



Regular Council Meeting Agenda

Tuesday April 21st, 2026 | 1:30PM | Lake Louise Sport & Recreation Centre

1. **Call Meeting to Order**
 - a. Land Acknowledgement
2. **Adoption of Agenda / Call For Additions**
3. **Adoption of Council Minutes**
 - a. Regular Council Meeting – Tuesday, March 10th, 2026
4. **Financial Reports**
 - a. January & February 2026
5. **Delegations**
 - a. Standing Council Update - Parks Canada (*no attachments*)
 - b. Standing Council Update - Alberta Municipal Affairs (*no attachments*)
 - i. Presentation of the Consolidated Financial Statements
 - c. Standing Council Update – RCMP (*no attachments*)
 - d. Standing Council Update - Lake Louise Fire Department (*no attachments*)
6. **Business & Discussion Items**
 - a. 2026 Budget Presentation
 - b. Stakeholder Committee Terms of Reference
 - c. 2026 Property Assessments
7. **CAO & Committee Reports/Roundtable** (*no attachments*)
 - a. CAO Report
 - i. Monthly Report
 - ii. Resolution Tracking Report
 - iii. Audit Report Summary of Findings
 - iv. Borrowing Bylaw
 - b. Council Roundtable
8. **Correspondence & Reports**
 - a. Town of Banff March 10, 2026, Public Hearing for Proposed Bylaw 494, the Community Standards Amending Bylaw, and Regular Meeting of Council
 - b. Town of Banff March 24, 2026, Regular Meeting of Council
 - c. LLYK Parks Canada Staff & Stakeholder Update - ID9 Call for ESS Volunteers
 - d. Banff Parks Canada Staff & Stakeholder Update - Preventing Aquatic Invasive Species: New zoning areas coming into effect for Mountain National Parks (Banff, Jasper, Kootenay, Yoho and Waterton Lakes)
 - e. LLYK Parks Canada Staff & Stakeholder Update - Updates to Land Use Planning Regulations and Fees
 - f. Banff Parks Canada Staff & Stakeholder Update - Prolonged highway 93S and 93N Highway closure due to extreme avalanche conditions
 - g. LLYK Parks Canada Staff & Stakeholder Update - Burning of Slash Piles Behind Harry's Hill
 - h. LLYK Parks Canada Staff & Stakeholder Update - Icefields Parkway reopens (Multiple parks)
 - i. LLYK Parks Canada Staff & Stakeholder Update - Lake Louise Community Fire Guard Phase 2: Visible pile burning in Unit W3
 - j. Banff Parks Canada Staff & Stakeholder Update - Banff Upper Hot Springs reopening on March 31, 2026
 - k. BLLT Plan a Trip to Banff and Lake Louise this March
 - l. BLLT Special Bulletin: Open Letter to Workforce and Community
 - m. BLLT The Moment: Sharing the 2025 Annual Report
 - n. BLLT Spring Skiing in Banff National Park
 - o. BLLT Things To Do in Banff and Lake Louise in April
 - p. BLLT The Moment: Network and Reflect on 2025 at the BLLT Annual General Meeting!
 - q. TIAA Alberta Tourism Investment Outlook Survey
 - r. TIAA Rapid Pulse Survey: Tourism Investment Outlook

- s. TIAA Alberta Tourism Insights - April 3 2026
- t. Government of Alberta Information Bulletin 2/2026 Key Municipal Dates April 1 to June 30
- u. Government of Alberta Assessment Model Review
- v. Government of Alberta Introduction of the Municipal Affairs and Housing Statutes Amendment Act, 2026
- w. BCF From Surviving to Thriving
- x. BVRH Reports
- y. CRPS Grant Thank You Letter
- z. LTFG Tourism's Role in Community Wellbeing
- aa. AltaLink 551L Wildfire Mitigation Project
- bb. AB Munis Bill 28 Tabled in the Assembly
- cc. AB Munis EOEP Highlights & Upcoming Courses
- dd. AB Munis Bill 28 - Preliminary Analysis

9. Upcoming Meetings

- a. Regular Council Meeting | Tuesday May 19th 1:30pm | Banff Rocky Mountain Resort

10. Closed Session

- a. Lake Louise Fire Hall Update - covered under section 26 of the Access to Information Act
- b. Intergovernmental Review Discussion - covered under section 26 of the Access to Information Act

11. Adjournment

MINUTES OF THE REGULAR MEETING OF COUNCIL
of the Improvement District No. 9 (BANFF) in the Province of Alberta
March 10, 2026 at 1:30pm
Banff Rocky Mountain Resort & Zoom

COUNCIL MEMBERS PRESENT

Jean-Marc Stelter	Chair
Dave Schebek	Vice Chair (Remote)
Don Beaulieu	Councillor
Julie Canning	Councillor (Remote)
Alexandra Parkinson	Councillor

COUNCIL MEMBERS ABSENT**ADMINISTRATION PRESENT**

Danielle Duffy	Chief Administrative Officer
Kassidy Stevens	Legislative Assistant
Kurtis Pratt	Deputy Chief Administrative Officer (Remote)
Clark Holt	Finance Manager (Remote)

ADMINISTRATION ABSENT**VISITING OFFICIALS**

Nathan Pitcher	Detachment Sergeant	Lake Louise RCMP (Remote)
Reyno La Cock	Detachment Constable	Banff RCMP
Amanda Davies	Fire Chief	Lake Louise Fire Department (Remote)
Christine Porter	Manager, Financial Reporting & Systems	Alberta Municipal Affairs (Remote)
Kirsten Challborn	Senior Financial Accountant	Alberta Municipal Affairs (Remote)
Angie Dusseault	Senior Financial Accountant	Alberta Municipal Affairs (Remote)
Kimberly Kobasiuk	Municipal Advisor, Improvement Districts	Alberta Municipal Affairs (Remote)
Irfan Ansari	Municipal Advisor, Improvement Districts	Alberta Municipal Affairs (Remote)
Frank Watson	Property Assessor	Bow Valley Property Valuators (Remote)

1. CALL TO ORDER

Chair Stelter called the March 10, 2026 Regular Council Meeting to order at 1:30pm.

Councillor Beaulieu began the meeting with a land acknowledgement.

2. APPROVAL OF AGENDA

01-10-03-2026 Chair Stelter **MOVED** to accept the March 10, 2026 Council Meeting agenda as presented.

MOTION CARRIED UNANIMOUSLY

3. APPROVAL OF MINUTES

02-10-03-2026 Chair Stelter **MOVED** to accept the February 10, 2026 Special Council Meeting Minutes as presented.

MOTION CARRIED UNANIMOUSLY

03-10-03-2026 Chair Stelter **MOVED** to accept the February 17, 2026 Regular Council Meeting minutes as presented.

MOTION CARRIED UNANIMOUSLY

4. FINANCIAL REPORTS

- a. None available.

5. DELEGATIONS

- a. Parks Canada Standing Update
No one in attendance.
- b. Alberta Municipal Affairs
 - i. Staffing Update and Introduction
Irfan Ansari introduced Kimberly Kobasiuk to Council as the new Municipal Advisor for the ID, and they both answered any questions that Council had.
 - ii. Assessment Contract Update
Council was informed that Municipal Affairs has awarded a contract for assessment services to ID9 to Municipal Assessment Services Group following the procurement process for this contract.
 - iii. 2023 and 2024 Presentation of Audited Financial
Kirsten Challborn, Christine Porter, and Angie Dusseault presented Council with the audited financial statements for 2023 and 2024. They reviewed the ID9 Parent Statements as well as the Consolidated Financial Statements.

04-10-03-2026 Councillor Parkinson **MOVED** to accept the 2023 and 2024 Consolidated Financial Statements as presented.

MOTION CARRIED UNANIMOUSLY

- c. Bow Valley Property Valuers
Frank Watson of Bow Valley Property Valuers presented Council with a breakdown of the assessed values of properties in ID9, as well as year-over-year changes to note and answered any questions that Council had. Chair Stelter and the rest of Council thanked him for his years of work that he has done for the ID.

Councillor Canning joined the meeting at 2:19pm.

- d. RCMP
Constable Rayno La Cock of the Banff RCMP Detachment informed Council on traffic statistics and tickets from the past month, the current human resources of the detachment and recent staffing changes, and their new hire of a member who specialises in scanning for non-alcohol related impaired driving. He answered any questions that Council had for him.

Sergeant Nathan Pitcher of the Lake Louise RCMP discussed the past months traffic violations, patrolling of public intoxication at sports events in Lake Louise, and the recent small spike in minor thefts around the community. He discussed the importance of being diligent in fraud prevention and the recent efforts to put together a presentation for local businesses in the community regarding

how to detect fraud. He asked Council if he wanted to change the community priorities from last year, which included police-community relations, traffic safety, and mental health. Council was in favour of keeping them the same for 2026.

e. Lake Louise Fire Department

Chief Amanda Davies updated Council on total calls for 2026 so far, the recent training of new recruits, and the enthusiasm that the Department had for the open house in Lake Louise regarding the new fire hall. Council thanked Chief Davies and the rest of the attendees from the department for their involvement in the session.

f. CRPS International Student Program Presentation

Chris MacPhee, Annette Young, and Laura Moon of Canadian Rockies Public Schools came to Council to discuss the International Student Program offered by the division. They discussed the benefits to offering the program for the youth in the community, similar programs offered across the country, which countries the students are coming from, and the logistics of hosting these international students. There is an interest in having host families in Lake Louise and Council was asked if they could share the existence of the program to the community and advocate for host families to get involved.

Council recessed the meeting from 2:56pm until 3:03pm.

6. BUSINESS AND DISCUSSION ITEMS

a. 2026 Budget Presentation

Finance Manager Clark Holt presented Council with a draft budget and discussed considerations for its finalization. Administration was instructed to keep the residential mill rate set at 1, and to increase the reserve for 2026 from \$500,000 to \$700,000. The budget will be presented to Council for approval during the April Regular Council Meeting.

7. CAO & COMMITTEE REPORTS/COUNCIL ROUNDTABLE

a. CAO Report

i. Monthly Report

CAO Duffy presented Council with her monthly report and answered any questions that they had.

ii. Resolution Tracking Report

Administration was instructed to include action item tracking to this report.

iii. Audit Report Summary of Findings

This report was tabled for discussion at the April Regular Council Meeting.

iv. Virtual Recording Request

CAO Duffy informed Council that there have been a number of recent requests for Council meetings to be recorded for the public to be able to watch. Administration was instructed to keep track of the number of requests coming in and to keep Council informed of the number at their upcoming Council meetings.

v. Immigration Referendum & Workforce Stability – Message to our Workforce (BLLHA)

Council reviewed this letter and discussed their role in what type of advocacy they are allowed to participate in as a Council.

b. Council Roundtable

Chair Stelter provided a verbal report to Council on his attendance at the LLBMSS Truck Purchasing Committee meeting where they were able to move forward with a purchase. He also attended the Bow Valley Municipal Leaders Caucus which was a great networking opportunity for the local leaders. Attended the LLBMSS regular March meeting.

Vice Chair Schebek provided a verbal report to Council on his attendance at recent ROAM Transit and LLBMSS meetings. He will also be attending the RMA Spring Conference in the upcoming week.

Councillor Beaulieu provided a verbal report to Council on his attendance at the Bow Valley Regional Housing meeting where they discussed staffing levels, and ROAM Transit where they discussed visitation numbers and the increase in ridership.

Councillor Canning discussed LLBMSS's new truck purchase oversight committee and AMPPE's executive director hiring process.

Councillor Parkinson provided a verbal report to Council on her attendance at the Banff Library Board meeting where they expressed their gratitude for their grant-in-aid they received. She also attended a Sports and Recreation Society meeting where they also thanked Council for their grant. Finally, she attended the Lake Louise Fire Hall and Residential open house and was pleased with the turnout and community feedback.

Councillor Canning left the meeting 5:20pm.

8. CORRESPONDENCE & REPORTS

05-10-03-2026 Chair Stelter **MOVED** accept the correspondence and reports as information.

MOTION CARRIED UNANIMOUSLY

9. UPCOMING MEETINGS

- a. ID9 Regular Council Meeting 1:30pm, Tuesday April 23, 2026 | Lake Louise Sport & Recreation Centre

10. CLOSED SESSION

06-10-03-2026 Chair Stelter **MOVED** that due to Section 26 of the *Access to Information Act* that the meeting be taken into Closed Session to discuss some confidential matters of Council business at 5:22pm.

MOTION CARRIED UNANIMOUSLY

The following people remained in the closed session:

- Danielle Duffy, Chief Administrative Officer
- Cassidy Stevens, Legislative Assistant

07-10-03-2026 Chair Stelter **MOVED** to end the Closed Session at 5:22pm.

MOTION CARRIED UNANAMOUSLY

11. ADJOURNMENT

08-10-03-2026 Councillor Parkinson **MOVED** to adjourn the March 10, 2026 Regular Council Meeting at 5:22pm.

MOTION CARRIED UNANAMOUSLY

Minutes Approved on the 21st of April 2026.

Chair – Jean-Marc Stelter

Chief Administrative Officer – Danielle Duffy

DRAFT

**IMPROVEMENT DISTRICT 9 CC 602397
INTEREST EARNED ON GRANTS
As at December 31, 2026**

Amount Carried forward from 2025	CCBF Grant			MSI - Capital Grant			LGFF - Capital Grant			Parks Canada Grant			Prepaid Rent		Total Deferred Revenue			
	Interest	Interest earned	Deposits / Expenditures	Ending Balance	Interest earned	Deposits / Expenditures	Ending Balance	Interest earned	Deposits / Expenditures	Ending Balance	Interest earned	Deposits / Expenditures	Ending Balance	Deposits / Expenditures	Ending Balance	Interest earned	Deposits / Expenditures	Ending Balance
		\$ 560,522.38			\$ 3,433,512.37			\$ 634,296.00			\$ 5,341,841.78		\$ 1,634.91		\$ 9,971,807.44			
(Receivable)		(283,824.00)		276,698.38		(362,178.00)	3,071,334.37				5,341,841.78		-	1,634.91				
Payable				276,698.38			3,071,334.37				5,341,841.78		-	1,634.91				
Jan-26 2.65%	622.76	-		277,321.14	6,912.61		3,078,246.98			12,022.80	5,353,864.58		-	1,634.91	19,558.17			8,691,509.44
Feb-26 2.65%	583.89	-		277,905.03	6,481.19		3,084,728.17			11,272.45	5,365,137.03		-	1,634.91	18,337.53			8,711,067.61
Mar-26 0.00%	-	-		277,905.03	-		3,084,728.17			-	5,365,137.03		-	1,634.91	-			8,729,405.14
Apr-26 0.00%	-	-		277,905.03	-		3,084,728.17			-	5,365,137.03		-	1,634.91	-			8,729,405.14
May-26 0.00%	-	-		277,905.03	-		3,084,728.17			-	5,365,137.03		-	1,634.91	-			8,729,405.14
Jun-26 0.00%	-	-		277,905.03	-		3,084,728.17			-	5,365,137.03		-	1,634.91	-			8,729,405.14
Jul-26 0.00%	-	-		277,905.03	-		3,084,728.17			-	5,365,137.03		-	1,634.91	-			8,729,405.14
Aug-26 0.00%	-	-		277,905.03	-		3,084,728.17			-	5,365,137.03		-	1,634.91	-			8,729,405.14
Sep-26 0.00%	-	-		277,905.03	-		3,084,728.17			-	5,365,137.03		-	1,634.91	-			8,729,405.14
Oct-26 0.00%	-	-		277,905.03	-		3,084,728.17			-	5,365,137.03		-	1,634.91	-			8,729,405.14
Nov-26 0.00%	-	-		277,905.03	-		3,084,728.17			-	5,365,137.03		-	1,634.91	-			8,729,405.14
Dec-26 0.00%	-	-		277,905.03	-		3,084,728.17			-	5,365,137.03		-	1,634.91	-			8,729,405.14
Receivable		283,824.00		561,729.03		362,178.00	3,446,906.17		634,296.00		5,365,137.03		1,634.91				1,280,298.00	10,009,703.14
(Payable)							3,446,906.17				5,365,137.03							10,009,703.14
	1,206.65	283,824.00			13,393.80	362,178.00				23,295.25						37,895.70	1,280,298.00	
							3,362,633.20									10,009,702.14		Check TB Unearned Revenue 2040000110

Deposits:					
Parks Canada grant - Fire Hall	-	-		5,000,000.00	5,000,000.00
					-
				5,000,000.00	-
Expenditures:					
Fire Hall - Phase 1 (AB INFRA)		(71,188.40)	Apr-23		Will be funded by MSI capital
Fire Hall - Phase 1 (AB INFRA)		(30,340.49)	Dec-23		Will be funded by MSI capital
Fire Hall - Phase 1 (AB INFRA)		(8,500.00)	Mar-24		Will be funded by MSI capital
Fire Hall - Phase 1 (AB INFRA)		(1,771.97)	Sep-24		Will be funded by MSI capital
Fire Hall - Phase 1 (AB INFRA)		(40,049.36)	Dec-24		Will be funded by MSI capital
		(151,850.22)			
Staff Housing - Phase 1 (AB INFRA)		(23,729.47)	Dec-23		Will be funded by MSI capital
Staff Housing - Phase 1 (AB INFRA)		(11,226.72)	Mar-24		Will be funded by MSI capital
Staff Housing - Phase 1 (AB INFRA)		(26,527.08)	Dec-24		Will be funded by MSI capital
		(61,483.27)			
Net Deposits/Expenditure		(213,333.49)		5,000,000.00	

Fiscal YTD December 2025		2026	2026	2025	2026	2026
Fund Center	ID 9 - Banff NP	ID 9 - Banff NP	ID 9 - Banff NP	ID 9 - Banff NP	ID 9 - Banff NP	ID 9 - Banff NP
Category	Budget	Actual	Actual	Budget to Actual	Actual to Actual	
	Amount	Amount	Amount	variance	variance	
G/L Account	Amount	Amount	Amount	Amount	Amount	Amount
	CAD	CAD	CAD			
1010101150	CON-CIBC TRUST - Bank Account		19,723,167.94	19,936,721.06	0.00	-213,553.12
1010102120	Cash Clearing-CIBC Collector		0.00	0.00	0.00	0.00
1010102150	Cash Clearing-CIBC Trust		0.00	0.00	0.00	0.00
1010104100	Cash In Transit		0.00	0.00	0.00	0.00
1010201460	Property Tax Receivable		-34,009.40	-6,516.75	0.00	-27,492.65
1010201200	GST Receivable - Direct		2,692.73	1,044.11	0.00	1,648.62
1010201240	A/R Interest		0.00	66,350.81	0.00	-66,350.81
1010201110	A/R from General Sources		14,401.04	11,516.75	0.00	2,884.29
1010201270	General receivables		1,280,298.00	682,106.00	0.00	598,192.00
1010203110	Allowance for Doubtful Accounts		0.00	0.00	0.00	0.00
1010500100	Prepaid Expenses		45,015.29	41,615.20	0.00	3,400.09
1010600100	CON-Inter-Entity Zero Balancing Account		-13,500.04	-66,350.81	0.00	52,850.77
1010600110	Inter-Entity Zero Balancing Account		0.00	0.00	0.00	0.00
1030102100	CON-Buildings		2,247,988.40	2,247,988.40	0.00	0.00
1030102110	Assets Under Construction - Buildings		0.00	0.00	0.00	0.00
1030102120	Buildings		4,490,875.88	4,746,899.74	0.00	-256,023.86
1030106120	Other Capital Assets		400,188.67	400,188.67	0.00	0.00
1030107100	CON-Assets Under Construction		1,337,880.47	159,949.39	0.00	1,177,931.08
2060101100	CON-Accumulated Amortization-Buildings		-261,862.39	-205,651.28	0.00	-56,211.11
2060101110	Accumulated Amortization - Buildings		-2,059,593.56	-2,163,062.97	0.00	103,469.41
2060105110	Accumulated Amortization - Other Capital Assets		-243,267.42	-227,734.79	0.00	-15,532.63
	TOTAL ASSETS	0.00	26,930,275.61	25,625,063.53	0.00	1,305,212.08
2010101110	CON-Accounts Payable		5,877.94	0.00	0.00	5,877.94
2010101180	A/P - General/Other		0.00	0.00	0.00	0.00
2010204100	Accrued Liabilities - Other		941,658.52	-101,069.36	0.00	1,042,727.88
2010205100	GST Payable		2,727.11	1,500.13	0.00	1,226.98
2010205270	Asset Retirement Obligation (ARO)		74,506.69	93,775.55	0.00	-19,268.86
2050000100	Spent Deferred Capital Contributions		1,337,880.47	213,333.07	0.00	1,124,547.40
2040000110	Unearned Revenue		9,971,806.44	10,199,368.06	0.00	-227,561.62
	TOTAL LIABILITIES	0.00	12,334,457.17	10,406,907.45	0.00	1,927,549.72
3010000100	Operating Reserves		2,853,845.48	2,853,845.48	-2,853,845.48	0.00
3010000110	Net Assets/Liabilities		7,980,109.97	7,948,979.95	-7,980,109.97	31,130.02
3050000100	Capital reserve		3,781,696.00	3,781,696.00	-3,781,696.00	0.00
	TOTAL EQUITY	0.00	14,615,651.45	14,584,521.43	-14,615,651.45	31,130.02
4020200100	Property Taxes	0.00	0.00	0.00	0.00	0.00
4050802170	Certificates	0.00	70.00	0.00	-70.00	70.00
4050802400	Permits	0.00	0.00	0.00	0.00	0.00
4070701100	Investment Income	0.00	0.00	0.00	0.00	0.00
4090200110	Fines Late Payment Penalty	0.00	0.00	0.00	0.00	0.00
4090801190	Provincial Grants	0.00	0.00	0.00	0.00	0.00
4090801150	Other Grants	0.00	0.00	0.00	0.00	0.00
4090801230	Other Miscellaneous Revenue	0.00	0.00	0.00	0.00	0.00
4090801310	Rental Revenue	0.00	8,855.26	10,371.34	-8,855.26	-1,516.08
4090300100	Refund of Expenses	0.00	0.00	0.00	0.00	0.00
	TOTAL REVENUE	0.00	8,925.26	10,371.34	-8,925.26	-1,446.08
6010400120	Employer contributions (CPP)	0.00	1,261.11	-793.13	-1,261.11	2,054.24
6010500130	Memberships	0.00	1,970.00	469.57	-1,970.00	1,500.43
6020100110	Employee Travel-Mileage	0.00	1,139.05	0.00	-1,139.05	1,139.05
6020100140	Employee Travel-Meals	0.00	397.32	115.17	-397.32	282.15
6020100150	Employee Travel-Lodging	0.00	881.88	1,898.23	-881.88	-1,016.35
6020200170	Requisitions	0.00	0.00	0.00	0.00	0.00
6020100190	Employee-Travel-Airfare Out of Province	0.00	0.00	0.00	0.00	0.00
6020300170	Advertising-Other	0.00	0.00	0.00	0.00	0.00
6020400100	Insurance Premiums	0.00	0.00	0.00	0.00	0.00
6020500100	Freight, Courier, Postage	0.00	0.00	0.00	0.00	0.00
6020700160	RENTAL OPERATING COSTS & TAXES	0.00	-150.00	0.00	150.00	-150.00
6021000110	Non Board Honoraria	0.00	16,885.00	0.00	-16,885.00	16,885.00
6021400160	Utilities - Other	0.00	1,225.09	-5,307.95	-1,225.09	6,533.04
6021400190	Protective services	0.00	0.00	-620,721.52	0.00	620,721.52
6021400240	Other Purchased Services	0.00	-925.72	0.00	925.72	-925.72
6021600130	Office And IT Supplies	0.00	1,390.29	3,892.06	-1,390.29	-2,501.77
6021701140	Legal Fees	0.00	0.00	0.00	0.00	0.00
6021701230	Assessment Services	0.00	0.00	-7,500.00	0.00	7,500.00
6021701750	General Contracted Services	0.00	0.00	0.00	0.00	0.00
6030100120	Grants-Operating	0.00	0.00	0.00	0.00	0.00
6030100130	Grants-Capital	0.00	0.00	0.00	0.00	0.00
6050100100	Bad Debt Expense	0.00	0.00	0.00	0.00	0.00
6040900100	Write Down Of Capital Assets	0.00	0.00	0.00	0.00	0.00
6060100100	Amortization - Buildings	0.00	4,684.25	4,684.26	-4,684.25	-0.01
6060100130	Amortization - Other Capital Assets	0.00	0.00	0.00	0.00	0.00
6080100100	Capital Assets Acquisitions Transfer	0.00	0.00	53,383.68	0.00	-53,383.68
6080100160	Asset Purchase - Building	0.00	0.00	-53,383.68	0.00	53,383.68
	TOTAL EXPENSES	0.00	28,758.27	-623,263.31	-28,758.27	652,021.58
	(DEFICIT) SURPLUS	0.00	-19,833.01	633,634.65	19,833.01	-653,467.66

0.00 -0.00



Agenda Item 6a. | 2026 Draft Operating & Capital Budget Presentation

Background

Please find attached the amended and final 2026 Budget and Tax Rate Bylaw for review and approval. This option considers feedback from the Government of Alberta as well as the feedback from Council at the Budget Planning Session and the March Council meeting.

This is the proposed budget timeline for 2026 (pending approval from Municipal Affairs)

- March 31st: Assessments will be sent to rate payers
- April 21st: Council reviews and passes final approval of the ID9 budget to send to Minister for approval.
- April 21st: Council will review and pass first and second reading of the tax rate bylaw (with any suggested changes)
- May 19th: Ministerial approval of the budget should be complete at this point and Council will be able to pass final reading of the tax rate bylaw.
- June 15th: Tax rate notices will be mailed out to rate payers
- September 30th: Deadline to pay taxes

Recommendation

That council review and approve the 2026 Operating & Capital Budget with the 5 year plan, as well as the 2026-01 Tax Rate Bylaw.



BYLAW NO. 2026-01

A BYLAW TO AUTHORIZE THE RATES OF TAXATION TO BE LEVIED AGAINST ASSESSABLE PROPERTY WITHIN IMPROVEMENT DISTRICT NO. 9 IN THE PROVINCE OF ALBERTA FOR THE 2026 TAXATION YEAR.

WHEREAS, the Improvement District No. 9 has prepared and adopted detailed estimates of the municipal revenue and expenditures as required for 2026; and

WHEREAS, the estimated municipal expenditures and transfers set out in the 2026 Operating & Capital Budget for Improvement District No. 9 total \$26,124,290; and

WHEREAS, the estimated municipal revenues and transfers from all sources other than taxation is estimated at \$16,817,118 and the balance of \$9,307,172 to be raised by general municipal taxation;

AND WHEREAS the requisitions are:

Alberta School Foundation Fund (ASFF)

Residential/Farmland	\$ 440,696
Non-residential	<u>\$ 4,377,669</u>
Total ASFF	\$ 4,818,365

<i>Designated Industrial</i>	\$ 3,341
<i>Senior Foundation</i>	\$ 156,160

AND WHEREAS the Council of Improvement District No. 9 is required each year to levy on the assessed value of all property, tax rates sufficient to meet the estimated expenditures and the requisitions;

AND WHEREAS, the Council is authorized to classify assessed property, and to establish different rates of taxation in respect to each class of property, subject to the Municipal Government Act, Chapter M26, Revised Statutes of Alberta, 2000;

AND WHEREAS, the assessed value of all property in Improvement District No. 9 as shown on the assessment roll is:

	<u>Assessment</u>
Residential/Farmland	\$ 170,391,740
ASFF Exempt residential	\$ 754,790
Non-residential	\$1,067,459,200
ASFF Exempt Non-residential	\$ 210,599,690
Linear	\$ 41,146,870
ASFF Exempt Linear	<u>\$ 4,837,020</u>
Total	\$1,495,189,310

NOW THEREFORE, under the authority of the Municipal Government Act, the Council of Improvement District No. 9, in the Province of Alberta, enacts as follows:

1. That the Chief Administrative Officer is hereby authorized to levy the following Rates of taxation on the assessed value of all property as shown on the assessment roll of Improvement District No. 9:

<u>2026</u>	<u>Tax Levy</u>	<u>Assessment</u>	<u>Tax Rate</u>
General Municipal			
Residential/Farmland	\$ 171,146	\$ 171,146,530	1.00000
Non-residential	<u>\$ 4,158,160</u>	<u>\$1,324,042,780</u>	3.14050
Total	\$ 4,329,306	\$1,495,189,310	
Alberta School Foundation Fund			
Residential/Farmland	\$ 440,696	\$ 170,391,740	2.58637
Non-residential	<u>\$ 4,377,669</u>	<u>\$1,108,606,070</u>	3.94880
Total Education Requisition	\$ 4,818,365	\$1,279,210,140	
Designated Industrial	\$ 3,341	\$ 45,889,420	0.07280
Senior Foundation	\$ 156,160	\$1,495,189,310	0.10444

2. Taxes not paid by September 30th in the year in which they are levied shall have a penalty of 12 per cent imposed on them on October 1st.

3. Taxes not paid by December 31st in the year in which they are levied shall have an additional penalty of 12 per cent imposed on them on January 1st of the succeeding year and each year thereafter so long as these taxes remain unpaid.

4. The minimum amount payable per parcel as property tax for general municipal purposes shall be \$20.00.

5. This bylaw shall take effect upon approval of the Minister of Alberta Municipal Affairs.

READ A FIRST TIME this 21st day of April, 2026.

READ A SECOND TIME this 21st day of April, 2026.

READ A THIRD TIME AND PASSED this 21st day of April, 2026.

Chair

Chief Administrative Officer

Improvement District No. 9, Banff National Park
2026 Capital and Operating Financial 5 Year Budget Plans for Ministerial Approval

		Operating Financial Plan										
Description	2023 BUDGET	2023 ACTUAL	2024 BUDGET	2024 ACTUAL	2025 BUDGET	2025 YTD ACTUAL	2026 BUDGET	2027 BUDGET	2028 BUDGET	2029 BUDGET	2030 BUDGET	
4020200100	Property Taxes (Residential & Commercial)	\$ 4,857,007	\$ 4,835,314	\$ 5,586,769	\$ 5,586,783	\$ 6,040,619	\$ 6,040,619	\$ 7,442,223	\$ 7,918,635	\$ 8,242,942	\$ 7,976,194	\$ 8,236,124
	Property Taxes (Liner/Power Pipeline)	\$ 324,142	\$ 320,634	\$ 297,130	\$ 297,130	\$ 279,484	\$ 279,484	\$ 314,357	\$ 320,644	\$ 327,057	\$ 333,598	\$ 340,270
	Property Taxes (PLITS)	\$ 1,663,467	\$ 1,658,769	\$ 1,553,173	\$ 1,553,173	\$ 1,336,992	\$ 1,336,992	\$ 1,550,591	\$ 1,581,603	\$ 1,613,235	\$ 1,645,500	\$ 1,678,410
	Total Property Tax	\$ 6,844,616	\$ 6,814,717	\$ 7,437,072	\$ 7,437,086	\$ 7,657,095	\$ 7,657,095	\$ 9,307,172	\$ 9,820,882	\$ 10,183,234	\$ 9,955,292	\$ 10,254,804
4050802170	Certificates	\$ 400	\$ 105	\$ 175	\$ 560	\$ 175	\$ 1,365	\$ 350	\$ 357	\$ 364	\$ 371	\$ 379
4050802400	Permits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,645	\$ 5,000	\$ 5,100	\$ 5,202	\$ 5,306	\$ 5,412
4070701100	Investment Income	\$ 71,315	\$ 350,458	\$ 319,360	\$ 428,273	\$ 800,000	\$ 529,075	\$ 275,000	\$ 280,500	\$ 286,110	\$ 291,832	\$ 297,669
4090200110	Fines Late Payment Penalty	\$ 10,000	\$ 268	\$ 500	\$ 175	\$ 500	\$ 3,642	\$ 500	\$ 510	\$ 520	\$ 531	\$ 541
4090300100	Refund of Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4090801190	Provincial Operating Grant	\$ 76,892	\$ 76,940	\$ 76,892	\$ 76,892	\$ 76,892	\$ 76,892	\$ 76,892	\$ 78,430	\$ 79,998	\$ 81,598	\$ 83,230
4090801150	Other Grants	\$ -	\$ 155,224	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4090801230	Other Miscellaneous Revenue	\$ 100	\$ -	\$ 100	\$ 606	\$ 100	\$ 1,950	\$ 100	\$ 102	\$ 104	\$ 106	\$ 108
4090801310	Rental Revenue	\$ 89,608	\$ 89,368	\$ 89,608	\$ 90,142	\$ 99,309	\$ 99,676	\$ 102,510	\$ 104,561	\$ 106,652	\$ 108,785	\$ 110,961
	Total General Revenue	\$ 248,315	\$ 672,363	\$ 486,635	\$ 596,649	\$ 976,976	\$ 719,245	\$ 460,352	\$ 469,560	\$ 478,951	\$ 488,530	\$ 498,300
	Total Operating Revenue	\$ 7,092,931	\$ 7,487,080	\$ 7,923,707	\$ 8,033,735	\$ 8,634,071	\$ 8,376,340	\$ 9,767,524	\$ 10,290,442	\$ 10,662,185	\$ 10,443,822	\$ 10,753,104
6010400120	Employer Contributions (CPP)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,817	\$ -	\$ -	\$ -	\$ -	\$ -
6010500130	Memberships	\$ 8,925	\$ 14,851	\$ 13,129	\$ 15,769	\$ 16,286	\$ 19,308	\$ 21,105	\$ 21,527	\$ 21,958	\$ 22,397	\$ 22,845
6020100110	Travel-Mileage	\$ 5,313	\$ 7,485	\$ 5,313	\$ 8,062	\$ 6,217	\$ 6,812	\$ 7,678	\$ 7,832	\$ 7,988	\$ 8,148	\$ 8,311
6020100140	Travel-Meals	\$ 7,500	\$ 5,213	\$ 7,500	\$ 5,005	\$ 6,480	\$ 3,441	\$ 8,200	\$ 8,364	\$ 8,531	\$ 8,702	\$ 8,876
6020100150	Travel-Lodging	\$ 15,000	\$ 7,943	\$ 15,000	\$ 4,343	\$ 12,000	\$ 13,340	\$ 12,000	\$ 12,240	\$ 12,485	\$ 12,734	\$ 12,989
6020200170	Requisitions	\$ 2,577,175	\$ 2,555,220	\$ 3,171,909	\$ 3,171,991	\$ 4,054,457	\$ 4,040,056	\$ 4,977,865	\$ 5,077,423	\$ 5,178,971	\$ 5,282,551	\$ 5,388,202
6020100190	Travel - Airfare Out of Province	\$ -	\$ 1,810	\$ -	\$ 304	\$ -	\$ 1,680	\$ -	\$ -	\$ -	\$ -	\$ -
6020300170	Advertising-Other	\$ 6,028	\$ 775	\$ 6,028	\$ 775	\$ 6,028	\$ 1,848	\$ 1,100	\$ 1,122	\$ 1,144	\$ 1,167	\$ 1,191
6020400100	Insurance Premiums	\$ 36,130	\$ 34,071	\$ 41,353	\$ 37,919	\$ 54,094	\$ 49,636	\$ 56,719	\$ 57,854	\$ 59,011	\$ 60,191	\$ 61,395
6020500100	Freight, Courier, Postage	\$ 150	\$ -	\$ 150	\$ -	\$ 150	\$ -	\$ 150	\$ 153	\$ 156	\$ 159	\$ 162
6020700160	Building Operating Costs & Taxes	\$ 23,080	\$ 17,888	\$ 18,836	\$ 122,096	\$ 19,531	\$ 19,640	\$ 22,866	\$ 23,323	\$ 23,789	\$ 24,265	\$ 24,751
6021000110	Council Honoraria	\$ 182,400	\$ 117,205	\$ 153,600	\$ 113,190	\$ 150,000	\$ 107,460	\$ 150,000	\$ 153,000	\$ 156,060	\$ 159,181	\$ 162,365
6021400160	Utilities - Other	\$ 37,644	\$ 46,961	\$ 60,898	\$ 35,769	\$ 40,599	\$ 41,576	\$ 44,440	\$ 45,329	\$ 46,236	\$ 47,161	\$ 48,104
6021400190	Protective Services	\$ 1,023,308	\$ 1,017,838	\$ 1,449,495	\$ 1,219,798	\$ 1,441,754	\$ 1,672,992	\$ 1,893,961	\$ 1,973,408	\$ 2,041,186	\$ 2,173,556	\$ 2,330,585
6021400240	Other Purchased Services	\$ 23,002	\$ 8,803	\$ 23,502	\$ 4,792	\$ 28,415	\$ 5,491	\$ 38,665	\$ 39,439	\$ 40,227	\$ 41,032	\$ 41,853
6021600130	Office And IT Supplies	\$ 269,281	\$ 285,115	\$ 300,319	\$ 290,358	\$ 308,152	\$ 299,272	\$ 329,600	\$ 336,192	\$ 342,916	\$ 349,774	\$ 356,769
6021701140	Legal Fees	\$ 5,000	\$ -	\$ 5,000	\$ 10,679	\$ 8,000	\$ -	\$ 8,000	\$ 8,160	\$ 8,323	\$ 8,490	\$ 8,659
6021701230	Assessment Services	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,600	\$ 31,212	\$ 31,836	\$ 32,473
6021701750	General Contracted Services	\$ 2,000	\$ -	\$ 2,000	\$ -	\$ 2,000	\$ -	\$ 2,000	\$ 2,040	\$ 2,081	\$ 2,122	\$ 2,165
6030100120	Grants	\$ 1,652,881	\$ 1,808,251	\$ 1,631,530	\$ 1,630,401	\$ 1,638,065	\$ 1,635,265	\$ 1,463,174	\$ 1,492,437	\$ 1,522,286	\$ 1,552,732	\$ 1,583,787
6040900100	Write Down of Capital Assets	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 81,934	\$ -	\$ -	\$ -	\$ -	\$ -
6060100100	Amortization - Buildings	\$ 172,581	\$ 181,054	\$ 172,530	\$ 172,143	\$ 182,984	\$ 165,843	\$ -	\$ -	\$ -	\$ -	\$ -
6060100130	Amortization - Other Capital Assets	\$ 15,533	\$ 15,533	\$ 15,533	\$ 15,533	\$ -	\$ 15,533	\$ -	\$ -	\$ -	\$ -	\$ -
6080100100	Capital Assets Acquisitions Transfer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6080100160	Asset Purchase - Building	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Fire Hall Loan Repayment (Estimated)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 357,624	\$ 357,624	\$ 357,624
	Reserve Funds - Fire Hall Operating & ID9 Operating	\$ 1,000,000	\$ 1,000,000	\$ 800,000	\$ 800,000	\$ 628,859	\$ 385,830	\$ 700,000	\$ 1,000,000	\$ 800,000	\$ 300,000	\$ 300,000
	Total Operating Expenditures	\$ 7,092,931	\$ 7,156,517	\$ 7,923,625	\$ 7,688,926	\$ 8,634,071	\$ 8,599,772	\$ 9,767,524	\$ 10,290,442	\$ 10,662,185	\$ 10,443,822	\$ 10,753,105
	Excess (Deficiency) of Operating Revenue Over Expenditures	\$ -	\$ 330,563	\$ 82	\$ 344,809	\$ -	\$ (223,432)	\$ -	\$ (0)	\$ 0	\$ (0)	\$ (0)

