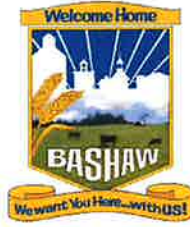




**REGULAR MEETING OF COUNCIL
A G E N D A
Wednesday, May 20, 2026, 6:00 pm
Council Chamber & Zoom Access**

1. CALL TO ORDER
2. ADOPTION OF AGENDA
3. PUBLIC HEARINGS – none
4. DELEGATIONS
5. APPROVAL OF MINUTES
 - 5.1 Minutes of May 6, 2026, Regular Meeting of Council
6. CONSENT AGENDA
 - 6.1 Town of Bashaw April 30, 2026 Monthly Statement
 - 6.3 CAO Report
 - 6.4 Town of Eckville Parade Invitation – June 13, 2026
 - 6.5 Royal Canadian Legion Donation Campaign
7. NEW & UNFINISHED BUSINESS
 - 7.1 2026 Tax Bylaw
 - 7.2 Land Use Bylaw Amendment – Bylaw 841 – 2026
8. CELEBRATORY CORRESPONDENCE FROM COUNCIL
9. CLOSED MEETING OF COUNCIL
10. NOTICES OF MOTION
11. NEXT MEETING: – June 3 & 17, 2026 – 6:00 pm
12. ADJOURNMENT



**REGULAR MEETING OF COUNCIL
MINUTES
May 6, 2026, 6:00 pm
Council Chambers & Zoom Access**

In Person: CAO Fuller (5:30pm), Deputy Mayor McIntosh (5:49pm), Mayor Orom (5:49pm), Councillor Masyk (5:35pm), Councillor Kohlman (5:51pm), Councillor Meger (5:35pm)

Council by Zoom: none.

Absent with notice: none.

Recording Secretary: CAO Fuller

Public: none

Public Zoom: Micheal

Press by zoom: None.

1. CALL TO ORDER by Mayor Orom (6:00pm)
2. ADOPTION OF AGENDA

MOVED by Deputy Mayor McIntosh to approve the May 6, 2026, Regular Meeting of Council agenda, with the addition of 7.3 Direct Control application 2026-04 in the New & Unfinished business section.

MOTION #087-2026

CARRIED

3. PUBLIC HEARINGS – None
4. DELEGATIONS
5. APPROVAL OF MINUTES
5.1 Minutes of the April 29, 2026, Regular Meeting of Council

MOVED by Councillor Kohlman to approve the minutes from the April 29, 2026, Regular Meeting of Council.

MOTION #088-2026

CARRIED

6. CONSENT AGENDA
6.1 Water Reconciliation Report

Mayor Orom requested to discuss the Water Reconciliation report as 7.4 in the New & Unfinished Business section of the Agenda.

7. NEW & UNFINISHED BUSINESS
7.1 2026 Operating Budget

Council discussed all areas of the budget presented.

MOVED by Deputy Mayor McIntosh to approve the 2026 Town of Bashaw Operating Budget of \$1,522,968.47 budget before the levy, \$918,612.20 municipal taxes and an increase of 2.73%.

MOTION #089-2026

CARRIED

7.2 2026 Local Government Fiscal Framework – Change Request

MOVED by Deputy Mayor McIntosh to rescind Motion 075 – 2026.

MOTION #090-2026

CARRIED

MOVED by Councillor Masyk to approve the 2026 Local Government Fiscal Framework operating grant listing as follows, General Administration \$20,087.50, Libraries \$ 17,471.52, Children & Family Services \$ 16,500.00, Municipal Buildings & Facilities \$8,134.48. Parks, sport & recreation \$38,766.75, Public Security & Safety \$12,229.75, and Public Transit \$5,000.00 for a total of \$118,190.00.

MOTION #091-2026

CARRIED

7.3 Direct Control Development Permit Application 2026 – 04

Council requested administration call Liz Armitage with Vicinia Planning & Engagement. Ms. Armitage was available and answered council's questions.

MOVED by Deputy Mayor McIntosh that Bashaw Town Council issue the attached incomplete letter for the 2026 – 04 – Development permit application Residential care Facility (Senior's home) at Lot A, Block 40, Plan 2533 NY to applicant Ludy Magracia & Company; 2807979 Alberta Ltd, with the change of wording in section 2 from maximum to minimum.

