



REGULAR COUNCIL MEETING AGENDA
CARSTAIRS MUNICIPAL OFFICE
TUESDAY, OCTOBER 15, 2024, 7:00 P.M.

Page

1. CALL TO ORDER

2. ADDED ITEMS

3. ADOPTION OF AGENDA

- a) Adoption of agenda of October 15, 2024
Motion: To adopt the agenda of October 15, 2024

4. ADOPTION OF MINUTES

- a) Adoption of minutes of September 23, 2024 (addendum 4.a)
Motion: To adopt the minutes of September 23, 2024



5. BUSINESS ARISING FROM PREVIOUS MEETING

6. DELEGATIONS

- a) Chinooks Edge School Division - Tracy Upshaw & Dean Nielsen
- b) Carstairs Nature Space - Charlie Van Arnam

7. BYLAWS AND POLICIES

8. NEW BUSINESS

- a) Housing Needs Assessment (addendum 8.a)



- b) 2024 Financials-As of September 30, 2024 (addendum 8.b)



9. COMMITTEE REPORTS

- a) POLICIES & PRIORITIES COMMITTEE
- b) MOUNTAIN VIEW REGIONAL WASTE COMMISSION

- c) MOUNTAIN VIEW REGIONAL WATER COMMISSION
- d) MOUNTAIN VIEW SENIORS HOUSING
 - i) [Key Messages-September 19, 2024 \(addendum 9.d.i\)](#)
- e) RED DEER RIVER MUNICIPAL USERS GROUP

10. COUNCILOR REPORTS

- a) COUNCILOR ALLAN
- b) COUNCILOR BALL
- c) COUNCILOR FRICKE
- d) COUNCILOR RATZ
- e) COUNCILOR ROBERTS
- f) COUNCILOR WILCOX
- g) MAYOR COLBY

11. CORRESPONDENCE

12. CAO'S REPORT

13. COUNCILOR CONCERNS

14. PUBLIC QUESTION PERIOD

15. MEDIA QUESTION PERIOD

16. CLOSED MEETING

- a) Section 197 of the MGA states that Council and Council Committees must conduct their meetings in public unless the matter to be discussed is within one of the exceptions to disclosure in Division 2 of Part 1 of the Freedom of Information and Privacy (FOIP) (s. 16 to 29).

17. ADJOURNMENT

**MINUTES OF THE REGULAR COUNCIL MEETING
MONDAY, SEPTEMBER 23, 2024, 7:00 P.M.
CARSTAIRS MUNICIPAL OFFICE**

ATTENDEES: Mayor Colby, Councilors Allan, Ball, Ratz, Roberts & Wilcox, Director of Legislative & Corporate Services Shannon Allison, Director of Planning & Development Kirk Willisroft, CAO Rick Blair & Executive Assistant Kayleigh Van Es

ABSENT: Councilor Fricke

CALL TO ORDER: Mayor Colby called the meeting of Monday, September 23, 2024, to order at 7:00 p.m.

ADDED ITEMS: **1. Stonebridge Glen Condo Association letter to 8.d New Business**

ADOPTION OF AGENDA:
Motion 317/24 Motion by Councilor Wilcox to adopt the Regular Council agenda of September 23, 2024, as amended.

CARRIED

ADOPTION OF PREVIOUS MINUTES:

Motion 318/24 Motion by Councilor Allan to adopt the Regular Council Meeting minutes of September 9, 2024, as presented.

CARRIED

BUSINESS ARISING FROM PREVIOUS MEETING: Nil

DELEGATIONS:

1. STARS - Jackie Seeley, Municipal Relations Liaison

J. Seeley presented a PowerPoint to Council that summarized the benefits of STARS for our community. Since 2020, Carstairs has had 13 STARS calls, Mountain View County has received 268. STARS is proposing a \$5,000 annual partnership from the Town of Carstairs.

Councilor Wilcox inquired about the Alberta government's past donation. J. Seeley said that in prior years, the Alberta government provided \$7 million. Councilor Wilcox adds that she had a personal experience with STARS, the only comfort was knowing that they were in the best possible care.

Councilor Ball expressed his appreciation for the informative presentation and all that STARS does.

Councilor Ratz and Roberts echoed.

Councilor Allan questioned whether the province of British Columbia contributes, as they appear on the municipal partnership map. J. Seeley stated that they contribute as a municipality and the province is billed separately. Councilor Allan expressed appreciation for the presentation.

Mayor Colby says STARS is a proven benefit and expresses gratitude for the presentation, not realizing how much equipment is on the helicopter. Council will include the proposal in a budget line and make a decision during budget negotiations.

Motion 319/24 Motion by Councilor Allan to accept STARS delegation as information.

CARRIED

BYLAWS & POLICIES: **1. Bylaw No. 838 Fire Pit Bylaw-Amended**

The amended Bylaw was reviewed at the last Policy and Priorities Committee meeting.

Motion 320/24 Motion by Councilor Ball to give first reading of Bylaw No. 838 Fire Pit Bylaw, as amended.

CARRIED

Motion 321/24 Motion by Councilor Wilcox to give second reading of Bylaw No. 838 Fire Pit Bylaw, as amended.

CARRIED

Regular Council Meeting – September 23, 2024

Motion 322/24 Motion by Councilor Allan to move to third and final reading of Bylaw No. 838 Fire Pit Bylaw, as amended.
UNANIMOUSLY CARRIED

Motion 323/24 Motion by Councilor Roberts to give third and final reading of Bylaw No. 838 Fire Pit Bylaw, as amended.

CARRIED

2. Bylaw No. 919 Intoxicating Substance Bylaw-Amended

The amended Bylaw was reviewed at the last Policy and Priorities Committee meeting.

Motion 324/24 Motion by Councilor Ratz to give first reading of Bylaw No. 919 Intoxicating Substance Bylaw, as amended.

CARRIED

Motion 325/24 Motion by Councilor Ball to give second reading of Bylaw No. 919 Intoxicating Substance Bylaw, as amended.

CARRIED

Motion 326/24 Motion by Councilor Wilcox to move to third and final reading of Bylaw No. 919 Intoxicating Substance Bylaw, as amended.

UNANIMOUSLY CARRIED

Motion 327/24 Motion by Councilor Allan to give third and final reading of Bylaw No. 919 Intoxicating Substance Bylaw, as amended.

CARRIED

3. Bylaw No. 2045 Cemetery Bylaw

The Bylaw was reviewed at the last Policy and Priorities Committee meeting.

Motion 328/24 Motion by Councilor Roberts to give first reading of Bylaw No. 2045 Cemetery Bylaw, as presented.

CARRIED

Motion 329/24 Motion by Councilor Ratz to give second reading of Bylaw No. 2045 Cemetery Bylaw, as presented.

CARRIED

Motion 330/24 Motion by Councilor Ball to move to third and final reading of Bylaw No. 2045 Cemetery Bylaw, as presented.

UNANIMOUSLY CARRIED

Motion 331/24 Motion by Councilor Wilcox to give third and final reading of Bylaw No. 2045 Cemetery Bylaw, as presented.

CARRIED

4. Policy No. 11-027-24 Threat Policy (Professional Courteous Conduct)

The Policy was reviewed at the last Policy and Priorities Committee meeting.

Motion 332/24 Motion by Councilor Wilcox to adopt Policy No. 11-027-24 Threat Policy (Professional Courteous Conduct) as presented.

CARRIED

NEW BUSINESS:

1. Franchise Fees 2025

CAO Blair spoke to the Franchise Fees. Council had no questions or concerns. Council agreed to maintain the 10% rate.

Motion 333/24 Motion by Councilor Ratz to accept the 2024 Franchise Fees as presented at 10% rate.

CARRIED

2. Financials

Council reviewed the Financials up to August 31, 2024. No Concerns.

Motion 334/24 Motion by Councilor Allan to accept Financials up to August 31, 2024, as information.

CARRIED

3. Parkland Regional Library System 2025 budget

Council reviewed the Parkland Regional Library System Budget for 2025. Councilor Wilcox spoke to the increases.

Councillor Ball expressed worry about the quality of service offered, noting that it does not appear to be improving despite budget increases.

Councillor Wilcox agreed, but is unsure of the answer; everyone in the region is pressing for better service, and switching to another service is not an option because the library is tied to them.

Motion 335/24

Motion by Councilor Ball to approve the Parkland Regional Library System 2025 budget.

CARRIED

4. Stonebridge Glen Condo Association letter

Council considered the letter from the Stonebridge Glen Condo Association. The letter requests payment for a chain link fence. Council does not support the request.

Motion 336/24

Motion by Councilor Allan to endorse a letter from the Town of Carstairs to the Stonebridge Glen Condo Association in response to their request.

CARRIED

COMMITTEE REPORTS:

1. Policies & Priorities Committee

-Minutes of the September 19, 2024 meeting are attached. Next meeting October 17, 2024.

Motion 337/24

Motion by Councilor Allan to adopt Policies & Priorities Committees meeting minutes for September 19, 2024 as presented.

CARRIED

2. Mountain View Regional Waste Commission

-Councilor Wilcox summarized the meeting from September 23, 2024. The Commission approved the budget while also discussing road access to the facility.

3. Mountain View Regional Water Commission

-Mayor Colby gave a verbal report for the meeting of September 11, 2024.

4. Mountain View Seniors' Housing

-Nothing to report at this time.

5. Red Deer River Municipal Users Group

-Nothing to report at this time.

Motion 338/24

Motion by Councilor Ball to accept all Committee Reports as information.

CARRIED

COUNCILOR REPORTS:

Councilor Allan

-September 15, 2024, attended Indigenous Culture Days at the Heritage Centre and Curling Rink.
-September 19, 2024, attended Policies & Priorities Committee meeting.

Councilor Ball

-Nothing to report at this time.

Councilor Fricke

-Absent

Councilor Ratz

-September 19, 2024, attended Policies & Priorities Committee meeting.

Councilor Roberts

-September 11, 2024, attended Mountain View Regional Water Commission meeting.

Councilor Wilcox

-September 12, 2024, attended the Parkland Executive meeting.
-September 15, 2024, attended Indigenous Culture Days at the Heritage Centre and Curling Rink.
-September 16, 2024, attended Carstairs Library Board meeting.
-September 17, 2024, attended Carstairs Interagency meeting.
-September 18, 2024, attended and facilitated with Councilor Fricke a Women in Politics in municipalities under 10,000 event.
-September 19, 2024, attended Policies & Priorities Committee meeting.
-September 23, 2024, attended Mountain View Regional Waste Commission meeting.

Mayor Colby

-September 11, 2024, attended Mountain View Regional Water Commission meeting.
-September 15, 2024, attended Indigenous Culture Days at the Heritage Centre and Curling Rink. It was a very well planned event.
-September 19, 2024, attended Policies & Priorities Committee meeting.

Regular Council Meeting – September 23, 2024

Motion 339/24 Motion by Councilor Ratz to accept all Councilor Reports as information.

CARRIED

CORRESPONDENCE:

1. CMHA-Letter of Request

Carstairs Minor Hockey Association is requesting the waiver of one-day's rental fees for their upcoming tournament on January 25, 2025.

The Association falls within the criteria of Policy No. 62-004-24, Facility Requests for Special Rates.

Motion 340/24

Motion by Councilor Allan to approve the letter of request from CMHA and authorize administration to provide the waiver of one-day's rental fees for their upcoming tournament on January 25, 2025, with the understanding they will not be eligible for a reduced rate again until 2028.

CARRIED

CAO'S REPORT:

- September 12, 2024, met with D. Nielsen regarding high school and Town matters. The High school has 830 students with a capacity of 800. D. Nielsen and T. Upshaw will attend the next Council meeting.
- September 17, 2024, meeting with Stantec regarding Water Reservoir.
- September 18, 2024, met with R.C.M.P. and Emergency Services regarding location of traffic assets.
- September 18, 2024, met with CAO and Mayor from the Town of Didsbury.
- September 19, 2024, attended Policies & Priorities Committee meeting.
- Working on Encroachment and Utility Right of Way Agreements
- Housing needs assessment is complete; presentation at the next Council meeting.
- Will be away at the AB Munis conference for the rest of the week.
- Budget deliberation meetings next week with directors.

Motion 341/24

Motion by Councilor Roberts to accept CAO's Report as information.

CARRIED

COUNCILOR CONCERNS:

1. Councilor Allan

Had a home inspector concern that was dealt with by administration.

2. Mayor Colby

Mentions concerns regarding mud and dirt being tracked through Stonegarden gate. K Williscroft and R. Blair stated the situation is not ideal; however, it is a road. The project manager has been notified and there will be street sweeping when necessary.

Motion 342/24

Motion by Councilor Wilcox to accept Councilor Concerns as information.

CARRIED

PUBLIC QUESTION PERIOD:

Nil

MEDIA QUESTION PERIOD:

Nil

CLOSED MEETING:

CONFIDENTIAL Section 237 of the MGA states that Councils and Council Committees must conduct their meetings in public unless the matter to be discussed is within one of the exceptions to disclosure in Division 2 of Part 1 of the Freedom of Information and Protection of Privacy (FOIP) (s.16 to 20).

Motion 343/24

Motion by Councilor Ratz that Council close the meeting to the public to discuss Third-Party Business Interests as per Section 16 of FOIP at 7:57 p.m.

CARRIED

Motion 344/24

Motion by Councilor Ball to come out of the closed meeting session at 8:23 p.m.

CARRIED

Motion 345/24

Motion by Councilor Wilcox to endorse a letter from the Town of Carstairs to the Mountain View Regional Water Commission regarding the waterline.

CARRIED

NEXT MEETING:

Tuesday, October 15, 2024, at 7:00 p.m.

Regular Council Meeting – September 23, 2024

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ADJOURNMENT:

Motion 346/24

Motion by Councilor Ball to adjourn the meeting of September 23, 2024, at 8:24 p.m.

CARRIED

Lance Colby, Mayor

Rick Blair, CAO

Town of Carstairs HOUSING NEEDS ASSESSMENT

OCTOBER 2024



PREPARED FOR:

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Town of Carstairs
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EXECUTIVE SUMMARY

This Housing Needs Assessment was prepared through an analysis of census data and local housing market conditions during the spring and summer of 2024. The Housing Needs Assessment reflects the changing and emerging housing conditions in the Town through an evaluation of the changes that have occurred through the growth trends experienced over the last decade.

The following summarize the key findings of the assessment:

- The housing market is largely uniform in offerings and is catered towards a household demographic looking for single-family homes.
- There are few senior-oriented housing options outside of the units managed by Mountain View Senior's Housing.

A high percentage of the labour force travels outside the community for work, increasing the bedroom community effect.

- The composition of the housing stock limits economic development efforts as costs are increasingly becoming unaffordable for components of the labour force.
- The bedroom community effect contributes to an imbalanced tax base between residential and non-residential sources.
- Without a diversity of housing types, there is a risk of youth, single-occupant, and senior households needing to relocate outside to meet their housing needs.

Despite the emerging challenges, Carstairs is in an enviable position and seeing positive momentum for continued growth into the future. However, existing conditions suggest the potential for the observed misalignments to progressively diminish the health of the local housing stock. While much of the future growth and development in the Town will be led by changing market dynamics, the assessment has provided the following suggested actions to incrementally address local conditions and evaluate and monitor changes to the housing stock over time:

- Identify regulatory changes to help diversify housing offerings.
- Create a targeted approach to provide senior-oriented housing in the Town.
- Strategically plan for sustainable fiscal productivity of new development.
- Establish an infill and redevelopment strategy.
- Foster coordinated economic development to support community development.

The Housing Needs Assessment also provides strategic directions and guidance for Carstairs to consider in evaluating the range of potential housing alternatives available to address the needs that have been identified, and how to ensure Carstairs is able to remain a desirable town for residents, new and existing, to call home.

1.0 INTRODUCTION

This document has been created to provide a concise Housing Needs Assessment (Assessment) for the Town of Carstairs (The Town). The Assessment is intended to gather further understanding of the current state of housing in Carstairs. The Town has experienced an influx of population growth, raising the question if there is adequate support and opportunities for those looking to settle down with their families. Beyond the in-migration of the new population, the question has also been raised around the ability of the existing senior population to find adequate opportunities to age in place if they need to find supportive living or downsize their accommodation. The Assessment summarizes the demographic and housing statistics within the Town through the lens the state of the housing stock and where the future of the Town is headed. Further, this Assessment concludes with high-level recommendations and considerations that the Town should evaluate to support the sustainability of the Town.

1.1 PURPOSE

The purpose of this Assessment is to provide the Town with:

- A better understanding of the housing situation in the community.
- A summary of the most prominent housing-related issues.
- An understanding of what gaps might exist in housing policy and housing supply.
- A strategy for addressing gaps in policy and supply.

As the Town continues to evolve and grow, the results of this Assessment can be used to support future changes to local policy directions within the Municipal Development Plan (MDP) and inform key directions within future Area Structure Plans (ASP).

1.2 EXISTING HOUSING POLICIES

The current direction within the MDP highlights the following key strategies specific to housing:

- Facilitate a variety of housing opportunities and densities to address the spectrum of household types and incomes.
- Ensure an adequate supply of land to meet residential needs.
- Ensure a high standard of residential development and neighbourhood design.
- Encourage the development of various forms of rental housing.