Improvement District No. 9, Banff National Park
2026 Budget Breakdown

Operating Financial Plan					
Description	2023 Actual	2024 Actual	2025 Actual	2026 Budget	
4020200100 Property Taxes (Residential & Commercial)	\$ 4,835,214	\$ 5,586,783	\$ 6,040,619	\$ 7,442,223	
Property Taxes (User/Power Pipelines)	\$ 320,614	\$ 297,130	\$ 279,484	\$ 314,327	
Property Taxes (PILTS)	\$ 1,658,769	\$ 1,553,173	\$ 1,336,992	\$ 1,550,591	
Total Property Tax	\$ 6,814,717	\$ 7,437,086	\$ 7,657,095	\$ 9,307,172	
4050802170 Certificates	\$ 305	\$ 560	\$ 1,365	\$ 350	
4050802400 Permits	\$ -	\$ -	\$ 6,645	\$ 5,000	
4070701100 Investment Income	\$ 350,458	\$ 428,273	\$ 529,075	\$ 275,000	
4090200110 Fines/Late Payment Penalty	\$ 268	\$ 175	\$ 3,642	\$ 500	
4090300100 Refund of Expenses	\$ -	\$ -	\$ -	\$ -	
4090801190 Provincial Operating Grant	\$ 76,940	\$ 76,892	\$ 76,892	\$ 76,892	
4090801150 Other Grants	\$ 155,224	\$ -	\$ -	\$ -	
4090801230 Other Miscellaneous Revenue	\$ 696	\$ 1,950	\$ 1,950	\$ 100	
4090801310 Rental Revenue	\$ 89,368	\$ 90,142	\$ 99,676	\$ 102,510	
Total General Revenue	\$ 672,363	\$ 596,649	\$ 719,245	\$ 460,352	
Total Operating Revenue	\$ 7,487,080	\$ 8,033,735	\$ 8,376,340	\$ 9,767,524	
6010400120 Employee contributions (CPP)	\$ -	\$ -	\$ 2,817	\$ -	
6010500130 Memberships	\$ 14,851	\$ 15,769	\$ 19,308	\$ 21,105	
6020100110 Travel-Mileage	\$ 7,485	\$ 8,062	\$ 6,812	\$ 7,678	
6020100140 Travel-Meals	\$ 5,213	\$ 5,005	\$ 8,200	\$ 8,200	
6020100150 Travel-Lodging	\$ 7,943	\$ 4,343	\$ 13,340	\$ 12,000	
6020200170 Requisitions	\$ 2,555,220	\$ 3,171,991	\$ 4,040,056	\$ 4,977,865	
6020100190 Travel - Airfare Out of Province	\$ 1,810	\$ 304	\$ 1,680	\$ -	
6020300170 Advertising-Other	\$ 775	\$ 775	\$ 1,848	\$ 1,100	
6020400100 Insurance Premiums	\$ 34,071	\$ 37,919	\$ 49,638	\$ 56,719	
6020500100 Freight, Courier, Postage	\$ -	\$ -	\$ -	\$ 350	
6020700160 Building Operating Costs & Taxes	\$ 17,888	\$ 122,096	\$ 19,640	\$ 22,866	
6021000110 Council Honoraria	\$ 117,705	\$ 113,190	\$ 107,460	\$ 150,000	
6021400160 Utilities - Other	\$ 46,961	\$ 35,769	\$ 41,578	\$ 44,440	
6021400190 Protective Services	\$ 1,017,838	\$ 1,219,798	\$ 1,672,992	\$ 1,893,961	
6021400240 Other Purchased Services	\$ 8,803	\$ 4,762	\$ 5,491	\$ 38,668	
6021001170 Office Fund IT Supplies	\$ 285,115	\$ 251,158	\$ 292,272	\$ 324,000	
6021701140 Legal Fees	\$ -	\$ 10,079	\$ -	\$ 8,000	
6021701230 Assessment Services	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	
6021701750 General Contract Services	\$ -	\$ -	\$ -	\$ 2,000	
6021901000 Grants	\$ 1,808,251	\$ 1,630,401	\$ 1,633,265	\$ 1,463,174	
6040900100 Write Down of Capital Assets	\$ -	\$ -	\$ 81,934	\$ -	
6060100100 Amortization - Buildings	\$ 181,054	\$ 172,143	\$ 165,843	\$ -	
6060100130 Amortization - Other Capital Assets	\$ 15,533	\$ 15,533	\$ 15,533	\$ -	
6080100100 Capital Assets Acquisitions Transfer	\$ -	\$ -	\$ -	\$ -	
6080100160 Asset Purchase - Building	\$ -	\$ -	\$ -	\$ -	
6080100160 Reserve Funds - Fire Hall Operating	\$ 1,000,000	\$ 800,000	\$ 385,830	\$ 700,000	
Total Operating Expenditures	\$ 7,156,517	\$ 7,688,926	\$ 8,599,772	\$ 9,767,524	
Excess (Deficiency) of Operating Revenue Over Expenditures	\$ 330,563.27	\$ 344,808.59	\$ (223,432.00)	\$ -	

Note 1

	2023	2024	2025	2026
Total Property Tax Collected	\$ 6,814,717	\$ 7,437,086	\$ 7,657,095	\$ 9,307,172
Requisitions (School Tax, Senior Housing, & DIP)	\$ (2,555,220)	\$ (3,171,991)	\$ (4,040,056)	\$ (4,977,865)
Net Municipal Tax Collected	\$ 4,259,497	\$ 4,265,095	\$ 3,617,039	\$ 4,329,306
			\$ Increase	\$ 712,266.96
			% Increase	20%

Revenue Detail

	2026 Budget	2025 Budget	% Change
4090801310 Rental Revenue	\$ 64,516.08	\$ 62,343.72	3.5%
Residential Property	\$ 64,516.08	\$ 62,343.72	3.5%
Clinic Building	\$ 30,395.40	\$ 29,366.55	3.5%
POP Agreements	\$ 7,599.00	\$ 7,599.00	0.0%
Total	\$ 102,510.48	\$ 99,309.27	3.2%

Expenses Detail

	2026 Budget	2025 Budget	% Change
6010500130 Memberships	\$ 2,052.21	\$ 1,860.58	10.3%
RMA	\$ 261.45	\$ 261.45	0.0%
RARB	\$ 3,000.00	\$ 2,000.00	50.0%
RARB Extra Fees	\$ 2,500.00	\$ -	0.0%
AMPP	\$ 1,142.86	\$ 1,257.15	-9.1%
FCM	\$ 477.90	\$ 469.57	1.8%
Conference & Webinar Attendance (FCM, AB Muris & RMA X2)	\$ 11,670.75	\$ 10,436.75	11.8%
Total	\$ 21,105.17	\$ 16,285.50	29.6%

	2026 Budget	2025 Budget	% Change
6020100110 Travel - Mileage	\$ 1,918.08	\$ 2,257.20	-15.0%
Meeting Mileage	\$ 1,918.08	\$ 2,257.20	-15.0%
Conference Mileage	\$ 5,760.00	\$ 3,960.00	45.5%
Total	\$ 7,678.08	\$ 6,217.20	23.5%

	2026 Budget	2025 Budget	% Change
6020100140 Travel-Meals	\$ 4,800.00	\$ 2,400.00	100.0%
Meeting Meals	\$ 4,800.00	\$ 2,400.00	100.0%
Conference Meals	\$ 3,400.00	\$ 4,000.00	-16.7%
Total	\$ 8,200.00	\$ 6,480.00	26.5%

	2026 Budget	2025 Budget	% Change
6020100150 Travel-Lodging	\$ 12,000.00	\$ 12,000.00	0.0%
Conference & Event Attendance	\$ 12,000.00	\$ 12,000.00	0.0%
Total	\$ 12,000.00	\$ 12,000.00	0.0%

	2026 Budget	2025 Budget	% Change
6020200170 Requisitions	\$ 4,818,365.00	\$ 3,902,287.00	23.5%
AB Education School	\$ 156,159.60	\$ 148,985.40	4.8%
Bow Valley Regional Housing (Seniors Foundation)	\$ 3,349.75	\$ 3,349.43	4.9%
Designated Industrial	\$ 4,977,865.35	\$ 4,054,456.82	22.8%

	2026 Budget	2025 Budget	% Change
6020300170 Advertising-Other	\$ 1,100.00	\$ 4,028.08	-72.7%
Great West & Postmedia	\$ -	\$ 2,000.00	-100.0%
Banff Arena	\$ 1,100.00	\$ 6,028.08	-81.8%

	2026 Budget	2025 Budget	% Change
6020400100 Insurance Premiums	\$ 8,287.53	\$ 8,820.41	-6.0%
Liability & Terrorism	\$ 47,707.13	\$ 44,004.24	8.4%
Cyber, Property, Equipment & Machinery	\$ 734.61	\$ 759.11	-4.5%
Councilors & Volunteers	\$ -	\$ 510.32	-100.0%
Bond & Crime	\$ 56,719.27	\$ 54,054.08	4.9%

	2026 Budget	2025 Budget	% Change
6020700160 Building Operating Costs & Taxes	\$ 10,000.00	\$ 10,000.00	0.0%
Building R & M	\$ 6,790.32	\$ 3,393.46	100.1%
Leases & Rent	\$ 6,075.34	\$ 6,137.38	-1.0%
Honeywell	\$ 22,865.66	\$ 19,530.84	17.1%

	2026 Budget	2025 Budget	% Change
6021400160 Utilities - Other	\$ 11,841.00	\$ 8,859.53	33.7%
Garbage	\$ 18,637.90	\$ 18,096.07	3.0%
Water/Sewer	\$ 13,960.63	\$ 13,643.38	2.3%
Propane	\$ 44,440.43	\$ 40,598.98	9.5%

	2026 Budget	2025 Budget	% Change
6021400190 Protective Services	\$ 723,603.97	\$ 502,726.70	43.9%
Banff Fire Protection	\$ 1,029,826.71	\$ 775,987.71	32.7%
Lake Louise Fire Protection	\$ 5,820.00	\$ 6,000.00	-3.0%
Lake Louise Fire Protection Secondary Grant	\$ 134,710.38	\$ 132,089.00	2.0%
Enhanced RCMP	\$ -	\$ -	-
Provincial Police Service Agreement	\$ 1,893,961.06	\$ 1,441,794.28	31.4%

	2026 Budget	2025 Budget	% Change
6021400240 Other Purchased Services	\$ 10,865.27	\$ 12,152.23	-9.4%
Municipal Information Systems	\$ 2,800.00	\$ 2,200.00	27.3%
Web Hosting & Emails	\$ 20,000.00	\$ 20,000.00	0.0%
Emergency Response	\$ 5,000.00	\$ 5,000.00	0.0%
Access Program	\$ 38,465.27	\$ 28,415.23	36.1%

	2026 Budget	2025 Budget	% Change
6021600130 Office And IT Supplies	\$ 192,163.00	\$ 124,468.00	53.6%
Town of Raymond Contract Services & Legislative Support	\$ 174,500.00	\$ 150,000.00	10.0%
Provincial Government Administration	\$ 3,600.00	\$ 1,800.00	100.0%
Meeting Rooms	\$ 10,000.00	\$ 10,000.00	0.0%
Computers	\$ 7,833.75	\$ 7,833.75	0.0%
CPD	\$ 5,000.00	\$ 5,000.00	0.0%
T&R	\$ 329,599.75	\$ 308,101.75	7.0%

	2026 Budget	2025 Budget	% Change
6030100120 Grants	\$ 712,277.13	\$ 750,372.08	-5.1%
1365058 Alberta Society (Recreation Services)	\$ 662,401.00	\$ 601,918.00	10.0%
Bow Valley Regional Transit Services Commission	\$ 11,505.84	\$ 11,224.72	2.5%
Marigold Library System	\$ 4,850.00	\$ -	-
Banff Canmore Foundation	\$ 3,440.00	\$ 3,440.00	0.0%
Banff Minor Hockey	\$ 17,200.00	\$ 16,600.00	3.6%
Banff Public Library	\$ 4,200.00	\$ 4,500.00	-6.7%
Biosphere Institute of the Bow Valley	\$ 44,850.00	\$ 38,500.00	16.5%
CRPS	\$ 2,350.00	\$ 2,350.00	0.0%
Lake Louise to Banff Loppet	\$ -	\$ 186,360.30	-100.0%
Lake Louise Banff Municipal Services Society	\$ -	\$ 22,800.00	-100.0%
Banff Elementary School	\$ 1,463,173.97	\$ 1,638,065.10	-10.7%

	2027	2028	2029	2030
	\$ 738,076.05	\$ 752,837.57	\$ 767,894.32	\$ 783,252.20
	\$ 1,050,423.24	\$ 1,071,431.71	\$ 1,092,860.34	\$ 1,114,717.55
	\$ -	\$ -	\$ -	\$ -
	\$ 5,936.40	\$ 6,055.13	\$ 6,176.23	\$ 6,299.76
	\$ 178,972.08	\$ 210,861.65	\$ 306,824.80	\$ 426,315.92
	\$ 1,973,407.77	\$ 2,041,196.05	\$ 2,173,655.69	\$ 2,330,585.43

	2027	2028	2029	2030



Issue Brief
2026-04-21

Agenda Item 6b. | Establishment of Stakeholder Advocacy Committee

Background

Council has identified a concern that stakeholders who live and/or work outside of Lake Louise are not being adequately heard. In response, a draft Terms of Reference has been prepared for a Stakeholder Advocacy Committee intended to provide structured input and support advocacy efforts.

While the creation of an advisory committee is within Council's authority, the proposed structure - specifically the exclusion of Lake Louise and other Improvement District regions - introduces moderate political and governance risks, primarily related to perceived inequity in representation and precedent-setting.

Currently, no equivalent formal advisory body exists for:

- Lake Louise residents
- Other stakeholder groups within ID9

1. Legislative Considerations

There is no legislative prohibition against establishing advisory committees within ID9. Council retains full decision-making authority provided the committee remains advisory in nature.

Risks:

- Perceived delegation of authority if the committee's role is not clearly limited
- Lack of formal legislative framework for stakeholder committees representing non-residents/ratepayers

Opportunities:

- Supports informed advocacy and engagement
- Enables structured input from key external partners

2. Legal Considerations

Risks:

- Procedural fairness concerns due to exclusion of certain stakeholder groups
- Potential perception of bias or preferential treatment
- Role confusion for external agency representatives (e.g., RCMP, Fire)
- Potential conflicts of interest among members representing specific external priorities

Opportunities:

- Strengthens Procedural Fairness and Demonstrates Due Diligence
- Reduces Risk of Informal or Unequal Influence

3. Political and Governance Considerations

Risks:

- Perception of inequitable representation by prioritizing one stakeholder group
- Potential division between Lake Louise residents and external stakeholders
- Undermining Council's role as representative of all stakeholders
- Establishing precedent for additional, potentially fragmented advisory bodies

Opportunities:

- Directly addresses concerns raised by stakeholders
- Strengthens relationships with partners
- Enhances coordinated advocacy efforts

4. Operational Considerations

Impacts:

- Increased administrative workload (monthly meeting coordination, reporting, facilitation)
- Potential duplication of existing engagement efforts

Opportunities:

- Structured and consistent stakeholder engagement
- Improved information flow to Council

Administration recommends proceeding with adjustments to ensure clarity, fairness, realistic operational capacity, and alignment with governance best practices.

Mitigation for the above-mentioned risks:

- Clearly state that the Committee has no decision-making authority and cannot bind Council or Administration
- Establish a clear distinction between committee advice vs. staff recommendations
- Limit activities to:
 - Issue identification
 - Advice and recommendations
 - Advocacy support (not operational direction)
- Broaden or rebalance membership
- Acknowledge that input from this committee is one of multiple inputs considered by Council
- Limit meeting frequency
- Avoid overly broad scope that creates workload creep
- Define what staff will and will not provide (e.g., facilitation vs. research)
- Establish a code of conduct

Recommendation

That council review provide feedback on the attached Terms of Reference considering the advice of Administration and determine next steps.

ID9 Stakeholder Advocacy Committee Terms of Reference (Draft)

1. Purpose

The Stakeholder Advocacy Committee (“the Committee”) is established by Council to provide structured, balanced, and proactive advocacy on behalf of the stakeholders within Improvement District No. 9 (ID9) whom predominantly seek services outside of the catchment area of the community of Lake Louise. Due to the uniqueness of the resident requirements inside our cherished National Park, this committee will predominantly include representation of ratepayers with the Improvement District. The Committee will support Council by identifying issues, opportunities, and shared priorities that strengthen the wellbeing, sustainability, and representation of the district as a whole.

2. Mandate

The Committee will:

1. **Identify and communicate interests** of the ID9 stakeholder groups directly to Council
2. **Provide informed recommendations** that support Council’s advocacy and relationship-building with the Government of Alberta, Parks Canada, regional partners, and other agencies.
3. **Support transparent engagement** by developing methods to share information and receive input
4. **Advise on priority areas** as they coincide with the Strategic Goals as determined by Council.
5. **Respect jurisdictional limits**, ensuring all recommendations align with the legislative framework governing Improvement Districts.

3. Scope of Work

The Committee’s work will include, but is not limited to:

- Reviewing district-wide stakeholder concerns and preparing summary reports for Council.
- Recommending advocacy positions or strategies for Council consideration.
- Assisting in the development of communication channels to maintain strong relationships with key partners and community groups.
- Monitoring issues relevant to ID9 such as tourism impacts, emergency services, recreation, housing, transportation, and municipal service delivery.
- Hosting or participating in stakeholder engagement sessions when directed by Council.

4. Composition

The Committee shall be composed of **up to ten (10) members**, reviewed and appointed by Council, including:

- Three (3) Members of Council
- One (1) representative of the Banff RCMP Detachment
- One (1) representatives of the Banff Fire Department
- Five (5) Ratepayer / Stakeholder from the East end of ID9 or

Administrative Support:

- The Chief Administrative Officer (CAO) or designate shall act as a non-voting administrative liaison, providing support, background materials, and facilitation as required.

Selection Criteria: Members should collectively demonstrate:

- A strong understanding of ID9's unique governance context
- Experience with stakeholder engagement or advocacy
- Commitment to representing district-wide interests
- Ability to collaborate, communicate respectfully, and maintain impartiality

5. Chair and Vice-Chair

- The Committee will elect a Chair and Vice-Chair at its inaugural meeting and annually thereafter.
- The Chair is responsible for meeting management, agenda guidance, and liaising with the CAO or designate.

6. Meetings

- The Committee will meet initially monthly for the first 6 months , or as required at the call of the Chair.
- The Committee will meet bi-monthly for the following 12 months, or as require at the call of the Chair.
- Quorum shall consist of **50% +1 of voting members**.
- Meetings may be held in-person, virtually, or as a hybrid format to ensure accessibility for district-wide representation.

7. Reporting

- The Committee will provide **written recommendations or summary reports** to Council following each meeting, outlining key issues, progress, and recommendations for the upcoming year.

8. Term of Appointment

- Members shall be appointed initially for a six month term
- Members shall then be appointed for a twelve month term, renewable annually at the Council's operation meeting
- Vacancies occurring mid-term may be filled by Council through targeted or open recruitment.

9. Review of Terms

These Terms of Reference will be **reviewed annually** by Council and updated as required to reflect evolving district needs or governance considerations



How Tax Assessments Work

Each year, Improvement District No. 9 prepares tax assessments to be sent out to all ratepayers in the area. These assessments allow for ratepayers to understand and review how the value of their property affects the taxation they will pay on it each year. Properties in Alberta are assessed using a method 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 to determine an Estimate Market Value. Market Value is the price a property might reasonably be expected to sell for, if sold by a willing seller to a willing buyer after an appropriate time and exposure to the open market. The Estimate Market Value of a property on July 1st is used as the assessment value for the following year.

How ID9 Assessments are Reached

Properties are categorized as one of two types: residential or non-residential. Non-residential properties include hotels, commercial & industrial, linear, and parks & campgrounds. When determining the market value of properties in ID9, there are two methods.

1. The cost approach, which is used for residential, commercial/industrial, linear, and parks/campground properties, is an estimate of land and building value. These properties are assessed based on land and building values. Land values are determined by zoning, lot size, and location. Building values are determined by their quality, age, size, and location.
2. The income approach, which is used to value income producing properties where value is based on income-earning potential but does not include the business value. Hotels are valued under this method, with assessments being determined by factors including:
 - What an investor is willing to spend to receive an income stream
 - Present worth of future benefits
 - Estimate Potential Gross Income (PGI)
 - Deduct an amount for vacancy, direct expenses, non-recoverables, and reserves
 - Divide Net Operating Income (NOI) by Capitalization Rate

ID9 Assessment Values Over the Past Five Years

2026 has seen a \$123,080,300 assessment increase for the tax year, marking the fourth consecutive year of growth following declines experienced in 2022.



Tax Year	Total Assessment	% Change	Non-Residential	Residential
2022	\$886,344,700	-12.1%	87.6%	12.4%
2023	\$1,042,019,820	+17.5%	88.2%	11.8%
2024	\$1,283,613,210	+25.6%	89.6%	10.4%
2025	\$1,417,768,430	+10.4%	88.7%	11.3%
2026	\$1,540,848,730	+8.68%	88.6%	11.4%



Improvement District No. 9

Municipal Government Services for Banff National Park

If you would like to receive your 2026 Tax Notice via email, please confirm by emailing info@improvementdistrict9.ca by May 31st, 2026 with the correct email address along with all corresponding Roll Numbers.

To review your assessment details, contact the Assessor directly:

Mr. Frank Watson
Bow Valley Property Valuers
PO Box 676
Sundre, AB T0M 1X0

Phone 403-688-0469 or 1-877-347-4862

Email: ftwatson@telusplanet.net

You may also contact Frank to learn more about how your assessment was achieved and the process involved in assessing ID9 properties. Alternatively, if you would like a copy of the assessment report which was presented on March 10, 2026, feel free to email info@improvementdistrict9.ca.

To file a written complaint with the Assessment Review Board, follow this link for instructions:

<https://www.reddeer.ca/city-government/central-alberta-regional-assessment-review-board/>

Fees required for filing a complaint:

For Residential 3 or fewer dwellings and farm land the appeal fee is \$50.00.

For Residential 4 or more dwellings and non-residential properties, the appeal is \$650.00.

The fee must accompany the appeal before it will be considered. If the appeal results in a reduced assessment, the fee will be refunded.

If you have questions about the appeal process, go to: <https://www.alberta.ca/property-assessment-complaints-and-appeals.aspx> for more information.

Improvement District No. 9

AB Municipal Affairs
18th Flr, Commerce Place
10155 - 102 St
Edmonton, AB T5J 4L4
(403) 522-2606

This is NOT a Tax Notice

Assessed Person Mailing Address

Improvement District No. 9
PO Box 58
LAKE LOUISE, AB T0L 1E0
Canada

2026

PROPERTY ASSESSMENT NOTICE

NOTICE OF ASSESSMENT DATE		FINAL DATE OF COMPLAINT			ROLL NUMBER			
April 07, 2026		June 06, 2026			313014			
MAILED DATE								
March 27, 2026								
COMPLAINT FEE		on back						
ROLL NO.	PROP SIZE	RIVER LOT	QUAD PORT	QUAD	SEC	TWP	RGE	MER
313014	0.556 AC							
SUBDIVISION NAME								
CIVIC ADDRESS		200 Hector Rd						
MORTGAGE NUMBER	PLAN	BLOCK	LOT	DISTRICT LOT				
	8911185	BM-A	PARCEL					
MORTGAGE COMPANY								

YOUR PROPERTY ASSESSMENT

Your property assessment is based on the Improvement District No. 9's Estimate of your market value of your property on July 1, 2025 and characteristic and hysical condition on December 31, 2025

Property Type	Taxation Status	Property Assessment Class	School Support
LAND	EXEMPT	80 - Non Residential	Undeclared
Total Assessed Value		1,541,270	

Your property has been assessed as shown for the above taxation year. The assessment roll will be open for inspection during office hours. If you or your agent wish to file a complaint to the Assessment Review Board, you or your agent must submit your complaint in writing on or before the assessment complaint date to the clerk of the Assessment Review Board.

Improvement District No. 9

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Edmonton, AB
T5J 4L4
(403) 522-2606

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LAKE LOUISE, AB T0L 1E0
Canada

2026

PROPERTY ASSESSMENT NOTICE

NOTICE OF ASSESSMENT DATE		FINAL DATE OF COMPLAINT			ROLL NUMBER			
April 07, 2026		June 06, 2026			313014			
MAILED DATE								
March 27, 2026								
COMPLAINT FEE		on back						



Improvement District No. 9

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18th Flr, Commerce Place
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Assessed Person Mailing Address

Improvement District No. 9
PO Box 58
LAKE LOUISE, AB T0L 1E0
Canada

2026

PROPERTY ASSESSMENT NOTICE

NOTICE OF ASSESSMENT DATE	FINAL DATE OF COMPLAINT	ROLL NUMBER
April 07, 2026	June 06, 2026	314852
MAILED DATE		
March 27, 2026		
COMPLAINT FEE	on back	

ROLL NO.	PROP SIZE	RIVER LOT	QUAD PORT	QUAD	SEC	TWP	RGE	MER
314852	0.19 AC							
SUBDIVISION NAME								
CIVIC ADDRESS		202 Hector Rd						
MORTGAGE NUMBER	PLAN	BLOCK	LOT	DISTRICT LOT				
	9912327	BM	B-7					
MORTGAGE COMPANY								

YOUR PROPERTY ASSESSMENT

Your property assessment is based on the Improvement District No. 9's Estimate of your market value of your property on July 1, 2025 and characteristic and hysical condition on December 31, 2025

Property Type	Taxation Status	Property Assessment Class	School Support
LAND	EXEMPT	80 - Non Residential	Undeclared
Total Assessed Value		624,580	

Your property has been assessed as shown for the above taxation year. The assessment roll will be open for inspection during office hours. If you or your agent wish to file a complaint to the Assessment Review Board, you or your agent must submit your complaint in writing on or before the assessment complaint date to the clerk of the Assessment Review Board.

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LAKE LOUISE, AB T0L 1E0
Canada

2026

PROPERTY ASSESSMENT NOTICE

NOTICE OF ASSESSMENT DATE	FINAL DATE OF COMPLAINT	ROLL NUMBER
April 07, 2026	June 06, 2026	314852
MAILED DATE		
March 27, 2026		
COMPLAINT FEE	on back	

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Improvement District No. 9

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Edmonton, AB T5J 4L4
(403) 522-2606

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LAKE LOUISE, AB T0L 1E0
Canada

2026

PROPERTY ASSESSMENT NOTICE

NOTICE OF ASSESSMENT DATE		FINAL DATE OF COMPLAINT			ROLL NUMBER			
April 07, 2026		June 06, 2026			317841			
MAILED DATE								
March 27, 2026								
COMPLAINT FEE		on back						
ROLL NO.	PROP SIZE	RIVER LOT	QUAD PORT	QUAD	SEC	TWP	RGE	MER
317841	0.18 SF							
SUBDIVISION NAME								
CIVIC ADDRESS		A-D 20 Slate Rd						
MORTGAGE NUMBER	PLAN	BLOCK	LOT	DISTRICT LOT				
	9811993	CG-GL	PARCEL					
MORTGAGE COMPANY								

YOUR PROPERTY ASSESSMENT

Your property assessment is based on the Improvement District No. 9's Estimate of your market value of your property on July 1, 2025 and characteristic and hysical condition on December 31, 2025

Property Type	Taxation Status	Property Assessment Class	School Support
LAND	EXEMPT	70 - Residential	Undeclared
Total Assessed Value		1,991,280	

Your property has been assessed as shown for the above taxation year. The assessment roll will be open for inspection during office hours. If you or your agent wish to file a complaint to the Assessment Review Board, you or your agent must submit your complaint in writing on or before the assessment complaint date to the clerk of the Assessment Review Board.

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LAKE LOUISE, AB T0L 1E0
Canada

2026

PROPERTY ASSESSMENT NOTICE

NOTICE OF ASSESSMENT DATE		FINAL DATE OF COMPLAINT			ROLL NUMBER			
April 07, 2026		June 06, 2026			317841			
MAILED DATE								
March 27, 2026								
COMPLAINT FEE		on back						



Improvement District No. 9

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PO Box 58
LAKE LOUISE, AB T0L 1E0
Canada

2026

PROPERTY ASSESSMENT NOTICE

NOTICE OF ASSESSMENT DATE		FINAL DATE OF COMPLAINT			ROLL NUMBER			
April 07, 2026		June 06, 2026			317880			
MAILED DATE								
March 27, 2026								
COMPLAINT FEE		on back						
ROLL NO.	PROP SIZE	RIVER LOT	QUAD PORT	QUAD	SEC	TWP	RGE	MER
317880								
SUBDIVISION NAME								
CIVIC ADDRESS		105 Village Rd						
MORTGAGE NUMBER	PLAN	BLOCK	LOT	DISTRICT LOT				
	2410614		BP					
MORTGAGE COMPANY								

YOUR PROPERTY ASSESSMENT

Your property assessment is based on the Improvement District No. 9's Estimate of your market value of your property on July 1, 2025 and characteristic and hysical condition on December 31, 2025

Property Type	Taxation Status	Property Assessment Class	School Support
LAND	EXEMPT	80 - Non Residential	0.00% Separate
Total Assessed Value		2,048,210	

Your property has been assessed as shown for the above taxation year. The assessment roll will be open for inspection during office hours. If you or your agent wish to file a complaint to the Assessment Review Board, you or your agent must submit your complaint in writing on or before the assessment complaint date to the clerk of the Assessment Review Board.

Improvement District No. 9

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Edmonton, AB
T5J 4L4
(403) 522-2606

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LAKE LOUISE, AB T0L 1E0
Canada

2026

PROPERTY ASSESSMENT NOTICE

NOTICE OF ASSESSMENT DATE		FINAL DATE OF COMPLAINT			ROLL NUMBER			
April 07, 2026		June 06, 2026			317880			
MAILED DATE								
March 27, 2026								
COMPLAINT FEE		on back						



Improvement District No. 9

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10155 - 102 St
Edmonton, AB T5J 4L4
(403) 522-2606

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Assessed Person Mailing Address

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PO Box 58
LAKE LOUISE, AB T0L 1E0
Canada

2026

PROPERTY ASSESSMENT NOTICE

NOTICE OF ASSESSMENT DATE		FINAL DATE OF COMPLAINT			ROLL NUMBER			
April 07, 2026		June 06, 2026			313002			
MAILED DATE								
March 27, 2026								
COMPLAINT FEE		on back						
ROLL NO.	PROP SIZE	RIVER LOT	QUAD PORT	QUAD	SEC	TWP	RGE	MER
313002	8.55 AC							
SUBDIVISION NAME								
CIVIC ADDRESS		103 Village Rd						
MORTGAGE NUMBER	PLAN	BLOCK	LOT	DISTRICT LOT				
	8411098	8						
MORTGAGE COMPANY								

YOUR PROPERTY ASSESSMENT

Your property assessment is based on the Improvement District No. 9's Estimate of your market value of your property on July 1, 2025 and characteristic and hysical condition on December 31, 2025

Property Type	Taxation Status	Property Assessment Class	School Support
LAND	EXEMPT	80 - Non Residential	Undeclared
Total Assessed Value		13,151,690	

Your property has been assessed as shown for the above taxation year. The assessment roll will be open for inspection during office hours. If you or your agent wish to file a complaint to the Assessment Review Board, you or your agent must submit your complaint in writing on or before the assessment complaint date to the clerk of the Assessment Review Board.

Improvement District No. 9

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T5J 4L4
(403) 522-2606

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Canada

2026

PROPERTY ASSESSMENT NOTICE

NOTICE OF ASSESSMENT DATE		FINAL DATE OF COMPLAINT			ROLL NUMBER			
April 07, 2026		June 06, 2026			313002			
MAILED DATE								
March 27, 2026								
COMPLAINT FEE		on back						





Town of Banff Public Hearing for Proposed Bylaw 494, the Community Standards Amending Bylaw,
and Regular Meeting of Council
March 10, 2026

Corrected and Confirmed March 24, 2026

**MINUTES OF THE
PUBLIC HEARING FOR PROPOSED BYLAW 494, THE COMMUNITY STANDARDS
AMENDING BYLAW, AND REGULAR MEETING OF COUNCIL
of the Town of Banff in the Province of Alberta
Tuesday, March 10, 2026, at 2:00 p.m.**

COUNCIL MEMBERS PRESENT

Corrie DiManno	Mayor
Barb Pelham	Councillor and Deputy Mayor
Brian Standish	Councillor and Acting Mayor
David Fullerton	Councillor
Marc Ledwidge	Councillor
Kaylee Ram	Councillor

COUNCIL MEMBERS ABSENT

Michelle Backhouse	Councillor
--------------------	------------

ADMINISTRATION PRESENT

Kelly Gibson	Town Manager	
Jason Darrah	Director, Communications & Marketing	
Darren Enns	Director, Planning & Environment	
Pierre-Hugues Gagnon	Acting Director, Engineering	(Remote Participation)
Alison Gerrits	Director, Community Services	(Remote Participation)
Paul Godfrey	Director, Operations	
Katherine Severson	Director, Emergency & Protective Services	
Keri Martens	Fire Chief	
Brian McAsey	Deputy Fire Chief	
Chris Pottie	FireSmart Coordinator	
Michael Hay	Manager, Environmental Services	
Carolynn Grey	Legislative Advisor	(Remote Participation)
Kiersten McDonald	Legislative Advisor	
Libbey McDougall	Municipal Clerk	

Minutes confirmed by: On Original On Original



1.0 CALL TO ORDER

Present at Call to Order: (6): Mayor DiManno, Councillor Fullerton, Councillor Ledwidge, Councillor Pelham, Councillor Ram, and Councillor Standish

Absent for Duration of Meeting: (1): Councillor Backhouse

Mayor DiManno called the March 10, 2026, Public Hearing for Proposed Bylaw 494, the Community Standards Amending Bylaw, and Regular Meeting of Council to order at 2:00 p.m.

2.0 CONFIRMATION OF AGENDA

2.1 Revised Agenda for the March 10, 2026, Public Hearing for Proposed Bylaw 494, The Community Standards Amending Bylaw, and Regular Meeting of Council

COU26-058 **Moved by** Councillor Pelham

That the Revised Agenda for the March 10, 2026, Public Hearing for Proposed Bylaw 494, The Community Standards Amending Bylaw, and Regular Meeting of Council be confirmed.

For: (6): Mayor DiManno, Councillor Fullerton, Councillor Ledwidge, Councillor Pelham, and Ram, and Councillor Standish

MOTION CARRIED

2.2 2026 Council Workplan

Council, by unanimous consent, received the 2026 Council Workplan for the Corporate Record.

3.0 CONFIRMATION OF PREVIOUS COUNCIL MINUTES

3.1 Minutes of the February 24, 2026, Regular Meeting of Council

COU26-059 **Moved by** Councillor Ram

That the Minutes of the February 24, 2026, Regular Meeting of Council be confirmed.

For: (6): Mayor DiManno, Councillor Fullerton, Councillor Ledwidge, Councillor Pelham, Councillor Ram, and Councillor Standish

MOTION CARRIED



4.0 PUBLIC HEARING AND RELATED BUSINESS

4.1 Public Hearing: Proposed Bylaw 494, the Community Standards Amending Bylaw

A Public Hearing was held on Bylaw 494, the Community Standards Amending Bylaw, The Banff Community Plan, being a bylaw of the Town of Banff to prohibit the accumulation or placement of a fire hazard or the storage of fire hazards on premises and add the definition of fire hazards to Schedule “A”, and to include provisions to address the management of invasive plants.

The Clerk confirmed that all legislated requirements were met to hold a Public Hearing on Bylaw 494.

Mayor DiManno opened the Public Hearing on Bylaw 494, the Community Standards Amending Bylaw, at 2:02 p.m.

Katherine Severson, Director, Emergency & Protective Services, and Michael Hay, Manager, Environmental Services, Planning & Environment, presented Bylaw 494, and responded to questions of clarification posed by Council.

The following Written Submissions were received by Council with respect to the Public Hearing for Bylaw 494, the Community Standards Amending Bylaw:

- a) Guy Ferrari: Email Re: Banff Bylaw Aims to Limit Flammable Materials Near Buildings, received March 04, 2026 (Against the Bylaw);
- b) Paul & Eva Sylvestre: Email Re: Bylaw 494 Proposes Changes to the Community Standard Bylaw, received March 6, 2026 (For the Bylaw); and
- c) Reg Bunyan: Email Re: Bylaw 494 Comments, received March 09, 2026 (Against the Bylaw).
- d) Peter J. Poole, President, Arctos & Bird Management, Ltd.: Letter Re: Public Hearing on Bylaw 494, Community Standards Bylaw, dated March 09, 2016 (Against the Bylaw).

The following Verbal Submission was received by Council with respect to the Public Hearing for Bylaw 494, the Community Standards Amending Bylaw:

- a.) Peter Poole (Against the Bylaw)

Council, by way of unanimous consent and pursuant to section 11.4 of Procedures Bylaw 44-8, extended Peter Poole’s verbal presentation time from five minutes to seven minutes.



Town of Banff Public Hearing for Proposed Bylaw 494, the Community Standards Amending Bylaw,
and Regular Meeting of Council
March 10, 2026

Corrected and Confirmed March 24, 2026

Following the completion of Verbal Submissions from individuals who had registered to speak, Mayor DiManno asked if there was anyone else present who wished to speak to Bylaw 494. No additional speakers came forward.

The Clerk confirmed that no additional Written Submissions had been received with respect to Bylaw 494.

Mayor DiManno asked for a third and final time if there was anyone else present who wished to speak to Bylaw 494. No additional speakers came forward.

Mayor DiManno declared the Public Hearing for Bylaw 494, the Community Standards Amending Bylaw, closed at 2:37 p.m.

4.2 Proposed Bylaw 494, A Bylaw to Amend the Town of Banff Community Standards Bylaw 260 with Wildfire Hazard and Invasive Plant Changes – Second and Third Readings

Note: Prior to considering amendments related to Bylaw 494, the Community Standards Amending Bylaw, Councillor moved second reading (COU26-070). This Motion is noted following all amendments relating to this Bylaw.

COU26-060 **Moved by** Mayor DiManno

That proposed Bylaw 494, the Community Standards Amending Bylaw 260 (Attachment 3) be amended in Section 2.1.5 by deleting proposed Section 26.b) in its entirety and substituting with the following:

- b) Maintain all turf areas under their control so that vegetation does not exceed 10 centimeters in height, except in a naturalized area identified on an approved landscaping plan.

For: (6): Mayor DiManno, Councillor Fullerton, Councillor Ledwidge, Councillor Pelham, Councillor Ram, and Councillor Standish

MOTION CARRIED

Minutes confirmed by: On Original On Original



COU26-061 **Moved by** Councillor Ledwidge

That proposed Bylaw 494, the Community Standards Amending Bylaw 260 (Attachment 3) be further amended in Section 2.1.5 by deleting proposed Section 27 in its entirety and substituting with the following:

27. No person shall plant, cultivate, or allow to propagate any Invasive Plant Species, as defined below.

For: (6): Mayor DiManno, Councillor Fullerton, Councillor Ledwidge, Councillor Pelham, Councillor Ram, and Councillor Standish

MOTION CARRIED

COU26-062 **Moved by** Councillor Ram

That proposed Bylaw 494, the Community Standards Amending Bylaw 260 (Attachment 3) be further amended in Section 2.1.8 by deleting the new definitions of “Invasive Plants” and “Maintain” in their entirety and substituting with the following:

Invasive Plant Species means any plant species listed in Schedule E, or any additional plant species designated as invasive by the Town of Banff or by Parks Canada.

Maintain means to manage vegetation through cutting, mowing, trimming, or other means approved by the Town, excluding chemical herbicides unless specifically authorized by Parks Canada through a Restricted Activity Permit or other applicable federal authorization.

For: (6): Mayor DiManno, Councillor Fullerton, Councillor Ledwidge, Councillor Pelham, Councillor Ram, and Councillor Standish

MOTION CARRIED

COU26-063 **Amendment Moved by** Councillor Standish

That motion COU26-065 be amended by deleting subsection g) in its entirety and including the sentence “Firewood, unless contained in a non combustible structure, is considered a Fire Hazard when located within 1.5 meters of any structure.” so that proposed Section 2.19 reads as follows (emphasis added):

2.1.9 Schedule “A” – Definitions, by deleting the definition of “Fire Hazard” in its entirety and substituting with the following:



Fire Hazard means the placement or accumulation of materials combustible in wildfire conditions, located within 10 meters of any structure, including the following:

- a) wood pallets
- b) dead trees, cut or standing
- c) vegetation debris or cuttings
- d) lawn over 10 cm in height
- e) bark mulch
- f) wood construction materials not being used in active construction projects; or

Firewood, unless contained in a non combustible structure, is considered a Fire Hazard when located within 1.5 meters of any structure.

