



**REGULAR COUNCIL MEETING AGENDA  
CARSTAIRS MUNICIPAL OFFICE  
MONDAY, FEBRUARY 8, 2021, 7:00 P.M.**

Page

**1. CALL TO ORDER**

**2. ADDED ITEMS**

**3. ADOPTION OF AGENDA**

- a) Adoption of agenda of February 8, 2021  
**Motion:** To adopt the agenda of February 8, 2021

**4. ADOPTION OF MINUTES**

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- a) Adoption of Public Hearing minutes of January 25, 2021 (addendum 4.a)  
**Motion:** To adopt the Public Hearing minutes of January 25, 2021



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- b) Adoption of the Regular Council minutes of January 25, 2021 (addendum 4.b)  
**Motion:** To adopt the Regular Council minutes of January 25, 2021.



**5. BUSINESS ARISING FROM PREVIOUS MEETING**

**6. DELEGATIONS**

**7. BYLAWS AND POLICIES**

13 - 53

- a) Homestead Area Structure Plan: Presenter Urban Systems Becky Soby (addendum 7.a)



54

- b) Bylaw No. 2013 Homestead Area Structure Plan - First Reading (addendum 7.b)



55 - 57

- c) Bylaw No. 2012 Electronic Transmission of Documents Bylaw (addendum 7.c)



58

- d) RFD: Planning and Development Department Schedule "C" to Amend



## 8. NEW BUSINESS

- 59 a) Carstairs Community Development & Economic Partnership (CCDEP)  
Application - Adena Malyk (addendum 8.a)



- 60 b) Carstairs Library Board Application - Sarah Chicquen (addendum 8.b)



## 9. COMMITTEE REPORTS

- 61 - 63 a) LEGISLATIVE & EMERGENCY SERVICES COMMITTEE  
b) STRATEGIC PLANNING & CORPORATE AFFAIRS COMMITTEE  
i) Strategic Planning and Corporate Affairs Committee minutes of  
January 25, 2021 (addendum 9.b)



- 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  
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  
g) MAYOR COLBY

## 11. CORRESPONDENCE

- 64 - 65 a) Letter Mackenzie County - Re: Reopening Recreational and Business  
Services (addendum 11.a)



- 66 - 70 b) Letter James Wilde - Re: Open Pit Coal Mining (addendum 11.b)



71 - 72

- c) Letter Municipal District Bonnyville No. 87 - Re: Need for a Stronger Western Canadian Municipal Advocate (addendum 11.c)



73 - 75

- d) Town of High River - Re: Reinstatement of the 1976 Coal Development Policy (addendum 11.d)



**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) (s.16 to 29).

Item 1. Financials

Item 2. Personnel

Item 3. Land Purchase

**17. ADJOURNMENT**

MINUTES OF THE PUBLIC HEARING MEETING  
BYLAW NO. 2007 LAND USE BYLAW AMENDED  
MONDAY, JANUARY 25, 2021, 7:00 P.M.  
CARSTAIRS MUNICIPAL OFFICE

- CALL TO ORDER:** Mayor Colby called the Public Hearing meeting of January 25, 2021 to order at 6:58 p.m.
- ATTENDEES:** Mayor Colby, Councilors Blair, Wilcox, Green, Allan, Ratz, and Gil, CAO Carl McDonnell, Director of Legislative and Corporate Services Shannon Allison, and Executive Assistant Brenda Coles
- ABSENT:** Nil
- PURPOSE:** The purpose of this hearing is to receive and consider Bylaw No. 2007 Amendment for Food Processing and Packaging, and Specialty Food Store.
- DELEGATIONS:** **1. Urban Systems: Planner Becky Soby via Zoom**  
- Planner B. Soby gave an overview to the amendment of Bylaw No. 2007 to include Food Processing and Packaging definition and Discretionary Uses in both Light Industrial (LI) and Medium Industrial District (I2), and Specialty Food Store definition and Discretionary Uses in all the commercial districts.  
- Under Food Processing there is no change or addition to parking requirements: the use will fall under “Manufacturing Industry”, and under Specialty Food Store there is no change or addition to parking requirements the use will fall under “Commercial other”.
- REPORTS:** There were no written or oral reports submitted from the public.
- COUNCILOR QUESTIONS:** 1. Councilor Gil asked the question what was the minimum offsite impact?  
Planner B. Soby response was it was stated under the Discretionary Use Statement to include such items as noise, odour, surface or groundwater pollutants, earthborn vibrations, heat, or high brightness light sources.  
Councilor Blair stated it would be presented to Council in a package, and be reviewed by Council. It does not mean that Council would be required to approve it.
- PUBLIC DISCUSSION:** Mayor Colby asked if there were any other questions. There were no questions or concerns from the public.
- ADJOURNMENT:** Motion by Councilor Allan to adjourn the Public Hearing of January 25, 2021, at 7:07 p.m.

CARRIED

Lance Colby, Mayor

Carl McDonnell, CAO

**MINUTES OF THE REGULAR COUNCIL MEETING  
MONDAY, JANUARY 25, 2021, 7:00 P.M.  
CARSTAIRS MUNICIPAL OFFICE**

**ATTENDEES:** Mayor Colby, Councilors Blair, Wilcox, Green, Allan, Ratz and Gil, CAO Carl McDonnell, Director of Legislative and Corporate Services Shannon Allison, and Executive Assistant Brenda Coles

**ABSENT:** Nil

**CALL TO ORDER:** Mayor Colby called the meeting of January 25, 2021 to order at 7:07 p.m.

**ADDED ITEMS:** Mayors of South Central Alberta Letter 8.c

**ADOPTION OF AGENDA:**

Motion 016/21 Motion by Councilor Wilcox to accept the Regular Council agenda of January 25, 2021, as presented.

**CARRIED**

**ADOPTION OF  
PREVIOUS MINUTES:**

Motion 017/21 Motion by Councilor Blair to adopt the Regular Council minutes of January 11, 2021, as presented.

**CARRIED**

**BUSINESS ARISING FROM  
PREVIOUS MEETING:**

**1. Alberta Community Partnership IC Council Resolution for the Regional Emergency Management Framework**

**DELEGATIONS:**

**1. Urban Systems Becky Soby** – Provided a brief over view of Bylaw No. 2007 Amended for Food Processing and Packaging, and Specialty Food Store.

**2. MLA Nathan Cooper (via Zoom)**

- MLA Cooper stated he appreciated the opportunity to say his thoughts about the pandemic and how daily lives have been changed, and how that looks in 2021. He thanked and commended Carstairs for the great work that is being done in the community to help with the curve. He said he has met with other municipalities within his constituency to discuss small businesses, and the need to respond with regional solutions. It is a challenge with COVID regulations and rural small business as they are lumping them in with the city. MLA Cooper stated he will continue to advocate for small business and rural Alberta and the health of residents. He has had conversations with the Minister of Health, his constituents, and small business leaders who are frustrated not knowing what the path ahead is. He commented that clear definitions are needed for children sports, recreation facilities, gyms, in person dining, in regards to what cases numbers or hospitalizations numbers need to be reached for the COVID restrictions to be lifted. Those are the types of things he has been working on, and would like constituents to provide feedback, and then he can take it back to the Health Minister.

Councilor Ratz question related to senior housing and projects to be filled down the road. There are requests for additional spaces, what source of resources are available to put into existing and new projects. MLA Cooper anticipates an announcement in the near to mediate future. There have been three solid presentations brought before the Minister of Seniors Housing right now, Carstairs, Strathmore and Trochu, St. Mary's Health, and Community Housing Foundations. He is impressed with the model for Carstairs, he will continue to advocate for it.

Councilor Allan question was on the process the government has to open up facilities and get people back into sports, and which supports mental health. The Emergency Management Committee has a meeting Tuesday to discuss numbers, and potential numbers, break down low risk, medium, medium high and high risk. He agrees there is a need for minor sports, dance, gymnastic and hockey to open up and believes it can be done safely with COVID restrictions and along with gyms opening.

Also that an emphasis needs to be put on mental health and the need for restrictions to be able to open up as quickly as possible.

Councilor Gil stated that some of the restrictions imposed don't make sense, such as tattoo, waxing and hair salons being able to open, but not allowing a small coffee shop, or restaurant to open with social distancing put in place. Why you can go to a shopping mall, but not Subway, there is no rhyme or reason. MLA Cooper stated these are decisions made by Dr. Hinshaw and the Emergency Management Committee; their means to the decision making process is to balance health and wellness and business.

Councilor Greens question was in regards to regionalization, the restrictions are a major disruption in the way our communities are running.

MLA Cooper has had similar concerns from many people inside the constituency, and many are feeling the negative feedback. He has reached out to Minister Shandro, and Dr. Hinshaw by phone and email and discussed the constituents and his frustration. He stated that Government is a mini democracy, and he will continue to advocate for more regional support, consistent message to the Minister of Health and will continue to relay your and my frustration.

Councilor Wilcox expressed concern with regards to the high numbers of people with mental health and addictions, and the lack of resources available and being at capacity; and with lack of communication with the MLA's office.

MLA Cooper stated he was aware that the mental health resources have been pushed to the limit, and that all across the region, other communities are being faced with these underlying challenges. This is a concern as well and he has been in discussions with other colleagues, as it affects the mental health of children, seniors, families and business owners and the economic challenges that go along with it. MLA Cooper apologized for the communication, his office does track the incoming and outgoing emails, phone calls and endeavors to respond, and call people back at every opportunity. He has given his number to all Council members to use.

Councilor Blair thanked MLA Cooper for coming to Council, and switched it up by saying that the MLA and himself have been working together, and has been responsive to MVRWC. His question was in regards to the line twinning and an extension of the grant with Transportation and Minister McIvor. MLA Cooper will put it before the Minister, for a longer period of time for pay back would make it more palatable for the commission; he will follow up next week. Clarification that the project was over a lengthy period of time; the actual cost was better than the estimate.

Mayor Colby, stated the real importance and impact on all towns was on being able to open things up. The need to hear back on where the government was on opening up the Arena and how long until we hear. The Town is trying to make a decision if the Arena will be able to stay open or closed; should the ice be taken out due to the cost of running the facility and it remains empty.

MLA Cooper did not have an exact timeline, the Committee has meetings on Tuesday and Wednesday this week and he is hopeful they will get it finalized by the end of the week. Mayor Colby asked which ministers sat on the Committee and MLA Cooper supplied the list to Council.

In closing MLA Cooper stated he looked forward to receiving letters from the constituents that Councilor Wilcox had mentioned would be coming his way, stating it is advantageous for communities to write. He will continue to advocate for rural Alberta and his constituents. Mayor Colby thanked MLA Cooper on behalf of Council for attending and asked that he message the CAO and himself with any updates, or decision that would affect the Arena so the community can move forward. Take care.

Motion 018/21

Motion by Councilor Green to accept MLA Nathan Coopers presentation as information.

**CARRIED**

**BYLAWS & POLICIES:**

**1. Bylaw No. 2007 Amended Land Use Bylaw 2<sup>nd</sup> & 3<sup>rd</sup> Reading**

- The changes to the amended Land Use Bylaw was to allow for food processing and packaging in industrial locations and Specialty Food Stores in commercial locations. The Land Use Bylaw Amendment went to the Public Hearing prior to Council and came back to Council for second and third readings.

Motion 019/21

Motion by Councilor Green to give second reading of Bylaw No. 2007 Amended Land Use Bylaw.

**CARRIED**

Motion 020/21

Motion by Councilor Blair to give third and final reading of Bylaw No. 2007 Amended Land Use Bylaw.

**CARRIED**

**2. Bylaw No. 885 Amended Municipal Elections Candidates Deposit Bylaw**

- The changes to the amended Bylaw are to allow for the new legislation from the Local Authorities Election Act (LAEA) Guidelines.

Motion 021/21

Motion by Councilor Green to give first reading of Bylaw No. 885 Amended Municipal Elections Candidates Deposit Bylaw.

**CARRIED**

Motion 022/21

Motion by Councilor Wilcox to give second reading of Bylaw No. 885 Amended Municipal Elections Candidates Deposit Bylaw.

**CARRIED**

Motion 023/21

Motion by Councilor Blair to move to third reading of Bylaw No. 885 Amended Municipal Elections Candidates Deposit Bylaw.

**UNANIMOUSLY CARRIED**

Motion 024/21

Motion by Councilor Ratz to give third and final reading of Bylaw No. 885 Amended Municipal Elections Candidates Deposit Bylaw.

**CARRIED**

**3. Policy No. 26-001-21 Carstairs Community Peace Officer Daily Procedures**

- Councilor Gil spoke to the changes to the Policy are mostly wordsmithing; the policies have been updated and the changes are in red.

Motion 025/21

Motion by Councilor Allan to approve Policy No. 26-001-21 Carstairs Community Peace Officer Daily Procedures.

**CARRIED**

**4. Policy No. 26-002-21 Carstairs Community Peace Officer Vehicle/Equipment**

- Councilor Gil stated the changes to the Policy are wordsmithing more than anything else.

Motion 026/21

Motion by Councilor Wilcox to adopt Policy No. 26-002-21 Carstairs Community Peace Officer Vehicle/Equipment.

**CARRIED**

**5. Policy No. 26-003-21 Carstairs Community Peace Officer Communications and Media Releases.**

- Councilor Gil stated the changes to the Policy are wordsmithing and how they talk to the press.

Motion 027/21

Motion by Councilor Green to approve Policy No. 26-003-21 Carstairs Community Peace Officer Communications and Media Releases.

**CARRIED**

**6. Policy No. 26-004-21 Carstairs Community Peace Officer Inter - Agency.**

- The changes to the Policy are how they react and work with outside agencies especially R.C.M.P

Councilor Ratz asked that the following changes be made under the heading Guidelines, change to shall instead of please, and need to approve prior to leaving.

Motion 028/21

Motion by Councilor Ratz to approve Policy No. 26-004-21 Carstairs Community Peace Officer Inter Agency as amended.

**CARRIED**

**7. Policy No. 26-017-21 Use of Force Policy Defensive Baton/OC Spray**

- The changes to the Policy are mostly wordsmithing.

Motion 029/21

Motion by Councilor Gil to approve Policy No. 26-017-21 Use of Force Policy Defensive Baton/OC Spray.

**CARRIED**

**8. Fire Department Standard Operating Guidelines (SOG's)**

- CAO McDonnell spoke to the forty nine guidelines and Administration recommended that Council approve the guidelines. Two of the Council members asked for changes to a few of the guidelines and will make them with Fire Chief Schaffer.

Motion 030/21

Motion by Councilor Gil to approve the forty-nine Fire Department Standard Operating Guidelines.

**CARRIED**

**NEW BUSINESS:**

**1. 2021 Census of Population – Request for support of the Census by Resolution**

Motion 031/21

Motion by Councilor Ratz to move that the Council of the Town of Carstairs supports the 2021 Census, and encourages all residents to complete their census questionnaire online at [www.census.gr.ca](http://www.census.gr.ca) Accurate and complete census data support programs and services that benefit our community.

**CARRIED**

**2. Library Safety and Use Bylaw**

Councilor Green spoke to the standard operating procedures, stating that the changes made were ones the Alberta Library Act required. The Library Board approves the Safety & Use Bylaw. Council needs to accept as information.

Motion 032/21

Motion by Councilor Wilcox to accept all the Library Safety and Use Bylaw as information.

**CARRIED**

**3. Mayors of South Central Alberta**

Mayor Colby read the letter to Council from Mayor Rhonda Hunter, of the Town of Didsbury.

He stated that Councilor Blair attended the last virtual meeting and would speak to it.

Councilor Blair stated the last meeting was very informative, and pertinent to our region, it was a good swath between Red Deer and Airdrie and a good representation who will advocate for us with the Provincial Government. The Committee is municipalities of similar size, within the area with similar issues. Issues include AUMA and RMA, and requiring funding for reservoir and lagoon systems, how we police and issues with doctors trying to get them to smaller communities, public negotiations with Health Services and doctors, Problems with small town rural and no one is addressing this for us with the Province. In regards to COVID a letter from the mayors has been sent on small business. Economic recovery workshops and CAEP; dropping out when not seeing much back on our side or participating.

There was very good dialogue back and forth, a lot of give and take and suggestions, and a good sounding board for the mayors through this forum, More discussion on how to work together, or combine efforts together as one voice; sequence of priorities so they can all be addressed, in a meaningful way,

Motion 033/21

Motion by Councilor Gil to accept the Mayors of South Central Letter as information.

