

Regular Meeting of the Village of Alix Council, to be held on  
Wednesday, February 5, 2025 at 6:00 P.M.

**AGENDA**

1. Call to Order:
2. Agenda Amendments and Adoption
3. Adoption of the Minutes: a) Minutes of the Regular Meeting – January 15, 2025 – 6:00 P.M.
4. Delegation: None
5. Bylaws: None
6. Unfinished Business: None
7. New Business:
  - a) Plan 2885AI Subdivision – Parkland Community Planning Services Subdivision Report
  - b) Canada Post Industrial Inquiry – Request for Decision 25-05
  - c) 2025 Municipal Election – Request for Decision 25-06
8. Financial Reports: None
9. Committee Reports: a) Hwy 12/21 Regional Water Commission – Mayor T. Besuijen
10. Administrative Reports: None
11. Correspondence a) Alberta Transportation and Economic Corridors – Alberta Municipal Water/Wastewater Partnership
12. Closed Meeting: a) FOIP Section 21 – Intergovernmental Relations Re: Invoice IVC00045464
13. Adjournment:

## Village of Alix



Council Members shall at all times conduct themselves and commit to ethical, businesslike, and lawful conduct, including the appropriate use of authority vested in them and appropriate decorum when acting as a Council Member.

Council Members shall:

- Govern their conduct in accordance with the requirements and obligations set out in the MGA;
- Commit to ethical, businesslike and lawful conduct, including proper use of authority and appropriate decorum when acting as Council Members;
- Not take action beyond the powers granted by the MGA without having the necessary authority from Council to do so;
- Represent the best interests of the Village;
- Debate in a manner that is respectful, considerate and healthy and will be limited to the topic that is directly related to the motion on the table;
- Take all points of view into account when making decisions;
- Have the option to respectfully disagree with other Members of Council;
- Preserve the integrity and impartiality of Council;
- Think independently and refrain from forming allegiances or factions within Council.

Minutes of the Regular Meeting of the Village of Alix Council, held on Wednesday, January 15, 2025, at 6:00 P.M.

Present: Deputy Mayor Barbara Gilliat, Councillors Janice Besuijen, Edwin Cole and Rob Fehr

Also Present: Michelle White, Chief Administrative Officer

Regrets: Mayor T. Besuijen

Call to Order: Deputy Mayor Gilliat called the meeting to order at 5:58 P.M.

Amendments/Deletions to Agenda: Deputy Mayor Gilliat called for amendments to the agenda.

Approval of Agenda:

Resolution #001/25: Moved by Councillor J. Besuijen that the Village of Alix Council approve the agenda as presented.  
CARRIED

Minutes: a) Regular Meeting – December 4, 2024

Resolution #002/25: Moved by Councillor Fehr that the minutes of the Regular Meeting of the Village of Alix Council held on Wednesday, December 4, 2024, be accepted as presented.  
CARRIED

Delegation: None

Bylaws: None

Unfinished Business: None

New Business: a) Wolf Creek Public Schools – School Board Trustee Election 2025 - Request for Decision 25-01

Resolution #003/25: Moved by Councillor Cole that the Village of Alix Council hereby agrees to enter into a contract for services with Wolf Creek Public Schools for the purpose of holding joint elections as provided under Section 2 of the Local Authorities Election Act.  
CARRIED

b) Committee Appointment – Request for Decision 25-02

Resolution #004/25: Moved by Councillor J. Besuijen that the Village of Alix Council hereby appoints Councillor Cole as Designate to the Alix Fire Department Committee and further, appoints Councillor Fehr as the Alternate to the same Committee.  
CARRIED

c) Reserves – Request for Decision 25-03

Resolution #005/25: Moved by Councillor Cole that the Village of Alix Council hereby moves \$10,000.00 to an Alix Lake Reserve, effective December 31, 2024.  
CARRIED

Financial Reports: a) Accounts Payable Cheque Listing – November 19, 2024 – January 9, 2025

b) Bank Reconciliation – November 2024

c) Bank Reconciliation – December 2024

d) Tax Trial Balance – January 9, 2025

Financial Reports: (cont.)

Resolution #006/25: Moved by Councillor Fehr that the Village of Alix Council hereby accept the Financial Reports as presented.  
CARRIED

Committee Reports: a) Alberta Community Peace Officer Association Meeting - Councillor Cole  
b) Regional Water Services Committee Meeting – Mayor T. Besuijen  
c) Alix Arena Meeting – Councillor Fehr  
d) Mayor Caucus – Mayor T. Besuijen

Resolution #007/25: Moved by Councillor Fehr that the Village of Alix Council accept the Committee Reports as presented.  
CARRIED

Administrative Reports: a) Chief Administrative Officer's Report

Resolution #008/25: Moved by Councillor J. Besuijen that the Village of Alix Council hereby accept the Administrative Report as presented.  
CARRIED

Correspondence and Information: a) Alix Mirror Wellness Supports Society – Health and Wellness Fair 2025  
b) Alix Community Resource Centre – Self Care Retreat

Resolution #009/25: Moved by Councillor Fehr that Correspondence Items (a) and (b) be accepted as information.  
CARRIED

Closed Meeting: a) FOIP Section 23 – Local Public Body Confidences - Re: Council Deliberations

Resolution #010/25: Moved by Councillor Cole that the Village of Alix Council go into a Closed Meeting at 6:33 P.M. to discuss FOIP Section 23, Local Public Body Confidences regarding Council deliberations.  
CARRIED

Resolution #011/25: Moved by Councillor Cole that the Village of Alix Council return to the Public Meeting at 7:47 P.M.  
CARRIED

Adjournment:

Resolution #012/25: Moved by Councillor Fehr that this Regular Meeting of the Village of Alix Council be adjourned at 7:48 P.M.  
CARRIED

---

Mayor

---

Chief Administrative Officer



Unit B, 4730 Ross Street  
Red Deer, Alberta, T4N 1X2  
Phone: (403) 343-3394  
E-mail: pcps@pcps.ab.ca  
www.pcps.ca

---

# SUBDIVISION REPORT

January 16, 2025

**Subdivision Authority (Alix)**  
**Village of Alix**

---

<b>File Number:</b>	<b>ALI24401</b>
<b>Proposed Subdivision:</b>	<b>To subdivide +/- 17.8 ha (44 ac) into three (3) parcels</b>
<b>Legal Description:</b>	<b>NE-35-39-23-W4</b>
<b>Civic Address:</b>	<b>NA</b>

---

## **PURPOSE**

To consider the subdivision of Plan 2885A1 in order to create one (1) new 3.82 ha parcel, one (1) new 1.20 ha parcel and one (1) 12.78 ha remainder parcel. The proposed new parcels are designated residential and the remainder parcel is designated Urban Reserve.

## **DISCUSSION**

Smith Properties and Profit Corp., the registered owners, are proposing subdivision of the subject parcel. The current area of the parcel is 17.8 ha (44 ac). The intent of the subdivision is to create larger parcels which will be further subdivided into residential lots at a later date.

The following report will examine the proposed subdivision in relation to the Village's existing and applicable plans, comments obtained through the referral process, and other applicable planning considerations.

## **INTERMUNICIPAL DEVELOPMENT PLAN (IDP)**

The parcel falls within the Village of Alix and Lacombe County IDP. The goal of the plan is to continue to allow for subdivision and development opportunities afforded to the lands under their existing land use zoning. The subject parcel is located immediately adjacent to the municipal boundary. A referral letter was sent to the County.

## **MUNICIPAL DEVELOPMENT PLAN (MDP)**

The MDP identifies the subject parcel as Residential and Recreation within the Land Use Concept Map.

The goals of the MDP for residential development aim to encourage the development of well-planned, attractive neighbourhoods that facilitate a balanced range of housing opportunities supporting the needs and preferences of all household types and income levels while preserving the small-town character of the community.

The goal of the MDP for recreational development aims to create an integrated, accessible, and well-planned parks and open space system that supports a broad range of recreational and cultural opportunities, enhances the quality of life of all residents, and preserves the natural environment.

When further subdivision occurs for residential and recreational development, the MDP will play a key role in ensuring the policies for development have been met.

Policy 18.4 of the MDP requires further planning documents in order to consider a Land Use Bylaw redesignation, subdivision or development application, or to generally provide directions for land use change in an area. The Village may require the preparation of an area structure plan, or an outline plan or amendments to existing plans to provide the details of intended land uses, provision of utility services, roads and open space pertaining to the subject lands and, where necessary, surrounding lands.

#### **LAKESIDE AREA OUTLINE PLAN**

The Lakeside Area is characterized by a vision of a comprehensively planned residential community. The presence of Alix Lake provides residents with ample opportunity to capitalize on open space amenities. Large single family lots are proposed along the portion of 54 Street on the east side of the development. Narrow single family lots are proposed along 49 Avenue and near the park areas. It's anticipated that the plan area will have 11.13 dwelling units per hectare.

It is noted that after a review of Village records, the Lakeside Area Outline Plan has not been adopted by Village Council. It was tabled in 2008 until redesignation and engineering requirements were fulfilled. Prior to further subdivision, the Lakeside plan will need to be adopted by Council. It is recommended that the plan is reviewed and amended to meet current standards, such as road design and infrastructure requirements.

#### **LAND USE BYLAW (LUB)**

The Village of Alix Land Use Bylaw designates the proposed 3.82 ha parcel as Residential (Medium Density Detached Dwellings) District (R1A) and Public Recreation (PR) District. The proposed 1.20 ha parcel is designated as Residential (Low Density Detached Dwellings) District (R1). The remainder parcel is designated Urban Reserve (UR).

The general purpose of the Residential (Low Density Detached Dwellings) District (R1) is to provide an area for low density residential development in the form of detached dwellings and compatible uses, herein listed, which are connected to the municipal sewer and water systems.

The general purpose of the Residential (Medium Density Detached Dwellings) District (R1A) is to provide an area for medium density residential development in the form of detached dwellings and compatible uses, which are connected to the municipal sewer and water system.

The general purpose of the Public Recreation (PR) District is to provide an area for the development of public land for major multi-use recreation facilities, and other uses which are compatible with the area. There is no minimum requirement for parcel area and width in Public Recreation District.

The general purpose of the Urban Reserve (UR) District is to reserve land for a future subdivision and development until an overall plan is prepared for and approved by Council.

The parcel size requirements are more applicable when the larger pieces of land are subdivided into individual lots. However, to ensure compliance with the LUB, the requirements are shown below, and the larger parcels meet the requirements of the Land Use Bylaw.

	Land Use Bylaw – R1	Land Use Bylaw – R1A	Proposed Lots
Minimum Parcel Area	Interior parcels 550 m <sup>2</sup> (5,920.15 ft <sup>2</sup> ) Corner parcels 600 m <sup>2</sup> (6,458.34 ft <sup>2</sup> )	Interior parcels 460 m <sup>2</sup> (4,951.39 ft <sup>2</sup> ) Corner parcels 510 m <sup>2</sup> (5,489.59 ft <sup>2</sup> )	Lot 1: 3.82 ha Lot 2: 1.2 ha
Minimum Parcel Width	15.24 m 50 ft)	12.80 m (42 ft)	Lot 1 & : 92 m

**MUNICIPAL RESERVE**

The MDP states that upon the subdivision of land, the Village will require the provision of reserves; in the form of land, money, or a combination thereof; to the maximum amount provided for in the *Municipal Government Act*, which is 10%.

With 17.88 ha in title, the municipal reserve owing would amount to 1.788 ha. The proposed 3.82 ha parcel, the larger of the parcels, is intended to be subdivided further, including an MR recreational parcel. Therefore, it is recommended that the full amount of municipal reserve owing be deferred to the proposed 3.82 ha parcel to be considered at the time of future subdivision.

**SITE PHOTOS**

A site inspection was conducted on December 6, 2024, and the following images illustrate the subject site.

*Photo 1: proposed lot 2 from 54<sup>nd</sup> Street looking south*



*Photo 2: proposed parcel lot 1, from 59<sup>nd</sup> Street looking west and south*



**REFERRAL COMMENTS**

The application was referred to Village Staff, agencies with an interest in the land, and adjacent landowners. The following comments were received. Comments in their entirety are attached in Appendix C.

