



REGULAR COUNCIL MEETING AGENDA
CARSTAIRS MUNICIPAL OFFICE
MONDAY, AUGUST 24, 2026, 7:00 P.M.

Page

1. CALL TO ORDER

2. ADDED ITEMS

- a) Financial Statements June & July 2026 to New Business 8.d

3. ADOPTION OF AGENDA

- a) Adoption of agenda of August 24, 2026
Motion: To adopt the agenda of August 24, 2026

4. ADOPTION OF MINUTES

3 - 4

- a) Adoption of Public Hearing minutes of July 13, 2026 (addendum 4.a)
Motion: To adopt the Public Hearing minutes of July 13, 2026



5 - 8

- b) Adoption of Regular Council minutes of July 13, 2026 (addendum 4.b)
Motion: To adopt the Regular Council minutes of July 13, 2026



5. BUSINESS ARISING FROM PREVIOUS MEETING

6. DELEGATIONS

- a) Audrey Raber-Seeking Town Councils support

7. BYLAWS AND POLICIES

8. NEW BUSINESS

9 - 11

- a) ATCO Franchise Fee Estimate 2027 (addendum 8.a)



12

- b) RFD-September Date changes (addendum 8.b)



13 - 19

- c) RFD-Arena Ice Plant (addendum 8.c)



20 - 21

- d) Financial Statements June & July 2026 (addendum 8.d)





9. COMMITTEE REPORTS

- a) POLICIES & PRIORITIES COMMITTEE
- b) MOUNTAIN VIEW REGIONAL WASTE COMMISSION
- c) MOUNTAIN VIEW REGIONAL WATER SERVICES COMMISSION
- d) MOUNTAIN VIEW SENIORS HOUSING

10. COUNCILOR REPORTS

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

11. CORRESPONDENCE

12. CAO'S REPORT

13. COUNCILOR COMMENTS

14. PUBLIC QUESTION PERIOD

15. CLOSED MEETING

Section 197 of the Municipal Government Act requires that Council and Council Committees conduct their meetings in public unless the matter to be discussed falls under one of the exceptions to disclosure outlined in Division 2 of Part 1 of the Access to Information Act (ATIA), including but not limited to matters related to business interests, personal privacy, individual or public safety, confidential evaluations or law enforcement. (Sections 19 to 34).

- a) *Section 19 - Disclosure harmful to business interest of a third party.*

16. ADJOURNMENT

MINUTES OF THE PUBLIC HEARING MEETING
BYLAW NO. 2060 – LAND USE BYLAW – AMENDED
MONDAY, JULY 13, 2026, 6:30 P.M.
CARSTAIRS MUNICIPAL OFFICE

ATTENDEES: Mayor Allan; Councilors Ball, Fricke, Roberts, Selanders, Tolley and Wilcox; Director of Legislative & Corporate Services Shannon Allison; Deputy CAO and Director of Planning & Development Kirk Williscroft; Manager of Legislative Services Jessica Pryde; CAO Rick Blair & Executive Assistant Kayleigh Van Es

ABSENT: Nil

CALL TO ORDER: Mayor Allan called the Public Hearing of Monday, July 13, 2026, to order at 6:30 p.m.

PURPOSE: **1. Bylaw No. 2060 – Amended – Land Use Bylaw**
The purpose of this Public Hearing is to receive and consider Bylaw No. 2060 to regulate the use and development of land and buildings within the Town of Carstairs in accordance with the provisions of the Municipal Government Act (MGA) as amended.

DELEGATIONS: **Brian Conger-ISL Engineering**
B. Conger attended the meeting and presented the proposed amendments to the Land Use Bylaw, advising that the changes are intended to clarify existing provisions, improve administrative processes, and address operational matters identified through the annual review.

The proposed amendments include expanding Development Staff authority to approve variances of up to 25 percent to include building height; clarifying the Municipal Planning Commission's authority within Direct Control Districts; aligning Development Permit provisions with permit content requirements; and clarifying the effective date of Development Permits. Additional amendments include creating "Family Day Home" as a separate land use from Home-Based Business (Class 1); prohibiting Internal Secondary Suites within Manufactured Homes; removing the terms "Attached Dwellings" and "Multiple Housing Developments" in favor of specific residential dwelling types; removing "Multiple Housing Developments" from the R3 and R4 Districts; replacing "Day Care" with "Family Day Home" as a Discretionary Use in the R1, R1N, R1M, R2, R3, R4, and RMH Districts; adding "Day Care" as a Discretionary Use within the C2 District; and changing "Power Generation" from a Permitted Use to a Discretionary Use in the I1 and I2 Districts. Further amendments include changing Four-Plex developments from Discretionary to Permitted Use in the R3 District; changing Detached Dwellings from Permitted to Discretionary Use in the R3 District; revising front-yard garage and driveway regulations in the R3 and R4 Districts; increasing the maximum building height in the R4 District from 12 metres to 16 metres; removing Automotive and Autobody Repairs from the Home-Based Business (Class 2) definition; and making minor grammatical and administrative revisions throughout the Bylaw.

