



**REGULAR COUNCIL MEETING AGENDA
CARSTAIRS MUNICIPAL OFFICE
MONDAY, SEPTEMBER 14, 2020, 7:00 P.M.**

Page

1. CALL TO ORDER

2. ADDED ITEMS

3. ADOPTION OF AGENDA

- a) Adoption of agenda of September 14, 2020
Motion: To adopt the agenda of September 14, 2020

4. ADOPTION OF MINUTES

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- a) Adoption of the Public Hearing minutes of August 24, 2020 (addendum 4.a)
Motion: To adopt the Public Hearing minutes of August 24, 2020



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- b) Adoption of the Regular Council minutes of August 24, 2020 (addendum 4.b)
Motion: To adopt the Regular Council minutes of August 24, 2020



5. BUSINESS ARISING FROM PREVIOUS MEETING

6. DELEGATIONS

- a) Petition - Stone Garden Drive: Presenter Larry Sheldon - 34 Stone Garden Crescent

7. BYLAWS AND POLICIES

8. NEW BUSINESS

- a) RFP Overview 2020 Garbage, Recycling and Compost: Manager of Operations Corriena Fox

9. COMMITTEE REPORTS



- a) LEGISLATIVE & EMERGENCY SERVICES COMMITTEE
b) STRATEGIC PLANNING & CORPORATE AFFAIRS COMMITTEE
c) EXTERNAL RELATIONS COMMITTEE
d) POLICY & GOVERNANCE COMMITTEE

- e) MOUNTAIN VIEW REGIONAL WASTE COMMISSION
- f) MOUNTAIN VIEW REGIONAL WATER COMMISSION
- g) MOUNTAIN VIEW SENIORS HOUSING
 - i) Mountain View Seniors Housing Foundation - Golf Tournament
- h) MUNICIPAL AREA PARTNERSHIP
- i) CARSTAIRS COMMUNITY DEVELOPMENT & ECONOMIC PARTNERSHIP
- j) CENTRAL ALBERTA ECONOMIC PARTNERSHIP

10. COUNCILOR REPORTS

- a) COUNCILOR BLAIR
- b) COUNCILOR WILCOX
- c) COUNCILOR GREEN
- d) COUNCILOR ALLAN
- e) COUNCILOR RATZ
- f) COUNCILOR GIL
 - i) Carstairs Community Chest - Re: Vicky Penner
- g) MAYOR COLBY

11. CORRESPONDENCE

- 10 a) Letter of Thanks - Richard Dais Scholarship (addendum 11.a)

- 11 b) Card of Thanks - Citizenship Award (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. *Part 1. of the Freedom of Information and Protection of Privacy (FOIP) Act (s. 16 to 29).*
 Item 16.a. i. Dog Park

17. ADJOURNMENT

MINUTES OF THE PUBLIC HEARING MEETING
BYLAW NO. 2004 MANDALAY ESTATES PHASE 1
LAND USE REDESIGNATION APPLICATION REVIEW
MONDAY, AUGUST 24, 2020, 7:00 P.M.
CARSTAIRS MUNICIPAL OFFICE

