

**AGENDA FOR THE COMMITTEE OF THE WHOLE MEETING OF COUNCIL FOR THE
SUMMER VILLAGE OF VAL QUENTIN TO BE HELD WEDNESDAY, JUNE 10, 2026
HELD ELECTRONICALLY VIA ZOOM**

Click for access to [ZOOM LINK](#)

COMMENCING AT 7:00 P.M.

Land Acknowledgement

The Summer Village of Val Quentin is honoured to acknowledge the land we work, play, and make our homes on as Treaty 6 territory, and the Métis Homeland. This is sacred land that holds the hearts, footsteps and spirits of many First Nation, Métis and Inuit Peoples, and in particular, Paul First Nation, Enoch Cree Nation, Alexis Nakota Sioux Nation, Michel First Nation, Alexander First Nation, the Lac Ste. Anne Métis, and Métis Nation of Alberta District 8. We recognize and acknowledge Indigenous values, traditional teachings, ways of being, contributions, and historical inequities.

1. Call to Order: 7:00 PM

2. Acceptance of Agenda

3. Community Standards

- a. Keeping of Animals
- b. Derelict Vehicles
- c. Unsightly Property
- d. Accessory Buildings

4. Bill 28

5. WQ² Community Representation

6. Water Application Shoreline Weed Bed

7. Signage

- a. Refurbishment
- b. Lori Jeffery-Heaney Park

8. Waste Receptacle

- a. Lori-Jeffery Heaney Park

9. ICF

- a. "Making ICFs Work in Rural–Urban Partnerships"

10. Events

- a. May 30, 2026 - FireSmart Community Cleanup Day
 - i. Debrief
 - ii. Walking Trail Recommendations from FRI
- b. June 13, 2026 - AB Council Meet & Greet Info Sharing
- c. July 11, 2026 - Picnic in the Park Update
- d. August 1, 2026 - Polynesian Days Parade

11. Access to Information Update

12. Speed Tables

13. Adjournment

I am pleased to share that Bill 28, the *Municipal Affairs and Housing Statutes Amendment Act, 2026*, received Royal Assent on May 14, 2026. Bill 28 made amendments to the *Municipal Government Act* to modernize municipal rules, improve clarity and consistency, and strengthen service delivery.

The changes focus on the following 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 and municipal utilities – how essential public services are governed and protected.

Together, these five themes are aimed at modernizing municipal legislation, clarifying local governance, and supporting communities across Alberta.

Growth and Housing

The amendments will accelerate construction to build more homes faster, improve transparency, reduce red tape, and streamline municipal approvals by:

- supporting the use of automated permitting tools;
- clarifying costs that cannot be included in off-site levy charges; and
- requiring permit timeline reporting to be posted on municipal websites.

Amendments related to “Automatic Yes” frameworks will encourage municipalities to fast-track low-risk development permits, increasing predictability for builders and helping accelerate housing construction across Alberta.

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

The changes will 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.

Assessment and Property Tax

The proposed legislative amendments implement some of the decisions from the recently completed policy phase of the Assessment Model Review. These decisions 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.

Details about the outcomes of the policy phase of the Assessment Model Review were sent to you under separate cover, if your organization is directly affected.

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.

Governance and Accountability

The legislation strengthens accountability and integrity in local government by creating a provincial councillor accountability framework. The framework will establish processes to address pecuniary interest, improper use of influence, unauthorized use of municipal assets and services, disclosure of confidential information, and egregious behaviour.

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

In addition, the legislation updates the process for viability reviews.

Municipal Transparency

The legislative changes will improve transparency by requiring municipalities to publicly disclose the salaries of municipal employees above a specified threshold, aligning municipal practices with Alberta's own disclosure standards.

In addition, the amendments 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 will assure timely access to information and consistent sharing of broader information with all councillors to strengthen the ability to make informed decisions. Councils will have the ability to adopt local policies to manage significant information requests in a practical, sustainable way.

The legislative changes also modernize governance and operations of business improvement areas, including flexibility for interim board 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 and Municipal Utilities

The amendments enable Cabinet to require that municipalities transfer control and operations of a municipal public utility to a regional services commission or a controlled corporation, should it be deemed necessary to do so.

Unless stated otherwise, most of the proposed amendments would come into force immediately when the Bill becomes law. This includes changes related to growth and housing, governance and accountability, and municipal transparency. Updates to the regulated property assessment framework are proposed to take effect on January 1, 2027.

Further clarification and implementation of this Act are anticipated to come into effect via regulations which are anticipated to be in place in the coming months. These include amendments to both the City of Calgary and City of Edmonton City Charters, the Business Improvement Areas Regulation as well as regulatory amendments related to the assessment model review, and non-statutory studies. A regulation to implement the councillor accountability framework is anticipated to be brought forward later in 2026.

Further information on Bill 28 can found here: [Modernizing municipal legislation across the province | Alberta.ca](#). Several fact sheets are being developed to support municipalities in implementing the changes and will be posted online in the coming weeks.