Beyond the key directions within the MDP, the following policy directives have a direct influence on the potential evolution of the housing stock and how the recent growth has emerged:

- The policy requires achieving an overall design density of between 5-10 dwelling units per acre.
- The requirement for new ASPs states no more than 70% of total dwelling units are to be single-family detached dwellings.
- Neighbourhood design policies accommodate a variety of lot sizes and housing types on the same block.
- Policy encourages infill and higher density options on a site-specific basis.
- There are a series of criteria for the location of multi-family options.

2.0 DATA ANALYSIS

2.1 DEMOGRAPHIC AND EMPLOYMENT CHANGES

2.1.1 DEMOGRAPHIC PROFILE

This section introduces key information that forms the basis for the analysis of the housing needs in the Town. This looks at the specific characteristics of the population as well as households to get a snapshot of the relationship between the demographic composition and their housing needs.

POPULATION TOTAL

Overall, the Town has been experiencing a significant influx in population since 2001, placing the Town with some of the highest population growth experienced in Alberta. Over the last 20 years, the Town has seen a 109% increase in its population from 2,342 residents in 2001 to nearly 5,000 in 2021 **Figure 1 - Total Population** The steep, upward trending population is likely to persist into the future as there is a growing trend in the increasing attractiveness of towns within a 40-minute drive from Calgary¹ as affordable places to live, while maintaining a reasonable commute. As we see the Town achieve, in some instances, a 20% Year-over-Year population growth, it is clear that recent growth has been influenced by this trend.

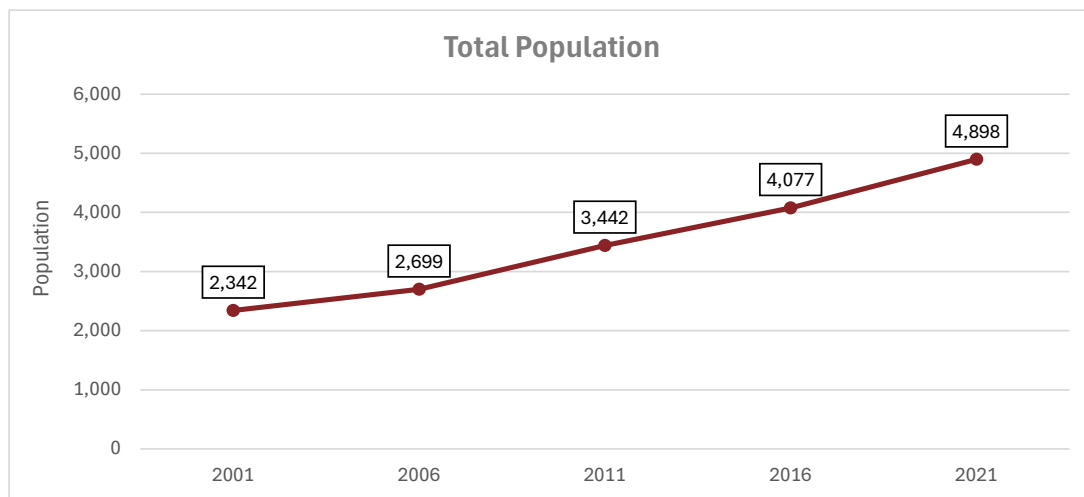


Figure 1 - Total Population

¹https://www.creb.com/News/CREBNow/2019/October/value_in_mountain_view_carstairs_and_didsbury_are_countys_hidden_gems/

POPULATION CHARACTERISTICS

The median age of the population has increased slightly from 37.5 in 2016 to 38.4 in 2021. However, when you look at the median age in 2011, which was 38.5, the aging trend is different than other towns in Central Alberta who are seeing a significant upward trend in the aging of the population. This is another indicator on the type of households moving to the Town. In simply looking at the immediate neighbour to the north (Didsbury with a median age of 45.2) and to the south (Crossfield with a median age of 38.4), it is clear that Carstairs is within a proximity to Calgary that will continue to influence its growth potential.

By age, the largest demographic group is individuals under twenty, followed closely by individuals between 35-49, illustrating the growth of young families moving into the community. This is reinforced by the growth in school enrollments with kindergarten through grade 9 expanding by nearly 61% over the last 10 years and high school enrollment expanding by nearly 54% during the same timeframe.

Table 1 - Population Break Down by Age illustrates the growth by population cohort between the 2011 and 2021 census years, which help explain the relative consistency of the median age over the last decade. Further, **Table 1** illustrates the population breakdown by percentage to see how these are changing over time.

Age	2011	2021
Under 20	940	1,380
20 to 34	600	730
35 to 49	735	1,025
50 to 64	715	860
65 to 84	410	815
85 Plus	55	85
Total	3,442	4,898

Table 1 - Population Break Down by Age

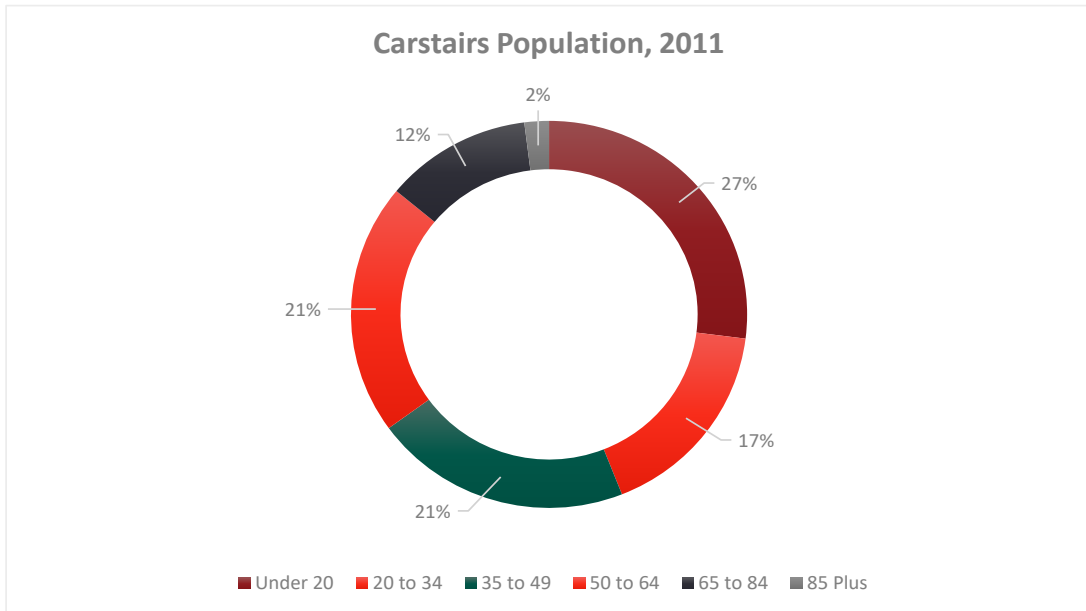


Figure 2 - Percent of Population Cohorts, 2011

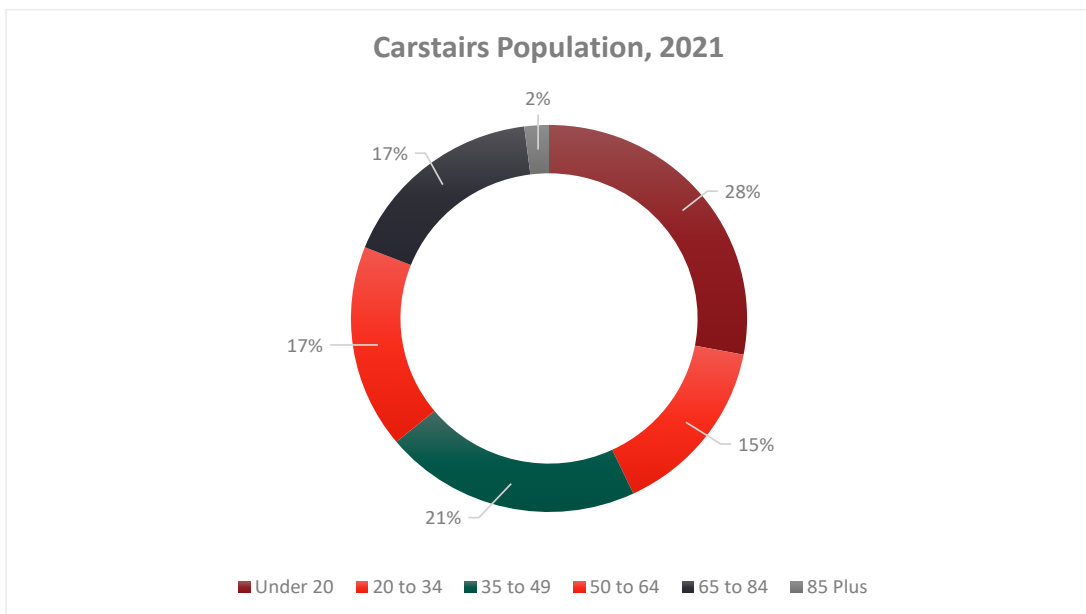


Figure 3 - Percent of Population Cohorts, 2021

The composition of the cohorts by age have remained relatively consistent from 2011 to 2021. However, there was a 5% increase in the population over 65 years of age between 2011 and 2021. The percentage of the population over 65 years in age is an important indicator for housing as it informs projected seniors housing needs, which may consider levels of care needed in a facility, and the size and design of a dwelling.

The population younger than 34 has remained stagnant in its occupation of the total population, with no notable change in the total population composition at 43%. This implies that young adult cohorts are steadily occupying the Town, likely to begin settling down and starting families which could lead to a population increase in the future. Additionally, as this occupies almost half of the total population, there will likely be an increasing demand for flexible, tenant occupied spaces and starter single-family homes in the future.

POPULATION PROJECTIONS

Projecting the growth of the population is challenging given the many variables behind decisions that drive relocations to and/or staying in communities. However, when we simply factor in the demographic composition and consider the natural potential of the population to expand (eliminating the in and out-migration variables), we can confidently project what the population could look like based solely on the make-up of the current community. Following this trend of population growth over the next 30 years, it is not inconceivable that by 2051, the population could expand by more than double and approach 12,000 individuals (as seen in **Figure 4 - Carstairs Population Projection 2011-2051**).

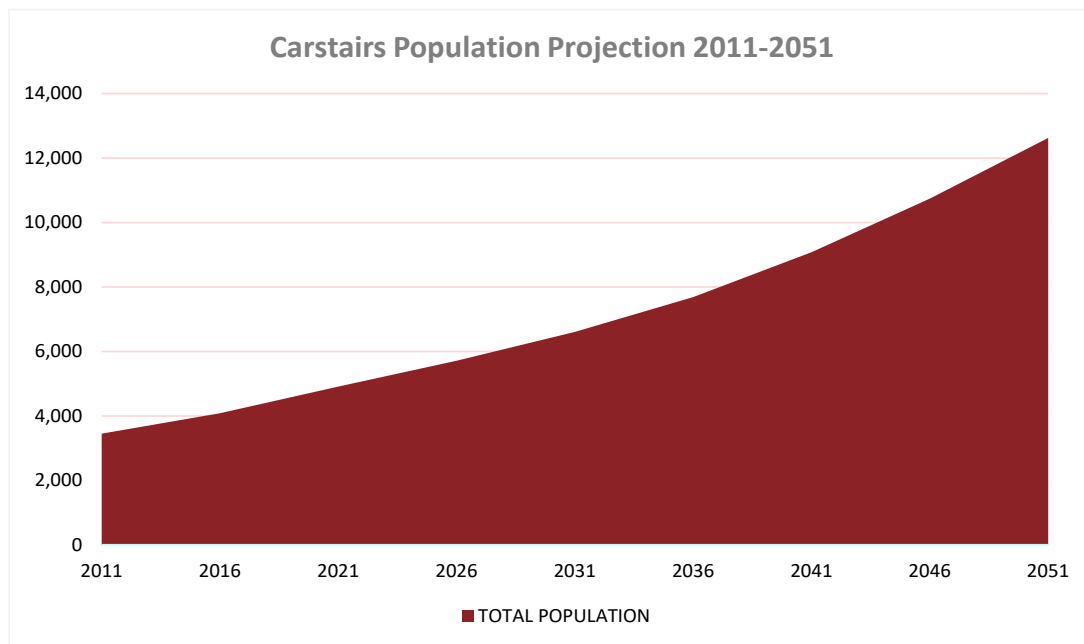


Figure 4 - Carstairs Population Projection 2011-2051

As noted, these projections simply consider the natural components of population change (i.e., fertility and mortality rates) and do not incorporate potential changes due to migration. Without considerable changes to available employment and/or education opportunities for youth exiting high school, the Town is likely to continue seeing a considerable gap in the 19-29 age cohorts. However, this could be reasonably replaced by the young families migrating into the Town for housing, proximity to employment, and the local facilities and amenities.

2.1.2 ECONOMIC CHARACTERISTICS

Given the interconnections among all aspects of the community in relation to housing, another factor to consider is the local economy and the relationship between the labour force and housing market. To better understand the influence on housing, the following characteristics of the local economy have been considered.

EMPLOYMENT

Currently, the Town is experiencing noteworthy growth in local employment rates, with a 14.1% increase in employment from 2,130 in 2016 to 2,430 in 2021. Construction, retail trade, and healthcare and social assistance have remained the most popular industries held by residents since 2011, with utilities seeing the largest increase since 2016.

This difference in expansion of the local labour force is not aligned with the minimal growth of local businesses in the community, reinforcing that the people are unlikely moving to town for employment as the key driver.

LOCAL BUSINESS AND INDUSTRY

The Town has seen a short-term increase in local businesses, seeing a slight rebound from the decline experienced during COVID, but the total number of businesses reported in 2022 (196) remains relatively constant to what was reported in 2012 (190) ².

Overall, the number and diversity of businesses in the Town is declining which impacts the number and types of people that would be looking to move to the community based on employment.

² <https://regionaldashboard.alberta.ca/region/carstairs/number-of-businesses/#/stacked/industry/?from=2018&to=2022>

COMMUTE TO WORK

When exploring the average commute to work for residents, the majority travel to another municipality for work, with nearly 70% departing the Town daily. Through this lens, it is evident that most residents call Carstairs home, while relying on another town or city for work.

This does not mean that people do not commute into Carstairs for work or that people who live in town also work in town. This can be better understood through evaluating the net commuter flow, which measures the difference between outgoing and incoming commuters. In 2021 the net commuter flow in Carstairs was -560, indicating there are 560 more individuals leaving town than were entering for commuting purposes. This negative outflow has grown over the last decade when it was only -380 in 2011.



2.2 HOUSING

To understand the current housing situation in the Town, census data from Statistics Canada and available local housing data is analyzed below, assessed through the various interconnections to the previous demographic and employment sections.

2.2.1 HOUSEHOLD CHARACTERISTICS

HOUSEHOLDS

Households can take a variety of forms. These include:

- “Census family” which means either a couple (married or common-law) or parents/caregivers who share a house and their dependents. There may be one-census family or multiple-census-family households.
- “Non-census family” which are households comprised of one person or two or more people occupying the same home but not constituting a census family due to the lack of an economically dependent relationship.

The largest proportion of households in the Town are one-census family households (69%), which includes couples with and without children as well as lone-parent families. One-census families with children account for 33% of households and one-census families without children account for 29% of overall households.

HOUSEHOLD SIZE

Households range in size from one person to five or more people with approximately 56.7% of households having two or fewer people in them. These households could be comprised of couples or non-census-family individuals living together in one house, or census families with additional individuals constituting one household. **Table 2 - Total Households by Size** illustrates the total number of households by size.

Household Size	Number of Households	Percentage of Households
1-person	300	21.9%
2-person	475	34.8%
3-person	195	14.3%
4-person	260	19.0%
5 or more persons	140	10.3%

Table 2 - Total Households by Size

The average household size has changed minimally since 2011, when the average household size was 2.6, compared to 2.7 in 2021. While this illustrates little to no change, it is a trend unseen in many other communities of similar size. In communities that have an aging demographic it is typically accompanied by a decreasing household size as the composition of the community has fewer families moving in and many kids moving out when they come of age.

HOUSING TENURE

As the population continues to expand, it is largely translating to the increase in the total number of homeowners. As of 2021, nearly 85% percent of occupied dwellings in the Town are owner-occupied while the remaining 15% of occupied dwellings are occupied by renters. There has been a nearly 15% increase in home ownership rates since 2016, from 1,385 to 1,840 homeowners. The rate of renters has made a noticeable increase as well, jumping nearly 79% since 2016, from 140 to 250 renters.

CURRENT HOUSING STOCK

HOUSING TYPES

Currently, the total number of dwelling units are estimated at 2,060, approximately 80% of these dwellings being single-family detached homes. The remaining 20% of the housing is comprised of semi-detached homes, row houses, mobile homes, and apartments in under five-storey buildings. **Figure 5 - Occupied Housing Units by Type** illustrates the distribution of housing by type.