CALL TO ORDER:	Mayor Colby called the meeting of August 24, 2020 to order at 7:00 p.m.
ATTENDEES:	Mayor Colby, Councilors Blair, Green, Allan, and Ratz, CAO Carl McDonnell, and Executive Assistant Brenda Coles
ABSENT:	A. Gil, S. Wilcox, and S. Allison
PURPOSE:	The purpose of this hearing is to receive and consider; amending the Land Use Redesignation by rezoning a portion of SW1/4 Sec. 16-30-1-W5M; the north central portion of Mandalay Estates Subdivision to Commercial Services District (C2), Medium Density Residential-Attached District (R3), Low Density Residential-Single Detached District (R1), and Public Facility and Recreation District (PFR). The total area to be redesignated is 2.5 hectares (6.18 acres).
DELEGATIONS:	1. Urban Systems: Becky Soby and Erin Eyers Presented - Planner B. Soby gave an overview of the Mandalay Estates Phase 1 Land Use Redesignation Application, LUR 2020-03.
REPORTS:	Letters submitted from the public are included with the package from Urban Systems.
COUNCILOR QUESTIONS:	Nil
GENERAL DISCUSSION:	Mandalay Estates Public Concerns – 1. John Alden at 10 Stone Garden Crescent - Presented his concerns regarding the need for better communication, safety concerns with the increased vehicle traffic and lack of parking, no sidewalks for pedestrians, and permitted use of R3 Discretionary of multi-plexes. 2. Wes Jobe at 48 Stromsay Gate - Presented his concerns of how he found the process confusing; individuals directly adjacent did not receive information packages from Urban Systems. Also there was confusion around the R3, R1 and PFR and moving from R3 to R4 and back to R3 again; and not all residents received both packages from Urban Systems. He is not against the development proceeding, but that the North East remains maintained and compatible with what is allowed right now for permitted uses, and not the discretionary uses for R3. He would like to see adequate parks and walking paths, currently Stone Garden Drive has no sidewalks, or pathways, and make sure all landowners and condo people receive information on the adjacent land to them. 3. Colin Henderson at 51 Stromsay Gate - Presented his concerns that it is important that all residents involved should receive the information packages; does not want to see down the road a back door approach to R3 discretionary use and there being four-plexes and six-plexes being built. He is concerned with his property value and the increase in traffic. He would like a better understanding of what the right of ways and proper line set back and easements are. He would like more information on what can be built there specific to R3. He does not want to see four-plexes and six-plexes but more in line with current villas. 4. Larry Sheldon at 34 Stone Garden Crescent - Presented his concerns as being the C2; he knew about it when he moved in three years ago in 2018. Concerned that under R3 the villas remain and not the multi-plexes. There is a flip flop back and forth from R3 to R4 and back to R3 and what the long term plans are. He stated why not go with the R2 which would be the villa and that would do it. Also has strong concerns regarding the safety with parking and traffic.

5. Graham Thurber at 8 Stone Garden Crescent

- Presented his concern as the safety of visitors; stating it should be shut down until there is a safe way to open; as right now there are no sidewalks so everyone knows to drive slowly.

6. Wes Jobe at 48 Stromsay Gate

- Presented his concern and question regarding Urban Systems and some confusion as in the past received information package and then today received more documentation on subdivision and just adds to the confusion. Don't know how to be a participant in the process when there are so many moving parts.

7. Denise Miller at 52 Stromsay Gate

- Presented her concerns as being the paths, trees, playgrounds at on behalf of the residents of the Villas at Stonebridge Glen. They would like to see paths which would connect to the school safely, other neighborhoods, the central business district and other parks and playgrounds; safety in regards to width of paths and fencing. Trees which have environmental benefits for air quality, aesthetics, noise, privacy and light buffers. Walking paths and parks similar to what is in the south area of Town which are being enjoyed and low maintenance zone 3 plantings. Playgrounds for kids and visiting families with grandkids; would like to be part of building a beautiful, active, and connected community.

8. Barb Schlaht at 822 Stone Garden Drive

- Presented her concern as being traffic and parking safety; stated that she had talked with Rick McIvor of AB Transportation and he said there was no adverse effects or problem with having a crash gate within the community.

9. Wendy Sheldon at 34 Stone Garden Crescent

- Presented her concern as being the C2; and would really like to know what it will be or mean for them in the future.

Mayor Colby asked if anyone else would like to speak or if there were any more questions?

John Alden asked the question then what comes next?

CAO McDonnell spoke to and addressed all the concerns stated; defined the process more clearly and explained that the Land Use Redesignation was the first step in the process; from there the subdivision application will be accepted as information, and will be circulated for thirty days. Before the development permits can be, approved they would need to be reviewed in regards to subdivision designates from titles, drawing for water and sewer, public utilities, pedestrian traffic, busing, traffic, lighting, garbage, parking, would all need to be considered.