***Comments from the Municipality***

- None

***Comments from Referral Agencies***

- *ATCO Transmission high pressure – No Concerns*
- *ATCO Electric – No Concerns*
- *Lacombe County – No Concerns*
- *Fortis – no easement is required*
- *Alberta Health – No Concerns*
- *Alberta Transportation:*
  - 1- *Upon review, the proposed subdivision appears to be quite large and may impact Highway 12 and 52 Street depending on the future development. Therefore, a Traffic Impact Assessment (TIA) may be required to verify the necessary intersection improvements and their timelines. Once more detailed information regarding the future development under*

each designation (R1 and R1A) is provided, the Department will confirm whether a TIA is required. Kindly provide this information at your earliest convenience.

- 2- The department expects that the municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, pursuant to Policy 7 of the Provincial Land Use Policies and Section 618.4 of the Municipal Government Act
- 3- Transportation and Economic Corridors accepts no responsibility for the noise impacts or other impacts of highway traffic upon any development or occupants thereof. The subdivision design should include adequate physical features to ensure that the proposed use of land is compatible with the adjacent provincial highway system. Some of these features might, for example, include landscaping and/or berming, to provide noise attenuation and visual screening from the highway. Implementation of these features is the responsibility of the owner/municipality.
- 4- The subject land is within the permit area of a highway as outlined in the Highways Development and Protection Regulation. Proposed development on the subject will require the benefit of a Roadside Development Permit from Transportation and Economic Corridors.

**Comments from Adjacent Landowners**

Concern	Administrative Response
What are the future zones of the area?	The Land Use Bylaw (LUB) map shows the area will be residential. Further, the tentative Lakeside Area Outline Plan Concept Map shows residential and parks for this parcel of land.
Infrastructure costs – who covers expenses for road development and access?  Who will bear responsibility for the utilities on these titles—the Village of Alix or the landowner?	The developer is responsible for the costs associated with the development of roads and infrastructure.
Will there be a buffer zone between existing properties and the proposed subdivision Boundaries?  Will there be an easement to prevent development from directly adjoining the existing fence line?	The Lakeside Area Outline Plan shows an alley between the existing properties on 49 Avenue and the potential residential development within the plan. A small number of lots of 49 Avenue will back onto a storm water management pond.
If the subdivision is approved, will our taxes be reduced to reflect any changes? Furthermore, how might future development impact our tax rates?  Will this proposed subdivision decrease property values in the existing residential area, and if so, how will this issue be addressed?	Property taxes are levied based on the value of a property as determined from the property assessment process. Assessments are done based on market value using a technique called mass appraisal. Mass appraisal is the process of valuing a group of properties as of a given date, using common data, mathematical models, and statistical tests. With more residential properties

	developed into the area, assessment values may change simply based on a higher market value due to more available real estate. New parks and trails can also contribute to an increase in property values.
If the subdivision proceeds, will there be architectural controls to preserve lakefront and lakeview properties for both current and future homeowners?	Architectural Controls are put in place by the developer of a neighbourhood to ensure the area contains a high quality of development. At this time, no Architectural Controls are in place for the Lakeside Area.
If the proposal goes through, will access to the back of our properties be blocked or restricted?	No. There is a lane proposed behind the majority of lots on 49 Avenue. Some lots will back onto a storm water management plan.
Will this subdivision remain designated for residential development, or could future zoning changes alter traffic patterns and impact the current residential areas?	Yes, the area is proposed to remain as residential. If future development needs a traffic impact assessment, there would be a requirement during review of adopting the Outline Plan.
The proposed subdivision mirrors the existing residential area and situates the titles in the lowest-lying sections of the property, which are prone to flooding during spring runoff and major rainfalls.	For future development, the developer will need to consider the requirements for flood proofing if required.

The above table has been provided to adjacent landowners who commented on the proposed subdivision application. They have also been provided a copy of the Land Use Concept Map of the proposed Lakeside Area Outline Plan.

## RECOMMENDATION

In the opinion of the subdivision authority, the proposed application satisfies the requirements of Section 654 of the *Municipal Government Act*, and the relevant matters listed in Section 9 of the *Matters Relating to Subdivision and Development Regulation* (see attached Appendix A); and submissions from municipal staff, referral agencies and adjacent landowners were presented to and considered by the subdivision authority as outlined in the subdivision report dated January 16, 2025.

Therefore, the subdivision authority **APPROVES** the subdivision application subject to the listed conditions:

1. Subdivision by means suitable to the Registrar of the Land Titles Office.
2. All outstanding taxes to be paid, or satisfactory arrangement for payment thereof, to the Village of Alix [Section 654 (1)(d) of the Municipal Government Act].
3. Arrangement to be completed with and to the satisfaction of the Alix Village for the provision of services pursuant to Section 655 of the Municipal Government Act including but not limited to the future connection to municipal water and/or sanitary sewer and payment of applicable offsite levies [Section 655 of the Municipal Government Act].
4. A new access constructed, for legal access to the proposed and remainder lots and to the satisfaction of the Village of Alix [Section 11(b) of the Matters Related to Subdivision and Development Regulation].
5. Provision of a deferred reserve caveat in the amount of 1.788 ha (4.41 ac) to be registered against the 3.82 ha Proposed Lot.
6. The Applicant shall work with Alberta Transportation and Economic Corridors (TEC) and the requirement for a Traffic Impact Assessment (TIA) to verify the necessary intersection improvements and their timelines. Confirmation of TECs requirement shall be provided to the Subdivision Authority.

**NOTES:**

- Please be advised that it is the applicant's responsibility to ensure that telecommunication services can be provided to the approved subdivision. The Applicant is advised to contact [rightofwayAB@telus.com](mailto:rightofwayAB@telus.com) to initiate a TELUS Utility Right of Way Agreement.
- Postal service arrangements with Canada Post are the responsibility of the developer for any new lot(s) being created.
- Works of any nature (i.e. grading, paving, stockpiling, landscaping, berms, etc.) affecting surface rights of way must receive prior approval from the respective agency.
- An Area Structure Plan (ASP) is needed to further subdivision these lands.

*Reza*

---

Reza Asadi

*Planner, Parkland and Community Planning Services (PCPS)*

**Attachments**

Appendix A: *Municipal Government Act, Approval of Application, Section 654*

Appendix B: Key Map/Tentative Plan

Appendix C: Referral Comments

**APPENDIX A**  
**Approval of Application**  
**Section 654, Municipal Government Act**

654(1) A subdivision authority must not approve an application for subdivision approval unless

- (a) the land that is proposed to be subdivided is, in the opinion of the subdivision authority, suitable for the purpose for which the subdivision is intended,
- (b) the proposed subdivision conforms to the provisions of any growth plan under Part 17.1, any statutory plan and, subject to subsection (2), any land use bylaw that affects the land proposed to be subdivided,
- (c) the proposed subdivision complies with this Part and Part 17.1 and the regulations under those Parts, and
- (d) all outstanding property taxes on the land proposed to be subdivided have been paid to the municipality where the land is located or arrangements satisfactory to the municipality have been made for their payment pursuant to Part 10.

(1.2) If the subdivision authority is of the opinion that there may be a conflict or inconsistency between statutory plans, section 638 applies in respect of the conflict or inconsistency.

(2) A subdivision authority may approve an application for subdivision approval even though the proposed subdivision does not comply with the land use bylaw if, in its opinion,

- a) the proposed subdivision would not
    - (i) unduly interfere with the amenities of the neighbourhood, or
    - (ii) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land,
- and
- b) the proposed subdivision conforms with the use prescribed for that land in the land use bylaw.

(3) A subdivision authority may approve or refuse an application for subdivision approval.

**Section 9 – Matters Relating to Subdivision and Development Regulation**

**Relevant Considerations**

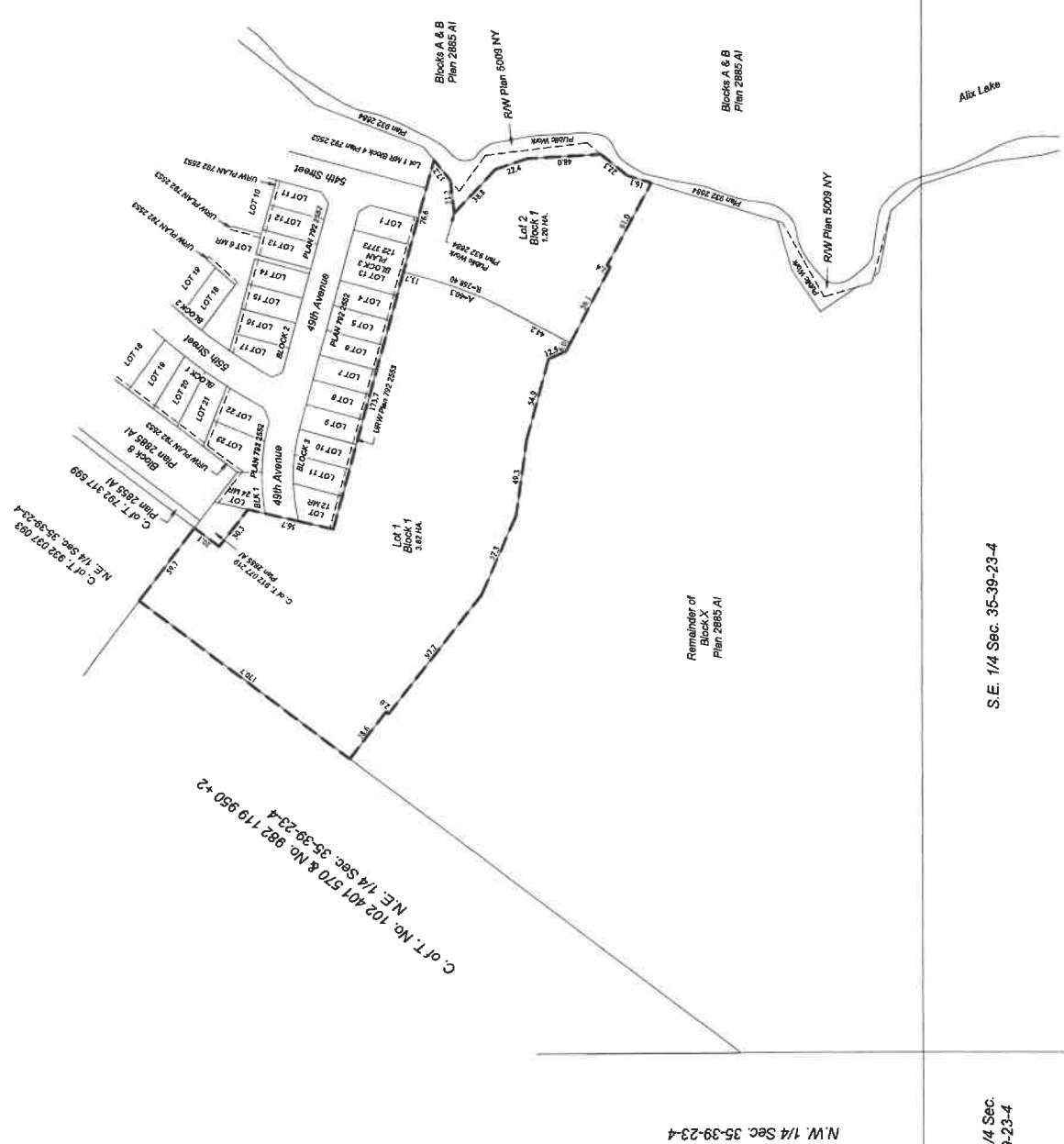
9. In making a decision as to whether to approve an application for subdivision, the subdivision authority must consider, which respect to the land that is the subject of the application,

- (a) its topography,
- (b) its soil characteristics,
- (c) storm water collection and disposal,
- (d) any potential for the flooding, subsidence or erosion of the land,
- (e) its accessibility to a road,
- (f) the availability and adequacy of a water supply, sewage disposal system and solid waste disposal,
- (g) in the case of land not serviced by a licensed water distribution and wastewater collection system, whether the proposed subdivision boundaries, lot sizes and buildings sites comply with the requirements of the *Private Sewage Disposal Regulation* (AR 229/97) in respect of lot size and distances between property lines, buildings, water sources and private disposal systems as identified in Section 4(4)(b) and (c).
- (h) the use of land in the vicinity of the land that is the subject of the application, and
- (i) any other matters that it considers necessary to determine whether the land that is the subject of the application is suitable for the purpose for which the subdivision is intended.



