



**REGULAR COUNCIL MEETING AGENDA  
CARSTAIRS MUNICIPAL OFFICE  
MONDAY, MARCH 11, 2024, 7:00 P.M.**

Page

**1. CALL TO ORDER**

**2. ADDED ITEMS**

**3. ADOPTION OF AGENDA**

- a) Adoption of agenda of March 11, 2024  
**Motion:** To adopt the agenda of March 11, 2024

**4. ADOPTION OF MINUTES**

- a) Adoption of minutes of February 26, 2024(addendum 4.a)  
**Motion:** To adopt the minutes of February 26, 2024



**5. BUSINESS ARISING FROM PREVIOUS MEETING**

**6. DELEGATIONS**

**7. BYLAWS AND POLICIES**

- a) Bylaw No. 2049 Links Land Use Redesignation (addendum 7.a)



- b) Policy No. 11-009-17 Elected Officials Tax Exemption-For Repeal (addendum 7.b)



**8. NEW BUSINESS**

- a) Links Subdivision Application (addendum 8.a)



- b) 2024 Budget Discussions

- c) Aggie Days request (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
- e) MUNICIPAL AREA PARTNERSHIP
- f) 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**

43

- a) Mountain View County-Unit 610 (addendum 11.a)



44

- b) Beef & Barley Days Fireworks request (addendum 11.b)



**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, FEBRUARY 26, 2024, 7:00 P.M.  
CARSTAIRS MUNICIPAL OFFICE**

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

**ABSENT:** Mayor Colby, Councilor Wilcox

**CALL TO ORDER:** Deputy Mayor Allan called the meeting of Monday, February 26, 2024, to order at 7:00 p.m.

**ADDED ITEMS:** Nil

**ADOPTION OF AGENDA:**  
Motion 082/24 Motion by Councilor Ball to adopt the Regular Council agenda of February 26, 2024, as presented. **CARRIED**

**ADOPTION OF PREVIOUS MINUTES:**  
Motion 083/24 Motion by Councilor Ratz to adopt the Regular Council minutes of February 12, 2024, as presented. **CARRIED**

**BUSINESS ARISING FROM PREVIOUS MEETING:** Nil

**DELEGATIONS:** Nil

**BYLAWS & POLICIES:**  
**1. Bylaw No. 2017 Municipal Historic Resource Designation-Amended**  
The Bylaw was presented at the Policies & Priorities Committee meeting with the recommendation to send to Council for ratification.

Motion 084/24 Motion by Councilor Ball to give first reading of Bylaw No. 2017 Municipal Historic Resource Designation as amended. **CARRIED**

Motion 085/24 Motion by Councilor Ratz to give second reading of Bylaw No. 2017 Municipal Historic Resource Designation as amended. **CARRIED**

Motion 086/24 Motion by Councilor Roberts to move to third and final reading of Bylaw No. 2017 Municipal Historic Resource Designation as amended. **UNANIMOUSLY CARRIED**

Motion 087/24 Motion by Councilor Fricke to give third and final reading of Bylaw No. 2017 Municipal Historic Resource Designation as amended. **CARRIED**

**2. Policy No. 11-015-24 Richard Dais Scholarship-Amended**  
The Policy was presented at the Policies & Priorities Committee meeting with the recommendation to send to Council for ratification.

Councilor Ratz expressed concern that expanding the applicant pool will make it difficult for HSS to collect applications. And there would be a conflict of interest in awarding the scholarships.

Councilor Ball wonders how it could be reworded. Expressing that the school is simply a repository for applications and does not make the decision on who receives the scholarship.

Councilor Ratz wonders if a separate policy may be created to include all students in the community while remaining independent from those given out at HSS.

Deputy Mayor Allan concurred with Councilor Ratz that the scholarship has always been HSS-specific and should remain as such.

CAO Blair gave a brief history of the scholarship, in honor of the late Richard Dais, which is given to an HSS student who writes an essay and is anonymously chosen for the award.

Following conversations, no changes were proposed to the bylaw.

Motion 088/24

Motion by Councilor Ball to adopt Policy No. 11-015-24 Richard Dais Scholarship, as amended.

**CARRIED**

**3. Policy No. 11-026-24 Citizenship Award**

The Policy was presented at the Policies & Priorities Committee meeting with the recommendation to send to Council for ratification.

Councilor Ratz expressed similar concerns about expanding the candidate pool and the conflict of interest in giving the scholarships.

Councilor Ball explains that HSS is merely collecting applications and not giving the scholarships.

Councilor Fricke understands all sides of the argument, but believes that being inclusive of all students in the community is the best way forward.

Motion 089/24

Motion by Councilor Fricke to adopt Policy No. 11-026-24 Citizenship Award as presented.

**CARRIED**

**4. Policy No. 12-007-24 Provincial Sports & Leadership Awards-Amended**

The Policy was presented at the Policies & Priorities Committee meeting with the recommendation to send to Council for ratification.

Motion 090/24

Motion by Councilor Ball to adopt Policy No. 12-007-24 Provincial Sports and Leadership Awards as amended.

**CARRIED**

**5. Policy No. 12-033-24 Asset Management Policy-Amended**

The Policy was presented at the Policies & Priorities Committee meeting with the recommendation to send to Council for ratification.

Motion 091/24

Motion by Councilor Roberts to adopt Policy No. 12-033-24 Asset Management Policy as amended.

**CARRIED**

**NEW BUSINESS:**

**1. Mandalay 5B Subdivision Report**

K. Williscroft discussed Mandalay 5B's subdivision report. The Subdivision Application proposes dividing SW ¼ Section into 72 residential lots. The goal of this subdivision is to allow for low-density residential development within the Mandalay Estates community. The 72 proposed lots range in size from 469.1 m2 to 911.1 m2. Recommendation to accept the subdivision on the following conditions:

1. That subdivision is carried out by means suitable to the Registrar of the Land Titles Office per Section 81 and 89 of the Land Titles Act;
2. That prior to endorsement, it is the responsibility of the Applicant to ensure that the submission of a Plan of Survey, including CAD file, the Owner's Consent to Register, and the Surveyor's Affidavit are received by the Town of Carstairs;
3. That prior to plan endorsement, all existing or newly required access rights-of-way, easements, overland drainage rights-of-way, and agreements are to be registered shall be provided to the satisfaction of the Town of Carstairs;
4. That prior to endorsement, all outstanding property taxes be paid, or satisfactory arrangement for payment thereof, to the Town of Carstairs (per Section 654 (1)(d) of the Municipal Government Act);
5. That the applicant/owner enter into a development agreement with the Town of Carstairs to include, but not be limited to, the construction of roads and sidewalks, the installation of municipal services, and boulevard landscaping.

All Councilor questions were answered in the report.

**Regular Council Meeting – February 26, 2024**

Motion 092/24 Motion by Councilor Ball to approve the Subdivision report for Mandalay 5B based on the recommended 5 conditions. **CARRIED**

**2. Deer Ridge Endorsement Extension**

K. Willisroft addressed the Deer Ridge Subdivision's request for a one-year extension. Council had no questions or concerns.

Motion 093/24 Motion by Councilor Roberts to accept the Request for Extension of the subdivision of Deer Ridge as information and directs administration to facilitate a one-year extension. **CARRIED**

**3. Consulting Services for Regional RCMP Policing Model Study**

R. Blair communicated with the quote to see if there were any questions about time frames or pricing. The town has received grant money, and the quote is within budget.

Councilor Ball inquires about the timing for moving forward. CAO Blair responds that phase one of the process should be completed as soon as possible to establish a scope of work for all municipal partners.

Motion 094/24 Motion by Councilor Ratz to accept Consulting Services for Regional RCMP Policing Model Study as information. **CARRIED**

**COMMITTEE REPORTS:**

**1. Policies & Priorities Committee**

-Minutes of the February 15, 2024 meeting were reviewed.

**2. Mountain View Regional Waste Commission**

-Next meeting March 25, 2024.

**3. Mountain View Regional Water Commission**

-Councilor Roberts gave verbal report of the meeting that occurred on February 14, 2024.

**4. Mountain View Seniors' Housing**

-Councilor Fricke gave verbal report on the MVSH regular board meeting on February 15, 2024. Occupancy at Chinook Winds Lodge (CWL) has fallen to 57%, which is a 12% decrease from a year ago. The other lodges under MVSH have occupancy rates at 95% and above. The concern about CWL's vacancy rate is primarily due to CWL only providing home care for resident's needs, whereas all the other lodges provide additional levels of care that can support seniors aging in the lodges for a longer duration. Additional care is needed in CWL with respect to dementia care. CWL completed aesthetic renovations to 8 out of 22 full suites and the common areas. The renovations include removing bathtubs and replacing them with walk in showers, removing carpeting and replacing it with vinyl planks, and adding new paint. The portion managed by AHS remains out of date. Debt servicing ratio has improved over the last several years and to date is at 1.19. Still some work to do, but has improved considerably.