- Land use changes occurred because initially the school expansion, bus loop was the driving factor for the south end being developed. However with the school being expanded at the Elementary School location instead, the north end was then the focus for development with priority on safety of having access for fire, ambulance, and police being the bigger factors.

- Developers needing clarification between seniors and over 50; with the Seniors Complex being moved to the south east area by the red barn was the cause for the flop from R3 to R4 and back to R3.

- Addressed utility right-a-ways and easements; land from curb back to property is the utility right of way with a 3 meter set back would need to verify.

- Discussions needed regarding having a sidewalk on the east side of Stone Garden Drive; would reconfigure if requested, however would take away from the existing parking.

- Addressing the roadway and breakaway, there are other mitigations to look at for traffic calming such as speed bumps, which deter speeding and slow traffic.

- In regards to C2 designation it would look like retail similar to down town with being a strip mall with business such as burger baron, lawyers offices and similar to 9th Avenue strip mall.

- Walking paths and park area would include a long term landscaping plan; are looking at a wet to dry pond therefore we would not be able to plant trees in that area and would be plant materials. Also the implementation of a continuous pathway to connect to the school.

Mayor Colby asked if there were any other questions.
There were no questions.

ADJOURNMENT:

Motion by Councilor Ratz to adjourn the Public Hearing of August 24, 2020, at 7:56 p.m.

CARRIED

Lance Colby, Mayor

Carl McDonnell, CAO

**MINUTES OF THE REGULAR COUNCIL MEETING
MONDAY, AUGUST 24, 2020, 7:00 P.M.
CARSTAIRS MUNICIPAL OFFICE**

ATTENDEES: Mayor Colby, Councilors Blair, Green, Allan, and Ratz,
CAO Carl McDonnell, and Executive Assistant Brenda Coles.

ABSENT: A. Gil, S. Wilcox, and S. Allison

CALL TO ORDER: Mayor Colby called the meeting of August 24, 2020 to order at 8:10 p.m.

ADDED ITEMS: Nil

ADOPTION OF AGENDA:

Motion 188/20 Motion by Councilor Blair to accept the Regular Council agenda of August 24, 2020, as amended.

CARRIED

**ADOPTION OF
PREVIOUS MINUTES:**

Motion 189/20 Motion by Councilor Allan to adopt the Regular Council minutes of July 13, 2020, as presented.

CARRIED

**BUSINESS ARISING FROM
PREVIOUS MEETING:**

Nil

DELEGATIONS:

1. Urban Systems – Becky Soby

- Urban Systems Planner Becky Soby spoke to the Mandalay Estates Subdivision Application 2020-04.

Motion 190/20 Motion by Councilor Ratz to accept the Subdivision Application as information.

CARRIED

BYLAWS & POLICIES:

**1. Mandalay Estates Phase 1 Land Use Redesignation
Application and Bylaw No. 2004 LUR 2nd and 3rd Reading**
- Urban Systems Planner Becky Soby spoke to the Amended Mandalay Estates Land Use Redesignation LUR-2020-03

Motion 191/20 Motion by Councilor Allan to give second reading of Bylaw No. 2004 Mandalay Estates Phase 1 Land Use Redesignation as amended.

CARRIED

Motion 192/20 Motion by Councilor Green to give third and final reading of Bylaw No. 2004 Mandalay Estates Phase 1 Land Use Redesignation as amended.

CARRIED

NEW BUSINESS:

**1. Proclamation: International Day of Older Persons Declaration
October 1, 2020**

Motion 193/20 Motion by Councilor Allan to proclaim October 1, 2020 as International Day of Older Persons.

CARRIED

2. 2020 AUMA Convention is Fully Virtual

- The 2020 AUMA Convention to be held on September 24 and 25, 2020 is now being held virtually at discounted rates for members \$100 and non-members \$200.

