



## April 28, 2026 Council Meeting Highlights

### Notes:

1. *Motions included in the Highlights are tentative. Signed council minutes will be the official record.*
2. *The Highlights are written in the same order as the meeting agenda was published and does not necessarily indicate the sequential order in which events occurred during the meeting.*

### Regular Council Meeting – Open Session

#### **Item 6.1: Audit Findings Report** – Sheldon Jacobs and Temitope Arasi, KPMG

Sheldon Jacobs, KPMG, and Temitope Arasi, KPMG, attended the regular Council meeting to council the review the City Auditor's, KPMG LLP, audit findings for the City's annual financial statements and the financial information return for the year ended December 31, 2025.

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#### **Item 7.1: 2025 Consolidated Financial Statements Motion Following Notice** – Clayton Northey – Manager, Accounting & Reporting & Ike Anugwom – Senior Accountant, Financial Reporting

Councillor Noyen moved:

- That Council approve the 2025 Consolidated Financial Statements, as set out in Appendix A to the Administrative Report dated April 28, 2026, and authorize the Mayor and any Councillor to sign the financial statements on behalf of Council as evidence of such approval.

*Carried Unanimously*

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#### **Item 7.2: 2025 Annual Financial Report and Surplus Proposal** – Clayton Northey – Manager, Accounting & Reporting & Ike Anugwom – Senior Accountant, Financial Reporting

Councillor Blizzard moved:

- That Council allocate the 2025 Operating Budget Surplus from utility operations in the amount of \$1,180,000 to the Utilities Infrastructure and Equipment Reserve; and

That Council allocates the 2025 Operating Budget Surplus from municipal operations in the amount of approximately \$6,162,000 as follows:

- a) \$2,000,000 to the Financial Stabilization and Contingency Reserve
- b) \$3,703,000 the Municipal Infrastructure and Equipment Reserve, and
- c) approximately \$459,000 to the Municipal Operating Projects Reserve.

While on the motion was on the floor, Councillor Katchur made an amending motion:

- That the motion on the floor be amended to allocate the 2025 Operating Budget Surplus from municipal operations in the amount of approximately \$6,162,000 to the Financial Stabilization and Contingency Reserve.

*Carried 4 – 3 (In favour: Councillors Katchur, Harris, Blizzard and Randhawa // Opposed: Mayor Makin and Councillors Noyen and Wesley)*

Council then returned to the main motion, as amended, which was:

*Carried 6 – 1 (In favour: Mayor Makin and Councillors Katchur, Harris, Wesley, Blizzard and Randhawa // Opposed: Councillor Noyen)*

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**Item 8.1: Public Hearing: Bylaw C3-26 & C4-26 – Amend the Southfort Area Structure Plan and the SAP – Sienna Attached Residential District within the LUB – Public Hearing – Scott Purich – Planner I and Lindsey Butterfield – Director, Planning and Development**

The following individuals spoke in favour of Bylaws C3-26 and C4-26:

- Shane Gerein, Qualico Communities
- Chris Davis, Davis Consulting

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**Item 9.1: Business Arising from Public Hearing: Bylaw C3-26 & C4-26 – Amend the Southfort Area Structure Plan and the SAP – Sienna Attached Residential District within the LUB – Public Hearing – Scott Purich – Planner I and Lindsey Butterfield – Director, Planning and Development**

Councillor Harris moved:

- That Council give second reading to Bylaw C3-26 to amend the Southfort Area Structure Plan (Bylaw C4-19) to designate an area within Sienna as Medium Density Residential.

*Carried Unanimously*

Councillor Harris moved:

- That Council give third reading to Bylaw C3-26 to amend the Southfort Area Structure Plan (Bylaw C4-19) to designate an area within Sienna as Medium Density Residential.

*Carried Unanimously*

Councillor Katchur moved:

- That Council approve the amendments to the Sienna Outline Plan, attached as Appendix D to the April 28, 2026 Request for Decision report, which:
  - a) Updates the Concept Plan to identify the location of Medium Density Residential; and
  - b) Updates the Land Use Statistics and Population Calculation

*Carried Unanimously*

Councillor Wesley moved:

- That Council give second reading to Bylaw C4-26 to amend the Land Use Bylaw (Bylaw C23-20) to:
  - a) Add section 6.26 SAR – Sienna Attached Residential District; and
  - b) Redistrict a portion of NE-20-54-22-W4M from UR – Urban Reserve to RC – Comprehensively Planned Residential District and SAR – Sienna Attached Residential District.

*Carried Unanimously*

Councillor Wesley moved:

- That Council give third reading to Bylaw C4-26 to amend the Land Use Bylaw (Bylaw C23-20) to:
  - a) Add section 6.26 SAR – Sienna Attached Residential District; and

- b) Redistrict a portion of NE-20-54-22-W4M from UR – Urban Reserve to RC – Comprehensively Planned Residential District and SAR – Sienna Attached Residential District.