MOTION #092-2026

CARRIED

7.4 Water Reconciliation report

Council and administration discussed the report. Administration continues to work with public works to isolate potential water loss locations within the town of Bashaw water distribution system.

8. CELEBRATORY CORRESPONDENCE FROM COUNCIL-none
9. CLOSED MEETING OF COUNCIL
10. NOTICES OF MOTION – none
11. NEXT MEETING – May 20, 2026 – 6:00 pm
12. ADJOURNMENT – Councillor Kohlman adjourned the meeting at 6:51 pm.

MAYOR, Cindy Orom

CHIEF ADMINISTRATIVE OFFICER, Theresa Fuller

**TOWN OF BASHAW
MONTHLY STATEMENT
April 30, 2026**

DESCRIPTION	GENERAL ACCOUNT	TERM DEPOSIT	LGFF CAPITAL	TOTAL
BALANCE AT END OF PREV MONTH	\$ 543,746.81	\$ 534,549.94	\$ 597,862.12	\$ 1,676,158.87
RECEIPTS FOR THE MONTH	\$ 4,527.66			\$ 4,527.66
ALBERTA DIRECT DEPOSIT	\$ 23,620.45			\$ 23,620.45
VOID	\$ 900.21			\$ 900.21
CCUBC /ROYAL/ATB /DEBIT- PAYMENTS	\$ 83,348.21			\$ 83,348.21
SERVUS CREDIT UNION - INTEREST	\$ 1,270.58			\$ 1,270.58
TERM #54 INTEREST - ADDED TO GENERAL	\$ 758.41	\$ -		\$ 758.41
TERM #55 INTEREST - ADDED TO GENERAL	\$ 291.97	\$ -		\$ 291.97
TERM DEPOSIT		\$ -		\$ -
TRANSFER FROM GENERAL TO TERM		\$ -		
TRANSFER FROM TERM TO GENERAL	\$ -			\$ -
LGFF INTEREST			\$ 1,192.74	
TRANSFER FROM TAX RECOVERY	\$ 12,714.90			
SUB-TOTAL	\$ 671,179.20	\$ 534,549.94	\$ 599,054.86	\$ 1,804,784.00
DISBURSEMENTS FOR THE MONTH	\$ 247,344.93			\$ 247,344.93
TRANSFER TO/FROM TERM		\$ -		\$ -
TRANSFER TO LGFF CAPITAL	\$ (18,500.00)		\$ (18,500.00)	
BANK ERROR INTEREST				\$ -
				\$ -
DEBIT MACHINE & TRANSACTIONS	\$ 40.77			\$ 40.77
BANK CONFIRMATION FEE	\$ -			
SCHOOL PAYMENT	\$ -			
BALANCE AT END OF MONTH	\$ 442,293.50	\$ 534,549.94	\$ 580,554.86	\$ 1,557,398.30
BANK BALANCE AT MONTH END	\$ 634,551.89	\$ 534,549.94	\$ 580,554.86	\$ 1,169,101.83
OUTSTANDING DAILY DEPOSITS	\$ -			\$ -
OUTSTANDING ONLINE/INTERAC	\$ 1,670.36			\$ -
OUTSTANDING DIR DEPOSITS	\$ -			
SUB-TOTAL	\$ 636,222.25	\$ 534,549.94	\$ 580,554.86	\$ 1,751,327.05
UNCLEARED PAYMENTS	\$ 182,150.68			\$ 182,150.68
UNCLEARED OTHER	\$ 11,778.07			\$ 11,778.07
BANK ERROR				
BALANCE AT END OF MONTH	\$ 442,293.50	\$ 534,549.94	\$ 580,554.86	\$ 1,557,398.30

THIS STATEMENT SUBMITTED TO COUNCIL

May 20, 2026

MAYOR

TOWN MANAGER



Town of Bashaw

Printed on: 2026-05-14

General Ledger - Bank Reconciliation

Printed by: Darlene Tucker

Completed on 2026-05-14 by Darlene Tucker

3-00-00-121-00 - Municipal Acct. in Credit Union

Statement Open:	\$657,068.48	+ Cleared Total:	(\$22,516.59)
		+ Adjustments:	\$0.00
Statement Close:	\$634,551.89	= Bank Rec Close:	\$634,551.89
		Proof:	\$0.00