**5. Municipal Area Partnership**

-Mountain View County Council has decided to withdraw from the Municipal Area Partnership (MAP) committee. The County would prefer to focus their efforts on our Inter-municipal Collaboration Committees (ICC) to develop one-on-one connections with our partners. Council will discuss the matter at the next Polies & Priorities Committee meeting.

**6. Red Deer River Municipal Users Group**

-Next meeting will be in March.

Motion 095/24 Motion by Councilor Fricke to accept all Committee Reports as information. **CARRIED**

**COUNCILOR REPORTS:**

**Councilor Ball**

-February 15, 2024, attended the Policies & Priorities Committee meeting.

**Councilor Fricke**

-February 13, 2024, attended the Candy Shack grand opening.  
-February 15, 2024, attended a MVSH board meeting.

**Councilor Ratz**

- February 15, 2024, attended the Policies & Priorities Committee meeting.
- February 21, 2024, attended the Heritage Festival meeting.

**Councilor Roberts**

- February 14, 2024, attended the Mountain View Regional Water Commission meeting.
- February 15, 2024, attended the Policies & Priorities Committee meeting.
- February 28, 2024, attended the Carstairs Nature Space Committee meeting.

**Councilor Wilcox**

- Absent

**Deputy Mayor Allan**

- February 15, 2024, attended the Policies & Priorities Committee meeting.
- February 13, 2024, attended the Candy Shack grand opening.
- February 17, 2024, officiated a wedding.

**Mayor Colby**

- Absent

Motion 096/24                      Motion by Councilor Ratz to accept all Councilor Reports as information.

**CARRIED**

**CORRESPONDENCE:**

**1. Parkland Airshed Management Zone – Letter**

Council reviewed the letter from PAMZ regarding membership.

Motion 097/24

Motion by Councilor Ball to accept the letter from Parkland Airshed Management Zone as information.

**CARRIED**

**CAO'S REPORT:**

- February 13, 2024, met with Principal Dean Nielsen to discuss the hockey academy and facility usage.
- February 14, 2024, met with Chad Lins from MNP to discuss the Regional RCMP Policing Model Study.
- February 15, 2024, attended the Policies & Priorities Committee meeting.
- Ledcor installed conduit for fibre internet in the administrative office, we are just waiting for Ledcor to finish the job on the other end, and the office will have fibre internet.
- Contractor for IT upgrades will begin installation this week.
- Meeting this week with John Van Duesenberg to discuss the installation of a water line to reservoir.
- Meeting with MLT Aikens on the water reservoir tomorrow.
- ISL offsite levy review meeting tomorrow.
- Letters have been addressed to Scarlett Ranch owners for ATCO gas pipeline encroachment.
- Received payment for Fire Department deployment during the wildfires last year.
- The Municipal Census deadline to inform the province whether or not we will be conduct one is February 28, 2024. Councilor Fricke inquires whether the Municipal Census will affect the Policing study, to which CAO Blair stated it does not affect the study but affects negotiations with the RCMP for a detachment. Council unanimously agreed to conduct a municipal census in 2024.

Motion 098/24

Motion by Councilor Ball to perform a Municipal Census for 2024 in the Town of Carstairs.

**CARRIED**

- A resident requested permission from Council to have one bee hive in their yard for pollination purposes. The Town has no Bylaws that prohibit beekeeping. After investigation, there is no problem as long as long as there is proper signage and hive placement. The issue will be discussed at the next Policy & Priorities Committee meeting.
- Informed Council that five loans due to be finished this year would save \$10,000 in interest if paid off early.

Motion 099/24

Motion by Councilor Fricke to direct administration to facilitate paying off the five loans early to save approximately \$10,000 on interest.

**CARRIED**

**Regular Council Meeting – February 26, 2024**

-Notified Council of assessment numbers Carstairs has experienced 5% in growth, 3.6% in inflation, and \$910,000.00 in assessment values.

Motion 100/24

Motion by Councilor Ball to accept CAO’s Report as information.

**CARRIED**

**COUNCILOR CONCERNS: 1. Councilor Roberts**

Received a concern about the state of Chinooks Winds Lodge.

**2. Councilor Fricke**

Also received a concern about the lack of additional care for aging seniors in Chinook Winds Lodge.

**3. Councilor Fricke**

Received an email concerning provincial ambulance response times, along with an inquiry about the Carstairs Fire Department and their lack of response to a recent medical call. Deputy Mayor Allan addressed the concern regarding the Fire Department, stating that they were not dispatched to the call and that it is ultimately up to 911 to determine who is deployed to a call.

Motion 101/24

Motion by Councilor Ball to accept all Councilor Concerns as information.

**CARRIED**

**PUBLIC QUESTION PERIOD:**

**Nil**

**MEDIA QUESTION PERIOD:**

**Nil**

**CLOSED MEETING:**

**Nil**

**NEXT MEETING:**

Monday, March 11, 2024 at 7:00 p.m.

**ADJOURNMENT:**

Motion 102/24

Motion by Councilor Ratz to adjourn the meeting of February 26, 2024, at 7:48 p.m.

**CARRIED**

\_\_\_\_\_  
**Dean Allan, Deputy Mayor**

\_\_\_\_\_  
**Rick Blair, CAO**

**BYLAW No. 2049**

**A BYLAW OF THE TOWN OF CARSTAIRS** to amend Land Use Bylaw 2007.

**WHEREAS**, Council of the Town of Carstairs wishes to amend Land Use By-law No 2007 by providing a Land Use Re-designation to rezone 0.54 hectares (1.34 acres) of land from R1 (Low Density Residential – Single Detached District) to R2 (Low Density Residential – Two Dwelling District), located in Lots 13 – 22, Block 7, Plan 141 3119, located as listed below on Schedule A;

**AND WHEREAS**, the requirements of the **Municipal Government Act** Revised Statutes of Alberta 2000, Chapter M-26 regarding the advertising of this Bylaw have been complied with;

**AND WHEREAS**, copies of this Bylaw and related documents were made available for inspection by the public at the Town office as required by the **Municipal Government Act** Revised Statutes of Alberta 2000, Chapter M-26;

**NOW THEREFORE**, Council of the Town of Carstairs duly assembled and pursuant to the **Municipal Government Act** Revised Statutes of Alberta 2000, Chapter M-26 enacts as follows:

**Schedule “A”**

**Map 1 of the Land Use District Map would be amended to include Lots 13 - 22 Block 7, Plan 141 3119, consisting of 0.54 hectares (1.34 acres) and shall be re-designated from R1 (Low Density Residential – Single Detached District) to R2 (Low Density Residential – Two Dwelling District).**

**As shown on the attached map identified as “Schedule A”.**

**READ A FIRST TIME THIS 8<sup>TH</sup> DAY OF JANUARY, A.D, 2024**

**READ A SECOND TIME THIS XXth DAY OF XXXXX, A.D., XXXX**

**READ A THIRD AND FINAL TIME THIS XX DAY OF XXXXX A.D., XXXX**

\_\_\_\_\_  
**Lance Colby, Mayor**

\_\_\_\_\_  
**Rick Blair, CAO**



**SCHEDULE "A"**





**Town of Carstairs**

**Policy:** Elected Officials Tax Exemption  
11-009-17 (Repeals Policy 1750)

**Review Date:** February 27, 2017

**Adopted by:** Council

**Policy Statement:**

A portion of municipal elected official's honorarium is to be excluded from the computation of taxable income.

**Definition:**

- a. Council – means the Council of the Town of Carstairs, in the Province of Alberta.

**Responsibility:**

- a. Director of Legislative and Corporate Services
  - Administer the calculation of the official honorarium to ensure that the provisions of this policy are adhered.


**Guidelines:**

- In accordance with Revenue Canada provisions for Municipal Officials, one third (1/3) of the total allowances and honoraria to be paid to municipal officials shall be deemed to be in lieu of expenses. The remaining (2/3) is income from elected or appointed office is considered income and subject to income taxation.

**End of Policy**

**Signatures**

Policy No. 11-009-17 was reviewed by Committee February 27, 2017 and no changes were recommended.