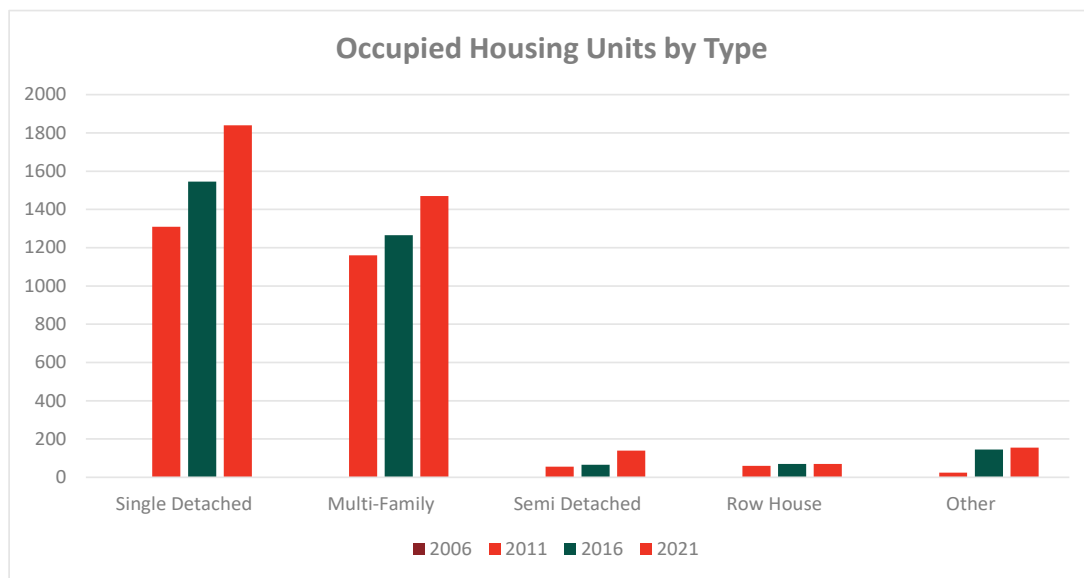


Figure 5 - Occupied Housing Units by Type



This illustrates the general lack of diversity among the types of housing throughout the Town, which has grown over the last 20 years. Error! Reference source not found.illustrates a 67% increase in new housing constructed since 2001, which is almost 3 times more new housing developments than the 1981-2000 period. The types of housing driving this increase is mostly single-family detached housing. In recent years, single family dwellings remained the most lucrative housing type, contributing to most of the new permits being issued.

Recent development trends illustrate a continuation of the typical development pattern. However, there have been new multi-family developments emerging in the community as new developments continue to build out their later phases.

Included among the various attached housing units are those dedicated to senior living and managed through Mountain View Seniors Housing. The Town has two facilities that consist of self-contained apartments, Carry Manor and Dr. Chrystal Manor. There are a total of 28 units in these two facilities (20 in Dr. Chrystal and 8 in Carry manor's respectively). These units are designed as affordable options, requiring tenants to undertake means testing to ensure they are not spending more than 30% of their total income. In addition to the apartments, the Chinook Winds Lodge offers supportive living through 42 available units.

There have been recent vacancies in the Lodge, which does not necessarily reflect the current and emerging demand for supportive living. Among the four facilities managed by Mountain View Seniors Housing, Chinook Winds is the oldest with recently modernized construction in Olds, Sundre, and Didsbury. Suites are being incrementally renovated in Chinook Winds and recent vacancies (there were seven vacant suites reported during the Summer of 2024) are currently undergoing renovations.



HOUSING AGE

As seen in , the Town has a relatively new housing stock based on the consistent expansion of the population over the last 10-15 years. The majority of the housing stock is under 25 years old, with a significant proportion of this built in the last decade. While this paints a picture of a new housing stock, the older units built before 2000 (particularly the ones built prior to 1980) represent the core of the historic community, relative to the new developments increasingly built along the periphery of the Town.

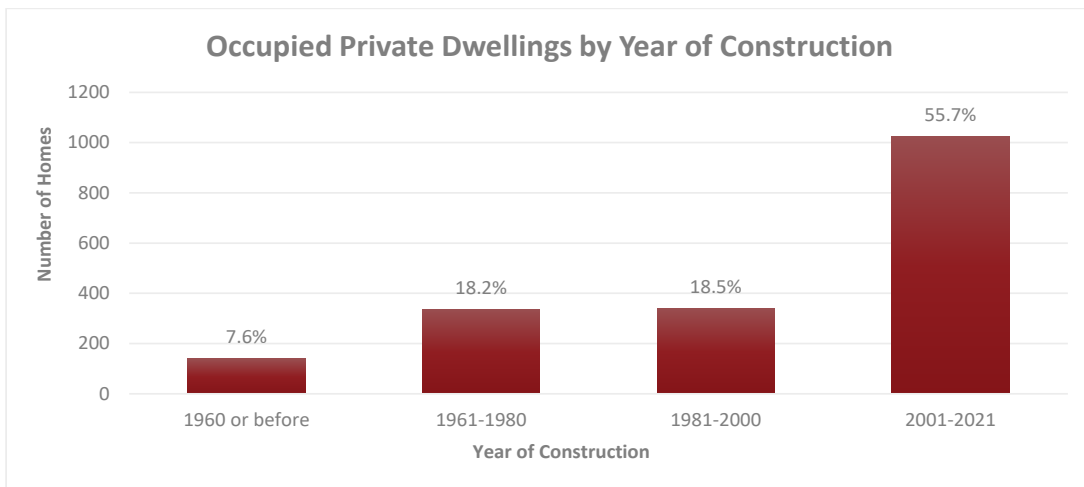


Figure 6 - Occupied Private Dwellings by Year of Construction

AGE OF OCCUPANTS

The rate of home ownership across the population remains high for all age groups. However, the largest portion of home ownership is held by 35-44 years, which supports the notion that young families are moving to Carstairs. **Figure 7 - Age of Household Maintainer** illustrates the difference between housing tenure and the age of the household occupant. There are high rates of homeownership in the more senior age cohorts, with roughly 23% of occupants 65 and over own their homes. Most of this group likely represent the bulk of the homes built before 2000. The distribution of renters, while not a large proportion of households, is relatively evenly distributed across the age cohorts, with a slightly higher percentage among the 25-34 age group.

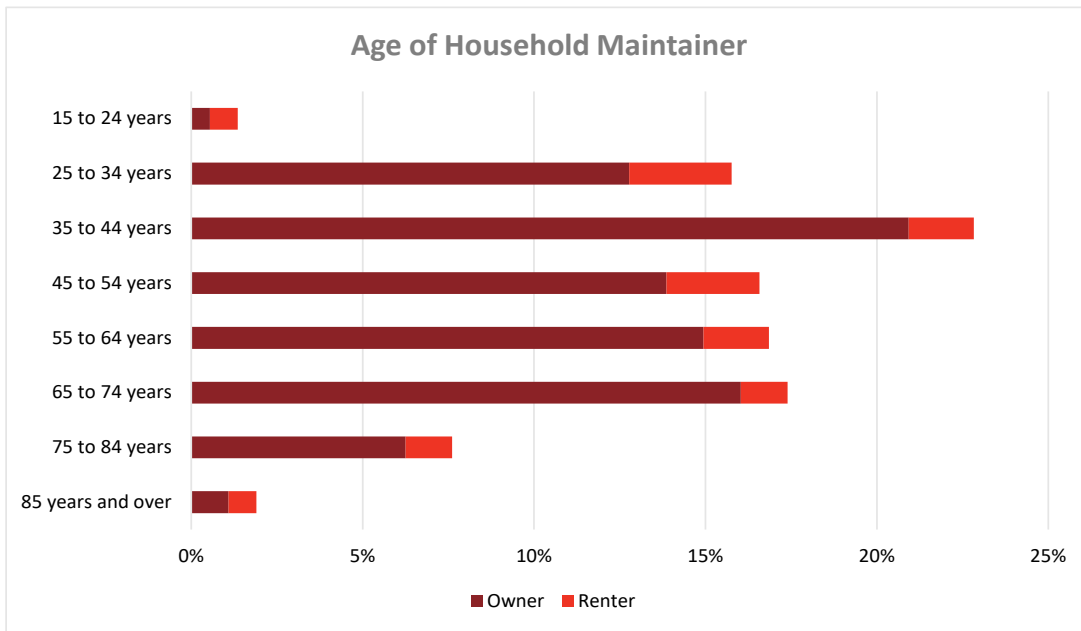


Figure 7 - Age of Household Maintainer



2.2.2 AFFORDABILITY CONSIDERATIONS

HOUSEHOLD INCOME

Understanding economic indicators for residents and households helps to define financial capacity for spending on housing, either rented or owned. The median household income in Carstairs was \$45,600 in 2021, increasing by 4.8% between 2016-2021.

As the median income continues to rise it is showing up in the increasing number of households earning greater than \$100,000. **Figure 7 - Age of Household Maintainer** illustrates a breakdown of the total number of households based on their total household income.

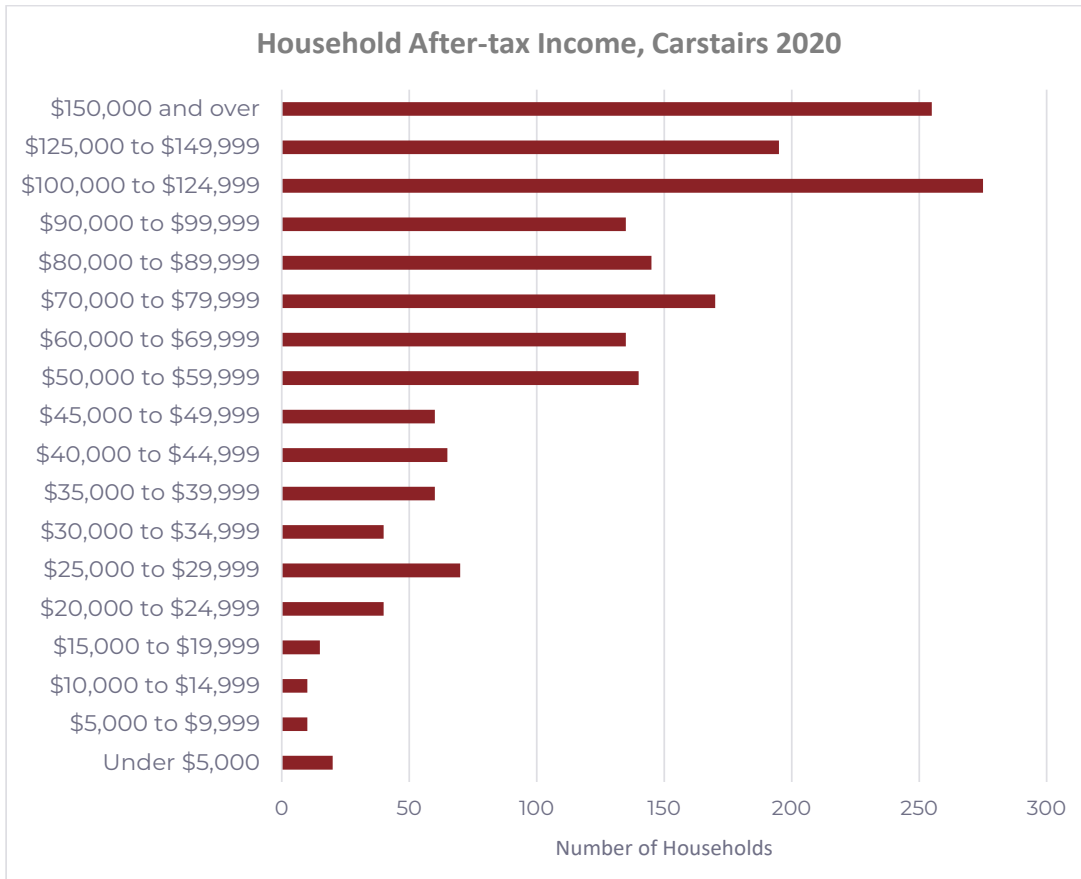


Figure 7 - Household After-tax Income, Carstairs, 2020

HOUSING ADEQUACY

Housing indicators are one of the key methods that housing challenges are measured nationally. These measurements allow communities to monitor three key housing-related challenges (adequacy, affordability, and suitability), changes over time, and differences between communities. Housing indicators show when households are not meeting the following housing standards:

- Adequate housing is reported by their residents as not requiring any major repairs.
- Affordable housing costs less than 30% of total before-tax household income.
- Suitable housing has enough bedrooms for the size and composition of resident households according to National Occupancy Standard (NOS) requirements.

CMHC defines Core Housing Need as a household whose housing does not meet the minimum requirements of at least one of the adequacy, affordability, or suitability indicators.

Table 3 - Affordability and Core Housing Need Indicators outlines the general affordability characteristics of housing by tenure. It is noteworthy that the 2021 census reported 40.5% of renter-occupied households (up from 37.0% in 2016) and 16.2% of owner-occupied households (down from 20.4% in 2016) were spending 30% or more of their income on shelter. There are variables outside simply correlating this to the scale and type of residential growth (i.e., changes to interest rates that affect mortgage payments), but the general lack of a supply of rental units constricts availability and drives up prices, often on households that have limited options and some who may be on fixed incomes. The 2016 Census did not disaggregate core housing need indicators by tenure, but the total percentage of households reporting core housing need increased from 3.0% in 2016 to 3.4% in 2021.

Indicator	Owner		Renter	
	2016	2021	2016	2021
Spend >30% of Income	20.4%	16.2%	37.0%	40.5%
Reporting Core Need	NA	1.8%	NA	12.5%
Median Monthly Costs	\$1,584	\$1,640	\$1,352	\$1,410
Core Need Indicators	2016		2021	
Core Need	3.0%		3.4%	
Inadequate	5.6%		3.0%	
Unaffordable	21.9%		17.3%	
Unsuitable	1.6%		1.1%	

Table 3 - Affordability and Core Housing Need Indicators



Income Bracket	Average Affordability for housing per income bracket		
	Affordable Monthly Cost	Income Bracket	Affordable Monthly Cost
Under \$5,000	\$ 125.00	\$45,000 to \$49,999	\$ 1,187.50
\$5,000 to \$9,999	\$ 187.50	\$50,000 to \$59,999	\$ 1,375.00
\$10,000 to \$14,999	\$ 312.50	\$60,000 to \$69,999	\$ 1,625.00
\$15,000 to \$19,999	\$ 437.50	\$70,000 to \$79,999	\$ 1,875.00
\$20,000 to \$24,999	\$ 562.50	\$80,000 to \$89,999	\$ 2,125.00
\$25,000 to \$29,999	\$ 687.50	\$90,000 to \$99,999	\$ 2,375.00
\$30,000 to \$34,999	\$ 812.50	\$100,000 to \$124,999	\$ 2,812.50
\$35,000 to \$39,999	\$ 937.50	\$125,000 to \$149,999	\$ 3,437.50
\$40,000 to \$44,999	\$ 1,062.50	\$150,000 and over	\$ 3,750.00

Table 4 - Affordable Costs for Housing per Income Bracket

Table 4 - Affordable Costs for Housing per Income Bracket based on 30% affordability index **Table 4** indicates the range of costs that households could spend on housing based on their income bracket and maintaining spending within the affordability index. For each of the defined income brackets, the affordable cost represents what they could reasonably afford on a per month basis, ensuring they do not spend more than 30% of their total income. There is no specific data to reliably quantify the cost of housing in the Town. Census data is largely unreliable as the costs are solely reported by those willing to respond and not based on data beyond the respondent's perspective of the value of their home. Given the small sample size of available rental units and the volatility of rental rates, the rental costs are unreliable as a true indicator of affordability.

While reported housing costs are unreliable and not a true indicator of housing adequacy, exploring broader anecdotal evidence can paint a broader picture of the costs of housing in the Town. In 2019, the Calgary Real Estate Board remarked on the increasing affordability of the smaller communities within the commuter shed of Calgary, noting specifically that Carstairs was providing opportunities for a three-bedroom, single-family home at \$350,000 price points, which was consistently benchmarking at approximately \$100,000 less than similar products in Calgary.

In reviewing the list price of single-family homes over the last six-month period, the median cost has been consistently over \$600,000, with some of the older homes exceeding \$500,000. As new alternative housing products come online (i.e., semi-detached and row houses) in ongoing and future phases of the new development areas, there are expected to be additional price points in the \$300,000-\$350,000 range, though the supply will be limited.

When considering the impact to affordability of median house costs at over \$600,000, this translates to a monthly mortgage payment of approximately \$2,700. There are many variables that contribute to this cost, however projecting a down payment of 20%, with a loan term of 25 years at a 5% interest rate, this is a reasonable projection. For houses in the \$500,000 range, the projected monthly mortgage payment drops to \$2,300 and for houses that extend into the \$700,000 range, the projected monthly mortgage payment increases to \$3,200. This only represents the mortgage portion of housing costs and does not factor in taxes, insurance, or utility costs, which are all factors that help determine affordability relative to spending no more than 30% of total income on housing. When comparing the projected monthly mortgage costs to the relationship to income in **Table 4**, the cost of housing is increasingly affordable to those in the higher income brackets earning over \$100,000 as a household income.

3.0 KEY FINDINGS

3.1 POPULATION

- The composition of the population generates the condition for rapid population growth simply through the lens of the of fertility and mortality rates. While the projection does not rely on in-migration, achieving this level of growth will require the continued in-migration of similar types of households (i.e., young families with children). As the current youth cohorts age into adulthood, they are highly likely to leave the community post-high school unless there are continuing education or employment opportunities that would attract them to stay.
- As the cohort of individuals 65 and older increases, there will be an expanded need for senior-oriented housing that will allow them to transition from their current dwelling and age in place in the community. The current housing stock and the demand fueling it from the population that is moving into the community will continue to squeeze the older cohorts as they look to transition away from single-family detached units.

