Programs
  - Hiring Youth
  - Increased Partnerships with TriCALA
  - Indigenous Cultural Programs
- 2027
  - Building on Partnerships & Programs



Stony Plain Public Library

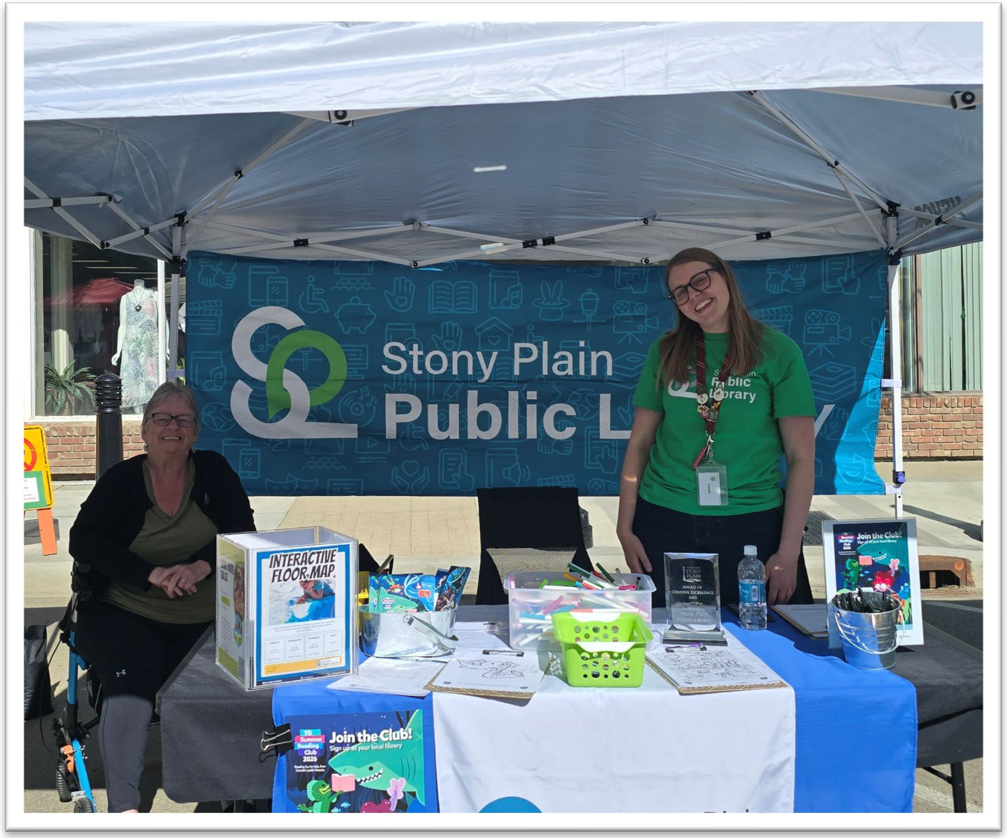
Our Commitment to…

Community Building

- 2026
  - Cultural Showcases
  - Local History Programming
  - Arts & Culture
- 2027
  - Continuing Partnerships and Programs
  - Ongoing Maintenance of Our Space

Our Commitment to…
Economic Opportunity

- 2026
  - Promoting Downtown
  - Supporting Local Businesses
- 2027
  - Continued Partnerships
  - Continued Outreach



Stony Plain
Public Library

2027 Budget Process

- Risk Assessment
- Zero-based Budgeting
- Plan of Service
- Compensation Review (2026)

2027 Budget Overview

Revenues

Grant Revenue	$ 1,082,719
Town of Stony Plain	*$ 844,400*
Parkland County	*$ 127,000*
Provincial Operating Grant	*$ 108,915*
Spring Lake	*$ 1,704*
Other grants	*$ 700*
Service Revenue	$ 19,220
Donations & Gifts	$ 11,000
Investment Income	$ 2,150
Movement from Reserve	$ 6,000
TOTAL REVENUE	$ 1,121,089

Expenses

TOTAL EXPENSES	$ 1,130,247

Increase Requested from Town of Stony Plain: $64,000

Stony Plain Public Library

2027 Funding Request Breakdown

$ 64,000

$50,755 grid movement, increased hours of staff position and 3% cost of living adjustment (79.3% of increase)