  
\_\_\_\_\_  
**Mayor, Lance Colby**

  
\_\_\_\_\_  
**CAO, Carl McDonnell**



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4015 7 Street SE, Calgary AB T2G 2Y9, T: 403.254.0544 F: 403.254.9186

**March 6, 2024**

**Our Reference:** 27752  
**Client:** Town of Carstairs  
**Attention:** Rick Blair, Chief Administrative Officer  
**Reference:** SD-23-03 – Carstairs Links Subdivision Report

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## 1.0 Subdivision Application Details

**Proposal:** 17 Lot Subdivision  
**Legal Description:** NE ¼ Sec. 17 Twn. 30 Range. 1, W5M  
Lot 13-22 Block 7 Plan 1413119  
**Location:** Carstairs, AB  
**Applicant(s):** Eins Development Consulting Ltd.  
**Landowner(s):** 1327300 Alberta Ltd.  
**Current Land Use:** Low Density Residential – Single Detached District (R1)  
**Proposed Land Use:** Low Density Residential – Two Dwelling District (R2)  
**Gross Area:** 0.54 ha (1.34 ac)

## 2.0 Planning Analysis

### Subdivision Proposal

Subdivision Application 23-03 proposes to subdivide NE ¼ Sec. 17 Twn. 30 Range. 1, W5M, Lots 13-22 Block 7 Plan 1413119 into 17 residential parcels ranging between 273.65 m<sup>2</sup> and 574.89 m<sup>2</sup>.

The subject parcels have been previously subdivided into 9 parcels to accommodate single-detached residential dwellings. The purpose of this subdivision from 9 parcels to 17 parcels is to accommodate semi-detached residential dwellings. The subject parcels are currently designated as R1 under the Town of Carstairs Land Use Bylaw.

A Land Use Redesignation application to redesignate the subject parcels from R1 to R2 was submitted concurrently with this subdivision application.

### Subject Site Conditions

The subject site is 0.54 ha (1.34 ac) in size and is located in north Carstairs (see **Appendix A – Location Plan**). The subject parcels are adjacent in the north to undeveloped lands, in the east to residential dwellings along Beckner Crescent, in the south to industrial development, and in the west to undeveloped land that is part of the Carstairs Links Area Structure Plan (see **Appendix B – Site Photos**).

The subject parcels are located within the Carstairs Links Area Structure Plan.

The subject lands are relatively flat.

**Surrounding Land Use**

Lands surrounding the subject parcels are designated Low Density Residential – Single Detached District (R1) and Modular Home Residential District (R1M).

**Subject Site Access**

The Beckner Crescent road right of way is registered; however, the physical road still needs to be constructed.

**3.0 Policy Alignment****Municipal Development Plan**

The Municipal Development Plan (MDP) concept designates the subject parcels as Residential. The proposed subdivision is in alignment with the MDP concept.

MDP policy 6.3.3 states that the Town shall require the provision of a variety of housing types in each community through a range of lot sizes, dwelling types, appearances, and affordability. The development of semi-detached dwellings within the Carstairs Links neighbourhood is supported by this MDP policy.

MDP policy 6.3.2 states that the overall design density for residential areas should average between 12 and 25 dwelling units per gross developable hectare. The subdivision proposal results in a density of 31 units per gross developable hectare.

**Carstairs Links Area Structure Plan (2001)**

The Carstairs Links ASP concept designates the subject parcels as Residential.

The ASP includes a set of objectives for the plan, including residential development that offers a visible affordable residential housing option.

Although not a stated policy within the ASP, residential areas within the ASP are intended to be developed as manufactured home units.

**Land Use Bylaw**

The subject parcels are currently designated Low Density Residential – Single Detached District (R1); however, the applicant has concurrently submitted a Land Use Redesignation application to redesignate the subject parcels from Low Density Residential – Single Detached District (R1) to Low Density Residential – Two Dwelling District (R2).

The proposed subdivision meets the minimum parcel area required within the Low Density Residential – Two Dwelling District (R2) for semi-detached dwellings located on individual, subdivided parcels of 235 m<sup>2</sup>.

The proposed subdivision meets the minimum parcel width of 7.5 m required within the Low Density Residential – Two Dwelling District (R2) for semi-detached dwellings located on individual, subdivided parcels.

The proposed subdivision does not meet the maximum density within the Low Density Residential – Two Dwelling District (R2) of two units per parcel, however, it is assumed that this regulation refers to parcels with a semi-detached unit on a single parcel, while this proposed subdivision intends to have semi-detached units on individually subdivided parcels.



## 4.0 Reserve Calculations

The Town will require the 10% municipal reserve dedication obligation to be provided as cash in lieu.

## 5.0 Circulation

This application was circulated to adjacent landowners and referral agencies. Responses are provided in full in **Appendix E – Referral Responses**.

### Referral Responses

- **FortisAlberta** does not require an easement. FortisAlberta is the Distribution Wire Service Provider for this area. The developer can arrange installation of electrical services for this subdivision through FortisAlberta. Please have the developer contact 310-WIRE (310-9473) to make application for electrical services.
- **Mountain View County** has no comments or concerns.
- **TELUS Communications Inc.** will require a utility right of way in order to provide service to this new development. Please have TELUS' requirement added as a condition of approval and have the applicant contact rightofwayAB@telus.com to indicate a TELUS Utility Right of Way Agreement.
- **ATCO Gas Distribution** approves of the proposed subdivision, provided that their conditions are met.
- **Alberta Transportation and Economic Corridors** has the following comments:
  1. The requirements of Section 18 are met, therefore no variance is required. While no variance is required, the department expects the municipality will mitigate the impacts from this proposal to the highway system, pursuant to Policy 7 of the Provincial Land Use Policies and Section 648(2)(c.2) of the Municipal Government Act.
  2. The requirements of Section 19 of the Regulation are not met. TIA Required. Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors does not grant approval for the subdivision authority to vary the requirements of Section 19 of the Regulation, Transportation and Economic Corridors will accept service road dedication as described below.
  3. The department expects that the municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, pursuant to Policy 7 of the Provincial Land Use Policies and Section 618.4 of the Municipal Government Act.
  4. Alberta Transportation and Economic Corridors requires an updated (TIA) traffic Impact Assessment based on current traffic volumes to identify which intersection improvements are necessary.
- **ISL Engineering** has the following comments:
  1. Road widths are not indicated on the plan.
  2. The watermain will need to be looped within the engineering drawings being submitted.

### Landowner Responses

- One adjacent landowner responded stating that they oppose the proposed subdivision and land use redesignation applications due to concerns with increased noise and traffic, reduced privacy, potential increase of crime, infrastructure limitations, and reduced property values.
- One adjacent landowner responded stating that they oppose the proposed subdivision and land use redesignation applications due to concerns with increased traffic flows, increased demand on parking, neighbourhood security, and increased demand on school enrollment.



- One adjacent landowner responded with clarification questions about the proposed subdivision and stated concerns around changes to the neighbourhood skyline, increased traffic, changes to taxes and property values, and flooding of crawlspaces for housing backing on to the proposed subdivision area.

## 6.0 Comments

- This Subdivision Report has been prepared by ISL and reviewed by the Town's Subdivision Authority;
- The proposed application satisfies the requirements of Section 654 of the Municipal Government Act, and the relevant matters listed in Section 9 of the Matters Related to Subdivision and Development Regulation; and
- Submissions from landowners and referral agencies were considered as noted herein.