Councilor Wilcox inquired about the proposed amendment allowing Development Authority approval of height variances up to 25 percent. She expressed concern that the change could affect existing neighbourhoods and questioned whether applications involving height variances should instead be considered by the Municipal Planning Commission (MPC), particularly where neighboring properties may be impacted. B. Conger advised that the proposed maximum variance of 25 percent would generally not result in the addition of another story and remains within the range commonly permitted in other municipalities. He explained that such variances are intended to address minor site-specific circumstances rather than significantly increase building height. Councilor Wilcox clarified that her concern related to infill development, where taller homes could overlook neighboring properties or impact existing residents. B. Conger acknowledged those concerns, noting that infill development can result in changes to neighbourhood character over time and that existing tree canopy and landscaping often help mitigate those impacts.

Councilor Wilcox further asked whether neighboring property owners would be notified when a height variance is requested. B. Conger

referred to the notification requirements outlined in the Land Use Bylaw, advising that applications involving a permitted use requiring a variance of up to 25 percent are advertised publicly but are not circulated directly to adjacent property owners. Applications requiring Municipal Planning Commission approval are circulated in accordance with the Bylaw requirements.

Councilor Fricke sought clarification on secondary suites She asked whether a property owner could develop both a carriage house and a basement secondary suite, provided the total development remained within the maximum permitted site coverage. B. Conger advised that the allowance depends on the applicable land use district; however, the bylaw permits either a carriage house or a secondary suite, but not both.

Councilor Selanders raised concerns regarding the definitions of modular and manufactured homes within the R1M District. She noted that the definition referenced modular homes but did not specifically mention manufactured homes, despite manufactured homes being the intended use within the district. B. Conger advised that no changes had been made to the existing definition and indicated that the omission was an oversight related to the document formatting and text revisions. Councilor Selanders further questioned why Section 5.7 did not include manufactured homes where she believed they should be referenced. B. Conger acknowledged the concern and advised that the suggested amendments would be incorporated into the next revision of the Bylaw.

Councilor Ball also noted a spelling error on page 80 of the Bylaw, which B. Conger confirmed would be corrected.

PUBLIC QUESTION PERIOD:

1. Stephen Gandzalas

S. Gandzalas, a resident of the Mandalay subdivision, asked whether the proposed Land Use Bylaw amendments would result in changes to development within Mandalay. K. Willisroft explained that the amendments relate to the Town's Land Use Bylaw as a whole and do not change the zoning district applicable to Mandalay. The existing district designation for the subdivision remains unchanged. S. Gandzalas also commented on the need for improved maintenance of green spaces within Mandalay, specifically noting concerns regarding weed growth and foxtails.

2. Rickard Ruchkall

R. Ruchkall advised that he attended the meeting to listen to the discussion and had been prepared to ask whether the proposed amendments included provisions related to artificial intelligence. As no such amendments were presented, he had no questions for Council.

ADJOURNMENT:

Motion by Councilor Wilcox to adjourn the Public Hearing meeting of July 13, 2026, at 6:54 p.m.