**CARRIED**



- COMMITTEE REPORTS:**
- 1. Legislative & Emergency Services Committee**
    - Councilor Ratz gave an oral report on the January 19, 2021 meeting. Minutes are attached.
    - Next meeting is on Tuesday, February 16, 2021.
  - 2. Strategic Planning & Corporate Affairs Committee**
    - Councilor Ratz gave an oral report on the January 25, 2021 meeting.
    - Next meeting is on Monday, February 22, 2021.
  - 3. Policy & Governance Committee**
    - Councilor Gil gave an oral report on the January 12, 2021 meeting. Minutes are attached.
    - Next meeting is on Tuesday, February 9, 2021.
  - 4. External Relations Committee**
    - Councilor Allan gave an oral report on the January 21, 2021 meeting. Minutes are attached.
    - Next meeting is on Thursday, February, 18, 2021.
  - 5. Mountain View Regional Waste Commission**
    - Councilor Green had no report at this time.
    - Next meeting is on February 22, 2021.
  - 6. Mountain View Regional Water Commission**
    - Councilor Blair gave an oral report on the January 13, 2021 meeting and Personnel meeting.
    - The Regional and Audit meeting was held on January 19, 2021.
    - Next meeting is on February, 14, 2021.
  - 7. Mountain View Seniors’ Housing**
    - Councilor Ratz stated that the second round of vaccines for Carstairs Lodge and MVSH is scheduled for February 3, 2021.
    - Next meeting will be held on January 28, 2021.
  - 8. Municipal Area Partnership**
    - Mayor Colby had no report at this time.
    - Next meeting will be held on January 30, 2021 in Didsbury.
  - 9. Carstairs Community Development & Economic Partnership (CCD&EP)**
    - Councilor Ratz gave an oral report on the January 13, 2021 meeting. Recruiting for new members was tabled due to COVID, and the Committee would like to arrange a BBQ in the fall if restrictions have lifted by then. Discussions on the community tents; what other user groups would use them for. The Committee would like to acknowledge Rob McKay’s efforts in delivering the Emergency Services Bags.
  - 10. Central Alberta Economic Partnership (CAEP)**
    - Councilor Ratz had no report at this time.
    - Next meeting to be determined.

Motion 034/21

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

CARRIED

- COUNCILOR REPORTS:**
- Councilor Ratz**
    - Attended CCDEP on January 13, 2021.
    - Attended Legislative and Emergency Services Committee meeting on January 19, 2021.
    - Attended Strategic Planning and Corporate Affairs Committee meeting on January 25, 2021.
  - Councilor Wilcox**
    - Attended Legislative and Emergency Services Committee meeting on January 19, 2021.
    - Attended External Relations Committee meeting on January 21, 2021. Also on that date called and spoke with MLA Nathan Cooper on the regionalization.
  - Councilor Allan**
    - Attended Policy and Governance Committee meeting on January 12, 2021.

- Attended External Relations Committee meeting on January 21, 2021.

**Councilor Green**

- Attended Policy and Governance Committee meeting on January 12, 2021.
- Attended External Relations Committee meeting on January 21, 2021.
- Attended the Legislative and Emergency Services meeting on January 19, 2021.
- Attended the Carstairs Library Board, and Trustee meeting on January 19, 2021, where the Plan of Service which is done every 5 years, and the 2020 Annual Report was approved.
- The Financial year end report was approved for December 31, 2020 and the books have been given to the Auditors.
- The Library Board is losing member Don Critten who has been on the board for 5 years. Council will be seeing new Library Board applications come in.

**Councilor Gil**

- Attended Policy and Governance Committee meeting on January 12, 2021.
- Attended Strategic Planning and Corporate Affairs Committee meeting on January 25, 2021.

**Councilor Blair**

- Attended MVRWC meetings on January 13, and 19, 2021.
- Attended External Relations Committee meeting on January 21, 2021.
- Attended Strategic Planning and Corporate Affairs Committee meeting on January 25, 2021.

**Mayor Colby**

- Attended Policy and Governance Committee meeting on January 12, 2021.
- Attended the Strategic Planning & Corporate Affairs Committee meeting on January 25, 2021.

Motion 035/21

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

**CARRIED**

**CORRESPONDENCE:**

Nil

**CAO'S REPORT:**

1. CAO McDonnell followed up the item in regards to CP Rail railway ties, the response back from CP Rail was they would require special equipment to remove the ties and they do not have resources at this time to remove them at this location, and plan to remove later this year.

2. Correspondence Mountain View County Re: Wessex Area Structure Plan is in conflict with the new Intermunicipal Development Plan so they will be repealing it.

3. Administration would like Councils direction on the Memorial Arena if the ice should be removed; or should remain in pending notification from the Province and COVID Restrictions. Minor Hockey would like the ice to remain in and other user groups; however with the cost of \$10,000.00 to keep it in Administration would recommend turning off the plant on Friday this week and taking it out next week. Alberta Health and Dr. Hinshaw are to make an announcement or decision on or before February 5, 2021. Council decision is to wait and see what happens at that time.

Motion 036/21

Motion by Councilor Allan to remove the ice from the Memorial Arena unless clear direction is given by the Alberta Government by February 5, 2021.

**CARRIED**

**Regular Council Meeting – January 25, 2021**

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Motion 037/21

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

**CARRIED**

**COUNCILOR CONCERNS:**

1. Councilor Gil, has received resident concerns with respect to residents taking dogs for walks at the Golf Course. Concern that a few residents are not following signage and guideline will ruin it for the remaining residents.  
Councilor Blair stated him and his wife enjoy the walking paths and has had good back feedback from other residents.  
Council directed Administration to order larger signs; 4 x 8 to be put up.
2. Councilor Wilcox stated business owners have appreciated Council's showing their support through COVID by waiving the 2021 business license fees and for advocating for them.
3. Councilor Green stated he watched CTV Saturday Night and said it was an excellent commentary on Carstairs.

Motion 038/21

Motion by Councilor Wilcox to accept all Councilor concerns as information.

**CARRIED**

**PUBLIC QUESTION PERIOD:**

Nil

**MEDIA QUESTION PERIOD:**

Nil

**CLOSED MEETING SESSION:**

Section 197 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 29)*.

*Item 1. Negotiation Community Hall and Elks Group*

*Item 2. Financial Reports*

*Item 3. AHS*

*Item 4. Personnel*

*Item 5. Legal –Storm Ponds Skating*

Motion 039/21

Motion by Councilor Blair that Council closes the meeting to the Public at 8:57 p.m. to discuss closed session items.

**CARRIED**

Motion 040/21

Motion by Councilor Blair to come out of the closed meeting session at 9:54p.m.

**CARRIED**

Motion 041/21

Motion by Councilor Wilcox to direct Administration to transfer \$33,000.00 to reserve account 4-72-04-710-0 Golf Carts to contribute to the Golf Cart Lease.

**CARRIED**

Motion 042/21

Motion by Councilor Green to direct Administration to transfer \$124,412.72 to reserve account 4-32-00-760-0 Roads to contribute to the 2021 Main Street Project.

**CARRIED**

Motion 043/21

Motion by Councilor Gil to direct Administration to transfer \$40,000.00 to reserve account 4-41-00-760-0 Water to contribute to the 2021 Capital (Pump#4-\$25k & Scada Upgrade-\$15k)

**CARRIED**

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Motion 044/21                      Motion by Councilor Allan to direct Administration to transfer \$10,000.00 to reserve account 4-42-00-760-0 to contribute to the 2021 Lagoon Manholes.

CARRIED

Motion 045/21                      Motion by Councilor Ratz to direct Administration to transfer \$150,000.00 to reserve account 4-41-00-760-0 Water.

CARRIED

Motion 046/21                      Motion by Councilor Blair to direct Administration to transfer \$175,000.00 to reserve account 4-42-00-760-0 Sanitary.

CARRIED

NEXT MEETING:                      Monday, February 8, 2021

ADJOURNMENT:

Motion 047/21                      Motion by Councilor Gil to adjourn the meeting of January 25, 2021, at 9:55 p.m.

CARRIED

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

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

**URBAN** MEMORANDUM  
SYSTEMS

DATE: February 8, 2021  
 TO: Town of Carstairs Council  
 FROM: Becky Soby, Urban Systems Ltd.  
 FILE: 3175.0007.01  
 SUBJECT: Town of Carstairs Homestead Area Structure Plan First Reading

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**Legal Description:** NE ¼ 17-30-1-W5M

**Location:** Northwest portion of the Town of Carstairs

**Applicant:** Freedom Consulting & AI-Terra on behalf of Huttco Developments

**Gross Area:** 14.44 hectares (35.68 acres)

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## 1.0 BACKGROUND

In September 2019, the Town of Carstairs received an application for the Homestead Area Structure Plan (ASP) to provide a high level plan for the development of 14.44 hectares (35.68 acres) located in the northwest portion of the Town, along 10<sup>th</sup> Avenue (Range Road 14A) (as shown on the map below). The Plan area is primarily undeveloped land but does contain an abandoned homestead. The land has been previously utilized for agricultural purposes, with no development occurring recently. The surrounding land uses include residential to the north (Future Heritage) and south (Existing Parkview Estates), agricultural to the west, and a combination of light industrial and residential (Future Carstairs Links) to the east.



Figure 1: ASP Location within Town

 Homestead ASP

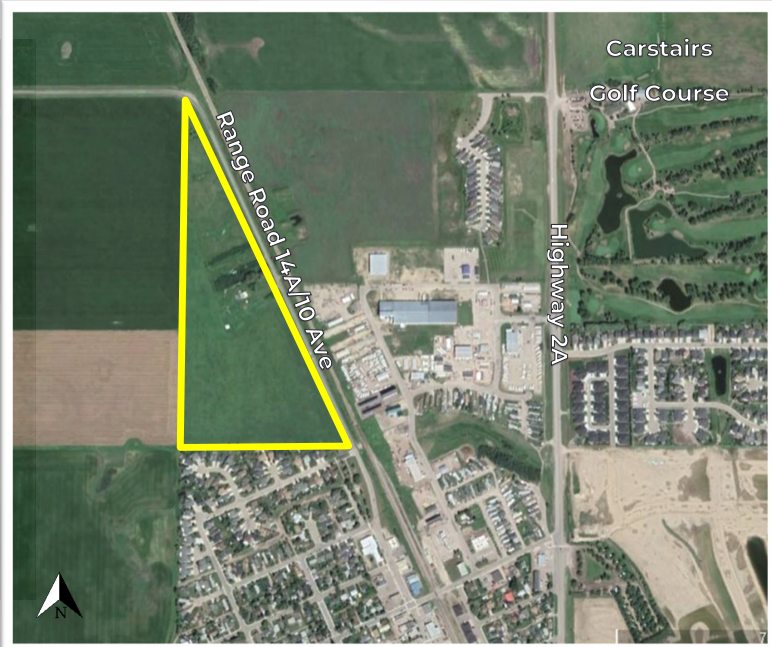


Figure 2: ASP Location

Suite 101, 134 - 11 Avenue SE, Calgary, AB T2G 0X5 | T: 403.291.1193

[urbansystems.ca](http://urbansystems.ca)

## URBAN SYSTEMS MEMORANDUM

DATE: February 8, 2021 FILE: 3175.0007.01  
SUBJECT: Homestead Area Structure Plan First Reading

PAGE: 2 of 3

Urban Systems Ltd. and the Town have worked with the applicant, Huttco Developments, and their agents acting in their behalf, Freedom Consulting (Planning) and Al-Terra (Engineering) since this document was first brought forward in order to review what is being proposed, and review of all the necessary documents/reports that are required in order to support the ASP. These reports address items such as servicing and stormwater management.

### 2.0 OVERVIEW

The entire ASP is proposed to be comprised of residential and residential-supportive land uses. The Land Use Concept as shown in Figure 3 of the ASP contains a variety of forms of residential housing, a stormwater management facility and open space through the provision of Municipal Reserve (MR). The proposal's intent is to facilitate the development of a variety of residential product types, including single detached dwellings, duplexes, semi-detached dwellings, attached dwellings, four-plexes and six-plexes. The northern portion of the ASP area proposes manufactured homes with a common storage area.

The ASP delineates 11.4% (4.08 acres) of the Plan area as open space, which will be dedicated as MR. The ASP also outlines the network of pathways that will connect residents within the community as shown in Figure 4.

The distribution of proposed land uses proposed is as follows;

Table 2 – Distribution of Land Uses

Land Use Category	Area	Percentage
Low Density Residential District – Single Detached District (R1)	2.57 ha (6.35 ac)	17.8%
Low Density Residential District – Two Dwelling District (R2)	3.72 ha (9.19 ha)	25.8%
Medium Density Residential – Attached Dwelling District (R3)	0.47 ha (1.16 ac)	3.3%
Manufactured Home District (RMH)	2.34 ha (5.78 ac)	16.2%
Open Space (PFR)	1.65 ha (4.08 ac)	11.4%
Public Utility (PFR)	0.55 ha (1.36 ac)	3.8%
Roads	3.14 ha (7.76 ac)	21.7%
Total	14.44 ha (35.68 ac)	100%

The Homestead development will be serviced with the extension of existing Town utilities. Water and wastewater services will be provided by connecting to existing mains in Milford Lane. Stormwater management will be accomplished by the construction of a wet pond located in the SE corner of the site adjacent to 10<sup>th</sup> Ave. The pond outlet will release to existing infrastructure, with flows heading east through Town, ultimately to the Sheep Coulee.

**URBAN SYSTEMS** MEMORANDUM

DATE: February 8, 2021 FILE: 3175.0007.01  
SUBJECT: Homestead Area Structure Plan First Reading

PAGE: 3 of 3

**3.0 NEXT STEPS**

The ASP will be circulated to all relevant external agencies and adjacent landowners for a period of 30 days. This will provide an opportunity for these agencies and landowners to submit their comments and questions relating to the proposed plan.

During this circulation period, the applicant will proceed with public engagement in the form of a project website page. Please note, an in person Open House format was considered for this ASP engagement, however, due to the current Covid-19 restrictions, this proved challenging to carry out. Alternatively, the applicant has proposed a project website page that will be available for the public to review the ASP, with contact information also provided so that input can be submitted directly to the applicant. This includes submission of any questions that the public may have relating to the ASP. This website and how to access it will be advertised in a variety of ways, including a newspaper advertisement and posting on the Town website.

Input received during the public engagement stage may be used to modify the ASP. A public hearing will be scheduled after first reading of the bylaw and public engagement. The public hearing will be advertised for two weeks in a local newspaper and to adjacent landowners. At this time, interested parties are provided an opportunity to voice their concerns/comments on the application before Council. Council will then consider Second and Third reading of the amending Bylaw.

**4.0 RECOMMENDATION**

Based on the information presented, Urban Systems Ltd. recommends first reading of the Homestead Area Structure Plan.