103, 38174 ROE RD 271,  
RED DEER COUNTY, AB T4E 0V9  
TEL: 403-686-8940

SCALE: 1:2000 FILE NO: 5005-23-1 M1  
DRAWN: ANDOMWAB DATE: NOVEMBER 28, 2024  
CHECKED: DMF VERSION: 1



**TENTATIVE PLAN**  
SHOWING PROPOSED SUBDIVISION OF  
PART OF BLOCK X PLAN 2885 A1,  
WITHIN N.E. 1/4 SEC. 35-39-23-4  
MUNICIPALITY: VILLAGE OF ALIX

NOTES:  
- ALL MEASUREMENTS ARE SHOWN IN METRES.  
- MARGINAL MUNICIPAL RESERVE  
- DIMENSIONS OF LOT FRONTAGE IS OUTLINED 'MUS'  
- AND CONTAINS: 8.03 HA.

## Reza Asadi

---

**From:** Circulations, HP <HP.Circulations@atco.com>  
**Sent:** Tuesday, December 3, 2024 10:56 AM  
**To:** Reza Asadi  
**Subject:** RESPONSE 24-4491 RE: Referral Letter, Subdivision in Town of Alix

ATCO Transmission high pressure pipelines has no objections.

Questions or concerns related to ATCO high pressure pipelines can be forwarded to [hp.circulations@atco.com](mailto:hp.circulations@atco.com).

Thank you,

**Vicki Porter**  
Sr. Admin Coordinator, Engineering Ops  
Gas Transmission  
ATCO Pipelines and Liquids GBU

Email: [vicki.porter@atco.com](mailto:vicki.porter@atco.com)

**From:** Reza Asadi <reza.asadi@pcps.ab.ca>  
**Sent:** Tuesday, December 3, 2024 9:39 AM  
**Subject:** Referral Letter, Subdivision in Town of Alix

**CAUTION:** This email originated outside of ATCO. Do not click links or open attachments unless you trust the sender and know the content is safe. Immediately report suspicious emails using the **Phish Alert Report button**.

Good Morning,

Please see the attached referral letter. Please have comments in by **December 24, 2024**.

Thank you for your time and attention to this matter.

Regards,

Reza

Reza Asadi  
Planner  
Unit B 4730 50<sup>th</sup> Street  
Red Deer, AB. T4N 1X2

## Reza Asadi

---

**From:** @ Electric Land Inquiries <LandInquiries@atcoelectric.com>  
**Sent:** Thursday, December 5, 2024 12:23 PM  
**To:** Reza Asadi  
**Subject:** INQ-2024-0513 Referral Letter, Subdivision in Town of Alix

**Categories:** Subdivision

Good Afternoon Reza.

ATCO Electric has no comments or concerns with this application. This is not in an ATCO Electric service area.

Thank you

**Rita Klasson**

Senior Land Administrator, Land Administration  
ATCO Electric

T. 780 508-4688

A. 10<sup>TH</sup> Floor AC, 10035 – 105 Street, Edmonton AB T5J 1C8



[ATCO.com](https://www.atco.com) [LinkedIn](#) [Facebook](#) [Instagram](#) [X](#)

*In the spirit of reconciliation, we acknowledge the traditional territories and homelands on which many of our ATCO operations and facilities are located. We honour and respect the diverse history, languages, ceremonies, and culture of the Indigenous Peoples who call these areas home.*

**From:** Reza Asadi <reza.asadi@pcps.ab.ca>  
**Sent:** Tuesday, December 3, 2024 9:39 AM  
**Subject:** Referral Letter, Subdivision in Town of Alix

Good Morning,

Please see the attached referral letter. Please have comments in by **December 24, 2024**.

Thank you for your time and attention to this matter.

Regards,

Reza

Reza Asadi  
Planner  
Unit B 4730 50<sup>th</sup> Street  
Red Deer, AB. T4N 1X2



Sent via email only to [reza.asadi@pcps.ab.ca](mailto:reza.asadi@pcps.ab.ca)

December 4, 2024

PCPS Community Planning Services  
Unit B, 4730 Ross Street  
Red Deer AB T4N 1X2

**Re: PCPS File No. ALI24401  
NE 35-39-23-W4M – Village of Alix**

---

Thank you for the opportunity to comment on the above noted subdivision application. Please be advised that Lacombe County has no objections or concerns to the proposed application to subdivide an approximately 17.8 ha (44 acre) parcel of land into three parcels located in the Village of Alix.

If you have any questions, please do not hesitate to contact our office.

Regards,  
LACOMBE COUNTY

A handwritten signature in black ink, appearing to read "Natasha Wright".

Natasha Wright  
Planner/Development Officer

/an

**FORTIS  
ALBERTA**

**MISSION ZERO**  
Preventable  
Injuries

Diana Pounall  
Land Department

**FortisAlberta Inc.**  
320 - 17 Ave SW  
Calgary, AB  
T2S 2V1  
Phone# 587-775-6264  
Cell#  
[www.fortisalberta.com](http://www.fortisalberta.com)  
Email:  
[Diana.Pounall@fortisalberta.com](mailto:Diana.Pounall@fortisalberta.com)

December 6, 2024

PCPS Community Planning Services  
Unit B,4730 ross Street  
Red Deer, Alberta  
T4N 1X2

**Attention:** Reza Asadi

**RE: FortisAlberta Condition for Subdivision Approval**

**FortisAlberta Reference No.:** 320152104

**MD File No.:** ALI24401

**Location/Legal Description:** NE 35-39-23 W4

**Customer Name:** Smith Properties & Profit Corp

Thank you for contacting FortisAlberta regarding the above application for subdivision. We have reviewed the plan and determined that no easement is required by FortisAlberta.

FortisAlberta is the Distribution Wire Service Provider for this area. The developer can arrange installation of electrical services for this subdivision through FortisAlberta. Please have the developer contact 310-WIRE (310-9473) to make application for electrical services.

Please contact FortisAlberta land services at [landserv@fortisalberta.com](mailto:landserv@fortisalberta.com) or by calling (403) 514-4783 for any questions.

Sincerely,

*B. Pounall*

Diana Pounall

RE: 320152104



Healthy Albertans.  
Healthy Communities  
**Together.**



December 18, 2024

Attention: Development Officer/Planner

**File No: ALI24401**

**Name: Smith Properties & Profit Corp**

**Legal: NE-35-39-23-W4**

The aforementioned application has been received by our office and we are satisfied that the application poses a minimal risk to public health.

If you have any questions or concerns regarding this application, please contact me.

Sincerely,

Environmental Public Health – Central Zone  
1-833-476-4743

# Transportation and Economic Corridors Notification of Referral Decision

## Subdivision in Proximity of a Provincial Highway

<b>Municipality File Number:</b>	ALI24401	<b>Highway(s):</b>	12
<b>Legal Land Location:</b>	QS-NE SEC-35 TWP-039 RGE-23 MER-4	<b>Municipality:</b>	Alix
<b>Decision By:</b>	Anne Han Development and Planning Technologist	<b>Issuing Office:</b>	Central Region / Red Deer
<b>Issued Date:</b>	2024-12-19	<b>Appeal Authority:</b>	
<b>Description of Development:</b>	To subdivide +/- 17.8 ha (44ac) into three (3) parcels (Smith Properties & Profit Corp)		



This will acknowledge receipt of your circulation regarding the above noted proposal. The proposed

subdivision application would be subject to the requirements of Sections 18 and 19 of the Matters Related to Subdivision and Development Regulation (The Regulation), due to the proximity of Highway(s) 12.

**Transportation and Economic Corridors offers the following comments with respect to this application:**

The above noted subdivision proposal does not meet Section 18 of the regulation. Since there is an existing local road acceptable to the Minister, Section 19 has been met. Therefore, pursuant to Section 20 of the Regulations, the department grants approval for the subdivision authority to grant a variance to Section 18 of the Regulation should they choose to do so.

**Transportation and Economic Corridors has the following additional comments and/or requirements with respect to this proposal:**

1. Upon review, the proposed subdivision appears to be quite large and may impact Highway 12 and 52 Street depending on the future development. Therefore, a Traffic Impact Assessment (TIA) may be required to verify the necessary intersection improvements and their timelines. Once more detailed information regarding the future development under each designation (R1 and R1A) is provided, the Department will confirm whether a TIA is required. Kindly provide this information at your earliest convenience.
2. The department expects that the municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, pursuant to Policy 7 of the Provincial Land Use Policies and Section 618.4 of the Municipal Government Act
3. Transportation and Economic Corridors accepts no responsibility for the noise impacts or other impacts of highway traffic upon any development or occupants thereof. The subdivision design should include adequate physical features to ensure that the proposed use of land is compatible with the adjacent provincial highway system. Some of these features might, for example, include landscaping and/or berming, to provide noise attenuation and visual screening from the highway. Implementation of these features is the responsibility of the owner/municipality.
4. The subject land is within the permit area of a highway as outlined in the Highways Development and Protection Regulation. Proposed development on the subject will require the benefit of a Roadside Development Permit from Transportation and Economic Corridors.

Please contact Transportation and Economic Corridors through the [RPATH Portal](#) if you have any questions, or require additional information.



Issued by **Anne Han, Dev and Planning Tech**, on **2024-12-19** on behalf of the Minister of Transportation and Economic Corridors pursuant to *Ministerial Order 52/20 – Department of Transportation and Economic Corridors Delegation of Authority*

## Reza Asadi

---

**From:** circulations . <circulations@telus.com>  
**Sent:** Friday, December 20, 2024 12:59 PM  
**To:** Reza Asadi  
**Subject:** Re: Referral Letter, Subdivision in Town of Alix  
**Categories:** Subdivision

Good Day,

Thank you for including TELUS in your circulation.

At this time, TELUS has no concerns with the proposed activities.

Thanks

**Jane Willox**

**Real Estate Specialist | TELUS Land Solutions Team**

**Customer Network Planning (CNP)**

2930 Centre Avenue NE, Calgary, AB T2A 4Y2

On Tue, Dec 3, 2024 at 9:40 AM Reza Asadi <[reza.asadi@pcps.ab.ca](mailto:reza.asadi@pcps.ab.ca)> wrote:

Good Morning,

Please see the attached referral letter. Please have comments in by **December 24, 2024**.

Thank you for your time and attention to this matter.

Regards,

Reza

Reza Asadi

Planner

Unit B 4730 50<sup>th</sup> Street

**Reza Asadi**

---

[REDACTED]

**Sent:** Saturday, December 21, 2024 12:01 PM  
**To:** Reza Asadi  
**Subject:** Proposed subdivision in Alix, AB

Good morning - Sorry about my delayed response regarding the letter about the proposed subdivision in my back yard. We have lived on our property -5411 49 Ave since 1996 . We have completley enjoyed our privacy and natures surroundings. We have quite a few questions and concerns about this proposal. How will this affect my taxes, my property value, among several other items. What about road allowance and infrastructure? We are absolutly not on board with this proposal until there are more questions and concerns addressed by from the various parties concerned .

Thank you for your time.

Sincerely

Ross Guynup

[REDACTED]

[REDACTED]

January 9, 2025

Re: Proposed Subdivision PCPS File # ALI24401

Attn: Reza Asadi  
PCPS Community Planning Services

I am writing to express my concerns regarding the proposed three-title subdivision of the parcel of land referenced in PCPS File #ALI24401. This land has been marketed as prime lakefront property within Lacombe County; however, I believe the current proposal does not effectively utilize the property's features and value.

The unique characteristics of this lakefront property are not being adequately promoted. Instead, the proposed subdivision mirrors the existing residential area and situates the titles in the lowest-lying sections of the property, which are prone to flooding during spring runoff and major rainfalls. Additionally, the current configuration of the three titles, blocks and limits future lakefront opportunities and prevents growth within the community.

Another concern is the absence of a buffer zone between the existing residential subdivision and the proposed subdivision titles. Will there be an easement to prevent development from directly adjoining the existing fence line? Moreover, who will bear responsibility for the utilities on these titles—the Village of Alix or the landowner?

Infrastructure costs also warrant consideration. Who will cover the expenses for road development and access? The existing residential subdivision currently has only one access point, which raises concerns about disaster planning and evacuation. I request that any further development include the creation of a second exit to address these safety concerns. If the subdivision proceeds, will there be architectural controls to preserve lakefront and lakeview properties for both current and future homeowners? Additionally, will this subdivision remain designated for residential development, or could future zoning changes alter traffic patterns and impact the current residential areas?

The purpose of dividing this property into three titles is unclear. What are the intended uses for these properties? Currently, neighboring landowners are maintaining the fire alley. Will this fire alley remain or will it be removed? If the proposal goes through, will access to the back of these properties be blocked or restricted?