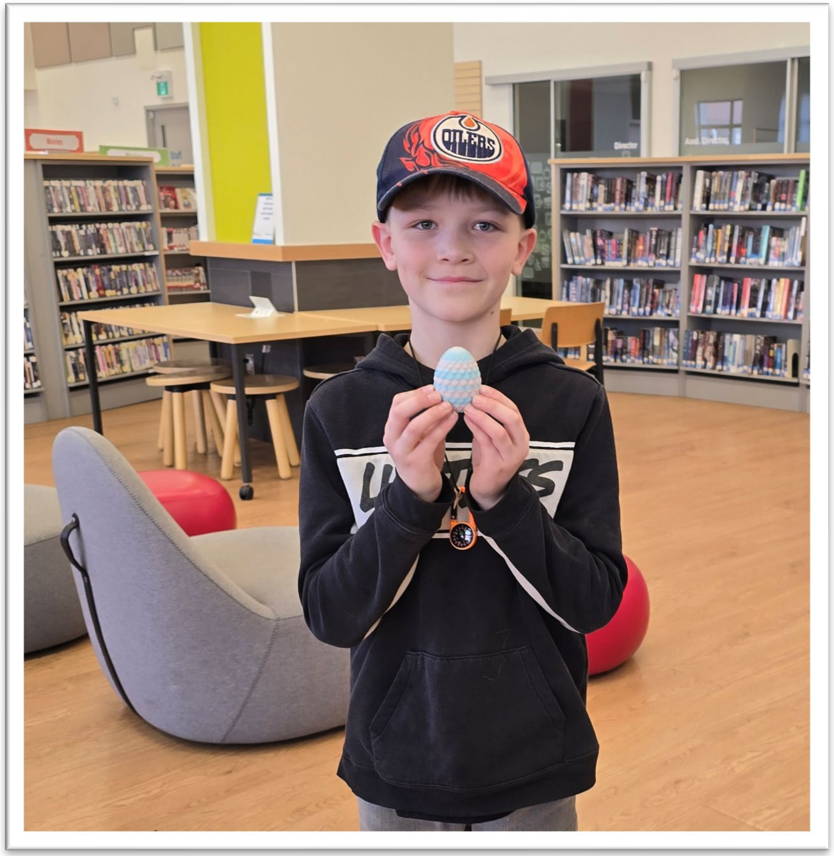
$8,445 health spending account for all permanent staff (13.2% of increase)

$4,800 inflationary increases to existing licenses, increases to insurance premiums and WCB (7.5% of increase)

Stony Plain
Public Library

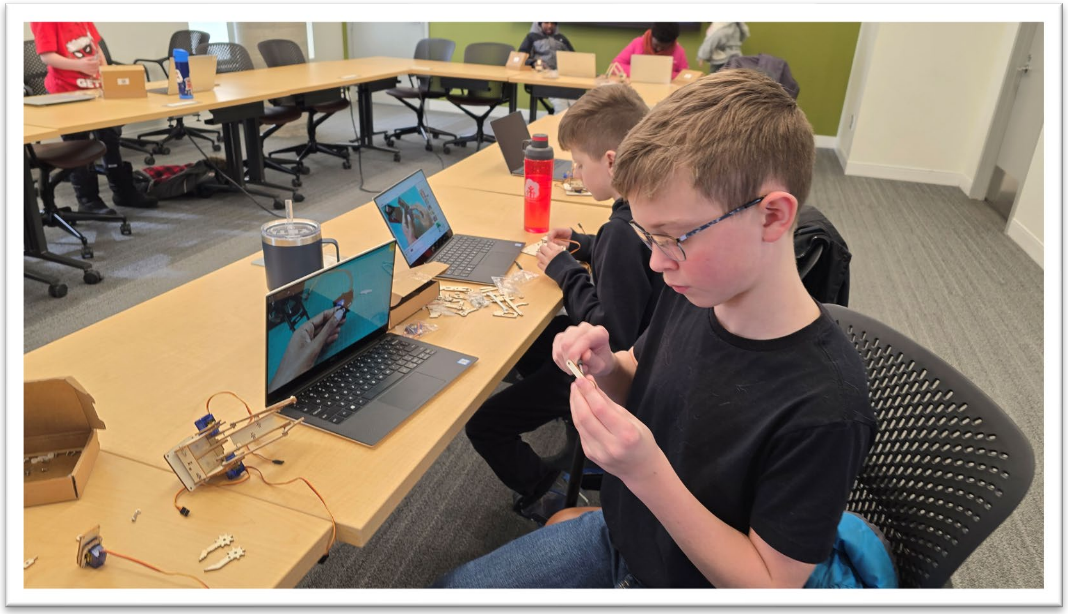
Savings Found in 2027 Budget

1. Decrease in price to janitorial services.
2. Decrease in price to photocopying services.
3. Increase in revenue to photocopying services.



Impact of Budget Increase

1. Maintain the work of the compensation review.
2. Vacant part-time position used to partially fund a full-time position.
3. Increase outreach and connections with partners.
4. Maintain existing hours, programs, services, partnerships, and staffing.



Stony Plain
Public Library

Thank you!

