AGENDA
REGULAR MEETING OF COUNCIL
of the Town of Wembley, in the Province of Alberta
held in the Wembley Municipal Office
this August 24, 2026 @ 7:00pm.

Join Zoom Meeting
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1. CALL-TO-ORDER

2. ADOPTION OF AGENDA

RECOMMENDATION
That Council adopts the agenda as presented.

3. ADOPTION OF MINUTES

3.1. Minutes of Regular Meeting of Council held on July 13, 2026.
RECOMMENDATION
That Council adopts the minutes of the Regular Meeting of Council held July 13, 2026, as presented.

4. DELEGATIONS

4.1 Regional Enforcement Services, County of Grande Prairie 7:05pm
Kyle Palfy, Supt. Director Regional Enforcement Services
Kim Donecz, Peace Officer Sergeant

4.2 Wembley Fire Department 7:20pm
Mike Moon, Station Captain, Wembley Fire Department
Discussion of Swift Water Rescue.

5. FINANCE

5.1. Monthly Bank Financial Statement for July 2026
RECOMMENDATION
That Council accepts the monthly bank financial statement for July 2026 as information.

5.2. Property Tax Outstanding Balance – Tax Trial Balance (Debit Balances Only)
Total includes tax installment payment plan.
Trial Balance as of 2026-08-18 (Penalty included)
Current (2026)$518,239.64
1 Year (2025) $90,573.58
2 Years(2024) $24,796.17
3 Years (2023) $2,252.76
Over 3 (2022) $0.00
Outstanding $635,862.15

RECOMMENDATION

That Council accepts the Property Tax Outstanding Balance as of 2026-08-18 as information.

6. PUBLIC HEARING

7. BY-LAW

7.1. Bylaw 733-E: Land Use Bylaw 733 Amendment
A By-Law to amend By-Law No. 733 Town of Wembley.

That Section 3.6.3 be deleted and replaced with the following:

3.6.3. Additional Requirements:

(a) The number of Duplexes is limited to a maximum of three (3) within a 60 m (197 ft) radius surrounding and including the site of a proposed Duplex, applicable only when the proposed Duplex lacks access to a rear lane.

(b) The Development Officer may decide on such other requirements as are necessary having regard to the nature of the development and the intent of the district.

That Section 5.14.3 be deleted and replaced with the following:

5.14.3 A secondary suite shall not be allowed in:

(a) An accessory building; or

(b) A single detached dwelling without rear lane access, unless the off-street front yard provides the minimum parking requirements in accordance with **Section 4.12.1.**

That Section 5.14.6 be added as follows:

(a) Notwithstanding the rear lane access restrictions in Section 5.14.3(b) and the density limits in Section 5.14.5, secondary suites are allowed on Lots 24, 25, 26, 27, 28, 29, and 30, Block 25, Plan 1421601, as

identified in **Schedule A**, provided that front-yard off-street parking is provided to the satisfaction of the Development Officer.

That Section 3.16.1, be amended by including the following as Discretionary Uses:

• Exterior Storage, limited strictly to that portion of the NE Quarter Section 15 Township 71 Range 8 W6M identified on Schedule B.

• Mini Storage, limited strictly to that portion of the NE Quarter Section 15 Township 71 Range 8 W6M identified on Schedule B.

RECOMMENDATION
That Council gives Bylaw 733-E a first reading at this meeting and schedule the Public Hearing for September 14, 2026.

8. POLICIES

9. CAO REPORT

10. OLD BUSINESS

11. NEW BUSINESS

11.1. Request for sponsorship from the Wembley & District Arts Culture & Historical Society.

11.2. 2026 Alberta Municipalities Board elections - AB Munis Town West Director – Councillor Rebecca Ketchum.