Another significant concern involves taxation. The Village of Alix already has high property taxes, which we currently pay as lakeview property owners. If the subdivision is approved, will our taxes be reduced to reflect any changes? Furthermore, how might future development impact our tax rates? Lastly, will this proposed subdivision decrease property values in the existing residential area, and if so, how will this issue be addressed?

Thank you for considering these points as part of your review process. I look forward to receiving further clarification on these matters and hope that the community's concerns will be taken into account when making decisions about this proposal.

Sincerely,  
Sherry-Lee Wardley



January 10, 2025

RE: Proposed Subdivision in Alix, AB – PCPS File #ALI24401

PCPS – Community Planning Services

Attn: Reza Asadi

Dear Reza:

In response to your letter you sent on December 3, 2024, in regards to the proposed subdivision of the parcel behind my house in Alix. I know that our family as well as my neighbours have some concerns with this. I had asked some questions before Christmas, and never really got the answers I needed. For one, you don't seem to be able to say what the potential development will be. We don't know if these 3 subdivisions will be residential, commercial, or otherwise, so it is very hard to make a judgement on the proposal.

Without knowing what the plan would be for these 3 subdivisions, how will we know how that affects:

- Our municipal taxes – will they increase? They are high enough in Alix
- Our property value – will it decrease?
- Our utilities
- Infrastructure costs – who covers expenses for road development and access?
- Will there be a buffer zone between existing properties and the proposed subdivision boundaries?

The purpose of dividing this property into three titles is unclear, and will they belong to the same owner? What are the intended uses for these properties? If the proposal goes through, will access to the back of our properties be blocked or restricted?

I feel like being asked to provide any concerns we have without knowing the intentions of the subdivisions or developments that may arise is a bit irrelevant as we don't know what we are up against and that is a concern. We have enjoyed this beautiful piece of property untouched and of course prefer to keep it that way but also understand that may not be realistic. I hope you understand that we may have more concerns once we are able to know what the potential development looks like.

I hope you take all our concerns into consideration prior to making a decision on this. I look forward to hearing from you and getting some clarification on the concerns I have expressed.

Sincerely,

Jackie Stauffer



---

# ADMINISTRATION REPORT

---



**Date:** January 28, 2025 RFD 25-05  
**Memo To:** Village Council  
**From:** Michelle White  
**Subject:** Canada Post Industrial Inquiry

---

1. **PURPOSE** – To determine if Council would like to send correspondence regarding the Industrial Inquiry Commission Review of Canada Post.
2. **BACKGROUND** – Please see attached letter and supporting information regarding Canadian Union of Postal Workers' (CUPW) position on the matter.
3. **OPTIONS** –
  1. To accept this report as information
  2. To make a resolution to advocate for Canada Post related services that have a positive impact on the Village
4. **DISCUSSION** – There are many things outlined in the attachment that outline CUPW's position on services provided by Canada Post as well as areas for expansion. Below are the highlights in point form:
  - Keep Canada Post a public service – not prioritizing high paying customers over the needs of the general public.
  - Universal services at a uniform price – deregulating the postal service would likely result in higher fees/charges to rural/remote areas, similar to the rate riders on power and gas bills
  - Maintaining the moratorium on post office closures – Alix Post Office is currently protected from closure by the Rural Moratorium against closures.
  - Expansion of services
    - Postal banking, including chequing and savings accounts, loans, insurance services, government loans, grants
    - Management of subsidies to boost renewable energy projects and energy saving retrofits
    - Creating community hubs that provide government services for all levels of government
    - Creating community hubs with meeting spaces, community gardens and sales of local crafts
    - Provide of EV charging stations
    - Senior check-in services and possibly food delivery for areas where mail is delivered door-to-door
5. **FINANCIAL IMPLICATIONS** – No direct cost for advocacy other than staff time.
6. **LEGAL** – MGA s. 3 "The purposes of a municipality are (a.2) to foster the economic development of the municipality,"

7. **POLITICAL/PUBLIC IMPLICATIONS** – It is difficult to know the impact to the public or community if postal services are expanded. Loss of services or deregulation of services could have a very harmful impact on the community.
8. **OTHER COMMENTS** – CUPW is also advocating for “more robust public stakeholder consultation” before changes are made, similar to the 2016 stakeholder engagement process.
9. **RECOMMENDATIONS** – Option #2 – I recommend the following resolution:

“that the Village of Alix Council hereby resolves to provide input to the Industrial Inquiry Commission, the Federal Minister of Labour and the Federal Minister of Public Services and Procurement of Canada regarding the Village's position on maintaining the moratorium on post office closures, universal services at a uniform price and the need for a thorough public review and stakeholder engagement process.”



---

Author



377, rue Bank Street  
Ottawa, Ontario K2P 1Y3  
tel./tél. 613 236 7238  
fax/télé. 613 563 7861  
www.cupw-sttp.org

*CUPW respectfully acknowledges this office is located on the traditional unceded territory of the Anishinaabeg People.*

*Le STTP reconnaît, en tout respect, que son bureau est situé sur le territoire traditionnel et non cédé des peuples anishinaabés.*

## **BY EMAIL AND MAIL**

January 16, 2025

Timothy Besuijen, Mayor  
Village of Alix  
PO Box 87  
Alix, AB T0C 0B0

Dear Timothy Besuijen:

### **RE: Industrial Inquiry Commission Reviewing Canada Post**

As you may know, the Canada Industrial Relations Board, as instructed by the Minister of Labour, Steven MacKinnon, ordered the resumption of mail service at Canada Post on December 17, 2024, under Section 107 of the *Canada Labour Code*. What many do not know is that under Section 108, he also created an Industrial Inquiry Commission led by William Kaplan that will work with CUPW and Canada Post to examine the future of the public post office with a very broad scope.

The Commission has been tasked with reviewing the obstacles to negotiated collective agreements, as well as making recommendations about the future structure of Canada Post. The Commission has until May 15, 2025, to submit its final report to the government.

While time is extremely short, the good news is that there is an opportunity for you to make a submission as part of the Commission's public review. CUPW would like to ensure that the views of municipalities are considered. Therefore, if at all possible, we would like you to provide input to the Commission.

During the last public review on the mandate of Canada Post in 2016, the active engagement of municipalities was critical in the decision to maintain door-to-door delivery and immediately stop the further rollout of community mailboxes. However, there is nothing to stop the Commission from making recommendations to bring that back or to suggest other cutbacks.

We have enclosed a sample resolution that your municipality can adopt about making a submission to the Commission, expanding services at the public post office, and the need for more robust public stakeholder consultation. We have also included a document with some suggested themes to consider for your written submission. If you can, please let us know if you plan to participate, pass a resolution, and can send us copies of the materials you submit.

### **Upcoming Federal Election**

We also find ourselves in a period of federal political uncertainty, with the possibility of a federal election only months away. This will raise public discussion and debates on many issues affecting the public and all municipalities.

In all likelihood, it will be the next federal government that will determine what will be done with the Commission's report.



In the run-up to the federal election, we urge you to question the political parties on their intentions for Canada Post, and insist they make clear their public commitments regarding the following issues:

- Preserving our universal and public postal service;
- Maintaining the moratorium on post office closures;
- Maintaining door-to-door mail delivery; and,
- Establishing postal banking to offset the loss of financial services in many communities.

Thank you very much for considering our request. There's a lot at stake and we appreciate anything you can do to help. CUPW is confident that we can build on our past success and convince the Commission to recommend against service cuts, to maintain good jobs in our communities, expand services that generate additional revenues to keep Canada Post self-sustaining and allow us to build a universal, affordable and green public postal system for future generations.

For more information, please visit [deliveringcommunitypower.ca](http://deliveringcommunitypower.ca) or contact Brigitte Klassen at [bklassen@cupw-sttp.org](mailto:bklassen@cupw-sttp.org).

Sincerely,



Jan Simpson  
National President

Encl.

c.c. National Executive Committee, Regional Executive Committees, Regional and National Union Representatives, CUPW Locals, Specialists





## Canada Post is Under Review through Section 108 of the *Canada Labour Code*

As you may know, the Minister of Labour, Steven MacKinnon, ordered the resumption of mail service at Canada Post just before the holiday break, ordering CUPW members to return to work under Section 107 of the *Canada Labour Code*. What many do not know is that under Section 108, he also created an Industrial Inquiry Commission lead by William Kaplan that will work with CUPW and Canada Post to examine the future of the public post office with a very broad scope.

It will review Canada Post's financial situation, the possible diversification or alteration of delivery models, Canada Post's viability as it is currently configured, as well as bargaining issues, including full-time employment, health and safety and job security and produce a report not later than May 15, 2025. Accordingly, Kaplan's "recommendations may include amendments to the collective agreement, and any other changes to be implemented, including the structures, rights and responsibilities of the parties in the collective bargaining process."

### The Commission is Seeking Input

We have an incredibly short timeline to follow. Hearings will begin January 27 with statements from both CUPW and Canada Post. The good news is that there is an opportunity for third parties to send in a written submission to the Commission as part of its public review. CUPW and Canada Post must have their bilingual submissions in to the commission by end of day Monday, January 20. We do not have a date or mechanism yet for third-party submissions, but it could be very soon. CUPW would like to ensure that the views of community groups, municipalities, allied organizations and labour are also considered. Therefore, if at all possible, we would like you to provide input to the Commission.

**Please let us know if you will be making a submission. Please contact Brigitte Klassen at [bklassen@cupw-sttp.org](mailto:bklassen@cupw-sttp.org), so we can provide you with more details on how to send it to the Commission as soon as we have more information.**

**As time is of the essence and to help get you started on your submission, here are some suggested themes to consider that are important supplements to CUPW's bargaining demands.**

- Keep Canada Post a Public Service
- Maintain universal service at a uniform price
- Expanded services to diversify and generate new revenue streams, no service cuts
  - add financial services
  - maintain the moratorium on post office closures to enable community hubs (meeting spaces, sales of local crafts, community gardens, government services for all levels of government)
  - maintain door-to-door delivery and increase where financially viable
- Major changes to Canada Post should not be made without full public consultation conducted through a mandate review involving all stakeholders

## Keep Canada Post a Public Service

The Commission will examine the financial situation at Canada Post. Currently, the Crown Corporation is required only to be self-sufficient. It is completely user-funded and does not rely on taxpayer dollars. Canada Post still tends to prioritize major, high-profit customers over the public and providing a public service. Canada Post must not lose sight of its public interest objectives.

Major changes to Canada Post and the *Canadian Postal Service Charter* should not be made without full public consultation and hearings conducted through a mandate review involving all stakeholders. There is simply not enough time to do this under the Labour Minister's *Canada Labour Code* Section 108 order.

## Maintain universal service at a uniform price

There have also been calls in the media and by various think tanks to privatize or deregulate Canada Post with little regard for the impact on public service or working conditions. Though transaction mail has been in decline, there are still over 2 billion letters delivered every year to an increasing number of addresses. Canada Post has an exclusive privilege (a monopoly) to handle letters so that it is able to generate enough money to provide affordable postal service to everyone, no matter where they live, be it a large urban centre or a rural or isolated community. There is no comparison in the world of a deregulated or privatized post office that serves anything near Canada's vast size and geography.

It will become increasingly difficult for our public post office to provide universal postal service if the exclusive privilege is eroded or eliminated. The exclusive privilege funds its universality. If parts of the service are deregulated or privatized, competitors will leave it to Canada Post alone to provide increasingly expensive delivery service to rural and remote communities, while they compete in profitable urban areas.

Providing Canada Post with an exclusive privilege to handle addressed letters is a form of regulation. Reducing or eliminating this privilege is deregulation. We have this regulation for a reason.

## Expanded services to diversify and generate new revenue streams, no service cuts

For years, CUPW has been advocating for new and expanded services to help diversify and create new revenue streams as a direct means to handling decline in letter volumes. Many of these services, such as postal banking, already exist in many other post offices around the world and they generate significant revenue. Around the world, more than 1.2 billion people hold postal bank accounts.

Providing new services through the existing corporate retail network ensures that good jobs remain for workers and their families in the communities in which they live.

## Financial Services

Given Canada Post's vast retail network, postal banking would offer in-community service for those who are underbanked or who have had their financial institutions close and leave town. Today, there are many rural communities with post offices, but no banks or credit unions. Very few Indigenous communities are served by local bank branches. Hundreds of thousands of low-income Canadians don't have bank

accounts at all, and almost 2 million Canadians rely on predatory payday lenders for basic financial services.