END OF ITEM

Statutory Public Hearing

Adoption of Council Minutes

TOWN OF STONY PLAIN
PROVINCE OF ALBERTA
SEPTEMBER 14, 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, Legislative Services:	Teresa Olsen
Manager, Planning & Development:	Miles Dibble
Community Development Officer:	Deanna Butz
Legislative Clerk:	Jessica Marsden

OTHERS PRESENT:

General Manager, Trans Alta Tri Leisure Center:	Lenny Richer
Board Chair, Trans Alta Tri Leisure Center:	Rob Hagg
Shikaoi Student Delegation:	Jessie Dow
	Ivy Fillinger
	Bianca Hutton
	Michelle Muxile
	Gabriel Poitras
	Livia Reddick
	Ashton Trimble
	Fernanda Astete Troncoso
Shikaoi Delegation Chaperones:	Jerry George
	Rebecca George
Members of the Public	

1. CALL TO ORDER

Mayor William Choy called the September 14, 2026 Regular Council Meeting to order at 5:00 p.m.

2. ADOPTION OF AGENDA

Agenda Adoption
125/09/26/SP

Moved that Town Council adopt the September 14, 2026 Regular Council Meeting agenda as presented.

CARRIED UNANIMOUSLY

3. PUBLIC INPUT SESSION

4. PRESENTATIONS & DELEGATIONS

4.1 Shikaoi Student Delegation

The Shikaoi Student Delegation shared highlights of their time in Shikaoi.

Mayor William Choy called a break at 5:40 p.m.

Mayor William Choy called the Regular Council Meeting back to order at 5:42 p.m.

4.2 Trans Alta Tri Leasure Center 2027 Budget

General Manager Lenny Richer, and Board Chair Rob Hagg presented the 2027 proposed Trans Alta Tri Leisure Center budget.

5. STATUTORY PUBLIC HEARING – NIL

6. ADOPTION OF COUNCIL MINUTES

6.1 Regular Council Meeting Minutes – August 24, 2026

RCM Minutes
126/09/26/SP

Moved that Town Council approve the August 24, 2026 Regular Council Meeting Minutes as presented.

CARRIED UNANIMOUSLY

7. COUNCIL BOARD & COMMITTEE MINUTES

7.1 Stony Plain Library Board – June 17, 2026
7.2 Growth & Commerce Committee – June 24, 2026
7.3 Planning Advisory Committee – July 9, 2026

SPLB, GSS, and
PAC Minutes
127/09/26/SP

Moved that Town Council receive the Council Board and Committee minutes for information.

CARRIED UNANIMOUSLY

Mayor William Choy called a break at 6:35 p.m.

Mayor William Choy called the Regular Council Meeting back to order at 6:50 p.m.

8. BYLAWS

8.1 2026 Land Use Bylaw Revised Bylaw

The Manager of Planning and Development gave an overview of the bylaw.

2026 LUB
Revised Bylaw
1st Reading
128/09/26/SP

Moved that Town Council give first reading to Bylaw 2747/LUO/26, a bylaw to correct a clerical error in Land Use Bylaw 2735/LUO/26.

CARRIED UNANIMOUSLY

2026 LUB
Revised Bylaw
2nd Reading
129/09/26/SP

Moved that Town Council give second reading to Bylaw 2747/LUO/26.

CARRIED UNANIMOUSLY

2026 LUB
Revised Bylaw
Unan Consent
130/09/26/SP

Moved that Town Council give unanimous consent to consider third reading to Bylaw 2747/LUO/26.

CARRIED UNANIMOUSLY

2026 LUB
Revised Bylaw
3rd Reading
131/09/26/SP

Moved that Town Council give third reading to Bylaw 2747/LUO/26.

CARRIED UNANIMOUSLY

9. BUSINESS ITEMS

9.1 South Creek Land Use Bylaw Amendment Public Hearing Schedule

The Manager of Planning and Development gave an overview of the report.

South Creek LUB
Amendment PH
132/09/26/SP

Moved that Town Council authorize Administration to re-schedule the public hearing for Bylaw 2745/LUO/26, a bylaw to amend Land Use Bylaw 2735/LUO/26 to October 26, 2026.

CARRIED UNANIMOUSLY

9.2 Trans Alta Tri Leisure Center 2027 Budget Presentation

TLC 2027 Budget
133/09/26/SP

Moved that Town Council accept the Trans Alta Tri Leisure Center 2027 Budget Presentation for information.

CARRIED UNANIMOUSLY

9.3 Volunteerism and Civic Engagement Strategy Update

The Community Development Officer gave an overview of the report.

Volunteerism &
Civic Engagement
134/09/26/SP

Moved that Town Council accept the Volunteerism and Civic Engagement Strategy Update for information.