Sincerely,

**URBAN SYSTEMS LTD.**



Becky Soby, BA, M.Plan  
Planner

/bs

# **Homestead Development**

## **– Area Structure Plan –**



**Planning and Development**

Prepared By:

**AL-TERRA Engineering**  
(Red Deer) Ltd.

For:

**Huttco Developments Inc.**

February 3, 2021



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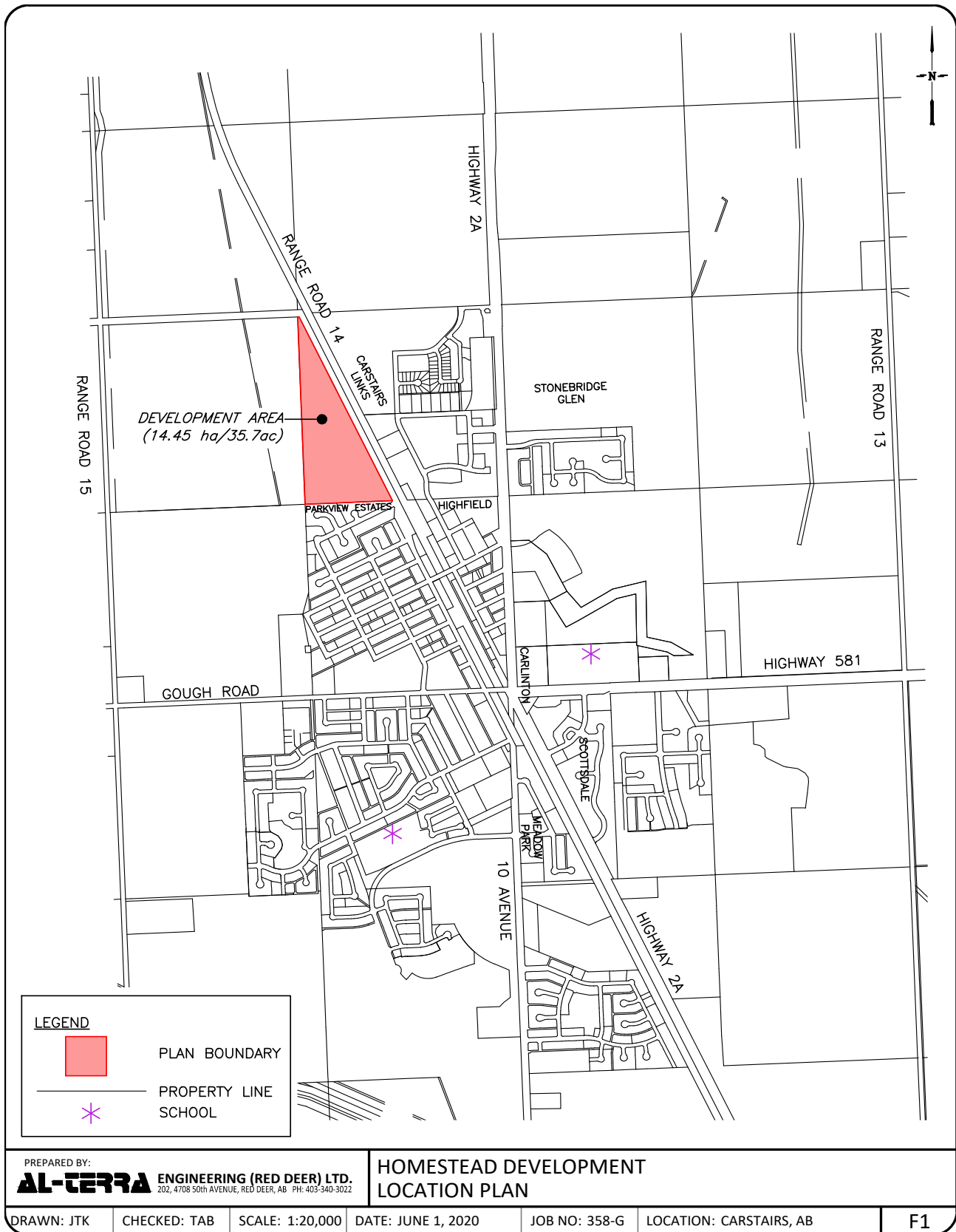
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## Part 1 Introduction

### 1.1 Purpose

AL-Terra Engineering (Red Deer) and Freedom Planning (Airdrie) were retained by Huttco Developments Inc. to provide engineering and planning services related to the proposed Homestead Development. The purpose of this Area Structure Plan (ASP) is to provide a high-level plan for the proposed development in the north portion of the Town of Carstairs within the NE ¼ 17-30-1-W5M. The site location is illustrated on Figure 1 – Location Plan. Huttco Developments Inc. is the current owner of 14.44 hectares (ha) (35.68 acres) (ac) within the NE ¼ 17-30-1-W5M.

This ASP will be used as a tool to guide the development of the Plan area to ensure the land uses, sequence of development and eventual subdivision and development occur in an orderly and effective manner. The Homestead ASP is in general conformity with the Town of Carstairs Municipal Development Plan (MDP) and other relevant Town policies as further detailed throughout the ASP. The implementation of the Plan is intended to result in the development of a neighbourhood in keeping with the Town of Carstairs vision of “building a vibrant, affordable and sustainable community, offering an unsurpassed quality of life”.



## Part 2 Background

### 2.1 Alignment with Municipal Policy

The Town of Carstairs Municipal Development Plan (MDP) was adopted by Bylaw No. 967 on September 27, 2010 and amended in January of 2020 by Bylaw No. 1097. This document provides a high-level framework for how the community will develop. The purpose of the MDP is to ensure future growth and development is sustainable, orderly, efficient and that it enhances the quality of life for the citizens of Carstairs.

The Homestead Area Structure Plan (ASP) provides for the development of a new residential neighbourhood in keeping with the Municipal Development Plan Map (Appendix A). The development is a contiguous and logical extension of Parkview Estates, the existing residential development to the south and Carstairs Links, the residential area currently under development to the east. The continuation of the urban environment is also in keeping with Section 5 of the MDP – Growth Management + Financing of Urban Growth. This ASP aligns with the following MDP goals and policies:

- Goal 4.2 - to undertake community development in an environmentally, socially and fiscally sustainable manner that benefits existing and future residents of the community
- Policy 5.3.1 – wherever possible, development shall be contiguous to existing built areas unless the Town deems servicing and road requirements are more efficiently provided in areas isolated from the existing built-up areas
- Policy 5.3.3 – the Town shall promote development that utilizes land efficiently and encourage residential development at densities established in this MDP.
- Policy 5.3.5 – developers shall be responsible for the construction and initial maintenance of municipal utilities including required extensions and oversizing, as per their respective development agreement unless otherwise specified by the Town.

### 2.1.1 Residential Development

The Homestead ASP offers a new residential neighbourhood that provides an array of housing types to appeal to a variety of future residents. Homestead will have a variety of options for those residents looking for detached homes while allowing the flexibility to accommodate accessory suites. The proposed development will also offer the potential for duplexes, semi-detached dwellings, attached dwellings, four-plexes and six-plexes. The northern end of the Plan area will provide for manufactured homes and the required common storage area.

The Town of Carstairs MDP indicates that the community's preference has predominantly been low density single-family housing; however other forms of housing such as semi-detached and row houses are gaining in popularity. The following goal from section 6.2 of the MDP is met by the ASP:

- to facilitate a variety of housing opportunities of densities that meet the needs and preferences of all household types and income levels.

The Homestead ASP is in conformance the Town of Carstairs MDP and aligns generally with Sections 4, 5 and 6 as well as the Municipal Development Plan Map (Appendix A).

### 2.1.2 Open Space and Environment

The Homestead ASP conforms with Section 9 of the MDP that outlines the policies regarding Open Space and Environment. The following goals from section 9.2 of the MDP are met by the ASP:

- To provide integrated, accessible and well-planned open spaces that support a broad range of leisure and recreation opportunities for all age groups, income levels, and abilities.
- To continually grow the system of pathways linking parks, open spaces and natural areas as the Town expands.

MDP Policy 9.3.3 reiterates the Municipal Government Act (MGA) requirement for ten (10) percent of the developable land to be dedicated as Municipal Reserve (MR). The Homestead ASP provides a total 1.65 ha (4.07 ac) of MR which is approximately 11.4% of the developable area. Pedestrian connections are focused adjacent to 10<sup>th</sup> Avenue and the future storm water

pond. A linear pedestrian connection is also provided west of the storm water pond to the main north south roadway, Homestead Avenue. The internal roadways that connect to pathways and open space will contain sidewalks to allow further pedestrian and cyclist movement throughout the neighbourhood and to the surrounding areas.

### 2.1.3 Transportation

The MDP identifies the Town of Carstairs as an automobile-oriented community due to the high number of residents that commute outside of the municipality for work and the absence of a public transit system. The Homestead ASP will provide three vehicular (3) access points to the neighbourhood and surrounding areas via 10<sup>th</sup> Avenue. The general layout of the transportation network is shown on the Transportation Network figure (Figure 8). All roads will be constructed in accordance with the Town of Carstairs standards and Transportation Master Plan (TMP).

### 2.1.4 Utility Services

Development within the Homestead ASP will be connected to the Town of Carstairs water, sanitary sewer and stormwater systems. These three (3) systems will be designed and constructed to comply with the MDP and the Master Servicing Strategy of the Town of Carstairs; achieving the standards as set out by the Town of Carstairs and the provincial approving authorities respectively.

## Part 3 ASP Vision and Objectives

### 3.1 Vision

The vision for the Homestead Area Structure Plan (ASP) is to allow for the development of an inclusive residential neighbourhood that provides for the evolving housing needs of Carstairs residents and provides flexibility over time to adapt to consumer demand.

### 3.2 Objectives

The vision for the Homestead ASP incorporates the underlying theme of sustainability in providing for a variety of options to the traditional detached dwellings predominantly found in the Town of Carstairs. The objectives listed below support the vision of the Homestead ASP:

- To create an inclusive residential neighbourhood that provides housing opportunities for a broad range of ages, lifestyles and income levels
- To provide parks and linear open spaces for community gatherings and connections to adjacent developments
- To provide pedestrian connectivity to adjacent developments and along major thoroughfares
- To provide active and passive opportunities for recreation
- To provide a range of housing options to consumers
- To ensure cost-effective and contiguous infrastructure
- To provide the opportunity for a multi-generational community
- The principles of Crime Prevention Through Environmental Design (CPTED) will be taken into consideration to help create a safe and secure neighbourhood



## Part 4 Plan Context, Development Concept and Policies

### 4.1 Site Features and Context

The Homestead Area Structure Plan (ASP) is located at the north end of the Town of Carstairs immediately adjacent to the municipal boundary which forms the western edge of the Plan area. The Plan area is bound by the following:

- The lands to the west are currently undeveloped and appear to be used for agricultural purposes. These lands are within the jurisdiction of Mountain View County.
- The existing residential neighbourhood of Parkview Estates is located to the south.
- Another residential community, Carstairs Links, is currently under development to the east.
- The future neighbourhood of Heritage is planned to the north east.
- The lands to the east, across 10<sup>th</sup> Avenue, are currently light industrial.
- The lands to the south and east contain a variety of commercial uses.

There are two (2) schools located within the Town of Carstairs. Carstairs Elementary school is located on Scarlett Ranch Boulevard approximately 2.5 kilometers from the Plan area. Hugh Sutherland School is located on Highway 581 approximately 1.3 kilometers away from the proposed development.

A large recreation area consisting of multiple baseball diamonds and a spray park is located along Gough Road and 11<sup>th</sup> Avenue. The Carstairs Community Centre is also located nearby. This recreational node is located approximately 1.3 kilometers from the proposed development.

#### 4.1.1 Environmental

Pintail Environmental Consulting Inc. in conjunction with EnviroSmith Consulting Professionals was retained by Huttco Developments Inc. to complete a Wetland Assessment and Impact Report (WAIR) for the Homestead ASP area.

The wetland boundaries were determined based on a comprehensive desktop analysis combined with field verification ("Pathway 5" as per the *Alberta Wetland Identification and Delineation Directive*). The initial desktop analysis identified 3 potential wetlands within the proposed development area. Field verification determined that 2 of those areas did not meet

the definition of a wetland and were upland areas. This determination resulted in wetland within the proposed project area. Detailed catchment area for the wetland could not be delineated due to a lack of detailed contour data. In general, the drainage patterns run west to east on the site.

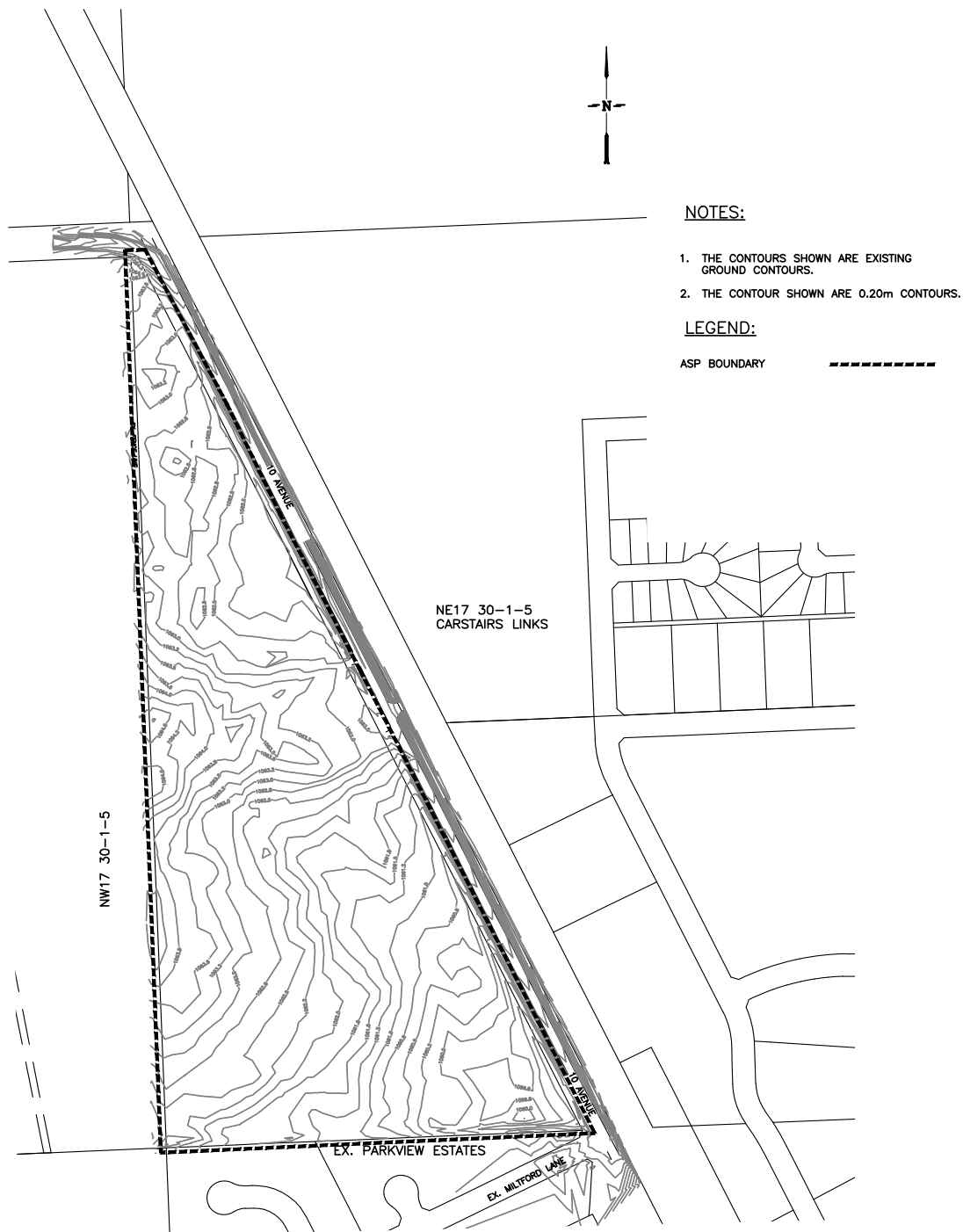
The identified wetland is on the northern portion of the proposed development (as shown in Appendix A). It is approximately 0.33 ha (0.82 ac) and an ABWRET-A assessment rated it at a Relative Wetland Value of "B". This rating considered the wetland's hydrological function, water quality function, and its location within an area of historical wetland loss. Development is expected to begin in the south portion of the Plan area and proceed north. A Water Act application will be submitted when development plans in the north are underway.

A Phase 1 Environmental Site Assessment (ESA) was also completed for the subject site. The report found no evidence of contamination in connection with the property. No additional investigation was recommended.

#### 4.1.2 Soils, Geotechnical and Topography

A geotechnical investigation was completed for the Homestead Plan area in June 2019 by Parkland Geotechnical Consulting Ltd. Groundwater within the development area was found to range in depth from 4.0 to 6.5 metres (m) depending on the borehole location. A table with all the groundwater depths is shown on page 5 of the geotechnical report submitted under separate cover. The investigation concluded that the subsurface conditions at this site are considered to be suitable for a residential subdivision.

The site is relatively flat sloping from west to east at approximately 0.7%. Elevations of the site are in the range of 1064.00m to 1059.50m. The geotechnical investigation indicated that the soils in the area are relatively uniform and consist of a descending order of topsoil, silt, sand and clay overlying glacial till and weathered sandstone bedrock. The investigation anticipates site preparation will require minor cuts or fills (i.e. less than 1.0m) for building pads. The existing contours of the site are illustrated on Figure 2 – Land Features and Topography.