11.3. Development Permit Application 26.10 – **Variances**

Upon technical review, Development Permit No. 26.10 as applied for a DUPLEX on 9720 – 97 STREET/ PLAN 0927337; BLOCK 15; LOT 102A has been subject to the following variances:

- a variance to the north side yard setback requirement:
  from 1.5 m (5 ft) to 1.41m (4.8 ft)

- a variance to the south side yard setback requirement:
  from 1.5m (5 ft) to 1.42m (4.8 ft)

- a variance to the maximum building height:
  from 8.5m (28 ft) to 8.7m (28.4 ft)

- a variance to the maximum width of an approach to a driveway:
  from 10.5 m (35 ft) to 12.41m (40.72 ft)

- a variance to the lot width for a duplex (side-side) from:
  9.1m (30 ft) per unit to 8.225 per unit

11.4. Development Permit Application 26.17: Secondary Suite Variance 9212 95 AVE
Variance Exceeds Secondary Suite Development Requirements: Size of suite.

11.5. Development Permit Application 26.18: Secondary Suite Variance 9216 95 AVE
Variance Exceeds Secondary Suite Development Requirements: Size of suite.

12. REPORTS

12.1. Audit Committee
12.2. Community Futures Grande Prairie & Region
12.3. Community and Protective Services Committee

12.3.1. Community and Protective Services Committee Meeting July 9, 2026, Minutes

12.4. FCSS Advisory Board
12.5. Grande Prairie Regional Emergency Partnership
12.6. Grande Prairie Regional Emergency Partnership Committee
12.7. Grande Prairie Regional Recreation Committee
12.8. Grande Prairie Regional Tourism
12.9. Grande Spirit Foundation
12.10. HR Committee
12.11. Helen E. Taylor Advisory School Council
12.12. ICF & IDP Steering Committee
12.13. Northern Alberta Elected Leaders
12.14. Parks and Recreation
12.15. Peace Airshed Zone Association (PAZA)
12.16. Peace Library System Board
12.17. South Peace Physician Attraction & Retention Committee
12.18. Wapiti Area Synergy Group (WASP)
12.19. Water North Coalition
12.20. Wembley and District Agricultural Society
12.21. Wembley-Dimsdale-Saskatoon Lake Recreation Board
12.22. Wembley Elementary School
12.23. Wembley Health and Wellness Society
12.24. Wembley Public Library Board (Town of)
12.25. West Grande Prairie County Regional Landfill

12.25.1. Approved 2026-02-04 - West Grande Prairie Regional Solid Waste Management Authority Minutes.

12.26. 911 and Emergency Services

12.27. By-Law Enforcement Services

12.27.1. County of Grande Prairie No.1 June 2026 Town of Wembley Bylaw Enforcement Services Report.

12.27.2. County of Grande Prairie No.1 July 2026 Town of Wembley Bylaw Enforcement Services Report.

12.28. Beaverlodge RCMP Detachment

12.28.1. 2025-26 Q1 Community Letter Wembley

12.28.2. Q1 2026-27 Beaverlodge Provincial Community Report

12.28.3. Beaverlodge Q1 Provincial Crime Statistics

RECOMMENDATION

That Council accepts the above committee(s) report(s) as information.

13. CORRESPONDENCE

13.1 Town of Wembley Residential Fall Clean-up - September 18 & 19, 2026

13.2 Wembley & District Arts Culture & Historical Society Hosting Alberta Day – August 30, 2026, 10am to 4pm at the Heritage Site.

RECOMMENDATION

That Council accepts the above correspondence as information.

14. NOTICE OF MOTION

15. COUNCIL REPORTS

16. ROUND TABLE

17. CLOSE SESSION

17.1. Close Session – Wembley Fire Department Project – Discussed in camera pursuant to Section 197(2) of the Municipal Government Act and Section 30 (Economic and other interests of a public body) of the Access to Information Act.

RECOMMENDATION:

That Council moves into a closed session to discuss Wembley Fire Department Project, pursuant to Section 30 (Economic and other interests of a public body) of the Access to Information Act.

18. ADJOURNMENT