For: (1): Councillor Standish

Against: (5) Mayor DiManno, Councillor Fullerton, Councillor Ledwidge, Councillor Pelham, and Councillor Ram

MOTION DEFEATED

COU26-064 Amendment Moved by Councillor Ram

That motion COU26-065 be amended in subsection g) by adding the word “, cover,” following the words “unless contained in a non-combustible structure” so that this subsection reads as follows (emphasis added):

- g. firewood, unless contained in a non-combustible structure, **cover**, or bin.

For: (6): Mayor DiManno, Councillor Fullerton, Councillor Ledwidge, Councillor Pelham, Councillor Ram, and Councillor Standish

MOTION CARRIED

COU26-065 Moved by Councillor Pelham

That proposed Bylaw 494, the Community Standards Amending Bylaw 260 (Attachment 3) be further amended by adding the following new Section 2.1.9, and renumbering the remaining Sections accordingly:

- 2.1.9 Schedule “A” – Definitions, by deleting the definition of “Fire Hazard” in its entirety and substituting with the following:



Fire Hazard means the placement or accumulation of materials combustible in wildfire conditions, located within 10 meters of any structure, including the following:

- a) wood pallets
- b) dead trees, cut or standing
- c) vegetation debris or cuttings
- d) lawn over 10 cm in height
- e) bark mulch
- f) wood construction materials not being used in active construction projects;
or
- g) firewood, unless contained in a non-combustible structure, cover, or bin.

For: (6): Mayor DiManno, Councillor Fullerton, Councillor Ledwidge, Councillor Pelham, Councillor Ram, and Councillor Standish

MOTION CARRIED

COU26-066 **Moved by** Councillor Ram

That proposed Bylaw 494, the Community Standards Amending Bylaw 260 (Attachment 3) be further amended by deleting newly renumbered Section 2.1.10 (formerly Section 2.1.9) in its entirety and substituting with the following:

2.1.10 Schedule “C” – Penalties, is hereby amended by:

- i. Adding the following penalty to the chart, in the appropriate numerical order:

26 and 27	Allow invasive plant species to grow on property	\$150 plus \$100 per day for each day the offence continues after conviction
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- ii. Renumbering the subsequent Sections accordingly to reflect changes resulting from this amending bylaw.

For: (6): Mayor DiManno, Councillor Fullerton, Councillor Ledwidge, Councillor Pelham, Councillor Ram, and Councillor Standish

MOTION CARRIED



Town of Banff Public Hearing for Proposed Bylaw 494, the Community Standards Amending Bylaw,
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COU26-067 **Moved by** Councillor Fullerton

That proposed Bylaw 494, the Community Standards Amending Bylaw 260 (Attachment 3) be further amended by adding the following new Section 2.1.11:

2.1.11 Schedule “C” – Penalties, by deleting the second line of the Penalty Chart in its entirety and substituting with the following:

6	Accumulation of offensive materials, accumulation or placement of a fire hazard or the placement of wildlife attractants	\$150.00 plus \$100.00 per day for each day the offence continues after conviction
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For: (6): Mayor DiManno, Councillor Fullerton, Councillor Ledwidge, Councillor Pelham, Councillor Ram, and Councillor Standish

MOTION CARRIED

COU26-068 **Moved by** Councillor Pelham

That proposed Bylaw 494, the Community Standards Amending Bylaw 260 (Attachment 3) be further amended by adding the following new Section 2.1.12:

2.1.12 The content of Schedule “E”, Schedule of Prohibited Noxious and Noxious Weeds from the Alberta Weed Control Regulation, is deleted in its entirety and substituted with the following:

**Schedule “E”
Schedule of Invasive Plant Species**

The following plants are designated as Invasive Plants by the Town of Banff

Common Name	Latin Name
Wild Parsnip	<i>Pastinaca sativa</i>
Mountain Bluet	<i>Centaurea montana</i>
Cotoneaster	<i>Cotoneaster spp</i>
Leafy spurge	<i>Euphorbia esula</i>
Hounds-Tongue	<i>Cynoglossum officinale</i>
Black Henbane	<i>Hyoscyamus niger</i>
Common Burdock	<i>Arctium minus</i>
Dalmatian Toadflax	<i>Linaria dalmatica</i>
Plumeless Thistle	<i>Carduus acanthoides</i>
Bladder Campion	<i>Silene vulgaris</i>
Bluweed	<i>Echium vulgare</i>

Minutes confirmed by: On Original On Original



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Reed Canarygrass	<i>Phalaris arundinacea</i>
Greater Celandine	<i>Chelidonium majus</i>
Tatarian Honeysuckle	<i>Lonicera tatarica</i>
Clustered Bellflower	<i>Campanula glomerata</i>
Purple Crown Vetch	<i>Securigera varia</i>
Common Tansy	<i>Tanacetum vulgare</i>
Wild Caraway	<i>Carum carvi</i>
Meadow Hawkweed	<i>Pilosella caespitosa</i>
Nodding Thistle	<i>Carduus nutans</i>
Orange Hawkweed	<i>Pilosella aurantiaca</i>
Common Mullein	<i>Verbascum thapsus</i>
Scentless Chamomile	<i>Tripleurospermum inodorum</i>
Spotted knapweed	<i>Centaurea stoebe</i>
Creeping Bellflower	<i>Campanula rapunculoides</i>
Chicory	<i>Cichorium intybus</i>
Cicer milkvetch	<i>Astragalus cicer</i>
Wormwood	<i>Artemisia absinthium</i>
Alfalfa	<i>Medicago sativa</i>
Birdsfoot Trefoil	<i>Lotus corniculatus</i>
Canada Thistle	<i>Cirsium arvense</i>
Yellow Clematis	<i>Clematis tangutica</i>
Yellow Toadflax	<i>Linaria vulgaris</i>
Tall Buttercup	<i>Ranunculus acris</i>
White Cockle	<i>Silene latifolia</i>
Perennial Sowthistle	<i>Sonchus arvensis</i>
Annual Sowthistle	<i>Sonchus oleraceus</i>
Pygmy Caragana	<i>Caragana pygmaea</i>
Common Caragana	<i>Caragana arborescens</i>
Oxeye Daisy	<i>Leucanthemum vulgare</i>
Rhubarb	<i>Rheum rheubarbarum</i>
Bull Thistle	<i>Cirsium vulgare</i>
Tufted Vetch	<i>Vicia cracca</i>
Green Bristlegrass	<i>Setaria viridis</i>
Smooth Brome	<i>Bromus inermis</i>
Kentucky bluegrass	<i>Poa pratensis</i>
Quack grass	<i>Elymus repens</i>
Annual Hawksbeard	<i>Crepis tectorum</i>
Bluebur	<i>Lappula squarrosa</i>
Common Groundsel	<i>Senecio vulgaris</i>
Common Knotweed	<i>Polygonum arenastrum</i>

Minutes confirmed by: On Original On Original



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Curled Dock	<i>Rumex crispus</i>
Flixweed	<i>Descurainia sophia</i>
Mustard	<i>Brassica spp.</i>
Oriental Poppy	<i>Papaver orientale</i>
Western Salsify	<i>Tragopogon dubius</i>
White Sweet Clover	<i>Melilotus albus</i>
Yellow Sweet Clover	<i>Melilotus officinalis</i>
Timothy	<i>Phleum pratense</i>
Lamb's Quarters	<i>Chenopodium album</i>
Shepherds Purse	<i>Capsella bursa-pastoris</i>
Icelandic Poppy	<i>Papaver nudicaule</i>
Crested Wheatgrass	<i>Agropyron cristatum</i>
Mouse-ear Chickweed	<i>Cerastium fontanum</i>
Spear-leaved goosefoot	<i>Monolepis nuttaliana</i>
Hemp Nettle	<i>Galeopsis tetrahit</i>
Goutweed	<i>Aegopodium podagraria</i>
Madwort	<i>Asperugo procumbens</i>

For: (6): Mayor DiManno, Councillor Fullerton, Councillor Ledwidge, Councillor Pelham, Councillor Ram, and Councillor Standish

MOTION CARRIED

COU26-069 **Moved by Mayor DiManno**

That proposed Bylaw 494, the Community Standards Amending Bylaw 260 (Attachment 3) be further amended by deleting the Sections contained in Part 4, Enactment, their entirety and substituting with the following:

- 4.1 Sections 2.1.5, 2.1.8, 2.1.10 i), and 2.1.2 of this bylaw come into force after the date of final passing and upon approval and execution by the Superintendent, Banff National Park, for the Minister of Environment, Climate Change and Nature.
- 4.2 Sections 2.1.1, 2.1.2, 2.1.3, 2.1.4, 2.1.6, 2.1.7, 2.1.9, 2.1.10 ii), and 2.1.11 of this bylaw comes into force when it receives third reading and is signed by the Mayor and the Town Manager or designates.
- 4.3 The Town Manager is authorized to consolidate Town of Banff Land Use Bylaw.

For: (6): Mayor DiManno, Councillor Fullerton, Councillor Ledwidge, Councillor Pelham, Councillor Ram, and Councillor Standish

MOTION CARRIED

Minutes confirmed by: On Original On Original



Town of Banff Public Hearing for Proposed Bylaw 494, the Community Standards Amending Bylaw,
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COU26-070 Moved by Mayor DiManno

That with respect to Item 4.2, Proposed Bylaw 494, A Bylaw to Amend the Town of Banff Community Standards Bylaw 260 with Wildfire Hazard and Invasive Plant Changes – Second and Third Readings the following be adopted, as amended **by Motions COU26-060 through COU26-069:**

That Bylaw 494, the Community Standards Amending Bylaw, be read a second time, **as amended.**

For: (6): Mayor DiManno, Councillor Fullerton, Councillor Ledwidge, Councillor Pelham, Councillor Ram, and Councillor Standish

MOTION CARRIED

COU26-071 Moved by Councillor Ram

That with respect to Item 4.2, Proposed Bylaw 494, A Bylaw to Amend the Town of Banff Community Standards Bylaw 260 with Wildfire Hazard and Invasive Plant Changes – Second and Third Readings the following be adopted, as amended **by Motions COU26-60 through COU26-69:**

That Bylaw 494, the Community Standards Amending Bylaw, be read a third time, **as amended.**

For: (6): Mayor DiManno, Councillor Fullerton, Councillor Ledwidge, Councillor Pelham, Councillor Ram, and Councillor Standish

MOTION CARRIED

COU26-072 Motion Arising Moved by Councillor Standish

That with respect to Item 4.2, Proposed Bylaw 494, A Bylaw to Amend the Town of Banff Community Standards Bylaw 260 with Wildfire Hazard and Invasive Plant Changes – Second and Third Readings the following be Motion Arising be adopted:

That Council direct Administration to return to Council, through the Governance and Finance Committee, no later that Q4 2026, with a report addressing the review of Bylaw 260, the Community Standards Bylaw.

For: (6): Mayor DiManno, Councillor Fullerton, Councillor Ledwidge, Councillor Pelham, Councillor Ram, and Councillor Standish

MOTION CARRIED

Minutes confirmed by: On Original On Original



Town of Banff Public Hearing for Proposed Bylaw 494, the Community Standards Amending Bylaw,
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Council, by way of unanimous consent, recessed the meeting at 3:25 p.m. for a 10-minute break.

Councillor Ram left the meeting at 3:25 p.m.

Council reconvened the meeting at 3:37 p.m. with Mayor DiManno in the Chair.

5.0 INVITED PRESENTATIONS

No Invited Presentations were scheduled as part of this meeting.

6.0 PUBLIC INPUT ON APPROVED AGENDA ITEMS

6.1 Written Submissions

No Written Submissions were received with respect to approved Agenda Items scheduled as part of this meeting.

6.2 Verbal Submissions

No Verbal Submissions were provided with respect to approved Agenda Items scheduled as part of this meeting.

7.0 UNFINISHED BUSINESS

No items of Unfinished Business were scheduled as part of this meeting.

8.0 ADMINISTRATIVE REPORTS

8.1 Request for Decision: Proposed Policy C1000-2 Municipal Policy Development

COU26-073 **Moved by** Councillor Standish

That with respect to Item 8.1, Request for Decision: Proposed Policy C1000-2 Municipal Policy Development, the following be approved:

That Council approve Council Policy C1000-2, Municipal Policy Development (Attachment 1) as presented.

For: (5): Mayor DiManno, Councillor Fullerton, Councillor Ledwidge, Councillor Pelham, and Councillor Standish

MOTION CARRIED

Minutes confirmed by: On Original On Original



Town of Banff Public Hearing for Proposed Bylaw 494, the Community Standards Amending Bylaw,
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8.2 Request for Decision: Policy C1006-1 Acceptance of Gifts

COU26-074 **Moved by** Councillor Ledwidge

That with respect to Item 8.2, Request for Decision: Policy C1006-1 Acceptance of Gifts, the following be approved:

That Council approve Council Policy C1006-1, Acceptance of Gifts (Attachment 1) as presented.

For: (5): Mayor DiManno, Councillor Fullerton, Councillor Ledwidge, Councillor Pelham, and Councillor Standish

MOTION CARRIED

8.3 Request for Decision: Policy C1003-1 Corporate Gifts from the Town of Banff

COU26-075 **Moved by** Councillor Pelham

That with respect to Item 8.3, Request for Decision: Policy C1003-1 Corporate Gifts from the Town of Banff, the following be approved:

That Council approve Council Policy C1003-1, Corporate Gifts from the Town of Banff (Attachment 1), as presented.

For: (5): Mayor DiManno, Councillor Fullerton, Councillor Ledwidge, Councillor Pelham, and Councillor Standish

MOTION CARRIED

9.0 NOTICE OF MOTION

No Notices of Motion were included as part of this meeting.

10.0 COMMITTEE REPORTS

No Committee Reports were included as part of this meeting.

11.0 NEW/URGENT BUSINESS

No items of New/ Urgent Business were included as part of this meeting.

Minutes confirmed by: On Original On Original



11.0 CONFIDENTIAL ITEMS

No Confidential Items were scheduled as part of this meeting.

13.0 CORRESPONDENCE

COU26-076 **Moved by** Mayor DiManno

That with respect to Section 13.0, Correspondence, the following be adopted, by way of an omnibus motion:

That Council receive the following items of Correspondence for the Corporate Record:

13.1 Karen Maiolo: Email Re: Written Submission for Public Hearing- Bylaw 494 (March 10, 2026), received March 5, 2026

13.2 Peter Duck, BSc., M.E.S, President, Bow Valley Naturalists, Letter dated March 06, 2026

For: (5): Mayor DiManno, Councillor Fullerton, Councillor Ledwidge, Councillor Pelham, and Councillor Standish

MOTION CARRIED

14.0 ADJOURNMENT

COU26-077 **Moved by** Councillor Ledwidge

That the March 10, 2026, Regular Meeting of Council adjourn at 3:41 p.m.

For: (6): Mayor DiManno, Councillor Fullerton, Councillor Ledwidge, Councillor Pelham, Councillor Ram, and Councillor Standish

MOTION CARRIED

On Original

Barb Pelham
Deputy Mayor

On Original

Libbey McDougall
Municipal Clerk



**MINUTES OF THE
REGULAR MEETING OF COUNCIL
of the Town of Banff in the Province of Alberta
Tuesday, March 24, 2026, at 2:00 p.m.**

COUNCIL MEMBERS PRESENT

Barb Pelham	Councillor and Deputy Mayor	(Presiding Officer)
Corrie DiManno	Mayor	(Remote Participation)
Brian Standish	Councillor and Acting Mayor	
Michelle Backhouse	Councillor	
David Fullerton	Councillor	
Marc Ledwidge	Councillor	
Kaylee Ram	Councillor	

COUNCIL MEMBERS ABSENT

None

ADMINISTRATION PRESENT

Kelly Gibson	Town Manager	
Lauren Aebig	Director, Corporate Services	
Jason Darrah	Director, Communications & Marketing	(Remote Participation)
Darren Enns	Director, Planning & Environment	
Adrian Field	Director, Engineering	(Remote Participation)
Alison Gerrits	Director, Community Services	
Paul Godfrey	Director, Operations	
Keri Martens	Fire Chief	(Remote Participation)
Michael Hay	Manager, Environmental Services	(Partial Remote Participation)
Chris Pottie	FireSmart Coordinator	(Remote Participation)
Philipp Leberer	Environmental Coordinator	(Partial Remote Participation)
Michelle Jorgensen	Heritage Planning and Public Art Coordinator	
Carolynn Grey	Legislative Advisor	(Remote Participation)
Kiersten McDonald	Legislative Advisor	(Remote Participation)
Libbey McDougall	Municipal Clerk	

Minutes confirmed by: _____

1.0 CALL TO ORDER

Present at Call to Order: (6): Deputy Mayor Pelham, Councillor Backhouse, Councillor Fullerton, Councillor Ledwidge, Councillor Ram, and Councillor Standish

Present Virtually at Call to Order: (1): Mayor DiManno

Sections 7.32 c) and 15.2 of the Procedures Bylaw indicate that the Presiding Officer of a meeting must not participate remotely and that in the absence of the Mayor, the Deputy Mayor is the Presiding Officer. Deputy Mayor Pelham acted as the Presiding Officer for the March 24, 2026, Regular Meeting of the Governance and Finance Committee in place of Mayor DiManno, who participated virtually.

Deputy Mayor Pelham called the March 24, 2026, Regular Meeting of Council to order at 2:00 p.m.

2.0 CONFIRMATION OF AGENDA

2.1 Revised Agenda for the March 24, 2026, Regular Meeting of Council

COU26-078 **Moved by** Deputy Mayor Pelham

That the Revised Agenda for today's meeting be amended by including an item of New/ Urgent Business entitled " 10.1, Verbal Request for Decision: Council Consideration of approved Motions FIN26-049 and FIN26-050, relating to the 2024 Childcare Needs Assessment Update presented as part of the March 24, 2026, Regular Meeting of the Governance and Finance Committee".

For: (7): Deputy Mayor Pelham, Mayor DiManno, Councillor Backhouse, Councillor Fullerton, Councillor Ledwidge, Councillor Ram, and Councillor Standish

MOTION CARRIED

COU26-079 **Moved by** Councillor Backhouse

That the Revised Agenda for the March 24, 2026, Regular Meeting of Council be confirmed, as amended.

For: (7): Deputy Mayor Pelham, Mayor DiManno, Councillor Backhouse, Councillor Fullerton, Councillor Ledwidge, Councillor Ram, and Councillor Standish

MOTION CARRIED

2.2 2026 Council Workplan

Council, by unanimous consent, received the 2026 Council Workplan for the Corporate Record.

3.0 CONFIRMATION OF PREVIOUS COUNCIL MINUTES

3.1 Minutes of the March 10, 2026, Public Hearing for Proposed Bylaw 494, The Community Standards Amending Bylaw, and Regular Meeting of Council

The following clerical correction was noted to the document:

- Motion COU26-063, Vote notation line “Against”, by deleting the name “Councillor Standish”.

COU26-080 **Moved by** Deputy Mayor Pelham

That the Minutes of the March 10, 2026, Public Hearing for Proposed Bylaw 494, The Community Standards Amending Bylaw, and Regular Meeting of Council be confirmed, **as corrected**.

For: (7): Deputy Mayor Pelham, Mayor DiManno, Councillor Backhouse, Councillor Fullerton, Councillor Ledwidge, Councillor Ram, and Councillor Standish

MOTION CARRIED

4.0 INVITED PRESENTATIONS

No Invited Presentations were scheduled as part of this meeting.

5.0 PUBLIC INPUT ON APPROVED AGENDA ITEMS

5.1 Written Submissions

Council, by unanimous consent, received the following Written Submissions for the Corporate Record:

- 5.1.1 Anne Ewen: Online Submission Form and Attached Letter, received March 21, 2026 (Item 7.1, Request for Decision: Proposed Council Policy C5003-02, Heritage Resource Management)
- 5.1.2 Elise Findlay, Chair, Town of Banff Community Art Committee: Online Submission Form, received March 22, 2026 (Item 7.2, Request for Decision: Temporary Student Mural – 50 Wolf Street)

Minutes confirmed by: _____

5.2 Verbal Submissions

No Verbal Submissions were provided at this meeting.

6.0 UNFINISHED BUSINESS

No items of Unfinished Business were scheduled as part of this meeting.

7.0 ADMINISTRATIVE REPORTS

7.1 Request for Decision: Proposed Council Policy C5003-02, Heritage Resource Management

COU26-081 **Moved by** Mayor DiManno

That proposed Council Policy C5003-2, Heritage Resource Management, Attachment 1, be amended in Section 5.3 a) iv., by including the words “at the discretion of the Development Officer” following the words “to the Banff heritage Corporation for review” so that this subsection reads as follows (Emphasis added):

- iv. Refer development permit applications for properties on the municipal heritage inventory to the Banff Heritage Corporation for review **at the discretion of the Development Officer.**

For: (3): Deputy Mayor Pelham, Mayor DiManno, and Councillor Ram

Against: (4): Councillor Backhouse, Councillor Fullerton, Councillor Ledwidge, and Councillor Standish

MOTION DEFEATED

COU26-082 **Moved by** Mayor DiManno

That proposed Council Policy C5003-2, Heritage Resource Management, Attachment 1, be amended in Section 5.3 a) iv., by including the words “when development permit applications impact the exterior building envelope” following the words “to the Banff heritage Corporation for review” so that this subsection reads as follows (emphasis added):

- iv. Refer development permit applications for properties on the municipal heritage inventory to the Banff Heritage Corporation for review **when development permit applications impact the exterior building envelope.**

For: (7): Deputy Mayor Pelham, Mayor DiManno, Councillor Backhouse, Councillor Fullerton, Councillor Ledwidge, Councillor Ram, and Councillor Standish

MOTION CARRIED

Minutes confirmed by: _____

COU26-083 **Moved by** Deputy Mayor Pelham

That with respect to Item 7.1, Request for Decision: Proposed Council Policy C5003-02, Heritage Resource Management, the following be approved, **as amended by Motion COU26-082:**

That Council approve proposed Policy C5003-02, Heritage Resource Management (**amended** Attachment 1).

For: (7): Deputy Mayor Pelham, Mayor DiManno, Councillor Backhouse, Councillor Fullerton, Councillor Ledwidge, Councillor Ram, and Councillor Standish

MOTION CARRIED

7.2 Request for Decision: Temporary Student Mural – 50 Wolf Street

COU26-084 **Moved by** Councillor Backhouse

That with respect to Item 7.2, Request for Decision: Temporary Student Mural – 50 Wolf Street, the following be approved:

That Council, pursuant to Section 9.22 of Procedures Bylaw 44-8, revisit adopted motion COU26-039 to approve the Amended 2026-2028 Operating Budget, which was adopted as part of the February 10, 2026, Regular Meeting of Council, so as to consider further amendments to the Amended 2026-2028 Operating Budget.

For: (7): Deputy Mayor Pelham, Mayor DiManno, Councillor Backhouse, Councillor Fullerton, Councillor Ledwidge, Councillor Ram, and Councillor Standish

MOTION CARRIED

COU26-085 **Moved by** Councillor Backhouse

That with respect to Item 7.2, Request for Decision: Temporary Student Mural – 50 Wolf Street, the following be approved:

That Council further amend the Amended 2026-2028 Operating Budget by approving the cost of the Temporary Student Mural - 50 Wolf Street, as outlined in the Report, for up to \$14,000 to be funded through the Public Art Reserve.

For: (7): Deputy Mayor Pelham, Mayor DiManno, Councillor Backhouse, Councillor Fullerton, Councillor Ledwidge, Councillor Ram, and Councillor Standish

MOTION CARRIED

COU26-086 **Moved by** Councillor Backhouse

That with respect to Item 7.2, Request for Decision: Temporary Student Mural – 50 Wolf Street, the following be approved:

That Council Approve the Amended 2026-2028 Operating Budget, as amended by Motion COU26-085.

For: (7): Deputy Mayor Pelham, Mayor DiManno, Councillor Backhouse, Councillor Fullerton, Councillor Ledwidge, Councillor Ram, and Councillor Standish

MOTION CARRIED

7.3 Request for Direction: Lawn Replacement Incentive Program

COU26-087 **Moved by** Deputy Mayor Pelham

That with respect to Item 7.3, Request for Direction: Lawn Replacement Incentive Program, the following be adopted:

That Council direct Administration to launch the Lawn Replacement Incentive Program, as outlined in the Report.

Against: (7): Deputy Mayor Pelham, Mayor DiManno, Councillor Backhouse, Councillor Fullerton, Councillor Ledwidge, Councillor Ram, and Councillor Standish

MOTION DEFEATED

COU26-088 **Moved by** Mayor DiManno

That with respect to Item 7.3, Request for Direction: Lawn Replacement Incentive Program, the following be adopted:

That Council direct Administration to take no further action with respect to the Lawn Replacement Incentive Program and return the allocated funds (\$11,000) to the Environmental Reserve.

For: (7): Deputy Mayor Pelham, Mayor DiManno, Councillor Backhouse, Councillor Fullerton, Councillor Ledwidge, Councillor Ram, and Councillor Standish

MOTION CARRIED

Council, by way of unanimous consent, recessed at 3:28 p.m. for a 15 – minute break.

Council reconvened the meeting at 3:44 p.m. with Deputy Mayor Pelham in the Chair.

7.4 Briefing: Electric Vehicle Charging Infrastructure in Banff Update

COU26-089 **Moved by** Deputy Mayor Pelham

That with respect to Item 7.4, Briefing: Electric Vehicle Charging Infrastructure in Banff Update, the following be adopted:

That Council receive the Briefing for the Corporate Record.

For: (7): Deputy Mayor Pelham, Mayor DiManno, Councillor Backhouse, Councillor Fullerton, Councillor Ledwidge, Councillor Ram, and Councillor Standish

MOTION CARRIED

8.0 NOTICE OF MOTION

No Notices of Motion were scheduled as part of this meeting.

9.0 COMMITTEE REPORTS

Council, by way of unanimous consent, received the following Committee Reports for the Corporate Record:

- 9.1 Approved Minutes of the January 14, 2026, Regular Meeting of the Community Art Committee
- 9.2 Approved Minutes of the February 11, 2026, Regular Meeting of the Community Art Committee
- 9.3 January 28, 2026, Development Appeal Board Notice
- 9.4 March 4, 2026, Development Appeal Board Decision
- 9.5 Approved Minutes of the January 21, 2026, Meeting of the Municipal Planning Commission

Minutes confirmed by: _____

10.0 NEW/URGENT BUSINESS

Note: Item 10.1 was included as part of the Agenda for this meeting as an item of New/ Urgent Business by way of adopted Motions COU26-078 and COU26-079.

- 10.1 Verbal Request for Decision: Council Consideration of approved Motions FIN26-049 and FIN26-050, relating to the 2024 Childcare Needs Assessment Update presented as part of the March 24, 2026, Regular Meeting of the Governance and Finance Committee

COU26-090 **Moved by** Deputy Mayor Pelham

That with respect to Item 10.1, Verbal Request for Decision: Council Consideration of approved Motions FIN26-049 and FIN26-050, relating to the 2024 Childcare Needs Assessment Update presented as part of the March 24, 2026, Regular Meeting of the Governance and Finance Committee, the following be adopted:

That Council direct Administration to return to return to a future meeting of Council, no later than Q2 2026 with a report outlining options to expand the Banff Child Care Centre, including, but not limited to, potential rezoning requirements and engineering support.

For: (7): Deputy Mayor Pelham, Mayor DiManno, Councillor Backhouse, Councillor Fullerton, Councillor Ledwidge, Councillor Ram, and Councillor Standish

MOTION CARRIED

COU26-091 **Moved by** Councillor Ram

That with respect to Item 10.1, Verbal Request for Decision: Council Consideration of approved Motions FIN26-049 and FIN26-050, relating to the 2024 Childcare Needs Assessment Update presented as part of the March 24, 2026, Regular Meeting of the Governance and Finance Committee, the following be adopted:

That Council Administration to return to a future meeting of Council, no later than Q2 2026, with a report addressing a potential Town of Banff grant to encourage the growth of day homes within the townsite.

For: (7): Deputy Mayor Pelham, Mayor DiManno, Councillor Backhouse, Councillor Fullerton, Councillor Ledwidge, Councillor Ram, and Councillor Standish

MOTION CARRIED



11.0 CONFIDENTIAL ITEMS

No Confidential Items were scheduled as part of this meeting.

12.0 CORRESPONDENCE

No items of Correspondence were received for this meeting.

13.0 ADJOURNMENT

COU26-092 **Moved by** Councillor Standish

That the March 24, 2026, Regular Meeting of Council adjourn at 4:05 p.m.

For: (7): Deputy Mayor Pelham, Mayor DiManno, Councillor Backhouse, Councillor Fullerton, Councillor Ledwidge, Councillor Ram, and Councillor Standish

MOTION CARRIED

Barb Pelham
Deputy Mayor

Libbey McDougall
Municipal Clerk

Minutes confirmed by: _____



Danielle Duffy <lakelouisecentre@gmail.com>

Staff & Stakeholder Update - 2026-03-04 - ID9 Call for ESS Volunteers

1 message

LLYK Lotissements Urbains / LLYK Townsites (PC) <llyklotissementsurbains-llyktownsites@pc.gc.ca>

Wed, Mar 4, 2026 at 11:16 AM

To: "LLYK Lotissements Urbains / LLYK Townsites (PC)" <llyklotissementsurbains-llyktownsites@pc.gc.ca>

Staff and Stakeholder Update

ID9 Call for Volunteers

March 4, 2026

What's happening?

Improvement District No. 9 (ID9) and Parks Canada are currently seeking volunteers to support the development and delivery of a local Emergency Social Services (ESS) Program.

Emergency Social Services plays a critical role in supporting residents and visitors. ESS volunteers help provide reception and registration services, lodging coordination, food services, information and referrals, family reunification support, and overall care and comfort during stressful situations.

What you need to know

ID9 is looking for individuals who:

- Can commit for 2 years
- Live/work in Improvement District No. 9 (Banff National Park outside limits of the Town of Banff)
- Are calm, organized, and compassionate
- Work well in a team environment
- Are willing to participate in training sessions and occasional exercises
- Can be available during emergencies (availability can vary—every contribution helps)

No prior emergency response experience is required. Training and orientation will be provided.

If you are interested in learning more or signing up, register here: [REGISTER NOW](#). (if you need help registering, please call us at 403-522-2606).

ID9 can be reached here:

info@improvementdistrict9.ca

403-522-2606

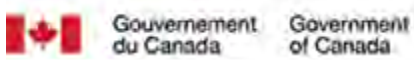
Questions?


Townsites and Realty

Lake Louise, Yoho and Kootenay National Parks

llyktownsites@pc.gc.ca

Field: 250-343-6117 / Lake Louise: 403-522-1186



 **Staff Stakeholder Update - 2026-03-04 - ID9 Call for Volunteers.pdf**
124K



Danielle Duffy <lakelouisecentre@gmail.com>

Stakeholder update | Preventing Aquatic Invasive Species: New zoning areas coming into effect for Mountain National Parks (Banff, Jasper, Kootenay, Yoho and Waterton Lakes)

1 message

Lake Louise, Yoho & Kootenay Field Unit | Unité de gestion de Lake Louise et des parcs nationaux Yoho et Kootenay <LLYK.Info@pc.gc.ca>
Reply-To: LLYK.Info@pc.gc.ca
To: lakelouisecentre@gmail.com

Tue, Mar 10, 2026 at
10:52 AM

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Banff, Yoho and Kootenay National Parks

Preventing Aquatic Invasive Species: New zoning areas coming into effect for Mountain National Parks

March 10, 2026

What's happening?

Managing the risk of aquatic invasive species (AIS) is a high priority for Parks Canada. Across the mountain national parks (Banff, Jasper, Kootenay, Yoho and Waterton Lakes), Parks Canada offers numerous water-based recreational opportunities that attract thousands of visitors each year. While water activities are an important part of the visitor experience, they also increase the risk of introducing and spreading AIS. Once introduced, AIS can permanently disrupt sensitive ecosystems of lakes and rivers, causing irreversible damage to the genetic integrity of fish populations, and harming critical infrastructure, and reducing recreational opportunities.

In effort to strengthen the protection of the pristine lakes and rivers in mountain national parks; Parks Canada is introducing an updated regional AIS Prevention Strategy across the mountain national parks. The strategy is based on an evidence-based, adaptive management approach that provides ecosystem protections while supporting positive

visitor experiences. The phased implementation of the AIS Prevention Strategy will begin in 2026, followed by additional components introduced over the next two years.

As part of this regional prevention strategy, water activity zones and associated aquatic equipment restrictions will come into effect for Banff National Park in 2026.

In Banff National Park, lakes and rivers are grouped into three types of zones: Water Recreation Zones, Preservation Zones, and Special Tactics Zones. Each zone has different rules for water activities, please see below for more details. In Yoho and Kootenay national parks, all waterbodies remain closed to watercraft and angling until March 31, 2027.

What you need to know?

Banff National Park

Three Water Activity Zones will be implemented in Banff National Park in 2026. Please consult below to understand which zone a waterbody is in to ensure your planned activity is permitted.

Water Recreation Zone

Water Recreation Zones are defined as popular waterbodies where recreational use can continue with safeguards in place. Those fishing in the zone must also hold a valid fishing permit.

- This zone includes many popular lakes and rivers, and most water activities may continue.
- Visitors must follow existing Clean, Drain, Dry and Certify protocol
- Waterbodies in this Zone are:
 - Altrude Lake
 - Arnica Lake
 - Boom Lake
 - Bourgeau Lake
 - Bow River (downstream of Hector Lake)
 - Rockbound Lake
 - Smith Lake
 - Twin Lakes (upper and lower)
 - Two Jack Lake
 - Cascade Ponds
 - Copper Lake
 - Hector Lake
 - Herbert Lake
 - Johnson Lake
 - Lake Louise
 - Vermilion Lakes
 - Vista Lake
 - Waterfowl Lakes

Water Preservation Zone

Water Preservation zones are prioritized for protection of ecologically sensitive waterbodies or areas with limited recreational use.

- This zone includes ecologically sensitive waterbodies requiring more protection
- Visitors must follow existing Clean, Drain, Dry and Certify protocol for allowed activities
- Waterbodies in this Zone are:
 - Bow Lake
 - Moraine Lake
 - All waterbodies excluding those in the Water Recreation Zone and Lake Minnewanka

- Allowed activities: swimming, playing with beach toys, snorkeling, fishing without waders or wading boots
- Prohibited activities: fishing with waders or wading boots, paddling, large inflatables, and motorized boating

Special Tactics Zone

Special Tactics Zones are high-use waterbodies where site-specific measures apply.

Waterbody in this Zone: Lake Minnewanka

- Lake Minnewanka is ecologically sensitive and needs to be protected from aquatic invasive species
- Allowed activities: swimming, playing with beach toys, snorkeling, scuba diving, fishing without waders and wading boots (valid fishing permit required)
- Prohibited activities: fishing with waders or wading boots, paddling, and large inflatables
- Rental watercrafts that do not leave Lake Minnewanka remain available

Motorized watercraft must have a Parks Canada inspection prior to launching. Inspections will be available by appointment only between May 13 and September 13. Visitors must contact (403) 497- 5821 or banff.ais-eae@pc.gc.ca 48 hours in advance to book an appointment

Aquatic Invasive Species Discovery in Lake Louise

Monitoring results in 2025 indicated a new detection of whirling disease in Lake Louise, likely spread from the Bow River or other infected water on watercraft or angling equipment. Under the updated strategy, Parks Canada will strengthen the protection for more sensitive waterbodies where the ecological impacts of aquatic invasive species are more critical while maintaining recreational access at Lake Louise with continued permitting requirements. This approach highlights the transition from reactive temporary actions to long-term adaptive management of aquatic ecosystems on a regional scale.

Yoho and Kootenay National Parks

- All waterbodies remain closed to watercraft and angling until March 31, 2027
- Visitors must Clean, Drain, and Dry all equipment that comes into contact with water
- Allowed activities: swimming, playing with beach toys, and snorkelling
- Yoho and Kootenay national parks will implement the regional AIS Prevention Strategy and associated zoning in future years.

For more information on water activity restrictions:

Banff Field Unit

Banff Info Hub | bnp-infohub@pc.gc.ca

Lake Louise, Yoho and Kootenay Field Unit

Catherine Lv | llykmedia@pc.gc.ca

Public Relations and Communications Officer

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Parcs nationaux Banff, Kootenay et Yoho

Prévention des espèces aquatiques envahissantes : Délimitation de nouvelles zones dans les parcs nationaux des montagnes

Le 10 mars 2026

Que se passe-t-il?

La gestion du risque posé par les espèces aquatiques envahissantes (EAE) représente une grande priorité pour Parcs Canada. Les parcs nationaux des montagnes (parcs nationaux Banff, Jasper, Kootenay et Yoho et parc national des Lacs-Waterton) proposent de nombreuses possibilités de loisirs aquatiques et nautiques qui attirent chaque année des milliers de visiteurs. Les activités récréatives associées à l'eau occupent une place importante dans l'expérience du visiteur, mais elles accroissent le risque d'introduction et de propagation d'EAE. Une fois établies, les EAE peuvent perturber en permanence les écosystèmes fragiles de lacs et de rivières, causer des dommages irréversibles à l'intégrité génétique de populations de poissons, nuire à l'infrastructure essentielle et limiter les possibilités récréatives.

Pour renforcer la protection des rivières et des lacs intacts des parcs nationaux des montagnes, Parcs Canada introduit une stratégie régionale de prévention des EAE mise à jour. Cette stratégie repose sur une approche de gestion adaptative éclairée par des données probantes qui assure la protection des écosystèmes tout en favorisant la prestation d'expériences enrichissantes aux visiteurs. La mise en œuvre se fera par étapes à compter de 2026. D'autres composantes viendront s'ajouter à la stratégie au cours des deux prochaines années.

Dans le cadre de cette stratégie de prévention régionale, Parcs Canada a délimité des zones d'activités aquatiques et assujetti le matériel de loisirs connexe à des restrictions qui entrent en vigueur en 2026 dans le parc national Banff. Les lacs et les rivières du parc sont classés dans trois zones : la zone de loisirs aquatiques, la zone de préservation des eaux et la zone de tactiques spéciales. Dans chacune de ces zones, les activités récréatives associées à l'eau sont soumises à des règles particulières qui sont décrites ci-dessous. Dans les parcs nationaux Yoho et Kootenay, tous les plans d'eau restent fermés aux embarcations et au matériel de pêche jusqu'au 31 mars 2027.

Que devez-vous savoir?

Parc national Banff

Le parc national Banff sera subdivisé en trois zones d'activités aquatiques en 2026. Les paragraphes qui suivent vous indiquent dans quelle zone se situent les différents plans d'eau du parc pour vous permettre de vérifier si les activités que vous avez prévues sont autorisées.

Zone de loisirs aquatiques

La zone de loisirs aquatiques englobe les plans d'eau très fréquentés où les visiteurs peuvent s'adonner à leurs activités récréatives, moyennant le maintien de mesures de protection. Les personnes qui pêchent dans cette zone doivent détenir un permis de pêche valide.

- Cette zone comprend de nombreux lacs et rivières très fréquentés, et la plupart des activités aquatiques et nautiques y sont autorisées.
- Les visiteurs doivent suivre le protocole Nettoyez-Videz-Séchez-Certifiez.
- Voici les plans d'eau compris dans cette zone :
 - Lac Altrude
 - Lac Arnica
 - Lac Boom
 - Lac Bourgeau
 - Rivière Bow (en aval du lac Hector)
 - Étangs Cascade
 - Lac Copper
 - Lac Hector
 - Lac Herbert
 - Lac Johnson
 - Lac Louise
 - Lac Rockbound
 - Lac Smith
 - Lacs Twin (supérieur et inférieur)
 - Lac Two Jack
 - Lacs Vermilion
 - Lac Vista
 - Lacs Waterfowl

Zone de préservation des eaux

La zone de préservation des eaux vise en priorité à protéger des plans d'eau ou des secteurs écosensibles où l'activité récréative est limitée.

