

BYLAW 21367 - To Amend Bylaw 17943 Blatchford Renewable Energy Utility, Amendment No. 7

Recommendation

That Bylaw 21367 be given the appropriate readings.

Purpose

To amend Bylaw 17943 - Blatchford Renewable Energy Utility Bylaw to:

- a. Update the fees and charges for the Blatchford Renewable Energy Utility services, effective January 1, 2026; and,
- b. Revise provisions relating to the DESS exemption authority in section 8.

Bylaw 21367 is ready for three readings.

A majority vote of City Council on all three readings is required for passage.

If Council wishes to give three readings during a single meeting, then prior to moving to third reading, Council must unanimously agree “That Bylaw 21367 be considered for third reading.”

REPORT

Bylaw 17943 - Blatchford Renewable Energy Utility, establishes the Blatchford Renewable Energy Utility. Rates and fees for the utility are set out in Schedule B of Bylaw 17943, which are updated annually.

Proposed 2026 Blatchford Renewable Energy Utility Fees and Charges

If passed, Bylaw 21367 will amend Schedule B of Bylaw 17943 to set revised fees and charges for 2026 Blatchford Utility. Bylaw 21367 is included in this report as Attachment 1. Pending Council approval, the updated fees and charges in the amending Bylaw 21367 will take effect on January 1, 2026.

The revised fees and charges proposed within Bylaw 21367 are consistent with the December 1, 2026, Financial and Corporate Services report FCS03164, Blatchford Renewable Energy Utility 2026 Rate Filing and Fall 2025 Supplemental Budget Adjustment.

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A side-by-side comparison of the revisions to Bylaw 17943 is included in Attachment 2, in lieu of a redline version.

Change to Net-Zero Exemption Provision in Bylaw 17943

Section 8 of Bylaw 17943 gives the City Manager discretion to exempt buildings from the requirement to install service connections to the utility where the builder can satisfy that the buildings will be constructed to a net-zero standard or better.

Administration discussed a proposed amendment to remove this exemption within the September 2, 2025 Integrated Infrastructure Services report IIS02764 Blatchford Renewable Energy 2025-2028 Business Plan.

If Council agrees to the amendment proposed in Attachment 1, Bylaw 17943 would no longer allow the City Manager to exempt buildings from the requirement to connect to the utility system. The amendment is intended to allow existing exempt buildings to remain exempt and for several more exemptions to be granted if builders are currently in the process of completing a sales agreement. No exemptions will be available for buildings if there is not a fully executed land sale agreement prior to February 27, 2026. This date was selected given the advanced negotiations that are underway with developers who have expressed an interest in relying upon a section 8 exemption.

Community Insight

Administration has engaged in extensive discussions, public consultations and expert analysis to inform the Blatchford community's development from the inception of the Blatchford redevelopment project in 2008. Regular updates are provided to the Energy Transition Climate Resilience Committee. Key stakeholders and the general public were engaged in the Blatchford development, including Blatchford Renewable Energy, a municipally-owned utility.

Blatchford Renewable Energy has notified the Blatchford Society of the upcoming reports. The customers will be notified of the approved rate changes through the community's resident newsletter.

Budget/Financial Implications

Blatchford Renewable Energy fees and charges effective January 1, 2026 proposed in Bylaw 17943, were used in the December 1, 2025, Financial and Corporates Services report FCS03164, Blatchford Renewable Energy Utility 2026 Rate Filing and Fall 2025 Supplemental Budget Adjustment. These rates are set in accordance with Council Policy C597B - Blatchford District Energy Utility Fiscal Policy.

Legal Implications

City Council has the authority to amend Bylaw 17943, Blatchford Renewable Energy Utility, under section 7 of the *Municipal Government Act*, RSA 2000, c M-26, through the powers to pass bylaws for public utilities and services provided by the municipality.

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Attachments

1. Bylaw 21367 - To Amend Bylaw 17943 Blatchford Renewable Energy Utility, Amendment No. 7
2. Blatchford Renewable Energy Bylaw Comparison

Others Reviewing the Report

- M. Gunther, Acting City Solicitor