*Carried Unanimously*

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**Item 10.1: Park Name Adjustment** – Andrew Kaiser – Director, Legislative Services

Councillor Katchur moved:

- That the renaming of “Dr. Walter Alexander Buck Park” to “Dr. Walter Buck Park” be approved.

*Carried Unanimously via Consent Agenda*

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**Item 10.2: Financial Support Request – Fort Saskatchewan Golf and Curling Club** – Andrew Kaiser – Director, Legislative Services

Councillor Blizzard moved:

- That Council approve a loan to the Fort Saskatchewan Golf & Curling Club (the “Club”) for the purpose of funding 50% of the project costs to repair the irrigation pond located on City golf course lands, with the remaining 50% of project costs to be funded by the City from the Financial Stabilization and Contingency Reserve, subject to the following conditions:
  - a) The City assumes project management responsibility for the project;
  - b) 50% of all incurred project costs, including project management fees, are recovered from the Club through a loan agreement;
  - c) The loan be made to the Club at an interest rate of 3.73% per annum; and
  - d) That the annual rent under the Land Lease Agreement be set at \$10 for the duration of the Loan Agreement.

While the motion was on the floor, Councillor Katchur proposed that that:

- That Council amend the motion on the floor to include a loan agreement term of up to 10 years.

As the proposed amendment did not expand the scope of the original motion and unanimous consent was given by Council, the Council Katchur’s request was accepted as a friendly amendment.

When Council returned to the main motion, Councillor Randhawa moved:

- That Council amend the motion on the floor to change the rate of interest associated with the loan agreement to 0%.

*Carried Unanimously*

Following these amendments, Councillor Blizzard’s motion was voted on as set out below:

- That Council approve a loan to the Fort Saskatchewan Golf & Curling Club (the “Club”) for the purpose of funding 50% of the project costs to repair the irrigation pond located on City golf course lands, with the remaining 50% of project costs to be funded by the City from the Financial Stabilization and Contingency Reserve, subject to the following conditions:
  - a) The City assumes project management responsibility for the project;
  - b) 50% of all incurred project costs, including project management fees, are recovered from the Club through a loan agreement with a term up to 10 years;
  - c) The loan be made to the Club at an interest rate of 0% per annum; and

- d) That the annual rent under the Land Lease Agreement be set at \$10 for the duration of the Loan Agreement.

*Carried Unanimously*

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**Item 11.1: Bylaw C18-26 - Amend the LUB by adjusting the SLDR - Southpointe Low Density Residential District and Rezoning Lands from DC(A)-06 to SLDR - 1st Reading** – Scott Purich – Planner I and Lindsey Butterfield – Director, Planning and Development

Councillor Katchur moved:

- That Council give first reading to Bylaw C18-26 to amend Land Use Bylaw C23-20 to:
  - a) amend Section 6.21 – SLDR – Southpointe Low Density Residential District;
  - b) redistrict a portion of NW-20-54-22-W4M from DC(A)-06 – Direct Control – Residential (Southpointe Stage 7) to SLDR – Southpointe Low Density Residential District and PR – Parks and Recreation District; and
  - c) amend Section 11.9 – DC(A)-06 Direct Control – Residential (SouthPointe Stage 7) and further that a Public Hearing be scheduled for May 26, 2026.

*Carried Unanimously*

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**Item 11.2: C19-26 – Amend the Land Use Bylaw to redistrict land in SouthPointe - 1st Reading** – Taran Samra – Planner I and Lindsey Butterfield – Director, Planning and Development

Councillor Randhawa moved:

- That Council give first reading to Bylaw C19-26 to amend Land Use Bylaw C23-20 by:
  - a) redistricting a portion of SW29-54-22-W4M from RML – Low Density Multiple Residential District to RMM – Medium Density Multiple Residential District; and
  - b) replacing Section 6.17 - Medium Density Multiple Residential District with the amended wording outlined in Appendix “C” attached to the April 28, 2026 Request for Decision.and further that a Public Hearing be scheduled for May 26, 2026.

*Carried Unanimously*

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**Regular Council Meeting – Closed Session**

Council moved into to Closed Session at 6:38 p.m. to discuss matters that fall within the exemptions to disclosure according to the *Access to Information Act*, being:

- 15.1 Intergovernmental Affairs Update, ATIA Section 26(1), Harmful to Intergovernmental Relations
- 15.2 City Manager Update, ATIA Section 29(1)(a), Advice from Officials (advice, proposals, recommendations for or by a public body).

**Meeting adjourned at 7:00 p.m.**