Statement Start: 2026-04-01
Statement End: 2026-04-30

Un-Cleared Deposits

Trans. Date	Item Description	Type	Type #	Batch #	Amount
2026-04-30	Bank Deposit - OTHER	Cash Receipt		12940	\$182.00
2026-04-30	Bank Deposit - OTHER	Cash Receipt		12940	\$350.00
2026-04-30	Bank Deposit - OTHER	Cash Receipt		12939	\$100.00
2026-04-30	Bank Deposit - OTHER	Cash Receipt		12939	\$110.00
2026-04-30	Bank Deposit - OTHER	Cash Receipt		12939	\$120.00
2026-04-30	Bank Deposit - OTHER	Cash Receipt		12939	\$87.66
2026-04-30	Bank Deposit - OTHER	Cash Receipt		12939	\$112.00
2026-04-30	Bank Deposit - OTHER	Cash Receipt		12938	\$160.69
2026-04-30	Bank Deposit - OTHER	Cash Receipt		12938	\$184.23
2026-04-30	Bank Deposit - OTHER	Cash Receipt		12938	\$113.78
2026-04-30	Bank Deposit - OTHER	Cash Receipt		12937	\$150.00
Total Un-Cleared Deposits:					\$1,670.36

Un-Cleared Payments

Trans. Date	Item Description	Type	Type #	Batch #	Amount
2026-04-30	TRANSALTA ENERGY MARKETING CORP	AP Payment	17956	12935	(\$17,518.66)
2026-04-30	DIRECT ENERGY BUSINESS - CURRENT NATURAL GAS SUPPLIER	AP Payment	17959	12935	(\$4,786.11)
2026-04-30	BASHAW CONCRETE	AP Payment	26932	12967	(\$2,768.06)
2026-04-30	BASHAW FARM & BUILDING SUPPLY	AP Payment	26933	12967	(\$6,125.99)
2026-04-30	THE SOAP STOP	AP Payment	26934	12967	(\$256.10)
2026-04-30	HECK'S HARDWARE	AP Payment	26935	12967	(\$758.37)
2026-04-30	ACCU-FLO METER SERVICE	AP Payment	26936	12967	(\$4,512.90)
2026-04-30	CANOE PROCUREMENT GROUP OF CANADA	AP Payment	26937	12967	(\$272.60)
2026-04-30	TAXERVICE	AP Payment	26938	12967	(\$73.50)
2026-04-30	D & M CONCRETE PRODUCTS LTD	AP Payment	26939	12967	(\$523.69)
2026-04-30	ROADATA SERVICES LTD	AP Payment	26940	12967	(\$33.60)
2026-04-30	ALBERTA WASTE HANDLING	AP Payment	26941	12967	(\$420.00)
2026-04-30	STERLING POWER SYSTEMS INC	AP Payment	26942	12967	(\$1,975.05)
2026-04-30	NORDIC MECHANICAL SERVICES LTD.	AP Payment	26943	12967	(\$905.91)
2026-04-30	EASTHILLS AUTOMOTIVE & TOOL SUPPLY LTD	AP Payment	26944	12967	(\$36.09)
2026-04-30	ALLIANCE BATTLE RIVER STEAM	AP Payment	26945	12967	(\$1,785.00)
2026-04-30	RECEIVER GENERAL OF CANADA	AP Payment	104	12984	(\$5,041.04)
2026-04-30	LOCAL AUTHORITY PENSION PLAN	AP Payment	17960	12982	(\$1,935.68)
2026-04-23	PARKLAND REGIONAL LIBRARY SYSTEM	AP Payment	26914	12885	(\$2,223.77)
2026-04-23	GOVERNMENT OF ALBERTA	AP Payment	26915	12885	(\$48,919.00)
2026-04-23	HECK'S HARDWARE	AP Payment	26916	12885	(\$145.07)
2026-04-23	EMBER GRAPHICS Trim & Signs Ltd	AP Payment	26917	12885	(\$71.72)
2026-04-23	HWY 12/21 REGIONAL WATER SERVICE COMM	AP Payment	26918	12885	(\$29,949.14)
2026-04-23	OK TIRE & AUTO	AP Payment	26919	12885	(\$705.67)
2026-04-23	TAGISH ENGINEERING LTD.	AP Payment	26922	12885	(\$1,864.30)
2026-04-23	Old MacDonald Kennels	AP Payment	26923	12885	(\$251.37)
2026-04-23	WOOLGAR VANWIECHEN COSGRIFFE DUCOFFE LLP	AP Payment	26929	12885	(\$4,082.40)
2026-04-23	BRANDT TRACTOR	AP Payment	26930	12885	(\$38,000.00)
2026-04-23	PLAIN LAKE FARMINA CO. LTD	AP Payment	26931	12885	(\$3,780.00)