3.2 EMPLOYMENT

- There is a misalignment among the local labour force, local industry, and housing. This is a complex challenge and one facing many high-growing communities that could be classified as a “bedroom” to a larger city within proximity. The high percentage of the labour force that commutes outside of the Town daily has a hollowing out effect of the community and impacts local businesses (i.e., limited labour pool to support the local businesses that are in Carstairs as well as higher incentives to meet daily shopping needs in the larger centre). From an Economic Development perspective, any strategy tied to business retention, expansion, and attraction need to be connected to the diversity of housing opportunities and their role in attracting certain types of businesses/employees.
- The composition of the housing stock (i.e., high occupancy rates, majority single-family, limited rental options, etc.) will act as a barrier for certain types of businesses to locate or expand in Carstairs. Without direct connections to the skillsets of the existing labour force that are already adequately housed, industry will struggle attracting labour if their targeted workers are not looking for single-family homeownership options.



3.3 BALANCING THE TAX BASE

- All municipalities are faced with fiscal uncertainties and limited sources of revenue. All municipalities are also concerned with putting an undue burden for the necessary revenue generation on local citizens, therefore the ongoing struggle continues to balance the tax base between residential and non-residential sources of tax revenue. This reinforces the connections between economic development and housing and the importance of enhancing the ability to generate revenue from non-residential sources, which is interconnected with the diversity of housing stock that can support a diversification and expansion of local economic activity.
- Beyond the revenue conversation tied to the residential to non-residential tax ratio, we need more informed conversations around density relative to the fiscally productive use of available land. The never-ending debate between density and “small-town feel” continues in all communities experiencing rapid growth, but the density conversation needs to better reflect how to make the most productive use of land when houses are the “crops” that are being grown. If the densities are not positively contributing to the Town’s fiscal wellbeing, then the debate will soon shift from density and “small-town feel” to density and the levels of service and local facilities the Town can afford to provide.

3.4 HOUSING

- The combination of high occupancy rates, high percentage of owner-occupied housing, and a lack of alternatives to single-family homes impacts the supply, and affordability, of rental housing options. As this pattern continues it will increasingly impact lower-income households and increasingly make it harder for local employees, particularly those in the retail and service industries, to afford to live where they work.
- Continued expansion of the population and the housing market is predicated on maintaining a level of affordability that is attracting the current demographic (i.e., young family households with at least one member of the household commuting for work outside of the town). As housing costs escalate and without alternative options, there is the potential that this demographic will begin to look elsewhere for housing.
- While the changes in policy to the updated MDP recognize the importance of establishing a mix of housing types, much of the existing policy directives incentivize the current development pattern and will incrementally shift the balance in housing type but may not achieve the broader goals outlined in the MDP.
- With over half of the housing stock built since 2000, and with new units coming online as part of ongoing developments, the overall age of existing housing is healthy. However, there is over 25% of existing units that were built prior to 1980, over 7% of which were built prior to 1960. This in itself is not a significant challenge. When combined with the correlation to the age of the householder, it starts to paint a different picture, particularly the older the house and the householder are. As the householder continues to age, there will come a point where they can no longer occupy their current home and will need to seek alternatives. Depending on the age and condition of the home, the ability to sell may be limited.

- As a subset to the potential for vacated older homes, these areas tend to see declines in total assessment (i.e., their ability to generate revenue for the town diminishes over time), while they are often in neighbourhoods that have some of the oldest infrastructure in the town. Unchecked, this poses potential risk for municipalities as they see declining revenue in neighbourhoods that are seeing increasing potential for stagnant circulation of homeownership, while needing major infrastructure replacement within the foreseeable future.
- The proportion of senior-aged population continues to decline as the growth is bringing a youth influx to the community. However, the actual number of the senior-aged population continues to grow who will all need some form of transitional housing that is largely unavailable in the community. There are limited assisted living options, though prior to that there are limited options for the primary transition that typically moves from the existing single-family home to an apartment-style condo or single-floor duplex/semi-detached unit. Without a broader diversity of supply locally, this cohort will be forced to relocated outside the Town as they look to transition.
- The increasing costs for both owner and renter households have the potential to continue impacting the affordability of the housing stock relative to the affordability index (i.e., spending more than 30% of income on housing costs). While the total percentage of owner-occupied households spending over 30% of their income on housing went down between the 2016 and 2021 Census years, the total remains 16.2% of households. While there are many variables associated with affordability, including the characteristics of both households and available housing, a brief comparison of other communities along the QEII Highway in **Table 5 - Household Affordability in Comparative Communities** illustrate that affordability in Carstairs requires further attention.

Indicator	Carstairs	Crossfield	Didsbury	Olds	Airdrie
Owner HH >30% of Income	16.2%	10.9%	15.3%	12.5%	16.9%
Renter HH >30% of Income	40.5%	36.4%	29.9%	35.9%	35.7%

Table 5 - Household Affordability in Comparative Communities

- Owner HH >30% of Income: represents the percentage of owner-occupied households that spend greater than 30% of their income on housing costs.
- Renter HH >30% of Income: represents the percentage of renter-occupied households that spend greater than 30% of their income on housing costs.



4.0 MOVING FORWARD

While the Town is in an enviable position regionally, experiencing consistent growth, it is important to maintain a broader perspective on how that growth impacts the overall health of the community not only today, but also into the foreseeable future. There is often a sentiment among local governments that “if you’re not growing, you’re dying”, but not all growth is created equal and the short-term revenue that comes with new housing developments has other implications that often go unmitigated until it is too late.

The intent of the Assessment was to simply paint a picture of the current state of the community through a lens focused on housing, understanding its importance for the healthy evolution of Carstairs. Much of the findings recognize that through the lens of many indicators, the Town is healthy and seeing positive momentum and opportunities for the future. However, there are imbalances and misalignments in place that suggest consideration of potential interventions that the Town can implement. The Town’s sphere of influence is limited, and housing considerations include external forces beyond the Town’s control but identifying what matters will help establish direction for what can be done now to help set the stage for the long-term strength and health of Carstairs.

No single strategy or action will erase all challenges, nor will the Town ever “arrive” in a perfect state. The complexity of housing may require multiple strategies and actions applied concurrently to alter the characteristics of the system, which could then trigger the need for a new approach. The following represent a series of strategic directions, along with recommendations for potential actions the Town could initiate, that suggest paths forward to evaluate and monitor changes to the housing stock over time relative to the key findings from this preliminary assessment.

4.1 DIVERSITY OF HOUSING TYPES

The composition of the housing stock is mostly single-family detached and owner-occupied. When looking to change this dynamic, the typical response is an oversimplified acknowledgement “that is what the market is asking for”. However, as affordability continues to become a challenge and the residential assessment continues to impact the financial health of the Town, policy interventions should be considered to reshape the nature of residential development in the Town.

Actions to Consider	
1. Adjustments to Development Densities	a) Changes to density policy that establish minimum densities for new development with connections to other policy adjustments that would collectively increase the diversity of housing.
2. Adjustments to Housing Distributions in New Neighbourhoods	b) Consider changes to the percentage requirement of single-family policy. This could either be reduced or eliminated, requiring new Area Structure Plans to demonstrate how they are meeting housing needs through a variety of housing types and other land uses.
3. Encourage Purpose-Built Rental Housing	c) Consider the creation of an incentive program to encourage partnerships that increase available rental stock. For example, if an Area Structure Plan demonstrated a partnership with another developer to bring their rental-based model into the project, the main applicant could be provided opportunities to build more traditional, single-family units as the trade-off to enhance the rental housing need.

4.2 SENIORS’ HOUSING OPTIONS

The composition of the population is getting younger overall, as most of the new growth coming into the community is represented by young family households. This is decreasing the percentage share of the population represented by the 65+ age cohort, though the actual number of individuals continues to grow. As this cohort continues to grow in number there is a mismatch between the expanding population and the availability of suitable housing that would allow for different types of transitions.

Actions to Consider	
1. Targeted approach to senior-oriented housing	<ul style="list-style-type: none"> a) Working with Mountain View Senior’s Housing in advocacy for additional local housing options, demonstrating the growing number of the senior-aged cohort and reinforcing the desire to provide opportunities for people to age in place within their community. b) Identify partnership opportunities with targeted developers whose products focus on housing types that support aging in place transitions for those looking to downsize into accessible units.

4.3 COORDINATED ECONOMIC DEVELOPMENT

The lack of local employment opportunities, the disproportionate percentage of the local tax revenue coming from residential assessments, and the lack of diversity of housing options are all related to economic development. As the Town considers economic development initiatives associated with business retention, expansion, and attraction, integrating housing needs is critical to continually evaluate the relationship between the labour force of existing and prospective businesses and their respective housing needs. Whether housing or businesses come first is often a “chicken and egg” scenario. However, increasingly economic development is seen through the lens of businesses pursuing talented employees and employees pursuing attractive communities they want to live in. Therefore, economic development is much more about broader community development than simply having appropriately zoned land for business and industry.

Actions to Consider	
1. Integrate economic development and housing initiatives	<ul style="list-style-type: none"> a) Establish a “business walk” initiative as part of a business retention program that connects the Town with existing businesses to learn more about their perspectives on challenges and opportunities. For the purposes of this assessment, specific questions should be designed to better understand the interrelationships between their labour force and local housing options. b) Ensure any economic development efforts, incentive programs, or partnerships targeted at attracting new businesses are coordinated with housing needs to ensure that the available housing stock matches the needs of the prospective labour force associated with new businesses.



4.4 INFILL AND REDEVELOPMENT STRATEGY

Not all future development will take the form of new neighbourhoods through large, multi-lot subdivisions identified within Area Structure Plans. Over time, as existing housing in older neighbourhoods continues to age, incremental infill and redevelopment opportunities will emerge. Change in these neighbourhoods is inevitable, though the scale and character of any redevelopment should be considered through the lens of impacts on adjacent development and the existing infrastructure networks.

Actions to Consider	
1. Coordinate age of housing with asset management system	<ul style="list-style-type: none"> a) Align local asset management data that maps the age and condition of core infrastructure networks with mapping of housing units by age to identify financially vulnerable areas within the historic core neighbourhoods. b) Update policies within the MDP and/or establish an internal strategy the coordinates infill and redevelopment opportunities with the asset management system to leverage the capacity and condition of existing infrastructure to maximize its useful life and enhance the fiscal productivity of existing neighbourhoods.

<p>2. Prioritize infill and redevelopment lands</p>	<p>c) Establish a vacant lands inventory within core neighbourhoods and create a development suitability prioritization matrix that layers key criteria (i.e., unencumbered, land use in place, ease of access to street/alley, condition of adjacent infrastructure networks, etc.) in a format that illustrates a hierarchy of parcels that can support infill and a gentle increase in density that does not negatively impact adjacent development.</p>
<p>3. Consider impacts of dilapidated buildings on infill and redevelopment opportunities</p>	<p>d) Explore the potential to create redevelopment incentives to proactively encourage infill and mitigate the potential negative impacts on adjacent properties from the ongoing presence of dilapidated properties (i.e., demolition grants, tax incentives, etc.).</p>

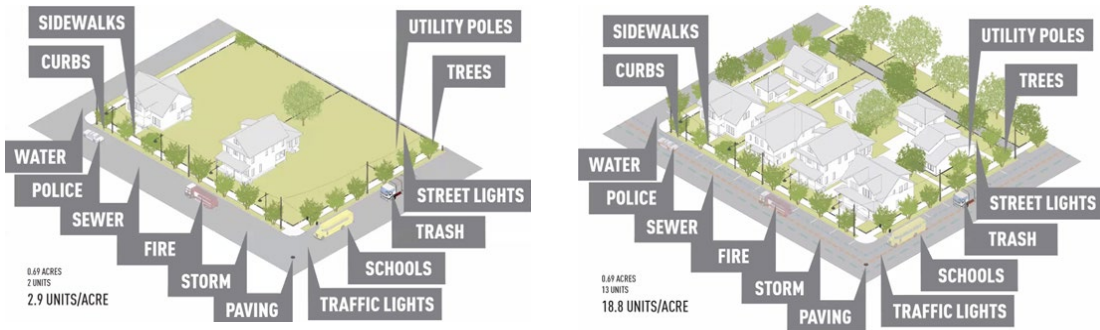
4.5 FISCAL PRODUCTIVITY OF NEW DEVELOPMENT

Where, when, and how a community develops has a direct impact on its fiscal health. The form and process by which property develops in a community is its development pattern. Development patterns are caused by varied wants, needs, and desires amongst community leaders, residents, and developers. Different patterns accommodate a certain amount of people, require different amounts of infrastructure and public services, and consume varying amounts of land. Understanding the economic constraints these patterns present is key to helping build a resilient and fiscally sustainable place. The economics of land use, at a high level, pertains to how these different development patterns generate revenue back to the Town, recognizing they also generate costs and liabilities in the form of services and infrastructure that require maintenance over time. To be financially sustainable, the development pattern must generate sufficient revenue to pay for services and infrastructure, not just today, but over the long-term.

<p>Actions to Consider</p>	
<p>1. Land productivity analysis of new development</p>	<p>a) Consider implementing new policy within the MDP that establishes new requirements in all Area Structure Plans to demonstrate how the proposed development contributes to the fiscal health of the Town through the preparation of a municipal financial impact assessment of new neighbourhoods.</p>

At a simple level, the following images illustrate the services necessary to support development, regardless of scale. They also illustrate that incremental density can generate higher revenues per acre and does not need to radically transform the character of the community.

Image Credits: Kronburg Urbanists + Architects.



TOWN OF CARSTAIRS 2024 BUDGET			
FOR THE MONTH ENDING: September 30, 2024			
		2024 BUDGET	2024 YTD ACTUALS
OPERATING CASH REQUIREMENTS			
1	Operating cost excluding non-cash items and interest expense	10,958,979.35	7,718,019.98
1b	Requisition Expense	2,836,603.23	1,194,231.59
2	Less: Other Operating Revenue (excluding tax levy)	(7,101,857.45)	(6,810,777.97)
3	Operating debt interest	2,000.00	-
		6,695,725.13	2,101,473.60
4a	Anticipated draw from prior year accum surplus - restricted	-	-
4b	Anticipated draw from prior year accum surplus - unrestricted	-	-
	TAX LEVY FOR OPERATIONS	6,695,725.13	2,101,473.60
CAPITAL CASH REQUIREMENTS			
5a	Capital expenditures	1,283,240.44	1,637,199.58
5b	Capital A/P	-	-
5c	Grant money moved to deferred	-	-
6	Capital debt interest	138,892.44	108,449.26
7	Capital debt principal payments	858,309.21	858,309.08
7a	Transfer to Offsite Levy Reserve	220,000.00	199,075.18
		2,500,442.09	2,803,033.10
8	Less: Capital Revenue	(1,285,463.73)	(1,326,051.56)
9	Less: Capital Revenue Other Sources	-	-
		1,214,978.36	1,476,981.54
10	Proceeds from new debt	(500,912.63)	(500,912.33)
11a	Anticipated draw from prior year accum surplus - restricted	-	-
11b	Anticipated draw from prior year accum surplus - unrestricted	(250,500.00)	(200,500.00)
11c	Direct Restricted Fund (i.e. Donations to Deferred)	-	-
	TAX LEVY FOR CAPITAL	463,565.73	775,569.21
	MINIMUM TAX LEVY	7,159,290.86	2,877,042.81
FUTURE FINANCIAL PLANS			
12a	Operation stabilization/specific operating future requirements	100,000.00	-
12b	Water Capital Replacement	20,000.00	-
12c	Sanitary Capital Replacement	153,504.00	113,262.52
12d	Equipment Capital Replacement	100,000.00	-
13a	Annual amortization expense	-	-
13b	Write-downs/loss on disposals	-	-
14	Less Annual non-cash expense not funded	-	-
		373,504.00	113,262.52
15	Capital Reserves Contributions	179,002.19	156,385.52
15a	Direct Restricted Fund (i.e. Donations to Deferred)	-	-
	LEVY (DRAW) FOR FUTURE FINANCIAL PLANS	552,506.19	269,648.04
16	TOTAL TAX LEVY	(7,711,797.05)	(3,146,690.85)
17	NET BUDGETTED CASH DRAW ON ACCUM SURPLUS	-	-
	TAX LEVY	(7,711,797.05)	(3,146,690.85)
18	TAXES BUDGETED	(7,796,860.82)	(7,795,011.19)
	TOTAL REVENUE	(16,935,594.63)	(16,633,253.05)
	TOTAL EXPENSE	16,850,530.86	11,984,932.71
	SHORTFALL / (SURPLUS)	(85,063.77)	(4,648,320.34)

**TOWN OF CARSTAIRS
FINANCIAL REPORT**

For the Month Ending: **September 30, 2024**

REVENUES		
Account Balance		
****-739	BMO Account	6,484,172.84
****-815	BMO Account	(0.01)
*****024	ATB Account	6,728.11
TOTAL		6,490,900.94
Investments		
00049601827 - 6 Month GIC		1,736,577.81
00064084566 - 1 Year GIC		1,254,428.14
TOTAL		2,991,005.95
Outstanding Receivables		
Account Receivables		46,053.61
Tax Trial Balance		1,474,731.32
Utility Trial Balance		259,104.72
TOTAL		1,779,889.65
TOTAL REVENUES		11,261,796.54
DEBTS		
Loans		
Loan # and Description	2024 Payments	2024 YE Balance
25191997739 - LOC Operating/ASFF	0.00	0.00
25196997412 - Operations Building	20,789.06	0.00
25196997420 - Mandalay Bay Trans Oversizing	93,601.96	0.00
25196997439 - Mandalay Bay Water Oversizing	75,000.00	0.00
25196997447 - Mandalay Bay Sanitary Oversizing	75,000.00	0.00
25196998001 - Fire Emergency Vehicle	50,000.00	275,642.19
25196997770 - Fire Hall Construction	114,645.85	160,785.09
25196998335 - Golf Course	82,000.00	0.00
25196997789 - Golf Course Upgrades	73,400.00	146,800.00
Street Sweeper	56,441.40	169,324.20
JD Area Mower	18,686.11	74,744.41
2024 Equipment Loan	100,182.45	400,730.34
TOTAL	759,746.83	1,228,026.23
Debentures		
Description	2024 Payments	2024 YE Balance
Fire Hall	98,562.25	1,357,383.99
TOTAL	98,562.25	1,357,383.99
TOTAL DEBTS		2,585,410.22
Debt Interest		
Operating		
Description	9/30/2024	2024 YTD Actual
Line of Credit / ASFF	0.00	0.00
TOTAL		0.00
Capital		
Fire Emergency Vehicle	1,464.82	16,533.83
Fire Hall Debenture	14,702.33	29,916.97
Fire Hall Construction/Site Servicing	854.44	13,189.35