Postal banking is relatively straightforward. Like commercial banks, post offices would provide everyday financial services like chequing and savings accounts, loans and insurance. Postal banking could also be used to deliver government loans, grants and subsidies to boost renewable energy projects and energy-saving retrofits.

In many countries, postal banking is also mandated to provide financial access for all citizens and to play a role in addressing social inequalities. Postal banking could provide reliable financial services that everyone needs at affordable rates.

## Community Hubs and Moratorium on Post Office Closures

We have also advocated community hubs (provide government services for all levels of government, meeting space, sales of local crafts, community gardens) and EV charging stations.

One of Canada Post's demands during Negotiations was to have the *flexibility* to close more than 130 of the 493 corporate Retail Post Offices that are protected under the current CUPW-Canada Post Urban Postal Operations collective agreement. These are post offices that are run by Canada Post and are not franchises located inside another host business.

While about three-quarters of these are also covered by an additional 1994 moratorium on closures, for those that are not, they could end up being privatized or disappear altogether if we lose this contract language. Residents may then have to travel further for their postal needs. No franchise host business is going to give up retail space for community hubs, nor parking space for charging stations that generate revenue for Canada Post. Longstanding, good-paying, full-time jobs in our communities could be replaced with low-wage, part-time work.

You can find a list of the post offices under the moratorium and how they are protected here:

<https://www.tpsgc-pwpsc.gc.ca/examendepostescanada-canadapostreview/rapport-report/bureaux-outlets-eng.html>

## Senior Check-Ins

We have proposed creating a senior check-in service as well. Senior check-ins could bring peace of mind to loved ones and relatives who don't live nearby. Japan, France and Jersey in the British Isles currently offer effective and successful senior check-in services through their national postal services. Door-to-door postal workers are already watchful for signs that something isn't quite right. They could be allotted extra time on their routes to simply check in on seniors or people with mobility issues who sign up for the service to make sure everything is okay and deliver peace of mind.

Find out more about our service expansion proposals at <https://www.deliveringcommunitypower.ca>



## Canada Post and the Industrial Inquiry Commission

**Whereas** the Canada Industrial Relations Board, as instructed by the Federal Minister of Labour, Steven MacKinnon, ordered the end to the postal strike and the resumption of mail service at Canada Post on December 17, 2024, under Section 107 of the *Canada Labour Code*.

**Whereas** the Federal Minister of Labour, Steven MacKinnon, created an *Industrial Inquiry Commission* under Section 108 of *Canada Labour Code*, led by William Kaplan, that will work with the Canadian Union of Postal Workers (CUPW) and Canada Post to examine the future of the public post office, including possible changes to the *Canadian Postal Service Charter*.

**Whereas** Canada Post is, first and foremost, a public service.

**Whereas** the *Commission* has been tasked with reviewing the obstacles to negotiated collective agreements between CUPW and Canada Post, the financial situation of Canada Post, Canada Post's expressed need to diversify and/or alter its delivery models in the face of current business demands, the viability of the business as it is currently configured, CUPW's negotiated commitments to job security, full-time employment, and the need to protect the health and safety of workers.

**Whereas** the *Commission* only has until May 15, 2025, to submit its final report to the government and make recommendations about the future structure of Canada Post.

**Whereas** while there is room for written input, the *Commission* process is not widely publicized, nor equivalent to a full and thorough public service review of Canada Post's mandate allowing for all stakeholder input, as has been undertaken by previous governments.

**Whereas** it will be crucial for the *Commission* to hear our views on key issues, including maintaining Canada Post as a public service, the importance of maintaining the moratorium on post office closures, improving the *Canadian Postal Service Charter*, home mail delivery, parcel delivery, keeping daily delivery, adding postal banking, greening Canada Post, EV charging stations, food delivery, improving delivery to rural, remote and Indigenous communities, and developing services to assist people with disabilities and help older Canadians to remain in their homes for as long as possible – and at the same time, helping to ensure Canada Post's financial self-sustainability.

**Therefore, be it resolved** that (name of municipality) provide input to the *Commission* in the form of a written submission.

**Therefore, be it resolved** that (name of municipality) will write the Federal Minister of Labour, Steven MacKinnon, and the Federal Minister of Public Services and Procurement of Canada, Jean-Yves Duclos, who is responsible for Canada Post, to demand that no changes be made to the *Canada Post Corporation Act*, Canada Post's mandate or the *Canadian Postal Service Charter* without a full, thorough, public review of Canada Post, including public hearings, with all key stakeholders, in every region of Canada.

**PLEASE SEE THE MAILING INFORMATION FOR RESOLUTIONS ON REVERSE SIDE**

## MAILING INFORMATION

1) Please send your resolution to the Commission:

- We do not have a mailing address at this time. As we understand it, this is the email address that will collect the documents on behalf of the Commission:  
[edsc.cdi-iic.esdc@labour-travail.gc.ca](mailto:edsc.cdi-iic.esdc@labour-travail.gc.ca)

2) Please send your resolution to the Ministers responsible for Labour and Canada Post, and your Member of Parliament:

- Steven MacKinnon, Federal Minister of Labour, House of Commons, Ottawa, Ontario, K1A 0A6
- Jean-Yves Duclos, Federal Minister of Public Services and Procurement of Canada, House of Commons, Ottawa, Ontario, K1A 0A6
- Your Member of Parliament

Note: Mail may be sent postage-free to any member of Parliament. You can get your MP's name, phone number and address by going to the Parliament of Canada website at <https://www.ourcommons.ca/Members/en>

3) Please send copies of your resolution to:

- Jan Simpson, President, Canadian Union of Postal Workers, 377 Bank Street, Ottawa, Ontario, K2P 1Y3
- Rebecca Bligh, President, Federation of Canadian Municipalities, 24 Clarence St, Ottawa, Ontario K1N 5P3

---

# ADMINISTRATION REPORT

---



**Date:** January 28, 2025  
**Memo To:** Village Council  
**From:** Michelle White  
**Subject:** 2025 Municipal Election

RFD 25-06

1. **PURPOSE** – To appoint a Returning Officer, a Substitute Returning Officer and to authorize an Advance vote for the 2025 Municipal Election.
2. **BACKGROUND** – The 2025 Municipal Election will be held on October 20, 2025 with nominations open as of January 1, 2025.
3. **OPTIONS** –
  1. To appoint Michelle White, CAO, as Returning Officer.
  2. To appoint Tanya Meston, Assistant CAO, as Substitute Returning Officer.
  3. To authorize an Advance vote.
4. **DISCUSSION** – The nomination period for the 2025 Municipal Election opened on January 1, 2025 and a Returning Officer should be in place in order to accept nomination papers. If the Returning Officer is not available, a Substitute Returning Officer needs to be available to accept nomination papers.

If an election is called after the close of nomination day, an Advance vote may be held if there is a resolution in place allowing it.

5. **FINANCIAL IMPLICATIONS** – Michelle White and Tanya Meston are both employees of the Village of Alix and would both be present during the nomination period for accepting nominations during their normal hours of work so no extra expense would be incurred during that time. The Advance vote would be held during regular office hours at the Village Office so there would be no extra costs. There would be the expense of an extra ballot box to hold the advance vote ballots, approx. \$10.
6. **LEGAL** – Under the Local Authorities Election Act, section 13, a Returning Officer may be appointed and Substitute Returning Officer must be appointed by resolution. Under section 73 of the LAEA, a resolution must be made to authorize an Advance vote. Under the LAEA, a resolution is also required under section 77.1 for Special ballots, section 79 for an At-home vote, and section 80 for an Institutional vote.
7. **POLITICAL/PUBLIC IMPLICATIONS** – An Advance vote provides opportunity for electors to cast their vote if they are unable to do so on election day.
8. **OTHER COMMENTS** –
9. **RECOMMENDATIONS** – Option #1, #2 and #3.

“that the Village of Alix Council hereby appoints Michelle White as Returning Officer for the 2025 Municipal Election.”

“that the Village of Alix Council hereby appoints Tanya Meston as the Substitute Returning Officer for the 2025 Municipal Election.”

“that the Village of Alix Council hereby authorizes holding an Advance vote for the 2025 Municipal Election.”

A handwritten signature in black ink, appearing to be 'M. White', written over a horizontal line.

Author

**Hwy 12/21 Water Commission**  
**Dec 6, 2024**  
**Mayor Tim Besuijen**  
**Hwy 12/21 Water Commission**

**Regular meeting**

1. Attended by Tim Besuijen, virtually by Rob Fehr
2. Administrative /Operations Report
  - a. Review of operations and administration report
3. Financial
  - a. The budget for 2025 was passed
  - b. 2025 rates and fees bylaw received 1,2 and 3 readings, reflecting the budget.
4. Discussion on business plan, concerns regarding the potential costs and impacts to water costs. Plan will be deferred for future considerations
5. Reviewed correspondence
  - a. Minister of Transportation and Economic Corridors from the Alberta Regional Water And Wastewater Commission Forum.
6. County of Lacombe requests to connect the proposed bulk water facility at Tees to the commission. Request was approved.
7. Delegation
  - a. Rudy Freisen, Executive Director of RDRMUG provided a presentation on the proposed Ardley dam, Presentation attached to this report.

Regards,

*Tim Besuijen*

Tim Besuijen



# Red Deer River Midstream Storage Project

RDRMUG

November 2024



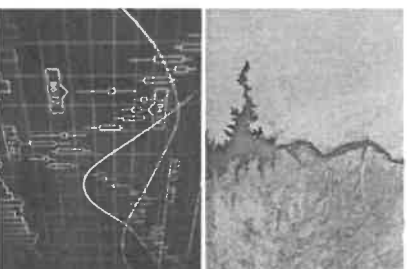
## Who is the Red Deer River Municipal Users Group? (RDRMUG)

---

- In 2006 a group of Municipalities gathered to share concerns related to water issues within the Red Deer River Subbasin.
- RDRMUG advocates for river related issues on behalf of its municipal members
- Currently includes 35 municipalities (combination of cities, towns, villages, counties, and special areas)
- Current priorities:
  - Water availability
  - Water quality
  - Water assurance

# Three Presentation Topics

- **Relative Subbasin Storage**



- **Economic Benefits**

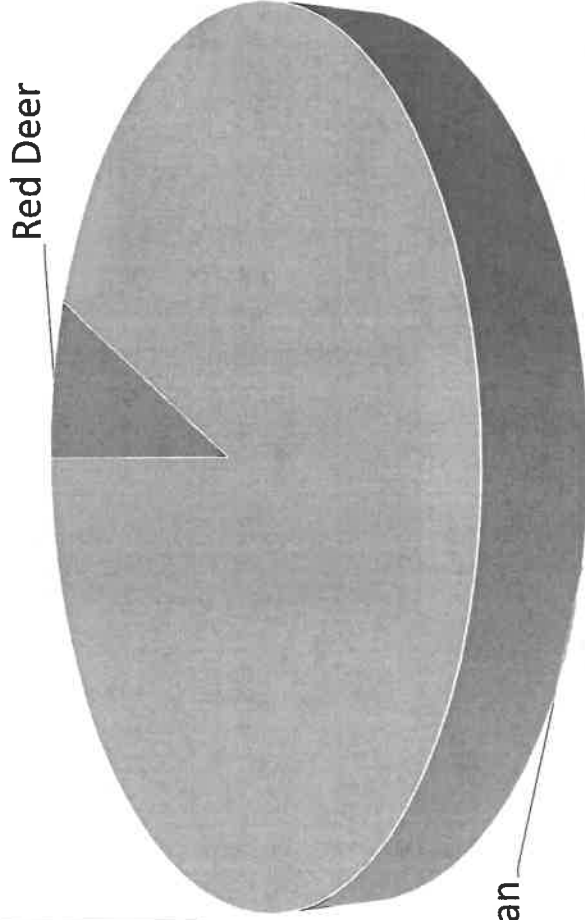
- **Potential Project  
Midstream Reservoir**





## Relative Storage Red Deer, Bow & Oldman

For every, 1 cubic meter stored in Red Deer there are 14 cubic meters in Bow & Oldman.