Town of Bashaw

General Ledger - Bank Reconciliation

Printed on: 2026-05-14

Printed by: Darlene Tucker

Completed on 2026-05-14 by Darlene Tucker

3-00-00-121-00 - Municipal Acct. in Credit Union

Statement Open:	\$657,068.48	+	Cleared Total:	(\$22,516.59)
			+ Adjustments:	\$0.00
Statement Close:	\$634,551.89	=	Bank Rec Close:	\$634,551.89
			Proof:	\$0.00

Statement Start: 2026-04-01

Statement End: 2026-04-30

Un-Cleared Payments

Trans. Date	Item Description	Type	Type #	Batch #	Amount
2026-03-31	TUCKER, DEBBIE-LEE	AP Payment	26910	12750	(\$30.00)
2026-03-18	ARKES, DOUGLAS	AP Payment	26893	12644	(\$30.00)
2026-02-28	BASHAW BUS SOCIETY	AP Payment	26864	12633	(\$60.00)
2026-02-28	WHITE ICE	AP Payment	26865	12633	(\$801.64)
2026-02-20	LANGE, JENNIFER	AP Payment	26856	12454	(\$30.00)
2026-01-16	MARSHALL, DAINA	AP Payment	26806	12136	(\$8.25)
2025-11-30	ALBERTA WASTE HANDLING	AP Payment	26756	11864	(\$1,470.00)
Total Un-Cleared Payments:					(\$182,150.68)

Un-Cleared Other

Trans. Date	Item Description	Type	Type #	Batch #	Amount
2026-04-30	CAFT	Bank Rec Adj		12987	(\$11,778.07)
Total Un-Cleared Other:					(\$11,778.07)

Bank Rec Close:	\$634,551.89
+ Un-Cleared Deposits:	\$1,670.36
+ Un-Cleared Payments:	(\$182,150.68)
+ Un-Cleared Other:	(\$11,778.07)
= Adjusted Bank Rec Total:	\$442,293.50
Bank Balance as of 2026-04-30:	\$442,293.50



CHIEF ADMINISTRATOR'S REPORT
Submitted for May 20, 2026, Regular Meeting of Council

1. Meetings, training

- April 13, 2026 – Beautification Meeting
- April 15, 2026 – Human Resources meeting
- April 17, 2026 – CAO out of office – funeral attendance
- April 20, 2026 – Accuflo – water loss training
- April 20, 2026 – Staff meeting
- April 22, 2026 – Meeting with Bashaw Minor Ball & Bashaw Ag Society
- April 23, 2026 – Meeting with Open North – Privacy Management Policy Cohort planning
- April 24, 2026 – Online meeting with Telus, telephone transition programming
- April 24, 27, 2026 – Set up new On Call & Foreman phones
- April 28, 2026 – 49 Street Infrastructure project – Tagish & UG Excavation Ltd.
- April 29, 2026 – Call and visit various residents that reside along 49 Street in preparation for the infrastructure project.
- April 30, 2026 – Completed two summer student interviews
- May 1, 2026 – Completed two summer student interviews
- May 4, 2026 – 49 Street Infrastructure meeting – Site meeting
- May 5, 2026 – Privacy Management Policy Cohort Project kickoff meeting – Online
- May 5, 2026 – Meeting with Fire Chief & Deputy Fire Chief
- May 7, 2026 – Office Internet upgrade
- May 7 – 11, 2026 – CAO out of the office – Vacation
- May 12 – 14, 2026 – CAO attended Society of Local Government Managers Conference.
- May 15, 2026 – Return from conference and half day vacation

2. Ongoing follow up of Council assigned tasks.

3. Forward Development Permit Applications to Vicinia Planning & engagement – for process. CAO is not in the office to complete.
4. Agenda and minutes preparation for this meeting.
5. Follow up communication – email and phone calls.
6. Generated hire letters for new staff and internal promotion. Follow up on outstanding letters to staff.