CARRIED

Dean Allan, Mayor

Rick Blair, CAO

MINUTES OF THE REGULAR COUNCIL MEETING
MONDAY, JULY 13, 2026, 7:00 P.M.
CARSTAIRS MUNICIPAL OFFICE

ATTENDEES:	Mayor Allan; Councilors Ball, Fricke, Roberts, Selanders, Tolley and Wilcox; Director of Legislative & Corporate Services Shannon Allison; Director of Emergency Services Rob McKay; Deputy CAO and Director of Planning & Development Kirk Williscroft; Manager of Legislative Services Jessica Pryde; CAO Rick Blair & Executive Assistant Kayleigh Van Es
ABSENT:	Nil
CALL TO ORDER:	Mayor Allan called the meeting of Monday, July 13, 2026, to order at 7:00 p.m.
ADDED ITEMS:	Nil
ADOPTION OF AGENDA: Motion 248/26	Motion by Councilor Wilcox to adopt the Regular Council Agenda of July 13, 2026, as presented. CARRIED
ADOPTION OF PREVIOUS MINUTES: Motion 249/26	Motion by Councilor Roberts to adopt the Regular Council Meeting minutes of June 22, 2026, as presented. CARRIED
BUSINESS ARISING FROM PREVIOUS MEETING:	Nil
DELEGATIONS:	Nil
BYLAWS & POLICIES:	1. Bylaw No. 2060 Land Use Bylaw-Amended K. Williscroft and B. Conger remained available to answer additional questions from Council. Councilor Selanders inquired whether a property owner who lost a manufactured home to a fire and wished to replace it with a similar home would be required to undergo additional approval processes. K. Williscroft advised that not necessarily; however, if a variance or appeal were required, the application would proceed to the Municipal Planning Commission (MPC). He also noted that all development permits are subject to a two-week appeal period. Councilor Selanders further asked about the intent behind moving manufactured homes from a permitted use to a discretionary use. K. Williscroft clarified that there is no intent to discourage manufactured homes. Rather, the recommendation is to list manufactured homes as a discretionary use to retain greater development control. Councilor Selanders asked what concerns warranted discretionary approval rather than permitting the use outright. B. Conger explained that the primary consideration is building height. He noted that modular and manufactured homes placed on permanent foundations can result in greater overall building height than anticipated due to the elevation of the foundation and the structure itself. Designating the use as discretionary allows the Town to consider site-specific circumstances and ensure compatibility with surrounding development.
Motion 250/26	Motion by Councilor Ball to give second reading of Bylaw No. 2060 Land Use Bylaw, as amended. CARRIED
Motion 251/26	Motion by Councilor Tolley to give third and final reading of Bylaw No. 2060 Land Use Bylaw, as amended. CARRIED
NEW BUSINESS:	1. RFD-2026 SIP McAlpine Place & McEwan Drive. K. Williscroft informed Council that following the dig up of water service connections, it was noted that the sanitary lines need to be replaced. Councilor Wilcox asked whether similar issues are anticipated in other neighbourhoods. K. Williscroft confirmed that comparable conditions are likely to be encountered in the older areas of Town and noted that Administration will take this into consideration during future capital and budget planning.

Regular Council Meeting – July 13, 2026,		Page 2 of 4
Motion 252/26	Motion by Councilor Roberts to direct administration to facilitate the additional request with funds to be taken from the Wastewater Infrastructure Reserve Fund in the amount of \$70,000.	CARRIED
	2. Parade Permit-Beef & Barley Days Council reviewed the permit for the Parade on July 18, 2026.	
Motion 253/26	Motion by Councilor Selanders to accept the Beef & Barley Days parade permit as information.	CARRIED
COMMITTEE REPORTS:	1. Policies & Priorities Committee - Next Meeting September 15, 2026. 2. Mountain View Regional Waste Commission - Next Meeting July 27, 2026. 3. Mountain View Regional Water Services Commission - Councilor Roberts attended the meeting on July 8, 2026. Next Meeting September 2026. 4. Mountain View Seniors' Housing Councilor Fricke provided a verbal report on the Mountain View Seniors' Housing Board meeting held on June 25, 2026. She advised that the 2026–2028 Business Plan was approved. The Board also identified priority target population groups under the Stronger Foundations framework to help guide future service delivery and organizational priorities. In addition, the Board reviewed a proposal from CityWide to develop an Asset Management and Maintenance Program. Mountain View Seniors' Housing has been working with the Town of Carstairs Administration to better understand the structure and implementation of a comprehensive asset management program. The next meeting is anticipated to be held at the end of July or in September.	
Motion 254/26	Motion by Councilor Ball to accept all Committee Reports as information.	CARRIED
COUNCILOR REPORTS:	1. Councilor Ball - Provided a verbal report. - July 13, 2026, attended the Public Hearing prior to Council. 2. Councilor Fricke - Provided a verbal report. - June 25, 2026, attended MVSH Board meeting. - July 13, 2026, attended the Public Hearing prior to Council. 3. Councilor Roberts - Provided a verbal report. - July 8, 2026, attended Mountain View Regional Water Services Commission meeting. - July 13, 2026, attended the Public Hearing prior to Council. 4. Councilor Selanders - Provided a verbal report. - July 13, 2026, attended the Public Hearing prior to Council. 5. Councilor Tolley - Provided a verbal report. - July 13, 2026, attended the Public Hearing prior to Council. 6. Councilor Wilcox - Provided a verbal report. - July 13, 2026, attended the Public Hearing prior to Council. 7. Mayor Allan - Provided a verbal report. - July 10, 2026, met with Administration from the City of Chestermere to tour the Carstairs Fire Hall. - July 13, 2026, attended the Public Hearing prior to Council.	
Motion 255/26	Motion by Councilor Fricke to accept all Councilor Reports as information.	CARRIED
CORRESPONDENCE:	1. Mountain View Football Association-Request Council reviewed the letter of request for a discounted rate at the Community Hall for their awards banquet on December 2, 2026.	
Motion 256/26	Motion by Councilor Ball to approve the letter of request from Mountain View Football Association for their upcoming event on December 2, 2026, at the Carstairs Community Hall with the understanding they will not be eligible for a reduced rate again until 2029.	CARRIED

