



**REGULAR COUNCIL MEETING AGENDA
CARSTAIRS MUNICIPAL OFFICE
MONDAY, APRIL 13, 2026, 7:00 P.M.**

Page

1. CALL TO ORDER


2. ADDED ITEMS

- a) **1. RCMP Requisition Update** to Business Arising from Previous Meeting (5.a.)
- b) **2. Council Meeting Date Change** to New Business (8.d.)

3. ADOPTION OF AGENDA

- a) Adoption of agenda of April 13, 2026
Motion: To adopt the agenda of April 13, 2026

4. ADOPTION OF MINUTES

- a) Adoption of minutes of March 23, 2026 (addendum 4.a)
Motion: To adopt the minutes of March 23, 2026


5. BUSINESS ARISING FROM PREVIOUS MEETING






- a) RCMP Requisition Update

6. DELEGATIONS

- a) HSS, CES and Chinooks Edge School Division

7. BYLAWS AND POLICIES

8. NEW BUSINESS

- a) Municipal Emergency Plan - Program Review Report (addendum 8.a)




- b) RFD-Admin Building Expansion (addendum 8.b)

- c) RFD-Arena Ice-Plant Upgrade & Update (addendum 8.c)



- d) Council Meeting Date Change

9. COMMITTEE REPORTS

- a) POLICIES & PRIORITIES COMMITTEE
 - i) Next meeting April 21, 2026.
- b) MOUNTAIN VIEW REGIONAL WASTE COMMISSION
- c) MOUNTAIN VIEW REGIONAL WATER SERVICES COMMISSION
 - i) Press Release - Raw Water Storage (addendum 9.c.i)
- d) MOUNTAIN VIEW SENIORS HOUSING

32 - 33



10. COUNCILOR REPORTS

- a) COUNCILOR BALL
- b) COUNCILOR FRICKE
- c) COUNCILOR ROBERTS
- d) COUNCILOR SELANDERS
- e) COUNCILOR TOLLEY
- f) COUNCILOR WILCOX
- g) MAYOR ALLAN

11. CORRESPONDENCE

- a) HSS After-Grad Request (addendum 11.a)
- b) Letter from Central Alberta Realtors Association (CARA) (addendum 11.b)
- c) 2026 Fire Services Training Program Grant (addendum 11.c)
- d) Letter from Municipal Affairs-Assessment Model Review (addendum 11.d)

34 - 35



36



37



38 - 44



12. CAO'S REPORT

13. COUNCILOR COMMENTS

14. PUBLIC QUESTION PERIOD

15. CLOSED MEETING

Section 197 of the Municipal Government Act requires that Council and Council Committees conduct their meetings in public unless the matter to be discussed falls under one of the exceptions to disclosure outlined in Division 2 of Part 1 of the Access to Information Act (AITA), including but not limited to matters related to business interests, personal privacy, individual or public safety, confidential evaluations or law enforcement. (Sections 19 to 34).

a) *Section 19-Disclosure harmful to business interests of a Third-Party*

16. ADJOURNMENT

**MINUTES OF THE REGULAR COUNCIL MEETING
MONDAY, MARCH 23, 2026, 7:00 P.M.
CARSTAIRS MUNICIPAL OFFICE**

ATTENDEES: Mayor Allan; Councilors Ball, Fricke, Roberts, Selanders, Tolley; Director of Legislative & Corporate Services Shannon Allison; Deputy CAO and Director of Planning & Development Kirk Williscroft; CAO Rick Blair & Executive Assistant Kayleigh Van Es

ABSENT: Councilor Wilcox

CALL TO ORDER: Mayor Allan called the meeting of Monday, March 23, 2026, to order at 7:00 p.m.

ADDED ITEMS: **1. 2026 Mill Rate Discussion** to 5.a Business Arising from Previous Minutes

ADOPTION OF AGENDA:
Motion 100/26 Motion by Councilor Ball to adopt the Regular Council Agenda of March 23, 2026, as amended.

CARRIED

ADOPTION OF PREVIOUS MINUTES:
Motion 101/26 Motion by Councilor Fricke to adopt the Regular Council Meeting minutes of February 23, 2026, as amended.

CARRIED

BUSINESS ARISING FROM PREVIOUS MEETING:

1. 2026 Mill Rate Discussion

S. Allison presented Council with options for the 2026 Mill Rate, noting the intent to ensure taxpayers cover only Operating and Capital Budgets, excluding requisitions. A municipal mill rate of 4.7 would still leave the Town with an estimated \$65,000 surplus, resulting in a loaded mill rate of 7.79 compared to 8.42 in the previous year. Many residents would see minimal changes to their tax rates.

Councilor Tolley expressed concern that lowering the mill rate now could require an increase in future years. CAO R. Blair advised that it is difficult to predict mill rates year to year; however, if growth continues and the current budget trajectory is maintained, the Town should be in a good position to avoid increases. He also noted the importance of justifying surpluses to avoid over taxing.

Councilor Fricke inquired whether the proposed mill rate would keep the non-residential mill rate unchanged. S. Allison confirmed that it would remain the same and noted that it is lower than surrounding municipalities.

Councilor Ball commented on the increase in properties and overall growth.

Councilor Selanders inquired about mid-term assessments and supplemental tax assessments.

Motion 102/26 Motion by Councilor Selanders to accept 2026 Mill Rate Discussion as information.

CARRIED

DELEGATIONS:

1. Rosebud Health Foundation- Peggy Good

P. Good presented Council with a letter requesting support for the Rosebud Spring Fling – 30th Birthday Gala. Along with long-time member and treasurer L. Dussault, they outlined several purchases made by the Foundation for the Didsbury District Health Services. It was noted that the hospital serves surrounding communities, including Carstairs, Cremona, and Mountain View County. Council was invited to attend the event on April 25, 2026, and to consider donating. Additional fundraising initiatives are also planned for the summer.

Councilor Fricke thanked them for the presentation and asked about priority funding items. P. Good advised that supply requests are coordinated through hospital management and noted that radiology upgrades are currently a significant budget item and top priority.

P. Good also informed Council that the Foundation has provided support for mental health funding in partnership with public health. Councilor Ball thanked the presenters for their work and asked whether the Foundation provides supplies to first responders.

L. Dussault advised that they are unable to provide supplies to first responders due to the Foundation’s mandate.

Motion 103/26 Motion by Councilor Selanders to accept the Rosebud Health Foundation Delegation as information.

CARRIED

BYLAWS & POLICIES:

1. Bylaw No. 1058 Noise Bylaw-Amended

The Bylaw was reviewed at the last Policies & Priorities Committee meeting, with recommendation for adoption.

Motion 104/26 Motion by Councilor Ball to give first reading of Bylaw No. 1058 Noise Bylaw, as amended.

CARRIED

Motion 105/26 Motion by Councilor Selanders to give second reading of Bylaw No. 1058 Noise Bylaw, as amended.

CARRIED

Motion 106/26 Motion by Councilor Fricke to move to third and final reading of Bylaw No. 1058 Noise Bylaw, as amended.

UNANIMOUSLY CARRIED

Motion 107/26 Motion by Councilor Tolley to give third and final reading of Bylaw No. 1058 Noise Bylaw, as amended.

CARRIED

2. Policy No. 11-031-26 Council Technology & Device Policy

The Policy was reviewed at the last Policies & Priorities Committee meeting, with recommendation for adoption.

Councilor Selanders asked for clarification regarding Personal devices.

Motion 108/26 Motion by Councilor Roberts to adopt Policy No. 11-031-26 Council Technology & Device Policy, as presented.

CARRIED

3. Policy No. 72-04-002-26 Carstairs Community Golf Club Membership Policy-Amended

The Policy was reviewed at the last Policies & Priorities Committee meeting, with recommendation for adoption.

Motion 109/26 Motion by Councilor Tolley to adopt Policy No. 72-04-002-26 Carstairs Community Golf Club Membership Policy, as amended.

CARRIED

4. Policy No. 72-04-006-26 E-Bikes, E-Scooters & Personal Golf Cart Use at the Carstairs Community Golf Club Policy

The Policy was reviewed at the last Policies & Priorities Committee meeting, with recommendation for adoption.

Motion 110/26 Motion by Councilor Ball to adopt Policy No. 72-04-006-26 E-Bikes, E-Scooters & Personal Golf Cart Use at the Carstairs Community Golf Club Policy, as presented.