## 7.0 Decision and Conditions of Subdivision

With respect to subdivision application SD-23-03, and based on Council's guidance, the Subdivision Authority has the following the following options:

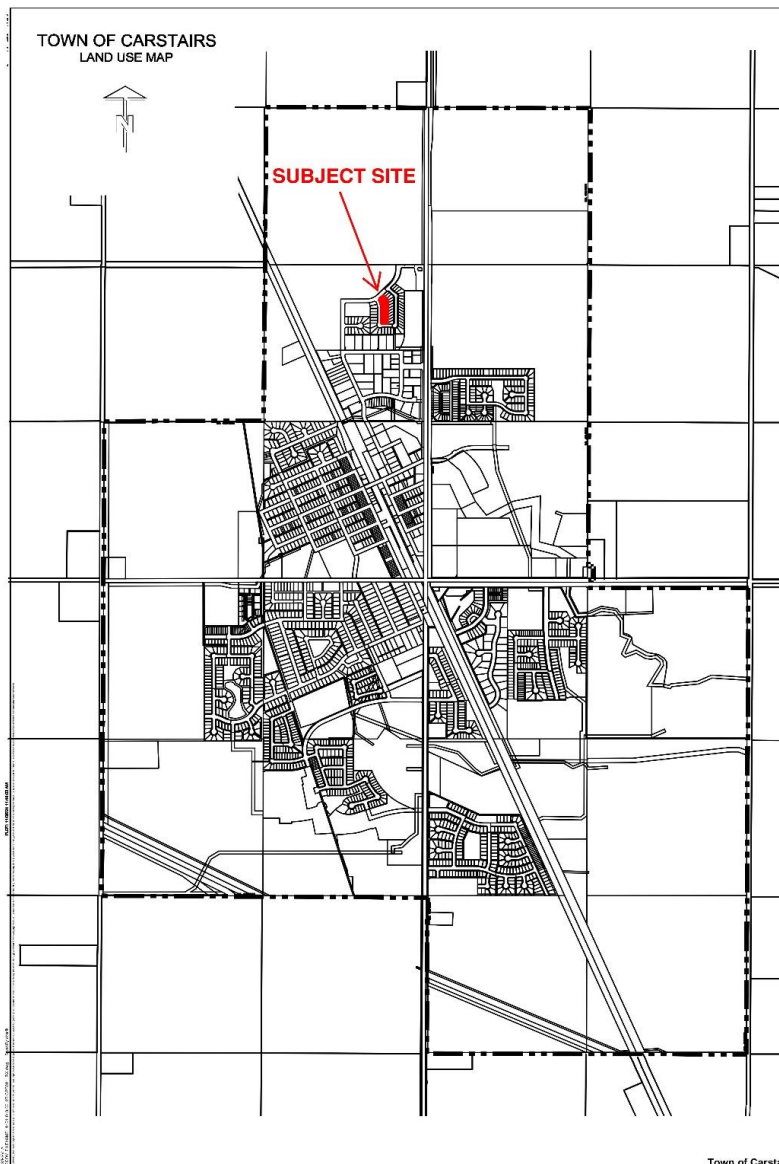
- A) Send the application back to Administration to obtain additional information;
- B) Approve the subdivision application as submitted, subsequent to approval of LUR-23-04; or
- C) Approve the subdivision, subsequent to approval of LUR-23-04, subject to the following conditions:
  1. That subdivision is carried out by means suitable to the Registrar of the Land Titles Office per Section 81 and 89 of the Land Titles Act;
  2. That prior to endorsement, it is the responsibility of the Applicant to ensure that the submission of a Plan of Survey, including CAD file, the Owner's Consent to Register, and the Surveyor's Affidavit are received by the Town of Carstairs;
  3. That prior to plan endorsement, all existing or newly required access rights-of-way, easements, overland drainage rights-of-way and agreements are to be registered shall be provided to the satisfaction of the Town of Carstairs;
  4. That prior to endorsement all outstanding property taxes be paid, or satisfactory arrangement for payment thereof, to the Town of Carstairs (per Section 654 (1)(d) of the Municipal Government Act);
  5. That the applicant/owner amend the development agreement currently in place with the Town of Carstairs to reflect SD-23-03 and include, but not be limited to, the construction of roads and sidewalks, the installation of municipal services, and boulevard landscaping; and
  6. That prior to endorsement an updated Traffic Impact Assessment is to be completed and approved by Alberta Transportation and Economic Corridors.



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# Appendix A

## Figure 1 – Location Plan



Town of Carstairs  
FILE # SD 23-03  
Location Plan

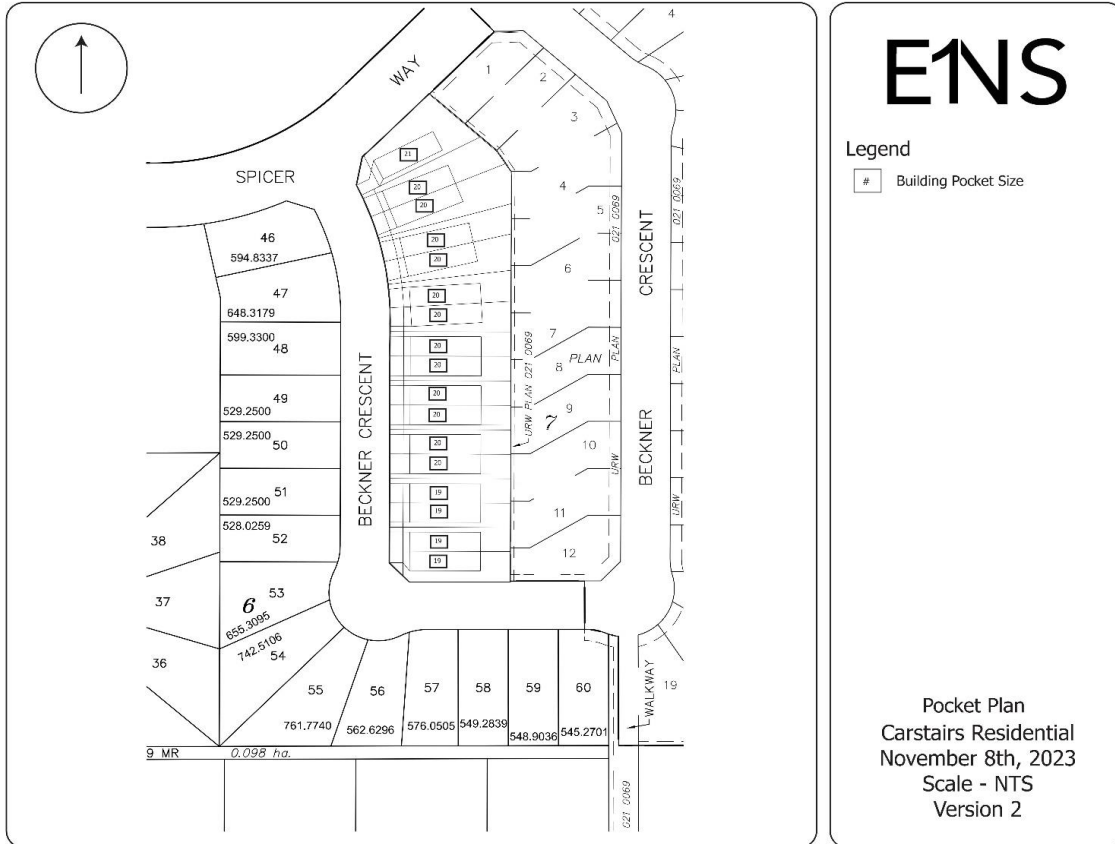






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**Figure 3 – Pocket Plan**





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# Appendix B

## Site Images



**E1NS**

Existing Site Photo - 1  
Taken from the northeastern side of parcel

November 15, 2023



**E1NS**

Existing Site Photo - 2  
Taken from the northwestern side of parcel

November 15, 2023



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**E1NS**

Existing Site Photo - 3  
Taken from the northwestern side of parcel

November 15, 2023



**E1NS**

Existing Site Photo - 4  
Taken from the eastern side of parcel

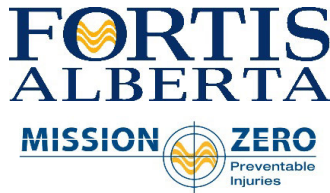
November 15, 2023



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# Appendix C

## Referral Responses



Diana Pounall  
Land Department

**FortisAlberta Inc.**  
320 - 17 Ave SW  
Calgary, AB  
T2S 2V1  
Phone# 587-775-6264  
Cell#  
[www.fortisalberta.com](http://www.fortisalberta.com)  
Email:  
[Diana.Pounall@fortisalberta.com](mailto:Diana.Pounall@fortisalberta.com)

January 15, 2024

Town of Carstairs  
844 Centre Street  
PO Box 370  
Carstairs, Alberta  
T0M 0N0

**Attention:** Rick Blair

**RE: FortisAlberta Condition for Subdivision Approval**

**FortisAlberta Reference No.:** 320138841

**MD File No.:** SD-23-03

**Location/Legal Description:** NE 17-30-01 W5

**Customer Name:** 1327300 Alberta Ltd.

Thank you for contacting FortisAlberta regarding the above application for subdivision. We have reviewed the plan and determined that no easement is required by FortisAlberta.

FortisAlberta is the Distribution Wire Service Provider for this area. The developer can arrange installation of electrical services for this subdivision through FortisAlberta. Please have the developer contact 310-WIRE (310-9473) to make application for electrical services.

Please contact FortisAlberta land services at [landserv@fortisalberta.com](mailto:landserv@fortisalberta.com) or by calling (403) 514-4783 for any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Diana Pounall', is written over a light blue circular stamp.