PREPARED BY:

**AL-TERRA ENGINEERING (RED DEER) LTD.**  
202, 4708 50th AVENUE, RED DEER, AB PH: 403-340-3022

## HOMESTEAD DEVELOPMENT LAND FEATURES AND TOPOGRAPHY

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DATE: JUNE 1, 2020

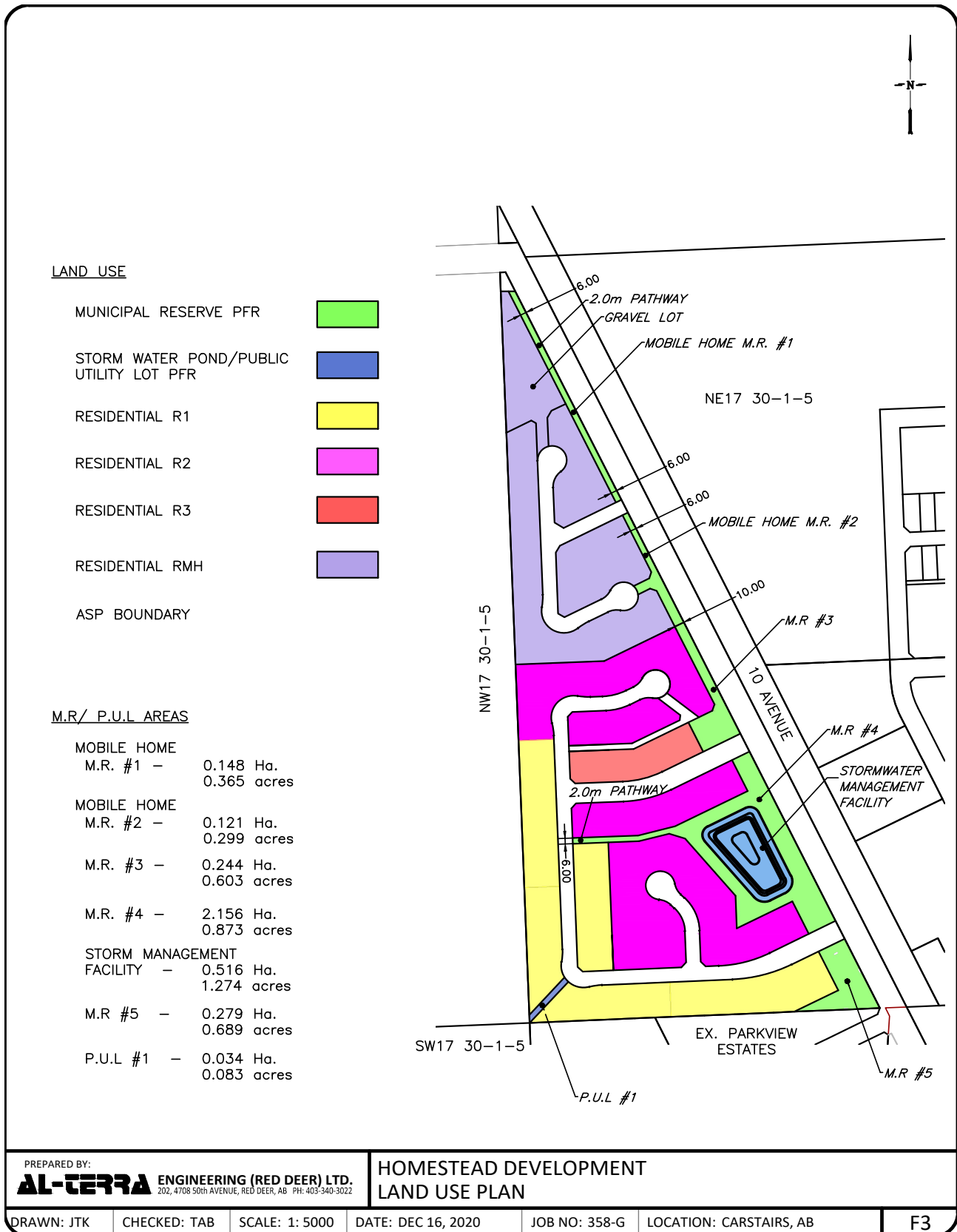
JOB NO: 358-G

LOCATION: CARSTAIRS, AB

F2

#### 4.2 Development Concept and Land Use Distribution

The overall Development Concept for the Homestead ASP is shown on Figure 3 – Land Use Plan. The Concept contains a variety of forms of residential housing, a stormwater management facility and open space through the provision of MR. The Plan area will generally be developed from south to north with the initial phase encompassing the stormwater management facility, MR and low density residential through the single detached district (R1) and two dwelling district (R2). The next phase includes additional low density residential with the creation of additional R2 lots and an extension of the MR immediately west of the stormwater management facility. The third phase provides a second access point to 10<sup>th</sup> Avenue and will allow for the provision of low density residential (R2) and medium density residential through the attached dwelling district (R3). This phase will also connect the MR adjacent to the stormwater facility north along 10<sup>th</sup> Avenue. Phase 4 contains additional R2 lots and the associated adjacent MR while Phase 5 will create an area of manufactured home district (RMH), additional MR and a third access point to 10<sup>th</sup> Avenue. Figure 10 – Phasing Plan is found at the end of the ASP and outlines the overall phasing intended for the Plan area.



The Homestead ASP encompasses 14.44 ha (35.68 ac) with approximately 9.10 ha (22.48 ac) of residential development. The projected density and unit counts are shown below in Table 1. The breakdown of the Plan area by proposed land use is shown below in Table 2.

Table 1 – Projected Density and Unit Count

Land Use Category	Area	Unit Count	Density	Population	Ratio by Unit Type
Low Density Residential District – Single Detached District (R1)	2.57 ha (6.34 ac)	54	21.0 UPHA (8.5 UPA)	178	34%
Low Density Residential District – Two Dwelling District (R2)	3.72 ha (9.19 ha)	44	11.8 UPHA (4.8 UPA)	145	28%
Medium Density Residential – Attached Dwelling District (R3)	0.47 ha (1.16 ac)	20	42.6 UPHA (17.24 UPA)	66	13%
Manufactured Home District (RMH)	2.34 ha (5.78 ac)	40	17.1 UPHA (6.9 UPA)	132	25%
Total	9.10 ha (22.48 ac)	158	17.36 UPHA (7.03 UPA)	521 **	100%

\*\* based on average household size of 3.3 people per dwelling unit for low density residential and 2.2 people per dwelling unit as per City of Calgary estimation guidelines.

When fully developed the Homestead Plan area will accommodate approximately 521 people with an overall density of 17.36 units per hectare (UPHA) or 7.03 units per acres (UPA).

Table 2 – Distribution of Land Uses

Land Use Category	Area	Percentage of Developable Area
Low Density Residential District – Single Detached District (R1)	2.57 ha (6.34 ac)	17.8%
Low Density Residential District – Two Dwelling District (R2)	3.72 ha (9.19 ha)	25.8%
Medium Density Residential – Attached Dwelling District (R3)	0.47 ha (1.16 ac)	3.3%
Manufactured Home District (RMH)	2.34 ha (5.78 ac)	16.2%
Open Space (PFR)	1.65 ha (4.08 ac)	11.4%
Public Utility (PFR)	0.55 ha (1.36 ac)	3.8%
Roads	3.14 ha (7.76 ac)	21.7%
Total	14.44 ha (35.68 ac)	100%

#### 4.2.1 Policies

1. Development should generally occur as shown in the Homestead ASP Land Use Plan.
2. The predominant forms of housing shall be R1 (detached dwellings) and R2 (duplexes and semi-detached dwellings).
3. A mix of dwelling types and styles shall be provided on various lot sizes to appeal to a variety of residents.
4. The Homestead ASP shall be serviced by municipal water, sanitary sewer and stormwater systems.
5. The target residential density is approximately 17.36 UPHA (7.03 UPA).

#### 4.3 Parks and Open Space

The Homestead Development has been designed to provide easy access to open for all residents. In total, the Homestead Development includes approximately 1.65 ha (4.07 ac) of MR representing 11.4% of the net developable area.

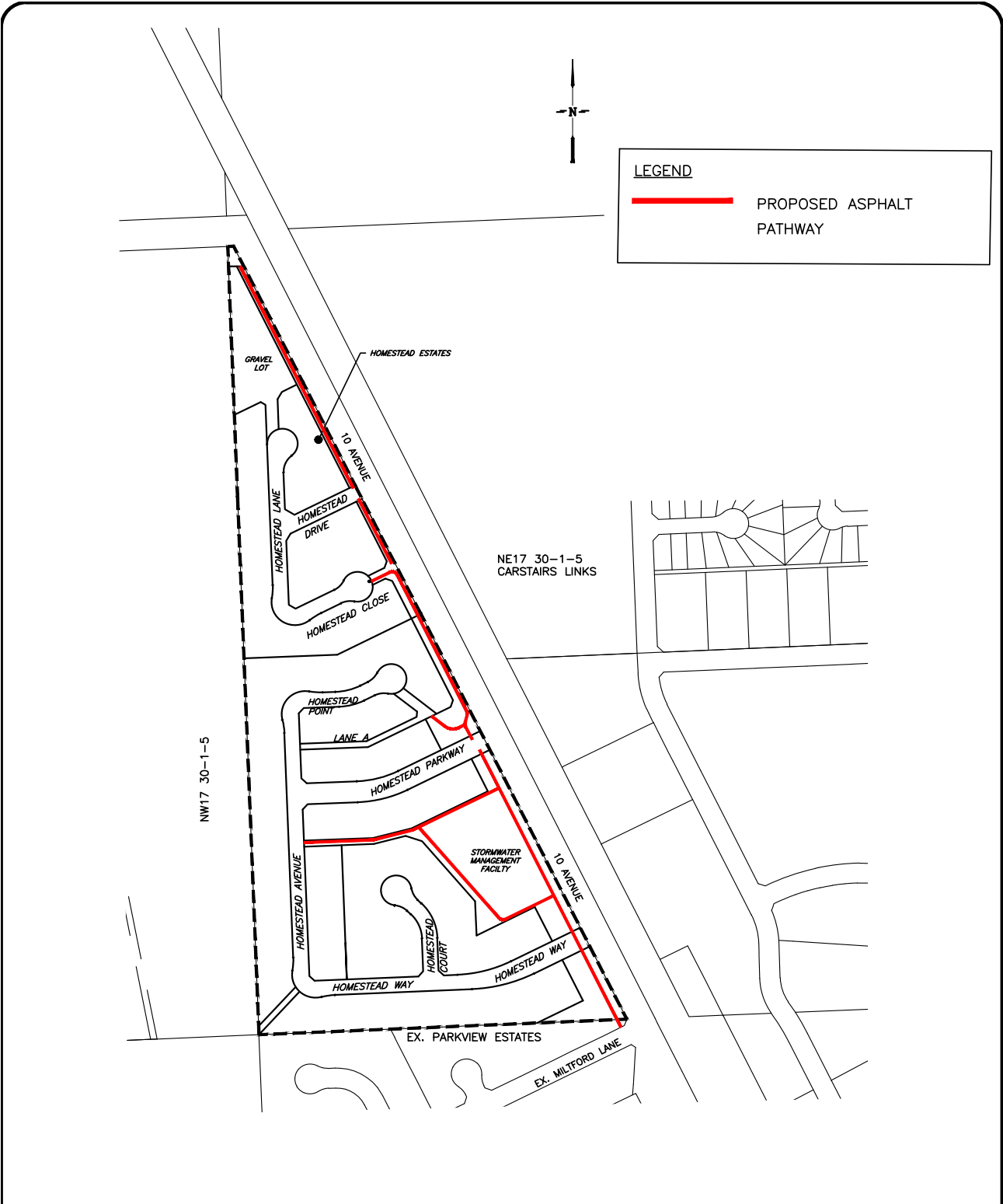
Pedestrians and cyclists will have the opportunity to move through the Homestead neighbourhood and connect to the adjacent developments through the use of pathways and sidewalks. MR, in the form of linear open spaces, will connect the internal street connections to the open space surrounding the stormwater feature. In accordance with the Municipal Government Act (MGA) the development will provide 10% of the net developable area as parks, open space or a cash-in-lieu payment for the value of the land. The ASP anticipates approximately 11.4% of the net developable area will be dedicated as MR at the subdivision stage of development.

All walkways will be constructed to the Town of Carstairs Design Standards. Walkway details and final open space calculations will be determined at the time of subdivision.

##### 4.3.1 Policies

1. A landscape plan shall be prepared, to the satisfaction of the Town of Carstairs, at the subdivision stage of development.
2. All open spaces and parks within the ASP shall meet the Town of Carstairs Landscaping Standards.
3. The pathway network shall be developed as generally shown in Figure 4 – Pathway Network.





PREPARED BY: <b>AL-TERRA</b> ENGINEERING (RED DEER) LTD. 202, 4708 50th AVENUE, RED DEER, AB PH: 403-340-3022		HOMESTEAD DEVELOPMENT PATHWAY NETWORK			
DRAWN: JTK	CHECKED: TAB	SCALE: 1:5000	DATE: DEC 16, 2020	JOB NO: 358-G	LOCATION: CARSTAIRS, AB
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#### 4.4 Engineering Services

The Homestead ASP has been designed in accordance with the Town of Carstairs servicing requirements. The provision of efficient infrastructure is paramount to the ability to provide cost-effective housing that is affordable and desirable to a broad range of residents.

##### 4.4.1 Water Services and Policies

The Homestead Development will be serviced by a water main system. This system will tie into the existing water mains located in existing Miltford Lane in Parkview Estates.

As illustrated on Figure 5 – Water Main Plan, there is one (1) connection to the existing water mains for the entire development. This connection is located in the south east corner of the Plan area by way of a Public Utility Lot (PUL).

A 300mm water main that will parallel existing 10<sup>th</sup> Avenue will be installed along the east side of the property and terminate at the far north east corner of the property. A temporary flushing hydrant will be installed at the north most end of this watermain. Should a secondary water main connection be made available to the property in the future the temporary flushing hydrant will be removed and serve as the tie in point to the development.

A 300mm water main is being installed along Homestead Way for future development to the west. This 300mm water main will utilize a 6.0 m wide PUL in the south west corner of the development and will terminate at the property line. A temporary flushing hydrant located at the property line will be installed. The Water Main Plan also shows a future tie-in point along the eastern edge of the development, adjacent to 10<sup>th</sup> Avenue.

A water model has been completed and submitted to the Town of Carstairs to ensure adequate fire flow pressure can be achieved throughout the development.

4.4.1.1 Policies

1. Water servicing shall be constructed to the Town of Carstairs standards.
2. Connections for water looping will be provided for future development adjacent to the Plan area.
3. The water system shall be constructed in accordance with the Water Main Plan.
4. Future phases may require a second watermain connection.