CARRIED UNANIMOUSLY

10. COUNCIL DISCUSSION

11. CLOSED SESSION – NIL

12. ADJOURNMENT

Mayor William Choy declared the September 14, 2026 Regular Council Meeting adjourned at 7:41 p.m.

____
Mayor William Choy

____
Ann Laing
General Manager, Corporate Services

END OF ITEM

TOWN OF STONY PLAIN

Council Board & Committee Minutes

TOWN OF STONY PLAIN
PROVINCE OF ALBERTA
JUNE 10, 2026 MINUTES OF THE POLICING COMMITTEE
4905-51 AVE, STONY PLAIN
SHIKAOI ROOM AT 5:00 P.M.

MEMBERS PRESENT:

Chair:	Zoe Pardo
Vice-Chair, Councillor:	Justin Laurie
	Kendall Olson
	Caroline Peel
Councillor:	Eric Meyer

OTHERS PRESENT:

General Manager, Community and Protective Services, Staff Liaison:	Karl Hill
Officer In Charge: (5:00 – 6:45 pm)	Inspector Kevin McGillivary
Manager, Legislative Services:	Teresa Olsen

EXCUSED ABSENCE:

Dale Evert
Michelle Aldana

1. *CALL TO ORDER*

The Chair called the June 10, 2026 Policing Committee meeting to order at 5:10 p.m.

2. *ADOPTION OF AGENDA*

Agenda Adoption
19/06/26/PC

Moved that the June 10, 2026 Policing Committee meeting agenda be approved as presented.

CARRIED UNANIMOUSLY

3. *PRESENTATIONS & DELEGATIONS*

4. *ADOPTION OF MINUTES*

Minutes Adoption
20/06/26/PC

Moved that the May 13, 2026 Policing Committee meeting minutes be accepted as presented.

CARRIED UNANIMOUSLY

5. *BUSINESS ITEMS*

5.1 Survey Questions

The General Manager of Community and Protective Services presented survey questions for consideration to be used during summer engagement events.

Survey Question Report
21/06/26PC

Moved that the Committee accept the survey question report for information.

CARRIED UNANIMOUSLY

5.2 Mid Summer Thursdays

The General Manager of Community and Protective Services presented the schedule for the 2026 Mid-Summer Thursdays public engagement opportunities.

Mid-Summer Thursdays
22/06/26PC

Moved that the Committee accept the Mid-Summer Thursday report for information.

CARRIED UNANIMOUSLY

5.3 Police Priorities

The General Manager of Community and Protective Services presented the current Parkland RCMP Detachment policing priorities.

CSP Framework
23/06/26PC

Moved that the Committee adopt community engagement, crime reduction and traffic safety as the 2026/27 priorities for municipal policing for the 2026/27 operational year.

CARRIED UNANIMOUSLY

6. REPORTS

6.1 Detachment Report

Inspector Kevin McGillivary provided an update on the Detachment Report.

Detachment Report
24/06/26/PC

Moved that the Detachment Report be accepted for information.

CARRIED UNANIMOUSLY

6.2 Administrative Report

No Administrative Report

7. INFORMATION ITEMS

7.1 Conference Report

Conference Report
25/06/26/PC

Moved to defer the Conference Report to the September 9, 2026 Policing Committee meeting.

CARRIED UNANIMOUSLY.

8. ADJOURNMENT

The Chair declared the June 10, 2026 Policing Committee meeting be adjourned at 6:58 p.m.

Next Meeting:
September 9, 2026
5:00 p.m.
Shikaoi Room

Zoe Pardo, Chair

Teresa Olsen
Manager, Legislative Services

END OF ITEM

TOWN OF STONY PLAIN

Tri Municipal Leisure Facility Corporation Board Meeting
June 18, 2026
Holiday Inn Express (Tri-Village 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
Jeff Tokar	Councillor, City of Spruce Grove
Michelle Thiebaud	Public Rep, City of Spruce Grove
Donna Bobey-Bradley	Public Rep, Parkland County
Cory Kyle	Councillor, Parkland County

Others Present

Lenny Richer	General Manager
Tracy Hauff	Financial and Corporate Services Supervisor
Robin Lillywhite	Marketing & Communications, Recording Secretary
Deanne Keller	University of Alberta Practicum Student

Absent

Amanda Chubey	Public Rep, City of Spruce Grove

1. Call to Order

Call to Order

1. CALL TO ORDER
R. Hagg called the June 18, 2026, board meeting to order at 6:05 PM.

2. Adoption of Agenda

05/01/2026
Adoption of Agenda

2. ADOPTION OF AGENDA

Moved by C. Kyle that the Board of Directors adopt the June 18, 2026, Meeting Agenda as amended.