- Cette zone englobe des plans d'eau écosensibles qui nécessitent une protection accrue.
- Les visiteurs doivent suivre le protocole Nettoyez-Videz-Séchez-Certifiez pour les activités autorisées.
- Voici les plans d'eau compris dans cette zone :
 - Lac Bow
 - Lac Moraine
 - Tous les plans d'eau du parc, à l'exclusion de ceux qui se trouvent dans la zone de loisirs aquatiques et du lac Minnewanka
- Activités autorisées : baignade, jeux avec jouets de plage, plongée avec tuba, pêche sans cuissardes ou bottines de pêche
- Activités interdites : pêche avec cuissardes ou bottines de pêche, sports de pagaie, flottaison à l'aide de gros objets gonflables et navigation de plaisance motorisée

Zone de tactiques spéciales

Le zone de tactiques spéciales englobe des plans d'eau très fréquentés où des mesures particulières ont été instaurées.

Plan d'eau compris dans cette zone : lac Minnewanka

- Le lac Minnewanka est un plan d'eau écosensible qui doit être protégé contre les espèces aquatiques envahissantes.
- Activités autorisées : baignade, jeux avec jouets de plage, plongée avec tuba, plongée en scaphandre, pêche sans cuissardes ou bottines de pêche (permis de pêche valide exigé)
- Activités interdites : pêche avec cuissardes ou bottines de pêche, sports de pagaie et flottaison à l'aide de gros objets gonflables
- Les embarcations de location qui ne quittent pas le lac Minnewanka sont autorisées.

Les embarcations à moteur doivent avoir été inspectées par Parcs Canada avant leur mise à l'eau. Les inspections se font exclusivement sur rendez-vous, du 13 mai au 13 septembre. Les visiteurs doivent composer le 403-497-5821 ou écrire à banff.ais-eae@pc.gc.ca 48 heures à l'avance pour prendre rendez-vous.

Découverte d'espèces aquatiques envahissantes dans le lac Louise

Les travaux de surveillance réalisés en 2025 ont permis de détecter un nouveau cas de tournis des truites dans le lac Louise. La maladie s'est probablement propagée par la rivière Bow ou par une autre source d'eau infectée provenant d'une embarcation ou de matériel de pêche. La nouvelle stratégie permettra à Parcs Canada de renforcer la protection accordée aux plans d'eau écosensibles où les espèces aquatiques envahissantes peuvent avoir des impacts écologiques dévastateurs, tout en préservant l'accès au lac Louise à des fins récréatives moyennant le maintien d'exigences en matière de permis. Cette approche témoigne de l'abandon de mesures réactives temporaires au profit d'une gestion adaptative à long terme des écosystèmes aquatiques à l'échelle régionale.

Parcs nationaux Yoho et Kootenay

- La mise à l'eau d'embarcations et la pêche à la ligne demeurent interdites dans tous les plans d'eau jusqu'au 31 mars 2027.
- Les visiteurs doivent nettoyer, vider et faire sécher tout le matériel qui entre en contact avec de l'eau.
- Activités autorisées : baignade, jeux avec jouets de plage et plongée avec tuba
- Les parcs nationaux Yoho et Kootenay appliqueront la stratégie régionale de prévention des EAE et délimiteront des zones d'activités aquatiques dans les années à venir.

Détails supplémentaires sur les restrictions applicables aux activités aquatiques et nautiques :

Unité de gestion de Banff

Carrefour-info | bnp-infohub@pc.gc.ca

Unité de gestion de Lake Louise, Yoho et Kootenay

Catherine Lv | llykmedia@pc.gc.ca

Agente des relations publiques et des communications

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Email sent to: lakelouisecentre@gmail.com

Lake Louise, Yoho & Kootenay Field Unit | Unité de gestion de Lake Louise et des parcs nationaux Yoho et Kootenay

4/14/26, 2:23 PM

Gmail - Stakeholder update | Preventing Aquatic Invasive Species: New zoning areas coming into effect for Mountain National Park...

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1-403-522-3833 | LLYK.Info@pc.gc.ca

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Danielle Duffy <lakelouisecentre@gmail.com>

Staff and Stakeholder Update - Updates to Land Use Planning Regulations and Fees - March 16, 2026

1 message

LLYK Lotissements Urbains / LLYK Townsites (PC) <llyklotissementsurbains-llyktownsites@pc.gc.ca>

Mon, Mar 16, 2026 at 8:26 AM

To: "LLYK Lotissements Urbains / LLYK Townsites (PC)" <llyklotissementsurbains-llyktownsites@pc.gc.ca>

Stakeholder Update

Updates to Land Use Planning Regulations and Fees

March 16, 2026

What's happening?

Last year the new *National Parks of Canada Land Use Planning Regulations* came into effect. These new Land Use Planning Regulations and corresponding fees were implemented across all national parks and national park reserves. One year after implementing the new Land Use Planning Regulations, Parks Canada is now sharing some additional refinements to the Development and Building Permit process.

These updates are intended to improve clarity, consistency, and efficiency in how projects are reviewed, while ensuring environmental considerations are addressed early and thoroughly. This information is relevant for all lease and licence holders who operate in national parks.

Reminders about the new Land Use Planning Regulations:

- The [National Parks of Canada Land Use Planning Regulations](#) are new regulations that were needed to replace outdated rules and fees that had not been changed in over 50 years, as well as develop a consistent approach to assess projects across Parks Canada managed places. These new regulations were created with input from public, stakeholder and Indigenous consultations. These consultations took place in the Lake Louise, Yoho and Kootenay areas in 2018.
- The new regulations include fees which are tied to service standards. These service standards are guaranteed timelines for Parks Canada to review complete application packages. The list of fees is available on [Parks Canada's website](#).
Please note - fees are required to be adjusted every two years based on the two-year cumulative percentage change of the annual average Consumer Price Index (CPI), as published by Statistics Canada. This ensures that fees remain aligned with inflation and enables Parks Canada to recover the administrative costs of the program in the same manner as other permitting authorities.

- The *National Parks of Canada Land Use Planning Regulations* and corresponding fee adjustments will be supported by improved policies, guidelines and procedures. This supports Parks Canada's commitment to maintaining a rigorous, transparent, and consistent review process for land use planning permits and other planning authorizations that reflect unique local contexts, professional planning best practices, and ensure Parks Canada is equipped to address growth in demand and provide high-quality service delivery.
- Please note that service delivery standards and timelines are applicable to operators who remain in good standing. Review processes may be paused if there are outstanding issues the Operator must resolve in order to return to good standing. Once resolved, service standards and timelines will resume.

What adjustments are being made:

- Projects will be evaluated using a three-stage process. Most projects, regardless of size or complexity, will begin with the development permit process.
- Generally, a development permit grants the permit-holder permission for the proposed activity and to apply for a building permit, if required.
- Some activities that were previously permitted through a stand-alone building permit or restricted activity permit will first require a development permit (i.e. fencing, retaining walls) and if necessary, a building permit once the development permit is issued.
- Many activities that were previously covered under a stand-alone building permit will now be treated as a development permit for accessory development. These applications will generally follow a more streamlined review process, depending on the nature and scope of the proposed activity.
- All projects require an impact assessment review.
- Changes or adjustments made after application submission may result in additional fees, including resubmission and/or amendment fees.
- Proponents are encouraged to contact the Parks Canada Development Office early with a brief summary of their project. Parks Canada may request or offer a pre-application meeting to help clarify requirements and next steps.
- The overall approach to working with Parks Canada remains the same. More information is available on the following websites: [Kootenay National Park](#), [Yoho National Park](#), [Banff National Park](#)
- Current permits that were issued under the former regulations remain valid. Permits that expire prior to the approved activity and conditions being completed may need to be re-submitted under the new regulations. Please confirm with Parks Canada Development Office.

For more information, please visit [Parks Canada's land use planning and permitting website](#). For details on how the new framework and fees were developed, visit the [Land Use Planning Program's consultation website](#).

Still have questions?

Townsites & Realty

Lake Louise Yoho Kootenay Field Unit, Parks Canada

llyktownsites@pc.gc.ca



Stakeholder Update - Land Use Planning Regulations and Fees Updates and Adjustments 2026.pdf

142K



Danielle Duffy <lakelouisecentre@gmail.com>

RE: Lake Louise Staff & Stakeholder Update - Office Hours for Townsites March 17-18, 2026

1 message

LLYK Lotissements Urbains / LLYK Townsites (PC) <llyklotissementsurbains-llyktownsites@pc.gc.ca>

Fri, Mar 20, 2026 at 12:51 PM

To: "LLYK Lotissements Urbains / LLYK Townsites (PC)" <llyklotissementsurbains-llyktownsites@pc.gc.ca>

Staff and Stakeholder Update

Burning of Slash Piles Behind Harry's Hill

March 20, 2026

What's happening?

Burning of slash piles within the Lake Louise Community Fire Guard has now commenced on the landing area behind the Harry's Hill residences.

What you need to know?

- The burning of slash piles within the LL Community Fire Guard has commenced behind Harry's Hill residences.
- Contractors pivoted and took advantage of this weather window for burning close to homes with the arrival of calm, wet weather.
- Slash piles are not located close to standing timber or other combustible vegetation.
- An operator with a piece of heavy equipment will be on-site managing the burn piles 24 hours a day until burning is complete
- Burning operations in this location are expected to be complete within 48 hours.

Please relay any concerns to the fire duty officer through Banff dispatch: **403-762-1470**

Questions?

Townsites and Realty

Lake Louise Yoho Kootenay Field Unit Parks Canada

llyklotissementsurbains-llyktownsites@pc.gc.ca



Staff and Stakeholder Update - March 20, 2026 - Burning of Slash Piles Behind Harry's Hill.pdf
124K



Danielle Duffy <lakelouisecentre@gmail.com>

Icefields Parkway reopens (Multiple parks)

1 message

Lake Louise, Yoho & Kootenay Field Unit | Unité de gestion de Lake Louise et des parcs nationaux Yoho et Kootenay <LLYK.Info@pc.gc.ca>
Reply-To: LLYK.Info@pc.gc.ca
To: lakelouisecentre@gmail.com

Thu, Mar 26, 2026 at
11:06 AM

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Banff, Yoho and Kootenay National Parks

Icefields Parkway re-opens to motorists.

March 26, 2026

What's Happening?

On Thursday, **March 26 at 2 pm MT**, the Icefields Parkway will re-open from the Trans-Canada Highway to the Municipality of Jasper.

Motorists can expect a 250-metre section of single lane alternating traffic on the Icefields Parkway near Mt. Hector, 18.5 km north of Lake Louise. A no stopping zone has also been established.

Why is this happening?

Following a prolonged winter storm which produced extreme avalanche conditions across Banff, Yoho and Kootenay national parks, Parks Canada successfully completed avalanche control along the southern end of the Icefield Parkway on March 21. Several large avalanches were triggered, including a size 4 avalanche on Mt. Hector, 18.5 kms north of Lake Louise, in Banff National Park.

Avalanche debris from Mount Hector covered a 250-metre section of highway, measuring up to 12m in depth. Avalanche control is conducted every winter on Mt. Hector, however this the first time to Parks Canada's knowledge that the slide has reached the road twice in the same season.

Using a combination of loaders, dozers, excavators and snow plows, crews worked tirelessly around the clock to safely clear the slide path as quickly as possible.

Parks Canada only closes roads when necessary: when weather, road or avalanche conditions present a risk to motorists. We appreciate and understand extended closures affect on people and businesses. Our aim is to keep these events as brief as possible.

We would like to thank visitors for their patience during this prolonged closure.

What you need to know:

- Access between the Trans-Canada Highway and the municipality of Jasper via the Icefields Parkway is fully restored.
- Access to hotels and other commercial operators has been fully restored.
- Backcountry travel remains open along the Icefields Parkway. Daily avalanche reports are available at **avalanche.ca**.
- Parks Canada reminds visitors that you don't need to venture deep into the backcountry or get off trail to be in avalanche terrain. Know the trails, area, and terrain before you go, and never go beyond the avalanche signage on popular trails if you are not prepared to travel in avalanche terrain.
- For future traffic updates, check **Alberta511** and **DriveBC** for the latest road conditions and remember to keep your gas tank or battery full, and pack an emergency kit including warm clothing, food, water, and other essentials.

For more information**Lake Louise, Yoho and Kootenay Field Unit**

Justin Brisbane | llykmedia@pc.gc.ca

Public Relations and Communications Officer

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Version Web
(English precedes)

Parcs nationaux Banff, Kootenay et Yoho

Réouverture de route 93N à la circulation automobile.

Le 10 mars 2026

Que se passe-t-il?:

Mise à jour à l'intention du personnel et des parties prenantes

La promenade des Glaciers rouvre entièrement à la circulation automobile.

Jeudi 26 mars 2026

Que se passe-t-il ?

Le jeudi 26 mars à 14 h (heure des Rocheuses), la promenade des Glaciers rouvrira entièrement entre la Transcanadienne et la municipalité de Jasper.

Les automobilistes doivent s'attendre à un tronçon de 250 mètres à circulation alternée sur une seule voie sur la promenade des Glaciers, près du mont Hector, à 18,5 km au nord de Lake Louise. Une zone d'arrêt interdit a également été mise en place.

Pourquoi cela se produit-il ?

À la suite d'une tempête hivernale prolongée qui a créé des conditions d'avalanche extrêmes dans les parcs nationaux de Banff, Yoho et Kootenay, Parcs Canada a mené à bien des opérations de contrôle des avalanches le long de l'extrémité sud de la promenade des Glaciers le 21 mars. Plusieurs avalanches de grande ampleur ont été déclenchées, dont une avalanche de niveau 4 sur le mont Hector, à 18,5 km au nord de Lake Louise, dans le parc national de Banff.

Les débris de l'avalanche du mont Hector ont recouvert un tronçon de 250 mètres de la route, atteignant jusqu'à 12 mètres de profondeur. Des opérations de contrôle des avalanches sont menées chaque hiver sur le mont Hector, mais c'est la première fois, à la connaissance de Parcs Canada, que l'avalanche atteint la route à deux reprises au cours de la même saison.

À l'aide d'une combinaison de chargeuses, de bulldozers, d'excavatrices et de chasse-neige, les équipes ont travaillé sans relâche, 24 heures sur 24, pour dégager le plus rapidement possible et en toute sécurité le tracé de l'avalanche.

Parcs Canada ne ferme les routes qu'en cas de nécessité : lorsque les conditions météorologiques, l'état de la route ou les risques d'avalanche présentent un danger pour les automobilistes. Nous comprenons et sommes conscients de l'impact que ces fermetures prolongées ont sur les personnes et les entreprises. Notre objectif est de limiter autant que possible la durée de ces incidents.

Nous tenons à remercier les visiteurs pour leur patience pendant cette fermeture prolongée.

Ce qu'il faut savoir :

- L'accès entre la Transcanadienne et la municipalité de Jasper via la promenade des Glaciers est entièrement rétabli.
- L'accès aux hôtels et aux autres établissements commerciaux a été entièrement rétabli.
- Les déplacements en arrière-pays restent autorisés le long de l'Icefields Parkway. Des bulletins d'avalanches quotidiens sont disponibles sur **avalanche.ca**.
- Parcs Canada rappelle aux visiteurs qu'il n'est pas nécessaire de s'aventurer loin en arrière-pays ou de s'écarter des sentiers pour se retrouver en terrain d'avalanche. Renseignez-vous sur les sentiers, la région et le terrain avant de partir, et ne dépassez jamais les panneaux d'avalanche sur les sentiers populaires si vous n'êtes pas préparé à vous déplacer en terrain d'avalanche.
- Pour les prochaines mises à jour sur le trafic, consultez Alberta511 et DriveBC pour connaître les dernières conditions routières et n'oubliez pas de faire le plein d'essence ou de recharger votre batterie, et d'emporter une trousse d'urgence comprenant des vêtements chauds, de la nourriture, de l'eau et d'autres articles essentiels.

Des questions ? Veuillez contacter :

Justin Brisbane

Agent des relations publiques et de la communication

Parcs Canada

llykmedia@pc.gc.ca

© 2026 Parcs Canada, à moins d'indication contraire.

[Politique anti pourriel](#) | [Rapporter un abus](#)

[Mettez à jour votre abonnement à l'infolettre](#) | [Désabonnez-vous](#)

Email sent to: lakelouisecentre@gmail.com

Lake Louise, Yoho & Kootenay Field Unit | Unité de gestion de Lake Louise et des parcs nationaux Yoho et Kootenay

[201 Village Road](#) | 201, route Village |
Lake Louise, Alberta | T0L 1E0 | Canada |
1-403-522-3833 | LLYK.Info@pc.gc.ca

[Anti-spam policy](#) | [Report an abuse](#) | [Unsubscribe](#)



Danielle Duffy <lakelouisecentre@gmail.com>

Stakeholder update | | Banff Upper Hot Springs reopening on March 31, 2026

1 message

Parks Canada - Banff National Park <bnp-infohub@pc.gc.ca>

Tue, Mar 31, 2026 at 11:30 AM

Reply-To: bnp-infohub@pc.gc.ca

To: lakelouisecentre@gmail.com

Banff National Park

Stakeholder update – Parks Canada

March 31, 2026

Banff Upper Hot Springs reopening on March 31, 2026

What's happening?

The Banff Upper Hot Springs will reopen to the public after an extended closure required for essential facility and maintenance updates. Parks Canada thanks everyone for their patience as we complete this essential project work on the cherished heritage experience.

The site will open with reduced hours of operation to accommodate remaining outdoor construction efforts. Minimal disruptions to visitors are expected. Full hours of operation will return once all work is completed.

What do you need to know?

- The Banff Upper Hot Springs will reopen to the public on **Tuesday, March 31, 2026**.
- Hours of operation will be from **1 pm – 10 pm daily**, with last entry at **9:30pm**.
- The Sulphur Mountain area is busy at all times of year – ensure to plan ahead and take public transit when possible. Visit Roam Transit for more details.
- This construction project addressed critical maintenance work to the building's facilities and foundation. Visitors can expect a fresh and clean environment, without changes to the original heritage experience and offer.

- While this maintenance project addressed essential maintenance work and upgrades to the facilities, additional routine annual maintenance work will occur on the pool and deck area later this Fall 2026.

For more information on fees and hours of operations, please visit the Parks Canada website, [here](#).

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Email sent to: lakelouisecentre@gmail.com

Parks Canada - Banff National Park
[101 Mountain Ave](#) |
Banff, [Alberta](#) | [T1L1A1](#) | Canada |
bnp-infohub@pc.gc.ca

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Danielle Duffy <lakelouisecentre@gmail.com>

Plan a Trip to Banff and Lake Louise this March

1 message

Banff & Lake Louise Tourism <rmr@news.banfflakelouise.com>
Reply-To: us1-abea38609b-af94f8f747@inbound.mailchimpapp.net
To: danielleduffy@improvementdistrict9.ca

Wed, Mar 4, 2026 at 1:00 PM



Banff and Lake Louise

A curated dose of insiders' stories, timely tips, and big inspiration from Banff National Park.



Fresh snow, longer daylight hours, and bluebird skies are the perfect combination for you to soak in the best this season has to offer. Don't worry, there's still time to pack in your outdoor adventures! Explore guided tours in Banff National Park to make the most of winter.

[Guided Winter Tours](#)

Things to Do in Banff and Lake Louise this March

Planning a March getaway to Banff National Park? Learn what to expect this month from weather and seasonal activities to events you won't want to miss.

[Plan Your Trip](#)



Indigenous Cultural and Learning Experiences

Long before they became part of Canada's first national park, Banff and Lake Louise have been home to Indigenous Peoples whose connection to the mountains, forests, and waterways has shaped its story for millennia. From museums to guided tours, local Indigenous operators offer a range of opportunities to deepen your understanding of the area's rich culture.

[Indigenous Experiences](#)

Night Hikes in Banff National Park

Did you know you can go on guided night hikes in Banff National Park? Explore your favourite trails from a whole new perspective as you venture into the wilderness under the stars. You may even get to catch a glimpse of the elusive Aurora Borealis!



[Hiking After Dark](#)



Where To Eat if You Have Dietary Restrictions

If you're travelling with dietary restrictions, you'll find a variety of options in Banff and Lake Louise. Browse through clearly marked menus for your next meal and rest assured it will be thoughtfully prepared by knowledgeable staff. We want you to be able to focus on your mountain experience, not the ingredients, knowing your food is safe and delicious.

[Find a Restaurant](#)

What's On?

Check out these events happening in Banff and Lake Louise.



Parks Canada / Kahli April

Banff Winter Carnival

Select dates from now - March 30, 2026



The Whyte Museum / Elise Rasmussen

Whyte Museum Exhibition

Now - April 12, 2026

[More Events](#)

Banff & Lake Louise Tourism

Find more insights from our team at banfflakelouise.com/blog



Need help planning your trip?

Speak to our team toll-free on **+1 877-762-8421**

[Call Us Toll-Free Now](#) [Contact Us Online](#)

Suite 300, Cascade Plaza, [317 Banff Ave.](#) PO Box 1298
Banff Alberta, Canada T1L1B3

Phone: 403-762-0270 Fax: 403-762-8545

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Danielle Duffy <lakelouisecentre@gmail.com>

BLLT Special Bulletin: Open Letter to Workforce and Community

1 message

Banff & Lake Louise Tourism <members@news.banfflakelouise.com>

Mon, Mar 9, 2026 at 11:16 AM

Reply-To: Banff & Lake Louise Tourism <members@news.banfflakelouise.com>

To: danielleduffy@improvementdistrict9.ca

March 9, 2026

[View Web Version](#)



Special Member Bulletin



**Rooted in place.
Rising together.**

Open letter to our Workforce & Community

Open letter to our workforce and community - please share with your team members

The Bow Valley is among the most visited and admired destinations in the world, and that is because of you.

Every guest experience, every safe arrival, every meal served, every room prepared, every landscape explored, and every welcome offered is made possible by the people who live and work here.

Our workforce is not simply part of this destination; you are what makes it thrive.

Our community is strengthened by Canadians, immigrants, permanent residents, and non-Canadians who have chosen to live and work here. Each of you plays an integral role in sustaining the vibrancy, resilience, and spirit of Banff, Lake Louise, Canmore and Kananaskis. Immigrants and non-Canadian team members are deeply valued contributors to our workplaces, our economy, and our community fabric.

As Alberta engages in a broader conversation about immigration and workforce policy, we want to say clearly:

- You matter deeply to this community and to our economy.
- Tourism and hospitality are essential contributors to Alberta's prosperity.
- The strength of this sector depends on a stable, supported, and valued workforce

Workforce development, recruitment, retention, housing, and well-being are pillars of our shared strategic priorities. We are actively investing in new labour research, wage analysis, and workforce forecasting tools to ensure that policy decisions are grounded in measurable evidence. We will continue working with partners locally, regionally, and provincially to demonstrate the economic and community impact of this workforce and to support informed, responsible decision-making within the existing parameters that govern our provincial and

national parks.

No matter how these broader policy discussions evolve, our commitment remains unchanged: to support the people who power this destination and to help build a community where individuals and families can create meaningful, affordable lives.

We are rooted in this place, and we will rise together.

[Download the Letter](#)



Next Member Newsletter "The Moment"

Tuesday, March 17, 2026

Please visit our [Member Portal](#), updated frequently, for the most trusted information. Please direct any questions you have for us to memberservices@banfflakelouise.com.



Banff & Lake Louise Tourism



Suite 300, Cascade Plaza, [317 Banff Ave.](#) PO Box 1298
Banff Alberta, Canada T1L1B3

Phone: 403-762-0270 Fax: 403-762-8545

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Danielle Duffy <lakelouisecentre@gmail.com>

The Moment: Sharing the 2025 Annual Report

1 message

Banff & Lake Louise Tourism <members@news.banfflakelouise.com>

Wed, Mar 18, 2026 at 1:41 PM

Reply-To: Banff & Lake Louise Tourism <members@news.banfflakelouise.com>

To: danielleduffy@improvementdistrict9.ca

March 18, 2026

[View Web Version](#)



The Moment

Explore upcoming workshops and opportunities for
BLLT members below!



Sharing the 2025 Annual Report

Please join us for the Annual General Meeting (AGM) of the Membership of The Banff/Lake Louise Tourism Bureau on April 28 at Banff Park Lodge.

BLLT's Board Chair will share key takeaways from the 2025 Annual Report and the President & CEO will give an update for 2026.

After the AGM, mingle with fellow BLLT members at our reception—this is a great opportunity to network and learn more about BLLT's initiatives!

Date: April 28, 2026

Time: 5:15pm - 6:30pm (meeting starts at 5:30pm), cocktail reception 6:30pm - 8:30pm.

Location: Summit Salon, Banff Park Lodge - we will transition over to the Glacier Salon for the reception.

[Register](#)

AI Workshop: Boost Your Business Visibility

Artificial Intelligence (AI) driven search is changing how travellers discover experiences in Banff and Lake Louise. Join us for the AI Member Workshop, a focused, in-person session designed to help you strengthen your digital presence and ensure your business is easily found online.

What you'll gain:

- A clear understanding of AI Generative Engine Optimization (GEO) — how to optimize your content so AI can find, understand, and recommend your business — and its impact on visibility.
- Practical techniques to safeguard your online content and improve discoverability.
- Confidence to experiment with AI-driven tools and take clear next steps.

Date: Thursday, April 23, 2026

Time: 9am – 11:30am

Location: Holt Room, The Otter Hotel

Don't miss this opportunity to future-proof your business visibility!

This workshop is part of a broader learning series, with additional opportunities for follow-up later in the year.

[Register](#)

Have your say about the 2026 Alberta Tourism Levy increase

The Government of Alberta has announced an increase to the Alberta Tourism Levy (ATL) from 4% to 6%, effective April 1, 2026. This change presents operational challenges for many businesses, particularly those with advanced bookings already in place.

The Banff & Lake Louise Hospitality Association (BLLHA) is leading advocacy efforts and encouraging businesses to share their perspectives with government. Here's what you can do:

- [Share your feedback with BLLHA](#) who is gathering real examples from tourism businesses to support ongoing discussions with government.
- [Send a letter to the Government of Alberta](#), a letter template is available on the Member Portal to help you share your perspective directly.
- [Take the Alberta Tourism Investment Outlook Survey](#) developed by the Tourism Industry Association of Alberta (TIAA) to help understand impacts on business planning and investment.

Head to the Member Portal to learn more.

[Learn More](#)

Unpack key insights from the Summer 2025 Visitor Experience Survey

There's still time to register for the Visitor Sentiment Virtual Workshop. Join us on Wednesday March 25 where we'll unpack key insights from the Summer 2025 Visitor Experience Survey to help champion and elevate the visitor experience across Banff and Lake Louise this summer.

What you'll gain:

- A clear understanding of the destination’s strengths and opportunities based on visitor feedback.
- Insights into how Banff and Lake Louise compares to other destinations, including sector-specific benchmarking.
- A deeper look at our priority audience, Perspective Seekers, and what sets their experience apart.

Date: Wednesday, March 25, 2026

Time: 10am – 11am

Location: Online

[Register](#)

Weekly Snap Poll



Did you know you can access awe-inspiring imagery on the Member Portal to elevate your marketing efforts?

YES | NO

What's Happening

Bow Valley Mental Health Addiction Week returns

The Bow Valley Mental Health Addiction Week returns May 3 through May 8. There are plenty of ways businesses can support such as registering a program, providing event support, and more.

[Learn More](#)

Alberta Tourism Investment Outlook Survey

Developed by the Tourism Industry Association of Alberta (TIAA), this short survey aims to understand how recent Alberta government policies may influence tourism business investment plans in Alberta over the next 24 months. Responses are confidential and will be reported only in aggregate.

[Take the Survey](#)

Forward this newsletter to a colleague and encourage them to [sign up](#).

Please visit our [Member Portal](#), updated frequently, for the most trusted information. Please direct any questions you have for us to memberservices@banfflakelouise.com.



Banff & Lake Louise Tourism



Suite 300, Cascade Plaza, [317 Banff Ave.](#) PO Box 1298
Banff Alberta, Canada T1L1B3

Phone: 403-762-0270 Fax: 403-762-8545

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Danielle Duffy <lakelouisecentre@gmail.com>

Spring Skiing in Banff National Park

1 message

Banff & Lake Louise Tourism <rmr@news.banfflakelouise.com>
Reply-To: us1-abea38609b-af94f8f747@inbound.mailchimpapp.net
To: danielleduffy@improvementdistrict9.ca

Wed, Mar 18, 2026 at 4:00 PM



Banff and Lake Louise

A curated dose of insiders' stories, timely tips, and big inspiration from Banff National Park.



Visitors and locals alike look forward to spring skiing in Banff National Park every year. The combination of sunny patio vibes, surprise powder days, and warmer temperatures creates a perfect blend of conditions for a good time. Get inspired to book a ski trip to explore our three world-class resorts.

[Spring Skiing](#)

Meet the Monod Family

The Monod Family has played a lasting role in shaping skiing and outdoor recreation in Banff National Park. Through generations of dedication, their story is closely tied to the early days of local ski culture. Discover how their legacy continues to influence the region today.



Banff Ski History



Experience the Thrill of Tubing in Banff National Park

Tubing is a fun, low-impact way to enjoy the outdoors in Banff and Lake Louise. Race down the hills and feel the crisp air against your skin before getting towed back up the mountain for another lap. It's a great activity for all ages!

[Downhill Tubing](#)

Have You Tried Fat Biking?

With massive tires designed to give traction on snow and ice, fat biking in Banff and Lake Louise opens up a whole new way to explore the park on two wheels. This growing sport lets you experience frozen trails, forested paths, and quiet scenery throughout the Canadian Rockies.



[Learn More](#)



Get Around With Ease Using Transit and Shuttles

Getting around Banff National Park is simple with a range of transit and shuttle options serving key attractions, including all three ski resorts. Leaving the car behind means less time worrying about road conditions and parking, and more time enjoying your day.

[Getting Around](#)

What's On?

Check out these events happening in Banff and Lake Louise.



Nightrise at the Gondola

Now - March 29, 2026



Sugar Shack at the Fairmont

Now - March 31, 2026

[More Events](#)

Banff & Lake Louise Tourism

Find more insights from our team at [banfflakelouise.com/blog](https://www.banfflakelouise.com/blog)



Need help planning your trip?

Speak to our team toll-free on **+1 877-762-8421**

[Call Us Toll-Free Now](#) [Contact Us Online](#)

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Don't Forget Your Park Pass

Save time and buy online before visiting.

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Danielle Duffy <lakelouisecentre@gmail.com>

Things To Do in Banff and Lake Louise in April

1 message

Banff & Lake Louise Tourism <rmr@news.banfflakelouise.com>
Reply-To: Banff & Lake Louise Tourism <rmr@news.banfflakelouise.com>
To: danielleduffy@improvementdistrict9.ca

Wed, Apr 1, 2026 at 3:02 PM



Plan confidently with insider knowledge and seasonal inspiration from trusted local experts.



Early season hiking in Banff National Park brings a mix of conditions. With the right preparation, you can have a rewarding experience on the trails, enjoy quiet viewpoints, and ease back into hiking season. Learn which routes to consider, where to find the perfect hiking snacks, and how to plan for changing mountain weather.

[Early Season Hiking](#)

Things To Do in Banff and Lake Louise This Month

Thinking about visiting Banff National Park in April? Learn what to expect this month, from typical weather and seasonal activities to events and experiences worth adding to your plans.



April Travel Tips



Banff Upper Hot Springs Are Now Reopen

Renovations in the Banff Upper Hot Springs are complete and the facility has reopened. Experience ultimate relaxation amidst the stunning natural beauty of Banff National Park this winter with a soak in the natural waters.

[Learn More](#)

Planning a Trip to Banff National Park? Get in Touch!

Our friendly team of local experts is here to help you plan with confidence. Reach out to our visitor services team for up-to-date information and local insights to help you make the most of your time in Banff National Park.



[Contact Us](#)



Parks Canada Shuttle Bookings Open April 15

Parks Canada shuttle bookings to Moraine Lake and Lake Louise open on April 15 at 8am MT. Moraine Lake is only accessible by shuttles, and parking at Lake Louise is extremely limited, making shuttles the easiest way to visit. Private shuttle companies already have bookings available. Plan ahead to secure your spot this summer!

[Shuttle Information](#)

What's On

Check out these events happening in Banff and Lake Louise.



The Hidden Burrow - Easter Bar

Now - April 6, 2026



Taste of the Peaks

Now - April 30, 2026

[See More Events](#)

Banff & Lake Louise Tourism

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Welcome to Park Mode

Explore Banff National Park responsibly.

[Learn More](#)

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Danielle Duffy <lakelouisecentre@gmail.com>

The Moment: Network and Reflect on 2025 at the BLLT Annual General Meeting!

1 message

Banff & Lake Louise Tourism <members@news.banfflakelouise.com>

Thu, Apr 2, 2026 at 11:16 AM

Reply-To: Banff & Lake Louise Tourism <members@news.banfflakelouise.com>

To: danielleduffy@improvementdistrict9.ca

April 2, 2026

[View Web Version](#)



The Moment

Explore upcoming workshops and opportunities for
BLLT members below!



Network and reflect on 2025 at the Banff & Lake Louise Tourism Annual General Meeting

Please join us for the Annual General Meeting (AGM) of the Membership of The Banff/Lake Louise Tourism Bureau on April 28 at Banff Park Lodge.

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[Register](#)

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- Practical techniques to safeguard your online content and improve discoverability.
- Confidence to experiment with AI-driven tools and take clear next steps.

Date: Thursday, April 23, 2026

Time: 9am – 11:30am

Location: Holt Room, The Otter Hotel

Don't miss this opportunity to future-proof your business visibility!

This workshop is part of a broader learning series, with additional opportunities for follow-up later in the year.

[Register](#)

Community Sentiment Survey launches

We are launching a community sentiment survey to better understand how residents of Banff, Lake Louise, and Improvement District No. 9 feel about tourism and its role in the community.

The survey will run from April 2 to 27. It is being conducted for Banff & Lake Louise Tourism by Politikos Research, a Canadian public opinion firm. A link to the survey will be shared via mail, posters, and local newsletters. Residents who complete the survey can choose to be entered into a draw to win free ski passes.

This work supports the Community Wellbeing trail of *Lead Tourism for Good*. It will build on what we've learned from participating in forums and processes like the Lake Louise Advisory Board, and the Banff Community Plan process; as well as the resident survey conducted as part of the Tourism Together process to inform *Lead Tourism for Good*.

More information is available on the Member Portal.

[Learn More](#)

Stay updated on the 2026 Alberta Tourism Levy increase

New information on the 2026 Alberta Tourism Levy increase, including clarifications from the Government of Alberta and a detailed FAQ to support tourism operators, was added to the Member Portal on **March 27**.

Updates include:

- Clarification on how the new 6% levy applies to existing bookings and contracted rates

- Additional details on implementation timing
- Answers to frequently asked questions, including booking dates, contractual obligations, and audit considerations

Head to the Member Portal where we are updating information as we learn more.

[Learn More](#)

Visitor Sentiment Workshop recording

Want to know what's shaping visitor sentiment in Banff and Lake Louise? The recording of last week's Visitor Sentiment Virtual Workshop is now available, along with [Summer 2025 Visitor Survey Insights](#) designed to help you make informed decisions and champion the visitor experience!

[Watch the Recording](#)

Weekly Snap Poll

Did you know you can add your events to banfflakelouise.com via the Member Portal?



YES | NO

Help Visitors Find Your Business

Your business listing on banfflakelouise.com is often a visitor's first touchpoint when they're researching trip information. Keeping your details current and submitting in-destination events helps your business appear in relevant searches and supports inclusion in BLLT content throughout the year.

Visit the Member Portal to update your business listing and/or add an event listing to banfflakelouise.com.

[Visit the Member Portal](#)

What's Happening

Tickets on sale for Culinary Tourism Alliance's Taste of Place Summit

Hosted by the Culinary Tourism Alliance, the Taste of Place Summit happening **June 15 and 16, 2026 in Edmonton** is a national gathering bringing together destination leaders, chefs, producers and marketers from across Canada to celebrate and advance culinary and agritourism.

Delegates can expect immersive learning journeys, thought-provoking discussions during mainstage programming and plenty of networking along the way.

Save \$150 on your ticket by using the code **CTAMEMBERS2026**.

[Learn More & Get Tickets](#)

Banff and Lake Louise Annual Housekeeping Olympics returns

The Housekeeping Olympics returns Thursday, May 28, 2026, for the 11th Annual Spring Games at the Fenlands Banff Recreation Centre. Celebrating housekeeping professionals from across Banff and Lake Louise, this one-of-a-kind community gathering is the largest employee recognition event in Banff National Park.

Housekeeping is the backbone of our tourism-based destination. There are plenty of ways for businesses to support and participate!

[Learn More](#)

Phase two of Caribou Street Reconstruction Project begins

The Town of Banff's construction company is back at the work site to mobilize phase two of the Caribou Street Reconstruction Project. The reconstruction was paused over the winter to minimize moisture getting into the roadbed.

Stay updated about this project via the Caribou Street dedicated newsletter.

[Sign Up](#)

Travel Media

BLLT's earned media efforts continued to deliver strong results in February, with seven stories secured across priority markets.

Coverage generated an estimated monthly reach of 31.8 million, bringing cumulative reach to 45.2 million, driven by placements in leading publications such as *Vogue*, *The Manual*, *Travel + Leisure*, *InsideHook*, and *Condé Nast Traveler*.

February stories delivered **23 member mentions**, highlighting winter travel, accommodations, culinary experiences, soft adventure, and wellness.

Among the highlights:

- Vogue, (United States, 8,424,313): [*The Best Honeymoon Destinations, From New Zealand to the Greek Islands*](#)
- The Manual, (United States, 352,400): [*Where the Mountains Still Rule: A Winter Journey Through Banff*](#)
- Travel + Leisure, (United States, 9,522,585): [*This 145-mile Drive Is One of the World's Most Scenic—With Hundreds of Glaciers and Frozen Lakes*](#)

Head to the [Member Portal](#) for a full roundup of travel media coverage.

Forward this newsletter to a colleague and encourage them to **sign up**.

Please visit our [Member Portal](#), updated frequently, for the most trusted information. Please direct any questions you have for us to memberservices@banfflakelouise.com.



Banff & Lake Louise Tourism



Suite 300, Cascade Plaza, 317 Banff Ave. PO Box 1298
Banff Alberta, Canada T1L1B3

Phone: 403-762-0270 Fax: 403-762-8545

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Danielle Duffy <lakelouisecentre@gmail.com>

Alberta Tourism Investment Outlook Survey

1 message

TIAA <info@tiaalberta.ca>
Reply-To: TIAA <info@tiaalberta.ca>
To: Alberta Tourism Partner <daniellemorine@improvementdistrict9.ca>

Wed, Mar 11, 2026 at 8:49 AM

[View this email in your browser](#)



The Tourism Industry Association of Alberta (TIAA) is seeking input from tourism operators and industry partners to better understand how recent provincial policy decisions may influence investment in Alberta’s visitor economy.

In Budget 2026, the Government of Alberta announced:

- An increase to the Alberta Tourism Levy from 4% to 6%
- A new 6% vehicle rental tax, scheduled to take effect in 2027

Both revenue measures are currently earmarked for general provincial revenue and are not being reinvested directly into the tourism industry.

In addition, a provincial referendum is scheduled for October 19, 2026, with questions expected to address immigration and constitutional matters, along with broader considerations regarding Alberta's place within Canada.

Together, these two actions could create additional investment uncertainty for tourism businesses. To help inform our industry advocacy and better understand potential impacts, TIAA is conducting a short Tourism Investment Outlook Survey.

Survey details:

- **Estimated time:** 2–3 minutes
- **Deadline:** Friday, March 27
- **Confidentiality:** All responses are confidential and will only be reported in aggregate form

Your perspective will help TIAA better understand the current investment climate and ensure the voice of Alberta's tourism industry is represented in ongoing discussions.