CARRIED

NEW BUSINESS:

Nil

COMMITTEE REPORTS:

1. Policies & Priorities Committee

- Minutes of the March 17, 2026, meeting were attached. Next meeting April 21, 2026.

2. Mountain View Regional Waste Commission

- Next meeting April 2026.

3. Mountain View Regional Water Services Commission

- Councilor Roberts provided a verbal report on the meeting of March 11, 2026. AGM April 8, 2026.

4. Mountain View Seniors’ Housing

- Councilor Fricke provided a verbal report on the Meeting of March 19, 2026. MVSH received a clean Audit. AGM April 23, 2026, Next Board meeting June 25, 2026.

Motion 111/26 Motion by Councilor Tolley to accept all Committee Reports as information.

CARRIED

COUNCILOR REPORTS:

1. Councilor Ball

- Provided a verbal report.
- March 10, 2026, attended the ICC meeting.
- March 17, 2026, attended the Policies & Priorities Committee Meeting.

2. Councilor Fricke

- Provided a verbal report.
- March 17, 2026, attended the Policies & Priorities Committee Meeting.
- March 19, 2026, attended MVSH Board meeting.

3. Councilor Roberts

- Provided a verbal report.
- March 11, 2026, attended Mountain View Regional Water Services Commission meeting.
- March 17, 2026, attended the Policies & Priorities Committee Meeting.

4. Councilor Selanders

- Provided a verbal report.
- March 17, 2026, attended the Policies & Priorities Committee Meeting.

5. Councilor Tolley

- Provided a verbal report.
- March 17, 2026, attended the Policies & Priorities Committee Meeting.

6. Councilor Wilcox

- Absent

7. Mayor Allan

- Provided a verbal report.
- March 10, 2026, attended the ICC meeting.
- March 17, 2026, attended the Policies & Priorities Committee Meeting.

Motion 112/26

Motion by Councilor Fricke to accept all Councilor Reports as information.

CARRIED

CORRESPONDENCE:

1. Thank You Note-Kiwanis Music Festival

Council received a Thank You note from the treasurer of the Kiwanis Music Festival Society thanking Council for sponsorship.

Motion 113/26

Motion by Councilor Ball to accept the Thank You note from Kiwanis Music Festival as information.

CARRIED

2. Carstairs Public Library Board-Resignation

Council received formal notice of resignation from Board Member Marjorie Jantzen.

Motion 114/26

Motion by Councilor Selanders to accept the letter of resignation from Marjorie Jantzen as information.

CARRIED

CAO'S REPORT:

- March 3-10, 2026, conducted interviews for the Legislative Services Manager position.
- March 10, 2026, attended the ICC meeting.
- March 11, 2026, met with developers.
- March 11, 2026, meeting with MVRWSC regarding the lateral line construction.
- March 12, 2026, met with Enterprise.
- March 14, 2026, Jail and Bail event was a huge success, thanks to Officer Andrea Young for a fantastic job, raising almost \$15,000 in food and monetary donations for the Mountain View Food Bank.
- March 16, 2026, met with Chris Kennedy regarding space for Judo.
- March 17, 2026, met with Shane O'Neil, Acting Staff Sergeant for Didsbury RCMP, regarding priorities.
- March 17, 2026, attended the Policies & Priorities Committee Meeting.
- March 18, 2026, attended lateral line construction meeting.
- March 18, 2026, met with potential developers.
- March 19, 2026, met with ISL team.
- Ongoing work on Mountain View County and the IDP update.
- Meeting with ATEC regarding Safety Assessment next week.
- Numerous meetings and ongoing correspondence with Assessors until May 11, 2026.
- Over 800 water meters have been installed so far.
- New Bulk water system has shipped and will be operational by spring.

Regular Council Meeting – March 9, 2026,

Page 4 of 4

- Will be away at Alberta Municipalities Spring Leadership Caucus from Wednesday, March 25 to Friday, March 27, 2026.

Motion 115/26

Motion by Councilor Tolley to accept CAO's Report as information.

CARRIED

COUNCILOR COMMENTS: 1. Councilor Selanders

- Waste program inquiry.

2. Councilor Roberts

- Notification of the 80th anniversary for the Carstairs Legion as well as the AG Society Anniversary in November.

Motion 116/26

Motion by Councilor Ball to accept Councilor Comments as information.

CARRIED

PUBLIC QUESTION PERIOD:

1. James Fyffe

Expressed concern regarding his tax assessment and the qualifications of the assessor. It was reiterated that the mill rate has not yet been set, so the resulting taxes are unknown at this time. The assessor is a qualified third-party entity and is audited every year by the Province of Alberta. S. Allison will follow up with the assessor to ensure proper follow-up for Mr. Fyffe.

CLOSED MEETING:

Section 1237 of the Municipal Government Act requires that Council and Council Committees conduct their meetings in public unless the matter to be discussed falls under one of the exceptions to disclosure outlined in Division 2 of Part 1 of the Access to Information Act (ATIA), including, but not limited to, matters related to business interests, personal privacy, individual or public safety, confidential evaluations, or law enforcement. (Sections 19 to 34).

1. Section 19-Disclosure Harmful to Business Interest of a Third-Party

Motion 117/26

Motion by Councilor Fricke that Council close the meeting to the public to discuss Disclosure Harmful to Business Interest of a Third-Party, as per Section 19, of the ATIA, at 8:12 p.m.

CARRIED

Motion 118/26

Motion by Councilor Fricke to come out of the closed meeting session at 9:13 p.m.

CARRIED

Motion 119/26

Motion by Councilor Roberts to direct administration to continue with the IDP/Annexation process.

CARRIED

Motion 120/26

Motion by Councilor Tolley to direct administration to send a final letter to Meadowpark Place residents who have not yet signed the encroachment agreements, and to proceed with constructing the fence only on properties where agreements have been signed.

CARRIED

NEXT MEETING:

Monday, April 13, 2026, at 7:00 p.m.

ADJOURNMENT:

Motion 121/26

Motion by Councilor Ball to adjourn the meeting of March 23, 2026, at 9:14 p.m.

CARRIED

Dean Allan, Mayor

Rick Blair, CAO



MUNICIPAL EMERGENCY PLAN / PROGRAM REVIEW REPORT (MEP Review)

Municipality: Town of Carstairs
Date of Visit: January 13th, 2026
Activity: Municipal Emergency Plan (MEP) review.
Participants: Rob McKay, DEM
Ernie Bradley, DDEM
Lorne Thompson, AEMA Field Officer

Report Date: March 25th, 2026

Rob;

I'd like to thank you for taking the time to meet with me to conduct the Town of Carstairs 2025/26 MEP review. I have attached a copy of the MEP report to this cover letter for your review.

The Town continues to participate with its municipal partners within the Mountain View Regional Emergency Management Agency in the development and review of the Regional Emergency Management Plan.

The following are general comments regarding the Town's emergency plan;

- continue to support Mountain View Regional Emergency Management Agency with regional training and exercises.
- the Town has an Emergency Social Services plan that it operates with MVREMA at a regional level. Continue to develop, review and support the Regional ESS Plan.
- Regular review of the Town's Hazard Identification and Risk Assessment (HIRA) is required. Some of the hazards that may be identified as having potential to impact the Town may be common to other partners within MVREMA. Consideration could be given to partnering in 'regional' HIRA's wherever possible, this can provide a regional approach to management and mitigation of specific hazards.
- continue with the review of existing plans (such as evacuation, demobilization, business continuity, etc) that supplement your municipal emergency program
- recommend that pre-determined fiscal amounts for initial response to larger scaled incidents be established and approved by the Local Authority. This would

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e-mail: lorne.f.thompson@gov.ab.ca
Mobile: 587-591-1874

be of benefit to a responding Incident Management Team (both internal or external)

- Verify that your Alberta Emergency Alert (AEA) authorized users are staying current of the AEA requirements and add additional authorized users as necessary. Training and information is available from:
alberta.emergency.alert@gov.ab.ca.

The Town of Carstairs Emergency Management Team and its Local Elected Officials continue to work toward providing residents with a safe environment to work and live in. As always, we at AEMA look forward to continuing working with you on future events, training, and exercises.

I trust the foregoing is clear however should there be any questions please feel free to reach out to me.