Motion: 2026-26

CARRIED

3. Adoption of Minutes

05/02/2026
Adoption of Minutes

3. ADOPTION OF MINUTES

Moved by T. Haist that the Board of Directors adopt the May 21, 2026, minutes as amended.

Motion: 2026-27

CARRIED

4. Presentations

5. Business

05/03/2026 5.1 - 2027 Fees and Charges **Motion: 2026-28**	**5.1 – 2027 Fees and Charges** Moved by R. Kits that the Board of Directors approve the 2027 Fees and Charges, as presented.	CARRIED
05/04/2026 5.2 - 2027 Corporate Plan and Budget - Draft **Motion: 2026-29**	**5.2 – 2027 Corporate Plan and Budget – Draft** Moved by D. Bobey-Bradley that the Board of Directors accept the 2027 Draft Corporate Plan including Operating, Capital and Infrastructure Budgets as presented and directs administration to forward those documents to the municipal administrative representatives for review.	CARRIED
05/03/2026 5.3 – Board of Directors Strategic Planning Work Plan **Motion: 2026-30**	**5.3 – Board of Directors Strategic Planning Work Plan** Moved by J. Tokar that the Board of Directors approve the Board of Directors 2027 – 2030 strategic planning work plan, as presented.	CARRIED

6. Information

04/07/2026 6.1 – GM Update	**6.1 – GM Update** L. Richer presented the GM Update as information.	
04/08/2026 6.2 – Financial Update	**6.2 – Financial Update** T. Hauff presented the Financial Update as information.	
04/09/2026 6.3- Action Log	**6.3 – Action Log** L. Richer presented the Action Log as information.	
04/10/2026 6.4 – Forward Planning	**6.4 – Forward Planning** L. Richer presented Forward Planning as information.	
04/11/2026 6.5 – Town of Stony Plain Public Member Recruitment	**6.5 – Town of Stony Plain Public Member Recruitment** L. Richer presented Town of Stony Plain Public Member Recruitment as information.	
Motion: 2026-31	Moved by J. Laurie that the Board of Directors accept Items 6.1–6.5 as information.	CARRIED

7. In Camera

04/11/2026 In Camera:	7.1 Collective Bargaining Moved by R. Kits that the Board of Directors move in camera to discuss matters protected from disclosure under the Access to Information Act.	
Motion: **2026-32** 7:30 PM	Section 29 – Advice from Officials	CARRIED
Motion: **2026-33** 7:58 PM	Moved by T. Haist that the Board of Directors move out of in camera.	CARRIED
Motion: **2026-34** 7:59 PM	That the Board of Directors approves the collective bargaining mandate as presented.	CARRIED

8. Reporting In & Out

04/13/2026 Reporting In & Out

9. Adjournment

Meeting Adjourned at 8:05 PM

Rob Hagg

END OF ITEM

TOWN OF STONY PLAIN

Stony Plain
Public
Library

Town of Stony Plain Library Board
Meeting Minutes
August 19, 2026, 7:00 p.m.

Present: Laurie Haak (Chair), Donna Saidler (Vice Chair), Dawn Horne (Treasurer), Councillor Harold Pawlechko, Jane MacDiarmid

Online: Brenda Spitzer

Regrets: Milene Albers, Paul Befus

Absent: Kelly Eros

Staff: Laina Kelly (Director), Donna Thomson (Executive Assistant and Recorder)

1. The Chair called the meeting to order at 7:04 p.m.
   a. Mission and Vision
   b. Land Acknowledgment

2. The Chair declared the agenda to be adopted as amended.
   Amendment:
   a. Remove: Item 4. Absences
   b. Add: **4. Trustee Update**: Rokus Broere

3. The Chair declared the previous meeting's minutes of June 17, 2026 to be adopted as presented.

4. Trustee Update: Rokus Broere
   a. Rokus Broere resigned as Trustee on July 20, 2026.

5. Items for information
   a. Q2 Finances – (Dawn Horne)
      i. Dawn reviewed the second quarter of finances with the board.

6. Items for decision
   a. October 21, 2026 Meeting – move to October 14, 2026
      MOTION That the Town of Stony Plain Library Board moves the October 21, 2026 board meeting to October 14, 2026.
      Moved by: Jane MacDiarmid CARRIED
   b. Bill 28 Updates and Alberta Public Libraries *Day of Action*
      i. Guidelines coming out on August 31, 2026
      ii. Laina will contact the Library Association of Alberta regarding the *Day of Action* events or any organizational movement.