TOWN OF ECKVILLE

ECKVILLE PARADE



On behalf of the Town of Eckville, this invitation is being extended to you or a member of your Council to be a Guest of Honor in the Annual Eckville Parade on Saturday, June 13, 2026. Coupons for food will be handed out at parade.



The staging area for the parade is at the Eckville Elementary School located at 4948-54A Avenue starting at 11:00 a.m. The parade begins at 12:00 noon.

Please complete the following and reply by fax to (403) 746-2900 or email to info@eckville.com by May 27, 2026 to confirm your attendance.

	Municipality / Organization:	
	Dignitary(s) Attending:	
	Telephone:	
	Fax:	
	Email:	
Will you be entering a float?		
Will you have another type of entry?		
Will you be bringing a guest?		

We hope you are able to participate and look forward to seeing you on June 13th! If you have any questions or comments, please give us a call at 403-746-2171.

Mayor Colleen Ebdon
Town of Eckville

P.O. Box 578, 5023-51st Avenue, Eckville, AB T0M 0X0
Phone: (403) 746-2171 Fax: (403) 746-2900 Website: www.eckville.com Email: info@eckville.com



Finance

From: Matthew Brander <mbrander@campaign-office.com>
Sent: May 7, 2026 11:24 AM
To: Finance
Subject: ALBERTA/ NWT COMMAND -ROYAL CANADIAN LEGION - MILITARY SERVICE RECOGNITION BOOK
Attachments: Ratesheet.pdf



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender
mbrander@campaign-office.com

You don't often get email from mbrander@campaign-office.com. [Learn why this is important](#)

Hello Council Members

First, I want to say thank you very much for your previous support it goes a long way to help out with the veterans.

Please find attached above it our Official Letter of Request and Rates sheet for the **Alberta - NWT Command Royal Canadian Legion's 20th** annual digital "**Military Service Recognition Book**", honoring and recognizing our Veterans.

We are profoundly indebted to our Veterans. Their extraordinary service and commitment have afforded us the rights and freedoms that are merely a dream to millions of people around the globe. The Royal Canadian Legion provides Alberta and the NWT's Veterans with unwavering support and our annual digital Military Service Recognition Book is a fitting tribute to our Veterans.

We would sincerely appreciate **TOWN OF BASHAW's** support and appreciation by purchasing an advertisement in our next edition. If you require any additional information, please reply to this email or phone me at our toll-free number below. Thank you again for your consideration.

Last time you guys helped out with Booster box listing for \$90 total, I have included the rates sheet at the top of this email incase you wanted to go with a graphic ad this time around. We would be honored to have you help out again this year.

Respectfully,

Matthew Brander.

Service Recognition Book - Campaign Office
Alberta / NWT Command - Royal Canadian Legion
Toll Free: 1-888-404-1877



This e-mail and any attachment(s) is for authorized use by the intended recipient(s) only. If you are not the intended recipient, you are hereby notified that any review, retransmission, conversion to hard copy, copying, circulation or any other use of this message and any attachments is strictly prohibited. If you are not the intended recipient, please notify the sender immediately and delete this e-mail and any attachment(s). Thank you. Ref [ED071422139]



**Alberta-Northwest Territories Command
The Royal Canadian Legion**

“Military Service Recognition Book”

Dear Sir/Madam:

Thank you for your interest in the **Alberta-Northwest Territories Command of The Royal Canadian Legion**, representing **Veterans** in Alberta and the NWT.

The **Alberta-NWT Command** is very proud to be preparing our 20th Anniversary digital **“Military Service Recognition Book”** that helps recognize and honour many of our brave Veterans who served our Country so well during times of great conflict, as well as our modern-day veterans. This annual publication goes a long way to help the Legion in our job as the **“Keepers of Remembrance”**, so that none of us forget the selfless contributions made by our Veterans. Digital copies of past editions are available to view at <https://abnwtlegion.com/community/military-service-recognition-books/> or you may scan the QR code below for easy access.