#### 4.4.2 Sanitary Sewer and Policies

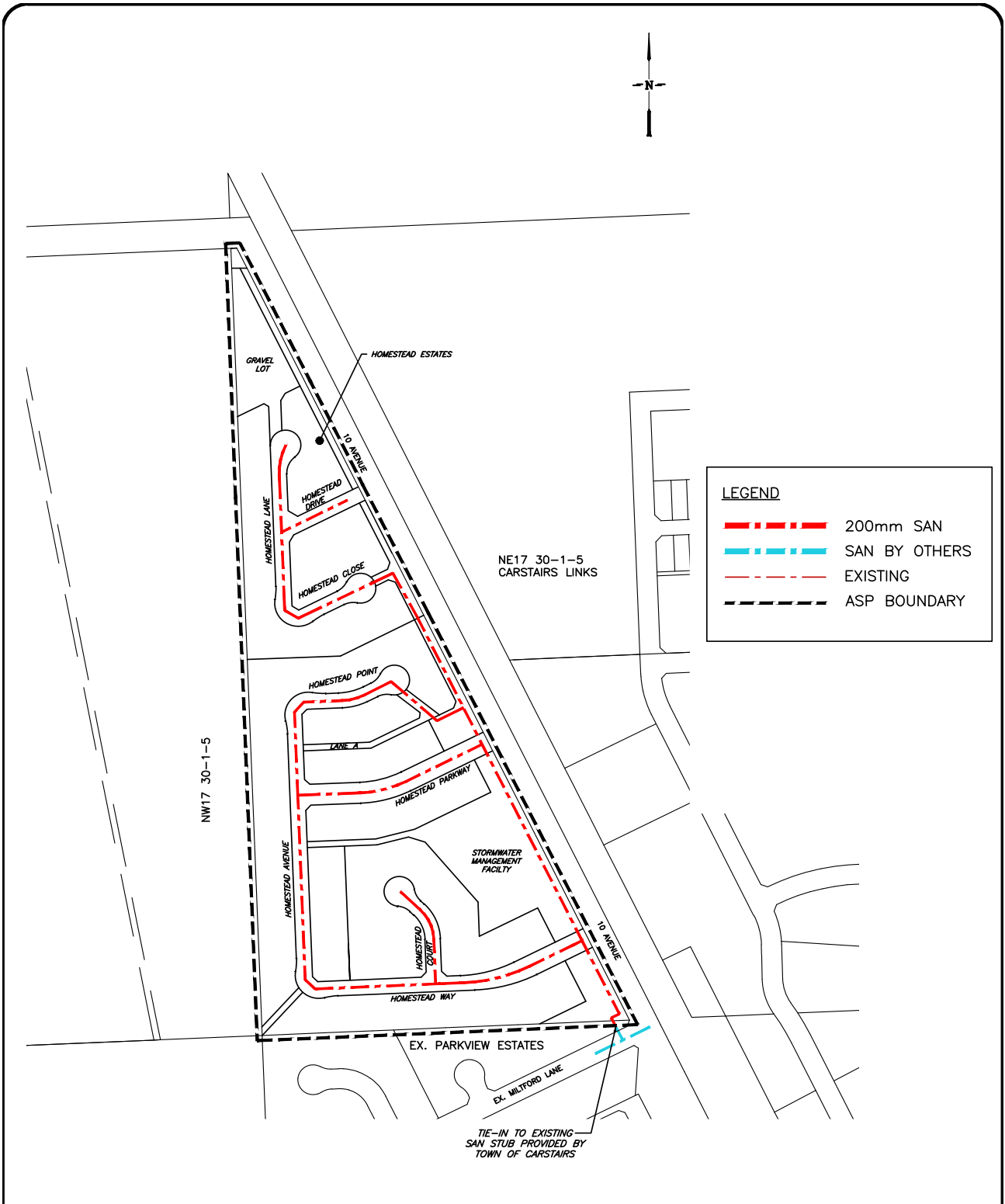
The Homestead Development will be serviced by a sanitary sewer system. The proposed sanitary sewer system will tie into the existing sanitary sewer main located in Miltford Lane within Parkview Estates.

As illustrated on Figure 5 – Sanitary Sewer Plan, there is one (1) connection to the existing sanitary sewer mains for the entire development. This connection is located in the south east corner of the development by way of a PUL. All the wastewater generated from the entire development will be collected by an underground sanitary sewer system and routed to the existing sanitary sewer mains.

Based on the topography of the proposed development and the grade of the existing sanitary sewer mains, it is anticipated that all the developments sanitary sewer mains will be directed to the existing system by way of gravity with no lift station being required.

##### 4.4.2.1 Policies

1. Sanitary sewer servicing shall be constructed to the Town of Carstairs standards.
2. The sanitary sewer system shall be constructed in accordance with the Sanitary Sewer Plan.



PREPARED BY: <b>AL-TERRA</b> ENGINEERING (RED DEER) LTD. 202, 4708 50th AVENUE, RED DEER, AB PH: 403-340-3022				HOMESTEAD DEVELOPMENT SANITARY SEWER PLAN			
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#### 4.4.3 Stormwater Management and Policies

The Homestead Development will be serviced by an internal storm sewer system as detailed in the Storm Water Report submitted July 31, 2020. The storm sewer system will consist of both a minor and major storm system. The intent of this system is to pick up any stormwater as part of the roadway drainage during a stormwater event.

The natural drainage occurs from west to east and the minor and major storm drainage system will be constructed to follow the natural topography of the land. The minor storm system will consist of storm pipe infrastructure constructed below ground. The minor storm system will be designed to handle runoff from storms up to a 1:5-year event. To convey stormwater during minor events, the minor storm system will be routed via a gravity piped system to the storm water management facility. Catch basins will be connected to the minor storm sewer within the proposed roadway. Trap lows will be provided at catch basin locations. For rainfall events in excess of 1:5-year, a major stormwater system consisting of overland drainage routes within the roadway and lanes, will be developed to control stormwater. To accommodate this situation, roads will be designed and graded to route the overland flow runoff to the detention pond with some planned ponding within the roads. A portion of the overland drainage will run along 10<sup>th</sup> Avenue in a separate ditch that will be contained completely within the development, separate from the 10<sup>th</sup> Avenue roadside ditch. The detailed design process will ensure that the major overland drainage system is designed in accordance with the Alberta Environment Guidelines.

All stormwater generated from both the minor and major storm systems will be routed through a stormwater management pond. The proposed stormwater management pond will be located in the south east corner of the development. This stormwater management facility will be sized to accept all stormwater flows from the proposed development and detain stormwater runoff from the development during major events. To maintain allowable discharge rates, the stormwater management pond will outlet through a control structure located in the south east corner of the proposed stormwater pond. The pond discharge will be restricted via an orifice located in the control structure. The allowable discharged stormwater will be routed via a gravity piped system into an existing catch basin manhole located in the north west corner of the Miltford Lane/10<sup>th</sup> Avenue intersection. The stormwater via the gravity piped system will outlet into the existing railway drainage ditch located on the east side of the Miltford Lane/10<sup>th</sup> Avenue intersection.

The stormwater management pond will be constructed as a wet pond that will aid in acting as a bio filter. Permanent pools will be constructed in the pond to allow for settlement of suspended solids to remove sediment. The pond shall be constructed with a minimum permanent pool depth of 2.0m and a maximum depth of 3.0m. The maximum active detention storage depth would be 1.0m. The stormwater management facility will require a storm treatment unit in order to properly treat the stormwater. This unit will be installed upstream of the inlet to the wet pond. The stormwater system is shown on Figure 7 – Storm Sewer Plan.

The northern most 1.27 acres of the development is proposed to be a gravel lot and will serve as a storage/parking area for the proposed manufactured home park. The natural drainage of this area occurs from west to east directing water towards the existing 10<sup>th</sup> Avenue roadway ditch. The intent of the gravel lot is to continue with this drainage pattern directing water towards the existing 10<sup>th</sup> Avenue ditch that occurs naturally by sloping the gravel lot from west to east.

There is an existing low area at the southernmost part of the gravel lot. This low area is shown on Figure 11. Some storm water from the adjacent undeveloped lands along with some from the proposed development, ultimately converging in the low area and then draining towards the existing 10<sup>th</sup> Avenue ditch. As part of the development, this low area will be built up to allow for storm water to drain towards the existing roadway ditch more freely rather than converge in one area.

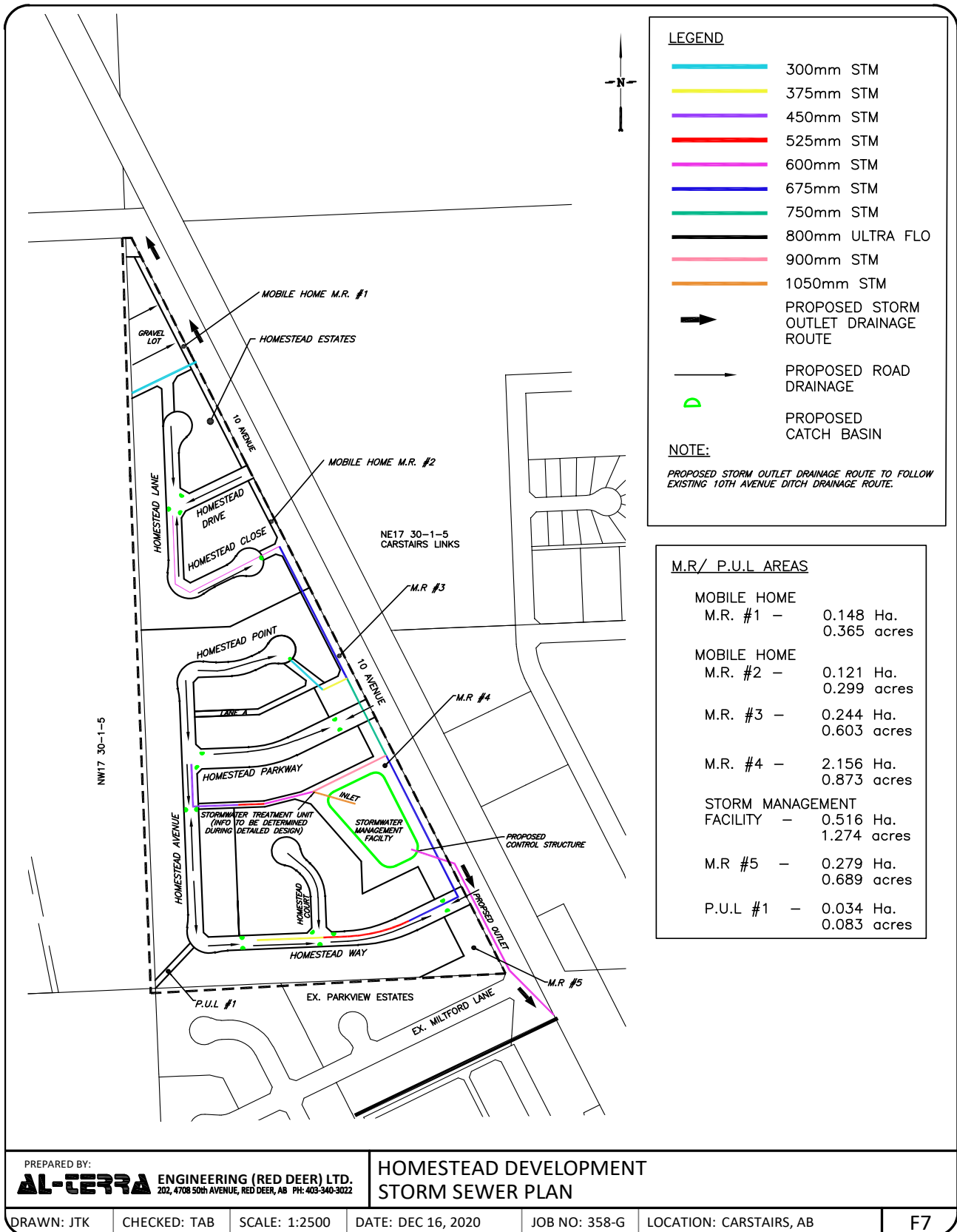
A culvert will be installed at the south end of the gravel lot to guard against any potential disruption of the adjacent undeveloped lands natural drainage pattern as a result of the development. This culvert will run west to east across the entire gravel lot and should allow for the adjacent lands storm water to continue its natural drainage path towards the existing roadway ditch.

#### 4.4.3.1 Policies

1. Stormwater management shall be constructed to the Town of Carstairs standards.
2. The proposed stormwater pond will meet the Town of Carstairs standards with respect to pond maintenance and access.
3. The stormwater management facility will be designated as a Public Utility Lot.



4. Residents will be encouraged to utilize private rainwater collection for watering and irrigation of private property.
5. Private eave troughs should be directed toward permeable surfaces.
6. Municipal Reserve shall be dedicated adjacent to the stormwater management facility to enhance the pedestrian network.

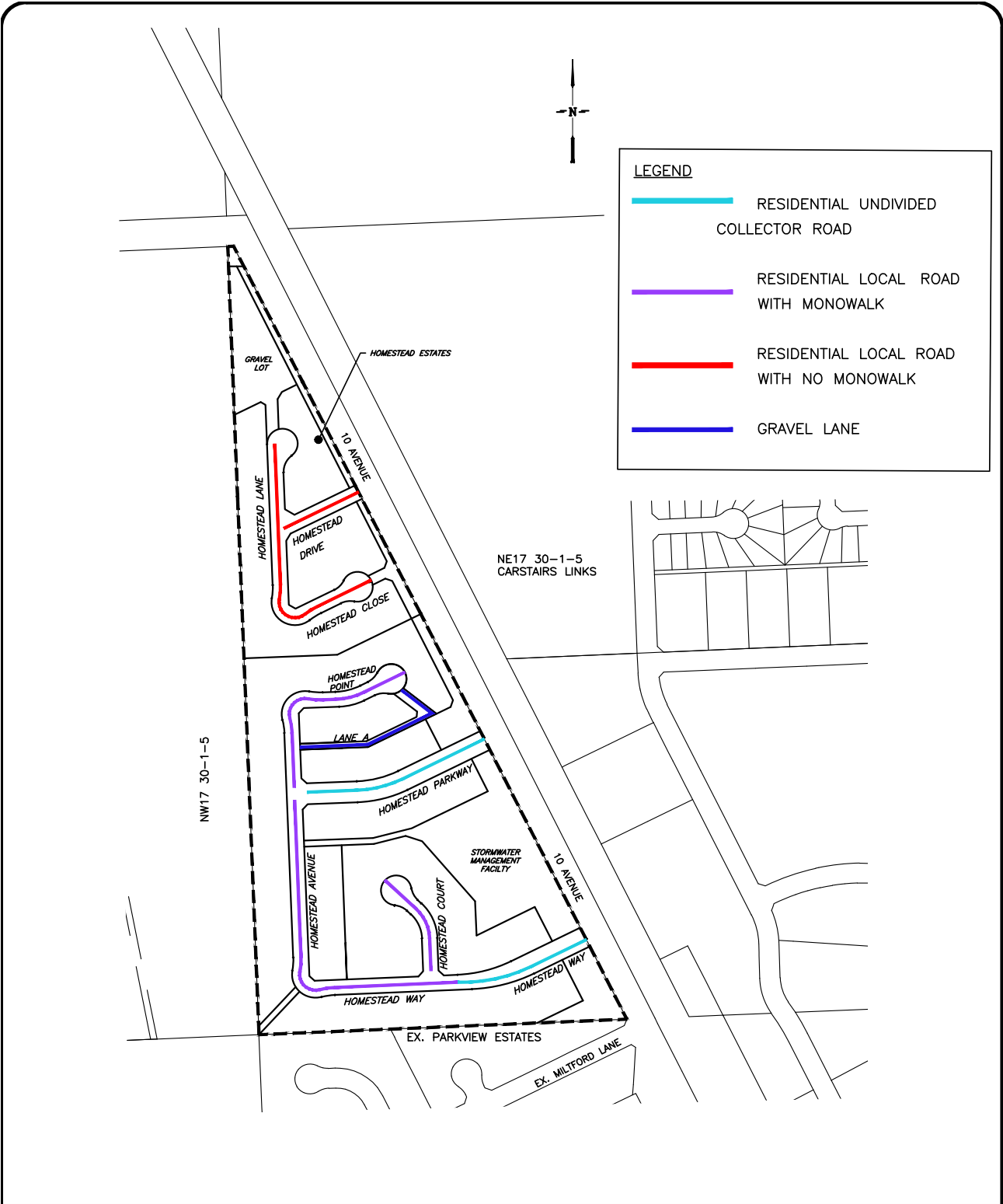


#### 4.5 Transportation

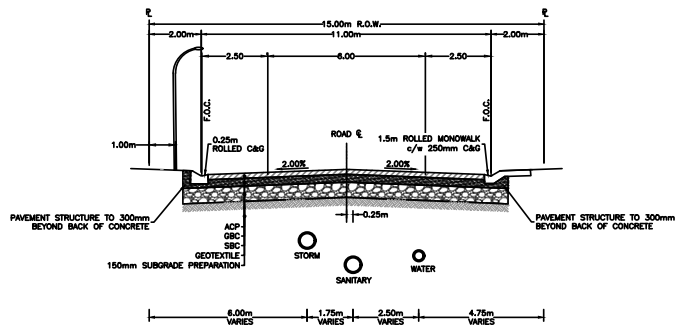
The Homestead development will be accessed from existing 10<sup>th</sup> Avenue via three (3) access points. These three (3) access points will connect to two (2) distinct neighbourhood cells; each with their own internal road networks. Figure 7 – Transportation Network illustrates the intended road network and the various road standards that will be utilized are indicated on the subsequent figures.