2. Scholarship Recipients-Thank you
Council reviewed thank you cards received from scholarship recipients expressing appreciation for the scholarships provided.

Motion 257/26

Motion by Councilor Ball to accept Scholarship Recipient Thank you card as information.

CARRIED

CAO’S REPORT:

- June 24, 2026, met with Scarlett Ranch developers.
- June 24, 2026, met with Mountain View County administration regarding annexation discussions.
- June 25, 2026, met with Kitstone developers.
- Ongoing meetings continue with Neoform regarding the Memorandum of Understanding (MOU). Negotiations are also ongoing with Mandalay developers regarding deep utility installation. Developers are currently unwilling to extend utilities to the property line; Administration is obtaining cost estimates for Council’s consideration.
- Ongoing enforcement of the Encroachment Bylaw.

Councilor Fricke inquired whether, if the Town were to fund the servicing of the utility lots, the costs would be recovered from the developers. CAO R. Blair advised that yes, if the work is completed prior to the next phase of development, the costs would be charged back to the developers when they proceed with that phase. He noted that the next phase of Mandalay development is anticipated to occur in approximately two years.

Motion 258/26

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

CARRIED

COUNCILOR
COMMENTS:

- 1. Councilor Fricke**
-Received an inquiry regarding an item hanging from a streetlight in the Meadow Park area.
- 2. Councilor Tolley**
-Congratulated the U13 Chargers Lacrosse team on winning the provincial championship.
-Commended Operations staff for their work maintaining sidewalks and completing intersection painting.
- 3. Mayor Allan**
-Raised concerns regarding weed growth and maintenance in green spaces. CAO R. Blair advised that, while there are no excuses, recent weather conditions have made maintenance activities challenging. He noted that staff are working to address the areas requiring attention and will continue maintenance efforts now that conditions have improved.

Motion 259/26

Motion by Councilor Fricke to accept Councilor Comments as information.

CARRIED

PUBLIC QUESTION
PERIOD:

- 1. Michelle Webb-Carstairs Curling Club President**
M. Webb, President of the Carstairs Curling Club, addressed Council regarding a Building Code Violation Order issued to the Curling Club related to fire separation requirements and other safety code concerns stemming from the requirement to install a Knox Box. She attended to clarify ownership responsibilities and request assistance from the Town. M. Webb advised that the Order issued on June 23, 2026, identified the Town of Carstairs as the owner, creating confusion regarding responsibility for the required work. She noted that while the Curling Club has historically operated and maintained the building under a lease agreement, there is no documentation confirming ownership. She advised that the Town owns the land, while the Curling Club has historically managed the facility, completing maintenance and improvements through fundraising and community partnerships. M. Webb advised that the Curling Club does not have the financial capacity to complete the work required under the Order.
- Councilor Tolley asked whether the Curling Club was seeking the Town to assume ownership and responsibility of the facility or whether they were requesting financial assistance.
- M. Webb advised there is confusion regarding responsibilities in the lease agreement. The lease agreement was reviewed, and it was

confirmed that the Curling Club is responsible for building maintenance. She stated that the Curling Club is willing to work with the Town but is unable to financially address the current requirements.

Councilor Tolley advised that Council would like to resolve the matter but expressed concern regarding establishing expectations for future situations if assistance is provided.

CAO R. Blair advised that the matter escalated from the original Knox Box requirement and emphasized that it is not an “us versus them” situation. He advised that Administration is open to meeting with the Curling Club to discuss potential solutions.

Mayor Allan and Council consented to arranging a meeting with M. Webb to continue discussions and explore options for resolution.