Respectfully,

Lorne Thompson

Regional Field Officer, Central Region
Alberta Emergency Management Agency
Ministry of Public Safety and Emergency Services



AEMA Annual Visit / Review

Year: 2024-2025

Community:
Town of Carstairs

Date of Review and Meeting Format:
January 13, 2026 - In person

Emergency Management Officials present at meeting:
Rob Mckay, DEM Ernie Bradley, DDEM

General Comments:
Town of Carstairs is a partner in the Mountain View Regional Emergency Management Agency (MVREMA). Each municipality conducts their own Advisory Committee and Agency Meetings and appoints their own DEM's & DDEM's. MVREMA conducts a Regional Agency meeting a minimum of twice per year. Each partner municipality in MVREMA provides a copy of their emergency management bylaws, HIRA, IMT contact list, resource list and any municipal specific plans in the MVREMA Plan appendix.

Field Officer: Name(s) and signature(s)
<i>Lorne Thompson</i> Field Officer, Central Region

Classification: Protected A

BYLAW / ORDER requirements

1. LEMR Section 2(1)	Appoints an Emergency Advisory Committee.	Yes
2. LEMR Section 2(2)(a)	Sets out the purposes of the Committee both during an emergency or disaster and when those events are not occurring.	Yes
3. LEMR Section 2(2)(b)	Establishes that the Committee provides guidance and direction to the local authority's Emergency Management Agency.	Yes
4. LEMR Section 2(2)(c)	Establishes the procedures that must be followed when declaring a state of local emergency.	Yes
5. LEMR Section 2(2)(d)	Identifies the Committee's membership and Chair by title or position.	Yes
6. LEMR Section 2(2)(e)	Sets out a minimum meeting frequency for the Committee of at least once per year.	Yes
7. LEMR Section 2(2)(f)	Outlines Committee quorum and procedural requirements for decision making unless these requirements are set out in another bylaw.	Yes
8. LEMR Section 3(1)	Establishes the local authority's Emergency Management Agency.	Yes
9. LEMR Section 3(2)(a)	Sets out the responsibilities of the EM Agency.	Yes
10. LEMR Section 3(2)(b)	Appoints a person as the director of emergency management, or states that a person who holds a specified title or position is appointed as the director of emergency management by virtue of holding that title or position.	Yes
11. LEMR Section 3(2)(c)	States that the agency is responsible for the administration of the local authority's emergency management program.	Yes
12. LEMR Section 3(2)(d)	Identifies the frequency at which the Agency must report to the Emergency Advisory Committee: - must be once per year - must include an update on the Agency's review of the local authority's emergency plan and activities.	Yes
13. LEMR Section 3(2)(e)	States that a command, control and coordination system prescribed by the Managing Director of the Alberta Emergency Management Agency will be used by the local authority's emergency management agency.	Yes
14. LEMR Section 3(2)(f)	If the Agency is acting as the agent of more than one local authority, indicates which local authorities the Agency is acting for.	N/A
Acting as Agent for the following local authorities: N/A		
15. LEMR Section 7(1), 14(b)	If the local authority has delegated some or all of its powers or duties under the Act to a Regional Services Commission, states which powers or duties are delegated, and whether the local authority will maintain an independent emergency management agency.	N/A N/A

Classification: Protected A

16. LEMR Section 7(2), 14(c)	If the local authority is to be represented by a Joint Committee, sets out which powers or duties are delegated to the Joint Committee.	N/A
17. LEMR Section 7(3)(a), 14(d)	If a summer village has delegated some or all of its powers or duties under the Act to another local authority, states which powers or duties have been delegated.	N/A
18. LEMR Section 7(3)(b)	If a summer village has delegated some or all of its powers or duties under the Act to another local authority, the other local authority must establish in a by law that it has accepted the powers and duties that have been delegated to it.	N/A
19. LEMR Section 2(3), 3(4)	Emergency Management Bylaw (# and date) Bylaw #1068 June 25, 2018	
Date of last Emergency Advisory Committee meeting: December 16, 2025		
Date of last Emergency Management Agency meeting: January 8, 2026		

Bylaw / Order Comments

The Town of Carstairs Emergency Management Bylaw #1068 meets with current Legislative requirements.

EMERGENCY PLAN requirements:

20. LEMR Section 4(a)	Includes a description of the administration of the local authority's emergency management program.	Yes
21. LEMR Section 4(b)	Includes the procedures for implementing the emergency plan during an emergency or exercise response.	Yes
22. LEMR Section 4(c)	Includes the local authority's plan for preparedness, response and recovery activities.	Yes
23. LEMR Section 4(d)	Includes a hazard and risk assessment.	Yes
24. LEMR Section 4(e)	Includes the emergency management program exercises that the local authority will engage in.	Yes
25. LEMR Section 4(f)	Includes a plan for regular review and maintenance of the local authority's emergency plan.	Yes
26. LEMR Section 4(g)	Includes the Agency's plan for the review and maintenance of the local authority's emergency plan after an exercise, emergency or disaster.	Yes
27. LEMR Section 4(h)	Includes how the command, control and coordination system prescribed by Section 3(3) will be used by the local authority's emergency management agency.	Yes
28. LEMR Section 4(i)	Includes the assignment of responsibilities to employees and elected officials, by position, when the local authority's emergency plan is activated.	Yes

Classification: Protected A

29. LEMR Section 4(j)	Includes a training plan for staff assigned with responsibilities under the emergency plan.	Yes
30. LEMR Section 4(k)	Includes the mechanisms that will be used to prepare and maintain an emergency management staff contact list for employees and elected officials who have been assigned responsibilities respecting the implementation of the local authority's emergency plan.	Yes
31. LEMR Section 4(l)	Includes the local authority's plan for communications, public alerts and notifications during exercises, emergencies and disasters.	Yes
32. LEMR Section 4(m)	Includes the local authority's plan for providing emergency social services during an emergency or disaster.	Yes
33. LEMR Section 5(1)	The Emergency Management Agency must review the emergency plan that applies to that local authority at least once per year.	Yes
34. LEMR Section 5(2)	The Emergency Management Agency must make the emergency plan that applies to that local authority available to the Alberta Emergency Management Agency for review and comment annually.	Yes
35. LEMR Section 5(3)	In the case of a summer village that has delegated the summer village's duties relating to the maintenance of an emergency plan to another local authority, that other local authority's emergency management agency is responsible for complying with subsections (1) and (2).	N/A
Date of current risk assessment: Jan 2026		

Emergency Plan Comments

The Town of Carstairs, in partnership with the Mountain View Regional Emergency Management Agency, operates a Regional Emergency Management Plan. The Town of Carstairs provides a copy of bylaws, Hazard Identification Risk Assessment, contact list, resource list and any site-specific plans required to be included in the Regional Plan. The Town of Carstairs Emergency Management Plan meets with current Legislative requirements.

Carstairs continues to conduct an annual reviews of its local and regional Hazard Identification Risk Assessment.

EXERCISES

36. LEMR Section 6(1)(2)(4)(5)(6)	Which type of exercise did the Emergency Management Agency participate in this year? (1) Unless an exercise under subsection (2) is carried out that year, the emergency management agency must engage in at least 1 table top exercise per year. (2) The emergency management agency must engage in at least 1 functional exercise every 4 years. The emergency management agency has met the requirements of subsection (1) and (2) by participation in a regional emergency exercise that required the utilization of relevant portions of the local authority's emergency plan.	FTX
Exercise Notification	The Emergency Management Agency must submit an exercise notification to the Alberta Emergency Management Agency 90 days prior the commencement of the exercise referred to in Section 6(2). The exercise notification must outline the exercise scenario, state the exercise objectives, identify the participants and state the date the exercise will be conducted.	

Classification: Protected A

Exercise Details - Functional

Local/Regional: Regional (MVREMA)

Date: June 5th, 2026

Scenario: Simulated hazardous materials release resulting in need for evacuation

Objectives:

1. Activation and operation of a reception centre
2. Coordination of lodging, food, and transportation
3. Management of evacuee registration and inquiries
4. Integration with the Incident Command Post (ICP)
5. Testing of the MVREMA ESS Plan

37. LEMR Section 6(3)	Response to an emergency or disaster that required the activation of the emergency plan.	No
38. LEMR Section 6(3)	Response included a Post-Incident Assessment.	

Response Details

N/A

Next Functional Exercise Due:

2029

Exercise Comments

On June 5, 2025, the Town of Carstairs, and it's partners in the Mountain View Regional Emergency Management Agency (MVREMA), conducted a functional exercise simulating a hazardous materials train derailment involving hydrogen sulfide. The scenario required the evacuation of approximately 600 residents and the activation of the Emergency Social Services (ESS) to support evacuees.