Operations Building	0.00	245.38
Mandalay Bay Transportation Oversizing	0.00	1,104.81
Street Sweeper	899.83	11,223.51
Equipment Replacement 2024	2,129.56	11,282.98
Mandalay Bay Water Oversizing	0.00	885.25
Lagoon Debenture	0.00	0.00
Mandalay Bay Sanitary Oversizing	0.00	885.25
Golf Course	0.00	967.87
Golf Course Upgrades	780.12	10,745.17
TOTAL		108,449.26
TOTAL DEBT INTEREST		108,449.26
Debt Limit		
2022 Audit Value		16,910,603.00
Percent Used		15%
RESERVES		
Description	2024 Opening Balance	2024 YTD Actual
Operations Stabilization	(900,047.33)	(687,544.20)
Capital Reserve Equipment	(200.00)	(200.00)
Fire(Town) Reserve- Truck/Equip.(s.b. OP	(156,905.86)	(148,666.59)
Fire Reserve - Building	(36,609.30)	(57,181.41)
AEMA Grant- Emergency Management	0.00	0.00
Safe Zone Program	(30.11)	(30.11)
Policing - Reserve	(150,009.00)	(159,689.58)
Bike Safety Program	(1,264.00)	(1,214.00)
Cap. Reserve - Equipment	0.00	0.00
Canada Community Building Fund (FGT)	0.00	0.00
MSI Capital - Deferred Revenue	0.00	0.00
MSI Operating - Deferred Revenue	0.00	0.00
Cap. Reserve - Roads	(53,672.35)	(53,672.35)
Off Site Levy - Transportation	(670,876.19)	(728,921.09)
Off-Site Levy - Storm	(433,542.95)	(484,232.46)
Water & Sewer Deposits	(21,800.00)	(23,200.00)
Alberta Water Wastewater Partnership	(244,510.10)	(914,108.40)
Cap. Reserve - Water	(450,009.79)	(450,009.79)
Off-Site Levy - Water	(517,522.00)	(585,139.57)
Cap. Reserve - Sewer	(24.49)	(24.49)
Reserves - Wastewater Infrastructure	(147,402.62)	(260,665.14)
Off-Site Levy - Sewer	(621,643.40)	(754,086.66)
Landfill - Post Closure Care Costs	(69,716.70)	(69,716.70)
Reserves - Solid Waste	(15,017.71)	(15,017.71)
Garbage Reserves	0.00	0.00
Deferred Revenue - Boys & Girls	(169.00)	0.00
Op Reserve - Cemetery Perpetual Care Fun	(101,761.60)	(107,666.72)
Op. Reserve - Columbarium Perpetual Care	(54,171.73)	(58,923.47)
Cap. Reserve - Cemetery Columbarium	(26,813.58)	(30,808.76)
Deferred Revenue - Carstairs Pet Relief	(1,622.19)	(1,622.19)
Municipal Reserve	0.00	0.00
Fortis Lights	(28,000.00)	(28,000.00)
Stone Garden - Maintenance	(10,000.00)	(10,000.00)
Op. Reserves - Recreation	0.00	0.00
Cap.Reserve - Recreation	(1,633.49)	(1,633.49)
Prepaid - Golf Course	0.00	0.00
Raincheck Liability - Golf Course	(1,694.56)	(1,749.16)

AGENDA ITEM #b)

Gift Certificate Liability - GC	(15,681.85)	(24,169.47)
Gratuities - Tournaments	0.00	(1,915.92)
Gratuities - Servers	0.00	(1,075.45)
Reserves - Golf Carts	(2,243.46)	(2,243.46)
Junior Golf	0.00	(25,000.00)
Unearned Revenue - Arena	0.00	0.00
Arena Rental Deposits	(1,000.00)	(1,000.00)
Deferred Revenue - Parks	0.00	0.00
Deferred Revenue - Skateboard Park	(9,428.34)	(8,378.34)
Parks - Memorial Donations	(2,859.55)	(2,859.55)
Deferred Rev - Carstairs Nature Space	(122,058.99)	(32,827.63)
Deferred Rev - Pickleball Courts	(9,650.62)	0.00
Reserve - Community Hall	0.00	0.00
Community Hall - Damage Deposits	(800.00)	(800.00)
TOTAL	(4,880,392.86)	(5,733,993.86)

**TOWN OF CARSTAIRS
REVENUE & EXPENSE REPORT**

General Ledger	Description	September 30, 2024 Actual	2024 YTD Actual	2024 Budget
REVENUES				
Other Revenue				
1-00-00-510-0	Penalties and Costs	(1,234.34)	(83,106.14)	(75,000.00)
1-00-00-540-0	Franchise Revenue	(42,920.74)	(413,253.00)	(571,320.00)
1-00-00-550-0	Investment Income	(21,716.24)	(195,978.70)	(50,000.00)
1-03-00-740-0	Fines & Costs	27.86	(368.26)	(500.00)
	TOTAL	(65,843.46)	(692,706.10)	(696,820.00)
General Administration Revenue				
1-12-00-410-0	Sales of Goods & Services	0.00	(15.95)	(300.00)
1-12-00-411-0	Tax Certificates & Title Searches	(1,440.00)	(19,920.00)	(16,000.00)
1-12-00-562-0	Rental - Admin Board Room	0.00	0.00	(100.00)
1-12-00-590-0	Other Revenue	0.00	(3,295.00)	(1,000.00)
1-12-00-620-0	Proceeds from Sales	0.00	0.00	0.00
1-12-00-840-0	Provincial Conditional Grant	0.00	(231,536.00)	(231,536.00)
	TOTAL	(1,440.00)	(254,766.95)	(248,936.00)
Communications Revenue				
1-12-01-590-0	Other Revenue	0.00	(76.60)	(500.00)
	TOTAL	0.00	(76.60)	(500.00)
Fire Department Revenue				
1-23-00-410-0	Fire Call Revenue	(101,121.87)	(257,304.42)	(85,000.00)
1-23-00-590-0	Other Revenue	0.00	(40,594.00)	(12,500.00)
1-23-00-620-0	Proceeds from Sales	0.00	0.00	0.00
1-23-00-850-0	Mountainview County	0.00	(234,968.74)	(246,798.28)
	TOTAL	(101,121.87)	(532,867.16)	(344,298.28)
Emergency Management Revenue				
1-24-00-282-0	AEMA	0.00	0.00	0.00
1-24-00-283-0	Safe Zone Program	0.00	0.00	0.00
1-24-00-590-0	Other Revenue	0.00	0.00	0.00
	TOTAL	0.00	0.00	0.00
Emergency Services Revenue				
1-26-00-492-0	Bike Safety Program	(50.00)	(50.00)	0.00
1-26-00-521-0	Dog Licenses	(10.00)	(710.00)	(850.00)
1-26-00-522-0	Dog Boarding Fees	0.00	0.00	(200.00)
1-26-00-531-0	Traffic Fines	(1,756.00)	(21,087.00)	(50,000.00)
1-26-00-532-0	Bylaw Fines	(700.00)	(800.00)	(500.00)
1-26-00-590-0	Other Revenue	0.00	275.00	(2,000.00)
1-26-00-620-0	Proceeds from Sales	0.00	0.00	0.00
	TOTAL	(2,516.00)	(22,372.00)	(53,550.00)
Roadways Revenue				
1-32-00-410-0	Sale of Goods & Services	0.00	0.00	(500.00)
1-32-00-590-0	Other Revenue	0.00	(69.30)	(500.00)
1-32-00-620-0	Proceeds from Sales	0.00	0.00	0.00
1-32-00-830-0	Federal Conditional Grants	0.00	0.00	0.00
1-32-00-840-0	Provincial Conditional Grant	0.00	0.00	0.00
	TOTAL	0.00	(69.30)	(1,000.00)
Stormwater Revenue				
1-37-00-620-0	Proceeds from Sales	0.00	0.00	0.00

AGENDA ITEM #b)

General Ledger	Description	September 30, 2024 Actual	2024 YTD Actual	2024 Budget
TOTAL		0.00	0.00	0.00
Water Revenue				
1-41-00-410-0	Water Sales	(85,102.40)	(817,729.97)	(1,052,880.00)
1-41-00-410-1	Flat Rate Fees - Water	(30,912.52)	(275,281.83)	(369,000.00)
1-41-00-411-0	Bulk Water Sales	(3,676.42)	(52,040.25)	(65,000.00)
1-41-00-440-0	Water Meter Sales	(2,300.00)	(37,506.86)	(23,000.00)
1-41-00-590-0	Other Revenue	(2,943.49)	(6,193.49)	(500.00)
1-41-00-620-0	Proceeds from Sales	0.00	0.00	0.00
TOTAL		(124,934.83)	(1,188,752.40)	(1,510,380.00)
Sanitary Revenue				
1-42-00-410-0	Sewer Fees	(50,559.64)	(485,420.55)	(631,728.00)
1-42-00-410-1	Flat Rate Fee- Wastewater Infrastructure	(12,721.49)	(113,256.28)	(153,504.00)
1-42-00-419-0	Sales of Goods & Services	0.00	0.00	0.00
1-42-00-620-0	Proceeds from Sales	0.00	0.00	0.00
1-42-00-840-0	Provincial Conditional Grant	0.00	0.00	0.00
TOTAL		(63,281.13)	(598,676.83)	(785,232.00)
Garbage Revenue				
1-43-00-410-0	Garbage Fees	(49,557.63)	(440,620.96)	(569,088.00)
1-43-00-590-0	Other Revenue	0.00	(59.14)	(500.00)
1-43-00-620-0	Proceeds from Sales	0.00	0.00	0.00
1-43-00-840-0	Provincial Conditional Grant	0.00	0.00	0.00
TOTAL		(49,557.63)	(440,680.10)	(569,588.00)
Planning Revenue				
1-61-00-410-0	Zoning Application - Developer	0.00	(1,700.00)	(5,100.00)
1-61-00-410-1	Consulting Services Planning - Developer	0.00	5,750.00	(12,000.00)
1-61-00-411-0	Provincial Permit Fees	(518.10)	(6,371.72)	(3,000.00)
1-61-00-490-0	MPC / Relaxation Revenue	75.00	(175.00)	(1,000.00)
1-61-00-620-0	Proceeds from Sales	0.00	0.00	0.00
1-61-00-840-0	Provincial Conditional Grant	0.00	0.00	0.00
TOTAL		(443.10)	(2,496.72)	(21,100.00)
Community Services Revenue				
1-62-00-419-0	Program Fees	0.00	(5,132.00)	(5,100.00)
1-62-00-420-0	Event Fees	0.00	(585.00)	(2,500.00)
1-62-00-590-0	Business License Revenue	1,850.00	(33,250.00)	(28,000.00)
1-62-00-595-0	IODE Donations	0.00	(5,000.00)	(3,000.00)
1-62-00-596-0	Boys & Girls Club	0.00	0.00	0.00
1-62-00-620-0	Proceeds from Sales	0.00	0.00	0.00
1-62-00-840-0	Conditional Grants	0.00	(1,920.00)	(2,000.00)
1-62-51-840-0	FCSS Provincial Conditional Grants	0.00	(73,985.70)	(92,942.00)
1-62-51-850-0	Mountain View County FCSS Grant	0.00	(32,744.00)	(30,744.00)
TOTAL		1,850.00	(152,616.70)	(164,286.00)
Development Revenue				
1-66-00-410-0	Building & Development Permits	(24,404.05)	(234,110.35)	(130,000.00)
1-66-00-410-1	Consulting Services Subdivision - Devel	0.00	(7,228.51)	(10,000.00)
1-66-00-415-0	Subdivision Fees	0.00	(4,650.00)	(15,000.00)
1-66-00-420-0	Compliance Fees	(525.00)	(7,601.25)	(5,500.00)
1-66-00-620-0	Proceeds from Sales	0.00	0.00	0.00
1-66-00-840-0	Cond. Prov. Grants	0.00	0.00	0.00
TOTAL		(24,929.05)	(253,590.11)	(160,500.00)
Lands & Buildings Revenue				
1-69-01-560-0	Building Rental - Medical Centre	(6,850.29)	(61,373.16)	(84,000.00)
1-69-03-560-0	Building Rental - IODE	(285.71)	(2,571.39)	(3,500.00)

AGENDA ITEM #b)

General Ledger	Description	September 30, 2024 Actual	2024 YTD Actual	2024 Budget
1-69-04-560-0	Building Rental - 1126 Osler	(600.00)	(4,200.00)	(6,000.00)
1-69-05-560-0	Land Rental - Buschert	0.00	(1,650.00)	(1,650.00)
1-69-06-560-0	Land Rental - Quantz/Colby	0.00	0.00	0.00
1-69-07-560-0	Land Rental - Marcam	0.00	0.00	(5,650.00)
1-69-08-560-0	Land Rental - Advantage	0.00	(10,000.00)	(10,000.00)
1-69-09-560-0	Land Rental - Trans Canada	0.00	0.00	(8,117.51)
1-69-10-560-0	Land Rental - 890 Centre Street	(1,000.00)	(9,000.00)	(12,000.00)
1-69-13-560-0	Building Rental - Scout Hall	(400.00)	(3,600.00)	(4,800.00)
TOTAL		(9,136.00)	(92,394.55)	(135,717.51)
Golf Course Revenue				
1-72-04-410-0	Annual Member Dues	0.00	(423,100.00)	(405,000.00)
1-72-04-411-0	Merchandise Sales	(31,436.52)	(150,822.66)	(135,000.00)
1-72-04-412-0	Driving Range	(1,642.00)	(17,752.39)	(12,500.00)
1-72-04-413-0	Green Fees	(76,760.42)	(420,299.44)	(390,000.00)
1-72-04-414-0	Bar Sales	(41,299.05)	(234,352.61)	(225,000.00)
1-72-04-414-1	Pop Sales	(9,155.78)	(49,595.47)	(43,000.00)
1-72-04-414-2	Food Sales	(60,859.39)	(318,293.56)	(280,000.00)
1-72-04-415-0	Storage Rentals	0.00	(2,230.00)	(2,500.00)
1-72-04-416-0	Goupon	(33.48)	519.14	(15,000.00)
1-72-04-490-0	Tournaments & Leagues	772.70	(3,871.27)	(10,000.00)
1-72-04-565-0	Cart Rentals	(29,046.00)	(207,264.70)	(175,000.00)
1-72-04-565-1	Club Rentals	(834.52)	(2,183.04)	(2,000.00)
1-72-04-590-0	Other Revenue	0.00	(1,120.00)	(5,000.00)
1-72-04-590-1	Other Revenue - PGA	0.00	(820.00)	(3,000.00)
1-72-04-620-0	Proceeds from Sales	0.00	0.00	0.00
1-72-04-830-0	Federal Conditional Grants	0.00	0.00	0.00
1-72-04-840-0	Provincial Conditional Grant	0.00	0.00	0.00
TOTAL		(250,294.46)	(1,831,186.00)	(1,703,000.00)
Arena Revenue				
1-72-06-419-0	Program & Event Fees	(2,190.00)	(68,399.75)	(65,000.00)
1-72-06-490-0	Arena Concession	(419.00)	(34,030.04)	(40,000.00)
1-72-06-491-0	Advertising Signs	0.00	(6,125.00)	(6,000.00)
1-72-06-540-1	Dance Studio Lease	(824.00)	(4,120.00)	(6,592.00)
1-72-06-540-2	Crossfit Lease	(1,500.00)	(13,500.00)	(18,000.00)
1-72-06-560-0	Facility Rentals	(822.60)	(2,350.29)	(2,500.00)
1-72-06-560-1	Ice Rentals	(20,298.47)	(102,910.98)	(140,000.00)
1-72-06-562-9	Hugh Sutherland School	0.00	(5,000.00)	(5,000.00)
1-72-06-590-0	Other Revenue/Donations	0.00	0.00	(1,000.00)
1-72-06-620-0	Proceeds from Sales	0.00	0.00	0.00
1-72-06-830-0	Federal Conditional Grants	(2,133.75)	(2,133.75)	0.00
1-72-06-850-0	Mountainview County	0.00	(101,856.46)	(101,856.46)
1-72-06-851-0	Provincial Conditional Grant	0.00	0.00	0.00
TOTAL		(28,187.82)	(340,426.27)	(385,948.46)
Parks Revenue				
1-72-08-560-0	Ball Diamond Rental - Slow Pitch	0.00	(4,310.00)	(4,300.00)
1-72-08-562-0	Soccer Field Revenue	0.00	(1,245.00)	(1,000.00)
1-72-08-590-0	Other Revenue	0.00	(300.00)	(500.00)
1-72-08-591-0	Memorial Benches	0.00	0.00	(1,500.00)
1-72-08-593-0	Carstairs Nature Space	(1,800.00)	(95,524.03)	0.00
1-72-08-594-0	Pickleball Courts	0.00	0.00	0.00
1-72-08-620-0	Proceeds from Sales	0.00	0.00	0.00
1-72-08-750-0	Mountainview County	0.00	(112,932.77)	(112,932.77)