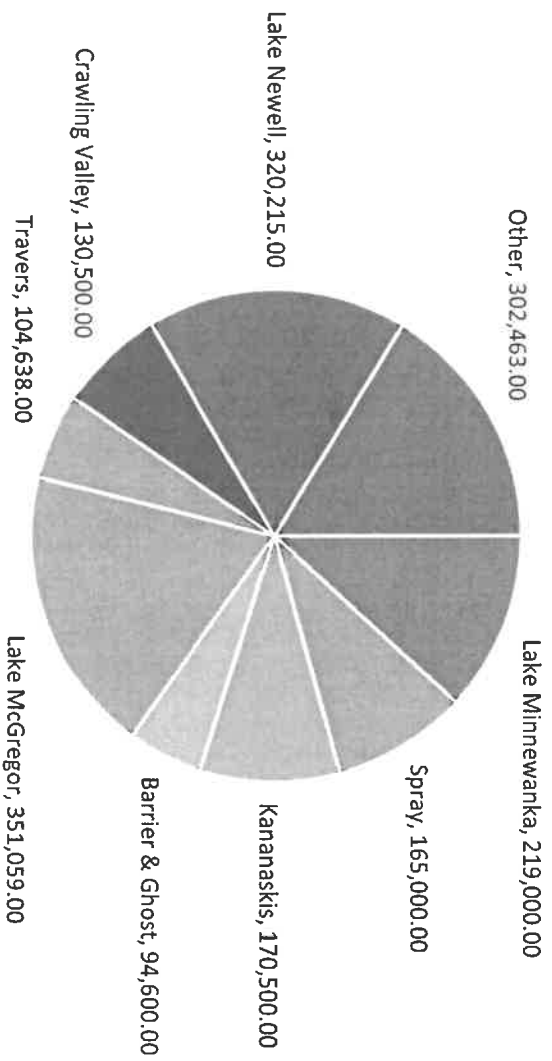
Nearly 95% of storage in South Saskatchewan River Basin is in Bow & Oldman Subbasins.



# Existing Reservoirs Bow River Subbasin

(Source: Water Storage Opportunities in the SSRB – AMEC, July 2014)

Storage (Dam<sup>3</sup>)  
Total 1,857,975

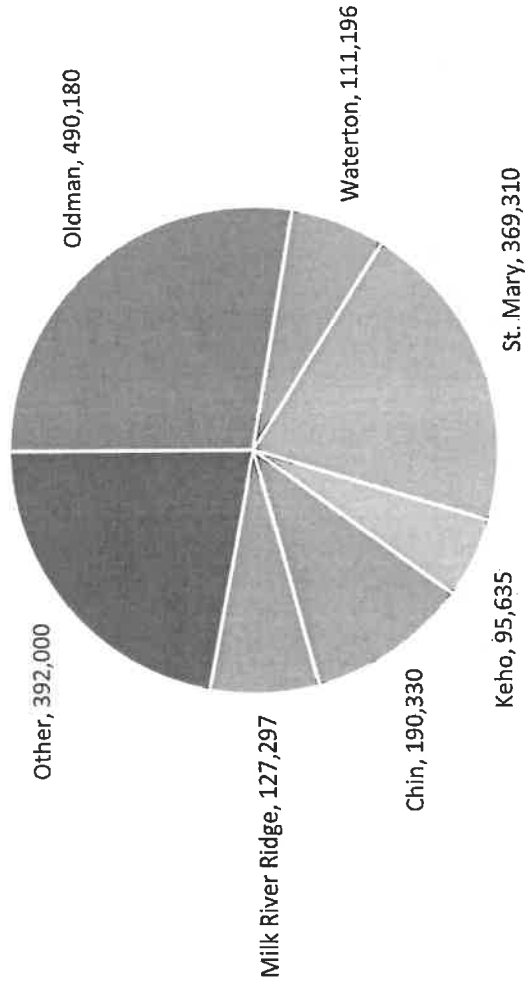


# Existing Reservoirs Oldman River Subbasin



(Source: Water Storage Opportunities in the SSRB – AMEC Engineering, July 2014)

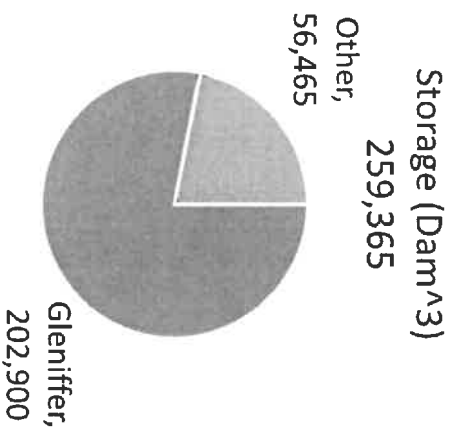
Storage (Dam<sup>3</sup>)  
Total 1,775,948





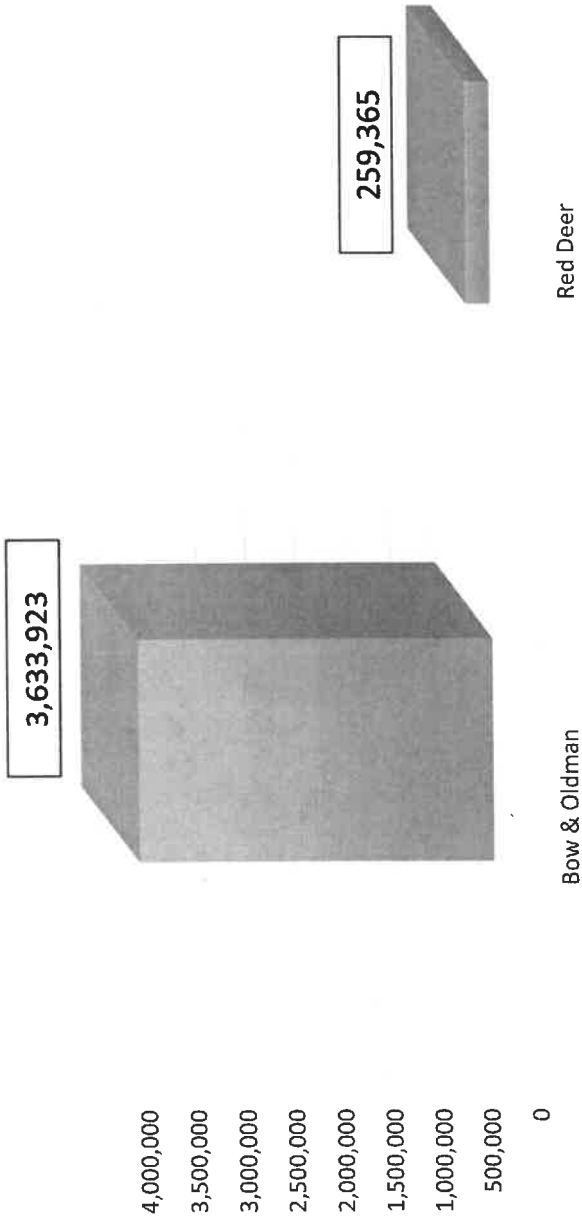
# Existing Reservoirs Red Deer River Subbasin

(Source: Water Storage Opportunities in the SSRB – AMEC, July 2014)



# South Saskatchewan River Subbasin Storage

(dam<sup>3</sup>)





# SSROM Working Group Assessment of Strategic Projects to Support Economic Development

Watersmart Dec 7, 2023

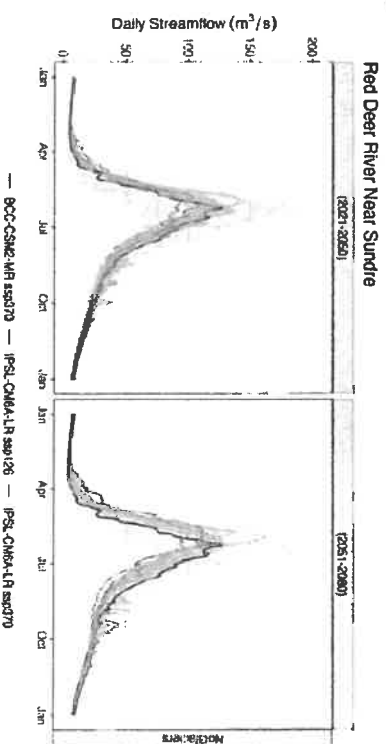
## Red Deer River Basin

### Working Group conclusions

- Current Dickson dam operations may not be suitable in a future climate which could result in **faster snowmelt**
- The Red Deer does not currently have enough levers to effectively manage the variability induced by a **changing climate**
- Ardley Reservoir provides more water security in the Red Deer basin from the impacts of climate change and provides water security for the basin
  - Available water can be used for additional irrigation, economic growth or supplementing river flows
- Ardley Reservoir will provide more levers to manage greater variability in river flows

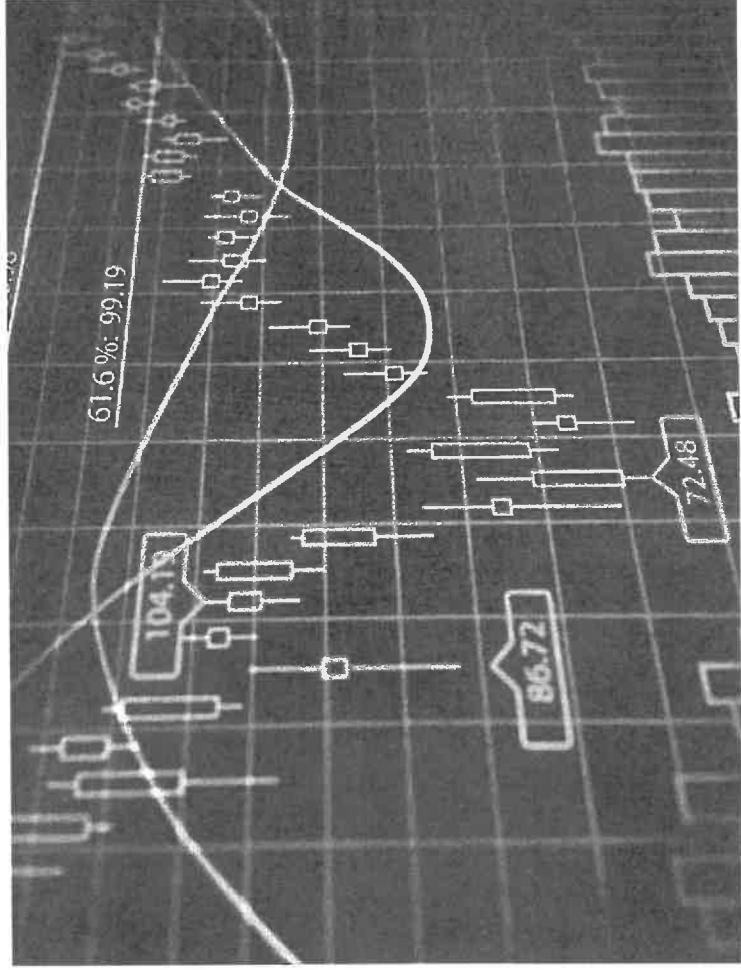
### Future Conditions

- Earlier (mostly lower) peaks, lower July-August flows
- Removal of glaciers leads to even less water availability in late summer
- Most severe under IPSL-CM6A-LR ssp 370



# Economic Benefits

---





## Economic Benefits – Mid Stream Reservoir

---

(EcoMetrics Analysis Report: SSROM Options Analysis Jan 2024)

- EcoMetrics Study identifies, quantifies, and values environmental, economic, and social benefits of increased water availability from additional storage.
- The major stakeholder groups who would benefit include:
  - The environment
  - General Public
  - Local economy
  - Local government
  - Recreational users
  - Producers