The exercise took place in the Town of Didsbury, involving multiple jurisdictions and agencies. The scenario included a three-car derailment near the Pioneer South Grain Elevator, triggering a simulated evacuation and the establishment of a reception centre at the Didsbury Memorial Complex.

TRAINING

39. LEMR Section 8(1), 8(2)(a), 9(1-3)	Elected Officials, Councilors of an ID, Special Areas Board Members to complete the following courses within 90 days of taking oath or being appointed.	
	LAEO	Yes

Comments

Town of Carstairs Elected Officials have completed the Local Authorities Elected Officials (LAEO) course. Ensure copies of certificates are kept on file.

Classification: Protected A

40. LEMR Section 10(1)(2), 12, 13	The Director of the Emergency Management Agency must complete the following courses within 18 months of appointment.	
	Basic Emergency Management	Yes
	ICS 100	Yes
	ICS 200	Yes
	ICS 300	Yes
	DEM Course	Yes

Comments

Town of Carstairs Director of Emergency Management (DEM) meets the training requirements of Section 10 of LEMR. It is recommended that any individual identified in the role of Deputy Director of Emergency Management (DDEM) maintain an equivalent level of emergency management training as the DEM.

41. LEMR 11(1)(2)	Each employee with assigned EM responsibilities must complete the following courses within 6 months of assignment.	
	Basic Emergency Management	No
	ICS 100	No

Comments

Municipal employees, identified with a role in the Town's Emergency Management Program, are required to receive Basic Emergency Management and Incident Command Systems 100 training within 6 months of being identified in the Plan.

Recommended that any individual identified within the municipality's ICS organization that may function in a Command, General Staff or Section Chief role should have a minimum of ICS 300. ICS 200 is encouraged for all other individuals identified in the municipality's ICS organizational structure.

BEST PRACTICES

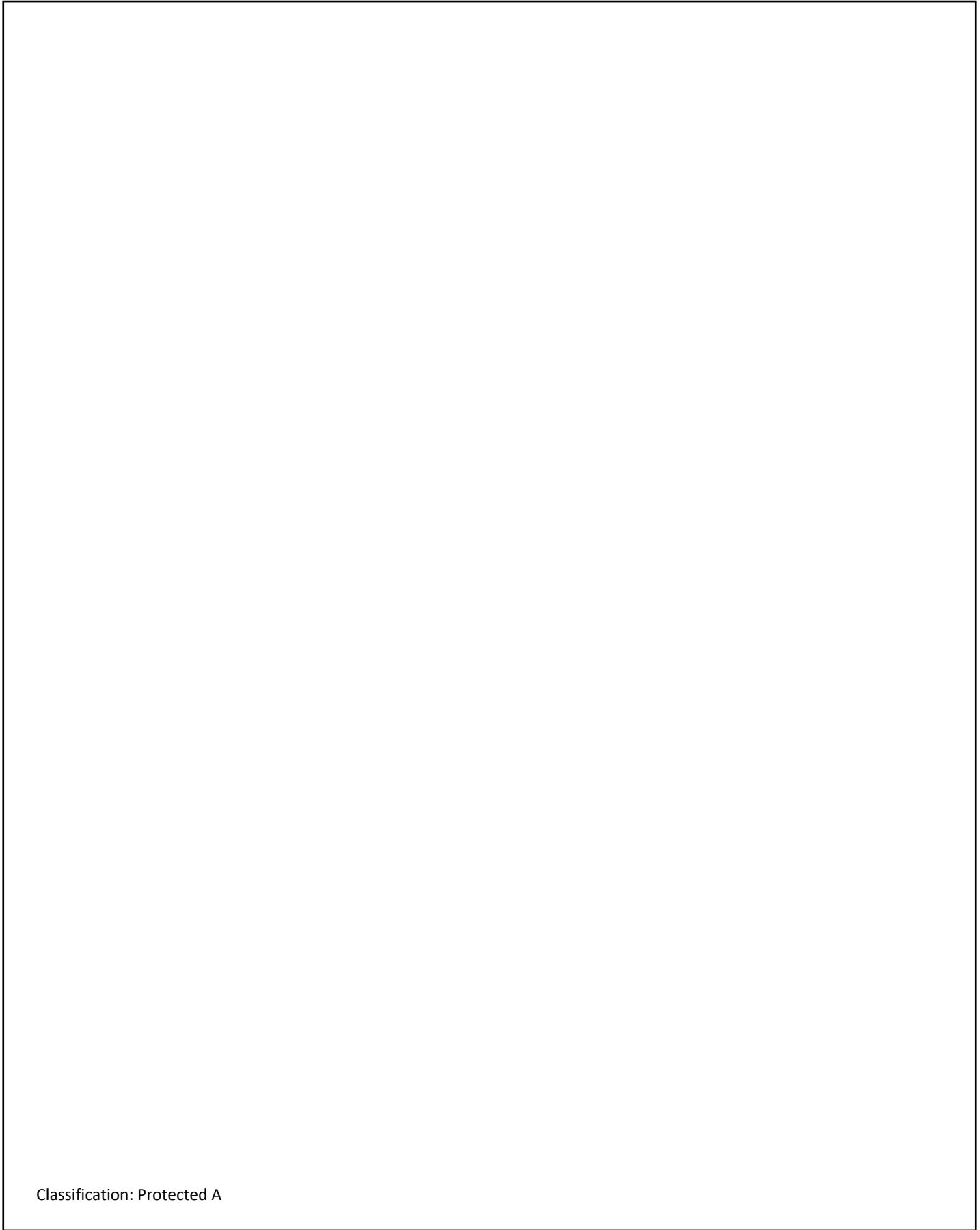
Best Practices Recommendations

Evacuation Plan, Shelter-in-Place Plan, Check-in procedures, Emergency Social Services Plan, Re-Entry Plan, Documentation Plan, Demobilization Plan, Post Event Procedures / Guidelines, Business Continuity Plans, Livestock Management Plan, Purchasing Process, Agreements / Contract with Major Suppliers for emergency supplies, Pre-determined Delegation of Authority (Comprehensive/Fiscal), Location of Primary ICP, Location of Secondary ICP.

Best Practices Comments

The Town of Carstairs continues to work with Partners in MVREMA to develop and maintain a Regional Emergency Management Plan.

Classification: Protected A



Classification: Protected A



Evacuation Plan

Table of Contents

Procedure	2
Communication Systems	2
Evacuation Stages	2
Evacuation Routes	4
Reception Centre Locations	4
Collection Point Locations	4
Transportation	5
Emergency Social Services Organizational Chart	6
Appendix A – CEMA Emergency Evacuation Alert Advisory	7
Appendix B – CEMA Emergency Evacuation Order Advisory	8
Appendix C – CEMA Emergency Evacuation Rescind Advisory	9
Appendix D – Evacuation Routes	10
Appendix E – Reception Centre Locations	11
Appendix F – Collection Point Locations	12
Appendix G – Amendment Record	13

CARSTAIRS EMERGENCY MANAGEMENT AGENCY (CEMA)

EVACUATION PLAN

Activation

The Director of Emergency Management may have to initiate evacuation of residents when it is not safe or predicted not to be safe to remain in the area.

Procedure

Upon receipt of direction to prepare to evacuate or to evacuate, the Director of Emergency Management will initiate communications using the three-stage process through the following means:

Alberta Emergency Alert (AEA) system

Voyent Alert system

Stage 1 – Evacuation Alert

The purpose of the Evacuation Alert is to inform the community of a potential or current threat which could lead to an Evacuation Order. An Evacuation Alert allows for the affected population to begin preparations to evacuate (fuelling vehicles, gathering documents, preparing food and water, etc) while providing them with information regarding the evacuation. This may be an appropriate time to consider the evacuation of vulnerable populations.

An Evacuation Alert should contain the following as a minimum:

- The issuing authority
- The reason for the Alert including a description of the hazard
- Duration of the evacuation
- The areas under Alert, with as much detail as possible – The use of street and highway names with geographic references can provide clarity (eg. All residences located south of Fifth Avenue and north of Second Avenue, between 14th and 20th street)
- Recommended evacuation routes and identification of closed routes
- Location of reception centre(s)
- What personal belongings to prepare and take (identification, medication etc) and limitations on luggage if not self-evacuating
- Where to get additional information (websites, radio etc)

The Information Officer, upon direction from the Director of Emergency Management, will use the alerting communication systems to broadcast an Emergency Evacuation Alert statement. The Emergency Evacuation Communication Advisory's (Appendix A) may be used to prepare a statement to residents.