We would like to have your organization’s support for this special Remembrance project by sponsoring an advertisement space in our **“Military Service Recognition Book.”** Proceeds raised from this important project will allow the Command to improve our services to **Veterans** and the more than 170 communities that we serve throughout Alberta and the NWT. The Legion is recognized as one of Canada’s largest **“Community Service”** organizations and we are an integral part of all the communities we serve. This project ensures the Legion’s continued success in providing very worthwhile services.

Enclosed, please find a rate sheet for your review. Whatever you are able to contribute to this worthwhile endeavor would be greatly appreciated. For further information please contact the **Alberta-NWT Command Campaign Office** toll free at **1-888-404-1877**.

Thank you for your consideration and/or support.

Sincerely,

Dave Velichko
President



MSR Guide



**Alberta-Northwest Territory Command
The Royal Canadian Legion**

“Military Service Recognition Book”

Advertising Prices

<u>Ad Size</u>	<u>Cost</u>	<u>GST</u>	<u>Total</u>
Full Colour Outside Back Cover	\$2,776.19	+ \$138.81	= \$2,915.00
Inside Front/Back Cover (Full Colour)	\$2,414.29	+ \$120.71	= \$2,535.00
Full Colour 2 Page Spread	\$3,861.90	+ \$193.10	= \$4,055.00
Full Page (Full Colour)	\$1,928.57	+ \$96.43	= \$2,025.00
Full Page	\$1,447.62	+ \$72.38	= \$1,520.00
½ Page (Full Colour)	\$1,085.71	+ \$54.29	= \$1,140.00
½ Page	\$842.86	+ \$42.14	= \$885.00
¼ Page (Full Colour)	\$657.14	+ \$32.86	= \$690.00
¼ Page	\$533.33	+ \$26.67	= \$560.00
1/10 Page(Full Colour Business Card)	\$395.24	+ \$19.76	= \$415.00
1/10 Page (Business Card)	\$328.57	+ \$16.43	= \$345.00

G.S.T. Registration # R12 397 0410

All typesetting and layout charges are included in the above prices.

A complimentary Certificate of Appreciation will be received by all advertisers purchasing space of 1/10 page and up, as a show of appreciation from the Alberta-NWT Command.



PLEASE MAKE CHEQUE PAYABLE TO:
Alberta-NWT Command
The Royal Canadian Legion
(AB-NWT RCL)
(Campaign Office)
P O Box 2275, Stn. M
Calgary, AB T2P 2M6



2026 TOWN OF BASHAW TAX CALCULATION
BYLAW 840-2026

THE TOWN OF BASHAW
2026 Property Tax Bylaw
Bylaw # 840-2026

A BYLAW TO AUTHORIZE THE RATES OF TAXATION TO BE LEVIED AGAINST ASSESSABLE PROPERTY WITHIN THE MUNICIPALITY OF THE TOWN OF BASHAW FOR THE **2026** TAXATION YEAR

Whereas, the Municipality of the Town of Bashaw has prepared and adopted detailed estimates of the Municipal revenue and expenditures as required, at the Council meeting held on **Wednesday, May 20, 2026**; and

Whereas, the estimated municipal expenditures and transfers set out in the budget for the Municipality of the Town of Bashaw for **2026** total \$ 2,441,580.67 ; and

Whereas, the requisitions are:

	Residential/Farmland	\$	196,887.61
Alberta School Foundation Fund (ASFF)	Non Residential and Linear	\$	84,393.19
	Residential/Farmland		N/A
Opted out School Boards	Non Residential		N/A
	ASFF Requisition allowance		N/A
Senior Foundation	Camrose and Area Lodge Authority (CALA)	\$	3,100.00
DESIGNATED INDUSTRIAL PROPERTIES	Non Residential	\$	201.48

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 amendments thereto; and

Whereas, the assessed value of all property in the Municipality of the Town of Bashaw as shown on the assessment roll is,

	<u>Assessment</u>
Residential	<u>75,979,240</u>
Non Residential	<u>22,039,250</u>
Machinery and Equip.	<u>1,958,840</u>
Total	99,977,330