TAKE SURVEY HERE

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Danielle Duffy <lakelouisecentre@gmail.com>

TIAA Rapid Pulse Survey: Tourism Investment Outlook

1 message

TIAA <info@tiaalberta.ca>

Thu, Mar 26, 2026 at 12:59 PM

Reply-To: TIAA <info@tiaalberta.ca>

To: Alberta Tourism Partner <daniellemorine@improvementdistrict9.ca>

[View this email in your browser](#)

Tourism Business Pulse Survey

Dear TIAA Members and Industry Stakeholders,

We know your time is at a premium, but with only 24 hours remaining in our 2 minute long Tourism Investment Outlook Survey, we urge you to complete it today.

What we are advocating for:

- Ensuring tourism revenues are reinvested into the industry, not general revenue.
- Quantifying the investment uncertainty created by the October 19 referendum.
- Advancing Alberta's goal of a \$25B visitor economy by 2035.

Your perspective helps TIAA better understand the current investment climate and ensures the voice of Alberta's tourism industry is represented in ongoing discussions.

Thank you

Survey Details

- **Estimated time:** 2–3 minutes
- **Deadline:** Friday, March 27
- **Confidentiality:** All responses are confidential and will only be reported in aggregate form

START SURVEY

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Alberta Tourism Insights - April 3 2026

1 message

Tourism Industry Association of Alberta <info@tiaalberta.ca>
Reply-To: Tourism Industry Association of Alberta <info@tiaalberta.ca>
To: daniellemorine@improvementdistrict9.ca

Fri, Apr 3, 2026 at 1:01 PM



April 2, 2026

ALBERTA TOURISM INSIGHTS

Strategy. Data. Policy. For Alberta's Tourism Industry.

The Stallion's Found Its Stride; the Province Is Throwing the Hobbles

Alberta tourism started 2026 by blowing away the national competition, yet a rising Tourism Levy without a clear reinvestment plan threatens to trip the sector mid stride.

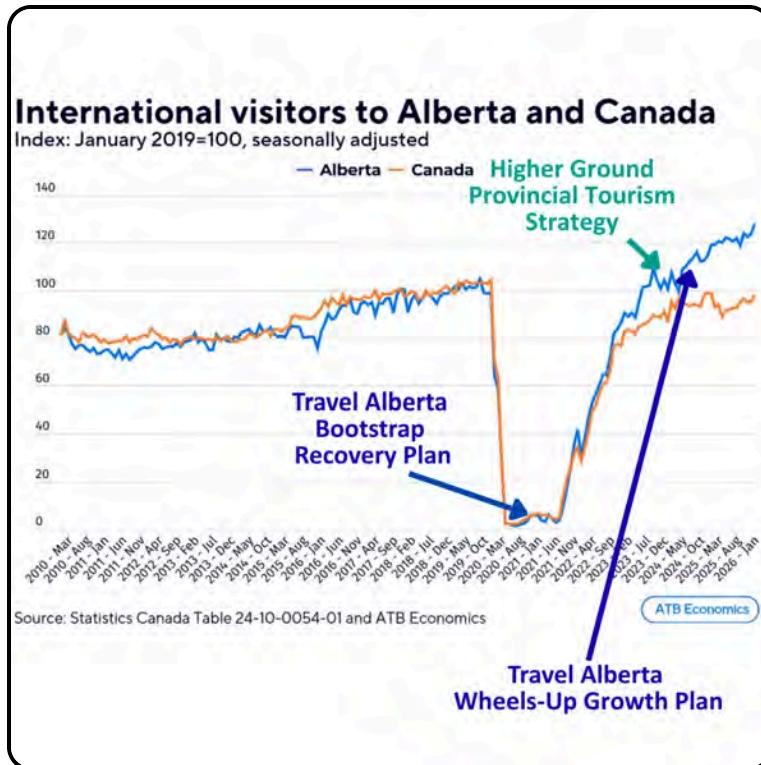
While Alberta's tourism sector continues to defy national trends, hitting a new record for international visitation in January 2026 (up 7.2%) this "economic bright spot" is being clouded by policy inconsistency.

Robert Roach from ATB Financial confirms that Alberta's tourism industry started 2026 by "blowing away the Canadian competition."

- International arrivals via Alberta rose 7.2% year-over-year in January, surpassing the previous peak set in October 2025.
- Visits from American neighbors jumped 9.1%, fueled by a favorable exchange rate and expanded flight capacity.
- Non-U.S. international visitation grew by 2.6%, maintaining Alberta's status as a premier global destination.
- Alberta's growth stands in stark contrast to the national picture, where non-resident visitor counts often remain below pre-pandemic levels.

Despite generating \$15.2 billion in visitor spending last year, the provincial government's shift toward increasing the Alberta Tourism Levy (ATL) without a clear, commensurate reinvestment strategy threatens the very levers: air access, product and destination marketing, that built this success.

[Read ATB Analysis](#)



Alberta Tourism Levy revenues have been successfully reinvested through the crown corporation tasked with delivering results, the GDP returns are measurable, scalable, and widely distributed. We cannot afford to undermine that incredibly successful strategy at this time of incredible global uncertainty."

— Darren Reeder, President & CEO, TIAA



TIAA at Lethbridge Tourism Summit

Tourism Lethbridge recently hosted its inaugural Tourism Day at the Southern Alberta Economic & Tourism Summit, uniting partners, community leaders, and stakeholders to reinforce the message that tourism is a vital form of economic development.

Featured speakers Jon Mamela from Travel Alberta and TIAA CEO Darren Reeder provided an impactful framework for this vision, highlighting that Alberta's visitor economy is an export-driven powerhouse that currently outperforms the broader provincial GDP growth rate. Reeder highlighted the fact that tourism continues to well outperform the broader provincial economy. In 2024 tourism GDP surged by 14%, significantly outstripping the broader provincial growth rate of 2.7% and outperforming the national average by a factor of four.

By focusing on "productive assets" like cultural experiences and infrastructure, Southern Alberta is positioning itself to not only drive visitation but also create sustainable, high-skill career paths for the one in ten Albertans whose livelihoods depend on the sector. Well done!

Contracted Business Levy Update

Following intensive advocacy led by the Alberta Hotel and Lodging Association (AHLA), and wholeheartedly supported by TIAA, the Government of Alberta has confirmed that the 4% tourism levy rate will apply to contracts executed on or before March 23, 2026. Contracted business after this date will now be subject to the 6% levy.

TIAA sincerely appreciates the recent clarification which can be accessed here:

[Alberta Treasury Board and Finance Special Notice \(Vol. 7 No. 21\)](#).

Protecting the Export Engine

Alberta does not exist on an isolated island. While this clarification prevented millions in direct tax exposure, TIAA remains deeply concerned that this unconsulted 50% tax hike deviates from the province's own Higher Ground Tourism Strategy and risks stalling Alberta's \$5 billion tourism project investment pipeline.

Like beef, wheat, or technology, tourism is an export industry. Our success is built on reciprocal, long-term business relationships with international wholesalers and tour operators who book up to years in advance. These contractual relationships are a major source of our business. The government's decision to honor the 4% rate for existing contracts prevents a massive unforeseen consequence where Alberta operators would have been legally forced to absorb the tax increase themselves, rather than passing it to the consumer.

Deviating from the *Higher Ground Strategy*

While the contract protection is a win, the sudden shift to a 6% levy and the introduction of a vehicle rental tax; effectively an "Alberta tariff" on visitors, represents a significant deviation from the previous announced provincial mandates and its own Higher Ground Tourism Strategy.

The risk of future unannounced taxes (or increases) targeting any sector of the tourism economy will continue to weight incredibly heavy on investor confidence in Alberta as a

serious and stable jurisdiction to invest in.

The Alberta Advantage has historically been defined by a investment climate that is transparent, steady, and consultative. By treating the levy as general revenue rather than a commercial closed-loop for reinvestment, the province risks undermining the investor confidence required to reach our \$25 billion visitor spending goal. Can Alberta afford this at a time of incredible economic uncertainty across so many sectors of the economy? Bright lights can easily be snuffed out by misaligned policy signals.

It is vital Alberta tourism businesses contact your local MLA to highlight the projects and opportunities in your regions whose potential is impacted by this decision not to reinvest the Alberta Tourism Levy.

Advocacy Pulse

Bill 16, Traveller Protection, Destination Development Act Passes

While Bill 16 passed third reading on March 24, 2026, establishing a framework for Destination Marketing Fee (DMF) transparency, critical questions remain regarding the viability of these fees under a targeted provincial tax increase against the lodging and accommodation sector and the capacity of new rural regions to effectively stand up DMFs.

Bill 16, the Traveller Protection and Destination Development Act, TIAA recognizes that the "what" is now on the table, but the "how" will be defined by the accompanying regulations. TIAA is requesting industry consultation on regulations and oversight measures to ensure they support, rather than hinder, the industry-led models that built our visitor economy.

The Official Opposition highlighted a this complete contradiction in the government's push for transparency. As MLA Goehring noted during the debate at second reading:
"It is quite concerning that they're making others be accountable for the taxes that they're collecting but not them ... the money that's being charged to Albertans and other tourists, a 150 per cent tax increase, does not go back into tourism. It goes to general revenue."

-MLA Nicole Goehring, Tourism and Sport Critic

TIAA remains concerned that, amongst other things, these regulations could be used as a funding mechanism for non-tourism related initiatives.

Eroding Affordability

For regions currently without a DMF or fledgling ones, the imposition of a 50% increase on the Alberta Tourism Levy erodes the trust in relationships required to form and maintain them.

As a reminder to everyone 82% of visitors in Alberta are Albertans themselves who also, disproportionately, make up the majority of the spend. Austin Thompson and Tegan Hill from the Fraser Institute highlighted this in an article on the impact of these taxes on affordability for Albertans.

Read More



Alberta Youth Employment Initiative

While youth unemployment remains a challenge across the province, Alberta's tourism sector continues to overperform as the premier engine for first jobs and managerial systems exposure. TIAA is extremely pleased to see this ongoing commitment by the Government of Alberta to youth job access and training through the Alberta Youth Employment Incentive, a first-come, first-served program providing up to \$7,500 in wage subsidies (up to \$10 per hour) to offset the costs of hiring and training workers aged 15–24.

Apply Today

Tourism is a strategic human capital engine, employing 25% of all young workers in Canada, a significantly higher proportion than the general economy (<15%). Tourism HR Canada has repeatedly confirmed the sector's unique resilience identifying youth unemployment in tourism is historically 4.5% lower than the national average.

These roles provide critical first-time exposure to management and professional skills in every corner of Alberta, supporting an industry that reached a record 265,000 jobs in 2025. By accounting for youth in your long-term recruitment strategies, today, operators can ensure our industry remains the first-choice employer for the next generation of talent.



We encourage all Alberta tourism operators to learn more and apply below:

[Alberta Youth Incentive Program](#) →

Industry Intelligence



Alberta Whisky Act

As a testament to how far Alberta craft distillers have come since 2014, the Government of Alberta has introduced Bill 24 to set a high standard of production for Alberta Whisky. By requiring products to be mashed, fermented, and aged locally using 100% Alberta water, the Act aligns our province with world-class regions like Scotland and Kentucky.

This legislation supports growth in culinary tourism, giving visitors more confidence in the premium, local craftsmanship found across our province. In 2025 there is no reason any bar in Alberta shouldn't have a handful of incredible Alberta whiskies kicking around.

"The Alberta Whisky Act affirms our world-class whisky industry, rooted in Alberta's blessed agricultural lands. We are thrilled to drive economic growth through the Whisky Trail while continuing to craft internationally award-winning whiskies."

-Bryce Parsons

President Distillers Association



Immigration Changes-Bill 26

TIAA is closely monitoring the new Foreign Worker Registration Act, Bill 26, which mandates that Alberta businesses register before hiring foreign workers. While the government aims to protect workers, TIAA warns that this adds a significant layer of red tape, and duplication, to an already complex federal process.

For tourism operators, these additional administrative hurdles drain productivity and delay hiring during peak seasons. TIAA continues to advocate for a streamlined approach that addresses workforce shortages without imposing costly regulatory burdens that stifle small business growth and provincial competitiveness.

[Keep reading →](#)

[Read Article →](#)



Defence Business Ramping

The inaugural DEFSEC West brought over 1,700 delegates and 130 exhibitors to the Calgary TELUS Convention Centre, generating a \$3 million economic impact.

"There has not been a defense trade show that brings together talent from

across Western Canada and connects them with national leaders, global primes, and key stakeholders from Ottawa until now," said organizer Colin Stephenson, Executive Director DEFSEC West. *"This event finally gives industry a focal point, a place where people can discover new capabilities, explore supply chain opportunities, and showcase the innovation happening in our region."*

With Canada ramping up defense spending in the coming years business events like these are positioning the technical defense and aerospace sectors in Alberta to capitalize.

[Keep reading →](#)



Affordable Housing Projects

The Town of Banff has officially broken ground on the Wolf Street Housing Project, creating 90 affordable homes. This \$41.5 million initiative is a collaboration between the Town, provincial and federal governments, the Federation of Canadian Municipalities, and the Wim & Nancy Pauw Foundation, which contributed \$5 million toward a new community hub.

For tourism, attainable workforce housing is vital for maintaining service excellence and economic stability. Ensuring industry workers can live locally is essential for the long-term sustainability of any tourism community. For communities interested in addressing housing affordability, TIAA encourages you to download our 2024 Report: An Alberta Tourism Industry Workforce Housing Strategy

[Banff Press Release →](#)

[TIAA - An Alberta Tourism Industry Workforce Housing Strategy →](#)

Other Notables and Events

Calgary Attractions Pass Launched

Tourism Calgary's free 2026 Attractions Pass offers discounts at ten major sites, encouraging local exploration and boosting regional tourism revenue.

[Keep reading →](#)

Hotels Canada

The Hotel Association of Canada has rebranded as Hotels Canada, representing 8,300+ properties nationwide. This shift unifies the sector's voice, strengthening advocacy for an industry that supports 300,000 jobs and serves as a foundational driver of Canada's tourism investment and growth.

[Keep reading →](#)

Ontario to Cap Ticket Resale Prices

Ontario is legislating a cap on ticket resale prices at their original "all-in" value to eliminate gouging. This move bolsters consumer protection and tourism accessibility, ensuring visitors have more disposable income to spend at local businesses and across the broader host economy.

[Keep reading →](#)

National Tourism Emergency Survey

TIAC has launched a National Survey on Emergency Preparedness to identify gaps and best practices across the sector.

The survey takes 10 minutes to complete.

[Start Survey →](#)



**Knowledge & Advice
for Tourism Employers**

Running any business is hard.**Navigating HR shouldn't be.**

As a tourism operator in Alberta, you wear many hats. You're the marketer, the accountant, and the general manager. You know your most valuable asset is your people, but you don't have a dedicated HR department to help you manage the complex issues of staffing, compensation, and retention.

That's why the Tourism Industry Association of Alberta (TIAA) created Kate: Knowledge and Advice for Tourism Employers.

Kate is your virtual HR advisor, designed specifically for businesses like yours. It provides instant access to a wealth of vetted information and best practices, helping you build a stronger team and a more successful business.

Ask KATE Today

Local Expertise. Provincial Impact.



The Tourism Industry Association of Alberta convenes our diverse sector to ensure that government policies reflect commercial realities. We bridge the gap between local insight and government action to make sure our sector is heard at every level.

JOIN TODAY

The Rest of the Story

"Tourism is one of our most powerful export sectors. In fact, it's Alberta's 4th largest export... it is, in every economic sense, an export industry...and one of the few that grows human capital in all corners of Alberta while it grows GDP."

Darren Reeder
President & CEO

Tourism Industry Association of Alberta



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Tourism Industry Association of Alberta - 2026

Information Bulletin 02/2026

Key Municipal Dates

April 1 – June 30, 2026

- April 1** Send notices to candidates and to registered third party advertisers who have not paid the required late filing fee. See Sections 147.7(4), 184(5), and 205 of the *Local Authorities Election Act (LAEA)*.
- April 1** A candidate who does not file the disclosure statement required under Section 147.4(1), (3), or (5) by April 1 of the year in which it is due, is guilty of an offence and liable to a fine of up to \$5,000, as set out in Section 147.84(1) of *LAEA*. Under Section 205 of the *LAEA*, the local jurisdiction, returning officer, or the Registrar must report the offence to the Election Commissioner within a reasonable time. See Sections 147.4, 147.84, and 205 of the *LAEA* for full requirements.
- April 30** Last day for municipalities to pass a supplementary assessment bylaw or an amendment to it. See Section 313 of the *Municipal Government Act (MGA)*.
- April 30** Last day for municipalities to pass a business tax bylaw or an amendment to it. See Section 371 of the *MGA*.
- April 30** Last day for municipalities to pass a business improvement area tax bylaw or an amendment to it. See Sections 50 to 53 and 381 of the *MGA* and the Business Improvement Area Regulation (AR 93/2016).
- May 1** Each municipality must make its financial statements, or a summary of them, and the auditor's report on the financial statements, available to the public in the manner the council considers appropriate. See Section 276 of the *MGA*.
- May 1** The Financial Information Return (FIR) package is now due for municipalities and Regional Services Commissions (RSC). The FIR package includes the signed audited financial statements, the audited Financial Information Return, and the auditor's report to the Minister. See Section 278 (municipalities) or Section 602.37 (RSCs) of the *MGA*.

May 1	Statement of Funding and Expenditures (SFE) or Statement of Expenditures and Project Outcomes (SEPO) submissions due date for Local Government Fiscal Framework (LGFF) capital program, LGFF operating program and the Canada Community-Building Fund.
June 10	<p>Last day for municipalities to enter into a Joint Use and Planning Agreement (JUPA) with all school boards operating within their boundaries. See Section 670.1 of the <i>MGA</i> and Section 53.1 of the <i>Education Act</i>.</p> <p>Section 670.1 of the <i>MGA</i> was proclaimed on June 10, 2020, establishing an original deadline of June 10, 2023. This deadline was initially extended to June 10, 2025, through Ministerial Order MSD:013/23, and most recently extended to June 10, 2026, through Ministerial Order MSD:004/25. Municipal Affairs advisory staff can support municipalities in developing JUPAs. Questions may be directed to a planning advisor at ma.advisory@gov.ab.ca (toll-free by dialing 310-0000, then 780-427-2225). For assistance mediating discussions with school boards, email municipalcollaboration@gov.ab.ca or contact the same number noted above.</p>
June 11	Last day for municipalities to establish and implement a privacy management program. See Section 25 of the <i>Protection of Privacy Act (POPA)</i> . For more information see Fact Sheet: Privacy Management Program . <i>POPA</i> was enacted and came into force on June 11, 2025.
June 15	Last day for municipalities (primarily rural) to submit tax arrears information for assessed persons that hold a license or approval issued by the Alberta Energy Regulator (AER). Arrears data received by this date will be included in the June quarterly reporting to the AER.
June 30	Municipalities must submit the 2nd quarterly installment to a board or the Alberta School Foundation Fund. See Section 162(3) of the <i>Education Act</i> .
Municipal Affairs Administrators' Training Initiative	<p>The spring edition of the Municipal Services Division's Municipal Affairs Administrators' Training Initiative (MAATI) will feature a suite of virtual sessions from April 13 to May 1, 2026. Information on session topics and how to register will be available at Training for Municipal Officials later in March.</p> <p>There are no costs to participate, and you and other staff may attend as many sessions as you wish.</p>
Municipal Government Resources Spotlight	<p>An updated 'Information handout on petitions intended for council' has been added to Petition information for electors.</p> <p>A listing of financial assistance programs for municipal governments and organizations can be viewed at Grants and funding for municipalities Alberta.ca.</p>



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

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

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.

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.

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.

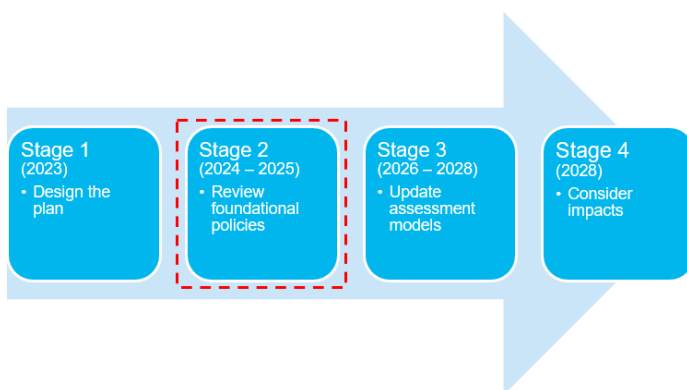
This change keeps assessment models current, captures modern technologies and construction practices, and reduces system shock resulting from delayed updates or overly broad changes.

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.



ALBERTA

MUNICIPAL AFFAIRS

Office of the Minister
MLA, Peace River

April 2, 2026

I am pleased to share that today, our government introduced Bill 28 the Municipal Affairs and Housing Statutes Amendment Act, 2026. Bill 28 makes amendments to the *Municipal Government Act* to modernize municipal rules, improve clarity and consistency, and strengthen service delivery.

Rather than addressing issues piecemeal, Alberta's government is proposing a single, comprehensive package of changes that reflects how interconnected municipal systems are. The proposed amendments are organized around five themes:

- growth and housing – *how communities expand*;
- assessment and property tax – *how services are paid for fairly*;
- governance and accountability – *who is responsible and to whom*;
- municipal transparency – *how municipalities make decisions and operate day to day*, and
- public institutions – *how essential public services are governed and protected*.

Together, these five themes form a coherent approach to modernizing municipal legislation, solidifying local governance, and supporting communities across Alberta.

Growth and Housing

The proposed changes will accelerate construction to build more homes faster by improving transparency, reducing red tape, and lowering development costs by:

- clarifying the application of off-site levies; and
- requiring permit timeline reporting to be posted on municipal websites.

Also included are amendments related to “Automatic Yes” frameworks, which will allow municipalities to fast-track low-risk development permits, increasing predictability for builders and helping accelerate housing construction across Alberta. Future regulation will build on this work by restricting particular non-statutory studies in the development process to further streamline approvals.

In addition, charter schools will be treated consistently with other publicly funded schools by enabling access to municipal and school reserve land, supporting parental choice in education.

The proposed changes would also allow the Minister of Municipal Affairs to set requirements for community design codes that municipalities may choose to adopt, helping streamline approvals for developments that meet established land-use and design standards while preserving local decision-making.

.../2

Assessment and Property Tax

The proposed legislative amendments will implement some of the decisions from the recently completed policy phase of the Assessment Model Review. These decisions will lay the foundation to modernize the regulated property assessment system and promote fairness for municipalities and industries by:

- clarifying the rules that determine which costs are assessable, which will improve consistency and reduce assessment appeals;
- enabling greater use of standardized rates for regulated properties, which will increase predictability and efficiency of assessment;
- applying penalties to property owners who fail to report timely property information; and
- establishing a regular cycle for review of assessment models.

More details about the outcomes of the policy phase of the Assessment Model Review are being sent to you under separate cover.

Using the updated rules and policies, new models for assessing individual types of regulated properties will now be developed to better reflect current costs, technology and construction practices. The work for this next phase of the Assessment Model Review will be undertaken over the next two years, and will continue to involve significant input from municipal, industry and assessment stakeholders.

In addition, the proposed amendments will prevent municipalities from taxing Albertans on similar homes differently based solely on whether or how they are occupied.

Governance and Accountability

Alberta's government is proposing to strengthen accountability and integrity in local government by creating a provincial councillor accountability framework. The framework will govern issues such as pecuniary interest, unauthorized use of municipal assets, disclosure of confidential information, egregious behaviour, threatening behaviour and improper use of influence.

Under the proposed framework, complaints will be investigated by an independent third-party, ensuring impartial, timely resolution of issues before they escalate, and a roster of commissioners will be appointed by the province to hear appeals.

In addition, proposed changes will update the process for viability reviews by making the vote of electors a plebiscite (non-binding vote) with final decisions on dissolution at Cabinet's discretion. This will apply to viability reviews that are already underway where a vote of electors has not yet occurred, as well as any future reviews.

Municipal Transparency

The proposed changes will improve transparency by requiring municipalities to publicly disclose the salaries of municipal staff above a specified threshold, aligning practices with other public sector disclosure standards.

In addition, proposed changes will allow rural, small urban, and specialized municipalities to show policing costs as a separate line on property tax notices, improving transparency for residents.

A province-wide framework for councillor information requests, requiring timely access to readily available information and consistent sharing of broader information with all councillors will strengthen councils' ability to govern effectively and make informed decisions. Councils will also be able to adopt local policies to manage significant information requests in a practical, sustainable way.

The proposed changes will also modernize governance and operations of Business Improvement Areas, including flexibility for interim appointments, electronic notifications, and in-year budget changes, to reduce red tape, improve flexibility and help commercial districts stay vibrant and responsive to local needs.

Public Institutions

The proposed amendments will clarify how municipalities govern and oversee municipal public utilities, establishing that municipalities may be required by regulation to transfer control and operations of a municipal public utility to a public utility entity, such as a regional services commission or a municipally controlled corporation.

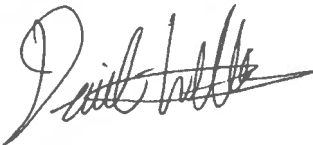
I invite you to read Bill 28. A copy of the bill can be found here:

<https://www.assembly.ab.ca/assembly-business/bills/bill?billinfoid=12124&from=bills>

Additional information about the proposed amendments is also available here:

<https://www.alberta.ca/modernizing-municipal-legislation-across-the-province>

Sincerely,

A handwritten signature in black ink, appearing to read 'Dan Williams', with a stylized flourish at the end.

Dan Williams, ECA
Minister of Municipal Affairs



Danielle Duffy <lakelouisecentre@gmail.com>

From Surviving to Thriving

1 message

Banff Canmore Foundation <connect@banffcanmorefoundation.org>
Reply-To: us22-40ecc92cd4-72553af806@inbound.mailchimpapp.net
To: lakelouisecentre@gmail.com

Wed, Mar 25, 2026 at 1:00 PM

[View this email in your browser](#)



A New Cohort Focused on Financial Resilience

What does it take for a nonprofit to not just survive, but truly thrive?

This spring, Banff Canmore Foundation is supporting four local organizations to participate in the Thriving Non-Profits program, delivered by [Scale Collaborative](#) to an Alberta-wide cohort, as part of a pilot project initiated by [Calgary Foundation](#).

This program is designed to help organizations strengthen their financial resilience by aligning their values with more diversified and sustainable revenue models.

The focus is not on doing more fundraising. It is about thinking differently about how organizations generate and sustain the resources they need to deliver impact.



[Banff Pride Society](#)



[Bow Valley Food Alliance](#)



[Frankie D's Donuts](#)

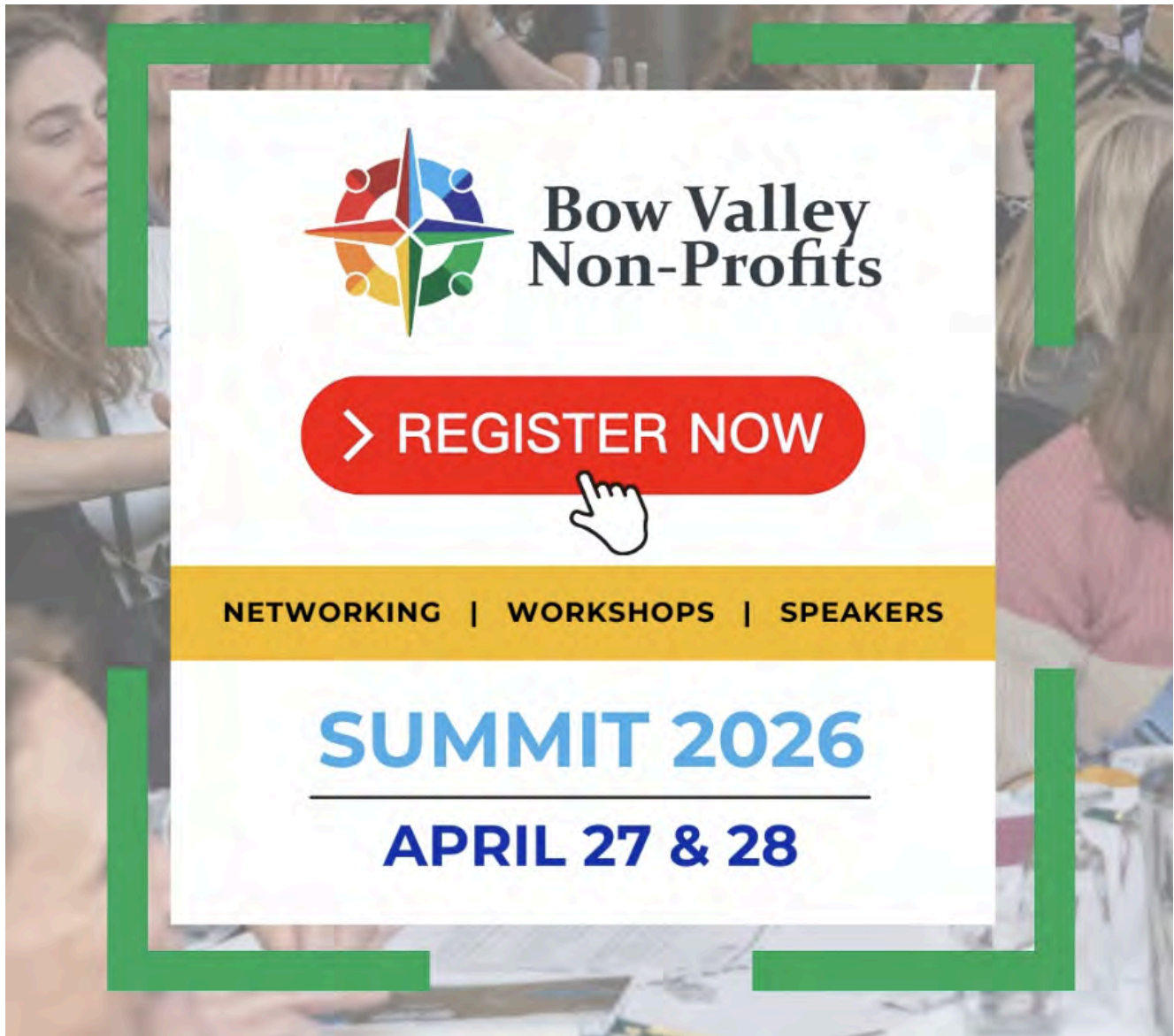


[Canmore & Area Mountain Bike Association](#)

Each organization was selected based on its readiness to explore and implement new revenue approaches, with the capacity to translate what they learn into action.

This is a pilot, but it represents something bigger. A shift toward building organizations that are more adaptable, resilient, and able to meet growing community needs.

[Read more about the cohort and the program →](#)



What's Possible: A Path Forward for Your Organization

The 2026 Bow Valley Non-Profit Summit is a chance to join fellow changemakers for two inspiring days of connection, collaboration, and collective impact.

Open to people involved in non-profits, charities and grassroots organizations, as well as socially responsible businesses, including those engaged in social enterprise or making a positive social impact in the Bow Valley.

Event Schedule:

- Monday, April 27th | 6:00 pm-8:30 pm at artsPlace in Canmore.
- Tuesday, April 28th | 8:45 am-3:45 pm at Rocky Mountain Resort in Banff.

Note: The program includes a session with Scale Collaboratively that will give participants a taste of the Thriving Non-Profits program and help them gauge whether this might be a fit for their organization.

[Learn more & register →](#)



Margaret and Andrew Stephens Family Foundation: Investing in What's Next

Building a more resilient nonprofit sector requires more than grants. It requires investment in new approaches. With support from the **Margaret and Andrew Stephens Family Foundation**, BCF is expanding access to services and resources for social enterprises in the Bow Valley.

This support enables BCF to:

- Develop and deliver programs for social entrepreneurs.
- Support initiatives that generate both community benefit and financial return.
- Explore new models that strengthen long-term sustainability across the sector.

This work reflects a broader shift.

Organizations are not just asking how to fund programs. They are asking how to build the capacity and models that make those programs possible in the first place. And increasingly, the answer lies in blending impact with revenue in thoughtful, mission-aligned ways.



Recent Episodes of Between Peaks

Episode 3: From Climate Data to Community Action

Featuring Edmund Ong, research scientist, this episode explores how climate action moves from global data to local decision-making, and how communities like the Bow Valley can play a meaningful role in shaping a more sustainable future. [Listen Now](#)

Episode 4: How Pilot Programs Help a Community Respond to Food Insecurity

Quinn Currado from The Homelessness Society of the Bow Valley shares what access to basic needs looks like locally, with a closer look at food insecurity, and how pilot programs can respond with agility and care. We explore the Community Food Cupboard pilot, supported by a BCF Community Grant, and why low-barrier access, dignity, and collaboration matter. [Listen Now](#)

Episode 5: Building Businesses, Shaping Community

In this episode, Chelsea Cudmore Vloet, Co-President at Cudmore Group and Banff Councillor Kaylee Ram reflect on entrepreneurship, community participation, and what it means to help shape the Bow Valley. [Listen Now](#)

Episode 6: A Lifetime of Building Community: A Donor Story

We speak with The Honourable Ken Hughes, entrepreneur and community leader. Elected to the House of Commons of Canada at age 34, now a Bow Valley resident and BCF board member, Ken shares the story behind the fund he established, the experiences that shaped his commitment to community, and why investing in local institutions matters. [Listen Now](#)

[Find all episodes here →](#)

Community Powered Philanthropy

Estate Planning & Legacy Giving

Leave a gift in your will - it's a seed that will grow in the Bow Valley for generations.

[Learn more](#) →

Explore Ways to Make a Difference

Discover the various ways to give and find the best option for you.

[Learn More](#) →



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PRESENT: Lisa Rosvold, Jeff Mah, Rob Murray, David Fullerton, Kaylee Ram, and Don Beaulieu

ALSO PRESENT: Ian Wilson (CEO), Greg Hutchings (Operations Manager), Jennifer Comighod (Client Services Manager) and Vicki Lockwood (Controller)

REGRET: Jenny Heath

1. CALL TO ORDER

Chairperson L. Rosvold called the meeting to order at 9:50 a.m.

2. ADOPTION OF AGENDA

Motion 26-011: K. Ram to approve the agenda. Carried unanimously.

3. PRESENTATION AND GUESTS

a. **V. Lockwood**, BVRH Controller, presented and discussed the Q3 2025 Financial Report (unaudited).

Motion 26-012: D. Fullerton to accept the report as presented. Carried unanimously.

V. Lockwood left the meeting at 10:10 a.m.

4. APPROVAL OF THE CONSENT AGENDA

Motion 26-013: D. Beaulieu to approve the consent agenda as presented. Carried unanimously.

5. COMMITTEE REPORT

a. **Personnel Committee**

Motion 26-014: J. Mah to take the meeting in camera. Carried unanimously.

Motion 26-015: J. Heath to take the meeting out of camera. Carried unanimously.

Motion 26-016: R. Murray to award Ian Wilson, CEO, merit pay according to the 2024 matrix. Carried unanimously.

6. NEW BUSINESS

a. **Unbudgeted capital expenditure:** report provided and discussed.

Motion 26-017: R. Murray to approve the use of reserve funds, as outlined in the report, to fund the unbudgeted expenditures incurred during 2025. Carried unanimously.

b. **2026 Capital and Reserves Budget:** report provided and discussed.

Motion 26-018: D. Fullerton to approve the 2026 Capital and Reserves Budget as presented. Carried unanimously.

7. CORRESPONDENCE / INFORMATION

a. **2025 Strategic Plan Progress Report:** report provided and discussed

Motion 26-019: K. Ram to approve the report as information. Carried unanimously.

8. DATE AND LOCATION OF NEXT MEETING

a. **Regular Meeting of the Board:** March 11, 2026, starting at 9:00 a.m. in Bow River Lodge, Canmore.

b. **Special Meeting of the Board:** March 25, 2026, starting at 9:00 a.m. in Bow River Lodge, Canmore and remotely via Teams to receive the 2025 External Audit reports.

c. **Regular Meeting of the Board:** April 8, 2026, starting at 9:00 a.m. in Bow River Lodge, Canmore.

9. **ADJOURNMENT**

Motion 26-020 J. Mah that the meeting adjourns at 11:25 a.m. Carried unanimously.



Lisa Rosvold, Chairperson



Ian Wilson, CEO

MINUTES PREPARED BY: Jennifer Comighod, Client Services Manager

Monthly Bulletin

March 2026



NEWS, INITIATIVES, AND EVENTS

2026 Budget Development

The 2026 Budget Development process is complete. The Board approved the 2026 Continuing Care Operating Budget in December and the 2026 Capital and Reserve Budget in February.

- Supportive Living and Continuing Care clients will see inflationary increases of approximately 3% to lodge accommodation and continuing care accommodation fees.
- Our combined 2026 operating budgets total approximately \$11.3 million, \$10.1 million of which serves our Supportive Living and Continuing Care clients in Banff and Canmore.
- Our total 2026 Municipal Requisition will support our lodge supportive living programs and is expected to drop 1.7% compared to 2025. Requisition levels have been quite stable since 2021.

Continuing Care Wing Occupancy

The first floor continues to fill at a measured pace. As of writing 90% of the spaces are occupied but all are now available to the program, and we anticipate full occupancy by the end of April.

2026 Social Housing Budgets - Received

The province has approved the following improvements to our social housing budgets, which include our Seniors Self-Contained (SSC), Community Housing (CH) and Rent Supplement (RS) Programs:

- A 5% increase to the approved deficit funding for both SSC and CH programs, which allows for an inflationary increase to key operating costs.
- An 18% increase to the Rent Supplement program budget, which allows us to add up to 10 households from the wait list, bringing total number of households served up to approximately 90 across the Bow Valley region.

PROGRAM OCCUPANCY RATES

Bow River Lodge - SL	100%
Bow River Lodge – CCHTB	92%
Cascade House	95%
Bow River Homes	100%
Mount Edith House	100%
Community Housing	100%
Rent Supplement	100%

SPECIAL PROJECTS

This is Home (Phase 3+)

We have applied to Alberta Assisted Living and Social Services' Affordable Housing Partnership Program (AHPP) for grant funding and project approval. Our proposal has been reinforced with an enhanced business case developed in collaboration with a construction and design firm, who shared expertise on a

voluntary basis as part of a case study they are working on. We are also preparing a submission to the Federal Build Canada Homes program for low-interest funding using the business case.

This project, if approved, will refresh much of our Community and Seniors' Independent Housing stock while adding different types and affordability levels of housing to the region (in Canmore) and perhaps elsewhere. We hope that the GOA will be able to approve the opportunity here and that we will be able to collaborate with them, the Town of Canmore, and ideally other Housing Agencies to address some of the housing crisis in the Bow Valley.

BOW VALLEY REGIONAL HOUSING

Alberta's HMBs were created by the Government of Alberta (GOA) to operate and administer provincially owned social housing facilities and programming. The province holds an extensive portfolio of these facilities through the Alberta Social Housing Corporation (ASHC), serving many needy and vulnerable Albertans. Each HMB is a not-for-profit self-governing corporation under the Alberta Housing Act that manages ASHC assets in their respective region. HMBs may operate various housing programs and own facilities. HMBs function as property managers for the province, often working to address relevant housing needs in their region.

Every municipality in Alberta is a contributing member of their regional HMB and, as such, must have at least one appointee serving on the governing board. HMB board members are responsible for acting in the best interests of the body and the entire region.

HMB operational funding sources can vary. Tenants pay accommodation fees, which are usually subject to affordability limits. These limits typically lead to operating deficits by constraining the ability to collect fees sufficient to cover operations costs fully. Provincial grants and municipal requisitions subsidize seniors' lodge deficits, whereas the province alone funds deficits in independent seniors and community housing programs.

As the HMB for the Bow Valley region, BVRH is responsible for social housing and affordable supportive living accommodation for seniors throughout Kananaskis Country, the Bow Corridor, the MD of Bighorn, and all of Banff National Park.

We are an independent body that collaborates with two provincial ministries, five municipal governments, numerous agencies in our region, and provincial organizations to provide and promote safe and appropriate housing. Please see www.bvrh.ca for contact information.

OUR MISSION STATEMENT

Bow Valley Regional Housing provides accommodation services, including seniors' supportive living for Bow Valley region residents who struggle to secure and maintain income-appropriate housing.