Depending on the mechanism and speed of the hazard, an Evacuation Order may be issued without a prior Evacuation Alert.

Stage 2 – Evacuation Order

When an Evacuation Order is issued the impacted population should leave the specified area immediately. An Evacuation Order will provide the same information as the Evacuation Alert but should include the fact that this is a mandatory Evacuation Order.

The Evacuation Order should be structured to provide timely and accurate information advising residents to:

1. Leave the area immediately;
2. Proceed to the designated Reception Center and or Collection Point;
3. Wait at the Reception Center until advised that it is safe to return to the area.

Sweep

After an evacuation order has been issued plans should be put in place to conduct a sweep of the evacuation area to ensure that all those at risk are aware of the need to evacuate.

The Information Officer, upon direction from the Director of Emergency Management, will use the alerting communication systems to broadcast an Emergency Evacuation Order statement. The Emergency Evacuation Communication Advisory's (Appendix B) may be used to prepare a statement to residents.

Stage 3 – Evacuation Rescind

The decision to rescind an Evacuation Order should occur when the Director of Emergency Management, in consultation with the Incident Commander, determines that it is safe to return. Conflict may occur between the evacuees' desire to return to their homes as soon as possible and the emergency management agency's need to delay the return until the evacuated area is declared safe and can adequately support the returning population.

The rescind message should provide the similar level of detail as the Evacuation Alert and Order, but as a minimum should include.

- The issuing authority
- The areas under Rescind with as much detail as possible – The use of street and highway names with geographic references can provide clarity (eg. *All residences located south of Fifth Avenue and north of Second Avenue, between 14th and 20th street*)
- Specific timings for return

- Details of a phased return if applicable
- Recommended return routes and identification of closed routes
- Where to get additional information (websites, radio etc)

The Information Officer, upon direction from the Director of Emergency Management, will use the alerting communication systems to broadcast an Emergency Evacuation Rescind statement. The Emergency Evacuation Communication Advisory's (Appendix C) may be used to prepare a statement to residents.

Evacuation Routes

The following road networks will be used as evacuation routes if safe to do so:

Hwy 2A

Hwy 581

Sec. Hwy 580 to Hwy 580

10th Ave North to TWP Rd. 303

Gough Road west (TWP Rd. 302) to RR 20

See Appendix D for map

Reception Center Locations

The following locations have been designated as the Town of Carstairs Reception Centre(s):

Isolated evacuation:

Carstairs Community Hall – 1100 Lackner Way

Carstairs Memorial Arena – 2100 Hwy 581

Full Community Evacuation:

Didsbury Memorial Complex - 1702 21 Ave, Didsbury, AB

See Appendix E for map

Collection Point Locations

Collection Points will be pick-up points for those needing transportation to the Reception Centers.

Collection Point locations (if available) have been designated as:

Carstairs Golf Course – 900 Hwy 2A

Carstairs Memorial Arena – 2100 Hwy 581

Carstairs Curling Club – 315 Veterans Way

Carstairs Community Hall – 1100 Lackner Way

See Appendix F for map

Transportation

In the event that residents of the Town of Carstairs must evacuate, upon direction from the Director of Emergency Management, the Information Officer, will use the alerting communication systems to advise residents to:

- If able, drive to closest Collection Point;
- If transportation is required, meet at the designated Collection Points. Residents will be transported by available transportation services to the Reception Centers.

The responsibility to plan and execute the evacuation of schools is a School Board responsibility. In the event that Schools must be evacuated, students and school staff will be evacuated and transported in accordance with existing school board emergency plans. In exceptional situations school boards may request the use of the reception centre by contacting the Director of Emergency Management.

The responsibility to plan and execute the evacuation of institutions (hospitals, health care facilities, continuing care facilities, group homes, etc.) is the responsibility of the institution, Health Authority or Housing Authority. In the event that institutions must be evacuated, residents will be evacuated and transported in accordance with existing institutional emergency plans. In exceptional situations institutions may request community support by contacting the Director of Emergency Management.

Reception Centres

Refer to CEMA ESS Plan

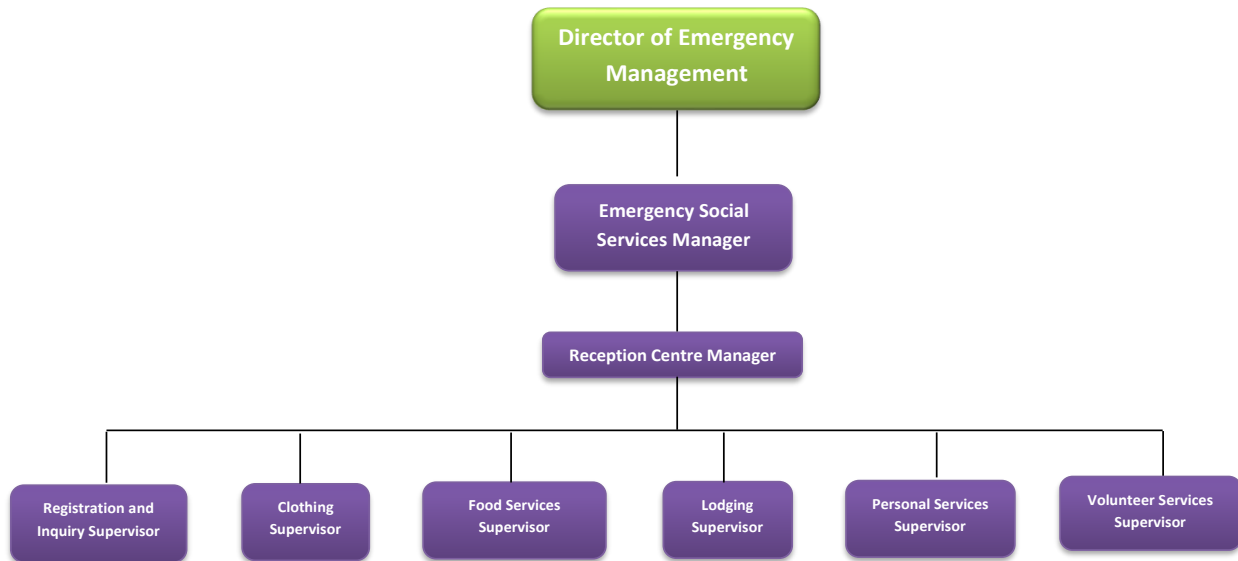
Pets and Animals

Refer to CEMA ESS Animal Response Plan

Re-entry after Evacuation

Refer to CEMA Re-entry Plan

Emergency Social Services Organization Chart



Note: The ESS Manager may report to the Operations Section Chief in the Emergency Operations Centre depending on the incident. This relationship ensures good coordination between ESS and other aspects of the emergency response and seamless support to ESS requirements.

Appendix A – Carstairs Emergency Management Agency - Emergency Evacuation Alert Advisory

This is _____ (name and position).

An emergency exists in the _____ (subdivision, area, etc.) of the Town of Carstairs.

For your personal safety, an evacuation alert has been issued for _____
(state which parts or whole) due to _____ (nature of
incident).

Prepare to evacuate. Collect your 72 hour emergency kit. Prepare any medication, pet supplies and any special needs items.

Stay tuned to official Carstairs social media and alerting systems for further information and evacuation route(s) details.

Appendix B – Carstairs Emergency Management Agency - Emergency Evacuation Order Advisory

This is _____ (name and position).

An emergency exists in the _____ (subdivision, area, etc.) of the Town of Carstairs.

For your personal safety, you are ordered to evacuate _____ (state which parts or whole) due to _____.

Collection Point(s) are located at:

- _____
- _____
- _____

If you require transportation, go to the collection point in your area. If you are evacuating with your own car, please go via the collection point in your area to pick up people without transportation before going to the Reception Centre. If you are physically unable to go to the collection point, call _____, at (_____) _____ - _____ to make arrangements for pick up.

The evacuation route to follow is:

_____ (describe route to avoid danger)

All evacuees are requested to report and register at the reception centre located at the _____ (name of facility). Located at _____ (address).

If you are planning to stay with family or friends, advise the Reception Centre at _____ (Telephone #:)

Ensure that you bring your 72 hour emergency kit, medication, pet supplies and any special needs items if possible.

Stay tuned to official Carstairs social media and alerting systems for further information.

Appendix C – Carstairs Emergency Management Agency - Emergency Evacuation Rescind Advisory

This is _____ (name and position)

The Evacuation Order issued on _____ (date) for the Town of Carstairs is hereby rescinded.