c. New Trustee Recruitment Working Group
MOTION That the Town of Stony Plain Library Board create a New Trustee Recruitment Working Group consisting of Laurie Haak, Brenda Spitzer, Dawn Horne and Jane MacDiarmid.
Moved by: Harold Pawlechko CARRIED

d. Director Performance Review Working Group
MOTION That the Town of Stony Plain Library Board create a Director Performance Review Working Group consisting of Laurie Haak, Donna Saidler and Dawn Horne.
Moved by: Harold Pawlechko CARRIED

e. 2027 Budget (Laina Kelly)
MOTION That the Town of Stony Plain Library Board approve the 2027 Budget as amended.
Amendment: Add: all permanent Staff to be included in the Health Spending Account recommendation.
Moved by: Donna Saidler CARRIED

7. The Chair declared the meeting adjourned at 8:28 pm.

Chair

Sept. 16, 2026
Date

END OF ITEM

TOWN OF STONY PLAIN

Bylaws

TOWN OF STONY PLAIN

AGENDA ITEM NO.: 8.1

REQUEST FOR DECISION
PUBLIC SESSION

REGULAR COUNCIL MEETING

MEETING DATE: September 28, 2026

SUBJECT: High Park Fill Line Front End Debenture Bylaw

EXECUTIVE SUMMARY

With the Capital Region Parkland Water Services Commission (CRPWSC) completing a line twinning, the Town engaged with the Commission to have a water line run directly to the High Park reservoir. This work was completed by the CRPWSC, with the Town paying for the cost differential of adding this new connection to the Town's water system to support growth. To complete funding of the project, debenture borrowing is required on behalf of the Developer offsite levy water. Subsequent to the first reading of the bylaw the Town has received confirmation of the amount owing for the project and it is lower than the initial bylaw.

RECOMMENDATION

That Town Council:

1. 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; and
2. give third reading to Bylaw 2746/DEB/26.

BACKGROUND

On August 24, 2026, Council approved the first reading of Bylaw 2746/DEB/26. The mandatory notice of borrowing bylaw was advertised for two weeks in the paper to allow for public responses, as per *Municipal Government Act* requirements. There were no responses received from the public regarding the advertisement.

The Town has received confirmation that the amount of the project has come in under budget and Administration has subsequently decreased the amount to $3,000,000 from the original $3,700,000. The bylaw has been amended to incorporate the updated costs for the second and third readings. Subsequent to first reading, Administration also adjusted the interest % on the bylaw to be reflective of current market interest rates. This reduced the maximum interest rate from 8% to 6% to reflect current market conditions on the bylaw. As such the recommended motions now include the statement as amended.

Administration will proceed with the borrowing following the final reading of the Debenture Bylaw.

Relevant Statutes/Master Plans/Documents

Debt Management Policy C-FS-071
Municipal Government Act Section 251, 254, 258, and 606

STRATEGIC ALIGNMENT & KEY ACTIONS

Stony Plain Strategic Plan 2026-2029:

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

BUDGET/FINANCIAL IMPACT

The debentures presented this evening will increase the total debt held by the Town on December 31, 2026 to $74M. After taking into account all bylaws approved by Council but not drawn the municipal debt limit available is $15M (17%). If all approved bylaws were drawn the internal debt limit would be exceeded by $3.0M (4%). It is important to note that $9.2 million of the debt is debt funded by external organizations (Meridan Housing) or developers (offsite levy). When this is taken into account the debt the Town is servicing is still below the internal debt limit.

Annual principal payments and interest will be funded by the collection of Developer offsite levy water. If the collected levies are insufficient the Town will be required to front end the payments. This will create a Front ending deficit for the water levy within the Town's accumulated surplus.

ATTACHMENTS

1. Bylaw 2746/DEB/26

Prepared by: Riley Clark, Senior Financial Analyst
Reviewed by: Teri Stewart, Manager, Financial Services
Reviewed by: Ann Laing, General Manager, Corporate Services
Approved by: Tom Goulden, Chief Administrative Officer

BYLAW 2746/DEB/26

BEING A BYLAW OF THE TOWN OF STONY PLAIN IN THE PROVINCE OF ALBERTA TO AUTHORIZE A BORROWING FOR THE PURPOSE OF FINANCING THE HIGH PARK FILL LINE

WHEREAS, the Council of the Town of Stony Plain has decided to issue a bylaw pursuant to Section 258 of the *Municipal Government Act,* RSA 2000, c. M-26, and amendments thereto, to authorize the financing of its share of the construction of the High Park Fill Line; and

WHEREAS, plans and specifications have been prepared and the total cost of the Project is estimated to be $3,000,000. The Town of Stony Plain estimates the following will be applied to the Project:

Water Off Site Levy	$ 3,000,000

WHEREAS, a portion of the project is to be funded through the collection of offsite levies (the "Developer Portion")

WHEREAS, in order to complete the Project; it will be necessary for the Town of Stony Plain to borrow up to $3,000,000 for the Developer Portion to be applied to the project on terms and conditions referred to in this bylaw; and

WHEREAS, the Town of Stony Plain deems it advisable to make a borrowing for a period not exceeding 20 years for the purpose of financing the construction and completion of the Project; and

WHEREAS, the estimated lifetime of the Project financed under this bylaw is equal to, or in excess of 50 years; and

WHEREAS, the principal amount of the outstanding debt of the Town of Stony Plain on December 31, 2025 is $49,072,868, no part of which is in arrears; and

WHEREAS, all required approvals for the project have been obtained, and the project is in compliance with all Acts and Regulations of the Province of Alberta.