We provide housing-related programs to approximately 400 residents in the Bow Valley region, delivered through our four programs. These programs are housed across seven properties in Banff and Canmore that contain thirty-four separate buildings, twenty of which are stand-alone houses.

Our projects include the following:

- Seniors' lodges in Canmore and Banff provide room and board to the 140 residents.

- The Continuing Care Home Type B with Secure Space wing at Bow River Lodge in Canmore delivers 24-hour care accommodations to the region through sixty suites that provide appropriate care and accommodation to our most vulnerable seniors.
- Cascade House in Banff has four apartments for independent seniors.
- Seniors' self-contained independent housing buildings in Canmore and Banff that include a total of 62 one-bedroom apartments.
- Family housing residences in Canmore include 38 townhouses and 20 houses.
- Employee housing units in Canmore include eight double-occupancy units.
- Rent Supplement Programs currently provide financial assistance to approximately 70 households in the Bow Valley.
- Planning is underway for re-profiling a part of the Bow River Lodge site to increase the number of seniors' self-contained suites while adding other affordable housing options.

OUR VISION STATEMENT

Bow Valley Regional Housing collaborates with relevant agencies, ensuring that suitable programming mitigates the housing needs of our client base.

- We make decisions and recommendations using relevant and valid community trends and housing needs data.
- We obtain funding to develop infrastructure that meets identified needs in social and supportive income-appropriate housing programs.
- We embrace principles that incorporate innovation, service excellence, best practices, and energy efficiency.
- We attract, retain, and support highly qualified and caring staff.

The BVRH team includes approximately sixty employees based at Bow River Seniors Lodge in Canmore and Cascade House in Banff. Our Central Administration and Maintenance Teams are based in Canmore and serve all our projects. We have dedicated Housekeeping and Food Services Teams at both lodges.

OUR VALUES



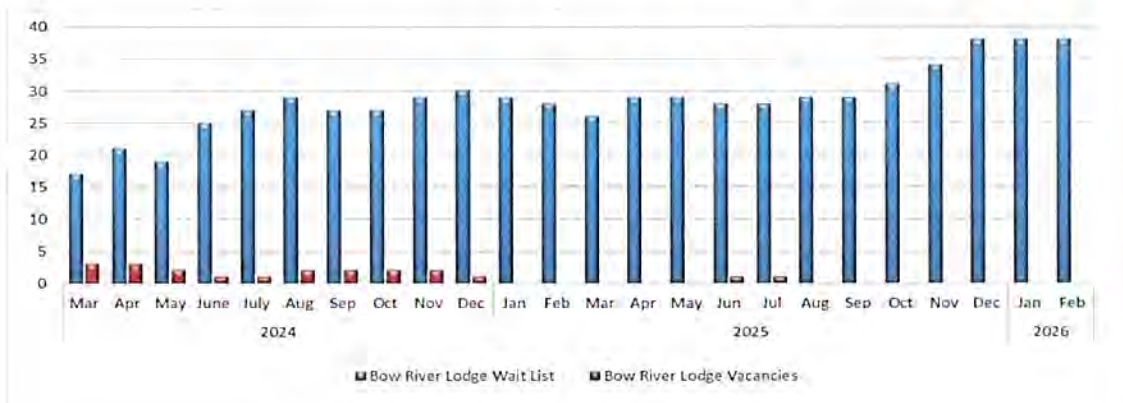
February 2026 Occupancy & Waitlist Report



Bow River Seniors Lodge in Canmore

Occupancy and waitlist as of February 28, 2026:

- The lodge has sixty-three residential suites.
- Of those suites, fifty-eight are occupied or available for occupancy.
- The other suites are not available for occupancy. They are not captured in the chart below, but include the following:
 - Three are utilized as storage or amenity space.
 - Two are being rehabilitated.
- 100% of the habitable suites are occupied or awarded pending move-in.
- Thirty-eight candidate households are wait-listed.



Bow River Seniors Lodge – Continuing Care Home Type B (formerly Designated Supportive Living - DSL) in Canmore

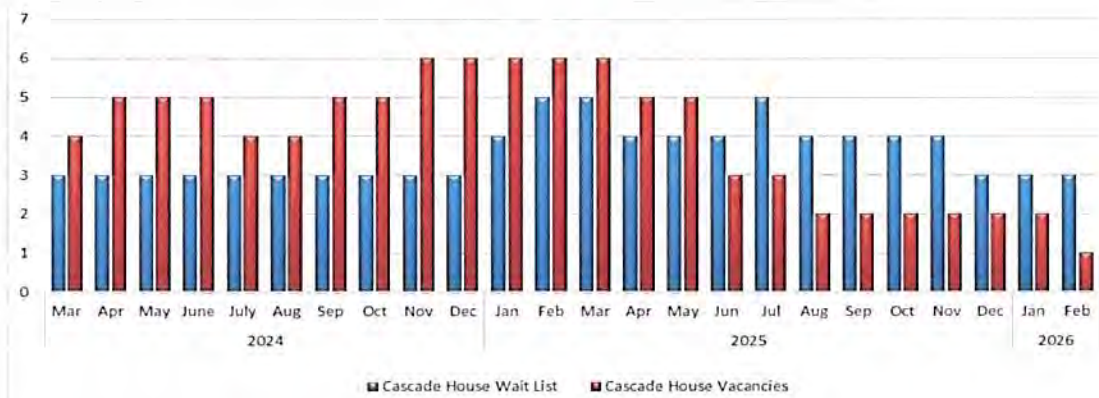
Occupancy as of February 28, 2026:

- There are sixty units in Continuing Care Home Type B.
- First floor – Type B - Secure Space has thirty units at 90% occupancy.
- Second floor – Type B (formerly DSL4) has thirty units at 93% occupancy.
- AHS controls the admissions process; we are not privy to the waitlist information.

Cascade House (Seniors Lodge) in Banff

Occupancy and waitlist as of February 28, 2026:

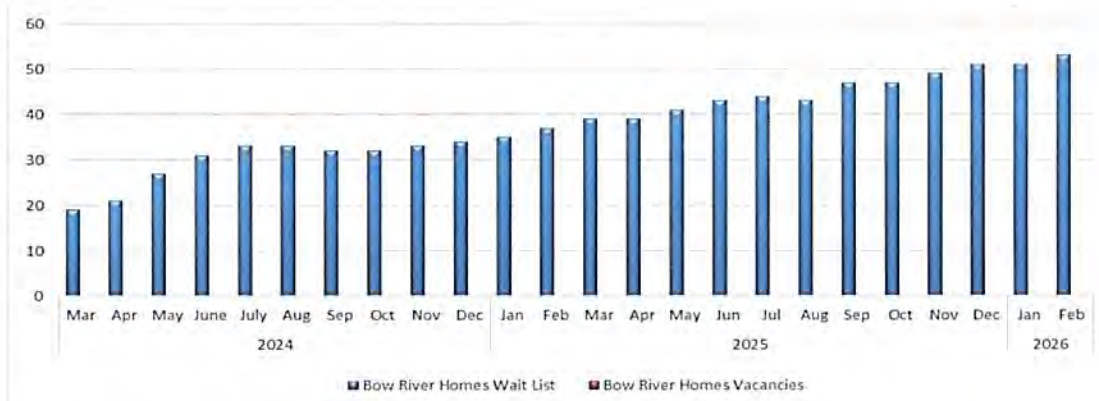
- The lodge has twenty-three residential suites.
- Of those suites, twenty-one are occupied or available for occupancy
- The other suites are not available for occupancy. They are not captured in the chart below, but include the following:
 - Two are being rehabilitated.
- 95% of the habitable suites are occupied.
- Three candidate households are wait-listed, and none of them are ready to move in.



Bow River Homes (Seniors Self-Contained) in Canmore

Occupancy and waitlist as of February 28, 2026:

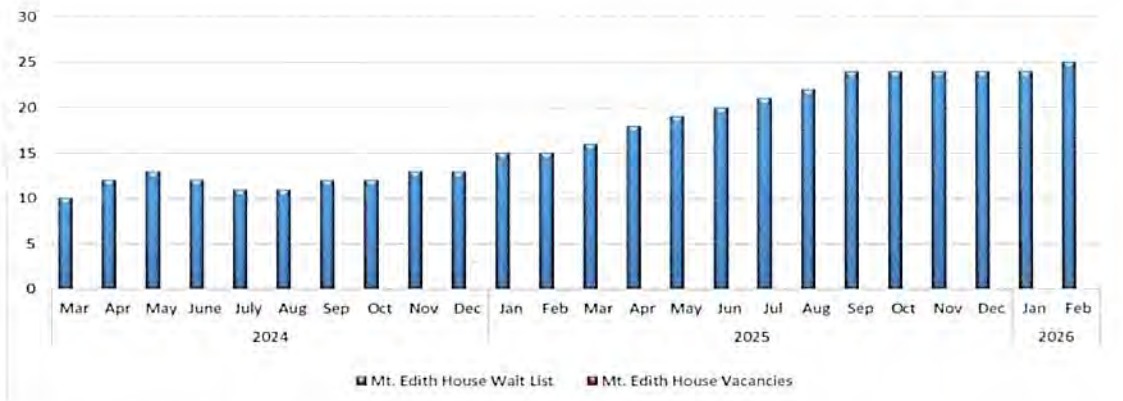
- The project has twenty-eight self-contained residential units.
- Of those units, twenty-seven are occupied or available for occupancy.
- The other unit is not available for occupancy. They are not captured in the chart below, but include the following:
 - One is being rehabilitated.
- 100% of the habitable units are occupied or awarded pending move-in.
- Fifty-three candidate households are wait-listed.



Mount Edith House (Seniors Self-Contained) in Banff

Occupancy and waitlist as of February 28, 2026:

- The building has thirty-four self-contained residential units.
- 100% of the habitable units are occupied.
- Twenty-five candidate households are wait-listed.



Community Housing Projects in Canmore

Occupancy and waitlist as of February 28, 2026:

- The portfolio has fifty-eight individual residential units.
- Of those fifty-eight units, fifty-five are occupied or available for occupancy.
- The other units are not available for occupancy. They are not captured in the chart below, but include the following:
 - Three are being rehabilitated.
- 100% of the habitable units are occupied or awarded pending move-in.
- Forty-eight candidate households are wait-listed.



Rent Supplement (RS) Programs in the Bow Valley Region.

Occupancy and waitlist as of February 28, 2026:

- A monthly budget of \$45,717.85.
- Providing financial subsidies to 78 active client households.
- Thirty-two candidate households are wait-listed.
- The monthly subsidy totalled \$45,697.00, averaging \$586.00 per client household.
- Of our active RS client households:
 - 65 live in Canmore
 - 10 live in Banff
 - 1 live in Deadman’s Flat
 - 2 live in Exshaw

PRESENT: Lisa Rosvold and Don Beaulieu

TELECONFERENCE Jeff Mah, Rob Murray, David Fullerton, Kaylee Ram and Jenny Heath

ALSO PRESENT: Ian Wilson (CEO), Greg Hutchings (Operations Manager), Jennifer Comighod (Client Services Manager) and Vicki Lockwood (Controller)

1. **CALL TO ORDER**

Chairperson L. Rosvold called the meeting to order at 9:05 a.m.

2. **ADOPTION OF AGENDA**

Motion 26-021: D. Beaulieu to approve the agenda. Carried unanimously.

3. **PRESENTATION AND GUESTS**

a. **Quinton Slack and Luisa Linares of Ascend LLP** presented the 2025 Audit Report and the BVRH Combined Financial Statements for the year ended December 31, 2025.

Motion 26-022: J. Mah to take the meeting in camera. Carried unanimously.

Motion 26-023: J. Heath to take the meeting out camera. Carried unanimously.

Motion 26-024: K. Ram to approve the 2025 Audit Report and the BVRH Combined Financial Statements for the year ended December 31, 2025, as presented. Carried unanimously.

Motion 26-025 R. Murray to approve the transfer of the 2025 Lodge Operating surplus as follows: \$156,500 to the Lodge Operating Contingency Fund (LOCF) – DSL and the

remaining \$314,886 to the Lodge Operating Contingency Fund (LOCF). Carried unanimously.

Ascend LLP representatives left the meeting at 9:59 a.m.

4. **APPROVAL OF THE CONSENT AGENDA**

Motion 26-026: D. Fullerton to approve the consent agenda as amended. Carried unanimously.

5. **CEO REPORT**

a. **Alberta Seniors & Community Housing Association (ASCHA):** report provided and discussed.

b. **BOWDA panel participation:** verbal report provided and discussed.

6. **CORRESPONDENCE / INFORMATION**

a. **GOA – Allocated 2026 Social Housing Budgets Letter:** report provided and discussed

Motion 26-027: J. Heath to accept the report as information. Carried unanimously.

b. **ASCHA-provided Housing-focused summary and Analysis of GOA Budget 2026:** report provided and discussed.

7. **DATE AND LOCATION OF NEXT MEETING**

a. **Regular Meeting of the Board:** April 8, 2026, starting at 9:00 a.m. in Bow River Lodge, Canmore.

b. **Regular Meeting of the Board:** June 10, 2026, starting at 9:00 a.m. in Bow River Lodge, Canmore

c. **Regular Meeting of the Board:** August 26, 2026, starting at 9:00 a.m. in Bow River Lodge, Canmore.

8. **ADJOURNMENT**

Motion 26-028 J. Mah that the meeting adjourn at 10:42 a.m. Carried unanimously.



Lisa Rosvold, Chairperson



Ian Wilson, CEO

MINUTES PREPARED BY: Jennifer Comighod, Client Services Manager

March 2026 Occupancy & Waitlist Report



Bow River Seniors Lodge in Canmore

Occupancy and waitlist as of March 31, 2026:

- The lodge has 63 residential suites.
- Of those suites, 58 are occupied or available for occupancy.
- The other suites are not available for occupancy. They are not captured in the chart below, but include the following:
 - Three are utilized as storage or amenity space.
 - Two are being rehabilitated.
- 100% of the habitable suites are occupied or awarded pending move-in.
- 37 candidate households are wait-listed.



Bow River Seniors Lodge – Continuing Care Home Type B (formerly Designated Supportive Living - DSL) in Canmore

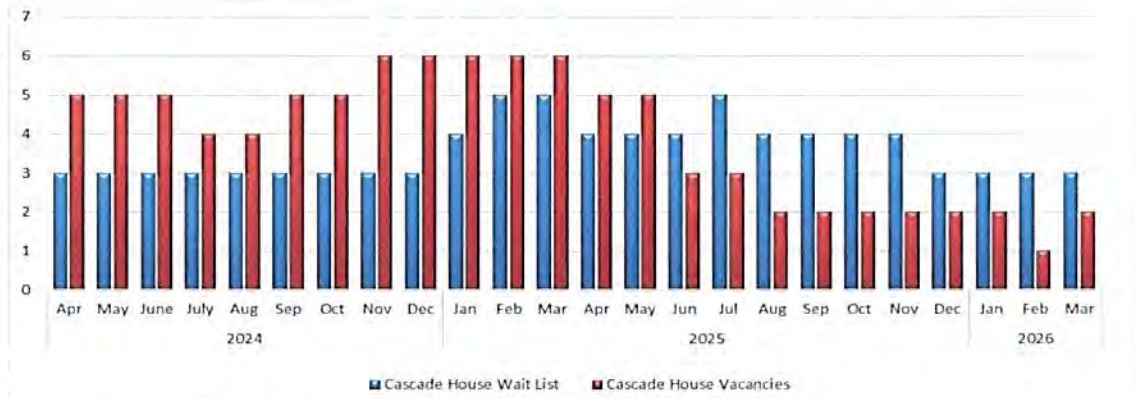
Occupancy as of March 31, 2026:

- There are 60 units in Continuing Care Home Type B.
- First floor – Type B - Secure Space has 30 units at 90% occupancy.
- Second floor – Type B (formerly DSL4) has 30 units at 97% occupancy.
- AHS controls the admissions process; we are not privy to the waitlist information.

Cascade House (Seniors Lodge) in Banff

Occupancy and waitlist as of March 31, 2026:

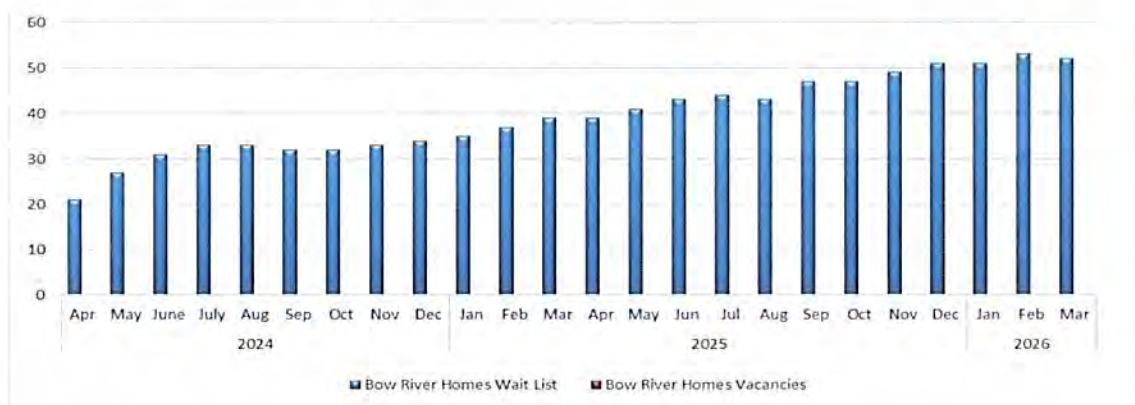
- The lodge has 23 residential suites.
- Of those suites, 20 are occupied or available for occupancy
- The other suites are not available for occupancy. They are not captured in the chart below, but include the following:
 - Three are being rehabilitated.
- 90% of the habitable suites are occupied.
- Three candidate households are wait-listed, and none of them are ready to move in.



Bow River Homes (Seniors Self-Contained) in Canmore

Occupancy and waitlist as of March 31, 2026:

- The project has 28 self-contained residential units.
- 100% of the habitable units are occupied or awarded pending move-in.
- 52 candidate households are wait-listed.



Mount Edith House (Seniors Self-Contained) in Banff

Occupancy and waitlist as of March 31, 2026:

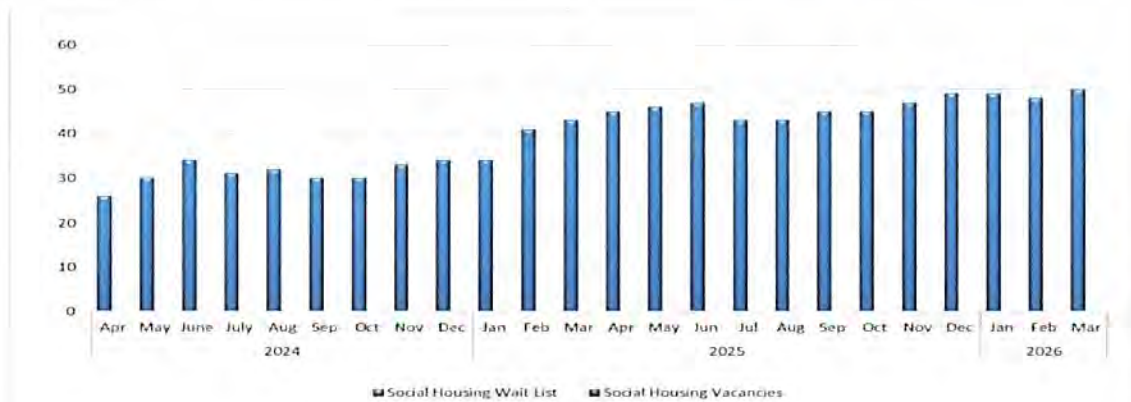
- The building has 34 self-contained residential units.
- Of those units, 33 are occupied or available for occupancy.
- The other unit is not available for occupancy. They are not captured in the chart below, but include the following:
 - One is being rehabilitated.
- 100% of the habitable units are occupied.
- 27 candidate households are wait-listed.



Community Housing Projects in Canmore

Occupancy and waitlist as of March 31, 2026:

- The portfolio has 58 individual residential units.
- Of those, 55 are occupied or available for occupancy.
- The other units are not available for occupancy. They are not captured in the chart below, but include the following:
 - Three are being rehabilitated.
- 100% of the habitable units are occupied or awarded pending move-in.
- 50 candidate households are wait-listed.



Rent Supplement (RS) Programs in the Bow Valley Region.

Occupancy and waitlist as of March 31, 2026:

- A monthly budget of \$52,967.00.
- Providing financial subsidies to 81 active client households.
- 33 candidate households are wait-listed.
- The monthly subsidy totalled \$48,311.00, averaging \$596.00 per client household.
- Of our active RS client households:
 - 66 live in Canmore
 - 11 live in Banff
 - 4 live in the MD of Bighorn

Monthly Bulletin

April 2026



NEWS, INITIATIVES, AND EVENTS

2025 Annual External Audit

The 2025 Audit is complete and Board approved. The results included a combined operating surplus of \$471,469, which the Board allocated to reserves. The auditors from Ascend LLP declared the audit to have been clean and unmodified, with no issues, which is the highest finding they can give. Each year our finances and operating procedures and results must be audited by an external auditing firm. The firm also prepares reports to the Government of Alberta summarizing the results for each housing program and project.

Continuing Care Wing Occupancy

The first floor continues to fill at a measured pace. As of writing 94% of the spaces are occupied and we anticipate full occupancy by the end of April.

2026 Social Housing Budgets - Received

The province has approved the following improvements to our social housing budgets, which include our Seniors Self-Contained (SSC), Community Housing (CH) and Rent Supplement (RS) Programs:

- A 5% increase to the approved deficit funding for both SSC and CH programs, which allows for an inflationary increase to key operating costs.
- An 18% increase to the Rent Supplement program budget, which allows us to add up to 10 households from the wait list, bringing total number of households served up to approximately 90 across the Bow Valley region.

PROGRAM OCCUPANCY RATES

Bow River Lodge - SL	100%
Bow River Lodge – CCHTB	94%
Cascade House	90%
Bow River Homes	100%
Mount Edith House	100%
Community Housing	100%
Rent Supplement	100%

SPECIAL PROJECTS

This is Home (Phase 3+)

We have applied to Alberta Assisted Living and Social Services' Affordable Housing Partnership Program (AHPP) for grant funding and project approval. Our proposal has been reinforced with an enhanced business case developed in collaboration with a construction and design firm, who shared expertise on a voluntary basis as part of a case study they are working on. We are also preparing a submission to the Federal Build Canada Homes program for low-interest funding using the business case.

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elsewhere. We hope that the GOA will be able to approve the opportunity here and that we will be able to collaborate with them, the Town of Canmore, and ideally other Housing Agencies to address some of the housing crisis in the Bow Valley.

BOW VALLEY REGIONAL HOUSING

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We are an independent body that collaborates with two provincial ministries, five municipal governments, numerous agencies in our region, and provincial organizations to provide and promote safe and appropriate housing. Please see www.bvrh.ca for contact information.

OUR MISSION STATEMENT

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We provide housing-related programs to approximately 400 residents in the Bow Valley region, delivered through our four programs. These programs are housed across seven properties in Banff and Canmore that contain thirty-four separate buildings, twenty of which are stand-alone houses.

Our projects include the following:

- Seniors' lodges in Canmore and Banff provide room and board to the 140 residents.
 - The Continuing Care Home Type B with Secure Space wing at Bow River Lodge in Canmore delivers 24-hour care accommodations to the region through sixty suites that provide appropriate care and accommodation to our most vulnerable seniors.
 - Cascade House in Banff has four apartments for independent seniors.
- Seniors' self-contained independent housing buildings in Canmore and Banff that include a total of 62 one-bedroom apartments.
- Family housing residences in Canmore include 38 townhouses and 20 houses.

- Employee housing units in Canmore include eight double-occupancy units.
- Rent Supplement Programs currently provide financial assistance to approximately 70 households in the Bow Valley.
- Planning is underway for re-profiling a part of the Bow River Lodge site to increase the number of seniors' self-contained suites while adding other affordable housing options.

OUR VISION STATEMENT

Bow Valley Regional Housing collaborates with relevant agencies, ensuring that suitable programming mitigates the housing needs of our client base.

- We make decisions and recommendations using relevant and valid community trends and housing needs data.
- We obtain funding to develop infrastructure that meets identified needs in social and supportive income-appropriate housing programs.
- We embrace principles that incorporate innovation, service excellence, best practices, and energy efficiency.
- We attract, retain, and support highly qualified and caring staff.

The BVRH team includes approximately sixty employees based at Bow River Seniors Lodge in Canmore and Cascade House in Banff. Our Central Administration and Maintenance Teams are based in Canmore and serve all our projects. We have dedicated Housekeeping and Food Services Teams at both lodges.

OUR VALUES





Canadian Rockies School Division
618 – 7th Avenue
Canmore, AB T1W 2H5

Tel: 403-609-6072
Fax: 403-609-6071
www.crps.ca

March 27, 2026

Danielle Duffy, Chief Administrative Officer
Improvement District No. 9
103 Village Road
PO Box 58
Lake Louise AB
T0L 1E0

Dear Ms. Duffy:

On behalf of the Board of Trustees and Canadian Rockies Public Schools (CRPS), I would like to express our sincere thanks for your generous contributions in support of CRPS' Outdoor Learning Centre (OLC) and the Banff Elementary School's Nature Explorers Program. Your support truly makes a difference and directly enriches the experiences and outcomes of our students.

Your contribution to the Outdoor Learning Centre provides vital support for student learning and well-being across our entire division, from Kindergarten through Grade 12. By bringing the classroom into the natural world, you are providing students with opportunities to engage in authentic learning tasks. Beyond the hands-on curriculum, your generosity ensures we can maintain the specialized equipment needed to make these restorative outdoor experiences accessible and inclusive for every student.

We are also grateful for your support of Banff Elementary School's Nature Explorers and Outdoor Pursuits programs. These initiatives allow our students to build a profound connection to our mountain landscape through hands-on, experiential learning. By stepping into the outdoors, students develop essential life skills—including critical thinking, teamwork, and outdoor safety—while cultivating a lasting sense of environmental stewardship. Ultimately, your contribution helps us build a foundation of belonging and responsibility, ensuring our youth grow into engaged citizens who are deeply connected to their community and the natural world.

Thanks to your support, students are inspired to explore, learn, and grow, while our division works toward a vision of education that connects people to nature, celebrates diversity, and nurtures well-being. Contributions like yours allow us to create meaningful opportunities for all students, fostering curiosity, confidence, and a lifelong love of learning.

Sincerely,

Brian Callaghan, Chair
Board of Trustees
Canadian Rockies Public Schools

Cc Debbie McKibbin
Superintendent of Schools



Danielle Duffy <lakelouisecentre@gmail.com>

Tourism's Role in Community Wellbeing

1 message

Lead Tourism for Good <LTFG@banfflakelouise.com>
Reply-To: Lead Tourism for Good <LTFG@banfflakelouise.com>
To: danielleduffy@improvementdistrict9.ca

Tue, Mar 31, 2026 at 9:01 AM

March 31, 2026

[View Web Version](#)



The Quarterly

Vol 4: Tourism's role in Community Wellbeing



How can tourism play a role in Community Wellbeing?

If this is your first *Lead Tourism for Good Quarterly*, welcome. If not, welcome back!

The fourth volume of the *Quarterly* takes a closer look at Community Wellbeing, one of the five *Trails to Tomorrow* as part of the vision to Lead Tourism for Good in Banff and Lake Louise.

This trail reminds us that we—as industry, businesses, and local organizations—must continuously work to improve Banff and Lake Louise as thriving places to live, work, and visit, recognizing that national park communities have a special and unique responsibility.

There's meaningful work happening, and much more to do. Thank you for walking

this path with us.

To spark deeper conversation about Leading Tourism for Good, a new Speaker Series is happening this May. Wonderful Copenhagen, the official tourism organization of the Capital Region of Denmark, will join us in Banff to share insights about responsible visitation. It's an opportunity to gather, learn, and get inspired about what's possible in Banff and Lake Louise.

Walk this trail with us: learn more about what's unfolding along the Community Wellbeing trail and find inspiration in the stories of progress.



Collaboration is adding housing in Banff

Municipal and federal governments, alongside the tourism industry, are working together to unlock new housing solutions in Banff. In the past two years, more than 600 new housing units have been approved, a significant increase compared to the

previous decade.

Guided by the shared vision to Lead Tourism for Good, this collaborative approach is helping remove barriers and rethink what housing can look like within a national park. From policy changes to industry-led development and projects like Wolf Street, progress is underway to support a thriving community.

[Learn More](#)



Supporting the people behind Banff and Lake Louise's tourism economy

Tourism in Banff and Lake Louise is powered by the people who call this place home. We spoke with Banff & Lake Louise Hospitality Association (BLLHA) about the unique labour market, challenges the workforce is facing, and how partners are

working together to ensure the destination is an inclusive and appealing place to work.

[Learn More](#)

How local businesses are addressing Community Wellbeing

Learn how innovative local businesses are addressing Community Wellbeing in the *Stories from the Trails*, including how:

- **Monod's** Local Loop brings the community together through regular runs.
- Over 70 businesses have signed the **Bow Valley Workplace Inclusion Charter**.
- **Moraine Lake Bus Company** offers living wages.
- **Banff Adventures'** Canoe for a Cause raises funds for Banff Canmore Foundation.
- Local businesses are working with **Banff Pride** to celebrate diversity and inclusion.
- **Banff Ave Brewing Co.** raises money for Banff Library's Little Free Pantry.

And much more!

[Read the Stories from the Trails](#)

Lead Tourism for Good Speaker Series with Wonderful Copenhagen

SAVE THE DATE: May 20, 2026 | Moose Hotel & Suites, Antler Room

Join Lead Tourism for Good and **Jonas Løvschall-Wedel**, Head of International Press & Communications at **Wonderful Copenhagen** for the next Speaker Series!

We know there is strong interest in learning from other destinations around the world. This session will spotlight Copenhagen, which is recognized globally as a world leader in innovative and sustainable visitor management.

In this conversation, we'll look at why rewarding positive visitor behaviour matters, along with real-world examples from Danish businesses, discuss how this approach has gained global attention, and more!

Registration will open next week on leadtourismforgood.com. Stay tuned!

The Vision

All of these stories are part of a bigger vision to Lead Tourism for Good in Banff and Lake Louise. The vision acts as a guiding document that inspires action, progress, and hope.

We encourage you to read the Vision, share it with colleagues, friends, and neighbours, and consider how you can be part of shaping the future.

[Read the Vision](#)

Get Involved: 3 Simple Steps

1. **Share Your Story**: Are you, your colleagues, a neighbour or friend doing something awesome that supports our shared vision for tourism? Let us know!
 2. **Follow us on Instagram and Facebook**: Join the conversation online and stay updated on what's happening.
 3. **Visit leadtourismforgood.com**: Dive deeper into the vision that is guiding the tourism industry.
-

Until Next Time

The next volume of the *Lead Tourism for Good Quarterly* will arrive in your inbox in June 2026. We'll be taking a deep dive into the Visitor Experience trail.

Forward this newsletter to your colleagues, friends, and neighbours, and encourage them to sign up! Let's do this together.



Lead Tourism for Good



Suite 300, Cascade Plaza, [317 Banff Ave.](#) PO Box 1298
Banff Alberta, Canada T1L1B3

[Unsubscribe](#) | [Web Version](#)



Danielle Duffy <lakelouisecentre@gmail.com>

AltaLink 551L Wildfire Mitigation Project

1 message

Harvey, Colin (AltaLink) <Colin.Harvey@altalink.ca>

Wed, Apr 1, 2026 at 11:02 AM

To: "Danielle Duffy (danielleduffy@improvementdistrict9.ca)" <danielleduffy@improvementdistrict9.ca>, "jeanmarcstelter@improvementdistrict9.ca" <jeanmarcstelter@improvementdistrict9.ca>

Dear Municipal Stakeholder,

Today, as part of my commitment to keep you informed of AltaLink's projects in your area, please find attached a project newsletter for the 551L Wildfire Mitigation Project. This notification has been recently mailed to stakeholders.

Project Details

The 551L transmission line is a 69 kilovolt (kV) transmission line that starts at the Town of Banff and continues west to the Lake Louise Substation. . The 551L transmission line was originally constructed in 1960 and the majority of the line was rebuilt in 2020. Since then, AltaLink has complete further wildfire mitigation assessment and field reviews and determined some areas along the line require further mitigation to limit the risk of potential tree contacts igniting a wildfire by contacting the line.

The project includes:

- Conducting vegetation management, in and around the right-of-way, at various locations across approximately 33 kilometers of the line;
- Replacing transmission line conductor (wire) with a heavier covered conductor (known as tree wire) in six targeted sections of line totaling approximately 10 kilometre;
- Replacing approximately 100 existing structures and adding approximately 50 new structures at various location to support the tree wire conductor; and
- Building at temporary transmission line (known as a by-pass line) to ensure reliable electricity supply during the installation of the tree wire conductor.

Please review the attached newsletter and mapping for more details related to the project. An online version of the project information can be found at the following link: [551L Wildfire Mitigation Project - AltaLink](#)

AltaLink is also providing an opportunity for stakeholders to ask questions regarding AltaLink's draft Basic Impact Assessment (BIA). If you have any questions, please let us know by April 30th, 2026 to ensure they are considered.

The anticipated project schedule is as follows:

Notification for project's BIA	April 1 to 30 2026
Targeted project stakeholder engagement	Spring to Summer 2026
Submission to Parks Canada for project approval and permitting	Summer 2026
File Application with Alberta Utilities Commission (AUC)	Summer 2026
Start construction if approved	Fall 2026
Construction completed	2030

The public and stakeholders can contact AltaLink to provide their input. AltaLink will also be contacting those landowners that are directly adjacent to the project. AltaLink's contact information is below.

ALTALINK

1-877-267-1453 (toll free)

E-mail: stakeholderrelations@altalink.ca

Website: www.altalink.ca/projects

If you have any questions about this project, please do not hesitate to contact me at any time.

Colin Harvey, RPF Municipal & Community Relations Manager

T (403) 267-2113 **C** (403) 861-4629 **E** colin.harvey@altalink.ca

AltaLink

2611 – 3rd Avenue SE, Calgary, AB, T2A 7W7

www.altalink.ca

4 attachments



551L Stakeholder Letter_032626_final.pdf
293K



551L Wildfire Mitigation Project_final.pdf
1076K

 **551LDetailPhoto_260324.pdf**
3503K

 **551L BIA Executive Summary_20260326_final.pdf**
762K

April 1, 2026

Notification of 551L Wildfire Mitigation Project in Banff National Park

Dear Stakeholder,

AltaLink is proposing to conduct fire risk mitigation activities along the existing 551L transmission line which runs from the Town of Banff to the Village of Lake Louise in Banff National Park. The following notification is to update you about the project and draft Basic Impact Assessment.

Proposed project

AltaLink's existing 551L transmission line is a single circuit 69 kilovolt (kV) line, approximately 60 kilometres (km) long. The line is located in Banff National Park and connects the Lake Louise Substation to the Banff Substation.

The 551L transmission line was originally constructed in 1960. In 2020, AltaLink completed rebuilding the majority of the line. Since then, AltaLink has completed a further wildfire risk assessment and additional field reviews. These activities have identified areas along the line that require further mitigation to limit the risk of potential tree contacts igniting a wildfire by contacting the line.

To mitigate wildfire risk on the existing line, AltaLink is proposing:

- conducting vegetation management, in and around the right-of-way, at various locations across approximately 33 km of the line
- replacing transmission line conductor (wire) with a heavier covered conductor (also known as tree wire) in six targeted sections of line, totaling approximately 10 km
- replacing approximately 100 existing structures and adding approximately 50 new structures at various locations to support the heavier tree wire conductor
- building a temporary transmission line (also known as a by-pass line) to ensure reliable electricity supply during the tree wire installation

Draft Basic Impact Assessment

AltaLink is required to complete an impact assessment as per the *Impact Assessment Act, 2019*. AltaLink has engaged with Parks Canada to develop a Basic Impact Assessment (BIA). The BIA identifies baseline conditions within the project area, assesses the potential effects of the project on natural and cultural values, and proposes mitigations to ensure there are no significant adverse effects.

Notification period

A 30-day notification period for the project and draft BIA is occurring April 1 to April 30, 2026, with an opportunity to provide any questions or comments about the project and draft BIA. We kindly ask for any questions or comments to be shared by April 30, 2026.

What's next

Following the notification period, AltaLink will finalize the BIA for Parks Canada approval, and file an application to the Alberta Utilities Commission. Vegetation management is anticipated to begin in late 2026 and tree wire installation will begin in early 2028.

Additional information

For more information about the project or draft BIA, please contact AltaLink's Stakeholder Relations team by email at: stakeholderrelations@altalink.ca or by phone at: 1-877-267-1453 (toll free).

Sincerely,

Kris Gladue
Manager, Stakeholder Engagement
AltaLink

Attachments:

1. Project Newsletter
2. Project Maps
3. Draft Basic Impact Assessment Summary
4. Alberta Utilities Commission Brochure

APRIL 2026

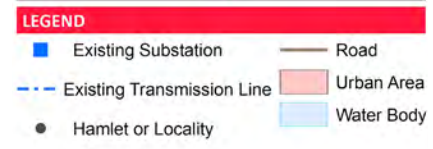


551L Wildfire Mitigation Project

AltaLink is proposing to conduct fire risk mitigation work on the 551L transmission line in Banff National Park.

AltaLink’s existing 551L **transmission** line is a single circuit 69 **kilovolt (kV)** line. Located between the Town of Banff and the Village of Lake Louise, the line is approximately 60 kilometres (km) long. The line services Sunshine Village and the Village of Lake Louise.

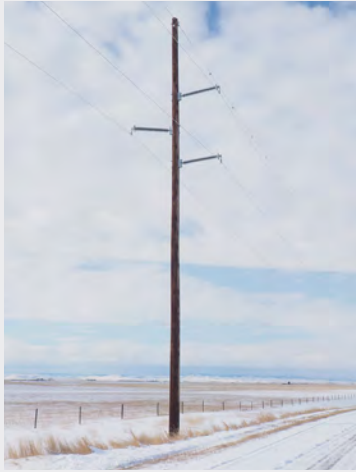
The 551L transmission line was originally constructed in 1960. In 2020, AltaLink completed rebuilding the majority of line. Since then, AltaLink has completed a further wildfire risk assessment and additional field reviews. These activities have identified areas along the line requiring further mitigation to limit the risk of potential tree contacts igniting a wildfire by contacting the line.



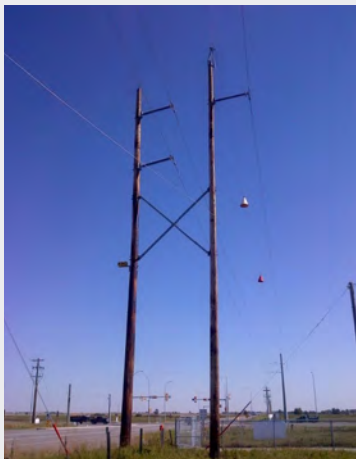
ANTICIPATED PROJECT SCHEDULE

<p>APRIL 1 TO 30, 2026 Notification period for the project’s draft Basic Impact Assessment</p>	<p>SPRING TO SUMMER 2026 Targeted project stakeholder engagement for the application to the Alberta Utilities Commission</p>	<p>SUMMER 2026 Submission to Parks Canada for project approval and permitting</p>	<p>SUMMER 2026 File application with the Alberta Utilities Commission</p>	<p>FALL 2026 Project activity begins</p>	<p>2029 Project activity completed</p>
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Although we attempt to follow the anticipated project schedule it is subject to change. We will continue to provide you with updated schedule information if required as the project progresses.



Above: Monopole structure



Above: Two-pole structure



Above: H-frame structure

Please note: The structures for the rebuilt line will look similar to the those shown in this package.

Project details

To mitigate wildfire risk on the existing line, AltaLink is proposing:

- conducting vegetation management, in and around the **right-of-way** (ROW), at various locations across approximately 33 km of the line
- replacing transmission line conductor (wire) with a heavier covered conductor (known as tree wire) in six targeted sections of the line, totaling approximately 10 km
- replacing approximately 100 existing structures and adding approximately 50 new structures at various locations to support the heavier tree wire conductor
- building a temporary transmission line (also known as a by-pass line) to ensure reliable electricity supply during the tree wire installation

The proposed fire mitigation work is targeted to specific areas that have been identified. Please refer to the maps in this package for the activity locations.