CLOSED MEETING:

1. Section 19-Disclosure Harmful to Business Interest of a Third Party
Section 197 of the Municipal Government Act requires that Council and Council Committees conduct their meetings in public unless the matter to be discussed falls under one of the exceptions to disclosure outlined in Division 2 of Part 1 of the Access to Information Act (ATIA), including, but not limited to, matters related to business interests, personal privacy, individual or public safety, confidential evaluations, or law enforcement. (Sections 19 to 34).

Motion 260/26

Motion by Councilor Wilcox that Council close the meeting to the public to discuss Business Interests of a Third Party, as per Section 19, of the ATIA, at 7:34 p.m.

CARRIED

Motion 261/26

Motion by Councilor Ball to come out of the Closed Meeting session at 8:26 p.m.

CARRIED

NEXT MEETING:

Monday, August 24, 2026, at 7:00 p.m.

ADJOURNMENT:
Motion 262/26

Motion by Councilor Ball to adjourn the meeting of July 13, 2026, at 8:27 p.m.

CARRIED

Dean Allan, Mayor

Rick Blair, CAO



August 11, 2026

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

Attention: Mr. Rick Blair, Chief Administrative Officer

Re: Natural Gas Franchise Fee Estimate for 2027 - Carstairs

As per the Natural Gas Distribution System Franchise Agreement between ATCO Gas and Pipelines Ltd. (ATCO Gas) and the Town of Carstairs, ATCO Gas pays the Town of Carstairs a franchise fee. The franchise fee is calculated as a percentage of ATCO Gas' revenue derived from the delivery tariff and is collected from gas customers within Carstairs.

The franchise agreement requires that we provide ATCO Gas' total revenues derived from the delivery tariff within Carstairs for 2025 and an estimate of total revenues to be derived from the delivery tariff within Carstairs for 2027. The chart below provides this information as well as an estimate of your franchise fee revenue for the 2027 calendar year.

ATCO's Delivery Tariff Revenue in 2025	ATCO's Estimated Delivery Tariff Revenue for 2027	Your Current Franchise Fee Percentage	Your Estimated Franchise Fees for 2027
\$ 1,275,970.97	\$ 1,395,000	25.00%	\$ 349,000

Please note that the estimated delivery tariff revenue for 2027 can be impacted by changes in customer operations and weather. Additionally, ATCO has utilized forecast 2027 delivery rates; however, they have not yet been approved by the Alberta Utilities Commission (AUC). ATCO commits to providing updated franchise fee revenue forecasts at a future date should there be material impacts related to any update of these forecast assumptions.

Under the franchise agreement, the Town of Carstairs has the option of changing the franchise fee percentage for 2027. If you are considering changing the franchise fee in 2027, please contact us as soon as possible to learn about the process. The franchise fee change process is regulated by [AUC Rule 029](#), which prescribes the required process, timelines, and public notice requirements. We will guide you through the process and will file the application with the AUC for approval. A request to change the franchise fee must be made in writing to ATCO Gas by October 23rd, 2026.

Finally, to support cash flow planning and financial management we have attached a franchise fee payment schedule showing the anticipated payment dates for 2027.

We trust you will find this information useful. Should you have any questions or require anything further, please do not hesitate to contact me at Kris.Topp@atco.com.

Yours truly,

A handwritten signature in black ink, appearing to read 'Kris Topp' with a stylized flourish at the end.

Kris Topp
Senior Manager, Calgary Region Field Operations
ATCO Gas & Pipelines Ltd.

**ATCO Gas and Pipelines Ltd.
2027 Anticipated Franchise Fee Payment Schedule**

Franchise Fee Month	Anticipated Payment Date
January 2027	March 1, 2027
February 2027	March 31, 2027
March	April 29, 2027
April	May 28, 2027
May	June 29, 2027
June	July 30, 2027
July	August 27, 2027
August	September 29, 2027
September	October 29, 2027
October	November 29, 2027
November	December 30, 2027
December	January 28, 2028



PO Box 370
844 Centre Street
Carstairs, AB T0M0N0
www.carstairs.ca

REQUEST FOR DECISION (RFD)

Meeting Date:	August 24, 2026		
Agenda Item:	8.a		
Prepared By:	Kayleigh	Department:	Administration

Request:		
To amend meeting dates in September		
Purpose:		
Background:		
September 8 and September 21 were chosen at the Organizational meeting, However does not fall within the 2 nd and 4 th Monday of every month.		
Discussion/Analysis:		
Recommendation:		
To amend both September meetings to follow the 2 nd and 4 th Monday		
Financial Implications:		
☒ No Financial Impact	☐ Within approved budget	☐ Additional funding required
Details:		
N/A		
Operational Impact:		
N/A		
Additional Notes:		
N/A		
Attachments:		
N/A		
Motion:		
1. Motion by Councillor _____ to amend the Council dates of September 8, 2026, and September 21, 2026 to September 14, 2026, and September 28, 2026.		