AGENDA ITEM #b)

General Ledger	Description	September 30, 2024 Actual	2024 YTD Actual	2024 Budget
1-72-08-830-0	Federal Conditional Grants	(2,066.25)	(2,066.25)	0.00
1-72-08-840-0	Provincial Conditional Grant	0.00	0.00	0.00
1-72-56-410-0	Sale of Goods & Services - Cemetery	(1,360.00)	(6,395.00)	(14,000.00)
1-72-56-411-0	Perpetual Care Fund - Cemetery	(1,500.00)	(3,500.00)	(8,000.00)
1-72-56-412-0	Sale of Good & Services - Columbarium	(260.00)	(3,540.00)	(4,500.00)
1-72-56-413-0	Perpetual Care Fund - Columbarium	(500.00)	(3,500.00)	(4,500.00)
TOTAL		(7,486.25)	(233,313.05)	(151,232.77)
Campground Revenue				
1-72-99-410-0	Campground Fees	(20,772.07)	(96,752.70)	(90,000.00)
1-72-99-411-0	Shower/Sewer User Fees	(3,477.00)	(7,601.00)	(8,000.00)
1-72-99-620-0	Proceeds from Sales	0.00	0.00	0.00
TOTAL		(24,249.07)	(104,353.70)	(98,000.00)
Community Hall Revenue				
1-74-02-490-0	Community Hall Revenue	(1,855.00)	(22,665.00)	(25,000.00)
1-74-02-620-0	Proceeds from Sales	0.00	0.00	0.00
1-74-02-850-0	Mountain View County Grant	0.00	(13,285.63)	(13,285.63)
TOTAL		(1,855.00)	(35,950.63)	(38,285.63)
Library Revenue				
1-74-04-750-0	Mountainview County	0.00	(33,482.80)	(33,482.80)
1-74-04-840-0	Provincial Conditional Grant	0.00	0.00	0.00
TOTAL		0.00	(33,482.80)	(33,482.80)
Taxes & Requisitions Revenue				
1-00-00-110-0	Taxes - Residential	0.00	(4,991,445.95)	(4,981,076.85)
1-00-00-120-0	Taxes - Non Residential	0.00	(646,813.71)	(648,542.74)
1-00-00-200-0	ASFF - Residential	0.00	(1,900,959.54)	(1,910,779.85)
1-00-00-210-0	ASFF - Non Residential	0.00	(254,856.36)	(255,531.81)
1-00-00-211-0	Designated Industrial Properties	0.00	(935.63)	(929.57)
TOTAL		0.00	(7,795,011.19)	(7,796,860.82)
TOTAL REVENUES		(753,425.67)	(14,605,789.16)	(14,898,718.27)
EXPENSES				
Legislative Expense				
2-11-00-110-0	Wages	4,936.00	46,892.02	64,168.00
2-11-00-130-0	Benefits - Remuneration	465.79	4,192.11	8,068.76
2-11-00-130-1	Benefits	1,021.82	9,866.39	13,475.27
2-11-00-150-0	Committee Per Diem	360.00	17,557.00	21,500.00
2-11-00-151-0	Remuneration	13,447.94	121,031.46	161,375.28
2-11-00-211-0	Travel & Subsistence	0.00	22,024.30	20,000.00
2-11-00-214-0	Training	0.00	15,235.00	15,000.00
2-11-00-215-0	Telecommunications	250.41	1,183.34	1,600.00
2-11-00-221-0	Public Relations	168.42	7,085.03	15,400.00
2-11-00-221-1	Staff Relations	8.28	3,025.83	8,000.00
2-11-00-224-0	Memberships	230.00	7,456.83	7,730.00
2-11-00-274-0	Insurance	0.00	586.00	590.00
TOTAL		20,888.66	256,135.31	336,907.31
Taxes & Requisitions Expense				
2-26-00-238-0	RCMP	0.00	5,699.00	292,394.00
2-43-00-765-0	Mountain View Waste Commission	0.00	42,098.34	56,110.00
2-80-00-742-0	Mountain View Seniors' Housing	0.00	240,643.50	320,858.00
2-80-00-744-0	ASFF	0.00	906,654.14	2,166,311.66
2-80-00-745-0	Designated Industrial Properties	0.00	(863.39)	929.57

General Ledger	Description	September 30, 2024 Actual	2024 YTD Actual	2024 Budget
TOTAL		0.00	1,194,231.59	2,836,603.23
General Administration Expense				
2-12-00-110-0	Wages	46,780.50	441,345.86	780,953.40
2-12-00-130-0	Benefits	5,809.94	62,626.59	100,444.18
2-12-00-131-0	Benefits - Wellness Program	662.34	20,229.87	30,000.00
2-12-00-136-0	Worker's Compensation Board	3,487.40	30,690.19	45,000.00
2-12-00-210-0	Freight & Postage	390.25	4,634.87	6,175.00
2-12-00-211-0	Travel, Meals & Accommodations	926.98	3,343.56	3,000.00
2-12-00-214-0	Training & Conferences	0.00	3,299.00	10,250.00
2-12-00-215-0	Telecommunications	1,940.22	7,388.40	11,500.00
2-12-00-221-1	Staff Relations	0.00	6.99	500.00
2-12-00-224-0	Memberships	0.00	2,131.81	1,890.00
2-12-00-230-0	Prof Services - Audit	0.00	1,575.00	28,100.00
2-12-00-232-2	Prof Services - Legal	3,801.75	11,991.74	13,000.00
2-12-00-233-0	Prof Services - Assessment	4,659.69	43,757.00	59,520.00
2-12-00-234-0	Prof Services - Computer Support	8,080.75	75,993.84	114,204.15
2-12-00-234-2	Computer Replacement	0.00	20,993.87	45,951.89
2-12-00-239-0	Prof Services - Other	1,332.11	8,706.63	12,500.00
2-12-00-240-0	Service Charges	77.68	99.56	100.00
2-12-00-260-0	Equipment Rental/Lease	348.00	8,702.94	11,800.00
2-12-00-290-0	Other General Services (Census/Election)	4,642.48	8,681.30	15,000.00
2-12-00-290-2	Contracted Services	15,550.10	41,428.98	150,000.00
2-12-00-510-0	General Goods & Supplies	2,776.32	64,321.94	86,500.00
2-12-00-521-0	Fuel	0.00	0.00	200.00
2-12-00-620-0	Loss on Disposal	0.00	0.00	0.00
2-12-00-810-0	Charges for Other Financial Services	407.16	4,439.09	8,000.00
2-12-00-920-0	Uncollectible Accounts	0.00	826.51	1,000.00
TOTAL		101,673.67	867,215.54	1,535,588.62
Communications Expense				
2-12-01-211-0	Travel, Meals & Accommodations	0.00	47.60	200.00
2-12-01-214-0	Conference & Course Fees	0.00	0.00	1,000.00
2-12-01-220-0	Advertising	4,817.20	30,043.84	40,800.00
2-12-01-224-0	Memberships	0.00	507.43	600.00
2-12-01-234-0	Website Support	0.00	1,421.88	9,100.00
2-12-01-510-0	General Goods & Supplies	0.00	35.20	1,000.00
2-12-01-620-0	Loss on Disposal	0.00	0.00	0.00
TOTAL		4,817.20	32,055.95	52,700.00
Fire Department Expense				
2-23-00-110-0	Wages	11,330.17	107,025.24	147,665.29
2-23-00-130-0	Benefits	1,723.71	22,778.10	31,009.71
2-23-00-155-0	Firefighter Appreciation	0.00	0.00	3,659.25
2-23-00-159-0	Firefighter Remuneration	833.34	60,274.95	115,360.00
2-23-00-200-0	Prof Services Accounting, Legal, Computer	0.00	0.00	500.00
2-23-00-210-0	Freight & Postage	0.00	394.30	500.00
2-23-00-211-0	Travel, Meals & Accommodations	0.00	1,913.39	2,000.00
2-23-00-214-0	Training & Conferences	242.86	7,463.59	7,841.25
2-23-00-215-0	Telecommunications	956.70	7,227.03	7,300.00
2-23-00-219-0	Dispatch Services	0.00	14,165.92	13,910.32
2-23-00-220-0	Advertising & Subscriptions	0.00	0.00	200.00
2-23-00-221-0	Fire Prevention	0.00	285.45	1,568.25
2-23-00-224-0	Memberships & Registrations	940.00	6,244.36	7,050.00
2-23-00-245-0	Investigation Costs	0.00	0.00	1,000.00

AGENDA ITEM #b)

General Ledger	Description	September 30, 2024 Actual	2024 YTD Actual	2024 Budget
2-23-00-250-0	R&M - Buildings	78.84	2,965.51	3,500.00
2-23-00-252-0	Janitorial	1,400.00	5,600.00	8,400.00
2-23-00-253-0	R&M - Equipment	4,356.53	29,927.56	17,986.60
2-23-00-255-0	R&M - Vehicles	28.49	29,755.92	25,000.00
2-23-00-274-0	Insurance	0.00	24,646.70	23,575.70
2-23-00-511-0	General Goods & Services	93.20	3,095.12	30,659.08
2-23-00-511-1	General Goods & Services - Inventory	0.00	0.00	0.00
2-23-00-512-0	Officer Uniforms	495.15	4,759.78	6,800.00
2-23-00-520-1	Small Equipment Replacement	0.00	9,358.38	29,121.16
2-23-00-521-0	Fuel	1,281.99	9,378.85	13,000.00
2-23-00-543-0	Gas	168.01	7,641.97	15,000.00
2-23-00-544-0	Power	1,072.26	12,508.10	20,000.00
2-23-00-620-0	Loss on Disposal	0.00	0.00	0.00
2-23-00-770-0	Transfer to County	0.00	0.00	63,750.00
TOTAL		25,001.25	367,410.22	596,356.61
Emergency Management Expense				
2-24-00-110-0	Wages	1,887.52	17,931.08	24,536.97
2-24-00-130-0	Benefits	273.24	3,518.76	5,152.76
2-24-00-211-0	Travel, Meals & Accommodations	0.00	502.75	500.00
2-24-00-214-0	Training & Conferences	0.00	0.00	2,000.00
2-24-00-215-0	Telecommunications	190.00	758.74	1,000.00
2-24-00-220-0	Advertising	0.00	0.00	750.00
2-24-00-224-0	Memberships	0.00	0.00	500.00
2-24-00-282-0	AEMA	0.00	0.00	0.00
2-24-00-283-0	Safe Zone Program	0.00	0.00	0.00
2-24-00-290-0	Emergency Events	0.00	0.00	1,000.00
2-24-00-510-0	General Goods & Supplies	0.00	1,758.06	6,400.00
2-24-00-620-0	Loss on Disposal	0.00	0.00	0.00
TOTAL		2,350.76	24,469.39	41,839.73
Emergency Services Expense				
2-26-00-110-0	Wages	15,871.43	186,425.99	293,730.04
2-26-00-130-0	Benefits	2,928.71	37,952.09	61,683.31
2-26-00-210-0	Freight & Postage	0.00	0.00	150.00
2-26-00-211-0	Travel, Meals & Accommodations	18.48	1,120.75	3,000.00
2-26-00-214-0	Training & Conferences	597.00	1,686.29	6,500.00
2-26-00-215-0	Telecommunications	2,337.07	17,662.12	25,000.00
2-26-00-224-0	Memberships	0.00	309.95	1,500.00
2-26-00-234-0	Computer Support	0.00	368.11	500.00
2-26-00-235-0	Contracted Services	56.17	411.37	2,550.00
2-26-00-237-2	Animal Control Expenses	0.00	0.00	1,500.00
2-26-00-239-2	Animal Control Veterinary Services	0.00	0.00	500.00
2-26-00-244-0	Safety Code Inspections	0.00	843.35	2,715.00
2-26-00-255-2	R&M - Vehicles	48.19	2,837.15	7,500.00
2-26-00-492-0	Bike Safety Program	50.00	50.00	0.00
2-26-00-510-0	General Goods & Supplies	36.61	4,956.24	11,650.00
2-26-00-512-0	PPE Clothing/Boots/Gloves	25.00	1,055.16	2,500.00
2-26-00-513-0	Safety	2,286.23	4,234.45	4,000.00
2-26-00-521-0	Fuel	325.32	4,493.29	7,500.00
2-26-00-590-2	Programs	2,124.84	14,591.60	25,500.00
2-26-00-620-0	Loss on Disposal	0.00	0.00	0.00
2-26-00-770-0	Citizens on Patrol	0.00	0.00	2,000.00
TOTAL		26,705.05	278,997.91	459,978.35

General Ledger	Description	September 30, 2024 Actual	2024 YTD Actual	2024 Budget
Roadways Expense				
2-32-00-110-0	Wages	27,554.70	256,898.86	338,265.20
2-32-00-130-0	Benefits	5,455.58	52,046.35	71,035.69
2-32-00-210-0	Freight & Postage	0.00	20.00	500.00
2-32-00-211-0	Travel, Meals & Accommodations	222.35	483.20	1,500.00
2-32-00-214-0	Training & Conferences	155.00	466.00	4,000.00
2-32-00-250-1	R&M - CPR Xing	403.50	3,228.00	7,836.00
2-32-00-250-2	R&M - Roads	43,177.90	43,177.90	27,000.00
2-32-00-251-2	R&M - Sidewalks	15,515.00	15,515.00	50,000.00
2-32-00-252-0	R&M - Pathways	9,900.00	9,900.00	10,000.00
2-32-00-253-2	R&M - Equipment	396.79	28,301.75	18,360.00
2-32-00-255-2	R&M - Vehicles	396.13	36,741.68	46,000.00
2-32-00-260-0	Equipment Rental/Lease	0.00	12,087.10	5,000.00
2-32-00-264-0	CPR Land/Ditch Lease	0.00	4,389.49	6,630.00
2-32-00-510-0	General Goods & Supplies	958.86	8,731.83	12,700.00
2-32-00-520-0	Equipment/Vehicle Parts & Supplies	1,815.96	6,398.58	8,772.00
2-32-00-521-0	Fuel	1,934.29	21,432.30	30,000.00
2-32-00-530-0	Construction & Maintenance Materials	0.00	19,500.36	15,300.00
2-32-00-534-0	Sand & Gravel	0.00	2,496.05	15,500.00
2-32-00-535-2	Paving/Curb/Sidewalk Materials	2,799.95	4,504.52	3,600.00
2-32-00-536-2	Dust Control/Snow Removal	0.00	0.00	15,000.00
2-32-00-539-1	Street Signs	0.00	2,117.83	2,500.00
2-32-00-539-2	Pedestrian Signals	0.00	960.18	15,000.00
2-32-00-544-0	Power - Street Lights	23,474.47	185,130.72	275,000.00
2-32-00-620-0	Loss on Disposal	0.00	0.00	0.00
2-32-31-512-0	PPE Clothing/Boots/Gloves	263.43	1,571.02	2,600.00
TOTAL		134,423.91	716,098.72	982,098.89
Storm Water Expense				
2-37-00-110-0	Wages	1,935.72	18,372.55	24,986.54
2-37-00-130-0	Benefits	346.89	3,835.90	5,247.17
2-37-00-239-2	Consulting Services	0.00	0.00	500.00
2-37-00-250-2	Purchased Repairs & Maintenance	4,180.00	4,394.64	4,000.00
2-37-00-260-0	Equipment Rental/Lease	0.00	0.00	1,000.00
2-37-00-510-0	General Goods & Supplies	0.00	300.00	1,000.00
2-37-00-520-0	R&M - Equipment	0.00	311.80	2,000.00
2-37-00-521-0	Fuel	0.00	0.00	1,000.00
2-37-00-532-2	Ground Materials	0.00	0.00	500.00
2-37-00-620-0	Loss on Disposal	0.00	0.00	0.00
TOTAL		6,462.61	27,214.89	40,233.71
Water Expense				
2-41-00-110-0	Wages	8,246.43	78,296.85	106,936.96
2-41-00-130-0	Benefits	1,519.73	15,532.42	22,456.76
2-41-00-210-0	Freight & Postage	250.25	4,456.41	7,650.00
2-41-00-211-0	Travel, Meals & Accommodations	0.00	1,855.97	3,000.00
2-41-00-214-0	Training & Conferences	0.00	720.00	4,000.00
2-41-00-215-0	Telecommunications	16.25	406.71	1,050.00
2-41-00-224-0	Memberships	0.00	244.28	500.00
2-41-00-239-0	Professional Services Purchased	439.25	4,130.92	21,000.00
2-41-00-250-2	R&M - Water System Infrastructure	0.00	31,761.44	59,800.00
2-41-00-251-2	R&M - Buildings/Reservoir	0.00	48.14	5,000.00
2-41-00-253-0	R&M - Hydrants	0.00	0.00	20,000.00
2-41-00-290-0	Meter Reading Service/1st Call Locate	370.80	3,125.52	3,600.00

AGENDA ITEM #b)