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 "High Park Fill Line Front End Borrowing Bylaw".

2.0.0 Definitions & Interpretations

2.1.0 "Act" means the *Municipal Government Act*, RSA 2000, c M-26;

2.2.0 "Chief Administrative Officer" means the Chief Administrative Officer of the Town of Stony Plain;

2.3.0 "General Manager, Corporate Services" means the General Manager, Corporate Services of the Town of Stony Plain;

2.4.0 "Project" means the High Park Fill Line;

2.5.0 "Project Loan" means the amount borrowed by the Town of Stony Plain from the Province of Alberta, or another financial institution, for an amount up to but not exceeding $3,000,000 for the construction and completion of the Project.

3.0.0 General

3.1.0 The Town of Stony Plain may borrow from the Province of Alberta, or another authorized financial institution, a sum up to but not exceeding $3,000,000 (the "Project Loan").

3.2.0 The funds borrowed under this bylaw shall be borrowed on the general credit and security of the Town of Stony Plain.

3.3.0 The Chief Administrative Officer and General Manager, Corporate Services are authorized to execute on behalf of the Town of Stony Plain promissory notes and other negotiable instruments or other evidence of indebtedness for the Project Loan as the lender may require as evidence of and security for the sum borrowed.

3.4.0 The Project Loan shall bear an annual rate of interest not to exceed 6%.

3.5.0 The sum borrowed under this bylaw, including principal and interest, shall be repaid according to the repayment structure negotiated with the lender, but in any event, over a term not to exceed 20 years.

3.6.0 The Town of Stony Plain shall levy and raise sufficient funds each year through offsite levies to pay the principal and interest falling due on the indebtedness,

a) In the event of any deficiency, the Town shall raise tax rates sufficient to pay the indebtedness.

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 2026.

Read a second time this day of , AD 2026.

Read a third time this day of , AD 2026.

____
Mayor William Choy

____
Ann Laing
General Manager, Corporate Services

END OF ITEM

TOWN OF STONY PLAIN

TOWN OF STONY PLAIN

AGENDA ITEM NO.: 8.2

REQUEST FOR DECISION
PUBLIC SESSION

REGULAR COUNCIL MEETING

MEETING DATE: September 28, 2026

SUBJECT: Arterial Road Network Debenture Bylaw

EXECUTIVE SUMMARY

The Arterial Road Network Capital Project approved in the 2026-2028 Corporate Plan involves the construction of a new intersection at 28th street and Highway 16A. The construction will be funded through Developer offsite levy roads.

RECOMMENDATION

That Town Council:

1. 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; and
2. Give third reading to Bylaw 2743/DEB/26.

BACKGROUND

On August 24, 2026, Council approved the first reading of Bylaw 2743/DEB/26. The mandatory notice of borrowing bylaw was advertised for two weeks in the paper to allow for public responses, as per *Municipal Government Act* requirements. There were no responses received from the public regarding the advertisement.

Subsequent to first reading, Administration adjusted the interest % on the bylaw to be reflective of current market interest rates. This reduced the maximum interest rate from 8% to 6% to reflect current market conditions on the bylaw. As such the recommended motions now include the statement as amended.

Administration will proceed with the borrowing following the final reading of the debenture bylaw.

Relevant Statutes/Master Plans/Documents

Debt Management Policy C-FS-071
Municipal Government Act Section 251, 254, 258, and 606

STRATEGIC ALIGNMENT & KEY ACTIONS

Stony Plain Strategic Plan 2026-2029:

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

BUDGET/FINANCIAL IMPACT

The debentures presented this evening will increase the total debt held by the Town on December 31, 2026 to $74M. After taking into account all bylaws approved by Council but not drawn the municipal debt limit available is $15M (17%). If all approved bylaws were drawn the internal debt limit would be exceeded by $3.0M (4%). It is important to note that $9.2 million of the debt is debt funded by external organizations (Meridan Housing) or developers (offsite levy). When this is taken into account the debt the Town is servicing is still below the internal debt limit.

Annual principal payments and interest for this debenture will be funded by the collection of Developer offsite levy roads. If the collected levies are insufficient the Town will be required to front end the payments. These payments and interest will add to the front ending deficit for the roads levy within the Town's accumulated surplus.