Residents are now permitted to return to their homes. *Be advised that an Evacuation Alert remains in effect. Residents should remain prepared to evacuate again on short notice if conditions change.* (remove if no hazard is remaining)

For more information contact:

Town of Carstairs

_____ (phone number)

You can also visit:

www.carstairs.ca

_____ (social media page)

Appendix G – Amendment Record

EVACUATION PLAN AMMENDMENT RECORD		
ROB MCKAY	DRAFT	February 24, 2026



PO Box 370
844 Centre Street
Carstairs, AB T0M0N0
www.carstairs.ca

REQUEST FOR DECISION (RFD)

Meeting Date:	April 13, 2026		
Agenda Item:	Admin Building		
Prepared By:	Kirk	Department:	Administration

Request: An additional \$22,000 to complete the admin building expansion design project		
Purpose: This will allow for the IFT package to be finalized.		
Background: The original 2025 project budget was \$60,000.00. Project expenses for 2025 were \$8,162.00, and the unused portion of \$51,838.00 was carried forward to 2026 for the project completion. After discussion with the engineer and the architecture firm, further funds are needed to complete the design.		
Discussion/Analysis:		
Recommendation: Approve additional funds from Operations Stabilization Reserves		
Financial Implications:		
<input type="checkbox"/> No Financial Impact	<input type="checkbox"/> Within approved budget	<input checked="" type="checkbox"/> Additional funding required
Details:		
Complete IFT package for Admin Building Expansion.		
Operational Impact: N/A		
Additional Notes:		
Attachments:		
Motion:		
1. Motion by Councilor _____ to direct Administration to facilitate the request for additional funding for the IFT finalized package for the Administration Building design, with funds to be taken from the Operational Stabilization Fund in the amount of \$22,000.		



PO Box 370
844 Centre Street
Carstairs, AB T0M0N0
www.carstairs.ca

REQUEST FOR DECISION (RFD)

Meeting Date:	April 13, 2026		
Agenda Item:	8.c		
Prepared By:	Paula Schmick-Roy	Department:	Community Services

Request:		
Additional Funding required for Arena Ice Plant Upgrade		
Purpose:		
To request additional funding for the Arena Ice Plant Upgrade		
Background:		
When the first quote came in, compared to when we signed the quote, the cost of materials has increased.		
Discussion/Analysis:		
Original quote was \$821,780. At time of signing it has gone up drastically more but was able to work with CIMCO or keep it as close to the original amount at \$834,273.59. An increase of \$12,493.59		
Recommendation:		
To approve the cost increase. It wait a year the steel tariffs alone would make it so much more, possibly unaffordable at that time		
Financial Implications:		
<input type="checkbox"/> No Financial Impact	<input type="checkbox"/> Within approved budget	<input checked="" type="checkbox"/> Additional funding required
Details:		
Increase of \$12,493.59		
Operational Impact:		
To not upgrade the plant could be disastrous. The plant is over its useful life expectancy. Cases around us have proven that anything can happen at any time. Airdrie is a great example as that plant is newer than ours and is currently shut down with an ammonia leak on the condenser.		
Additional Notes:		
N/A		
Attachments:		
N/A		
Motion:		
1. Motion by Councillor _____ to direct Administration to facilitate the request for additional funding for the Arena Ice Plant Upgrade, with funds to be taken from the Operational Stabilization Fund in the amount of \$12,493.59		

Site Visit Summary – CIMCO (Evan Wall)

Date: April 9

Attendee: Evan Wall (Construction Supervisor, CIMCO Refrigeration)

Overview

Evan came onsite to review the **condenser and chiller**, as it had been a couple of years since his last visit. The discussion focused mainly on **project timeline** and **sequence of work**.

Planned Order of Events

1. **Utility Locate (One-Call)**
 - A one-call will be completed to determine where power enters the building.
 - Evan has not yet reviewed the blueprints, so this will help guide:
 - Placement of screw piles for the **adiabatic condenser**
 - Any required layout adjustments
 2. **Demolition**
 - Scheduled for **June 1**
 3. **Installation Start**
 - Scheduled for **July 2**
 - Possibility to begin **some piping work earlier**, prior to equipment delivery
-

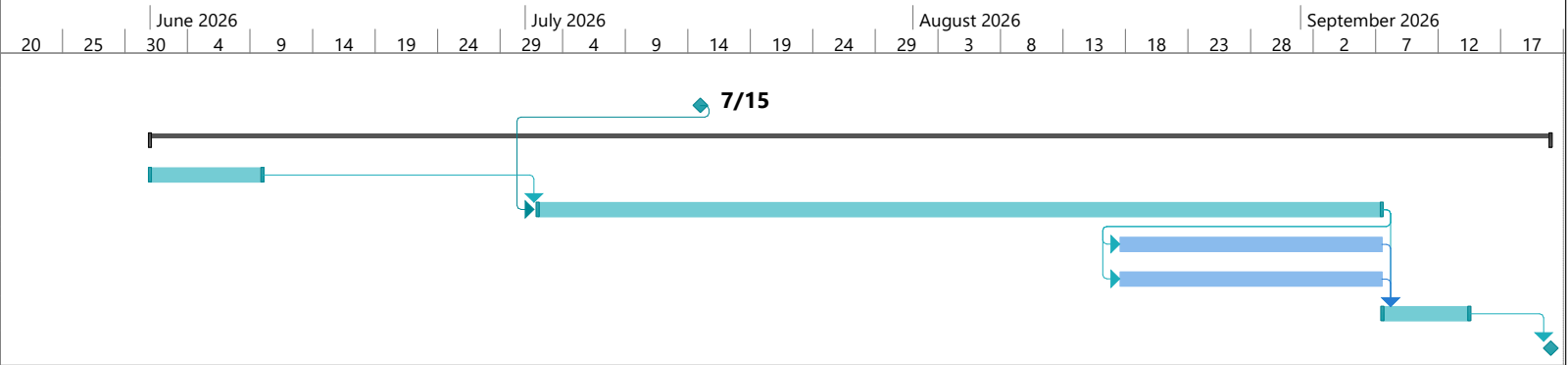
Timeline Discussion

- Original proposed completion: **September 21**
 - Evan noted that once installation begins, it typically proceeds **smoothly with minimal issues** (though not guaranteed).
 - Discussed a **target date of August 24** (aligned with a hockey camp discussed with Gerald).
 - Evan will review scheduling options and believes they may be able to **move closer to the August 24 target**.
-

Additional Notes

- **Grad shutdown:** June 26

ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors
1		Contract Signed	0 days	Mon 1/12/26	Mon 1/12/26	
2		Equipment ship to sit	0 days	Wed 7/15/26	Wed 7/15/26	
3		Site acivity	80 days	Mon 6/1/26	Mon 9/21/26	
4		Demo	7 days	Mon 6/1/26	Tue 6/9/26	
5		Installation	9.5 wks	Thu 7/2/26	Mon 9/7/26	4,2
6		Insulation	3 wks	Mon 8/17/26	Mon 9/7/26	5FS-15 days
7		Electrical	3 wks	Mon 8/17/26	Mon 9/7/26	5FS-15 days
8		Commissioning	5 days	Mon 9/7/26	Mon 9/14/26	5,6,7
9		Final completion	0 days	Mon 9/21/26	Mon 9/21/26	8



Project: Carstairs project schedu Date: Sat 3/28/26	Task		Project Summary		Manual Task		Start-only		Deadline	
	Split		Inactive Task		Duration-only		Finish-only		Progress	
	Milestone		Inactive Milestone		Manual Summary Rollup		External Tasks		Manual Progress	
	Summary		Inactive Summary		Manual Summary		External Milestone			

Province Invests \$6.7 Million to Strengthen Water Security in Central Alberta

Raw Water Storage Project to Protect 50,000 Residents from Flood and High-Water Risks

Innisfail – April 6, 2026 — The Government of Alberta is investing **\$6,707,000** in regional water infrastructure to help protect Central Alberta communities from the impacts of flooding and high-water events.

Approved on April 2, 2026 by Grant Hunter, Minister of Environment and Protected Lands, the funding will support the Mountain View Regional Water Services Commission (MVRWSC) Raw Water Storage Pond Project.

Project Overview

The project will create raw water storage ponds to provide a reliable backup water source during adverse conditions affecting the Red Deer River. During past flood events, debris and high turbidity levels clogged intake systems at the Anthony Henday Water Treatment Plant, requiring emergency pumping measures to maintain supply.