Diana Pounall

RE: 320138841

**Bridget Piller**

---

**From:** PlanDev <plandev@mvcounty.com>  
**Sent:** January 17, 2024 11:55 AM  
**To:** Bridget Piller  
**Subject:** RE: Carstairs Subdivision Application SD-23-03 & Land Use Redesignation Application LUR-23-04 - Referral for Comment

Mountain View County has no comments or concerns to submit.  
Thank you

Kind regards,

**Lynn Craven** | Administrative Assistant  
403-335-3311 ext. 209 | [lcraven@mvcounty.com](mailto:lcraven@mvcounty.com)



Mountain View County

Office: 403-335-3311 | Fax: 403-335-9207  
Postal Bag 100  
1408 Twp Rd. 320 | Didsbury, AB | T0M 0W0  
[www.mountainviewcounty.com](http://www.mountainviewcounty.com)

---

**From:** Bridget Piller <BPiller@islengineering.com>  
**Sent:** January 11, 2024 10:44 AM  
**Subject:** Carstairs Subdivision Application SD-23-03 & Land Use Redesignation Application LUR-23-04 - Referral for Comment

Good Day,

On behalf of the Town of Carstairs, please see the attached applications for a Land Use Redesignation and Subdivision for your review.

Your comments and recommendations to this proposal will be accepted until noon on **February 9<sup>th</sup>, 2024**.

Planning Information

The Town of Carstairs has received an application which proposes to subdivide and redesignate NE ¼ Sec. 17 Twn. 30 Range. 1, W5M, Lots 13-2 Block 7 Plan 1413119. The applications propose to subdivide the subject parcels into 17 parcels, and redesignate them from Low Density Residential District – Single Detached District (R1) to Low Density Residential – Two Dwelling District (R2).

The purpose of this Subdivision and Land Use Redesignation is to accommodate semi-detached residential dwellings.

If we have not received your comments within this period, we will process the application as if you have no objections to the proposed application. If you have any questions or would like to request more information, feel free to contact me by e-mail or phone.

In your reply, please quote the project numbers “SD-23-03” and “LUR-23-04”.

Thank you,

**Bridget Piller** (she/her) | *Community Planner*  
**ISL Engineering and Land Services Ltd.**  
4015 - 7 Street SE  
Calgary, AB T2G 2Y9  
T: 403.254.0544 F: 403.254.9186  
[BPiller@islengineering.com](mailto:BPiller@islengineering.com) [islengineering.com](http://islengineering.com)

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**Bridget Piller**

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**From:** circulations <circulations@telus.com>  
**Sent:** January 24, 2024 2:51 PM  
**To:** Bridget Piller  
**Subject:** RE: Carstairs Subdivision Application SD-23-03 & Land Use Redesignation Application LUR-23-04 - Referral for Comment

You don't often get email from circulations@telus.com. [Learn why this is important](#)

Good Day,

Further to the above-noted circulation, TELUS Communications Inc. will require a utility right of way in order to provide service to this new development.

Please have TELUS' requirement added as a condition of approval and have the applicant contact [rightofwayAB@telus.com](mailto:rightofwayAB@telus.com) to initiate a TELUS Utility Right of Way Agreement.

Thanks,

**Jaylene Perkins** (*she/her*)  
**Real Estate Specialist | TELUS Land Solutions Team**  
**Customer Network Planning (CNP)**  
18811 107 Avenue NW, Edmonton, AB T5S 2L9  
**The future is friendly®**  
[circulations@telus.com](mailto:circulations@telus.com)

---

**From:** Bridget Piller <BPiller@islengineering.com>  
**Sent:** Thursday, January 11, 2024 10:44 AM  
**Subject:** Carstairs Subdivision Application SD-23-03 & Land Use Redesignation Application LUR-23-04 - Referral for Comment

**ATTENTION:** This email originated from outside of TELUS. Use caution when clicking links or opening attachments. | Ce courriel provient de l'extérieur de TELUS. Soyez prudent lorsque vous cliquez sur des liens ou ouvrez des pièces jointes.

Good Day,

On behalf of the Town of Carstairs, please see the attached applications for a Land Use Redesignation and Subdivision for your review.

Your comments and recommendations to this proposal will be accepted until noon on **February 9<sup>th</sup>, 2024**.

[Planning Information](#)

The Town of Carstairs has received an application which proposes to subdivide and redesignate NE ¼ Sec. 17 Twn. 30 Range. 1, W5M, Lots 13-2 Block 7 Plan 1413119. The applications propose to subdivide the subject parcels into 17 parcels, and redesignate them from Low Density Residential District – Single Detached District (R1) to Low Density Residential – Two Dwelling District (R2).

The purpose of this Subdivision and Land Use Redesignation is to accommodate semi-detached residential dwellings.



If we have not received your comments within this period, we will process the application as if you have no objections to the proposed application. If you have any questions or would like to request more information, feel free to contact me by e-mail or phone.

In your reply, please quote the project numbers "SD-23-03" and "LUR-23-04".

Thank you,

**Bridget Piller** (she/her) | *Community Planner*  
**ISL Engineering and Land Services Ltd.**  
4015 - 7 Street SE  
Calgary, AB T2G 2Y9  
T: 403.254.0544 F: 403.254.9186  
[BPiller@islengineering.com](mailto:BPiller@islengineering.com) [islengineering.com](http://islengineering.com)

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**Transportation and Economic Corridors Notification of Referral Decision**  
**Subdivision in Proximity of a Provincial Highway**

|                                    |   |                          |                                   |
|------------------------------------|---|--------------------------|-----------------------------------|
| <b>Municipality File Number:</b>   | SD-23-03  | <b>Highway(s):</b>       | 580, 581, 2A                      |
| <b>Legal Land Location:</b>        | QS-NE SEC-17 TWP-030<br>RGE-01 MER-5  | <b>Municipality:</b>     | Carstairs                         |
| <b>Decision By:</b>                | Charlene Johnson  | <b>Issuing Office:</b>   | Central Region / Red Deer         |
| <b>Issued Date:</b>                | 2024-02-05 11:42:48   | <b>Appeal Authority:</b> | Land and Property Rights Tribunal |
| <b>RPATH Number:</b>               | RPATH0040053  |                          |                                   |
| <b>Description of Development:</b> | The Town of Carstairs has received an application which proposes to subdivide NE ¼ Sec. 17 Twn. 30 Range. 1, W5M, Lots 13-2 Block 7 Plan 1413119 into 17 lots. The subject lots have been previously subdivided into 9 lots to accommodate single-detached residential dwellings. The purpose of this subdivision from 9 lots to 17 lots to accommodate semi-detached residential dwellings. The subject site is currently designated as R1 under the Town of Carstairs Land Use Bylaw. A Land Use Redesignation application to redesignate the subject site from R1 to R2 is being processed concurrently with this subdivision application. |                          |                                   |



This will acknowledge receipt of your circulation regarding the above noted proposal. The subsequent subdivision application would be subject to the requirements of Sections 18 and 19 of the Matters Related to Subdivision and Development Regulation (The Regulation), due to the proximity of Highway(s) 580, 581, 2A

**Transportation and Economic Corridors offers the following comments with respect to this application:**

The requirements of Section 18 are met, therefore no variance is required. While no variance is required, the department expects the municipality will mitigate the impacts from this proposal to the highway system, pursuant to Policy 7 of the Provincial Land Use Policies and Section 648(2)(c.2) of the Municipal Government Act.

The requirements of Section 19 of the Regulation are not met. TIA Required. Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors does not grant approval for the subdivision authority to vary the requirements of Section 19 of the Regulation, Transportation and Economic Corridors will accept service road dedication as described below:

**Transportation and Economic Corridors has the following additional comments and/or requirements with respect to this proposal:**

1. The department expects that the municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, pursuant to Policy 7 of the Provincial Land Use Policies and Section 618.4 of the Municipal Government Act
2. Alberta Transportation and Economic Corridors requires an updated (TIA) traffic Impact Assessment based on current traffic volumes to identify which intersection improvements are necessary.

Please contact Transportation and Economic Corridors through the [RPATH Portal](#) if you have any questions, or require additional information.



Issued by **Charlene Johnson, Dev and Planning Technologist**, on **2024-02-05 11:42:48** on behalf of the Minister of Transportation and Economic Corridors pursuant to *Ministerial Order 52/20 – Department of Transportation and Economic Corridors Delegation of Authority*



amendment(s).