##### 4.5.1 Policies

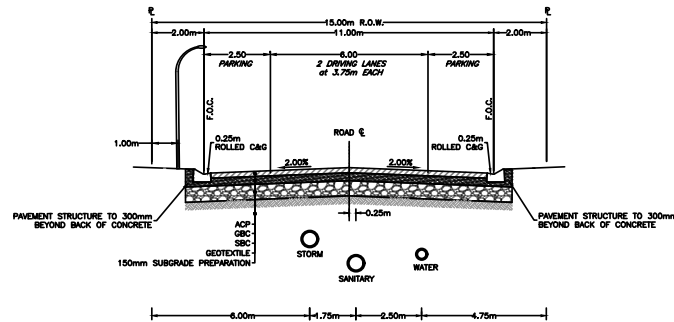
1. All roads will be constructed to the Town of Carstairs standards.
2. Sidewalks and pathways will be provided to connect the two (2) internal neighbourhood cells as well as the surrounding areas within the Town of Carstairs.
3. The road network and associated access points shall generally be constructed in accordance with Figure 8 – Transportation Network.



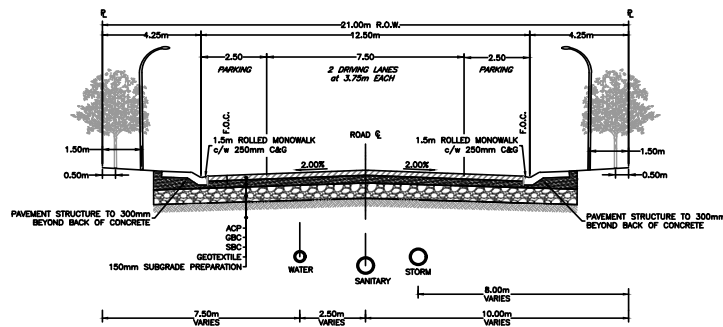
PREPARED BY: <b>AL-TERRA</b> ENGINEERING (RED DEER) LTD. <small>202, 4708 50th AVENUE, RED DEER, AB PH: 403-340-3022</small>		HOMESTEAD DEVELOPMENT TRANSPORTATION NETWORK			
DRAWN: JTK	CHECKED: TAB	SCALE: 1:5000	DATE: JUNE 10/20	JOB NO: 358-G	LOCATION: CARSTAIRS, AB
					F8



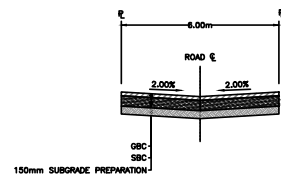
RESIDENTIAL LOCAL ROAD WITH EAST MONOWALK CROSS-SECTION



RESIDENTIAL LOCAL ROAD CROSS-SECTION



RESIDENTIAL COLLECTOR UNDIVIDED ROAD CROSS-SECTION



GRAVEL LANE CROSS-SECTION

PREPARED BY:  
**AL-TERRA ENGINEERING (RED DEER) LTD.**  
202, 4708 50th AVENUE, RED DEER, AB PH: 403-340-3022

HOMESTEAD DEVELOPMENT  
ROAD CROSS SECTIONS

DRAWN: JTK

CHECKED: TAB

SCALE: NTS

DATE: JUNE 9, 2020

JOB NO: 358-G

LOCATION: CARSTAIRS, AB

F9

#### 4.6 Shallow Utilities

Shallow utility infrastructure will be installed during the construction phase of development. The shallow utility alignments will be established during the preparation of the Servicing Study prior to subdivision.

##### 4.6.1 Policies

1. All shallow utilities shall be designed and installed in accordance with the standards of the pertinent service provider.
2. A shallow utilities plan will be required at the time of subdivision.

#### 4.7 Emergency Services

The Homestead Development will utilize the Town of Carstairs emergency services departments. The Town of Carstairs Firehall, located on Gough Road is approximately 1.5 kilometers away. The street network in the proposed development has been designed to allow emergency access to all buildings. Local roads with only one access point will be wide enough to ensure emergency vehicles can access all properties quickly and efficiently.

##### 4.7.1 Policies

1. The Transportation Network shall be designed to accommodate emergency vehicle access as per City of Calgary standards.

## Part 5 Implementation

### 5.1 Phasing

The Homestead development will be developed in phases as generally shown on Figure 9 – Phasing Plan. The phasing boundaries shown are intended to be conceptual in nature and may vary slightly once development takes place. Development will commence in the south east area of the subject site where the sanitary sewer and water main connections are located. The phasing also allows for the various residential housing types and densities to be brought on gradually based upon market demand.

Build out of the neighbourhood will generally occur from south to north to ensure development is contiguous with existing development and servicing is provided in an efficient and effective manner. The stormwater management facility will be included in the initial stage of development along with the dedication of the adjacent Municipal Reserve (MR). Access during this phase of development will be via 10<sup>th</sup> Avenue at the southernmost access point to the site. The final phase of the development is intended to be the northernmost portion of the site which is planned for manufactured homes and the required common storage area.

#### 5.1.1 Policies

1. The Homestead Area Structure Plan (ASP) shall generally be developed in accordance with the Phasing Plan.
2. At the time of subdivision, a minimum of ten (10) percent of the net developable area shall be dedicated as Municipal Reserve.
3. The stormwater management facility shall be constructed with the initial phase of development.
4. The Plan area shall be developed in accordance with the Town's policies and plans: the Municipal Development Plan, the Town of Carstairs – Mountain view County Intermunicipal Development Plan, and the Land Use Bylaw.

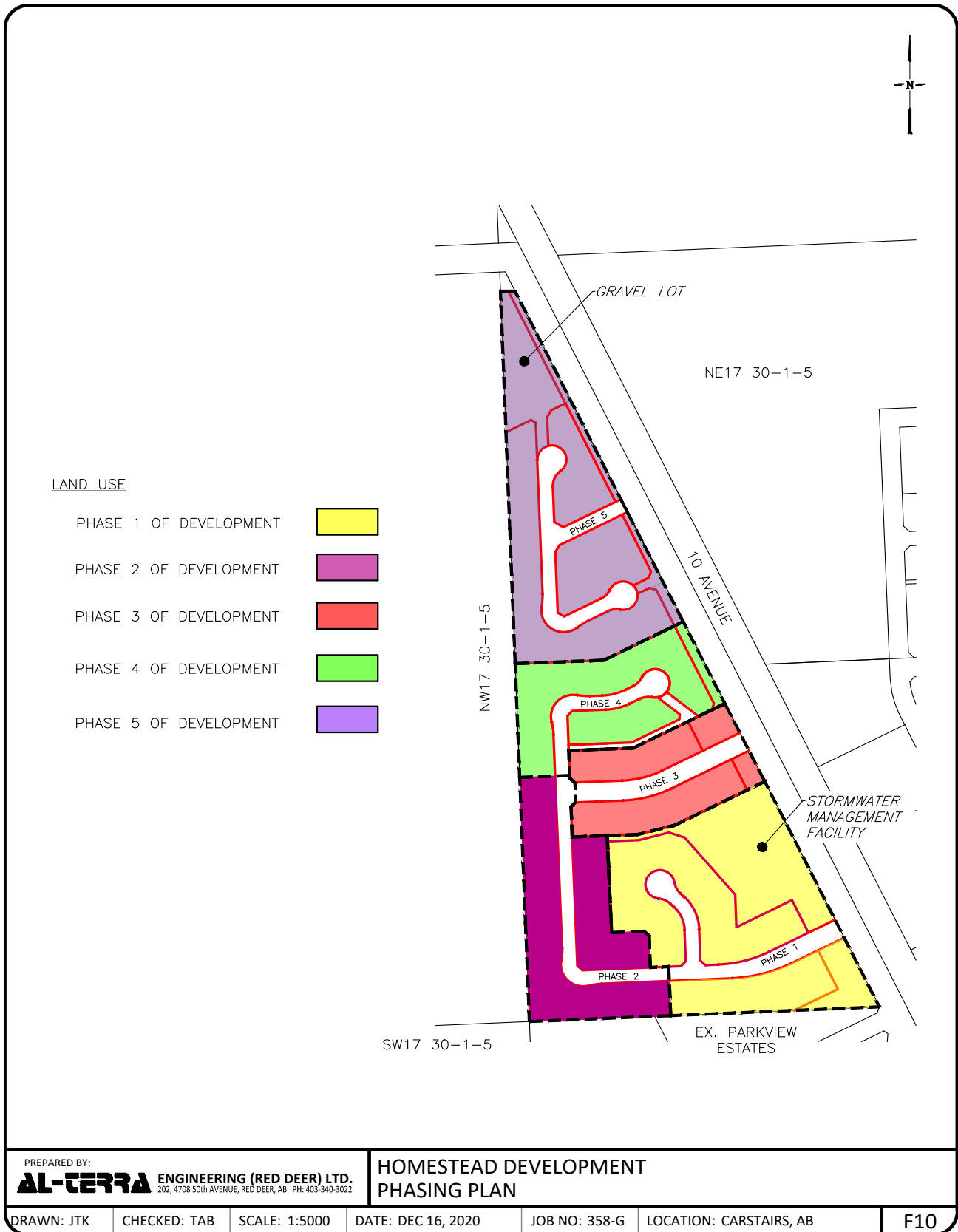
5.2 Amendments

Updates and amendments to the Homestead ASP may be required over time to respond to market changes and/or municipal policies.

5.2.1 Policies

1. Amendments to the Homestead ASP will require adoption by bylaw.



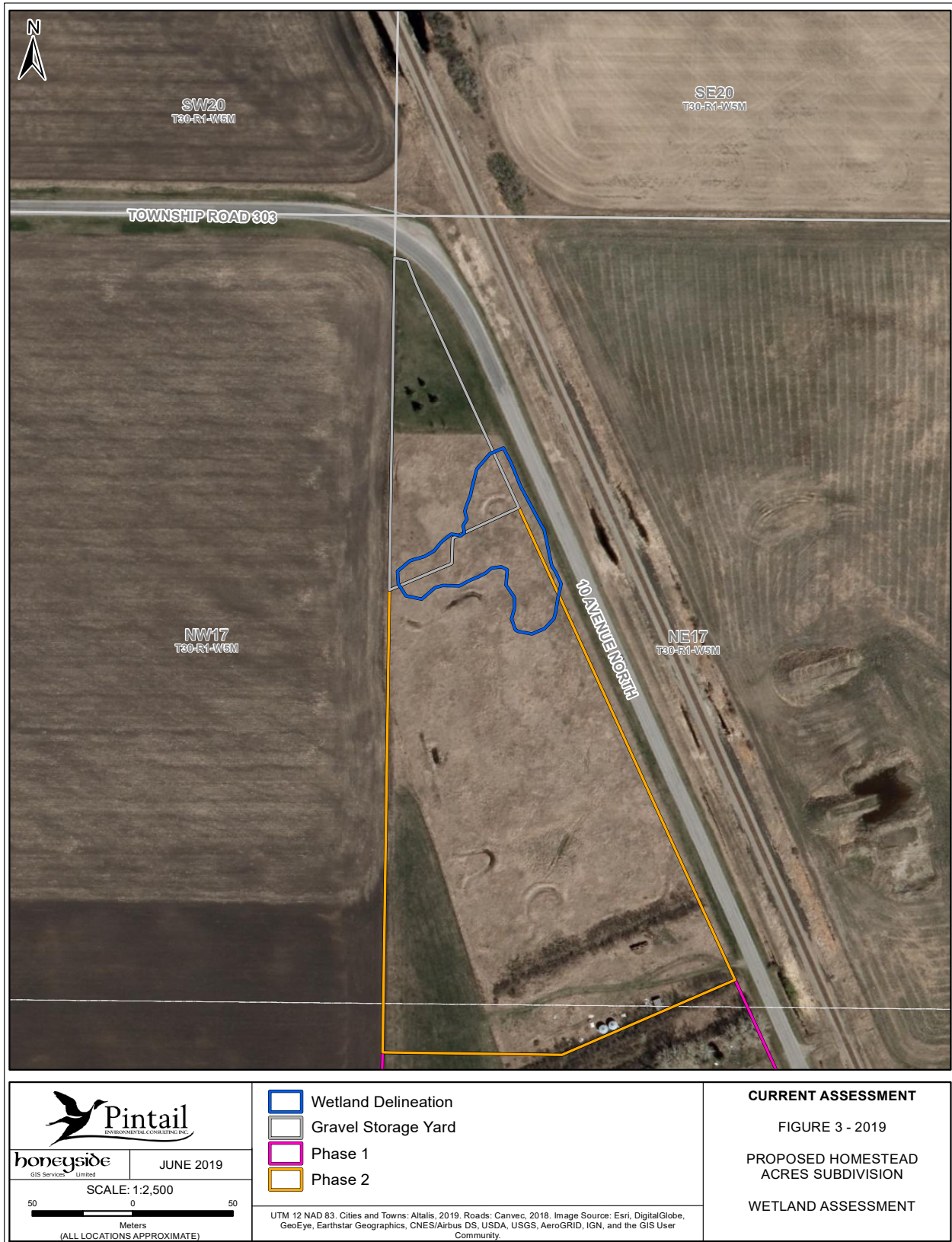


## 5.2 Conclusion

The Homestead ASP identifies the layout and sequence of development for the NE ¼ 17-30-1-W5M. Development will generally occur from south to north accompanied by the installation of all services to the standards established by the Town of Carstairs. The Homestead Servicing Study, Storm Water Report (submitted July 31, 2020), and supporting documents referenced throughout the ASP will be submitted under separate cover.



Appendix A



**Bylaw No. 2013**

**BEING** a Bylaw of the Town of Carstairs, in the Province of Alberta, the purpose of this this Bylaw is to adopt The Homestead Area Structure Plan located within Block 1 and 2, Block 5 Plan 021 2977 -

**WHEREAS** the Municipal Government Act, being Chapter M-26 of the Statutes of Alberta, 2000 and amendments thereto, provides that a municipality may for the purpose of providing a framework for subsequent subdivision and development of an area of land, a council may by bylaw adopt and area structure plan;

**NOW THEREFORE** the Council of the Town of Carstairs, in the Province of Alberta, enacts as follows:

- 1. That the Area Structure Plan, located within Lots 1 and 2 Block 5 Plan 021 2977, being Schedule “A” – attached hereto is adopted.

**READ A FIRST TIME THIS 8<sup>th</sup> DAY OF February, 2021**

**READ A SECOND TIME THIS XX DAY OF XXXX, A.D., 20XX**

**READ A THIRD AND FINAL TIME THIS XXDAY OFXXXX A.D., 20XX**

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

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

**BYLAW No. 2012**

**BEING** a Bylaw of the Town of Carstairs, in the Province of Alberta, to establish a process to send assessment, taxation and assessment review board notices and other documents by electronic means.

**WHEREAS**, Section 608.1 (1) of the Municipal Government Act, Chapter M-26 RSA 2000 as amended; thereto provides that a Municipal Council may by bylaw establish a process for sending assessment notices, tax notices and other notices, documents and information under Part 9, 10 or 11 of the Act or the regulations under Part 9, 10 or 11 by electronic means;

**AND WHEREAS** the Town of Carstairs desires to implement an efficient method of document transmission for its rate payers;

**AND WHEREAS** before making a Bylaw under subsection 608.1(3) and (4), Council must:

- a) be satisfied that the proposed Bylaw includes appropriate measures to ensure the security and confidentiality of the documents and information being sent; and
- b) give notice of the proposed Bylaw in a manner Council considers is likely to bring the proposed bylaw attention of substantially all persons that would be affected by it;

**AND WHEREAS** a bylaw under subsection 608.1(5) must provide a method by which persons may opt to receive the notice, document or information by electronic means;

**NOW THEREFORE**, the Council of the Town of Carstairs, in the Province of Alberta, duly assembled, enacts as follows:

**1 TITLE**

- 1.1 This Bylaw shall be cited as the “Electronic Transmission of Documents Bylaw”.

**2 DEFINITIONS**

- 2.1 In this Bylaw:

**Act** shall mean the Municipal Government Act, Chapter M-26 RSA 2000.

**Assessed Person** shall mean an assessed person as defined in section 284(1)(a) of the Act, a taxpayer as defined in section 1(1)(bb) of the Act, and a person acting on behalf of an assessed person or a taxpayer.

**Communication** shall mean any correspondence or notification relating to outstanding tax bills and other notices, forms and information relating to tax and assessment.