With the addition of raw water storage, the system will be better equipped to:

- Maintain consistent water treatment operations
- Reduce reliance on temporary emergency measures
- Improve resilience during extreme weather events

Who Benefits

The project will help ensure safe, reliable drinking water for approximately **50,000 residents** in the communities of:

- Innisfail
- Bowden
- Olds
- Didsbury
- Carstairs
- Crossfield

Background

The MVRWSC has supplied potable water from the Anthony Henday Water Treatment Plant since 1992. Today, the Commission serves six municipalities through approximately **95 kilometres of transmission pipeline**, extending from north of Innisfail to Crossfield.

Media Contact

Mike Knight
Chairman
Phone: 1-403-941-7340
Email: mike@prime-communications.com

March 31, 2026

Mayor Dean Allan and the Town Council

The Hugh Sutherland High School graduating class of 2026 planning is in full swing. The 2026 Grad Committee is asking for use of the old Carstairs dump area on June 26, 2026, for the after grad party.

In the past, the Town of Carstairs had provided a couple of Porta Potty's, generator and a big light for use for the night, and we are asking if possible to get these again?

Thank you for your consideration,

Tanya Ingram

Grad Committee Member.



PO Box 370
844 Centre Street
Carstairs, AB T0M0N0
www.carstairs.ca

REQUEST FOR DECISION (RFD)

Meeting Date:	April 13, 2026		
Agenda Item:	11.a		
Prepared By:	Kayleigh	Department:	Administration

Request:		
To support 2026 Grads by allowing the after-grad party to use the Old Landfill site and provide Porta-Pottis, Generator and light bar for use on June 26, 2026.		
Purpose:		
To support the Graduating Class of 2026		
Background:		
Historically allowed		
Discussion/Analysis:		
N/A		
Recommendation:		
That Council continues to allow the after-grad party to occur at the Old Landfill site and provide requested equipment.		
Financial Implications:		
<input checked="" type="checkbox"/> No Financial Impact	<input type="checkbox"/> Within approved budget	<input type="checkbox"/> Additional funding required
Details:		
N/A		
Operational Impact:		
Operations department will facilitate request and deliver requested equipment.		
Additional Notes:		
N/A		
Attachments:		
Letter of request.		
Motion:		
Motion by Councilor _____ to accept the after-grad request from HSS as information and direct administration to facilitate the request.		



March 24, 2026

Honorable Dean Allan
844 Centre Street
Box 370
Carstairs, AB T0M 0N0

Dear Dean,

RE: Greetings from the Central Alberta REALTORS® Association.

The Central Alberta REALTORS® Association (CARA) is comprised of over 650 professional REALTORS® throughout Central Alberta and our goal going forward is to improve communications within the communities our members live and work in.

Our organization works closely with Alberta Real Estate Association (AREA), our provincial association and federally with the Canadian Real Estate Association (CREA) – to advocate on behalf of members & consumers on housing issues facing all Canadians.

In 2026 we are advocating the following:

- Innovative solutions and policies to increase housing supply.
- Address current housing challenges such as lack of supply and increasing prices.
- Allow all Canadians to have access to safe and affordable housing.

There are lots of initiatives being talked about, some in process regarding increased use of Pre-Fab building. If you would like more information about the Pre-Fab Building, please reach out.

In many communities across Canada the younger generations cannot afford to own homes and even if they could, often there are none available due to the shortage of new builds or entry level homes. The same can be said for our seniors – many of them would love to downsize as they age but again, there are very few options and others too costly for them to downsize to.

This in turn creates another problem – if seniors cannot downsize then their current home is not available to a family looking for more space who in turn would then put their entry level home on the market.

We would like to start a dialogue with you and your elected representatives at any time to discuss housing issues – would love to get your take on what is happening in your area, your growth plans, and ideas for the future.

We will be sending out information on a quarterly basis on housing initiatives we hear about within Central Alberta and will pass this along.

Thanks for your time and for what you do for those in your community.


Allan Melbourne, Executive Officer.
Central Alberta REALTORS® Association
allanm@carassociation.ca

4922 – 45 Street, Red Deer, AB T4N 1K6
403-343-0881
Carassociation.ca



ALBERTA
MUNICIPAL AFFAIRS

*Office of the Minister
MLA, Peace River*

AR121544

March 24, 2026

Mayor Dean Allan
Town of Carstairs
PO Box 370
Carstairs, AB T0M 0N0

Dear Mayor Allan:

Thank you for submitting your municipality's grant application under the 2026 Fire Services Training Program. I am pleased to inform you that the Town of Carstairs has been approved for a grant of \$4,789 to carry out training as outlined in the forthcoming conditional grant agreement. Through the Fire Services Training Program (FSTP), the Government of Alberta provides \$500,000 amongst eligible fire departments to offset the cost of training their members.

The conditional grant agreement will be sent separately to your Chief Administrative Officer to obtain the appropriate signatures. Once the conditional grant agreement has been signed by Municipal Affairs, the grant funds will be distributed, and a final signed copy of the conditional grant agreement will be emailed to your municipality for your records.

Municipal Affairs will be working with the FSTP Working Group to review the grant evaluation criteria and approval process for potential enhancements in future years. If you have any questions regarding the grant process or the conditional grant agreement, please contact the Grants Coordinator at 1-866-421-6929, or firecomm@gov.ab.ca.

Thank you for your important work and dedication to the safety of individuals in your community.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dan Williams'.

Dan Williams, ECA
Minister of Municipal Affairs

cc: Tara Sawyer, MLA Olds-Didsbury-Three Hills
Rick Blair, Chief Administrative Officer
Jordan Schaffer, Fire Chief



ALBERTA
MUNICIPAL AFFAIRS

*Office of the Minister
MLA, Peace River*

AR121809

April 1, 2026

Dear Chief Elected Officials:

Municipal Affairs has been working collaboratively in recent years with industry representatives, professional assessors, and municipal partners to modernize Alberta's regulated property assessment framework through the Assessment Model Review (AMR). One important phase of this work has now been completed, and I am pleased to share policy updates that aim to simplify rules, reduce uncertainty, and improve consistency, transparency, and fairness across the system.

Most regulated property assessment models covering wells, pipelines, telecommunications systems, electric power systems, machinery and equipment, and railways, were last updated in 2005. As you may be aware, the last time the assessment models were reviewed in 2020, government opted not to proceed with proposed changes.

Based on a renewed engagement process designed by stakeholders, the AMR process re-launched in March 2024 with a review of the foundational policies that guide Alberta's regulated assessment system. These policy updates are a major milestone and set the stage for the next phase.

Key decisions include:

- standardizing assessment rates, where feasible, to make assessments more predictable;
- updating assessment models on a regular schedule to reflect changes in technology and construction practices;
- setting more consistent rules by clarifying when construction is considered finished for purposes of assessment, making sure actual construction costs are included with tightly-defined exclusions, and creating a provincial benchmark to fairly adjust labour-related construction costs in remote areas; and,
- introducing penalties for owners who do not provide required assessment information on time.

The rules will be effective for the 2027 tax year, and will apply to facilities built or expanded after that date. These rules will also be applied in the development of updated assessment models for each individual regulated property type as they are reviewed. Accordingly, we do not expect there to be significant assessment changes in 2027 and 2028 resulting from these policy changes.

.../2

320 Legislature Building, 10800 - 97 Avenue, Edmonton, Alberta T5K 2B6 Canada Telephone 780-427-3744 Fax 780-422-9550

Classification: Protected A


- 2 -

Looking ahead, through the next phase of the AMR, we will continue to work with stakeholders to update the assessment models – the rules, rates and procedures for determining valuation – for individual regulated property types. These reviews will be followed by broad and direct engagement with municipalities and industry to consider the impacts of the new assessment models on revenue.

Your municipality will be directly engaged on the overall results of the AMR and the potential impacts of updated assessments. This is an upcoming phase of the AMR process; engagement will focus on implementation of these policy changes. The final decision by government on any changes to assessment models is expected to occur in late 2028.

Attached is a fact sheet summarizing the policy changes, and a frequently asked question document for your use. I look forward to continuing to work with you and your municipal associations on this important initiative.