Alberta Transportation and Economic Corridors offers the following comments and observations with respect to the proposed land use amendment (s):

1. Pursuant to Section 618.3(1) of the Municipal Government Act (MGA), the department expects that the municipality will comply with any applicable items related to provincial highways in an ALSA plan if applicable
2. Pursuant to 618.4(1) of the Municipal Government Act, the department expects that the Municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, in accordance with Policy 7 of the Provincial Land Use Policies.
3. Alberta Transportation and Economic Corridors has no objections to the proposed redesignation. However, redesignation proposals, subdivisions and developments will trigger intersection upgrades in the future. To identify which intersection improvements are necessary the department will require an updated (TIA) traffic Impact Assessment based on current traffic volumes.

This will acknowledge receipt of your circulation regarding the above noted proposal. The subsequent subdivision application would be subject to the requirements of Sections 18 and 19 of the Matters Related to Subdivision and Development Regulation (The Regulation), due to the proximity of Highway(s) 2A, 581, 580

**Transportation and Economic Corridors offers the following comments with respect to this application:**

The requirements of Section 18 are met, therefore no variance is required. While no variance is required, the department expects the municipality will mitigate the impacts from this proposal to the highway system, pursuant to Policy 7 of the Provincial Land Use Policies and Section 648(2)(c.2) of the Municipal Government Act.

The requirements of Section 19 of the Regulation are not met. TIA required Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors does not grant approval for the subdivision authority to vary the requirements of Section 19 of the Regulation, Transportation and Economic Corridors will accept service road dedication as described below:

If there are any changes to the proposed subdivision that was submitted with this land use referral, a separate referral pursuant to Section 7(6)(d) of the Matters Related to Subdivision and Development Regulation is required and the comments in respect of Sections 18 and 19 of the Regulation contained in this decision are no longer valid.

Please contact Alberta Transportation and Economic Corridors through the [RPATH Portal](#) if you have any questions, or require additional information



Issued by **Charlene Johnson, Dev and Planning Technologist**, on **2024-02-05 11:38:58** on behalf of the Minister of Transportation and Economic Corridors pursuant to *Ministerial Order 52/20 – Department of Transportation Delegation of Authority*



**Date: February 9, 2024**

**Circulation Package: SD-23-03 & Land Use Redesignation Application LUR-23-04**

The Distribution Engineering Growth Department of ATCO Gas Distribution has reviewed the above named plan and approves the work provided the following conditions are met:

A gas main extension will be required to service the proposed development. Natural gas service may be obtained by making formal application with our office in Calgary at 403-245-7888

Before ATCO can process a work order for gas main installation in the area, we must be in receipt of the following:

1. Legal plan.
2. Utility right-of-way plan.
3. Complete set of approved engineering drawings, including profiles, coordinate plan, building grades (if applicable) and the location of all other utilities
4. Construction schedule.
5. A digital file of the computer base plan in the "DWG" or "DGN" format (Autocad 2010) in modelspace.

We require at least nine (9) months to complete the distribution system design, and to process a work order for our Construction Department to schedule. Prior to the installation of gas mains, the area must be within 150 mm (6") of final grade, all obstructions must be removed from the gas main alignment, and the installation of all other underground utilities must be completed.

The developer must ensure that driveways are not constructed prior to the installation of gas mains in the subdivision. If driveways are pre-installed, a sleeve must be provided at the proper depth and alignment for our use. Otherwise, the cost of coring under the driveway or cutting out and replacing the driveway will be invoiced to the developer at the prevailing rates. The locations of sleeves will be confirmed during the design of the gas mains.

For further information and requirements for natural gas servicing, please refer to the "Guide to Natural Gas Servicing" found on the ATCO website.

ATCO has planned work in the area. Contact " A. Valeza " at your earliest convenience for more information. Ref: Project 1077442

If gas service is required, to avoid delays, the owner / developer should follow the steps listed on the ATCO website (<https://www.atco.com/en-ca/for-business/natural-gas/products-services/service-requests.html>) or contact ATCO Customer Assistance Centre at 310-5678, or their local ATCO Gas Distribution agency office at their earliest convenience to discuss the service contract, gas load



requirements, timing details and any associated costs. To avoid delays a minimum notice of 6 months is recommended. Note, each lot / unit is to have a separate service line.

For further information and requirements for natural gas servicing, please refer to the "Guide to Natural Gas Servicing" found on the ATCO website. Applications for new services residential or commercial please go on our website of [GasApplicationsCalgary@atco.com](mailto:GasApplicationsCalgary@atco.com).

This development may benefit from ATCO's Construction Energy Services. Contact [naturalgassales@atco.com](mailto:naturalgassales@atco.com) or visit our [Construction Energy Webpage](#) for more Information.

It will always remain the responsibility of the proponent to verify exact location and depths of nearby facilities by arranging for an in-field location with Utility Safety Partners at 1-800-242-3447 or [utilityofsafety.ca](http://utilityofsafety.ca). Please contact Utility Safety Partners prior to any surface construction.

- (1) Utility Safety Partners (1-800-242-3447) for locates to verify alignment of the existing gas facilities.
- (2) Contact ATCO South Operations Dispatch at 403-245-7220 for an inspection of the exposed lines (including hydrovac holes) prior to backfill. Inspection services are available Monday to Friday, 8am – 4pm.
- (3) Hydrovac or hand expose facilities to verify horizontal and vertical alignment of all gas mains in conflict areas. This should be done as soon as possible to determine if the main will need to be relocated.
- (4) If existing gas mains require lowering or relocation due to the proponent's project, notification must be given to our ATCO Gas Distribution Engineering Department with a minimum of one (1) year notice. Forward plans and requirements to the ATCO Gas Distribution Engineering Department at 909 – 11th Ave. SW Calgary, AB, T2R 1L8.

Please refer to the "Working Around Natural Gas" Safety Handbook found on our website at: <https://www.atco.com/en-ca/for-business/natural-gas/safety-business/safety-resources.html>

If you have any questions or concerns regarding this reply, please contact our Engineer, [Magai.Magai@atco.com](mailto:Magai.Magai@atco.com)

Sincerely,

Maria Franssen  
Administrative Coordinator  
ATCO Gas and Pipelines  
Distribution Engineering – Improvements  
5<sup>th</sup> Floor, 909 – 11 Ave SW | Calgary, Ab. | T2R 1L8  
email: [maria.franssen@atco.com](mailto:maria.franssen@atco.com)





**Bridget Piller**

---

**From:** Circulations, HP <HP.Circulations@atco.com>  
**Sent:** January 11, 2024 11:24 AM  
**To:** Bridget Piller  
**Subject:** 24-0141 RE: Carstairs Subdivision Application SD-23-03 & Land Use Redesignation Application LUR-23-04 - Referral for Comment

You don't often get email from hp.circulations@atco.com. [Learn why this is important](#)

ATCO Transmission high pressure pipelines has no objections.

Questions or concerns related to ATCO high pressure pipelines can be forwarded to [hp.circulations@atco.com](mailto:hp.circulations@atco.com).

Thank you,

**Vicki Porter**

Sr. Admin Coordinator, Engineering Ops  
Gas Distribution  
ATCO Pipelines and Liquids GBU

Email: [vicki.porter@atco.com](mailto:vicki.porter@atco.com)

---

**From:** Bridget Piller <BPiller@islengineering.com>  
**Sent:** Thursday, January 11, 2024 10:44 AM  
**Subject:** Carstairs Subdivision Application SD-23-03 & Land Use Redesignation Application LUR-23-04 - Referral for Comment

**\*\*Caution – This email is from an external source. If you are concerned about this message, please report using Phish Alert Button in your Outlook for analysis.\*\***

Good Day,

On behalf of the Town of Carstairs, please see the attached applications for a Land Use Redesignation and Subdivision for your review.

Your comments and recommendations to this proposal will be accepted until noon on **February 9<sup>th</sup>, 2024**.

Planning Information

The Town of Carstairs has received an application which proposes to subdivide and redesignate NE ¼ Sec. 17 Twn. 30 Range. 1, W5M, Lots 13-2 Block 7 Plan 1413119. The applications propose to subdivide the subject parcels into 17 parcels, and redesignate them from Low Density Residential District – Single Detached District (R1) to Low Density Residential – Two Dwelling District (R2).

The purpose of this Subdivision and Land Use Redesignation is to accommodate semi-detached residential dwellings.

If we have not received your comments within this period, we will process the application as if you have no objections to the proposed application. If you have any questions or would like to request more information, feel free to contact me by e-mail or phone.

In your reply, please quote the project numbers “SD-23-03” and “LUR-23-04”.