**Council** shall mean the Council of the Town of Carstairs acting in a duly assembled meeting thereof.

**Electronic Means** shall mean electronic mail (email).

**Town** shall mean the municipal corporation of the Town of Carstairs.

**3 APPLICATION**

3.1 This Bylaw allows the Town to send the following property assessment and taxation notices pursuant to Part 9 of the Act to an assessed person by electronic means:

- a) assessment notices pursuant to section 308(1) of the Act;
- b) tax notices pursuant to section 333(1) of the Act; and
- c) amended assessment notices and amended tax notices pursuant to section 312 of the Act.

3.2 Further, this bylaw allows the Town to send communication to an assessed person by electronic means.

**4 CONSENT**

4.1 A notice or communication set out in sections 3.1 and 3.2 may be sent by electronic means if the assessed person:

- a) has provided a personal email address for the notices and communication to be sent to;
- b) has opted to receive notices by electronic means by completing the prescribed form E-Notice Taxation Service Agreement; and
- c) the prescribed form E-Notice Taxation Service Agreement has been signed by the assessed person.

4.2 A person who has opted to receive notices by electronic means may revoke consent at any time by contacting the Town Office and providing notification of such revocation. This written notice may include:

- a) signed and dated revocation request form Revoke E-Notice Consent
- b) letter signed by the assessed person, whether received by electronic means or otherwise, detailing the request to revoke consent;
- c) electronic mail (email) received by the Town Office from the personal email address attaching the completed revocation request form or detailing the request to revoke consent.

**5 PRESUMPTION OF RECEIPT**

5.1 In the absence of evidence to the contrary, an assessed person is presumed to have received the notice, or other documents, 7 days after it was sent.

**6 SEVERABILITY**

6.1 If any Section of parts of this Bylaw are determined by a court of competent jurisdiction to be illegal, unenforceable or beyond the power of Council to enact, such Section or parts shall be deemed to be severable and the remainder of the Bylaw shall be deemed to be separate and independent there from and valid and enforceable.



**7 GENERAL**

7.1 In this Bylaw:

- a) nothing in this Bylaw relieves a person from complying with any provision of any federal or provincial law or regulation, other bylaw or any requirement of any lawful permit, order or license.
- b) where this bylaw refers to another Act, bylaw, regulation or agency, it includes reference to any Act, Bylaw, Regulation or Agency that may be substituted therefore.
- c) all schedules attached to the Bylaw shall form part of this Bylaw.
- d) this Bylaw is gender-neutral and, accordingly, any reference to one gender includes the other
- e) this Bylaw will take effect on the day which it is finally passed.

**READ A FIRST TIME THIS 8<sup>TH</sup> DAY OF FEBRUARY, A.D., 2021**

**READ A SECOND TIME THIS 8<sup>TH</sup> DAY OF FEBRUARY, A.D., 2021**

**READ A THIRD AND FINAL TIME THIS 8<sup>TH</sup> DAY OF FEBRUARY, A.D., 2021**

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

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

## **TOWN OF CARSTAIRS**

### **Request for Decision**

<b>Meeting Date</b>	<b>February 8<sup>th</sup>, 2021</b>
<b>Title:</b>	<b>AMEND LAND USE BYLAW #2005/2021 Rates and Fees Bylaw</b>
<b>Agenda:</b>	<b>Council</b>

**Application/Issue History:**

To amend Rates and Fees Bylaw # 2005

**Proposal/Options/Benefits/Disadvantages:**

Ammend Rate and Fees Bylaw # 2005 Schedule C, Provincial Fee. It currently states: \$4.50 for permits \$114.31 or less, 4.0% levy over \$114.31. To include, **To a maximum of \$560 as per the Safety Codes Fee Schedule.**

**Operational Impact:**

Nil

**Budgetary Impact: N/A**

Nil

**Recommendations:**

Planning and Development recommends that Council give first reading to the amendment to Rates and Fees Bylaw # 2005

<b>Signature of Officer:</b>
------------------------------



Box 370  
Carstairs, AB T0M 0N0  
Phone: 403-337-3341  
Fax: 403-337-3343  
www.carstairs.ca

**COMMITTEES & BOARDS APPLICATION**

Last Name: MALYK First Name: ADENA

Address: Box CARSTAIRS AB TOMONO  
City Province Postal Code

Home Phone: \_\_\_\_\_ Day-Time Phone: \_\_\_\_\_

Email: \_\_\_\_\_

**1. Appointment To:**

- a) Carstairs Community Development & Economic Partnership  
b) \_\_\_\_\_

**2. Background Information**

Provide a brief outline of your experience/education in this area of volunteerism.

- Current senior Economic Development Officer w/ City of Airdrie
- Economic Development certificate from University of Waterloo
- National Economic Development designation from Economic Development Assn. of Canada
- Past board director of Economic Developers of Alberta
- Current member of Economic Developers of AB and Economic Development Association of Canada

**3. Why do you wish to serve on this/these committee(s)?**

Always interested in volunteer opportunities in my community. I feel my skills/experience/expertise could facilitate the overall mandate of CCDEP.

**4. Length of Residence:**

In the town of Carstairs: 5.5 years and/or In the town of Carstairs area: \_\_\_\_\_ years

Adena Malyk  
Signature

February 3, 2021  
Date

Completed applications must be returned to the Town Office.

To be eligible for appointment as a public-at-large member of a Town Board, Commission, Committee, or Task Force, you must be a resident of Carstairs.

Length of appointment is a two year term except as required by statute, or if the appointment is to fill a vacancy.

The personal information requested on this application is being collected in order to assist Council in making appointments to its committees, and is governed by the Freedom of Information & Protection of Privacy Act (FOIPPA).



Box 370  
Carstairs, AB T0M 0N0  
Phone: 403-337-3341  
Fax: 403-337-3343  
www.carstairs.ca

## COMMITTEES & BOARDS APPLICATION

Last Name: Chicquen First Name: Sarah

Address: \_\_\_\_\_  
Province \_\_\_\_\_ Postal Code \_\_\_\_\_

Phone: \_\_\_\_\_ Day-Time Phone: \_\_\_\_\_

### 1. Appointment To:

- a) Carstairs Library Board - General Trustee  
b) \_\_\_\_\_

### 2. Background Information

Provide a brief outline of your experience/education in this area of volunteerism.

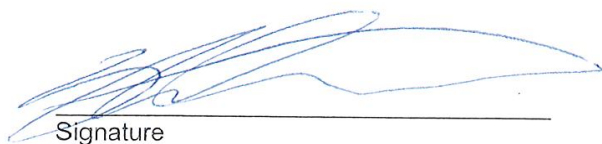
BA - Psychology, 9 years in non profit, 1.5 years  
volunteers 1-800-suicide, various fundraising events,  
organized fundraisers for pediatric ward of VJH (in BC).  
Volunteered at casino fundraisers

### 3. Why do you wish to serve on this/these committee(s)?

I grew up visiting the library while my grandma  
was working. One of my favourite things to do  
with my daughter is take her for new books.  
I am pursuing more experience in the HR field and  
thought sitting on a board will supplement my courses.

### 4. Length of Residence:

In the town of Carstairs: 6 years and/or In the town of Carstairs area: \_\_\_\_\_ years

  
Signature

Feb 4 2021  
Date

Completed applications must be returned to the Town Office.

To be eligible for appointment as a public-at-large member of a Town Board, Commission, Committee, or Task Force, you must be a resident of Carstairs.

Length of appointment is a two year term except as required by statute, or if the appointment is to fill a vacancy.

The personal information requested on this application is being collected in order to assist Council in making appointments to its committees, and is governed by the Freedom of Information & Protection of Privacy Act (FOIPP).

**MINUTES OF THE STRATEGIC PLANNING & CORPORATE AFFAIRS COMMITTEE  
MONDAY, JANUARY 25, 2021, 5:30 P.M.  
CARSTAIRS MUNICIPAL OFFICE**

**IN ATTENDANCE:** Mayor Colby, Councilors Blair, Ratz, and Gil, CAO Carl McDonnell, and Executive Assistant Brenda Coles

**ABSENT:** Nil

**CALL TO ORDER:** Councilor Ratz called the meeting of January 25, 2021, to order at 5:34 p.m.

**ADDED ITEMS:** Nil

**ADOPTION OF AGENDA:** Motion by Councilor Blair to adopt the agenda of January 25, 2021, as presented.

**CARRIED**

**ADOPTION OF MINUTES:** Motion by Councilor Gil to adopt the minutes of February 24, 2020 as presented.

**CARRIED**

**UNFINISHED BUSINESS:** Nil

**DELEGATIONS:** Nil

**NEW BUSINESS:** Nil

**REPORTS:**

**1. Committee Plans and Reports**

**a) 2020 Work Plan**

- CAO McDonnell stated the Standing Committees will be going until May and wrap up in June.
- The Fire Hall Project is to remain under External Relations Committee as it falls under ICC for now and once it has been signed off of the Fire Hall Project may be moved over to the Strategic Planning Committee.
- Provincial finances are under normalcy for Seniors Housing Projects for probably over the next 5 years; so may put further down on the Strategic Plan.

**b) 2020 Internal Annual Report**

- Committee members reviewed the Annual Report and would like to look at terminology.

**c) 2020 Committee Worksheet**

- Committee members reviewed the Committee Worksheet and the 2021 budget and mill rate will be brought to the February meeting. Still waiting on school and garbage requisitions.

**2. Financial Reports**

- CAO McDonnell gave an oral report of the prior to yearend Financial Reports for December 31, 2020.

**a) Summary Report**

- Purchase of the new Ariel fire truck, offsite levy and the offset with 25 new home starts.

This evening will go to Council the transfer to reserves, for capital projects for the Golf Carts, Roads, Scada System, Manhole at the Lagoon and the Water and Sanitary.

- b) Financial Report
- c) Revenue and Expense Report
- d) Capital Projects Report
- e) Loans and Debentures

### **3. Development Reports**

- a) Building Permit Listing
  - In 2020 there was a total of 106 building permits with 25 new home starts and \$13,000,000.00 in new assessment.
  - In 2021 in the month of January there have been a total of 2 permits with 0 new home starts.

- b) Compliance Listing
  - In 2020 there has been 104 compliances year to date.
  - In 2021 there has been a total of 6 compliances in January.

Motion by Councilor Gil to accept the Planning and Development Reports as information.

**CARRIED**

### **4. Planning Reports:**

- a) Subdivision
  - CAO McDonnell gave an update on the following subdivisions:
  - Mandalay Estates
  - Eastgate
  - Scarlett Ranch
  - Carstairs Links
  - Homestead
  - Marigold
  - Havenfield

- b) **Municipal Development Plan (MDP)**
  - No report at this time.

- c) Planning Procedures
  - Nothing to report at this time.

### **5. Carstairs Community Golf Course**

- a) No report at this time.

### **6. Plans and Studies**

- a) Asset Plan
  - Nothing to report at this time.
- b) Recreation and Culture Master Plan
  - Nothing to report at this time.

**7. Audits**

- a) Endeavor Chartered Professional Accountants
- No report at this time.

**8. Budget**

- No report at this time.

**CORRESPONDENCE:** Nil

**GENERAL DISCUSSION:** Nil

**NEXT MEETING:** Monday, February 22, 2021

**ADJOURNMENT:** Motion by Councilor Blair to adjourn the meeting of January 25, 2021, at 6:18 p.m.

**CARRIED**

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**Councilor Ratz, Chair Person**

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**Carl McDonnell, CAO**



*Mackenzie County*

P.O. Box 640, 4511-46 Avenue, Fort Vermilion, AB T0H 1N0  
P: (780) 927-3718 Toll Free: 1-877-927-0677 F: (780) 927-4266  
[www.mackenziecounty.com](http://www.mackenziecounty.com)  
[office@mackenziecounty.com](mailto:office@mackenziecounty.com)

January 27, 2021

The Honourable Jason Kenney  
Premier of Alberta  
307 Legislature Building  
10800-97 Avenue  
Edmonton, AB  
T5K 2B6

Dear Premier:

**RE: REOPENING RECREATIONAL AND BUSINESS SERVICES**

While we appreciate the work the government has done to ensure the safety of Albertans, we recognize the extreme toll the pandemic has taken on our residents, businesses and recreational centres.

We strongly urge the Provincial Government to reopen access to indoor recreational facilities, such as arenas, to the public and establish additional supportive public health guidelines. These could include allowing facility rentals for private functions.

Additionally, we urge the Provincial Government to reopen all business services as many are at risk of closing permanently and losing their livelihood. In our rural remote northern location, services such as restaurants are extremely limited. Reinstating in-person service will assist in sustainability into the future.

Again, we thank you for your efforts in keeping Albertans safe, and we look forward to having a conversation with you to discuss the specific needs of our communities. Please feel free to contact me at (780) 926-7405 or by email to [josh@mackenziecounty.com](mailto:josh@mackenziecounty.com).

Yours sincerely,

Josh Knelsen  
Reeve

...2



Premier of Alberta  
Page 2  
January 27, 2021

c: Dr. Deena Hinshaw, Chief Medical Officer of Health  
Mr. Dan Williams, MLA Peace River  
Rural Municipalities of Alberta – Member Municipalities  
Alberta Urban Municipalities Association – Member Municipalities  
Mackenzie County Council  
La Crete Chamber of Commerce  
Fort Vermilion & Area Board of Trade  
High Level Chamber of Commerce

January 29, 2021

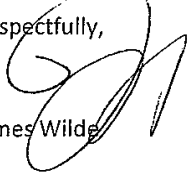
To the Mayors and Councilors in communities within the boundaries of the County of Mountain view  
and to the Reeve and Councilors of Mountain View County.

I enclose a four page essay that I have written expressing my concerns about Open Pit Coal mining. I have attempted to describe what is going on, my feelings about that, and to comment on some of the matters and arguments being raised. I considered paring it down, listing the reasons for my objections in point form; serious points for serious people. I decided not to do that because this is an issue that goes beyond the deleterious side effects. This is our home and I do feel outraged. I am certainly not alone in those feelings. To the best of my ability, I have tried to incorporate facts that are correct.

Thank you for considering my thoughts.

Respectfully,

James Wilde

A handwritten signature in black ink, appearing to be 'James Wilde', written over the printed name.

OPEN PIT MINING IN THE ROCKIES, One Albertan's perspective.

#### MY BACKGROUND

I am a 4<sup>th</sup> generation Albertan. My grandparents and many of my great-grandparents moved to Alberta at the turn of the last century, just before it was granted the status of a Province. Our family farm was on the irrigated lands of Southern Alberta. I have been able to see the mountains on the western horizon all of my life. As a youth, working in the hot sunny fields, I needed just to look up to see, and to anticipate that one hour away were cold, clear lakes, stunning mountain peaks, abundant wildlife; and trails, streams, and mountains into which I could run, hike, and explore, and, most fulfilling, to breathe in deeply, savoring the forest's cool, sweet fragrance. As a Scout I was taught to carefully leave our campsites as we found them, ideally so that there was no trace that we had passed through, and rested, in these hallowed, sacred, and beautiful spaces. As I grew older, I learned that these places I loved were without parallel, realizing what a rich blessing it was to be so close to such magical places.

When I found out what is now suddenly happening to our mountains and streams my gut wrenched, my breath stopped, and I shook my head in utter disbelief. Never, never in my wildest dreams could I have imagined that someone would invite strangers to come from afar to plunder our mountain landscapes. I am not consoled. Worse. As I write, I cannot keep up with new disturbing revelations. Words fail me.

#### PROTECTION OF OUR INHERITANCE-Premier Peter Lougheed

The first time I was old enough and able to vote it was for a young man named Peter Lougheed who came on to the scene with vigorous energy, new ideas, aspirations, and promises. His Alberta heritage and background gave him a profound respect for our wonderful province and its rich abundance. He shared that reverence with us, in his later years remarking that assembling Kananskis Country was his most satisfying accomplishment.

The 1976 coal policy was the result of 6 years of careful, thoughtful, and detailed planning. They considered the effect of open coal mining, and the pressures that would come to mine that coal. Investigations into what mountains, which streams, and what wildlife areas needed the most protection were made. They also identified possible areas where mining might be able to be carefully carried out in the future. The argument now being made that new regulations adequately replace this policy misses the whole point. Open pit strip mines were not to be allowed in category 2 lands. No regulation can change an open pit mine into something else.