General Ledger	Description	September 30, 2024 Actual	2024 YTD Actual	2024 Budget
2-41-00-350-0	Purchase Water-Mtnview Water Commission	81,272.25	586,622.06	871,625.15
2-41-00-510-0	General Goods & Supplies	1,073.49	6,576.61	15,960.00
2-41-00-520-2	Equipment/Vehicle Parts & Supplies	0.00	781.76	1,000.00
2-41-00-521-0	Pumphouse Fuel	0.00	335.00	500.00
2-41-00-521-1	Fuel	828.88	4,526.05	8,000.00
2-41-00-531-0	Chemicals/Testing Supplies	0.00	986.00	2,500.00
2-41-00-538-0	Meters	16,631.50	42,149.75	210,000.00
2-41-00-539-0	Motors/Pumps/Inspections	0.00	4,282.29	5,500.00
2-41-00-543-0	Gas	57.15	1,685.78	2,300.00
2-41-00-544-0	Power	2,239.66	18,555.78	33,600.00
2-41-00-620-0	Loss on Disposal	0.00	0.00	0.00
2-41-00-920-0	Uncollectible Accounts	0.00	0.00	500.00
TOTAL		112,945.64	807,079.74	1,406,478.87
Sanitary Expense				
2-42-00-110-0	Wages	8,127.23	77,162.05	105,358.24
2-42-00-130-0	Benefits	1,499.21	15,386.29	22,125.23
2-42-00-210-0	Freight & Postage	250.25	4,386.47	7,650.00
2-42-00-230-0	General Services Purchased	827.00	3,012.50	5,000.00
2-42-00-239-2	Consulting Services	0.00	0.00	500.00
2-42-00-250-2	R&M - Infrastructure	0.00	41,039.26	30,000.00
2-42-00-253-0	R&M - Pumps	0.00	0.00	2,000.00
2-42-00-255-2	R&M - Vehicle	0.00	2,271.61	2,000.00
2-42-00-290-2	Other Purchased Services	0.00	0.00	3,000.00
2-42-00-510-0	General Goods & Supplies	0.00	1,577.13	5,890.56
2-42-00-520-0	Equipment/Vehicle Parts & Supplies	176.57	710.91	700.00
2-42-00-521-0	Fuel	284.69	2,223.03	3,500.00
2-42-00-530-0	Sewer Pipe & Fittings	0.00	12.36	500.00
2-42-00-531-0	Chemicals & Testing	4,770.40	9,102.71	16,000.00
2-42-00-534-0	Sand/Gravel/Loam	0.00	0.00	1,000.00
2-42-00-544-0	Power	242.58	2,311.71	2,900.00
2-42-00-620-0	Loss on Disposal	0.00	0.00	0.00
2-42-00-920-0	Uncollectibles	0.00	0.00	500.00
TOTAL		16,177.93	159,196.03	208,624.03
Garbage Expense				
2-43-00-110-0	Wages	3,644.94	34,585.01	47,174.36
2-43-00-130-0	Benefits	694.59	7,321.05	9,906.62
2-43-00-210-0	Freight & Postage	250.25	4,386.43	7,650.00
2-43-00-238-0	Other Professional Services	0.00	210.00	2,550.00
2-43-00-239-0	Consulting Services - Landfill	0.00	0.00	0.00
2-43-00-270-0	Annual Clean Up	0.00	2,573.73	3,500.00
2-43-00-290-0	Solid Waste Contract	29,338.11	211,446.09	290,000.00
2-43-00-510-0	General Goods & Supplies	0.00	0.00	500.00
2-43-00-511-0	Roll Out Bins	0.00	16,628.48	18,000.00
2-43-00-512-0	Compost Bins	736.50	6,321.50	15,000.00
2-43-00-520-2	Equipment/Vehicle Parts & Supplies	21.80	4,169.52	8,000.00
2-43-00-521-0	Fuel	318.01	2,795.35	3,000.00
2-43-00-530-2	Construction & Maintenance Materials	0.00	0.00	200.00
2-43-00-620-0	Loss on Disposal	0.00	0.00	0.00
TOTAL		35,004.20	290,437.16	405,480.98
Planning Expense				
2-61-00-110-0	Wages	7,596.31	67,563.62	96,799.58
2-61-00-130-0	Benefits	929.84	11,522.06	20,327.91

General Ledger	Description	September 30, 2024 Actual	2024 YTD Actual	2024 Budget
2-61-00-210-0	Freight & Postage	0.00	0.00	100.00
2-61-00-211-0	Travel, Meals & Accommodations	4.76	107.09	250.00
2-61-00-214-0	Training & Conferences	0.00	3,038.18	2,500.00
2-61-00-215-0	Telecommunications	119.12	516.60	850.00
2-61-00-237-0	Planning Services	0.00	0.00	500.00
2-61-00-239-0	Consulting Services - Developer	0.00	11,372.87	12,000.00
2-61-00-239-1	Consulting Services - Municipal	3,758.00	62,518.81	100,000.00
2-61-00-255-2	R&M - Vehicle	183.58	202.58	1,000.00
2-61-00-271-0	Licenses and Permits	1,246.80	6,241.17	4,000.00
2-61-00-510-0	General Goods & Supplies	0.00	1,729.70	6,500.00
2-61-00-521-0	Fuel	0.00	609.12	1,000.00
2-61-00-620-0	Loss on Disposal	0.00	0.00	0.00
TOTAL		13,838.41	165,421.80	245,827.49
Asset Management Expense				
2-61-02-110-0	Wages	10,702.21	101,142.23	138,320.00
2-61-02-130-0	Benefits	2,082.24	20,226.85	29,047.20
2-61-02-211-0	Travel, Meals & Accommodations	98.00	291.51	500.00
2-61-02-214-0	Training & Conferences	0.00	1,804.65	4,000.00
2-61-02-234-0	Computer Support	111.38	14,097.64	17,684.00
2-61-02-239-0	Consulting Services	2,640.00	21,482.70	10,000.00
2-61-02-510-0	General Goods & Supplies	106.50	1,978.54	2,000.00
2-61-02-511-0	Plotter Printer	0.00	577.74	2,000.00
TOTAL		15,740.33	161,601.86	203,551.20
Community Services Expense				
2-62-00-110-0	Wages	10,709.66	101,624.01	138,202.55
2-62-00-130-0	Benefits	2,111.01	19,723.48	29,022.54
2-62-00-210-0	Freight & Postage	0.00	0.00	100.00
2-62-00-211-0	Travel, Meals & Accommodations	0.00	0.00	1,000.00
2-62-00-214-0	Training & Conferences	0.00	219.00	2,000.00
2-62-00-215-0	Telecommunications	641.25	2,598.35	3,600.00
2-62-00-224-0	Memberships	0.00	445.00	1,000.00
2-62-00-234-0	Prof Services - Computer Support	0.00	8,093.64	7,900.00
2-62-00-290-0	Programs	1,280.25	9,899.89	11,080.00
2-62-00-291-0	Events	0.00	17,731.88	23,000.00
2-62-00-510-0	General Goods & Supplies	0.00	2,092.00	3,000.00
2-62-00-595-0	IODE Expenses	300.00	1,900.00	3,000.00
2-62-00-596-0	Boys & Girls Club	0.00	0.00	0.00
2-62-00-620-0	Loss on Disposal	0.00	0.00	0.00
2-62-00-770-1	Donation to Community Transportation	435.48	2,714.76	2,600.00
2-62-00-770-5	Museum Operating Grant	14,025.00	42,075.00	56,100.00
2-62-00-770-6	Donation to Kiwanis	0.00	500.00	500.00
2-62-00-770-7	Half Century Operating Grant	0.00	4,000.00	4,000.00
2-62-00-770-8	Church Link	0.00	10,000.00	10,000.00
2-62-00-770-9	Carstairs Heritage Festival	0.00	4,500.00	5,000.00
2-62-51-290-0	FCSS Programs	2,155.29	70,494.71	83,232.00
2-62-51-291-0	FCSS Services	981.00	11,894.51	23,929.20
TOTAL		32,638.94	310,506.23	408,266.29
Development Expense				
2-66-00-110-0	Wages	7,596.29	67,563.51	96,799.58
2-66-00-130-0	Benefits	903.82	11,495.89	20,327.91
2-66-00-200-0	General Services Purchased	0.00	200.00	500.00
2-66-00-210-0	Freight & Postage	0.00	0.00	100.00

General Ledger	Description	September 30, 2024 Actual	2024 YTD Actual	2024 Budget
2-66-00-211-0	Travel, Meals & Accommodations	0.00	92.60	250.00
2-66-00-214-0	Training & Conferences	0.00	1,605.32	2,500.00
2-66-00-236-0	Building Inspector	20,619.00	86,303.51	90,000.00
2-66-00-239-0	Consulting Services - Developer	0.00	15,762.69	30,000.00
2-66-00-239-1	Consulting Services - Municipal	0.00	21,827.70	30,000.00
2-66-00-620-0	Loss on Disposal	0.00	0.00	0.00
TOTAL		29,119.11	204,851.22	270,477.49
Lands & Buildings Expense				
2-69-00-110-0	Wages	6,827.22	64,801.12	87,490.21
2-69-00-130-0	Benefits	1,314.81	13,045.30	18,372.94
2-69-00-273-0	Land Taxes to County	0.00	302.41	400.00
2-69-00-620-0	Loss on Disposal	0.00	0.00	0.00
2-69-01-250-0	Wellness Centre - R&M Building	0.00	854.35	2,000.00
2-69-01-543-0	Wellness Centre - Gas	59.68	144.55	0.00
2-69-01-544-0	Wellness Centre - Power	1,350.01	2,856.71	0.00
2-69-03-250-0	IODE - R&M Building	95.00	760.00	1,500.00
2-69-03-543-0	IODE - Utilities	119.53	1,053.79	1,250.00
2-69-04-250-0	1126 Osler Street - R&M Building	96.06	3,583.70	3,620.00
2-69-04-543-1	1126 Osler Street - Power	68.23	1,307.06	1,250.00
2-69-04-544-0	1126 Osler Street - Gas	109.65	996.57	1,850.00
2-69-06-250-2	Community Services - R & M	0.00	48.14	500.00
2-69-06-252-0	Community Services - Janitorial	250.00	2,000.00	3,000.00
2-69-06-260-0	Community Services - Lease	2,521.49	24,236.74	29,000.00
2-69-06-543-0	Community Services - Gas	188.18	1,032.34	2,300.00
2-69-06-544-0	Community Services - Power	0.00	1,199.96	650.00
2-69-12-250-2	Admin - R & M Building	190.00	1,879.20	2,500.00
2-69-12-251-2	Admin - Heating/Air	0.00	0.00	0.00
2-69-12-252-0	Admin - Janitorial	1,000.00	9,000.00	12,000.00
2-69-12-253-2	Admin - R & M Equip/Furnishings	0.00	0.00	0.00
2-69-12-274-0	Admin - Insurance	0.00	76,799.69	80,138.36
2-69-12-543-0	Admin - Gas	47.14	4,773.27	8,500.00
2-69-12-544-0	Admin - Power	615.59	5,267.96	7,450.00
2-69-13-250-0	Scout Hall - R & M Building	0.00	624.31	500.00
2-69-13-543-0	Scout Hall - Utilities	163.81	329.49	0.00
2-69-26-244-0	Security System	0.00	5,070.60	6,760.80
2-69-26-250-2	Emerg Services - R&M Building	106.38	3,559.23	6,800.00
2-69-26-543-0	Emerg Services - Gas	115.57	4,938.85	6,550.00
2-69-26-544-0	Emerg Services - Power	479.73	4,036.08	7,000.00
2-69-32-215-0	Op Services - Telecommunications	548.73	2,543.15	4,500.00
2-69-32-250-1	R & M - Bus Barn	0.00	1,310.00	2,310.00
2-69-32-250-2	Op Services - R & M	439.98	7,369.84	13,480.00
2-69-32-510-0	Op Services - General Goods & Supplies	0.00	3,636.77	3,060.00
2-69-32-543-0	Op Services - Gas	(38.82)	7,867.26	13,100.00
2-69-32-543-1	Bus Barn - Gas	(2.99)	1,048.38	1,750.00
2-69-32-544-0	Op Services - Power	807.02	6,029.18	9,650.00
2-69-32-544-1	Bus Barn - Power	125.64	1,082.41	1,300.00
2-69-72-252-2	Parks - R&M Buildings	78.84	1,298.18	1,850.00
2-69-72-252-5	Concession - R&M Building/Plumbing/Gas	0.00	427.58	2,000.00
2-69-72-254-6	Concession - R&M Electrical	0.00	0.00	0.00
2-69-72-543-0	Parks - Gas	39.79	2,004.00	3,300.00
2-69-72-544-0	Parks - Power	237.02	2,324.93	2,800.00
2-69-72-544-5	Concession - Power	149.49	1,000.38	1,350.00

General Ledger	Description	September 30, 2024 Actual	2024 YTD Actual	2024 Budget
2-69-72-544-6	Splash Park - Power	86.25	785.49	900.00
TOTAL		18,189.03	273,228.97	352,732.31
Golf Course Expense				
2-72-04-110-0	Wages	6,846.92	65,045.74	89,010.00
2-72-04-110-6	Wages - Pro Shop	24,257.51	151,452.88	192,452.16
2-72-04-110-7	Wages - Kitchen	21,741.27	114,800.67	131,184.80
2-72-04-110-8	Wages - Restaurant	16,164.92	86,956.15	117,696.00
2-72-04-110-9	Wages - Grounds	34,369.44	229,911.16	308,592.66
2-72-04-130-0	Benefits	1,348.72	13,332.42	8,901.00
2-72-04-130-6	Benefits - Pro Shop	2,576.00	18,629.73	19,245.22
2-72-04-130-7	Benefits - Kitchen	1,525.71	8,183.76	13,118.48
2-72-04-130-8	Benefits - Restaurant	1,163.36	6,300.90	11,769.60
2-72-04-130-9	Benefits - Grounds	3,937.70	30,412.69	30,859.27
2-72-04-210-0	Freight & Postage	518.10	4,877.83	5,000.00
2-72-04-211-0	Travel, Meals & Accommodations	0.00	893.27	1,500.00
2-72-04-214-0	Training & Conferences	0.00	1,175.00	1,500.00
2-72-04-215-0	Telecommunications	948.35	4,543.09	7,000.00
2-72-04-220-0	Advertising	401.48	5,226.99	6,000.00
2-72-04-221-0	Tournaments & Events	264.00	3,243.44	5,500.00
2-72-04-222-0	Promotions	0.00	848.20	1,000.00
2-72-04-224-0	Memberships	963.49	12,241.16	11,000.00
2-72-04-234-0	Prof Services - Computer Support	211.18	10,205.08	13,000.00
2-72-04-250-2	R&M - Building	1,533.44	14,106.97	22,410.00
2-72-04-251-0	Janitorial	2,400.00	12,915.13	13,000.00
2-72-04-251-2	R&M- Equipment (Kitchen)	0.00	370.33	4,000.00
2-72-04-252-0	Contracted Services	170.52	15,586.52	2,500.00
2-72-04-252-2	R&M- Machinery (Grounds)	179.00	4,507.06	10,000.00
2-72-04-253-2	R&M - Irrigation	0.00	9,854.62	10,000.00
2-72-04-254-2	R&M - Golf Carts	465.55	4,591.79	5,000.00
2-72-04-255-2	R&M - Vehicle	0.00	0.00	510.00
2-72-04-263-2	Equipment Rental/Lease	434.70	2,982.58	2,500.00
2-72-04-263-3	Land Lease - Driving Range	0.00	3,600.00	3,600.00
2-72-04-271-0	Licenses	0.00	626.31	1,000.00
2-72-04-274-0	Insurance	0.00	18,710.43	18,710.43
2-72-04-290-0	Waste Control	1,221.50	5,718.14	7,000.00
2-72-04-290-2	Contracted Services	0.00	7,813.91	11,000.00
2-72-04-290-3	Contracted Services - PGA	0.00	0.00	3,000.00
2-72-04-510-0	General Goods & Supplies	147.30	27,710.50	24,500.00
2-72-04-510-7	General Goods & Supplies - Kitchen	2,643.94	17,331.44	15,500.00
2-72-04-510-8	General Goods & Supplies - Janitorial	43.80	3,119.72	6,000.00
2-72-04-511-0	Bar Purchases	7,363.91	71,136.85	75,000.00
2-72-04-511-1	Pop Purchases	3,495.53	20,776.20	16,000.00
2-72-04-511-2	Food Purchases	28,384.34	140,652.70	130,000.00
2-72-04-511-4	Bar Goods Purchases	1,948.57	12,774.33	10,000.00
2-72-04-512-0	PPE Clothing/Boots/Gloves	0.00	591.57	1,000.00
2-72-04-513-0	Golf Course Short/Over	42.13	142.05	0.00
2-72-04-514-0	Pro Shop Merchandise	2,206.25	99,033.96	92,500.00
2-72-04-520-0	Equipment/Vehicles Parts & Supplies	113.59	801.61	3,000.00
2-72-04-521-0	Fuel	8,332.64	29,641.30	34,000.00
2-72-04-524-2	Small Tools & Equipment	26.98	360.66	800.00
2-72-04-530-2	Construction & Maintenance Materials	1,811.92	3,342.69	12,500.00
2-72-04-531-0	Chemicals/Fertilizer	3,287.40	41,850.96	50,000.00