Motion 194/20 Motion by Councilor Ratz to accept the 2020 Virtual AUMA Convention Online Registration as information.

CARRIED

**3. Hugh Sutherland School Cap and Gown Ceremony -
Scholarships**

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Motion 195/20

Motion by Councilor Blair to authorize the continuation of donating \$800.00 to Hugh Sutherland School in support of the Richard Dais Scholarship in the amount of \$600, and (2) Citizenship of the Year Awards in the amount of \$100 each.

CARRIED**COMMITTEE REPORTS:****1. Legislative & Emergency Services Committee**

- Councilor Ratz had nothing to report at this time.
- Next meeting TBD following the Council Organizational meeting in October.

2. Strategic Planning & Corporate Affairs Committee

- Councilor Ratz had nothing to report at this time.
- Next meeting TBD following the Council Organizational meeting in October.

3. Policy & Governance Committee

- Nothing to report at this time.
- Next meeting TBD following the Council Organizational meeting in October.

4. External Relations Committee

- Councilor Allan had nothing to report at this time.
- Next meeting TBD following the Council Organizational Meeting in October.

5. Mountain View Regional Waste Commission

- Councilor Green gave an oral report on the July 27, 2020 meeting.

6. Mountain View Regional Water Commission

- Councilor Blair had nothing to report at this time.
- Next meeting to be held on September 9, 2020.

7. Mountain View Seniors' Housing

- Councilor Ratz will be attending the next MVSH meeting on August 27, 2020.
- Mayor Colby, MLA Nathan Cooper, Reeve Bruce Beattie, and Councilor Sonia Temple of the Village of Cremona will attend be meeting on Friday, August 28, 2020 at the Carstairs Golf Club.

8. Municipal Area Partnership

- Mayor Colby stated the next meeting will be at the call of the Chair.
- Carstairs will relinquish the Chair in October 2020.

9. Carstairs Community Development & Economic Partnership (CCD&EP)

- Councilor Ratz commented on CCDEP Social Media presence on Carstairs Talk and Chat has taken off on, "What Makes a Good Community".
- Councilor Blair commented that he had been following it and has really been enjoying it.
- Councilor Ratz stated that he would pass his comments onto CCDEP members Pam Montgomery and Sharon Lampitt.
- Councilor Ratz asked Administration if the Town website would be able to share a connection with CCDEP. Administration will get ahold of Community Services S. Koop to talk to P. Montgomery to send a link for CCDEP to be shared on the Town Website.
- P. Montgomery commented that the campaign "What Makes a Good Community" had a secondary effect as it has provided CCDEP with a following that has gone from 0 to several hundred on Social Media and will help them with exposure for their next Heritage Festival. Mayor Colby thanked P. Montgomery for all her hard work.
- Also on a positive note; Council members mentioned the amazing art work throughout the Town at the Carstairs Arena and Town Office locations which was done by a local artist ghosting.

10. Central Alberta Economic Partnership (CAEP)

- Councilor Ratz stated a date has not been set yet for the fall meeting.

Motion 196/20

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

CARRIED

COUNCILOR REPORTS:

Councilor Blair

- Attended Mountain View Regional Waste Commission (MVRWC) meeting.
- Has been keeping in contact with MVRWC Administrator John Van Doesburg three times per week.

Councilor Wilcox

- Nothing to report at this time.

Councilor Green

- Attended Carstairs Public Library Finance meeting on July 22, 2020.
- Next Library Board meeting is on September 25, 2020 to discuss personnel and staff increases.
- Attended the MVRWC meeting on July 27, 2020.