Subject to project engagement and Parks Canada approval, AltaLink anticipates vegetation management will begin in late 2026 and tree wire installation will begin in early 2028.

Proposed transmission structures

The existing 551L structures are:

- wood monopole structures
- approximately 15 metres tall

The proposed structures to be installed to support the tree wire will be:

- a combination of weathered steel monopoles, two-pole and H-frame structures at various locations
- approximately 14 to 22 metres tall

Vegetation management

Safety is AltaLink's top priority. We work with experts to identify high-risk fire areas within our service territory so we can manage our transmission assets safely and responsibly. Vegetation management is one of the most important ways that AltaLink prevents potential fire risk. Vegetation management near our transmission lines includes removing or trimming **danger trees**, **hazard trees**, shrubs or undergrowth along and adjacent to the ROW.

Temporary transmission line

AltaLink has identified the need for a temporary transmission line (also known as a by-pass) on the sections of the line where tree wire will be installed. The by-pass line is required to maintain the flow of electricity to Sunshine Village and the Village of Lake Louise while the work on the line is taking place. Wooden monopole structures are proposed for this temporary line.

Access trails and construction workspace

To support the project activity, access trails, access gates and construction workspace will be required. Access trails are required to move material, equipment and personnel onto the ROW. The proposed access trails can be seen on the maps included in this package. Where possible, we have tried to use existing access trails that avoid steep ground, wet areas and other potential impacts.

Construction workspace, in addition to the transmission line ROW, is required for the safe construction of the transmission line. Construction workspace is required to set up or maneuver equipment; to remove existing structures; and to lay out, assemble and erect new structures. The requirements for the construction workspace vary depending on the location.

Draft Basic Impact Assessment – Banff National Park

In addition to comments received on the project, we are also providing an opportunity for stakeholders to ask questions regarding AltaLink's draft Basic Impact Assessment (BIA) for the project in Banff National Park.

AltaLink is required to complete an impact assessment as per the *Impact Assessment Act, 2019*. AltaLink has engaged with Parks Canada to develop a BIA. The BIA identifies baseline conditions within the project area, assesses the potential effects of the project on natural and cultural values, and proposes mitigations to ensure there are no significant adverse effects. If you have any questions, please let us know within 30 days by April 30, 2026, to ensure they are considered.

Based on the questions received and in consultation with Parks Canada, AltaLink will consider all input, finalize the BIA, and submit for Parks Canada's approval.

You can reach out to AltaLink directly with questions on the project or BIA, including if you would like a complete copy of the BIA, through the details listed in the Contact us section in this package.

Electric and Magnetic Fields

We understand that you may have concerns about exposure to Electric and Magnetic Fields (EMF) and we take those concerns seriously. Everyone is exposed to power frequency EMF from many sources, including power lines, building wiring, or appliances in your home.

Health Canada, the World Health Organization, and other agencies have not recommended that the public needs to take steps to limit their everyday exposure to EMF from high voltage transmission lines. This includes people that live near the edge of a transmission line ROW.

If you have any questions about EMF, please visit: www.altalink.ca/emf.

You can also email us at: emfdialogue@altalink.ca or call the phone number listed in the Contact us section in this package.

DEFINITIONS:

Transmission | *Transmission lines are Alberta's electric highway, linking the places where power is generated to where power is used. Transmission lines transport large amounts of power over long distances across the province. The transmission system connects diverse sources of generation.*

Kilovolt (kV) | *A kilovolt is equal to one thousand volts and is commonly used when describing transmission and distribution lines. AltaLink's transmission lines range from 69 kV (69,000 volts) to 500 kV (500,000 volts). Light bulbs typically range from 120 to 300 volts.*

Right-of-way | *The right-of-way is a strip of land required for the construction and safe operation of a transmission line. A right-of-way refers to the physical space a transmission line encompasses including areas on either side of the line. The majority of the right-of-way can still be used by the landowner. Buildings cannot be placed on the right-of-way, but can be built up to the edge of the right-of-way.*

Danger tree | *Danger trees are vegetation/trees located under or adjacent to transmission lines that could fall over and contact transmission line conductors or where line conductors could, under windy conditions, blow out and contact the tree producing an electrical flash over to the line.*

Hazard tree | *Hazard trees are defective trees that are at imminent risk of falling on the line, both on and off the right-of-way, and must be immediately removed.*

Substation | *Substations are the connection points between power lines of varying voltages and contain equipment that controls and protects the flow of power. Substations include transformers that step down and step up the voltage so power can be transmitted through transmission lines or distributed to your community through distribution lines.*

Next steps

We will contact all stakeholders who are on or directly adjacent to the transmission line where the proposed work will take place as required by the Alberta Utilities Commission (AUC).

After engagement is complete, we will consider all feedback received. We will then seek development approval from Parks Canada and file an application with the AUC for the areas where tree wire is to be installed.

The AUC will review the application through a process in which stakeholders can participate. We will notify stakeholders when we file the application and again once the AUC has reached a decision about the project. To learn more about the AUC process and how you can become involved, please refer to the brochure included in this package titled *Participating in the AUC's independent review process to consider facility applications*.

Contact us

To learn more about the proposed project and to ask questions regarding the BIA, please contact:

ALTALINK

Phone: 1-877-267-1453 (toll free)
Email: stakeholderrelations@altalink.ca
Mail:
Attn: Stakeholder Relations
2611 – 3rd Avenue SE
Calgary, Alta.
T2A 7W7

To learn more about the application and review process, please contact:

AUC

Phone: 780-427-4903 (toll-free by dialing 310-0000 before the number)
Email: consumer-relations@auc.ab.ca

The AUC ensures the fair and responsible delivery of Alberta's utility services. AltaLink submits applications for new transmission projects to the AUC and the AUC reviews them in a public process.

Other project in the area

AltaLink is proposing another project in Banff National Park to ensure we can continue to deliver safe and reliable electricity for years to come.

Project name	54L Transmission Line Rebuild
Description	Rebuilding the entire transmission line from the Canmore Substation to the Banff Substation
Status	Finalizing project proposal

PRIVACY COMMITMENT

AltaLink is committed to protecting your privacy. Collected personal information will be protected under AltaLink's Privacy Policy and the Personal Information Protection Act. As part of the regulatory process for new transmission projects, AltaLink may provide your personal information to Alberta Utilities Commission (AUC). For more information about how AltaLink protects your personal information, visit our website at www.altalink.ca/privacy or contact us directly via e-mail privacy@altalink.ca or phone at 1-877-267-6760.

INCLUDED IN THIS INFORMATION PACKAGE:

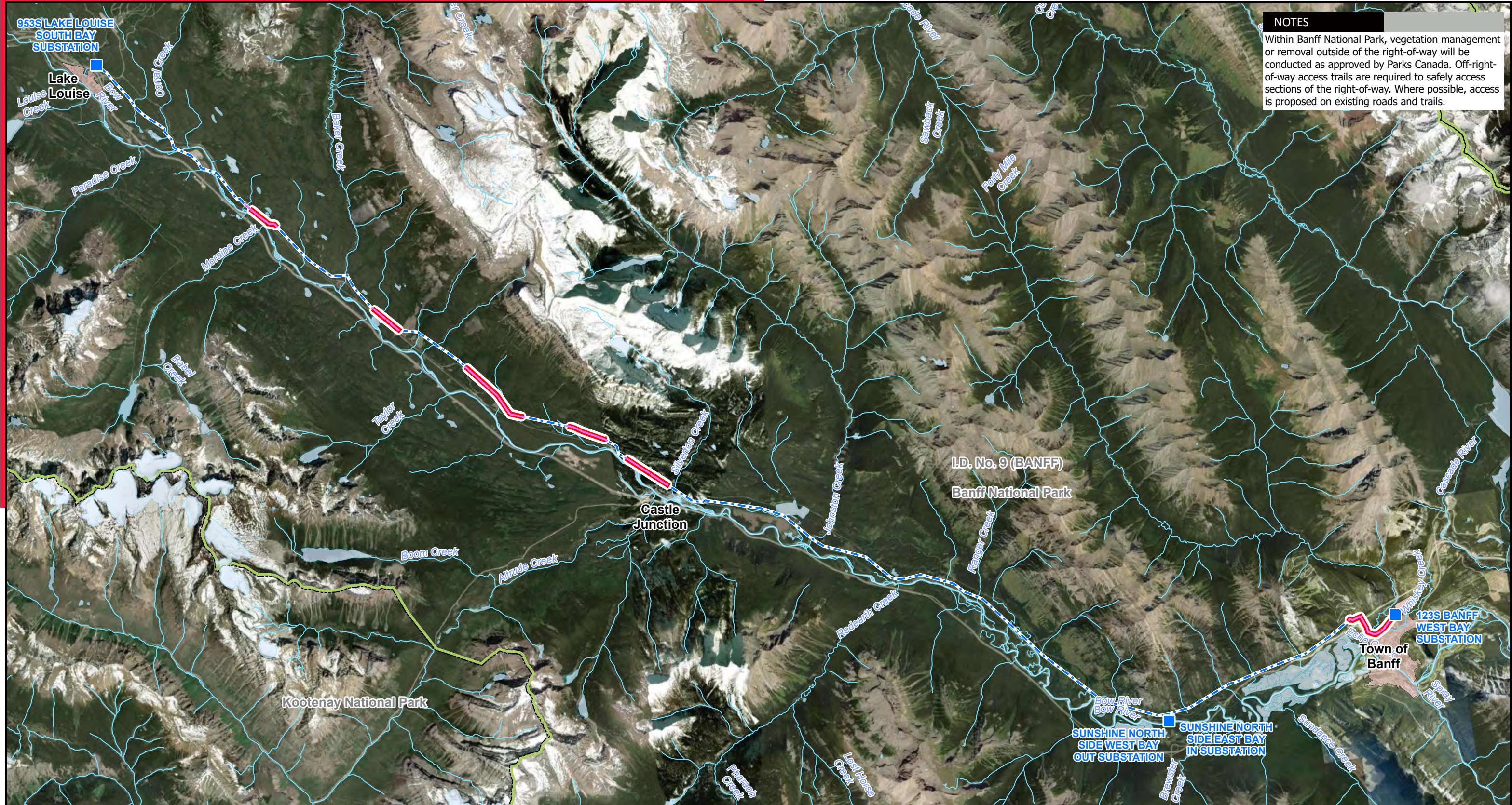
- Project maps
- AUC brochure: *Participating in the AUC's independent review process to consider facility applications*

Let's talk transmission

 www.facebook.com/altalinktransmission

 www.x.com/altalink



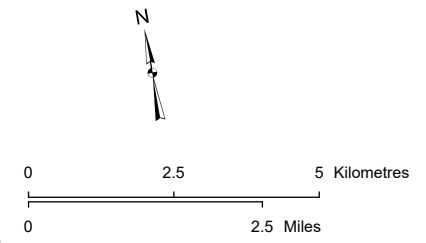


NOTES
 Within Banff National Park, vegetation management or removal outside of the right-of-way will be conducted as approved by Parks Canada. Off-right-of-way access trails are required to safely access sections of the right-of-way. Where possible, access is proposed on existing roads and trails.

LEGEND

- Proposed Tree Wire Section
- Proposed Temporary Bypass Line
- Existing Substation
- - - Existing Transmission Line
- Other Protected Area
- River or Stream
- Water Body
- Urban Area

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DATE: 2026-03-24



Service Layer Credits: World Imagery: Earthstar Geographics
 Although there is no reason to believe that there are any errors associated with the data used to generate this product or in the product itself, users of these data are advised that errors in the data may be present.

DETAIL PHOTO DP1



PROPOSED
551L ALTALINK



Basic Impact Assessment Executive Summary

AltaLink 551L Transmission Line

Wildfire Mitigation Project in Banff National Park

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1.0 Project Description

1.1 Overview

AltaLink proposes wildfire risk mitigation on the 551L 69-kV transmission line (Banff 123S to Lake Louise 953S; ~57 km) within Banff National Park (BNP). The project combines:

- Vegetation management (danger tree removal/topping) across ~23 km of line (danger trees are dispersed along ~47 km of ROW; ~34.6 ha to be treated).
- Installation of covered conductor (“Tree Wire”) with overhead shield wire across ~10 km of high constraint segments to reduce ignition risk while retaining- adjacent screening vegetation.

Work is designed to meet the Parks Canada Directive on Impact Assessment (2019) and Section 82 of the Impact Assessment Act (IAA) via a Basic Impact Assessment (BIA), and to align with the Species at Risk Act (SARA), the Migratory Birds Regulations (2022), and BNP management direction.

1.2 Project Purpose and Rationale

- Post-rebuild assessments (2019–2024) identified the 551L corridor as predominately High-Risk Fire Area.
- Primary ignition pathway: tree contact or flashover leading to ground faults and sparking.
- Risk treatment: combine engineered protection (Tree Wire) in sensitive/high visibility/wildlife areas with the use of selective danger tree management elsewhere to reduce ignition likelihood while minimizing environmental and aesthetic effects.

1.3 Project Location

- Within the Banff and Lake Louise field units of BNP; ROW ~20 m nominal width with off ROW work required to remove danger trees and allow temporary access.
 - Access utilizes the existing trails from previous maintenance and the recent rebuild of the 551L transmission line. The Parks Canada Mannix Pit is the primary staging/laydown yard for the Project.
-

1.4 Alternatives Considered

- Relocation/new ROW: not feasible in BNP given regulatory constraints.
 - Full underground: significantly higher cost, extensive/staged earthworks in steep/rocky terrain, longer outage restoration times in urgent repair situations.
 - Preferred: hybrid of targeted tree wire and danger tree removal to balance safety, environmental protection, visual impact, and cost.
-

1.5 Design Related Mitigation

- Tree Wire structures sited to avoid streams/wetlands, unstable slopes, and visibility pinch points; shorter spans keep conductor below the average tree canopy and insulated conductors eliminate flashover and electrical sparking concerns from trees contacting the conductor.
 - Structure heights in visible areas are minimized (typical change -1.5 m to +2.7 m vs. existing).
 - Seasonal windows: all heavy work will occur between October to March, with winter (frozen conditions) for water crossings, logging, burning; frozen ground & snow cover to protect soils/hydrology and reduce weed spread.
 - Tree Wire used to retain screening vegetation along thin treed buffers near the Bow Valley Parkway, also improving public safety by reducing wildlife viewing pull-overs.
-

1.6 Project Phases and Activities

1.6.1 Pre-Project Weed Treatment

- Annual treatment since 2016 continues under AltaLink's Integrated Pest Management Plan with a focus on Rank 1–2 non-native vegetation (e.g., oxeye daisy, tall buttercup, common toadflax) at accesses, laydowns, and previously disturbed sites.

1.6.2 Access Preparation

- Re-use existing accesses by developing snow roads (preferred); limited re-stripping of topsoil and cut/fill re-establishments only where necessary (targeted sites).
- Restrict traffic to essential vehicles; equipment arrives clean to prevent weed spread.

1.6.3 Waterbody Crossings

- 55 wetlands and up to 21 watercourses (15 distinct) potentially intersect access/ROW movements.
- Clear span bridges (access mats/wood/steel) for ~13 crossings; snow fills/bridges where suitable; no fording; Qualified Aquatic Environmental Specialist (QAES) oversight for install/use/removal; frozen conditions window.
- Remove snow fills before freshet; protect banks with mats or erosion and sediment control measures (ESC); avoid mature riparian tree removal.

1.6.4 Vegetation Management

- Danger trees (~45.8 ha modeled): ~34.6 ha to be removed/topped, ~11.2 ha retained within Tree Wire sections.
- Hand falling prioritized near riparian zones, steep slopes, and wildlife constraints; topping of tree in areas where ecological/aesthetic values warrant retention.
- Debris burning via forced air- burners in winter; topsoil stripped if burning on ground.

1.6.5 Tree Wire Construction

- Temporary bypass line built/energized; remove existing; install steel structures, tree wire and a shield wire.
- Foundations via auger/excavation or open barrel piles to reduce disturbance; wildlife safe capping and minimized duration between piling and structure set.

1.6.6 Reclamation

- Initiate promptly after construction in each section; spring–early summer preferred.
- Objectives: stabilize soils, restore hydrology, rebuild native communities, and control NNV. Methods: natural recovery (wet), sod salvage, live staking, engineered topsoil where needed, hydromulch, native seed/planting.
- Reclaimed areas monitored ≥3 years to established success criteria.

1.6.7 Operations and Maintenance

- Will be conducted under Pre-approved Routine Impact Assessment (PRIA) for AltaLink in BNP with standard mitigations and timing windows.
-

1.7 Materials and Equipment

- Access: excavators, tracked carriers, plows, dump trucks, mats.
 - Vegetation: chainsaws, brush saws, processors/forwarders, skidder, bucket trucks/Nodwells.
 - Line work: digger/bucket trucks, cranes, augers, tensioner/puller, helicopter (select stringing).
 - Fuels/fluids secured in 110% containment; spill kits and trained crews onsite.
-

1.8 Project Schedule

- 2026: BIA finalization and PCA approvals; mobilization/yard set-up; fall vegetation survey.
 - 2026-2027: Alberta Utilities Commission review and approval of the transmission Facility Application for the Tree Wire scope.
 - 2026–2029 (Oct–Mar annually): Vegetation management (all years); 2028–2029 Tree Wire construction.
 - 2026–2030: Reclamation & access rollback (rolling).
 - 2027–2033: Post-construction reclamation monitoring (≥3 years/site).
-

2.0 Indigenous and Public Engagement

- Notification to Indigenous Nations, stakeholders, and the public is being undertaken with an opportunity for questions and comments on the project and draft BIA.
 - Comments and questions received will be considered to inform the final project and draft BIA.
 - Public notices for temporary road/trail closures and any planned power switching/outages will follow AltaLink standards.
-

3.0 Valued Components (VCs)

3.1 Soils and Landforms

- VCs: native soils (structure, productivity, contaminant free) and stable slopes.

- Risks: compaction, rutting, topsoil admixing, erosion, and contamination from fuels.

3.2 Vegetation

- VCs: native plant communities, rare plants/communities, and NNV control.
- Rare plants recorded include limber pine, yellow sedge, western blue flag, male fern, smooth cliffbrake, Botrychium spp.

3.3 Wildlife

- VCs: ungulates (elk, moose, bighorn sheep), large carnivores (grizzly bear, wolf, cougar), mesocarnivores (marten), small mammals, bats (Endangered species), birds (raptors, owls, songbirds, waterfowl), and amphibians (western toad – Special Concern; Columbia spotted frog; wood frog).
- Key features: wildlife corridors (Fenlands–Indian Grounds, Norquay–Cascade, Whitehorn), TCH underpasses, dens, cavity trees (incl. PIWO nesting cavities protected year round), raptor platforms, and bat roost potential trees (175 locations; 10 clusters).

3.4 Aquatic and Hydrological Resources

- VCs: fish populations (incl. bull trout, Westslope cutthroat trout), fish habitat (substrate, cover, water quality), hydrologic regimes, and wetland function.
- Multiple watercourses with Critical Habitat (CH) intersect the corridor; >30 spawning sites documented in 2024 surveys.

3.5 Cultural Resources

- Archaeological Overview and Impact Assessments identified 47 sites within 20 m of footprint; several within ROW require monitoring or fencing/avoidance, with five sites needing site-specific mitigation.

3.6 Visitor Experience

- VCs: aesthetics/viewscales, facility/trail access, and public safety.
 - Visibility modeling & simulations indicate modest net increases in visible line/structures, mostly from vegetation management; Tree Wire helps retain buffers in thin-screen areas.
-

4.0 Baseline, Effects Analysis, and Mitigation Measures for VCs

4.1 Soils and Landforms

Baseline: Thin montane topsoils (often 3–8 cm), sensitive peat wetlands, slopes with till/talus.

Effects: Compaction/rutting, erosion/sedimentation, topsoil admixing, contamination.

Mitigation:

- Frozen ground access, snow roads, matting; restrict wet-weather travel.
 - Topsoil strip/store/replace separately; windrow low piles; seed if stored >1 season.
 - ESC plans annually; spill prevention/response, containment trays.
- Residual: Localized, low magnitude, long term, irreversible in redisturbed cut/fill/access areas (soil productivity loss risk).

4.2 Vegetation

Baseline: 22 ELC types; conifer dominated forests; fens/seepages; rare plants present; notable limber pine recruitment along ROW; NNV concentrated at historic disturbances and along Bow Valley Parkway.

Effects: Loss/modification of canopy near cleared strips; potential damage to rare plants; NNV spread; short term understory disturbance; indirect fuel loading if slash unmanaged.

Mitigation:

- Frozen season- machine work; sod salvage in sensitive patches.
 - Riparian rules: within 0–5 m of HWM – hand work/topping by site specific approval; 5–30 m – hand felling only; no removal of shrubs/forbs/saplings <3 m within 30 m.
 - Flag/avoid rare plants; transplant sods where avoidance infeasible.
 - Topping preferred for high value Douglas fir, juniper, unique aspen stands; species-specific height retention to avoid mortality.
 - NNV program: pre-wash equipment, stake infestations, work on snow/mats, treat annually.
 - Prompt reclamation with native seed/planting; 3-year performance monitoring.
- Residual: Potential low magnitude, long-term increase in some NNV; otherwise low and localized.
-

4.3 Wildlife

Baseline:

- Corridors & crossings: ROW intersects major BNP movement corridors and underpasses; several dens/cavity clusters/raptor platforms identified; secure grizzly habitat between structures 323–330.
- Bats: roost potential trees abundant; acoustic detections at 18–21 and 155–156.
- Amphibians: detections in 24/47 surveyed wetlands; western toad common.

Effects:

- Habitat loss/alteration: canopy reduction from danger tree works; potential loss of cavity/bat trees; short term understory loss in structure sites; amphibian overwintering/den disturbance risk.
- Movement: temporary displacement and potential widening where ROW parallels BVP/rail; sensitivity higher in remote/secure segments (e.g., 323–330).
- Survival: collision/entrapment risks (barrel piles), nest/roost disturbance, amphibian mortality at crossings, predator–prey visibility shifts, human–wildlife conflict if attractants unmanaged.

Mitigation:

- Adhere to Restricted Activity Periods (RAPs); complete Sections 6–7 before Hillsdale wolf closure.
- Pre-work bat surveys if October work intersects roost windows; defer if bats detected.
- Raptor/OWL surveys & buffers; permits required for PIWO cavity modification/relocation; relocate osprey platforms outside nesting period if affected.
- Flag/stake wildlife features (cavities, unique aspen, 5 m & 30 m riparian zones).
- Retain shrubs/forbs and limit traffic in movement features/secure habitat; vary topped heights for natural appearance.
- Barrel pile safeguards (full seals, minimized open duration, texture for egress; inspection before set).
- Food/garbage controls; reduced speeds; cover/fence excavations; burn woody debris promptly after wildlife checks.

Residual: Generally low magnitude, localized, long term, and reversible for most features; irreversible if any PIWO cavities are removed under permit or if barrel pile entrapment occurs (risk reduced through controls).

4.4 Aquatic and Hydrological Resources

Baseline: Multiple tributaries (e.g., Whiskey, Ranger, Silverton, Corral, Baker Creeks) with clear water, low nutrients; CH for bull trout and Westslope cutthroat present; >30 redds located in 2024. 55 wetlands on/adjacent to ROW.

Effects:

- Sediment loading from banks/approaches, structure excavations near CH, or bridge deck clearing; bank instability in steep cuts.
- Riparian alteration: reduced shading/input where canopy >10% close to HWM (notably Silverton Creek east bank).
- Flow/fish passage risks from snow fills if not removed pre-freshet.
- Deleterious substances: hydrocarbons/herbicide drift; pathogen/weed transfer on equipment.
- Wetlands: peat rutting/compaction if not fully frozen; minor permanent habitat loss where new structures placed.

Mitigation:

- DFO Project Review and permits as required for CH/within 30 m of HWM.
- Frozen season works; clear span bridges preferred; no fording; QAES on site.
- Annual ESC plans (biodegradable measures; prompt stabilization; monitor post events).
- Riparian planting (e.g., willow) where canopy loss + sparse understory (e.g., Silverton).
- No equipment in water; 30 m setbacks for fueling/maintenance; 110% containment; spill readiness.
- Remove snow fills before freshet; inspect/maintain crossings; use mats on soft approaches.

Residual: Localized, low magnitude and reversible effects expected; long term, low habitat reduction where structures in wetlands are permanent.

4.5 Cultural Resources

Baseline/Effects: Surface and subsurface archaeological resources occur along portions of the ROW. Risks include rutting/compaction, structure excavation impacts, and accidental disturbance of features.

Mitigation:

- Flag/fence sensitive sites during active work; limit traffic to snow roads in frozen conditions.

- Archaeological monitoring for excavations near select sites (e.g., 68R, 2390R, 24R, 2391R); avoidance fencing for 120R wooden surface feature during tree work.
- Accidental Finds & Change of Scope Protocols in force with Parks Canada.

Residual: Low potential if mitigations followed; any damage would be moderate magnitude and irreversible.

4.6 Visitor Experience

4.6.1 Aesthetics/Visibility

- Modeled increase in visible line length: TCH +455 m, BVP +630 m (distributed segments); slight increase in visible structures (TCH +3; BVP +1 in vegetation sections; additional structures in Tree Wire sections but with retained buffers).
- Photo simulations at Mt. Norquay Road, Muleshoe, Hillsdale Meadows, Castle Viewpoint, Johnston Canyon CG, Castle Junction, Lake Louise illustrate minor, context appropriate changes; Tree Wire avoids widespread clearing in thin buffer zones.

Mitigation: Minimize height increases; use Tree Wire to retain screens; vary topped heights; prefer individual rather than block topping; maintain conductor below average canopy.

4.6.2 Public Facilities and Services

- Short intermittent closures (typically $\leq 15\text{--}30$ min) at road crossings for stringing; winter timing limits facility/trail use conflicts.
- Coordinate with Parks for traffic accommodation and event timing (e.g., Lake Louise Loppet).

4.6.3 Public Safety

- Net positive through ignition risk reduction and improved reliability of sole transmission supply west of Banff.
-

4.7 Indirect Effects

- Short-term access limitations for Indigenous users and park visitors during winter works; avoided where feasible and communicated in advance.

- Long-term benefits: reduced wildfire risk, sustained power reliability supporting visitor experience and businesses; with full reclamation, negligible lasting viewscape impact.
-

5.0 Surveillance Requirements

- Parks Canada ESO present at start-up and as required; independent Environmental Monitor (EM) on site during key activities with weekly reporting.
 - QAES required for watercourse crossing installation/operation/removal and site condition checks; compliance with Code of Practice schedules.
-

6.0 Monitoring Requirements

- Reclamation monitoring each spring (NNV) and late summer (vegetation performance) for ≥3 years per site against established criteria (drainage/erosion stability; native cover/structure; litter; weed thresholds).
 - Adaptive management: additional ESC, re-seeding/planting, soil remediation (e.g., ripping), and targeted weed control as needed.
 - Crossing and bank stabilization post event inspections until vegetation establishes.
-



Danielle Duffy <lakelouisecentre@gmail.com>

Bill 28 Tabled in the Assembly

1 message

Dylan Bressey <president@abmunis.ca>
To: Danielle Duffy <danielleduffy@improvementdistrict9.ca>

Thu, Apr 2, 2026 at 12:06 PM

Hello Mayors, Councillors, and CAOs,

The Government of Alberta introduced Bill 28, the *Municipal Affairs & Housing Statutes Amendment Act*, on April 2, 2026. The legislation is a large omnibus bill that proposes several amendments to the *Municipal Government Act (MGA)*, the *Alberta Housing Act*, and the *Libraries Act*. Given the complexity of the legislation, ABmunis will engage with you to share our preliminary analysis and to gather your feedback to help form our advocacy on the Bill and its implementation, which will include extensive regulatory development.

Councillor Accountability Framework

Included in the proposed amendments is a Councillor Accountability Framework that will establish expectations for councillor behaviour. The framework is intended to help build and maintain public trust, along with creating a strong foundation for good governance across Alberta.

ABmunis is encouraged to see the inclusion of the framework in the proposed amendments. Advocacy efforts by ABmunis, municipalities, and other associations across Alberta have included focused efforts on replacing the previously repealed codes of conduct. We are also pleased to see the inclusion of independent third-party investigators to hear complaints related to the framework. ABmunis and its members have been advocating for an independent body to manage complaints since codes were introduced.

We understand that many details related to the accountability framework will be established through regulations. We are encouraged by the commitment from the Minister to engage with municipalities and municipal associations, including ABmunis, on developing the necessary regulations. ABmunis will need your help in ensuring that our analysis of Bill 28 includes areas of consideration for future discussions related to the framework and we intend to continue the conversation during future events such as Summer MLC.

Other Amendments

There are several other amendments included in Bill 28. Key themes and topics include:

- Enabling Growth and Housing
 - "Automatic yes" and Automated Technology
 - Development permit statistics
 - Off-site levies
 - Non-statutory studies
 - Reserve land for charter schools
 - Community Design Codes
- Assessment and Property Tax
 - Municipal Vacancy Tax
 - Standardized Assessment Rates
 - Grandfathering Historical Costs
 - Compliance and Reporting
- Governance & Accountability
 - Municipal viability
- Municipal Transparency
 - Public disclosure of municipal official salaries
 - Transparency of policing costs

- Clarification of Reporting the Use of Natural Persons Powers
- Modernizing Business Improvement Area (BIA) Governance
- Public Institutions & Utilities
 - Municipal Utility Governance
- Aggregate Pits (Environment and Protected Areas)
- Seniors Lodges (Assisted Living and Social Services)

Bill 28 is lengthy and ABmunis is completing a full analysis. A draft report outlining key changes will be published next week and will include the implications as well as ABmunis' proposed position. ABmunis will also hold a webinar with municipal elected officials and staff on April 14, 2026, at noon. Register here for the webinar.

We understand that there will be several supporting regulations and orders developed in the future to supplement the legislation. Similar to engagement on the Councillor Accountability Framework, we look forward to engaging with our members to provide input to Municipal Affairs on the details of the various regulations.

We look forward to connecting with you on the 14th and hearing your feedback and questions! In the meantime, if you have any questions or recommendations, please contact your ABmunis Board representative or send an [email](#) to our Policy and Advocacy team.

Dylan Bressey | President

E: president@abmunis.ca
300-8616 51 Ave Edmonton, AB T6E 6E6
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We respectfully acknowledge that we live, work, and play on the traditional and ancestral territories of many Indigenous, First Nations, Métis, and Inuit peoples. We acknowledge that what we call Alberta is the traditional and ancestral territory of many peoples, presently subject to Treaties 4, 6, 7, 8 and 10 and Six Regions of the Métis Nation of Alberta.



Danielle Duffy <lakelouisecentre@gmail.com>

EOEP Highlights & Upcoming Courses

1 message

Executive Assistant on Behalf of Dana Mackie <ea_dmackie@abmunis.ca>
To: Danielle Duffy <danielleduffy@improvementdistrict9.ca>

Thu, Apr 9, 2026 at 1:17 PM

Dear Mayors, Councillors, and CAOs,

Thank you to the 330 elected officials who have taken an EOEP course since the start of the year. To support you in planning your spring professional development, please note that registration will close soon for the two online courses below:

Regional Collaboration

- Date: April 16 | April 23 | April 30, 2026
- Time: 1:00 pm – 3:30 pm
- Format: Online Zoom
- Cost: \$295 – [Register](#)

Public Engagement

- Date: May 6 | May 13 | May 20, 2026
- Time: 9:00 am – 11:30 am
- Format: Online Zoom
- Cost: \$295 – [Register](#)

To learn about other upcoming courses, EOEP offers a [two-year course schedule](#) and a roadmap to obtain the Municipal Elected Leaders Certificate.

To be notified when a course opens for registration, make sure you are subscribed to ABmunis' [The Weekly newsletter](#) or RMA's [Contact newsletter](#).

Thank you for the time, care, and dedication you bring to serving your community. Strong Leadership Starts Here!

Regards,

Dana Mackie MBA | Chief Executive Officer

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Danielle Duffy <lakelouisecentre@gmail.com>

ABmunis Bill 28 - Preliminary Analysis

1 message

Executive Assistant on Behalf of Dana Mackie <ea_dmackie@abmunis.ca>
To: Danielle Duffy <danielleduffy@improvementdistrict9.ca>

Fri, Apr 10, 2026 at 11:12 AM

Dear Mayors, Councillors, and CAOs,

Further to our email last Thursday, we are pleased to share ABmunis' preliminary analysis of Bill 28, the *Municipal Affairs and Housing Statutes Amendment Act* (attached).

This draft analysis has been provided to our Municipal Governance Committee for discussion and feedback. However, please note that it remains a working document for the purpose of gathering member input and has not yet been reviewed or approved by the ABmunis Executive Committee or Board of Directors.

We welcome your feedback on the analysis and invite you to participate in our webinar on April 14, 2026. During this session, ABmunis staff will present key insights and provide an overview of the preliminary findings. Please register here for the webinar.

We invite you or your staff to provide any comments, questions, or concerns regarding the preliminary analysis to our Policy and Advocacy team at advocacy@abmunis.ca no later than 4:00 p.m. on April 15, 2026, to inform our immediate response to the Bill as it moves through the Legislature.

However, this is not your last chance to provide input. Much of the Bill requires regulatory work to implement. ABmunis looks forward to continued engagement with members as we work collaboratively on the development of the regulations that have been enabled through Bill 28.

Thank you for your time and engagement!

Dana Mackie MBA | Chief Executive Officer

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 **ABmunis Analysis of Bill 28 - Municipal Affairs and Housing Statutes Amendment Act, 2026.pdf**
597K

Preliminary Analysis of Bill 28: Municipal Affairs & Housing Statutes Amendment Act, 2026



Draft for member feedback – April 10, 2026

DRAFT

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Note: What follows is a draft distributed for member feedback and has not yet been reviewed or approved by ABmunis Executive Committee or Board of Directors.

Background

On April 2, 2026, the Government of Alberta released Bill 28, the [Municipal Affairs and Housing Statutes Amendment Act](#), which proposes amendments to the *Municipal Government Act* (MGA), the *Alberta Housing Act*, and the *Libraries Act*. What follows is a draft distributed for member feedback and has not yet been reviewed or approved by ABmunis Executive Committee or Board of Directors.

ABmunis' Perspective

Some of the proposed legislative changes reflect ongoing advocacy on items first presented in Bill 50, the *Municipal Affairs Statutes Amendment Act, 2025*. ABmunis submitted recommendations and [analysis](#) on Bill 50 to Municipal Affairs related to:

- The elimination of codes of conduct
- Use of natural persons powers
- Standard meeting procedures
- Councillor information requests

We appreciate that Municipal Affairs acknowledged concerns raised by municipalities, ABmunis, and the Rural Municipalities of Alberta (RMA). The Ministry has since introduced amendments through Bill 28 to mitigate those concerns.

ABmunis also supports the proposed introduction of a Councillor Accountability Framework, as well as the inclusion of third parties to investigate complaints under this framework. ABmunis, along with RMA and municipalities across Alberta, have expressed concerns with the elimination of codes of conduct since their repeal in Bill 50. In addition, under the previous code-of-conduct bylaws, ABmunis and RMA had advocated for an independent third-party integrity commissioner to investigate complaints. Although an independent office has not been established, we are pleased to see that Bill 50 introduces a third party to investigate complaints, ensuring a consistent and accountable investigation process.

Bill 28 does continue to raise concerns related to municipal autonomy and increasing cost pressures for municipalities across Alberta. ABmunis will continue to highlight mounting cost pressures and the cumulative impact that those pressures have on municipalities across Alberta through our [Property Taxes Reimagined](#) project.

The following analysis includes areas where ABmunis has identified risk to municipal autonomy, potential for increased financial strain, and areas where additional feedback from members is required to support future advocacy efforts.

Next Steps and Change Management

ABmunis remains committed to raising our questions and concerns with Municipal Affairs so the Ministry is fully informed about what these proposed changes would mean for municipalities. If passed, Bill 28 will require significant work by ABmunis, other municipal associations, the Government of Alberta, and Alberta municipalities to develop the regulations enabled through the proposed legislation. Regulations are proposed for:

- The Councillor Accountability Framework
- Automatic Yes for development permits
- Non-statutory studies related to development
- Community Design Codes
- Assessment of Designated Industrial Property
- Governance of Utilities

Regulations will be extensive and ABmunis remains committed to working collaboratively with Municipal Affairs and other municipal associations on the development of all future regulations. These regulations will further clarify the requirements that have been introduced in Bill 28 and may have additional impacts on municipalities.

Changes to the Municipal Government Act

Unless otherwise noted, the proposed changes to the *Municipal Government Act* will come into force upon Royal Assent.