Whereas, the estimated Municipal revenues and transfers from all sources other than taxation is estimated at \$ 1,522,968.47 and the balance of \$ 918,612.20 is to be raised by general municipal taxation; and

Now therefore, under the authority of the Municipal Government Act, the Council of the Municipality of the Town of Bashaw, in the Province of Alberta, enacts as follows:

2026 TOWN OF BASHAW TAX CALCULATION
BYLAW 840-2026

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 the Municipality of the Town of Bashaw:

GENERAL MUNICIPAL	Tax levy	Assessment	Tax Rate
Residential and Farmland	\$ 661,400.78	75,979,240	0.0087050
Non Residential & Machinery & Equipment	\$ 257,211.42	23,998,090	0.0107180
Municipal Total	\$ 918,612.20	99,977,330	

ASFF			
ASFF, Residential/Farmland	\$ 196,887.61	75,979,240	0.0025913
Non Residential	\$ 84,393.19	21,066,670	0.0040060
Opted Out School Boards			
Residential/Farmland	n/a		
Non Residential	n/a		
Machinery & Equipment	n/a		
ASFF Requisition Allowance (If Applicable)	n/a		
ASFF Total:	\$ 281,280.80	97,045,910	

Senior Foundation			
Camrose and Area Lodge Authority (CALA)	\$ 3,100.00	99,115,430	0.0000313

Designated Industrial Properties			
DIP Properties	\$ 201.48	2,695,080	0.0000748
Grand Totals	\$ 1,203,194.48		

2. That this Bylaw shall take effect on the date of the third and final reading.

READ a first time on this 20 day of May, 2026

READ a second time on this 20 day of May, 2026

Given UNANIMOUS consent to go to third reading on this 20 day of May, 2026

READ a third and final time on this 20 day of May, 2026

Signed this 20 day of May, 2026

MAYOR

CHIEF ADMINISTRATIVE OFFICER

Town of Bashaw

Request for Decision



Meeting:	Regular Council
Meeting Date:	May 20, 2026
Originated by:	Theresa Fuller, Chief Administrative Officer
Agenda Item:	7.2 First Reading Land Use Bylaw Amendment Bylaw 841 - 2026

Background/Proposal:

The Applicant has applied for a textual amendment to the Land Use Bylaw to allow for a housing, security suite to be added as a discretionary use in the Highway Commercial (HC) District of the Land Use Bylaw. While this amendment would apply to the entirety of parcels designated HC District, the reason for the proposed change is to allow the Applicant to have a legal, compliant, bylaw-conforming dwelling unit within their commercial/industrial building.

Discussion/Options/Benefits/Disadvantages:

Overall Proposed Change and Impacts:

The proposed textual amendment would allow for the Development Authority to approve housing, security suites as a discretionary use within parcels designated Highway Commercial (HC) District. This would allow for dwelling units that are accessory and subordinate to larger scale commercial and industrial uses provided that they are in compliance with provincial building codes and appropriate in the proposed location.

Administration reviewed other land use bylaws across Alberta and found that there are many examples of accessory style dwelling uses within Highway Commercial type land use districts in both rural and urban land use bylaws. These are typically a discretionary use in the district to allow a thorough review by the Development Authority to ensure they are appropriate for the subject developments and overall area.

Administration then reviewed to see if there were any special use regulations in place that should be considered with this potential addition of a use to the land use district. In consultation with other municipalities and in a review of other land use bylaws, it was not standard to have additional regulations for this particular use. In the interests of business-friendliness and ensuring that land use bylaws remain user-friendly, short and not overly onerous in terms of regulation, most municipalities do not require additional regulations for this use. The most significant concern appears to be safety, which is covered through provincial building code and occupancy requirements.

Given the diverse nature of this type of use in future highway commercial districts and the wide range of potential circumstances that these types of dwelling units might need to be integrated into a district, having a strong definition for the use and ensuring it remains limited and discretionary is the most appropriate way to incorporate it into the bylaw. Concerns about safety and overall building integration are best addressed through provincial code

requirements, rather than potentially duplicating or stepping outside of municipal jurisdiction with additional regulations on this use.