PO Box 370
844 Centre Street
Carstairs, AB T0M0N0
www.carstairs.ca

REQUEST FOR DECISION (RFD)

Meeting Date:	August 11, 2026		
Agenda Item:			
Prepared By:	Paula Schmick-Roy	Department:	Community Services

Request: Additional Funding required for Arena Ice Plant Upgrade		
Purpose: To request additional funding for the Warm Floor Heat Exchanger		
Background: Once opened, the Warm Floor Heat Exchanger was found to be in the same condition as the chiller was and CIMCO's recommendation is to replace it.		
Discussion/Analysis: The cost of the part is \$17,362.00. To use the same part would put debris and possible plug areas of the new Plate and Frame Chiller.		
Recommendation: To move forward with the Dual Floor Warm Floor Heat Exchanger		
Financial Implications:		
☐ No Financial Impact	☐ Within approved budget	☒ Additional funding required
Details:		
Operational Impact: To not replace this could cause issues within the new Plate and Frame Chiller as debris could enter it and plug it or damage it. As well, these tubes could be damaged, like the chiller was, and having a tube break would be disastrous to the warm floor.		
Additional Notes:		
Attachments: Picture of the inside of the heat exchanger, quote		
Motion:		
1. Motion by Councilor _____ to direct administration to facilitate the _____ request with funds to be taken from the _____ Fund in the amount of \$ _____.		
2. Motion by Councilor _____ to accept _____ as information.		



August 10th / 2026

Mrs. Paula Schmick-Roy
 Director of Community Service
 Town of Carstairs
 844 Center Street / PO Box 370
 Alberta T0M 0N0

CIMCO Refrigeration, a Division of Toromont Industries Ltd. Is pleased to provide the following revision pricing for the Carstairs Memorial Arena. CIMCO will provide Two Options for the replacement of the Frost Barrier Protection Exchanger.

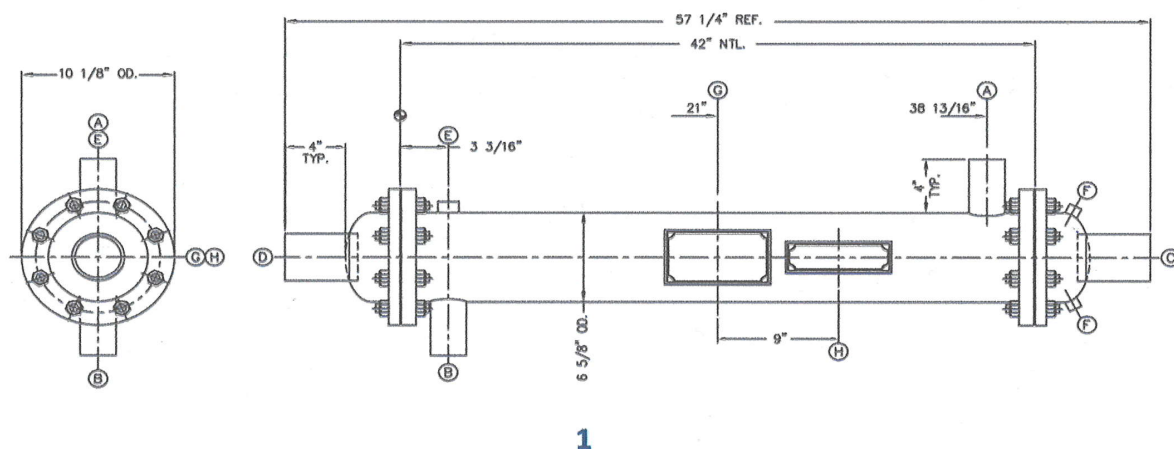
REVISION 1 / OPTION #1 will include replacing the Heat Exchanger with a non CIMCO S&T exchanger.