# Direct and Recurring Benefits of Ardley

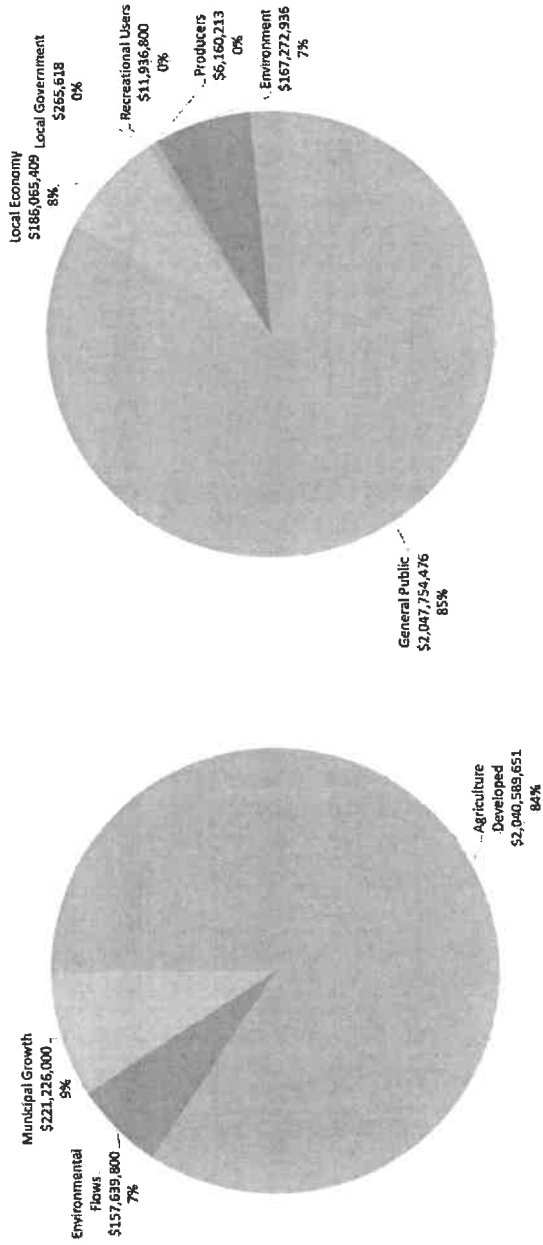


Figure 7. Ardley

**Annual Recurring Value Generated: \$2.4B**

**Direct Construction Benefits**

Total Investment Cost: \$1.5B

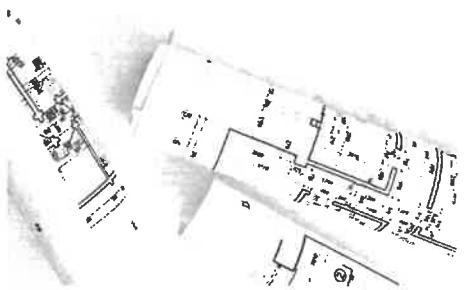
GDP, Labour, Tax Benefit: \$3.7B

---

# Potential Project

## Midstream Reservoir

- Red Deer River Midstream Storage Discussion - Watersmart Presentation  
November 2023





# Red Deer River Midstream Storage Discussion

Claire Jackson, M.Sc.,  
M.B.A., P.Eng.

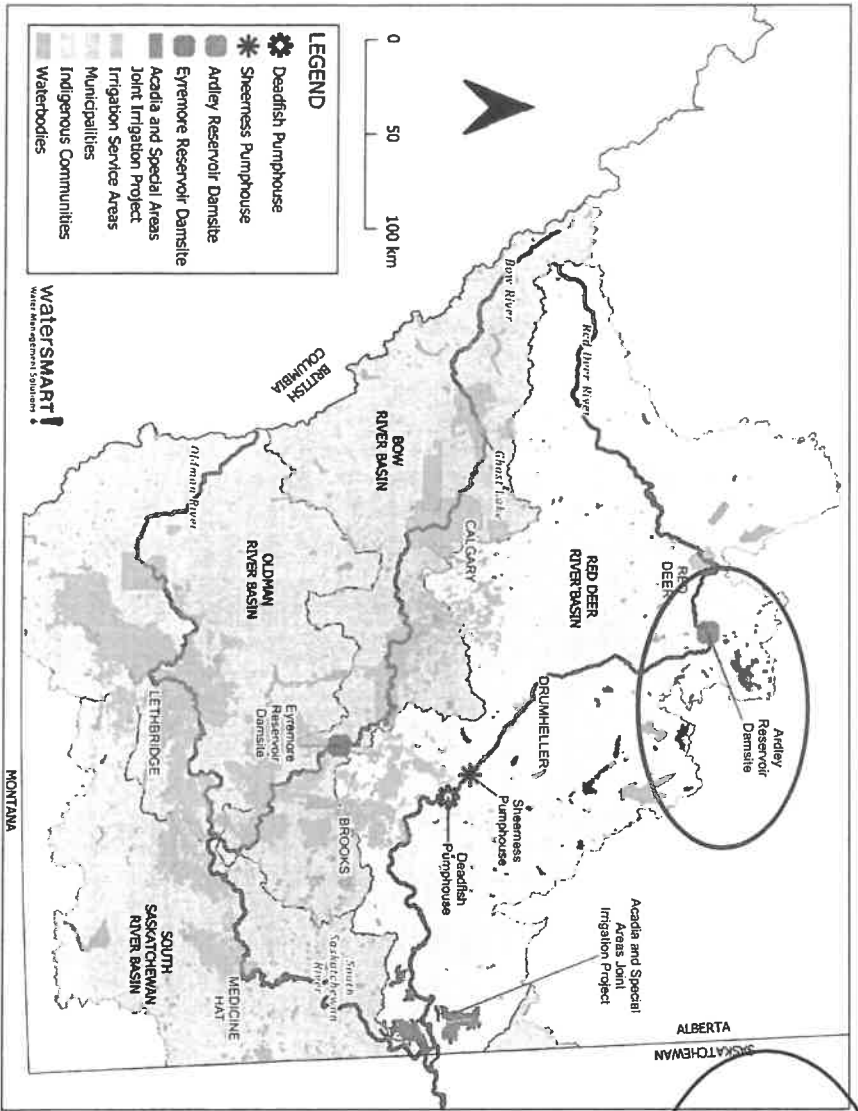
Rain Saulnier, B.Sc, M.Sc,  
EIT

November 2023

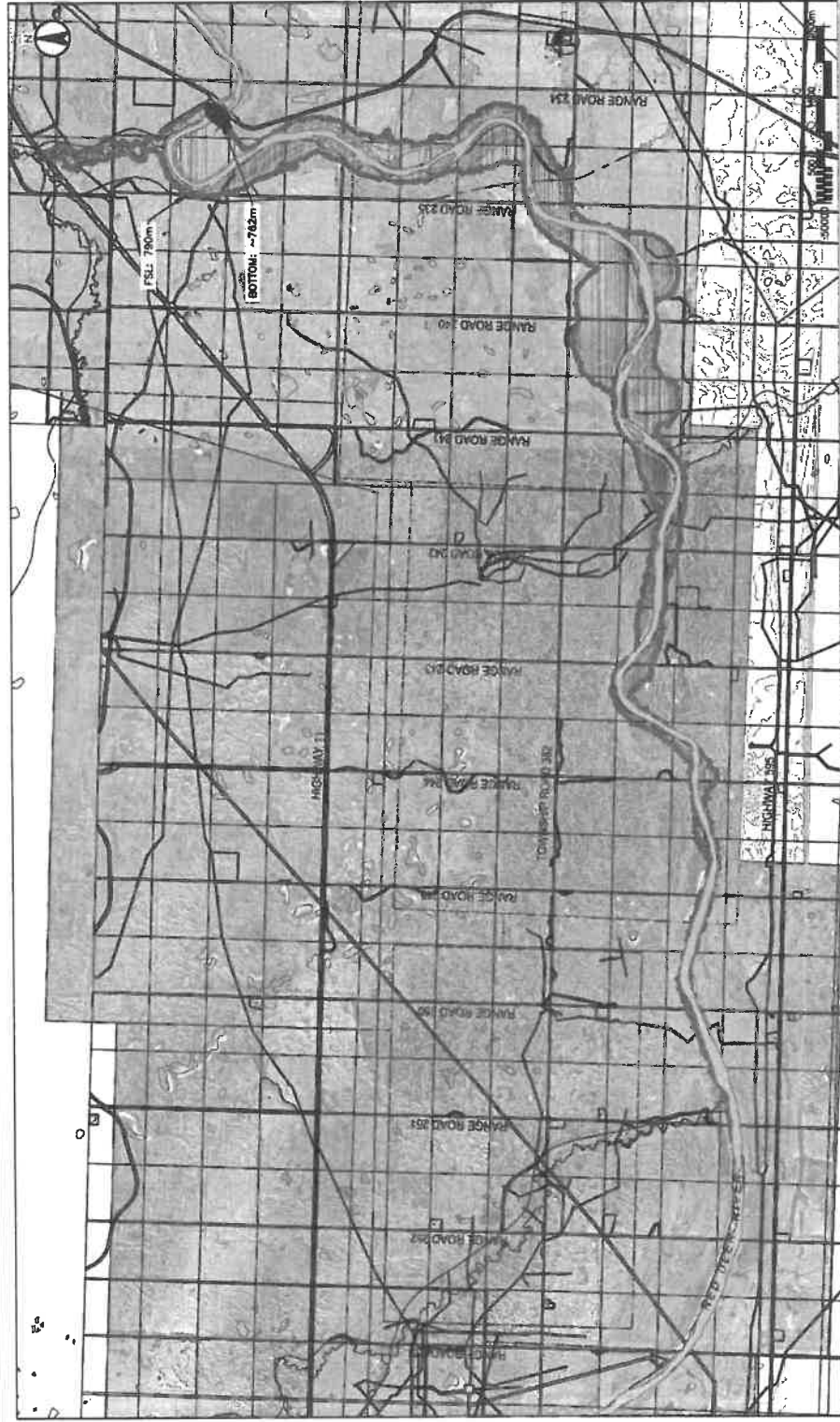
# Historic Studies of a Midstream Storage Reservoir

Initially studied as early as 1954, subsequently between 1967 and 1970, in 2008 (MPE), and in 2014 (Stantec).

The proposed Ardley damsite is approximately 70km downstream of Red Deer



# History of the Ardley Reservoir

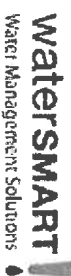


<https://open.alberta.ca/dataset/44b6cd35-b532-4aef-887e-c37c14903f3e/resource/56f4f84d-594d-4803-af8f-57f1d90814c5/download/2014-appendixh-projectsfinalreportreducedpart1.pdf>

www.watersmartsolutions.ca

# South Saskatchewan River Operation Model (SSROM)

*Assessment of Strategic Management Projects to Support Economic Growth  
(SSROM Phase 3) – Final Report*



would be a large storage facility with 1,015,000 acre-feet of total storage and an approximate live storage capacity of 500,000 acre-feet.

**Build new on-stream water storage on the Red Deer River (Ardley Reservoir) to provide water supply security for future licenses, mitigate potential flooding for communities downstream, and support and facilitate substantial future growth in the sub-basin.**

**Build new on-stream water storage on the upper Belly River (Upper Belly River Reservoir) to support irrigation and maintain environmental flows in the area. The reservoir is projected to be 55,000 acre-feet in storage and to be located within the United Irrigation District.**

*Climate Change and Future Growth Impacts*

To understand how the potential projects within the Roadmap would perform under potential future

Source: SSROM Phase 3 Final Report, page 8

# South Saskatchewan River Operations Model (SSROM)

## 2.8.5.3 Build new on-stream water storage on the Red Deer River

### Description:

As the Red Deer River basin continues to grow economically there is increasing demand for water. While the basin is not yet fully allocated there is an opportunity to implement strategic water management projects to facilitate growth in the basin. Growth in water demand brings higher risk of water insecurity during droughts. While the Bow and Oldman basins have effective infrastructure and operations in place to manage extreme events there is little infrastructure in the Red Deer basin leaving water users potentially vulnerable. Drought simulation exercises such as the one undertaken by the Alberta Water Council in 2022 highlight the risk that in a severe multi-year drought water managers in the Red Deer have few levers to pull (Alberta Water Council, 2022).

On-stream storage on the Red Deer River has the potential to significantly reduce the risk posed by severe and multi-year droughts by providing a secure source of water to existing water users. A larger reservoir could potentially facilitate economic growth by providing water supply for agriculture, industry and municipalities and simultaneously supplement river flows for environmental benefit and to meet apportionment requirements.

For the purposes of modelling a site was chosen east of the City of Red Deer, near Ardley, to explore the potential benefits of on-stream storage in the Red Deer sub-basin. There are potentially multiple sites for a new water storage on the reservoir. For the purposes of this assessment Ardley Reservoir was selected as their was existing information available from the Saskatchewan Nelson Basin Board Study originally published in 1968. (Goodwin, 1981). The main purpose of this water storage is to supplement flows in the Red Deer River, especially during low flow periods and to supply anticipated future demand within the basin.