Site Specific Changes

The proposed request is to facilitate a dwelling unit at 4515 – 50 Street in Bashaw. The existing building currently has a wide range of uses within it. This includes office spaces, an electrician, a sandblasting and powder coating business and other related uses. The proposed request would allow for a dwelling unit that would be defined as housing, security suite to provide dwelling accommodation. This unit would also provide a key purpose of providing added security and a frequent human presence in the building, adding security for this type of use in a non-residential area.

In 2016, under the previous Land Use Bylaw, a development permit was issued to allow for the dwelling unit to be located within the parcel. It was lawfully constructed and built in accordance with the requirements of the land use bylaw and safety codes requirements. With the adoption of the new Land Use bylaw in 2018, the dwelling unit became legal non-conforming. This proposed amendment would legalize the suite as a conforming dwelling with the land use bylaw by allowing the Applicant to obtain a development permit for dwelling units as a discretionary use within the Highway Commercial (HC) District.

As noted previously, appropriate safety codes legislation requirements would still need to be followed and appropriate buffering, barriers, separate air and temperature control systems and other differentiation between residential and non-residential uses would still need to occur. To date, the residential component has been used in conjunction with commercial/industrial operations on the site, including with the operations of the sandblasting and paint facility, and supports the ongoing function, security, and management of the property.

This change would legalize the use and remove it from being a non-conforming existing use at 4515 – 50 Street in Bashaw.

Summary

If approved, this land use bylaw change would allow Applicants to apply for housing, security suite development permits as a discretionary use in the Highway Commercial (HC) District. As a discretionary use, the Development Authority would have the ability to apply the necessary conditions at the development permit stage depending on the context of the subject site and to ensure appropriate integration with overall developments and the surrounding neighbourhoods.

All necessary building and safety code legislation would continue to apply to these as dwelling units within this district.

Costs/Source of Funding (if applicable)

No funding required.

Applicable Legislation:

MGA – Section 617.

Community Engagement Consideration:

Given the limited impact of this amendment, Administration does not recommend formal public engagement. The proposed amendment will still require the housing, security suite to be a discretionary use in the Highway Commercial (HC) district which means that appropriate oversight through the development permit process will be in place and the appeal process will always be an option for future development permits of this nature.

Recommended Action:

Administration recommends passing the following motion(s):

MOVED BY _____ approve first reading of 841 - 2026 amending Land Use Bylaw 780-2018 to add housing, security suite to the Highway Commercial (HC) District as a discretionary use and to add it as a definition in Section 2.2 Definitions as follows:

Housing, security suite is a subordinate dwelling unit intended to provide on-site accommodation for staff or owners responsible for the security, maintenance, or operation of a principal commercial, industrial, or agricultural use.

Discussion Result:

N/A



BY-LAW # 841 – 2026

BY-LAW NO. 841 - 2026 A By-law of the Town of Bashaw in the Province of Alberta, introduced for the purpose of adding housing, security suite to the (C2) Highway Commercial District as a discretionary use and to add it as a definition in section 2.2 Definitions.

WHEREAS The town has received an application for a text amendment to the (C2) Highway Commercial district

NOW THEREFORE Pursuant to the Municipal Government Act, Section 606, the Council of the Town of Bashaw duly assembled, hereby enacts as follows:

That By-law No. 780 - 2018 be amended as follows:

A By-law of the Town of Bashaw in the Province of Alberta, introduced for the purpose of adding housing, security suite to the (C2) Highway Commercial District as a discretionary use and to add it as a definition in section 2.2 Definitions as follows:

Housing, security suite is a subordinate dwelling unit intended to provide on-site accommodation for staff or owners responsible for the security, maintenance, or operation of a principle commercial, industrial or agricultural use.

RECEIVED FIRST READING THIS
20th DAY OF May, A.D. 2026
IN THE Town of Bashaw, IN THE
PROVINCE OF ALBERTA

* _____
*MAYOR
* _____
*ADMINISTRATOR

RECEIVED SECOND READING THIS

* _____

DAY OF, AD 2026
IN THE Town of Bashaw, IN THE
PROVINCE OF ALBERTA

*MAYOR

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*ADMINISTRATOR

RECEIVED THIRD AND FINAL
READING THIS DAY OF
A.D. 2026, IN THE Town of Bashaw
IN THE PROVINCE OF ALBERTA

*

*MAYOR

*

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*ADMINISTRATOR