Major equipment will include;

- Supply one 5' X 6" Shell & Tube Ammonia Exchanger
- Install 2" X 1 1/2" Inlet Reducer on Ammonia Discharge Inlet
- Install 2" X 1 1/2" Outlet Reducer on Ammonia Discharge Outlet
- Install Two 4" X 3" Reducers With 3" Flanges on Brine Inlet and Outlet
- CRN Registration for Alberta
- Freight / Labour / Welding
- **6 – 8 week delivery**

Price Single Floor.....\$ 11,859.00 GST Extra

Price Dual Floor.....\$ 17,362.00 GST Extra

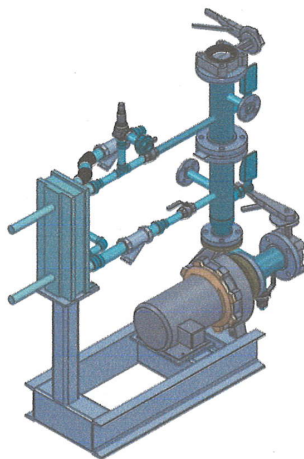


OPTION #2 will include replacing the Heat Exchanger with a package Plate & Frame exchanger and pump to match the design. The exchanger will have the capacity to be expanded in the future to handle the flow of the second floor.

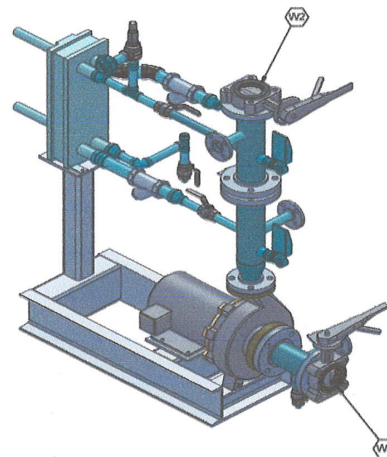
The packaged equipment will include;

- System designed to provide waste heat from compressor water jacket cooling to heat floor
- Expandable Plate & Frame Exchanger
- Specifically designed glycol pump for the application
- Provided all isolation valves, piping, structural base
- Installation of glycol and brine piping
- Freight / Labour / Welding
- **8 – 16-week delivery**

Price.....\$ 41,340.00 GST Extra



ISOMETRIC VIEW



Sincerely,
Gerald R Curran
Gerald R Curran
Capital Projects
CIMCO Refrigeration
780 468 1490

TERMS AND CONDITIONS

SUBJECT TO WRITTEN APPROVAL BY A DULY AUTHORIZED OFFICER OF CIMCO REFRIGERATION (THE 'VENDOR'), THIS QUOTATION, IF ACCEPTED IN WRITING BY THE PURCHASER, SHALL CONSTITUTE A BINDING CONDITIONAL CONTRACT OF SALE AS OF THE DATE OF THE PURCHASER'S ACCEPTANCE OR AS OF THE DATE OF THE VENDOR'S APPROVAL, WHICHEVER IS LATER. THIS QUOTATION IS INVALID IF NOT ACCEPTED BY THE PURCHASER WITHIN SIXTY DAYS OF THE DATE OF QUOTATION.

TITLE

(a) The title and ownership to and in the materials, equipment and other goods sold hereunder (the 'goods') shall remain in the Vendor until payment in full of the Contract Price and any additional amounts payable to the Vendor pursuant to sections 2 and 10 of these Terms and Conditions. The Vendor hereby reserves, and the Purchaser hereby grants to the Vendor, a security interest in and to the goods, and the proceeds thereof, to secure the said payment and all of the other obligations of the Purchaser. At the option of the Vendor, the Purchaser will join with the Vendor in executing, in a form satisfactory to the Vendor, one or more financing statements or similar instruments pursuant to any applicable personal property security legislation. The Purchaser hereby authorises the Vendor to file one or more such statements or instruments signed by the Vendor alone as the secured party. If the goods are or are to become affixed to real property, the Purchaser represents that a true and correct description of such real property and that the name of the registered owner thereof are as indicated on Page 1 of this Quotation/Contract.

(b) In the event of default by the Purchaser under the terms of payment of this contract, the full amount of the Contract Price, less any payments previously made, shall become due and payable, and the Vendor or its agent shall have the right to enter upon the premises and remove the goods, and to dispose of them as the Vendor may determine. If the proceeds from such disposal, less any related expenses, including but not limited to costs of seizure, removal and sale, and legal costs (including reasonable attorneys' fees and expenses) connected therewith (the "net proceeds"), are not sufficient to cover the amount in default, the Purchaser shall be liable to the Vendor for such deficiency. If the net proceeds exceed the amount in default such excess shall be returned to the Purchaser, and the Vendor shall not be liable further whether in respect of completion, performance, warranty or other contract terms.

(c) The Purchaser hereby waives all rights and claims against the Vendor in the event that the circumstances provided for in section 1 (b) arise, except for the express right of recovery of excess net proceeds as provided in that section.