#### PREMIER JASON KENNEY

Premier Kenney does not have that heritage. He was born in Ontario and came to Alberta as an adult solely to pursue a political career. He does not love the mountains as we do. He is relentless and blindly follows what I consider questionable ideology. When things do not go his way he argues, casts blame, and threatens court proceedings. Confrontation, bullying, obfuscation, and, on this issue at least, deception, have been apparent in his methods. We have seen other situations where he has resolutely pushed ahead with his agenda and the results have been harmful rather than helpful. He has been, and is heedless of warning signals, where others may pause and reconsider. Kenney threw out the carefully thought out, forward looking policy of 1976, with a dismissive waive of his hand.

**THE DEVASTATION IN THE MOUNTAINS AND THE CONSEQUENCES**

Others have personally seen the wreckage where I have not, or have more technical expertise than I. I can only lament at what we are losing. Instead of snowcapped mountains framed in the blue sky, enormous, dirty, and dusty moonscapes. Previously still valleys reverberate with the roar of brutish machines clawing into our mountains. Where grizzly bear, sheep, and goats roamed, wildlife that survives flees from enormous, noisy trucks slipping and sliding up and down winding gashes carved out of the worn slopes. Trucks and machines alike, spewing diesel fumes to hang in the valleys. Gone are the trickling rivulets of glacier or snow melt in the meadows, clear streams, and rushing waterfalls. In their place, torrents of polluted, blackened, and likely toxic water careening down eroded slopes into our rivers. From these rivers we take our drinking water, water our crops and livestock, find respite from our busy lives to swim, fish, boat or just enjoy. What will be left to nourish the land, wildlife, and communities for thousands of miles across the prairies.

Water in the South Saskatchewan river basin is already strictly regulated, and demand outstrips supply. Years of drought are forecast, and the glaciers are shrinking. Which crops and which cities will be cut off when the supply is diverted at source to wash the coal. What will we drink, how will herds be watered, and what crops will we grow if the waters becomes toxic.

How far will our strong west winds carry the dust from the mines? What are the health concerns from polluted water and air? The effect of mountain top mining in the Appalachian mountains is estimated at 11,000.00 deaths per year because of the coal mining. Two to three deaths for every job created.

Even before seeking mining permits, a blitzkrieg like full frontal attack of exploration activity over thousands of acres in the mountain ranges has been unleashed, without any apparent legitimate oversight or planning. Roads, stream crossings, and exploration pits are being carved out at breathtaking speed. Where is the direction that would identify the most sensitive areas and indicate where a road might do the least damage? What are the steps being taken to protect wildlife? On just one project in the Livingston-Porcupine hills it is reported that as of July, 2020, 66k of new roads, 29 k of reactivated roads had been cut, and permission granted for 1368 drill holes.

Ranchers on grazing leases are under strict guidelines to preserve the environment. The number of cattle on the leases is restricted, lest a few extra blades of grass are grazed. However, in return for \$16.00 per acre for their leases, compared to about \$7.00 per acre paid by the Ranchers, the coal companies have been encouraged to rush in with armies of ponderous machines to tear up the slopes on the way to the tops of the mountains.

**CONSIDERATIONS TAKEN INTO ACCOUNT TO REVERSE THE 1967 COAL POLICY**

The rescission of the 1976 Coal policy was quietly announced late in the afternoon on Friday May 15, 2020, at the beginning of the long weekend, and when we were locked down by the Covid Pandemic. I have written, requesting copies of the scientific studies and cost benefit analysis the government used when formulating this change of Policy, but to date I have not received a reply. There are none.

Minister Nixon asserts new, more effective regulations make the old coal policy redundant. This, from a government that boasts of cutting regulations? If this were so, why hasn't he been making presentations with comparisons to show us that is true? Why is he not showing us the effectiveness of his regulations

instead of hiding what is going on? How can a regulation be equivalent to a rule against chopping off the top of a mountain?

While denying Albertans the opportunity to review updated studies, or to comment on proposed changes, our government was quite happy to have talks with the coal industry to see what they wanted. A review of some of those meetings is set out in the July 2, 2020 report, Bringing Back Coal, from CBC news. After the election, the Coal lobby immediately started meetings with the Government ministers seeking removal of the coal policy. When the policy was rescinded, almost overnight long outstanding applications totaling the size of ½ the area of Vancouver Island were converted into leases. The race was then on, all along our narrow strip of mountains, to tear up the slopes looking for coal. My only comparison is a movie clip I saw years ago depicting the absolute mayhem when Oklahoma opened the land for settlers. At the sound of a gun, hundreds of horses and wagons went thundering across the prairie to stake a claim. Over a hundred years later the wild west has returned.

#### REGULATIONS, JOBS AND ECONOMICS

Many activities in our industrial world generate harmful side effects such as air and water pollution, depletion of resources, deleterious effects on other industries, and adverse societal implications. These are difficult to measure or defy measurement. Generally, the corporations do not pay for these. They become the problems for society which either accepts them, or with taxpayer dollars, pays for attempts at remediation. Regulations can be put in place to force companies to undertake and bear the cost of certain protective steps such as scrubbing gas emissions or building berms. This turns back some of the costs of alleviating the detrimental effects back to the corporation. Corporations therefore spend lots of money lobbying to have regulations loosened and they move to jurisdictions with weak regulations. The Kenney government not only boasts that it reduces regulations but slashes corporate tax rates. They emphasize that this may bring jobs. But, the corollary is that the weakened regulations can leave us with more ancillary damage and little tax money from the polluter to help pay for remediation.

The financial return the government will receive adds insult to injury. In Australia, where they have finally had enough, and are kicking them out, the companies paid seven times what Alberta has asked. The billionaires will take all the money, throw us a pittance in taxes and royalties, and leave us to grapple with the mess they leave. This desperate attempt to solve our financial woes is beyond foolhardy and incredibly reckless. With the royalties being charged, there is no windfall to the public purse, so the only possible benefit is a few jobs. A few good jobs for a few years in return for permanently destroying our most valuable assets? With technology advances, including remote controlled machines, the hoped for jobs could be illusory.

Losses in the Tourism industry alone may offset any benefit, especially with the certain, further international vilification that will be heaped upon our Province when this gets out. How many companies will shy away from, or leave Alberta, not wishing their brand to be tainted by this additional blot upon our already tarnished image? How much of the meager amount that Alberta might receive in remuneration from the mining will Kenney spend on a war room to counteract an international uproar?

Resource extraction by its nature, is a time limited endeavor with a long history of boom and bust cycles. Money flows when times are good but when the resource runs out or gets more expensive to extract, when new sources become cheaper, markets close, companies get bought out, prices and demand drops, political changes arise here or abroad- the bottom drops out. Factories, mines, and wells are abandoned,

and jobs are lost. A look at most coal mining areas reveals that impoverishment and environmental destruction is their hallmark legacy.

Water is now being added as a commodity to be bought and sold on the stock exchanges. Two-thirds of the world's population may face water shortages by 2025. Which is the renewable and more valuable resource, coal or water? Which resource is the smart money saying is on the way out? That the coal rush precipitated by this action will be another financial boondoggle, as well as an environmental disaster, is very possible.

#### IRREDEEMABLE BREACH AND LOSS OF TRUST

The manner in which this policy was instituted and is being carried is not befitting that of a healthy democracy. How dare this government take our most precious resource, water, and put it at risk with no notice or discussion? How dare this government invite others in to permanently plunder, raze, and obliterate our most beautiful landscapes, all the while, trying to keep this from us?

They initiate no studies to see what the effects will be. They listen only to those who would profit at our loss. The monetary return to public coffers is laughable. They purposefully try to keep us in the dark. They make blatant, misleading statements to try to quell opposition. Besides ignoring the point that the 1976 Policy banned open pit mining, the representation that new regulations are equivalent and will protect our waters and mountains is incredulous coming from this government. They have reduced the Alberta Energy Regulator's budget and directed them to reduce regulations. They replaced the Board members to now include such persons as the former campaign chair for the Premier, to further clear their way. They have granted exemptions from regulations on exploratory activities with unseemingly haste. They are so intent on getting rid of regulations that they formed a government Ministry to do just that.

#### WHAT IS NEEDED

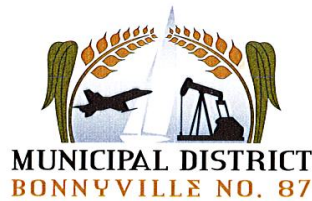
I call upon the government to immediately reinstate the 1976 Coal policy, to stop all exploration activity and to cancel all leases made after May 15, 2020. I call upon municipal governments, business leaders, and all Albertans to look and see what is going on and to consider how this will affect us all. This is beyond any partisan politics. Let your MLAs and MPs know that you are appalled at these actions and that this madness must stop.

Finally, I call upon those MLAs in the UCP caucus who know this is wrong to stand up and be counted. Your first obligation is to your constituents, not to the government or to your party. When your grandchildren ask you how this happened what will you tell them? That you knew it was wrong but looked the other way and did what you were told? Or, will you be able to tell them you stood up for what was right and refused to be coerced.

Premier Kenney went to New York shortly after being elected to meet with the rich and powerful. They feted him at the Manhattan Institute as he told them what they wanted to hear. His mantra was "Alberta is open for business".

What he did, was lay Alberta bare for rape. Then- in the dark of the night-he opened the door.

James Wilde January 2021



January 20, 2021

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

Attn: Mayor and Council

**RE: Need for a Stronger Western Canadian Municipal Advocate**

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The past few years have presented convincing evidence of the continued lack of advocacy and blatant disregard at the federal level for Western Canada's needs and one of its highly significant industries that impacts us all: the natural resources industry. Our Council here at the Municipal District of Bonnyville (M.D.) is beyond frustrated with this lack of effective representation that Western Canadian municipalities receive.

Currently, our only voice at the national table is that of the Federation of Canadian Municipalities (FCM). From their website, FCM states they "...advocate for municipalities to be sure their citizens' needs are reflected in federal policies and programs. Year after year, our work benefits every municipal government and taxpayer in Canada, and our programming delivers tools that help municipalities tackle local challenges."

**Question:** Do you feel that FCM advocates for the needs of your municipality or western Canada?

**Question:** Does the annual FCM Conference agenda/tours provide relevant value for your municipality?

**Question:** Are the needs of western Canada different than those of eastern Canada, and if so, is it time we entertain the idea of a WCM (Western Canadian Municipalities)?

To their credit, FCM did add a Western Economic Solutions Taskforce as one of their 15 program areas. Unfortunately, this initiative – which was created to mitigate the genuine alienation and hostility western Canadian municipalities experienced at the 2019 FCM Annual Conference held in Quebec City – has not produced any real results.

Our hope is that this letter will spark the much-needed conversation and potential solution to this long-standing issue. We sincerely request that you and your Council take the time to truly reflect on the level of service you are receiving from your current federal advocate. Are they truly the federal voice advocating for your citizens and your municipality?





The M.D. and many other communities across Alberta and western Canada are proud supporters and partners of the oil and gas industry. We wish to be a part of a solution that supports industry competitiveness rather than be forced to absorb Ontario's and Quebec's concepts of crippling changes that impact our municipal sustainability.

Thank you in advance for your Council's reflection on this topic and we look forward to hearing any feedback you may have.

Yours sincerely,

A handwritten signature in blue ink, appearing to read "G. Sawchuk", is written over the typed name.

Greg Sawchuk  
Reeve

cc: Mr. Barry Morishita, President, Alberta Urban Municipalities Association  
Mr. Paul McLauchlin, President, Rural Municipalities of Alberta

/eq





309B Macleod Trail SW  
High River, Alberta Canada T1V 1Z5  
P: 403.652.2110 F: 403.652.2396  
www.highriver.ca

February 3, 2021

*OFFICE OF THE MAYOR*

*VIA E-MAIL: carlm@carstairs.ca*

Office of the Mayor,  
Town of Carstairs  
PO Box 370  
Carstairs, AB T0M 0N0

**Attention: Mayor Lance Colby**

**RE: Reinstatement of the 1976 Coal Development Policy**

Dear His Worship:

In June of 2020, the Government of Alberta rescinded the Coal Development Policy (Coal Policy) without adequate consultation with First Nations, environmental groups, residents, property owners and local governments. This policy was originally developed with the intended purpose to guide coal extraction along the eastern slopes of the Rockies based upon a land use classification system and dictated where and how coal leasing, exploration and development could occur.

The Coal Policy introduced in 1976, guided coal extraction in one of the most important landscapes in Alberta and Canada. The Eastern Slopes provides water to users from the Rockies to the Hudson Bay. For 44 years, the policy provided essential protection of valuable water resources, ensuring downstream communities had access to clean drinking water, that farmers had access to irrigation water to protect their livelihoods and that ecosystems that tourists come to experience remained in their pristine state.

The rescindment of any policy that affects public lands and/or water resources, requires public consultation with First Nations, environmental groups, residents of Alberta, property owners and local municipalities. Without that consultation, our democratic processes are undermined.

In response to the Government of Alberta's action, the Town of High River's Council adopted the following resolution at its Regular Meeting of Council on January 11, 2021:

***BE IT RESOLVED THAT*** Council direct Administration to draft a letter to Premier Jason Kenney, requesting the immediate reinstatement of the 1976 Alberta Coal Policy which was rescinded on June 1, 2020;

**AND THAT** the letter requests that the Government of Alberta begin public consultation with Indigenous groups, environmental groups and all stakeholders in Alberta on any proposed revisions or replacement to this policy;

**AND FURTHER THAT** this letter be sent to the Minister of Environment & Parks Honorable Jason Nixon, Minister of Energy Honourable Sonya Savage as well as the MLA for Livingstone-Macleod Roger Reid.

This letter was sent to the Premier and Ministers on January 12, 2021 and a meeting has been requested with the Premier. To date, the Town of High River has neither received a response to our letter nor a meeting with the Premier.

Other local governments, public officials and Albertans have called upon the Government of Alberta to reinstate the Coal Policy. In response, the Government of Alberta has cancelled some of the coal leases but this is not adequate in order to protect water resources for downstream communities, such as High River.

Therefore, at the February 1, 2021 Special Meeting of Council, the following resolution was adopted:

**WHEREAS** Council adopted resolution #RC 14 -2021 requesting the Province of Alberta immediately re-instate the 1976 Coal Development Policy;

**AND WHEREAS** coal exploration and open pit mining will impact water resources for downstream communities affecting businesses, residents, ranchers, farmers and ecosystems;

**AND WHEREAS** coal exploration is causing irreparable damage to the landscapes and watersheds as well as adversely affecting the public's access, use and enjoyment of Crown lands on the Eastern Slopes of Alberta;

**AND WHEREAS** local First Nations groups, municipalities, landowners and ranchers are legally challenging the Province's rescindment of the 1976 Coal Policy in the Courts;

**BE IT RESOLVED THAT** Council request all coal exploration be immediately ceased on the Eastern Slopes of Alberta and cease issuance of any new exploration permits on the Eastern Slopes of Alberta until public consultation has taken place regarding the future of coal mining on the Eastern Slopes of Alberta;

**AND THAT** Council request the Government of Alberta & Premier Jason Kenney issue an immediate stop work order for all existing coal exploration permits on the Eastern Slopes of Alberta and cease issuance of any new exploration permits on the Eastern Slopes of Alberta until public consultation has taken place regarding the future of coal mining on the Eastern Slopes of Alberta;

**AND THAT** Council direct Administration to investigate legal options relating to the damage caused due to exploration on Alberta's Eastern Slopes.

**AND FURTHER THAT** Council direct Administration to prepare a letter with a copy of this resolution to all members of the Federation of Canadian Municipalities, Alberta Urban Municipalities Association, Rural Municipalities of Alberta, Municipalities of Saskatchewan, Saskatchewan Association of Rural Municipalities and Association of Manitoba Municipalities requesting their support to re-instate the 1976 Coal Development Policy.

In light of this resolution, the Town of High River is respectfully requesting that you consider drafting a letter of support to the Government of Alberta for the immediate Exploration Stop Work Order as well as the reinstatement of the Coal Policy.

Thank you for considering our request,

Sincerely,

A handwritten signature in black ink, appearing to read "Craig Snodgrass", enclosed within a large, loopy, handwritten "S" shape.

Craig Snodgrass  
Mayor

CS/cp/kr