Thank you,

**Bridget Piller** (she/her) | *Community Planner*  
**ISL Engineering and Land Services Ltd.**  
4015 - 7 Street SE  
Calgary, AB T2G 2Y9  
T: 403.254.0544 F: 403.254.9186  
[BPiller@islengineering.com](mailto:BPiller@islengineering.com) [islengineering.com](http://islengineering.com)

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**From:** [Kevin Denischuk](#)  
**To:** [Bridget Piller](#); [Kimberley Kimball](#)  
**Cc:** [Brian Conger](#)  
**Subject:** RE: Carstairs Subdivision Application SD-23-03 & Land Use Redesignation Application LUR-23-04 - Referral for Comment  
**Date:** February 21, 2024 3:42:10 PM

---

Hi Bridget,

As discussed in our meeting this morning, below would be our comments:

- Road widths are not indicated on the plan
- The watermain will need to be looped within the engineering drawings being submitted

Thanks,  
Kevin

**Kevin Denischuk, P.Tech.(Eng.)** | *Lead, Construction Services, Municipal & Community Development*

**ISL Engineering and Land Services Ltd.**

**T:** 403.254.0544 **C:** 403.801.4586

---

**From:** Bridget Piller <BPiller@islengineering.com>  
**Sent:** Wednesday, February 21, 2024 10:13 AM  
**To:** Kevin Denischuk <KDenischuk@islengineering.com>; Kimberley Kimball <KKimball@islengineering.com>  
**Cc:** Brian Conger <BConger@islengineering.com>  
**Subject:** FW: Carstairs Subdivision Application SD-23-03 & Land Use Redesignation Application LUR-23-04 - Referral for Comment

Hi again,

Here are the Carstairs Links Subdivision and Land Use Redesignation applications for your review. I will need to complete the report for council by March 6<sup>th</sup>, so if I could get your comments before then that would be much appreciated.

Additional application info is saved here:

Subdivision –

[G:\Projects\27000\27700\27752\\_Carstairs\\_Planning\\_Services\03\\_Reports\32\\_Working\C\\_Projects\34\\_SD-23-03 Carstairs Links Residential Subdivision](G:\Projects\27000\27700\27752_Carstairs_Planning_Services\03_Reports\32_Working\C_Projects\34_SD-23-03 Carstairs Links Residential Subdivision)

Land Use Redesignation -

[G:\Projects\27000\27700\27752\\_Carstairs\\_Planning\\_Services\03\\_Reports\32\\_Working\C\\_Projects\33\\_LUR-23-04 Carstairs Links Residential LUR](G:\Projects\27000\27700\27752_Carstairs_Planning_Services\03_Reports\32_Working\C_Projects\33_LUR-23-04 Carstairs Links Residential LUR)

Let me know if you have any questions.

Thanks!

**Bridget Piller** (she/her) | *Community Planner*  
**ISL Engineering and Land Services Ltd.**  
T: 403.254.0544 C: 403-402-4828

---

**From:** Bridget Piller  
**Sent:** Thursday, January 11, 2024 10:44 AM  
**Subject:** Carstairs Subdivision Application SD-23-03 & Land Use Redesignation Application LUR-23-04  
- Referral for Comment

Good Day,

On behalf of the Town of Carstairs, please see the attached applications for a Land Use Redesignation and Subdivision for your review.

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[Planning Information](#)

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In your reply, please quote the project numbers “SD-23-03” and “LUR-23-04”.

Thank you,

**Bridget Piller** (she/her) | *Community Planner*  
**ISL Engineering and Land Services Ltd.**  
4015 - 7 Street SE  
Calgary, AB T2G 2Y9  
T: 403.254.0544 F: 403.254.9186  
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**Bridget Piller**

---

**From:** [REDACTED]  
**Sent:** January 21, 2024 1:57 PM  
**To:** Bridget Piller; [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** Town of Carstairs Subdivision Application 23-03

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Good Afternoon Ms. Piller,

We are emailing you regarding the recent application by Eins Development Consulting Ltd to change the subdivision of NE 1/4 Sec. 17 Twn. 30 Range. 1, W5M, Lots 13-2 Block 7 Plan 1413119 from 9 to 17 lots. We are the home owners of [REDACTED] Beckner Crescent and the lots would be adjacent to the back of our property. We **OPPOSE** the application to change the current plan from 9 to 17 lots to accommodate semi detached housing. It is our strong belief that such a change will result in:

1. Increased noise and traffic on Beckner Crescent due to almost doubling the number of residents living in this new development.
2. Reduced privacy in our backyard as we will now have two dwellings immediately adjacent to our property as opposed to one.
3. Potential increase for crime if these units are used as rental housing or lower income housing.
4. The original plan when we purchased my property in 2017 did not lay out semi detached housing. We, in no way would have bought my current property had it identified the back field plan as semi detached housing as future development.
5. We have concerns that town infrastructure cannot keep pace with the growth that is already happening in Carstairs. The town has not laid out a good plan that I am aware of to continue increasing the number of residential units.
6. The change has the potential to significantly reduce the value of our property due to the above concerns. We will look to the Town of Carstairs for recourse if this change is approved and results in lower property values.

Note that the residents of Beckner Crescent are primarily older people who value the quietness and safety of the community. This change will result in significant change and potentially reduced enjoyment of properties for all current residents.

Please feel free to contact us at [REDACTED] if you wish to discuss our concerns and please inform us if there will be any in person public consultations as we will attend and voice our opposition to this change. We also look forward to you acknowledging receipt of this email.

Sincerely,

[REDACTED]  
[REDACTED],  
[REDACTED]

January 19,2024

Dear council members,

Please be advised that I am protesting the change from R1: single residences to R2 Duplexes.

My reasons are:

1. traffic issues. Beckner Crescent, currently is designed to accommodate the twenty -five house situated on it. One street should accommodate thirty homes. therefore, if you make each lot now service two dwellings, you will double the number of homes to 42 homes.
2. traffic issues. Currently, Beckner Crescent has one way entry/exit. This will not accommodate the increased traffic flow of an extra 17 homes.
3. traffic issues: parking. By increasing the number of homes to double, the parking of cars becomes problematic. How do you plan to park cars, at 2 per half duplex? Now we are looking at parking not 2x17 cars, but 4x the amount. It will be crowded. Will these homes have garages?
4. schools. Where will children from another seventeen homes attend school? What is projected enrollment?
5. security. How will the neighbors keep track of all the incoming traffic? We are a neighborhood watch community...how do we track incoming vehicles?

In closing, I vote no to redesignation. Keep Beckner Crescent as a single dwelling home.

Yours truly:



**Bridget Piller**

---

**From:** [REDACTED]  
**Sent:** January 29, 2024 7:06 PM  
**To:** Bridget Piller  
**Subject:** Town of Carstairs Subdivision Application: SD-23-03

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

You don't often get email from diane.barauskas@live.ca. [Learn why this is important](#)

Dear Bridget,

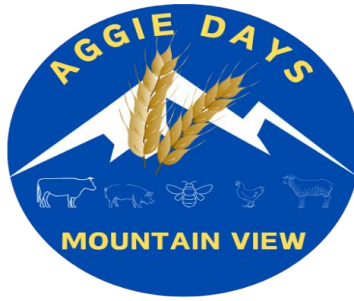
I am at [REDACTED] Beckner CR in Carstairs. I do have a couple questions regarding this subdivision request.

- Do you know what kind of duplexes they are considering building? two story etc.
- Is there a chance that once this is accepted that they might consider changing the other lots on the plan to something similar?
- Is there a chance these will become rental units?
- Will drainage be addressed between the existing houses and the new ones being built? If yes, do you know how?
- On the subdivision application under "Additional Information" they talk about disposition of municipal reserves and checked the box "Money in place of land". I'm not sure what this means. I did not see any municipal reserves on either drawing. Can you please explain further?
- 

My concerns are about the change in the sky line in our neighbourhood, traffic, taxes going up/down; and the value of our property up/down. My other concern is about flooding of crawl spaces in existing houses backing onto this property.

Thank you for taking the time to look into this to answer my questions.

[REDACTED]



Kelly Casebeer  
Carstairs & District Agricultural Society  
Aggie Days Mountain View  
Box 926, Carstairs AB. T0M 0N0

Town of Carstairs  
Box 370, Carstairs, AB, T0M 0N0

March 4, 2024

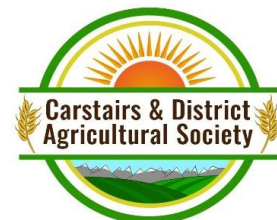
Subject: Aggie Days Mountain View -Passport Printing Request.