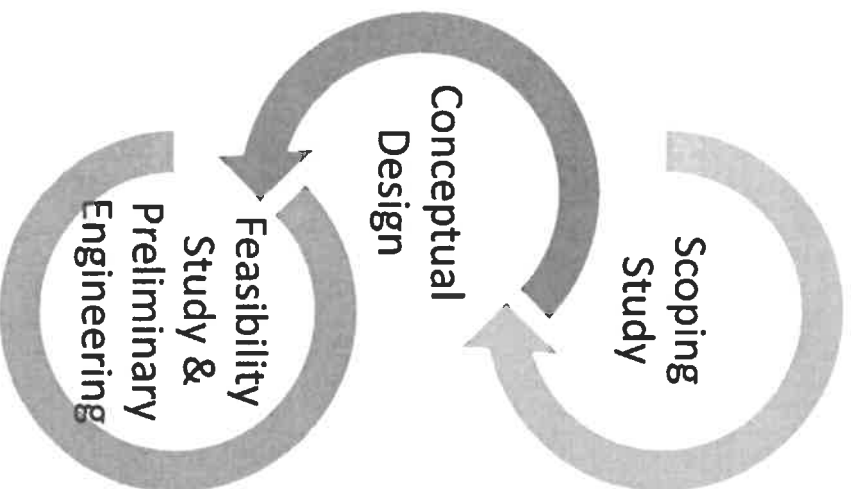
### Modelling assumptions:

Live storage is assumed to be at the Ardley Reservoir site, at 571,102.1 dam<sup>3</sup> (463,000 acre-feet) in size (Goodwin, 1981).

The new reservoir takes on the downstream looking operations of Dickson Dam. Gleniffer Reservoir reverts back to current operations.

# Midstream Storage Reservoir – Proposed Project Approach

---



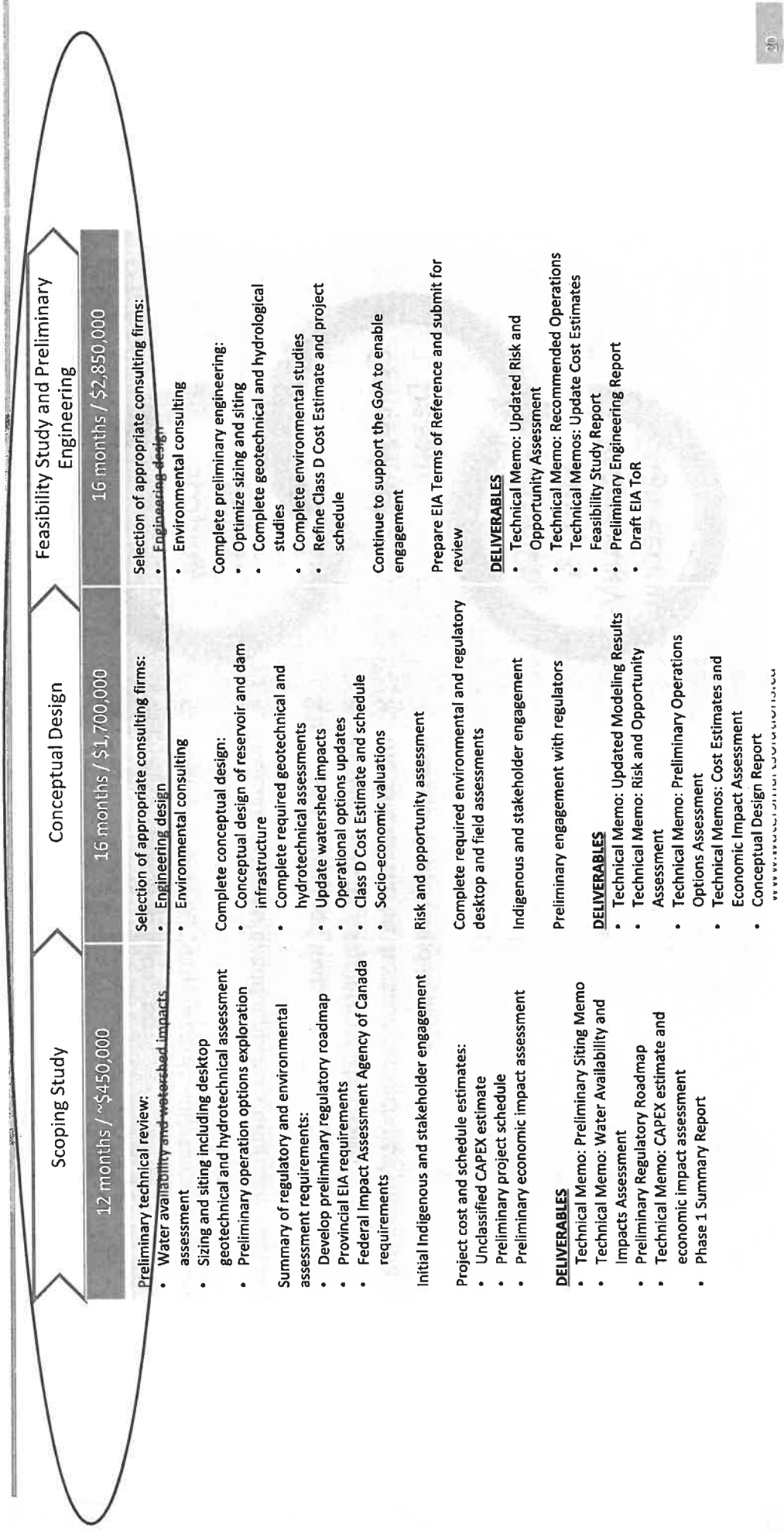
3 phases proposed to allow for:

- Staging of funding commitments and management of cashflow
- Evaluation of results and approvals between each stage

It is currently assumed that:

- All stages can be completed within \$5M
- The SSROM will be the basis for technical modeling and analysis of watershed impacts

# Midstream Storage Reservoir – Project Boat Chart



## 4 – Midstream Storage Reservoir: Fund a \$5M scoping study and preliminary engineering project

Based on the outcomes and continued conversations regarding the SSRB Roadmap project

### Champion

Red Deer River Municipal Users Group (RDRMUG), Red Deer River Watershed Alliance (RDWA), Special Areas Board

### Outcome

~~A major reservoir in the mid Red Deer River system with up to 590k acre feet storage. The reservoir will provide drought management flexibility to support municipal and economic growth in the lower Red Deer River Basin without taxing upstream water management infrastructure.~~

### Key Drivers

Economic growth and diversification; Tools to respond to extreme and multi-year drought events.

### Timing of Expected Impact

This is a major project that will require significant consultation, Environmental Impact Assessment (EIA) and Impact Assessment Act (IAA). Earliest operational date 2035.

### Type of Investment

- Initial project capital to advance scoping - \$5M.
- Capital for the construction – approximately \$1B.

### Size of Investment

\$5M for project development in next year's budget; total capital investment of approximately \$1B over the next 12 years.

### Timing of Announcement

An announcement for the scoping and preliminary engineering study could be done as part of the 2024 budget.

### Link to Mandate Letters

Environment and Protected Areas, Agriculture and Irrigation

### Lead Ministry

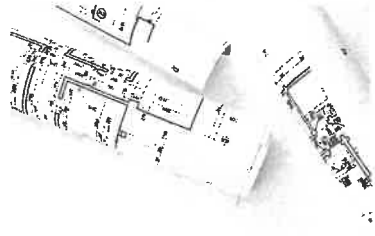
Agriculture and Irrigation

# Red Deer River

---

## Midstream Storage Project

- One of Ten initiatives proposed to Minister of Environment related to South Saskatchewan River Infrastructure – Midstream reservoir (Ardley) on the Red Deer
- \$5.0 M has been approved for the Three Phase Study for inclusion in Environment Ministry 2024 Budget
- Province is interested in having representation beyond agriculture





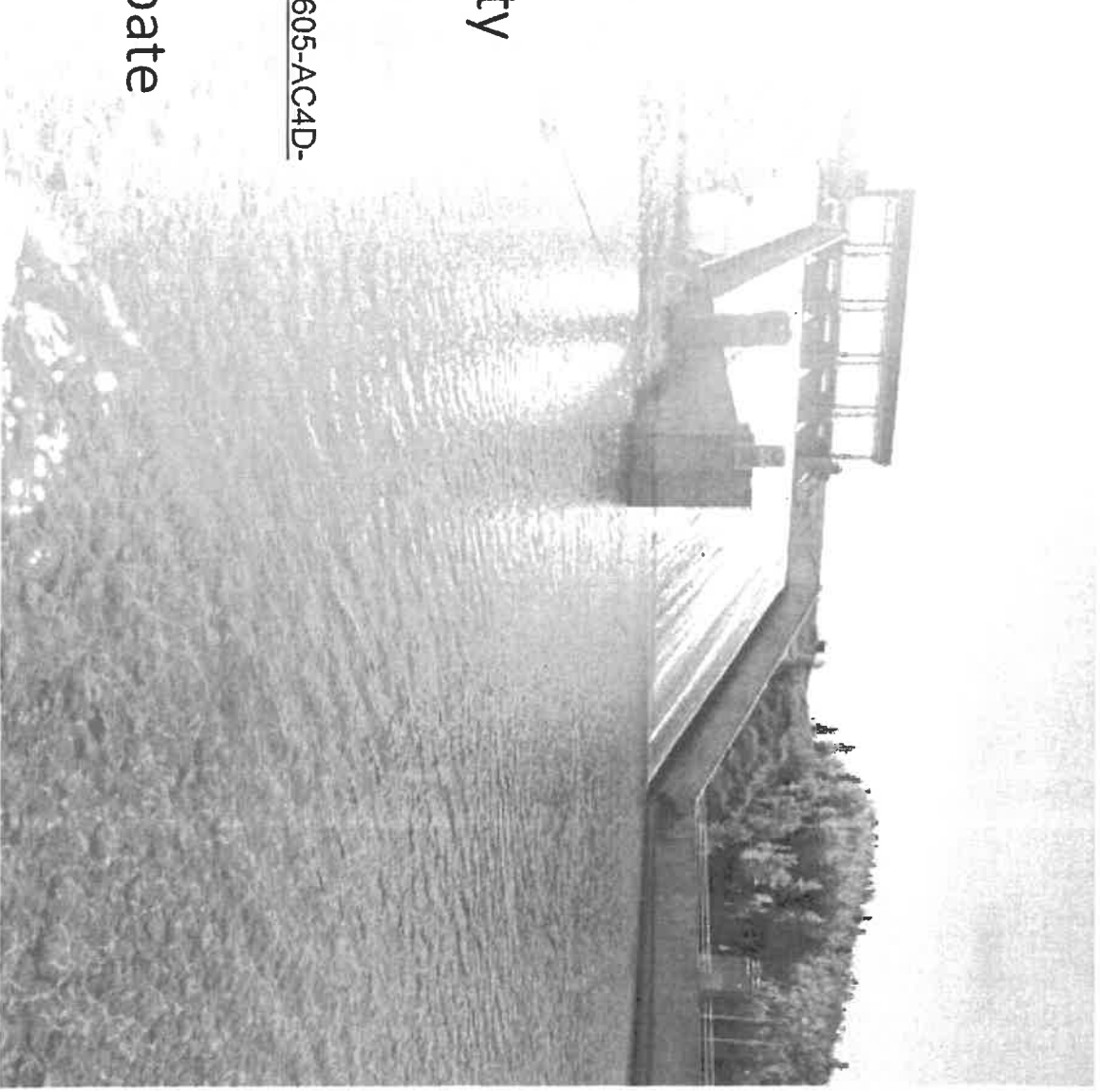
## Next Steps:

Provincial Budget is approved

EPA has awarded the feasibility study to Hatch Ltd

<https://www.alberta.ca/release.cfm?xID=91375B7189605-AC4D-23FF-9AE95740744DEA5B>

RDRMUG is hoping to participate



# Questions?

RDRMUG

2024

Thank you:

P A Goranson Consulting

WaterSmart





January 21, 2025

Ms. Michelle White  
CAO  
Village of Alix  
PO Box 87  
Alix, AB T0C 0B0

Dear Ms. White:

**Re: Alberta Municipal Water/Wastewater Partnership**

Thank you for your applications of November 2024 requesting funding assistance for the following projects under the Alberta Municipal Water/Wastewater Partnership Program:

- Cost Escalation – Lagoon Cell 5
- Lagoon Upgrade Cells 1-4

The projects have been entered into our grants database and a copy has been forwarded to our Central Office for assessment and review.

The Village of Alix will be notified once your project has been evaluated. Please note that if you begin construction prior to project approval for Cells 1-4, the project will no longer be eligible for grant funding.

Please submit any updated project estimates to our office to update our records. If you have any questions or concerns, please call me at (403) 340-5069.

Sincerely,

Denette Leask  
Infrastructure Technologist