Sincerely,



Dan Williams, ECA
Minister of Municipal Affairs

Attachment:

1. Fact sheet
2. Frequently Asked Questions

cc: Chief Administrative Officers

Classification: Protected A

Assessment Model Review

Policy Updates – March 2026

Overview

Municipal Affairs is updating the policies that govern regulated property assessments in Alberta as part of the ongoing Assessment Model Review. The changes aim to simplify rules, reduce ambiguity, and improve consistency and fairness of assessments. These updated policies reflect the input of municipalities, industry, and professional assessors.

Clearer rules and standardized assessment practices will improve transparency and predictability, while helping reduce disputes and assessment appeals. The updated system balances the needs of municipalities and industry by applying consistent approaches across regulated property types.

Assessment Models

Clarifying the foundational policies governing the assessment system allows the Assessment Model Review to move to its next phase: updating assessment models to better align with current practices, infrastructure, and technology.

Assessment models are the rules and procedures that determine how each type of regulated property is valued for property taxation purposes. The models for most types of regulated property, including wells, pipelines, telecommunications systems, electric power systems, machinery and equipment, and railways, were last updated in 2005.

Key Changes

Standardization

Standardized rates will be prepared and used wherever feasible and these rates will be developed for new property types where they do not currently exist, such as solar installations, and for existing properties where there are typical configurations of multiple components, such as wellsites. If it is unfeasible to calculate a standardized rate, site-specific reported costs will continue to be used.

The modernization and expansion of standardized rates will improve the consistency and efficiency of assessments, while providing municipalities and property owners with greater predictability.

Assessment Rules for Construction Costs

Regulated assessment is based on construction costs, and these policy updates have clarified which construction costs are assessable.

Construction will be considered complete when physical construction ends, and the assessment will not include pre-construction expenditures or post-build commissioning costs.

Most actual construction costs will be included in the assessment, reflecting the owner's capital investment in the asset. Exclusions will be tightly defined, focusing on costs due to extraordinary events and mandatory safety requirements, for example.

A provincial benchmark will be created to fairly adjust labour-related construction costs in remote areas.

These changes reduce ambiguity and align assessments with actual costs. They clarify rules for stakeholders, reduce complaints, limit subjective claims, and improve comparability and equity across properties, including those in remote areas.

Depreciation

When updated assessment models are developed, they will continue to include both a ceiling and floor limit for depreciation of machinery and equipment under Schedule C of the assessment formula.

This incentivises up-front capital investment by industry and supports long-term revenue in later years for municipalities. It provides scope clarity for assessment model development, reducing stakeholder uncertainty.

Specific assessment models for mature oil and gas assets will be developed as part of the next phase of the model review. Depreciation curves and other factors will be updated to better reflect the characteristics of these assets.

[Assessment Model Review engagement | Alberta.ca](#)

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Reporting Consequences

Assessed persons may receive an administrative penalty (fine) when mandatory reporting is not provided to an assessor within 60 days of a formal request.

In these cases, the property owner will also lose the ability to appeal the assessment to the Land and Property Rights Tribunal.

This will improve assessment accuracy and fairness, boost reporting and legislative compliance, and encourage proactive property owner disclosure.

Review Schedule

Following the current Assessment Model Review, models will be updated on a regular, predetermined schedule (e.g., one to two property types a year) with each property type reviewed on a five-year cycle.

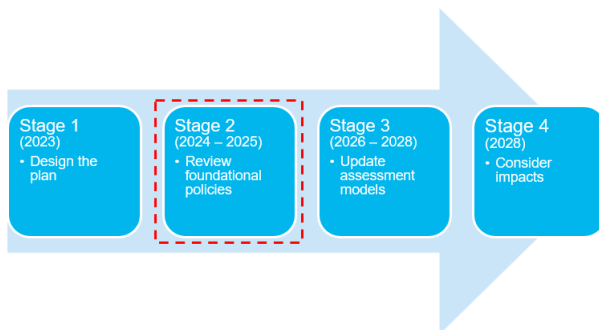
This change keeps assessment models current, captures modern technologies and construction practices, and reduces system shock resulting from delayed updates or overly broad changes.

Transition Rules

These policy changes will take effect on January 1, 2027, and will apply to new facilities assessed on a reported cost basis; assessments for existing major facilities will remain unchanged. The new rules will be applied to assessment models, including standardized rates, as they are updated in the next phase of the Assessment Model Review.

AMR Timeline

These changes mark the end of the policy review stage and move the Assessment Model Review forward into the next phase, which focuses on individual model reviews.



Next Steps

Updates to legislation and regulation to reflect these policy decisions are expected in spring 2026.

Municipal Affairs will work with industry, municipal and assessment stakeholders to begin reviews of the assessment models for individual regulated property types in 2026.

Resources

Stakeholders can follow the progress of the AMR on the at [Assessment Model Review engagement | Alberta.ca](https://www.alberta.ca/assessment-model-review-engagement)

Contact us

For inquiries during the AMR process, please contact the AMR Team toll-free by first dialing 310-0000, then 780-422-1377, or at ma.amr@gov.ab.ca.

[Assessment Model Review engagement | Alberta.ca](https://www.alberta.ca/assessment-model-review-engagement)

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Frequently asked questions

Assessment Model Review – Policy Changes

Municipal Affairs is updating the rules that govern regulated property assessments in Alberta as part of the Assessment Model Review. These amendments reflect the input of municipalities, industry, and professional assessors, and aim to simplify rules, reduce ambiguity in interpretation and improve consistency, transparency, and fairness.

Why do assessment models need to be updated now?

Many regulated property types have changed substantially since the last major updates in 2005.

Construction methods, materials, and costs have evolved significantly, and models must reflect current industry practices.

New technologies in several sectors are not recognized or costed in existing models.

Modernizing the models improves fairness, consistency, and transparency in how industrial property is valued.

Updated models ensure clearer rules and valuations that better reflect how today's industrial assets are built and operated.

Which properties are expected to be impacted by the policy changes?

The policy changes are expected to impact regulated property, which includes telecommunications and cable, railways, electric power systems wells, pipelines, and machinery and equipment.

Can you outline the policy changes being implemented and what they are meant to address?

These changes are intended to modernize and reduce ambiguity by clarifying definitions, improving transparency, and aligning assessment rules with current practices.

Clarified rules will allow new assessment models to be developed for each regulated property type. Key policy changes that are being implemented include:

- standardizing assessment rates, where feasible, to make assessments more predictable.
- updating assessment models on a regular schedule to reflect changes in technology and construction practices.
- setting more consistent rules by clarifying when construction is considered finished for purposes of assessment, making sure actual construction costs are included, and creating a

provincial benchmark to fairly adjust labour related construction costs in remote areas; and

- introducing penalties for owners who do not provide required assessment information on time.

Who was consulted and how were they engaged before these policy changes were implemented?

Since 2022, Municipal Affairs has worked collaboratively with a Steering Committee of industry representatives, professional assessors, and municipal partners including Rural Municipalities of Alberta (RMA) and Alberta Municipalities, to modernize Alberta's regulated property assessment framework through the Assessment Model Review.

The recent policy updates reflect their contributions and aim to simplify rules, reduce uncertainty, and improve consistency, transparency, and fairness across the system.

How will these changes affect the tax burden for industry and municipalities?

The first stage of the Assessment Model Review was focused on modernizing the system's principles and foundational policies while providing directions to stakeholders on how the assessment system will function ahead of the next stage.

The updated rules will be effective for the 2027 tax year and will apply to facilities built or expanded after that date, as well as to the assessment models for individual regulated property types as they are developed.

Municipal Affairs does not expect significant assessment changes in the 2027 and 2028 tax years resulting from these policy changes.

How will the transition to new rules work?

The updated rules will be effective for the 2027 tax year and will apply to facilities built or expanded after that date, as well as to the assessment models for individual regulated property types as they are developed.

This avoids retroactive changes and provides a predictable transition for property owners.

What are the next steps following these policy changes?

Over the next few years, Municipal Affairs will continue to work with stakeholders to update the assessment models – the rules and procedures for determining the valuation – for individual regulated property types.

These reviews will be followed by broad and direct engagement with municipalities and industry to consider the impacts of the new assessment models on revenue.

The final decision by government on implementation of any changes to assessment models is expected to occur in late 2028.

Why does Alberta use a regulated assessment standard based on construction costs instead of market value standard like residential assessments?

Alberta uses a regulated assessment standard to ensure uniformity and equity across municipalities, especially for complex industrial properties where comparable market data is limited or unreliable.

The cost-based approach avoids market fluctuations and provides a stable valuation for municipalities and property owners and reduces the risk of sudden shifts in property values.