General Ledger	Description	September 30, 2024 Actual	2024 YTD Actual	2024 Budget
2-72-04-532-0	Plants & Shrubs	0.00	1,973.96	2,500.00
2-72-04-533-0	Tree Replacement	0.00	0.00	1,070.00
2-72-04-534-0	Grounds Material	0.00	3,766.16	9,000.00
2-72-04-543-0	Gas	1,452.64	13,883.35	18,800.00
2-72-04-544-0	Power	4,672.84	25,109.47	25,400.00
2-72-04-620-0	Loss on Disposal	0.00	0.00	0.00
2-72-04-810-0	Charges for Other Financial Services	3,435.63	31,863.95	25,500.00
TOTAL		193,052.27	1,415,527.38	1,641,629.60
Arena Expense				
2-72-06-110-0	Wages	19,800.91	183,546.69	279,131.96
2-72-06-111-0	Wages - Concession	0.00	14,540.16	24,500.00
2-72-06-130-0	Benefits	3,472.70	35,529.25	60,822.71
2-72-06-148-0	Training & Conferences	0.00	2,976.00	3,000.00
2-72-06-210-0	Freight & Postage	0.00	95.99	200.00
2-72-06-211-0	Travel, Meals & Accommodations	234.29	674.64	1,500.00
2-72-06-215-0	Telecommunications	262.47	1,836.16	2,600.00
2-72-06-220-0	Advertising	0.00	0.00	500.00
2-72-06-250-1	R&M - Ice Plant	6,035.82	17,430.29	12,600.00
2-72-06-251-0	R&M - Heating/Air	0.00	0.00	2,550.00
2-72-06-252-0	R&M - Building	907.09	57,444.70	70,000.00
2-72-06-253-0	R&M - Equipment	756.76	7,647.34	7,500.00
2-72-06-274-0	Insurance	0.00	28,423.90	28,423.90
2-72-06-290-0	Waste Control	200.00	1,750.00	2,400.00
2-72-06-291-0	Programs & Events	5,448.50	27,212.13	40,000.00
2-72-06-510-0	General Goods & Supplies	582.39	5,379.96	14,000.00
2-72-06-511-0	Arena Concession Short/Over	0.00	0.00	0.00
2-72-06-512-0	PPE Clothing/Boots/Gloves	0.00	167.62	1,000.00
2-72-06-515-0	Arena Concession	0.00	16,635.45	25,000.00
2-72-06-521-0	Fuel	137.12	1,667.09	2,000.00
2-72-06-543-0	Gas	592.45	20,761.06	29,000.00
2-72-06-544-0	Power	7,419.39	46,283.03	86,000.00
2-72-06-620-0	Loss on Disposal	0.00	0.00	0.00
2-72-06-810-0	Charges for Other Financial Services	127.40	3,405.11	4,200.00
TOTAL		45,977.29	473,406.57	696,928.57
Parks Expense				
2-72-08-110-0	Wages	33,042.75	302,762.04	375,982.96
2-72-08-130-0	Benefits	4,939.64	54,111.06	78,956.42
2-72-08-210-0	Freight & Postage	0.00	0.00	200.00
2-72-08-211-0	Travel, Meals & Accommodations	0.00	0.00	2,000.00
2-72-08-214-0	Training & Conferences	0.00	395.00	4,000.00
2-72-08-215-0	Telecommunications	376.40	1,983.62	2,500.00
2-72-08-224-0	Memberships	0.00	15.00	1,200.00
2-72-08-250-2	R&M - Equipment	1,337.07	11,308.14	13,000.00
2-72-08-250-3	R&M - Playground	523.61	16,076.51	15,500.00
2-72-08-251-2	R&M - Vehicle	14.00	814.30	5,000.00
2-72-08-263-2	Equipment Rental/Lease	0.00	2,585.70	3,500.00
2-72-08-274-0	Insurance	0.00	9,601.00	9,601.00
2-72-08-290-0	Purchased Services	1,546.25	6,229.50	18,000.00
2-72-08-291-0	Waste Control	0.00	0.00	2,000.00
2-72-08-510-0	General Goods & Supplies	933.76	11,544.48	14,050.00
2-72-08-520-0	Equipment/Vehicles Parts & Supplies	0.00	277.45	2,550.00
2-72-08-521-0	Fuel	2,951.22	16,856.89	20,000.00

General Ledger	Description	September 30, 2024 Actual	2024 YTD Actual	2024 Budget
2-72-08-524-2	Small Tools & Equipment	217.39	827.33	750.00
2-72-08-530-2	Construction & Maintenance Materials	309.50	1,769.79	3,570.00
2-72-08-531-0	Chemicals/Spray	1,051.56	12,003.32	13,260.00
2-72-08-532-0	Plants & Shrubs	0.00	7,351.61	7,500.00
2-72-08-533-0	Tree Replacement	0.00	0.00	16,500.00
2-72-08-534-0	Grounds Materials	0.00	1,985.14	5,000.00
2-72-08-593-0	Carstairs Nature Space	1,800.00	95,524.03	0.00
2-72-08-594-0	Pickleball Courts	0.00	0.00	0.00
2-72-08-620-0	Loss on Disposal	0.00	0.00	0.00
2-72-10-510-0	Concession - General Goods & Supplies	0.00	538.89	500.00
2-72-56-250-0	R&M - Cemetery	0.00	5,133.00	7,500.00
TOTAL		49,043.15	559,693.80	622,620.38
Campground Expense				
2-72-99-110-0	Wages	5,955.83	31,388.98	42,038.80
2-72-99-130-0	Benefits	448.58	2,309.08	8,828.15
2-72-99-215-0	Telecommunications	285.00	1,004.60	1,300.00
2-72-99-220-0	Advertising	0.00	399.00	500.00
2-72-99-252-2	R&M - Buildings/Plumbing/Gas	0.00	2,434.10	1,500.00
2-72-99-290-0	Waste Control	210.00	940.00	1,000.00
2-72-99-510-0	General Goods & Supplies	178.74	1,814.27	3,600.00
2-72-99-510-1	Firewood	400.00	1,200.00	2,500.00
2-72-99-520-0	Equipment/Vehicle Parts & Supplies	0.00	0.00	300.00
2-72-99-521-0	Fuel	0.00	77.97	300.00
2-72-99-530-2	Construction & Maintenance Materials	27.63	449.32	1,000.00
2-72-99-543-0	Gas	119.55	1,322.87	2,000.00
2-72-99-544-0	Power	1,853.72	7,413.82	8,400.00
2-72-99-620-0	Loss on Disposal	0.00	0.00	0.00
2-72-99-810-0	Charges for Other Financial Services	47.81	143.62	350.00
TOTAL		9,526.86	50,897.63	73,616.93
Community Hall Expense				
2-74-02-110-0	Wages	719.20	6,832.19	9,349.61
2-74-02-130-0	Benefits	130.67	2,028.00	1,963.42
2-74-02-210-0	Freight & Postage	0.00	48.90	200.00
2-74-02-215-0	Telecommunications	235.28	941.12	1,400.00
2-74-02-250-0	Purchased Repairs & Maintenance	2,204.36	24,575.16	31,755.00
2-74-02-252-0	Janitorial	0.00	4,905.00	12,000.00
2-74-02-274-0	Insurance	0.00	9,050.14	9,050.14
2-74-02-290-0	Waste Control	210.00	1,470.00	2,520.00
2-74-02-510-0	General Goods & Supplies	0.00	1,668.17	3,150.00
2-74-02-543-0	Gas	158.52	3,858.18	5,900.00
2-74-02-544-0	Power	567.24	4,313.52	7,000.00
2-74-02-620-0	Loss on Disposal	0.00	0.00	0.00
TOTAL		4,225.27	59,690.38	84,288.17
Library Expense				
2-74-04-110-0	Wages	321.48	3,077.17	4,145.44
2-74-04-130-0	Benefits	83.01	625.58	870.54
2-74-04-250-0	Purchased Repairs & Maintenance	0.00	377.15	4,000.00
2-74-04-544-0	Power	0.00	0.00	0.00
2-74-04-620-0	Loss on Disposal	0.00	0.00	0.00
2-74-04-765-0	Bob Clark Library Grant	59,487.00	178,461.00	237,948.00
2-74-04-765-1	Parkland Regional Library System	0.00	34,342.38	45,789.84
TOTAL		59,891.49	216,883.28	292,753.82

General Ledger	Description	September 30, 2024 Actual	2024 YTD Actual	2024 Budget
Museum Expense				
2-74-06-110-0	Wages	0.00	0.00	0.00
2-74-06-130-0	Benefits	0.00	0.00	0.00
	TOTAL	0.00	0.00	0.00
	TOTAL EXPENSES	957,693.03	8,912,251.57	13,795,582.58
	(SURPLUS) / DEFICIT		(5,693,537.59)	(1,103,135.69)
	Revenue Taxes (18)		(7,795,011.19)	(7,796,860.82)
	Revenue Other (2)		(6,810,777.97)	(7,101,857.45)
	Proceeds from Sales (9)		0.00	0.00
	Expenses (1)		7,718,019.98	10,958,979.35
	Requisition Expense (1b)		1,194,231.59	2,836,603.23
	Loss on Disposal (13b)		0.00	0.00

TOWN OF CARSTAIRS CAPITAL REPORT

CAPITAL LISTING

GL Number	Project Number	Description	September 30, 2024 Actual	2024 YTD Actual	2024 Budget
3-72-06-630-1	2024-0001	Fire Panel Replacement - Arena	0.00	13,701.04	15,500.00
3-72-06-630-1	2024-0002	Floor Machine	0.00	14,752.23	15,000.00
3-72-06-630-1	2024-0003	Hot Dog Machine	0.00	6,287.53	7,077.68
3-61-02-630-1	2024-0004	Metacon GPS & Antenna	0.00	20,959.00	20,090.76
3-12-00-620-1	2024-0005	Administration Expansion (Planning & Engineering)	0.00	12,268.10	25,000.00
3-12-00-630-1	2024-0006	Council & Board Room Upgrades	0.00	61,441.67	62,000.00
3-23-00-650-1	2024-0007	Unit 111	0.00	20,000.00	20,000.00
3-23-00-630-1	2024-0008	Unit 111 - Equipment (Radios \$23,000 & Setup \$2,000.00)	0.00	24,026.20	25,000.00
3-72-04-630-1	2024-0009	Fire Panel Replacement - Golf Course	0.00	0.00	11,000.00
3-72-04-630-1	2024-0010	Power Carts	0.00	111,792.00	111,792.00
3-72-04-630-1	2024-0011	Gator	0.00	24,461.87	21,000.00
3-72-04-630-1	2024-0012	Buffalo Turbine	0.00	15,083.00	16,200.00
3-72-04-630-1	2024-0013	Tarp Devil	0.00	7,997.97	10,000.00
3-72-04-630-1	2024-0014	Steam Table	0.00	5,000.00	5,000.00
3-72-04-630-1	2024-0015	Driving Range Mats, Ball Trays	0.00	14,478.00	15,000.00
3-41-00-630-1	2024-0016	VFD for Pump 2 - Pumphouse	0.00	0.00	15,000.00
3-32-00-630-1	2024-0017	Sander for Unit 57	0.00	0.00	12,300.00
3-32-00-610-1	2024-0018	Milford Street Improvement	264,716.00	278,954.25	579,780.00
3-72-08-630-1	2024-0019	Lift	0.00	46,500.00	50,000.00
3-72-08-630-1	2024-0020	Tractor	0.00	64,437.28	70,000.00
3-32-00-610-1	2024-0021	Meadowpark Sidewalk & Ditch	1,199.91	6,635.03	100,000.00
3-41-00-630-1	2024-0022	Leak Detection Unit	0.00	6,450.00	6,500.00
3-32-00-610-1	2024-0023	Stonebridge Pathway	21,306.63	21,306.63	25,000.00
3-12-00-645-1	2024-0024	Sidewalk/Entry Admin Building	15,537.50	15,537.50	20,000.00
3-74-02-630-1	2024-0025	Security Cameras - Community Hall	0.00	7,084.70	7,500.00
3-12-00-630-1	2024-0026	Security Cameras - Wellness Centre	0.00	6,013.42	6,500.00
3-72-04-630-1	2024-0027	Security Cameras - Golf Course	0.00	14,075.22	11,000.00
3-41-00-610-1		Water Reservoir	0.00	88,023.62	
3-23-00-630-1		Lucas Machine	0.00	20,121.17	
3-32-00-650-1		Replacement Unit 41-2 (Stolen)	0.00	38,084.00	
3-23-00-630-1		Bunker Gear - Move from Operating Capital	0.00	25,809.53	
3-23-00-650-1		New Fire Truck - Unit 131	0.00	645,918.62	
TOTAL			302,760.04	1,637,199.58	1,283,240.44

**TOWN OF CARSTAIRS
CAPITAL REPORT**

NON-TAX REVENUE

GL Number	Description	September 30, 2024 Actual	2024 YTD Actuals	Capital Revenue	Loan Proceeds	Capital Reserves Draws Unrestricted	Off-Site Levies	Capital Reserves Contributions	Operational Stabilization	Capital Replacement
5-32-00-840-0	Local Government Fiscal Framework	-	633,155.00	633,155.00						
5-32-00-840-3	Canadian Community Building Fund	-	-	255,227.00						
4-32-00-490-3	Fire Hall Access Road (Federal Gas Deferred)	-	-							
5-37-00-565-0	Off site levies (Storm)	-	30,557.93	45,500.00			45,500.00			
5-41-00-565-0	Off site levies (Water)	-	42,395.49	42,000.00			42,000.00			
5-42-00-565-0	Off site levies (Sanitary)	-	100,219.42	52,500.00			52,500.00			
5-32-00-565-0	Off site levies (Transportation)	-	25,902.34	80,000.00			80,000.00			
1-23-00-410-0	Fire Call Revenue	101,121.87	257,304.42					26,250.00		
5-23-00-590-0	EMS Bay Rental	2,285.79	20,572.11	27,429.48				27,429.48		
1-72-56-411-0	Cemetery Perpetual Care Fund	1,500.00	3,500.00	2,425.31				2,425.31		
1-72-56-412-0	Columbarium Replacement Fund	260.00	3,540.00	459.00				459.00		
1-72-56-413-0	Columbarium Perpetual Care Fund	500.00	3,500.00	1,262.25				1,262.25		
5-72-08-551-0	Investment Income - Parks/Cemetery	-	4,112.04							
5-72-04-551-0	Investment Income - Golf Course	-	-	-						
5-23-00-551-0	Investment Income - Fire	-	1,760.73	1,775.52				1,775.52		
5-32-00-551-0	Investment Income - Off-Site Transportation	-	32,142.56	32,142.56				32,142.56		
5-37-00-551-0	Investment Income - Off-Site Storm	-	20,131.58	20,131.58				20,131.58		
5-41-00-551-0	Investment Income - Off-Site Water	-	25,222.08	25,222.08				25,222.08		
5-42-00-551-0	Investment Income - Off-Site Sanitary	-	32,223.84	32,223.83				32,223.83		
5-26-00-551-0	Investment Income - Policing	-	9,680.58	9,680.58				9,680.58		
4-41-00-760-0	Water Capital Replacement									20,000.00
4-42-00-760-0	Sanitary Capital Replacement	-	75,135.97							153,504.00
4-32-00-760-0	Equipment Capital Replacement	-	-							100,000.00
4-00-00-710-0	Operational Stabilization - Fund Retirement Obligation	-	149,500.00			149,500.00			100,000.00	
	Operational Stabilization - Fund Operations					50,000.00				
4-00-00-710-0	Operational Stabilization 2023 Project Carry Forward Fibre	-	48,000.00			48,000.00				
4-23-00-711-0	Transfer to County									
	County Contribution for Capital 2024	-	337,435.86	24,329.54						
4-62-00-710-0	IODE Funding		3,000.00			3,000.00				
4-23-00-710-0	Town of Carstairs - Fire Capital Contributions									
	2024 Equipment Loan		500,912.33		500,912.63					
TOTAL		105,667.66	2,359,904.28	1,285,463.73	500,912.63	250,500.00	220,000.00	179,002.19	100,000.00	273,504.00

(8) (10) (11b) (7a) (15) (12a) (12b,12c,12d)



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BOARD MEETINGS | KEY MESSAGES

Mountain View Seniors' Housing (MVSH) Regular Board Meeting of September 19, 2024.

Key Messages

- The Board held their regularly scheduled meeting in-person at the MVSH Administration Office Boardroom in Olds, Alberta from 1:00-4:00 pm
- The Board was pleased that the housing occupancy levels are stable.
- The Board expressed their gratitude to all the sponsors, golfers, volunteers and organizers of the MVSH Foundation's 14th Annual Golf Classic event held at the Carstairs Community Golf Club on September 12, 2024. The day was fantastic despite the cold rainy weather.
- The Board noted that the proposed increase in requisitions covers approximately 27% of the total increase in lodge expenses projected for 2025. The remaining increase in lodge expenses is covered by recently increased provincial funding and additional rent from increased occupancy in the lodges.
- The Board was thrilled to participate in and acknowledge the 20th Anniversary Celebration of Aspen Ridge Lodge on Monday September 16, 2024.
- The Board approved the 2025 Operating Budget, and the 2025 rent rates for the Lodge and Lifestyle programs.
- The Board expressed their appreciation of the progress Administration continues to make with the on-going review, updating and creation (as needed) of the policies and procedures for all areas of the organization.

Next MVSH Board Meetings

The next regular Board meeting will be held on Thursday, November 14, 2024, starting at 1:00 PM in the MVSH Administration Offices boardroom in Olds, Alberta (or by Microsoft Teams if required).

If you require any information or there are any questions related to this communication, please contact a Board Director or Stacey Stilling, CAO for MVSH at 403-556-2957 or by email at stacey.stilling@mvsh.ca

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