ATTACHMENTS

1. Bylaw 2743/DEB/26

Prepared by: Riley Clark, Senior Financial Analyst
Reviewed by: Teri Stewart, Manager, Financial Services
Reviewed by: Ann Laing, General Manager, Corporate Services
Approved by: Tom Goulden, Chief Administrative Officer

BYLAW 2743/DEB/26

BEING A BYLAW OF THE TOWN OF STONY PLAIN IN THE PROVINCE OF ALBERTA TO AUTHORIZE A BORROWING FOR THE PURPOSE OF FINANCING THE 28TH STREET INTERSECTION

WHEREAS, the Council of the Town of Stony Plain has decided to issue a bylaw pursuant to Section 258 of the *Municipal Government Act,* RSA 2000, c. M-26, and amendments thereto, to authorize the financing of its share of the construction and completion of the 28th Street Intersection and

WHEREAS, plans and specifications have been prepared and the total cost of the Project is estimated to be $2,400,000. The Town of Stony Plain estimates the following will be applied to the Project:

Roads Off Site Levy	$ 2,400,000

WHEREAS, the project is to be funded through the collection of offsite levies (the "Developer Portion")

WHEREAS, in order to complete the Project; it will be necessary for the Town of Stony Plain to borrow up to $2,400,000 for the Developer Portion to be applied to the project on terms and conditions referred to in this bylaw; and

WHEREAS, the Town of Stony Plain deems it advisable to make a borrowing for a period not exceeding 20 years for the purpose of financing the construction and completion of the Project; and

WHEREAS, the estimated lifetime of the Project financed under this bylaw is equal to, or in excess of 50 years; and

WHEREAS, the principal amount of the outstanding debt of the Town of Stony Plain on December 31, 2025 is $49,072,868, no part of which is in arrears; and

WHEREAS, all required approvals for the project have been obtained, and the project is in compliance with all Acts and Regulations of the Province of Alberta.

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 "28th Street Intersection Borrowing Bylaw".

2.0.0 Definitions & Interpretations

2.1.0 "Act" means the *Municipal Government Act*, RSA 2000, c M-26;

2.2.0 "Chief Administrative Officer" means the Chief Administrative Officer of the Town of Stony Plain;

2.3.0 "General Manager, Corporate Services" means the General Manager, Corporate Services of the Town of Stony Plain;

2.4.0 "Project" means construction of the 28th Street Intersection

2.5.0 "Project Loan" means the amount borrowed by the Town of Stony Plain from the Province of Alberta, or another financial institution, for an amount up to but not exceeding $2,400,000 for the construction and completion of the Project.

3.0.0 General

3.1.0 The Town of Stony Plain may borrow from the Province of Alberta, or another authorized financial institution, a sum up to but not exceeding $2,400,000 (the "Project Loan").

3.2.0 The funds borrowed under this bylaw shall be borrowed on the general credit and security of the Town of Stony Plain.

3.3.0 The Chief Administrative Officer and General Manager, Corporate Services are authorized to execute on behalf of the Town of Stony Plain promissory notes and other negotiable instruments or other evidence of indebtedness for the Project Loan as the lender may require as evidence of and security for the sum borrowed.

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a) In the event of any deficiency, the Town shall raise tax rates sufficient to pay the indebtedness.

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Read a third time this day of , AD 2026.

Mayor William Choy

Ann Laing
General Manager, Corporate Services

END OF ITEM

TOWN OF
STONY
PLAIN

Business Items

TOWN OF STONY PLAIN

AGENDA ITEM NO.: 9.1

REQUEST FOR DECISION
PUBLIC SESSION

REGULAR COUNCIL MEETING

MEETING DATE: September 28, 2026

SUBJECT: Stony Plain Public Library 2027 Funding

EXECUTIVE SUMMARY
Chair Laurie Haak, Treasurer Dawn Horne, and Director Laina Kelly presented the Library's 2027 funding request to Council. The Library presents the Board approved budget to Council annually.

RECOMMENDATION
That Town Council accept the Stony Plain Public Library 2027 Funding request for information.

BACKGROUND
The Stony Plain Public Library presented their 2027 Board approved funding request to Council.

The Library is requesting $844,400 from the Town for their 2027 operating year, an 8% increase to the 2026 approved annual grant. The Town approved an annual grant amount of $780,400 for the Stony Plain Public Library for the 2026 operating year. Administration will include the requested budget amount in the 2027-2029 Corporate Plan for Council's debate and consideration.

STRATEGIC ALIGNMENT & KEY ACTIONS
Stony Plain Strategic Plan 2026-2029:

- Champion Stony Plain's values and interests with representation and local regional committees, boards, and ensure visibly within plans.

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

TOWN OF
STONY
PLAIN

Council Discussion

Closed Meeting