Councilor Allan

- Attended the Hugh Sutherland Graduation Ceremonies on August 21, 2020. Asked Administration to thank the Operations Department employees C. Fox, K. Verbonac and D. Doraty and Administration for all their help in making the event a success. Councilor Allan stated the event was spectacular and the parents and kids were so happy. Mayor Colby was in attendance to help. Mayor Colby stated the Committee and Councilor Allan did an excellent job and worked hard in getting everything together.
- Participated in the Air 106.1 FM Mayors Minute radio feature for Grad Ceremonies.

Councilor Ratz

- No report at this time.

Councilor Gil

- No report at this time.

Mayor Colby

- Has been in contact with CAO Sam Smalldon (MVSH) and there continues to be no cases of COVID 19 reported in any of the lodges.
- Attended Hugh Sutherland Graduation Ceremony on August 21, 2020.

Motion 197/20

Motion by Councilor Ratz to accept all Councilor Reports as information.

CARRIED

CORRESPONDENCE:

1. City of Cold Lake Letter- Re: Criminal Code Amendment

Motion 198/20

Motion by Councilor Allan to accept all Correspondence as information.

CARRIED

CAO'S REPORT:

1. Municipal Stimulus Program

- The Government of Alberta is providing funding to municipalities to help stimulate business, promote red tape reduction, and participate in economic growth. The Towns project must be submitted by September 1, 2020 and the Governments allocation to projects is October 1, 2020.
- CAO McDonnell asked Council to approve the mill and overlay of Main Street from Milt Ford Lane to Gough Road. The timing for the Paving Project would be to have it completed properly by this fall or next spring.

Motion 199/20

Motion by Councilor Allan to approve the Mill and Overlay of 10th Avenue for funding for the Municipal Stimulus Program.

2. Golf Club Purchase of New Tarps

- The purchase of tarps for number 9, 18 and practice greens. The new tarps would allow for easier placement and speed up opening to start earlier in the spring with the conditions of greens better, and save on labor costs.

Motion 200/20

Motion by Councilor Blair to approve the purchase of new tarps for the Golf Club. Not to exceed the expenditure of \$30,000.

CARRIED

3. Council Fall Planning Session:
- Council members present picked the Fall Planning Session date to be scheduled for Saturday, September 26, 2020, and to run from 9:00 a.m. to 3:00 p.m. EA B. Coles will send out a meeting request and details to Councilors.

Motion 201/20 Motion by Councilor Green to accept the CAO Report as information.
CARRIED

COUNCILOR CONCERNS 1.Councilor Ratz brought up the concern regarding the frost heave and rippling effects on the sidewalk on Meadow Park Drive.

Motion 202/20 Motion by Councilor Green to accept the Councilor Concern as information.
CARRIED

PUBLIC QUESTION PERIOD: Nil

MEDIA QUESTION PERIOD: 1. D. Singleton had no questions

CLOSED MEETING: Nil

NEXT MEETING: Monday, September 14, 2020

ADJOURNMENT:

Motion 203/20 Motion by Councilor Allan to adjourn the meeting of August 24, 2020, at 8:44 p.m.
CARRIED

Lance Colby, Mayor

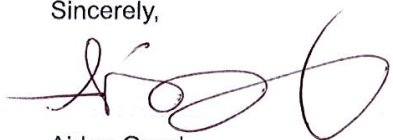
Carl McDonnell, CAO

August 21, 2020

Dear Town of Carstairs,

I would like to personally thank you for sponsoring the Richard Dais scholarship. This scholarship has helped make the transition from high school to post secondary easier. Ongoing support is essential to the success of Hugh Sutherland graduates following the completion of their secondary education. Your financial contribution to the graduating class of 2020 is greatly appreciated!

Sincerely,

A handwritten signature in purple ink, appearing to read 'Aiden Good', with a large, stylized loop at the end.

Aiden Good





I am humbled and grateful for the generosity each year from your donation to help students extend their education. I am very thankful to have been awarded the Citizen award, and wanted to take the time to acknowledge how much it encourages us students to strive for something when it may at times feel impossible, while having these bits of encouragement along the way to help watch us succeed.

Best regards, Haley Himmelspeck