As noted in the attached sponsorship request for Aggie Days, students and visitors will be provided with an event passport to keep that will guide them through the exhibits and will include information and questions that will encourage them to interact with our exhibitors. Each passport is 3 pages, printed both sides, and we estimate a need for 800 printed.

Please consider the opportunity to provide an in-kind sponsorship if printing facilities are available, or a cash sponsorship for this event if that is preferable.

Kind regards,

Kelly Casebeer  
Carstairs & District Agricultural Society  
Aggie Days Mountain View  
carstairsag@gmail.com







## ***Sponsorship Request***

Hello,

The 3<sup>rd</sup> Annual Aggie Days Mountain View event will be held on May 24<sup>th</sup> & 25<sup>th</sup>, 2024 in Carstairs. We sincerely appreciate the generous support this event received in 2022 and 2023, and we invite you to support our Aggie Days Mountain View 2024 event.

Aggie Days Mountain View is a collaborative event hosted by the Agricultural Societies of Carstairs, Cremona, and Didsbury, with support from Mountain View County. This event is an informational, interactive celebration of the legacy, value, and future of agriculture in our communities. The event is planned and hosted by volunteers from our collective Agricultural Societies.

During this two-day event, we will:

- Welcome students from Mountain View County, grades 4-6, on Friday May 24<sup>th</sup>.
- Welcome the public, on Saturday May 25<sup>th</sup>.

Students and visitors will be provided with an event passport that will guide them through the exhibits and will include questions that will encourage them to interact with our exhibitors. Farm Safety is a fundamental subject for the future of agriculture, and we will be hosting a Farm Safety Poster contest for students aged 5-12 with cash prizes to be awarded to the winning posters. All the posters submitted will be displayed at Aggie Days.

We strive to invite a variety of exhibitors and sponsors to engage the attendees and promote the many facets of agriculture. The sponsorship and exhibitor opportunities are outlined in the linked form below. We hope you will support Aggie Days Mountain View 2024.

Kind regards,

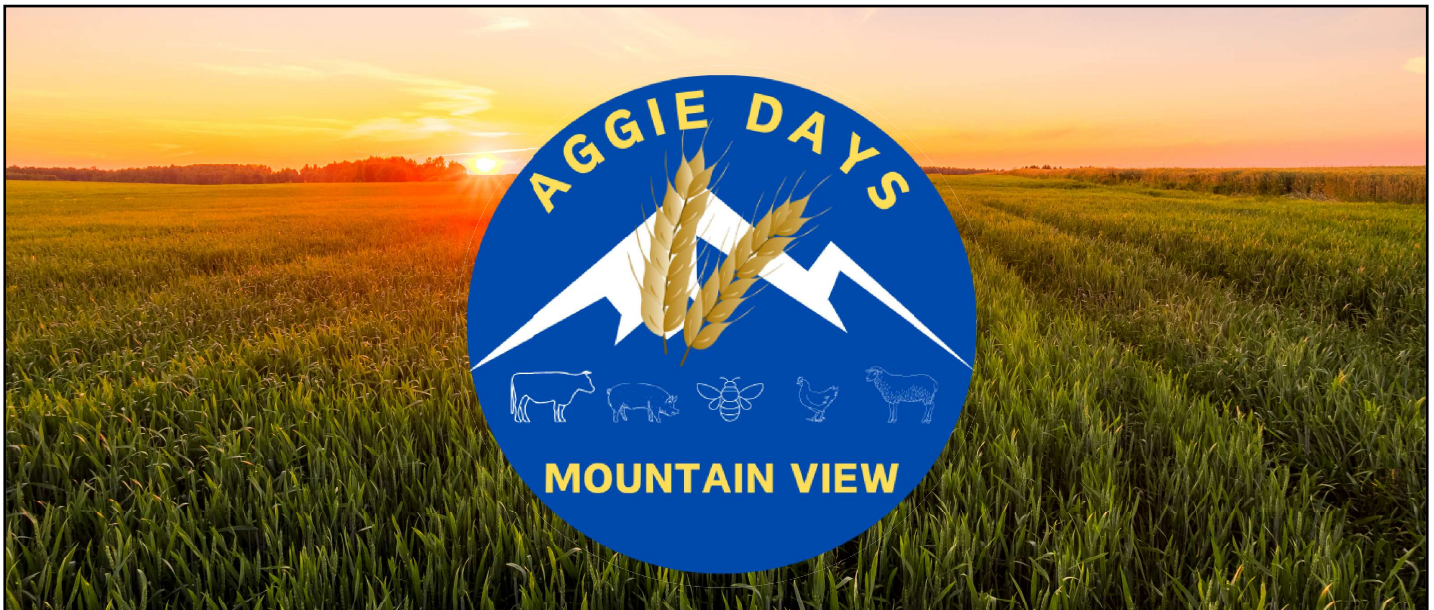
Kelly Casebeer  
Secretary- Carstairs and District Agricultural Society  
Aggie Days Mountain View Planning Committee  
403-335-6041 [carstairsag@gmail.com](mailto:carstairsag@gmail.com)

[CLICK HERE TO VIEW SPONSORSHIP OPPORTUNITIES](#)

Scan here to view sponsorship opportunities



Check out Aggie Days Mountain View on facebook



## **MAY 24 & 25, 2024**

# **SPONSORSHIP OPPORTUNITIES**

Each sponsorship level will receive the following deliverables for cash sponsorship of this event.

Platinum Level Sponsor: \$5000+

- Company logo on visitor passport
- Company logo on applicable printed materials
- Company name and logo included in applicable Social Media event promotions
- Company name included in Radio Advertising of the event (at discretion of planning committee)
- Verbal recognition at event

Gold Level Sponsor: \$2000-\$4999

- Company logo on visitor passport
- Company logo on applicable printed materials
- Company name and logo included in applicable Social Media event promotions
- Verbal recognition at event

Sliver Level Sponsor: \$1000-\$1999

- Company name on visitor passport
- Company name on applicable printed materials
- Company name included in applicable Social Media event promotions

Bronze Level Sponsor: \$250-\$999

- Company name on visitor passport
- Company name on applicable printed materials

On Facebook @AggieDaysMountainview

carstairsag@gmail.com



February 29, 2024

Sent via email: jordans@carstairs.ca

Jordan Schaffer  
Town of Carstairs  
Fire Chief

**Re: Unit 610 Purchase**

At the February 28<sup>th</sup>, 2024, Regular Council Meeting, Mountain View County Council considered the request from the Carstairs Fire Department to purchase Unit 610 from the Olds Fire Department to be used as a new medical response. I am pleased to inform you that Council has agreed to the purchase/transfer of the apparatus to the department. I will leave the coordination of the purchase to the Town of Carstairs to undertake but can be available if any further assistance is required.

As this acquisition will increase the fleet for the department, I would ask that Schedule “A” of the Fire Services Agreement be updated to reflect this decision. If the Town intends within the 2024 year to have further conversations about the fleet of the Fire Department that may require other ICC consideration, I am supportive of waiting to update the Schedule until those discussions are concluded.

I appreciate your initiative to identify a low-cost solution that meets the department needs while working collaboratively with the Olds Fire Department to bring this project to reality.

Thank you,

Christofer Atchison, Director  
Legislative, Community and Agricultural Services  
/ab

Cc. Rick Blair, Chief Administrative Officer – Town of Carstairs  
Jeff Holmes, Chief Administrative Officer – Mountain View County

T 403.335.3311 1.877.264.9754 F 403.335.9207  
1408 - Twp Rd 320 Postal Bag 100 Didsbury, AB, Canada TOM OWO  
[www.mountainviewcounty.com](http://www.mountainviewcounty.com)





Kelly Casebeer  
Carstairs & District Agricultural Society  
Box 926, Carstairs, AB T0M 0N0

March 4, 2024

Town of Carstairs  
Box 370, Carstairs, AB T0M 0N0

Subject: Beef and Barley Days 2024 Fireworks Display

The Carstairs and District Agricultural Society Beef and Barley Days Committee is planning and preparing for Beef and Barley Days 2024.

The Fireworks Display at Beef and Barley Days is anticipated and enjoyed by the Carstairs and District Community. The Town of Carstairs generously provided the fireworks display for Beef and Barley Days in 2022 and 2023 and it was enjoyed by all. We would like to ask that the Town of Carstairs continue with providing the Fireworks display for Beef and Barley Days on Friday July 19, 2024.

Thank-you in advance for your support,

Kelly Casebeer  
Carstairs and District Agricultural Society  
[carstairsag@gmail.com](mailto:carstairsag@gmail.com)  
403-335-6041