Accountability – Councillor Accountability Framework

Proposed Change	ABmunis Analysis
<p>Councillor Accountability Framework Allows for the Minister to, by regulation, establish a universal councillor accountability framework for all municipalities across Alberta. (Division 1.01, s. 146.011)</p>	<p>Support in Principle Bill 50, the <i>Municipal Affairs Statutes Amendment Act, 2025</i>, repealed provisions relating to municipal codes of conduct (s. 145(10)), as well as prohibiting any future bylaw or resolution in relation to the behaviour or conduct of councillors or council committees (s. 145(9)).</p> <p>Since the repeal of codes of conduct, ABmunis, along with other municipal associations and municipalities, has advocated for these codes to be reinstated to strengthen ethical, respectful, and accountable conduct for elected officials.</p> <p>Bill 28 outlines that any future accountability framework may include:</p> <ul style="list-style-type: none"> • Rules respecting pecuniary interest (subject to s. 170, 172, 173, and 174(1)(g) to (i)) • Rules respecting the use of municipal assets and services • Rules respecting the confidentiality of information • Rules respecting egregious behaviour, threatening behaviour, or improper use of influence • Rules respecting the conduct and terms of investigators or appeals commissioners • Rules respecting processes for a complaint, an investigation, a preliminary review, a decision to apply sanctions, and appeals • An investigator’s power • Rules respecting the publication of information • Rules respecting the contents of a pecuniary interest report • Custody and retention of records related to preliminary reviews, investigations, reports and appeals • Permitted sanctions • Timelines for making a complaint, appeals, making an order and releasing findings, and reasons provided by an appeals commissioner or Minister • Setting fees for complaints and appeals <p>ABmunis understands that significant details related to the framework will need to be drafted as part of the regulation. We look forward to the opportunity to fully collaborate with the Ministry on regulations. We recognise that member engagement will be crucial to this process.</p>

Proposed Change	ABmunis Analysis
	<p>Gap in Accountability for Public Members on Council Committees We note that Bill 28 does not apply to council committees, which we see as a significant gap. Changes in Bill 50 prohibited councils from passing bylaws or resolutions pertaining to the behaviour of councillors or other members of council committees who are not councillors. While council may govern and establish basic requirements for council committees, they still lack a mechanism to hold non-elected committee members accountable for their behaviour.</p> <p>Costs to Municipalities ABmunis continues to be concerned about the cumulative impact of costs on municipalities. We understand that under the framework, municipalities will be required to cover costs related to preliminary reviews and investigations while the Minister covers costs associated with appeals or Minister-initiated investigations. Regulations related to costs, including establishing fees for complaints, and standard fee structures for preliminary reviews and investigations, will be critical to ensure that the framework is not only accessible to municipalities, but also reduces unintended financial strain. For example, consideration could be given to establishing fees to file a complaint that could be reimbursed if the complaint is found to merit investigation but would be put towards covering costs if the preliminary review finds the complaint to be frivolous or vexatious. This is discussed in further detail in the section on “Preliminary Review” Ongoing engagement with members will be required.</p>
<p>Complaints and Investigations If an accountability framework is established, the Minister must designate investigators for the purposes of investigating complaints received under the framework. (s. 146.02)</p> <p>A councillor is permitted to make a complaint against another councillor if they have reasonable grounds to believe there has been a contravention of the accountability framework. (s. 146.021)</p> <p>Upon receiving a complaint, a council will be required to appoint an investigator to conduct an investigation. (s. 146.03)</p>	<p>Support in Principle and Further Details Required Investigators ABmunis has advocated for an independent third-party ethics/integrity commissioner since the introduction of codes of conduct. Although Bill 28 does not formally establish an independent office, ABmunis supports the requirement for investigations to be completed by an independent third-party.</p> <p>ABmunis understands that the Minister must designate the individuals that the Minister considers qualified, “subject to any terms and conditions the Minister considers necessary.” Consequently, ABmunis looks forward to working with Municipal Affairs to establish the criteria related to investigator qualifications and finalize a roster of investigators available to municipalities.</p> <p>We understand some municipalities already have independent offices of integrity commissioners and in principle, those commissioners would be eligible to apply to be appointed as investigators of complaints.</p> <p>Complaints Bill 28 allows for a councillor to file a complaint if they have reasonable grounds to believe that another councillor on the same council has contravened the framework. Councillors can file a complaint on</p>

Proposed Change	ABmunis Analysis
	<p>behalf of the public or administration. Bill 28 requires that a councillor filing a complaint does so in a form acceptable by council.</p> <p>ABmunis recommends that considerations be made in the regulations for a mechanism where complaints emerge as part of intermunicipal collaboration discussions.</p> <p>Although we understand that the framework provides the authority for council to create a “form” for receiving complaints, ABmunis recommends establishing a form in the regulation to provide consistency across the province, rather than every municipality creating their own format via council policy.</p> <p>Further, the legislation doesn’t specify if a group of councillors could jointly file a complaint against another councillor to prevent multiple complaints on the same violation. Additional clarification is required and consideration should be given to the potential for a joint complaint.</p> <p>ABmunis has noted that there appears to be a gap between how complaints are received and how investigation reports are shared with council. Bill 28 is unclear on whether complaints are submitted in closed session to protect confidentiality. It also does not clearly state whether a councillor named in a complaint can see it before it is formally submitted or reviewed by council.</p> <p>Investigations</p> <p>Upon receiving a complaint, councils must appoint an investigator to investigate the complaint, and the municipality is responsible for the costs of the investigation. The legislation is unclear as to whether accepting a complaint and passing a resolution to appoint an investigator must be done at the same meeting or within a time period specified in the regulation.</p> <p>ABmunis understands that the province intends to establish regulations respecting fees associated with filing a complaint. We support development of a fee structure that balances attraction of qualified investigators with the need to control costs for municipalities.</p> <p>An investigator has the power to:</p> <ul style="list-style-type: none"> • Make inquiries of any person they believe has or may have information relevant to the investigation • Demand the production of records or documents • Make copies of any documents or records • Access any municipal land or facilities • Do anything permitted in the accountability framework

Proposed Change	ABmunis Analysis
	<p>However, the legislation does not set out the responsibilities of the municipality, its employees, the complainant, or the person subject to the complaint.</p> <p>Prior to an investigative report being submitted, if either the person who made the complaint or the person subject to the complaint is no longer a member of council, the investigation must end immediately. The investigator must inform the council and the Minister that the investigation has ended and the reasons for the conclusion. ABmunis believes that unintended consequences may result if an investigation ends because the complainant is no longer on council, but the councillor subject to the complaint remains. There are many reasons why a complainant may resign, and their resignation does not mean that the contravention was fully investigated with a resolution being identified, nor will it guarantee that a similar complaint will not arise in the future given the inability to formally conclude the investigation. There are also risks that a councillor subject to a complaint could resign to end an investigation and then run again for council at a later point. In addition, concluding an investigation without disclosure of findings does not provide transparency to the public or the remainder of council. At the same time, concluding an investigation with resignations does save the municipality from spending additional time and money on an investigation.</p> <p>The legislation also permits the Minister to appoint an investigator if they are of the opinion that a councillor may have contravened the accountability framework.</p> <p><i>Outstanding Questions</i></p> <ul style="list-style-type: none"> • Are municipalities required to establish a policy for the purposes of outlining the form in which a complaint is considered “acceptable by council”? If so, what is the timeline for councils to establish their policies after the implementation of any regulation? • Are municipalities permitted to establish a process for receiving complaints from the public that could then inform whether a councillor may wish to proceed with a complaint under the framework? • If a councillor resigns to end an investigation and then chooses to run in the by-election, is there a mechanism to ensure the investigation can continue or is a new complaint required if the person is re-elected to council? • Will the regulations include a mechanism to manage multiple complaints on the same issue or allow for multiple councillors to be named as complainants on the complaint? • Does council formally accept a complaint, if in the acceptable format, by resolution or is it submitted in closed session? Investigator reports are first submitted in closed session, but similar processes are unclear related to complaints. • Is there an intention to ensure a different mechanism for public or employee complaints that ensure accountability of elected officials? • Section 146.03 requires that council must appoint an investigator if it receives a complaint. What is the timeline for council to appoint an investigator after receiving the complaint?

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Proposed Change	ABmunis Analysis
<p>Preliminary Review An investigator is required to conduct a preliminary review prior to completing an investigation. (s. 146.05)</p>	<p>Support Prior to proceeding to an investigation, Bill 28 outlines that an investigator must complete a preliminary investigation to determine if a complaint is frivolous, vexatious, or outside of the scope of the accountability framework.</p> <p>ABmunis supports the concept of a preliminary review since municipalities will be responsible for the costs associated with an investigation. If it is determined a complaint is frivolous or vexatious or falls outside of the scope of the framework, municipalities will only be responsible for the costs of the preliminary review rather than the full investigation.</p> <p>We also support requiring the investigator to file a report of the findings with council, as it ensures transparency.</p> <p>ABmunis recommends that related regulations establish a clear definition of “frivolous” and “vexatious” to ensure that the same standard is applied by all investigators. This also ensures clarity for all elected officials who may use the accountability framework in the future.</p> <p>As mentioned in a previous section, ABmunis also recommends establishing a fee payable to the municipality for filing a complaint. The municipality would hold the fee until the preliminary review has concluded. If the review finds that the complaint was frivolous or vexatious or falls outside of the scope of the accountability framework, the municipality would retain the fee. If the review determines the complaint falls within the framework, the fee is refunded to the complainant. The intention is not to deter complaints but rather to recognize the costs that municipalities will be responsible for when a complaint is received and ensuring there is accountability for the person filing the complaint. To reflect differences among municipalities in Alberta, a minimum and maximum fee could be set, while allowing each municipality to choose a fee that fits its needs, as long as it does not exceed the maximum.</p>
<p>Decisions and Sanctions An investigator must prepare a report for council that summarizes the investigation, recommendations, and reasons for the recommendations. (s. 146.07)</p> <p>After receiving an investigation report, council must determine if the councillor has contravened the framework. (s. 146.08)</p>	<p>Support in Principle and Further Details Required An investigator must submit an investigation report that includes:</p> <ul style="list-style-type: none"> • A summary of the investigation • Recommendations on whether council should find that the councillor has contravened the framework • Reasons for the recommendations • Recommended sanctions, if any <p>This report ensures transparency and accountability of the framework and the investigative process. The report must be submitted to council via closed session and be made publicly available in accordance with the framework.</p>

Proposed Change	ABmunis Analysis
	<p>After receiving a report, council must pass a resolution determining if the councillor has contravened the framework. If council determines that a contravention has occurred, the council must apply the sanctions recommended in the report, apply one or more different sanctions, or apply no sanctions. A councillor who is the subject of a complaint is not permitted to participate in discussions related to the report nor any resolution. They cannot vote on any resolution related to the report and must leave the room until the discussion and voting has finished.</p> <p>Sanctions will be determined through regulation, and it remains unclear what type of sanctions will be available to investigators and councils. ABmunis looks forward to future engagement during the development of the regulations.</p> <p>There continues to be a gap in relation to Occupational Health and Safety (OHS), specifically complaints filed against a councillor by reason of unsafe work environments. Although a complaint may be filed by administration due to action or behaviour of a councillor under OHS, the councillor cannot be individually sanctioned at the conclusion of an investigation. The municipality is responsible for any necessary remedies or sanctions. This approach continues to lack the necessary accountability when complaints related to OHS have been filed against elected officials.</p> <p>Outstanding Questions</p> <ul style="list-style-type: none"> • The investigation report must be submitted in a closed session and made publicly available in accordance with the regulations. However, council is required to make a resolution after receiving the report. Is the intention that the investigation report and council resolution be dealt with at separate meetings to ensure the report is publicly available to support transparency? • Further, requiring the councillor subject to the complaint to leave the meeting room implies that they cannot be present in closed session where the investigation report is submitted. Does this mean that the councillor subject to the complaint will not have access to the report until it has been made public? • Although there is a requirement for the councillor subject to the complaint to leave the room when discussion regarding the report or a resolution takes place, the same requirement doesn't exist for the person who has filed a complaint. Is the intention that the complainant is still permitted to participate in discussion even though a bias may exist, but the person subject to complaint must leave the room due to perceived bias? ABmunis supports requiring the councillor subject to the complaint to abstain from discussion and voting, but in the spirit of transparency, any person who is the subject of a complaint should be afforded the ability to hear discussion related to the complaint.
Pecuniary Interest Report	Support in Principle and Further Details Required

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Proposed Change	ABmunis Analysis
<p>Requires an investigator to immediately stop an investigation and report to council if there are reasonable grounds to believe a councillor may be disqualified due to a pecuniary interest. (s. 146.06)</p>	<p>ABmunis understands that the intention of including pecuniary interest in the accountability framework is to enable an independent investigator to verify whether or not pecuniary interest rules have been violated prior to filing a court application. This initial check-and-balance is helpful to council and ensures as much information is gathered and provided to council prior to incurring the costs of a court application.</p> <p>If a pecuniary interest has been found by the investigator, council will be required to file a court application for disqualification if the councillor chooses not to resign. In all other instances of disqualification, council may still choose to file an application with the courts. Filing court applications for disqualification can have serious financial implications for municipalities.</p> <p>Outstanding Questions</p> <ul style="list-style-type: none"> Section 174 of the <i>Municipal Government Act</i> includes several additional violations outside of pecuniary interest that are subject to disqualification: most notably, instances where a councillor may have been ineligible or has ceased to be eligible for council under the <i>Local Authorities Election Act</i>. Why are investigations related to pecuniary interest the only instances of disqualification included in the accountability framework? We believe there would be cost savings for municipalities for all instances of potential disqualification to be investigated given the financial impact of court applications. Given council will be compelled to file a court application if a councillor chooses not to resign, will the regulation outline a timeframe for council to act?
<p>Appeals If an accountability framework is established, the Minister must designate commissioners for the purpose of hearing appeals. (s. 146.09)</p>	<p>Support and Further Details Required</p> <p>This amendment supports independent investigations and principles of procedural fairness by ensuring that a person who has made a complaint, or the person subject to a complaint, may appeal the council's determination that there was or was not a violation of the accountability framework and/or the council's decision to apply or not to apply a sanction. We expect the associated regulation to specify the timelines for appeals and the fees for filing an appeal.</p> <p>ABmunis understands that this appeal process does not prevent a complainant or person subject to a complaint from filing a further appeal to the Court of King's Bench.</p> <p>Although ABmunis supports the appeal process, the drafted process requires the commissioner to recommend to the Minister whether to accept, reject, or vary the council's determination and the sanctions (or lack thereof). The Minister must then determine if there has been a contravention and may choose to apply one or more sanctions. ABmunis appreciates that this provision may have been included in legislation given Municipal Affairs' experience with select dysfunctional councils. At the same time, it limits municipal autonomy.</p>

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Proposed Change	ABmunis Analysis
	ABmunis recommends that the Appeals Commissioner be required to file their report with both the Minister and the council for transparency.
<p>Standard Meeting Procedures Intention to create standard meeting procedures through regulation that municipalities will be required to follow at minimum (not included in Bill 28).</p>	<p>Further Details Required Based on authority granted in Bill 50 (2025), ABmunis understands that the Minister of Municipal Affairs still intends to create a regulation or ministerial order outlining meeting procedures that set a minimum standard for all municipalities. We further understand that municipalities will be able to pass procedural bylaws that build on the standard procedures set by regulation. We also understand that the procedures are not expected to significantly impact municipalities.</p> <p>We will continue to engage with the Ministry on these procedures and look forward to future engagement on the regulation as it is developed.</p>

Governance of Viability Reviews

Proposed Change	ABmunis Analysis
<p>Public Vote on Viability The public vote from a viability review will be non-binding and the Minister will have discretion on what recommendation to make to Cabinet when considering whether a municipality should dissolve. (s. 130.1(2) and 130.1(3))</p>	<p>Member Feedback Required Currently, when a viability review is complete and residents vote on whether the municipality should be dissolved, the Minister is bound by the results of the vote. For example, if residents vote to dissolve, the Minister must recommend to Cabinet that the municipality be dissolved.</p> <p>The proposed amendment will make the public vote non-binding, giving the Minister discretion on what recommendation to make to Cabinet.</p> <p>ABmunis' members have raised questions about whether the current viability review process adequately informs residents prior to a vote on viability. There are examples of communities that have gone through viability review processes and voted to remain, only to run into challenges soon thereafter that results in a review that ends in dissolution. One of our strategic initiatives for the year is to develop recommendations to enhance Municipal Measurement Indicators and the Viability Review process to better inform councils and residents of the factors impacting the municipalities finance and governance. We will engage members as we develop these recommendations. Currently, ABmunis does not have direction from members on whether the public vote should remain binding or if there is support for the Minister to have more authority based on their access to broader information.</p> <p>Outstanding Questions:</p> <ul style="list-style-type: none"> • Under what circumstances would the Minister consider recommending Cabinet disregard the results of vote.

Municipal Transparency

Proposed Change	ABmunis Analysis
<p>Public Disclosure of Municipal Official Salaries Beginning in 2027, municipalities will be required to disclose the total compensation and severance for each employee who exceeds the threshold outlined in the <i>Public Sector Compensation Transparency Act</i>. (Part 6.1, s. 215.1-215.7)</p>	<p>Further details and - Member Feedback Required This proposed change was expected, as the Premier’s 2025 mandate letter directed the Minister of Municipal Affairs to “conduct a review of compensation and benefits for municipal officials to ensure taxpayer dollars are being respected and compensation levels are commensurate with time commitment and responsibility, including through the establishment of a salary disclosure”.</p> <p>The proposed changes align with public disclosure in the Alberta public service, including the threshold established in the <i>Public Sector Compensation Transparency Act</i>. As of 2025, the threshold is \$133,813.</p> <p>Bill 23, the <i>Justice Statutes Amendment Act</i>, is currently being considered by the legislative assembly and proposes a base salary and severance threshold of \$130,000 for employees of the Government of Alberta, as well as employees of a public sector body, education body, or municipal authority. The bill has not yet been passed by the assembly.</p> <p>While municipalities already report the compensation of the Chief Administrative Officer through the annual financial statements, this amendment proposes to require municipalities to publish a listing on the municipality’s website of all employees whose compensation exceeds the specified threshold. If no employee exceeds the threshold, the municipality must still publish that information and notify the Minister.</p> <p>The Minister has the authority to issue an order requiring an internal audit to ensure compliance, as well as requiring the results of the audit to be made public. If the Minister has ordered an audit, the municipality will be responsible for the costs that the Minister has incurred for the audit and publishing the results.</p> <p>ABmunis is uncertain of the problem the proposed amendment is trying to solve, as well as it’s overall purpose. Some members have highlighted that the proposed amendment increases public transparency in relation to municipal finances and increases accountability. Salaries in the municipal sector vary based on the size and location of communities, responsibilities of the position, and many other factors. There may be unintended consequences as it can lead to increased compensation due to being used as a bargaining tool for candidates. Unlike other orders of government, municipalities are already required to set their budgets, which include administration costs, in public. We will continue to gather feedback from members to inform our advocacy efforts on this topic.</p>
<p>Transparency of Policing Costs</p>	<p>Support</p>

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Proposed Change	ABmunis Analysis
<p>Allows municipalities to show the portion of the tax rates that are required to raise revenue to pay amounts owing under the <i>Police Act</i>. (s. 334(4)).</p>	<p>ABmunis supports this change to enable municipalities to proactively show the costs of policing under the <i>Police Act</i> on the tax notice. Municipalities are already empowered to show the total requisition required to be paid into the Alberta School Foundation Fund (education property taxes) under the <i>Education Act</i>.</p> <p>This change enhances transparency and clarity for the taxpayers in municipalities who are facing increased policing costs under the <i>Police Act</i>. Addressing policing costs will continue to be a priority for ABmunis for the foreseeable future.</p>
<p>Clarification of Reporting the Use of Natural Persons Powers Clarifies when notice must be provided to council as it relates the use of municipality’s natural person powers. (s. 208)</p>	<p>Support in Principle Bill 50, the <i>Municipal Affairs Statutes Amendment Act, 2025</i>, introduced the requirement for the CAO to notify council in writing when exercising the use of natural persons powers. ABmunis noted at the time that this provision would add significant burden to municipal administrations.</p> <p>Bill 28 clarifies that reporting is not required when the use of natural persons powers is related to:</p> <ul style="list-style-type: none"> • A matter that has been approved by bylaw or resolution of council • A personnel matter • A routine operational matter • An emergency response • Seeking a legal opinion on behalf of the municipality. <p>Although the CAO will still be required to report the use of natural persons powers within 14 days of their use, the additional clarity of when reporting is not required will significantly reduce reporting and the strain on administration.</p> <p>While we are pleased that Bill 28 brings greater clarity to provisions introduced in Bill 50, we still question the need for this provision in the first place.</p>
<p>Clarification of Councillor Access to Information Clarifies when the CAO must fulfill information requests and enables municipalities to pass a bylaw defining “substantial information.” (s. 208.1)</p>	<p>Support in Principle ABmunis is pleased to see that Bill 28 includes clarification related to councillor information requests, given the concerns we raised following the introduction of Bill 50.</p> <p>The proposed amendment clarifies that when information has been provided to a councillor in response to an information request, and the information is publicly available, the CAO may provide the information to all other councillors but is not required to. Further, a council may pass a bylaw outlining “substantial information requests” and may identify when a resolution is required before the CAO complies with the request, as well as any reporting requirements in the case of substantial information requests by the CAO.</p> <p>The provisions in Bill 28 recognize that requests for substantial information can mean different things for different municipalities based on their size and administrative capacity. Enabling bylaw-making authority</p>

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Proposed Change	ABmunis Analysis
	recognizes municipal autonomy and ensures that the decision relating to information requests rests with individual municipalities, rather than a one-size-fits-all approach.
Modernizing Business Improvement Area (BIA) Governance Creates greater flexibility related to BIA governance. (s. 53)	Support ABmunis participated in consultations on this topic throughout 2025. Consensus was not reached during the engagement on significant changes to BIAs. The proposed changes are minor and consistent with ABmunis' recommendations to the province.

Enabling Growth and Housing

Proposed Change	ABmunis Analysis
Automatic Yes and Automated Technology Clarifies that a municipality may authorize the use of an automated system for making decisions on applications for development permits and issuing development permits. (s.640.2(c.1) and s.694)	Support and Further details required Use of automated technology for the purpose of making decisions on applications for development permits is consistent with current practices in some large municipalities. ABmunis understands that the province intends to establish regulations outlining requirements for automatic approvals of certain development permits. Initial conversations indicate the intention is to focus on low-risk permits, such as fences and decks. If this is what emerges from the regulatory development process, it will be consistent with feedback heard during the Enabling Growth and Housing Affordability Consultations held in 2025.
Development Permit Statistics Municipalities greater than 15,000 will be required to publicly report development permit activity and timelines. (s 683.2)	Further Details Required ABmunis broadly supports efforts to enhance transparency and notes that many municipalities are already proactively reporting some of the newly required statistics. Municipalities greater than 15,000 will be required to report no later than March 31 of every year: <ul style="list-style-type: none"> • The total number of applications for development permits that were received • The total number of development permits issued • The average and median number of days from when the application for a development permit was received to when the application is complete or refused • The average and median number of days from when an application was complete to when the development permit was issued or refused • A comparison between the averages to the required timelines in the MGA While transparency is important, this legal requirement is a new layer of red tape which will add to the total of cost increases imposed upon municipalities.

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Proposed Change	ABmunis Analysis
<p>Off-Site Levies (OSLs) Clarifies costs that may be included in off-site levy charges and expands exemptions for charter and independent schools. (s. 648(a) 1.2 and s. 648(b) 2.11)</p>	<p>Oppose and Member Feedback Required</p> <p>Presently, the MGA itemizes what an OSL may be used for. The amendments seek to also itemize items that are explicitly exempt from OSLs, including:</p> <ul style="list-style-type: none"> • Operational costs • Capital costs relating to commercial retail facilities included in the design of a facility referred to in s. 648(2) and (2.1) that are not related to the delivery of core services • Anything not permanently affixed to a facility (such as vehicles and furniture) • Capital costs incurred to build to a standard higher than the standard required under building codes <p>The proposed changes limit municipal autonomy and the ability for municipalities to cover certain costs through OSLs under the principle of “growth paying for growth”. Any limits to the ability of municipalities to raise revenue to cover costs is concerning, especially during a time of increasing pressure on the property tax base. For example, as outlined in our Property Taxes Reimagined project, the cost of purchasing a new fire truck to reach newly developed areas has increased by about 70 per cent over the last five years. We also note that, “core services” is not clearly defined.</p> <p>In addition, the provision excluding OSLs from covering capital costs beyond building codes limits the ability of municipalities to respond to local circumstances. For example, ensuring infrastructure is resilient to extreme weather risks.</p> <p>Bill 28 also expands exemptions from schools owned by or leased to a school board to now include Charter and Independent schools. ABmunis will need to engage members on whether they support the proposed expansion of exemptions related to Charter and Independent schools.</p>
<p>Non-Statutory Studies Intention to create future regulations to streamline development approvals (not included in Bill 28).</p>	<p>Concerns - Further Details Required</p> <p>The legislation related to non-statutory studies is vague and lacks clarity, limiting ABmunis analysis. The Bill 28 Information Guide released by Municipal Affairs commits to a future regulation that will build on the amendments proposed for offsite levies by examining the role of non-statutory studies in the development process to further streamline approvals. More details are required to understand how the province intends to limit the use of non-statutory studies. ABmunis will remain engaged with Municipal Affairs to better understand the intention of a future regulation. We expect to participate in future engagements on this topic.</p>
<p>Reserve Land for Charter Schools Charter schools accredited by the Ministry of Education and Childcare would be allowed to</p>	<p>Member Feedback Required</p> <p>Bill 28 proposes to amend the MGA to expand the types of schools that can access reserve land. ABmunis understands that while this change makes reserve lands available to Charter and Independent schools, it</p>

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Proposed Change	ABmunis Analysis
<p>access municipal and school reserve land. (s.616 (a) and 648(a) 1.2)</p>	<p>does not change the land allocation process. We understand the intention is to treat Charter and Independent schools the same as public schools. Members have also identified challenges with the process and costs associated with siting and servicing of new schools in addition to school site ownership. We invite members to share their feedback on how this proposed change may impact municipalities and raise any related questions.</p>
<p>Community Design Codes Intends to establish Minister’s authority to create design codes via regulation. (s.640.3)</p>	<p>Concerns - Further Details Required The proposed introduction of provincially established Community Design Codes represents a significant shift of land use planning authority from municipalities to the province. While ABmunis appreciates the province’s desire to help communities remain attractive, competitive, and reflective of a unique sense of place, the ability of this code to override municipal statutory plans and land use bylaws, along with Ministerial authority to require municipalities to adopt design codes, raises concerns about municipal autonomy, local context, and community-driven planning outcomes. Many communities already struggle to attract development, and adding another provincial layer of requirements could further deter investment or slow projects in areas that can least afford additional barriers. Further details are required on how the design codes would be developed, applied, and tailored to reflect diverse municipal needs before the impacts on local planning authority, economic development, and governance can be fully assessed.</p> <p>ABmunis understands there are no current plans for the Minister to impose a community design code on municipalities, but note an inconsistency between the stated intention and what has been drafted in Bill 28. Clarity is required to fully understand the future of the regulation, including any voluntary acceptance by municipalities. ABmunis is committed to remaining fully engaged with the Municipal Affairs during the future development of the design code regulation.</p>

Assessment & Property Taxation

Proposed Change	ABmunis Analysis
<p>Vacancy Property Tax If a council creates a residential assessment sub-class for property that is not a primary residence, that sub-class may not be assigned to a residential property that is wholly or partially owned by one or more individuals that reside in Alberta. (s. 297(2.01))</p>	<p>Opposed This proposed change was expected as the Premier’s 2025 mandate letter directed the Minister of Municipal Affairs to “protect Albertans from specialized municipal taxes directed at homes that are not a primary residence”. The amendment only applies to situations where municipalities create a sub-class(es) under the Class 1 Residential assessment class. Therefore, if your municipality does not have sub-classes for residential property, there is no impact on your municipality.</p> <p>Application for Personally Owned Residences The amendment still enables a municipality to charge a different property tax rate on vacation or rental homes, but it may only be applied to properties that are wholly owned by persons who live outside Alberta.</p>

	<p>If there are multiple owners of a property and at least one of the owners resides in Alberta, then the municipality is prohibited from assigning it a residential sub-class that is specific to not being a primary residence.</p> <p>Application for Residential Property Owned by a Corporation The amendment only applies to properties owned by individuals. Therefore, if a corporation owns a vacation or rental home, the municipality is permitted to assign it a separate assessment class and levy a different tax rate.</p> <p>This amendment, if passed, is deemed to have come into force on January 1, 2026.</p> <p>Call to Action if Using Residential Sub-Classes Municipalities who currently use assessment sub-classes for different types of residential property should ensure that their tax rate bylaw clearly defines what types of property are subject to that sub-class(es). Without sufficient definitions in your tax rate bylaw, your municipality may unintentionally be subject to the new requirements of section 297(2.01) related to residential property that is not a primary residence. Common examples may be where municipalities have sub-classes for vacant residential land or multi-family residential property.</p> <p>If your municipality has an assessment sub-class that triggers the proposed section 297(2.01), you will have 45 days after Bill 28 comes into force to either amend your bylaw or correct the assessment roll and reissue assessment notices for those properties for the 2026 taxation year. This is detailed in the proposed section 297.1 in Bill 28.</p> <p>ABmunis opposes limits to municipal autonomy to develop solutions tailored to local contexts. Municipalities across Alberta have unique challenges, including with affordable housing, that require flexible solutions. Given constraints on both municipal and provincial finances, we have questions as to how the province will work with municipalities to ensure much needed affordable housing will be built.</p>
<p>Equity in Assessment of Industrial Property New clause clarifies that the assessment of a designated industrial property or machinery and equipment property is deemed equitable if the assessor has applied the standards and procedures set out in the regulations. (s. 293(1.1))</p>	<p>Support in Principle Some industrial property owners have appealed their assessments on the basis that one property's valuation differs from industrial properties that they consider comparable. The proposed clause is intended to clarify that comparable properties do not have to have similar assessment valuations as long as the regulations have been followed consistently. The differentiation in valuations of comparable industrial properties is a product of Alberta's regulated assessment approach for industrial property, which is different from the market value approach used for residential and commercial property.</p> <p>ABmunis supports the amendment to increase clarity in Alberta's assessment system and ideally reduce assessment appeal costs for municipalities.</p>

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<p>Regulations for Designated Industrial Property New provisions added to enable the Minister to make regulations related to designated industrial property and machinery and equipment. (s. 322(1))</p>	<p>Support in Principle and Concerns - Further Details Required This amendment relates to Municipal Affairs' current multi-year review of how industrial property is assessed. Historically, the Minister published a Construction Cost Reporting Guide that defines how some Designated Industrial Property and machinery and equipment are assessed. These amendments will enable the Minister to set these rules through standard regulations instead of a guide.</p> <p>ABmunis' supports the province's intent to bring clarity to the assessment system through new regulations, as the existing system has not been updated since 2005. The current lack of clarity has led to significant legal costs for municipalities when managing costly appeals related to the assessment of Designated Industrial Property and machinery and equipment.</p> <p>However, ABmunis has concerns with some of the broader policy changes that will be formalized through these new regulations. The policy changes were announced by the Minister of Municipal Affairs via letter to municipalities on April 1, 2026. ABmunis concerns will be shared with members through our The Weekly newsletter.</p>
<p>Penalty for Non-Reporting Enables the Minister to charge a penalty if a property owner does not provide the information requested by the provincial assessor within 60 days of the request. (s. 295(1.1))</p>	<p>Support Under the regulated assessment system for designated industrial property, the provincial assessor requires annual reporting of information by property owners, but some property owners fail to report or do not report on time, which prevents assessors from developing accurate assessments. The regulations are expected to prescribe penalties of up to \$10,000 for non-reporting. ABmunis supports the amendment to increase accountability in the regulated assessment system.</p>
<p>Dismissal of Complaint Due to Non-Reporting Adds a requirement for the Land and Property Rights Tribunal to dismiss an assessment complaint if the property owner did not provide the information requested by the assessor within 60 days of the request. (s. 499(2) and 295(4))</p>	<p>Support This amendment is intended to strengthen accountability by property owners to report information to the assessor when requested so that assessors have increased clarity when determining an assessment. The Land and Property Rights Tribunal hears all assessment complaints on Designated Industrial Property, which often require annual reporting by the property owner. This amendment will therefore incentivise owners to report on time so that they maintain the option to lodge an appeal.</p>

Public Institutions & Utilities

Proposed Change	ABmunis Analysis
<p>Governance of Utilities Enable Cabinet to transfer ownership of a municipal public utility to a public utility entity (e.g. a controlled corporation or regional</p>	<p>Concerns - Further Details Required The intent of this amendment is not clear, but ABmunis assumes that the province wants legal authority to take action to change the governance of a public utility (water and wastewater services) in situations where</p>

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Proposed Change	ABmunis Analysis
<p>commission). Details will be subject to the development of regulations. (s. 44.1).</p>	<p>a municipality is not managing the utility to what the province deems a reasonable standard. Our preliminary concern is the potential override of local autonomy.</p> <p>Outstanding Questions</p> <ul style="list-style-type: none"> • What situations will necessitate the province exercising this authority? • Will the regulations define a framework of criteria that must be triggered before the province transfers ownership of a public utility?

Aggregate Pits (Environment and Protected Areas)

Proposed Change	ABmunis Analysis
<p>Aggregate Pits Clarifies how municipal land-use decisions interact with provincially approved aggregate pit registrations under the <i>Environmental Protection and Enhancement Act</i> and requires municipalities to approve a development permit where the registration has been approved by the province. (s. 619.1)</p>	<p>Concerns - Further Details Required</p> <p>The proposed changes will give aggregate pit registrations under the <i>Environmental Protection and Enhancement Act</i> precedence over municipal statutory plans, land use bylaws, subdivision decisions, and development approvals. Municipalities will be obligated to approve a pit application when it aligns with the registration filed under the <i>Environment Protection and Enhancement Act</i> within prescribed timelines, with limited ability to impose local conditions or hold hearings.</p> <p>While ABmunis understands the intent to provide regulatory clarity and certainty for aggregate resource development, these changes raise concerns about the erosion of municipal land use authority, reduced local decision making, and restricted opportunities for community input. Additional details are needed to understand how municipal planning objectives, infrastructure impacts, and community considerations will be incorporated into the provincial registration process.</p> <p>Proposed amendments would come into effect upon Proclamation.</p>

Changes to the Alberta Housing Act

The proposed changes to the *Alberta Housing Act* will come into force on January 1, 2027.

Seniors Lodge Program (Assisted Living & Social Services)

Proposed Change	ABmunis Analysis
<p>Seniors Lodge Program The <i>Alberta Housing Act</i> will be amended to address the long-term sustainability of seniors' lodge housing. These changes would establish requirements for capital maintenance reserve funds for lodge assets; allow capital reserve contributions to be requisitioned from municipalities where appropriate; and strengthen governance practices for Housing Management Body boards. (<i>Alberta Housing Act</i> s. 1, 4, 5, 7, 8, 33, and 34; Schedule 1)</p>	<p>Support in Principle Requisitioning for Capital Reserves This amendment clarifies that housing management bodies may requisition funds for capital reserve funds for new or replacement lodge accommodations, with the agreement of member municipalities. ABmunis understands that some municipalities already allow this through local agreements.</p> <p>Keeping this authority voluntary allows municipalities to assess, case by case, whether this approach fits their local circumstances. Further, the legislation appears to respect municipalities' ability to pay by outlining that requisitions be shared based upon equalized assessment. This appears to resolve any conflicts about requisition amounts amongst member municipalities, as well as smaller municipalities who might have limited funds to contribute.</p> <p>Mandatory Capital Maintenance Reserve Funds The requirement for mandatory capital maintenance reserve funds reflects a recommendation of the Seniors Lodge Review Panel, which included municipal representation. However, concerns remain about the financial impact on municipalities. Housing management bodies can already requisition municipalities to cover operating deficits and to establish or maintain reserve funds. Making reserve funds mandatory could increase and accelerate financial pressure on municipal budgets. While this change supports better maintenance of lodge assets, it adds to the cumulative strain on the property tax base, particularly given the Panel's related recommendation that the province retain responsibility for major capital projects and new lodge development unless otherwise agreed. ABmunis will seek further details from the department as to the potential impact on municipalities where there are no existing or low reserves funds.</p> <p>Ongoing changes to housing management body governance through ministerial order, have limited the number of council appointed members of the management body, effectively limiting municipal voice while these mandatory reserve fund changes are increasing financial demands on the property tax base. Bill 28 does not reflect the broader recommendation of the Seniors Lodge Review panel report to revisit the funding model between the province and municipalities.</p> <p>Ministerial Authority over Reserve Fund Types</p>

Proposed Change	ABmunis Analysis
	<p>Clarifying the types of reserve funds the Minister may regulate appears to formalize the reserve fund categories that already exist in practice. However, additional information is needed on the intent and scope of these amendments. ABmunis will engage with the province as the regulations are developed.</p> <p>Lodge Rate Regulation Moving the lodge rate from legislation to regulation does not, on its own, raise concerns. However, understanding the intent behind this change will be essential to advising municipalities on potential impacts to municipal finances and to vulnerable residents.</p>

Changes to the Libraries Act

The proposed changes to the *Libraries Act* will come into force upon Royal Assent.

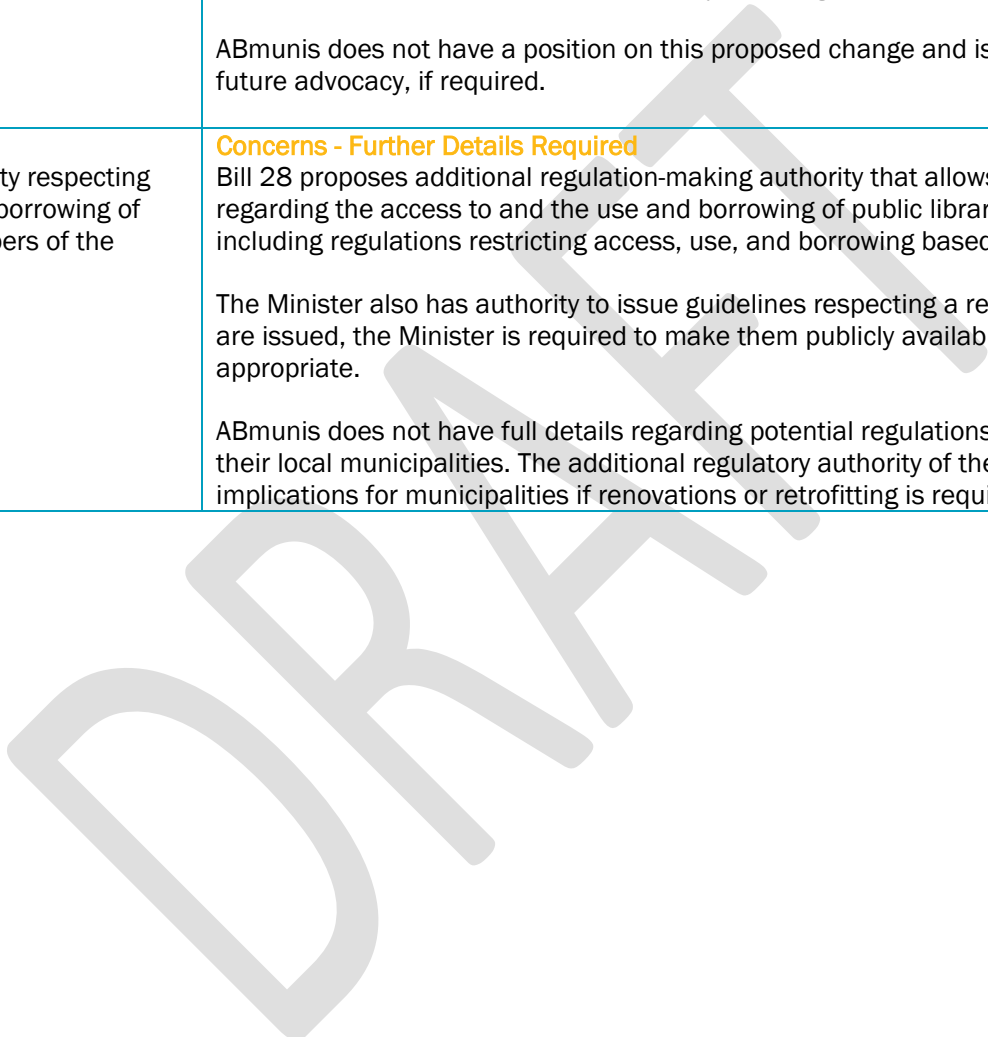
ABmunis is aware that the Coalition of Alberta Public Libraries (CAP Libraries) issued a [statement](#) on April 9, 2026, related to the proposed changes in Bill 28. The CAP Libraries represent all 324 public library service points across Alberta, serving 99 per cent of Albertans. The CAP Libraries has outlined the following broad themes of concern with Bill 28:

- Privacy and access
- Local decision-making
- Costs and practicality
- Scope and proportionality

Proposed Change	ABmunis Analysis
<p>Inspections Enables the Minister to appoint inspectors to conduct inspections for any matter relating to the management, administration, or operation of the public library, and to determine if a board is complying with the Act and Regulations. (s. 39)</p>	<p>Concerns – Member Feedback Required The proposed change expands provisions related to inspections to include the ability to conduct an inspection into any matter relating to the management, administration, or operation of a public library, as well as to determine if a board is complying with the <i>Libraries Act</i> and its regulations.</p> <p>Inspectors are permitted to:</p> <ul style="list-style-type: none"> • Inspect the public library property • Inspect the provisions of the services • Examine and make copies of records • Require an employee of the library board to reply to a question or provide any information requested by the inspector <p>Following an inspection, the inspector is required to make a report to the Minister and provide a copy of the report to the board. The Minister is provided with the flexibility to make any order they consider</p>

Preliminary Analysis of Bill 28: Municipal Affairs and Housing Statutes Amendment Act, 2026

Proposed Change	ABmunis Analysis
	<p>appropriate upon receiving the inspectors' report. Inspections are already permitted under the <i>Libraries Act</i>. However, the amendments expand the authority of inspections and provide further detail on the process, as well as the Minister's authority following an inspection.</p> <p>ABmunis does not have a position on this proposed change and is seeking member feedback to inform future advocacy, if required.</p>
<p>Regulations Adds regulation-making authority respecting the access to and the use and borrowing of public library property by members of the public. (s. 40)</p>	<p>Concerns - Further Details Required Bill 28 proposes additional regulation-making authority that allows the Minister to make regulations regarding the access to and the use and borrowing of public library property by members of the public, including regulations restricting access, use, and borrowing based on age.</p> <p>The Minister also has authority to issue guidelines respecting a regulation as noted above. If guidelines are issued, the Minister is required to make them publicly available in a manner they consider appropriate.</p> <p>ABmunis does not have full details regarding potential regulations. However, many libraries are funded by their local municipalities. The additional regulatory authority of the Minister may lead to further financial implications for municipalities if renovations or retrofitting is required to align with the regulations.</p>





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