(d) The Purchaser hereby waives the provisions of any Conditional Sales Act or other applicable legislation which limits the Vendor's rights to seize the security provided for herein, and to sue for any deficiency. The Purchaser expressly confers upon the Vendor the rights to seize and sell the goods and to recover from the Purchaser, by action on the covenant, the principal, interest and other moneys from time to time owing under this contract.

(e) Until the Contract Price has been paid in full, the Purchaser will not sell or agree to sell, or mortgage, charge or dispose of, or intentionally injure the goods or remove them from the place of initial installation.

2. PRICE ADJUSTMENTS

(a) The Purchaser shall pay all taxes, duties, levies and other charges assessed against or in respect of the goods, except those taxes, duties, levies and other charges expressly included in the Contract Price.

(b) If any taxes, duties, levies, or other charges shown to be included in the Contract Price are increased subsequent to the Date of Quotation, and increase the Vendor's costs hereunder, such increase shall be paid by the Purchaser to the Vendor.

(c) The Contract Price quoted herein is based on prices, costs and conditions prevailing at the Date of Quotation. Unless otherwise specified, if the estimated delivery and / or installation date is more than six months from the date of the contract, and if prior to shipment or installation there is an increase in the Vendor's costs due to increases in labour rates, cost of materials, suppliers' prices, foreign exchange, storage charges, or freight rates, such increase shall be paid to the Vendor by the Purchaser.

(d) If delivery or installation is delayed by the Purchaser, or by anyone under the Purchaser's control, for more than two months after the time estimated, any increase in those categories of the Vendor's costs listed in section 2(c) shall be paid to the Vendor by the Purchaser.

(e) All payments by the Purchaser to the Vendor under section 2 shall be in addition to the Contract Price and shall be paid at the time the final payment under the contract is due.

3. DELIVERY AND INSTALLATION - Delivery and installation times and dates are approximate and are subject to

extension for delays caused by fire, strike, lockout, labour dispute, civil or military authority, riot, embargo, car shortage, wrecks or delays in transportation, Acts of God, late delivery or non-delivery by the Vendor's

suppliers, changes in the scope of the work as provided in section 8 of these Terms and Conditions, or other causes beyond the reasonable control of the Vendor, and the Vendor shall not be liable for any losses or damages resulting from any such causes. Acceptance of the work shall be a waiver by the Purchaser of all claims for damages for delay from any cause whatsoever.

4. RESPONSIBILITY AND INSURANCE

(a) In respect of goods sold F.O.B. point of origin, the Vendor shall deliver the goods in good condition to a common carrier or to the Purchaser at the Vendor's shipping point, and thereupon all risks of loss or damage thereto shall pass to the Purchaser.

(b) In respect of goods sold F.O.B. job site or sold with installation, all risks of loss or damage shall pass to the Purchaser upon receipt of the goods at the job site or at the Purchaser's designated delivery point.

(c) The Purchaser shall insure the goods against loss or damage from fire, theft, malicious damage or other causes as and from the time the Purchaser becomes responsible for the goods pursuant to sections 4(a) and 4(b) of these Terms and Conditions. The face value of the insurance policy shall be in an amount not less than the Contract Price. Any loss under such insurance policy shall be made payable to the Vendor as its interest may appear until the Contract Price shall be paid in full.

(d) Upon the request of the Vendor, the Purchaser shall provide an insurance certificate as evidence of the compliance with section 4(c) of these Terms and Conditions.

5. TERMS OF PAYMENT

(a) Unless otherwise specified in this Quotation/Contract, payment shall be made by the Purchaser to the Vendor in respect of the Contract Price as follows:

- (i) Goods sold without installation: 25% upon acceptance of this quotation by the Purchaser; an amount representing the value of each shipment, payable upon delivery; and the unpaid balance upon final shipment.
- (ii) Goods sold with installation: 25% upon acceptance of this quotation by the Purchaser; an additional 30% upon written notification by the Vendor to the Purchaser that the goods are ready for shipment; an additional 35% immediately after installation but prior to the commencement of operation of the goods or related systems; and a final payment of 10% upon completion.

(b) Timely payment according to the terms of this Quotation/Contract is of the essence of the contract.

(c) Payment shall be made in the specified currency.

6. WARRANTY - UNLESS OTHERWISE SPECIFIED IN THIS QUOTATION/CONTRACT, THE VENDOR WARRANTS THE GOODS AND INSTALLATION SOLD HEREUNDER AGAINST ORIGINAL DEFECTS IN MANUFACTURE AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM COMPLETION AS DEFINED IN SECTION 9 OF THESE TERMS AND CONDITIONS. THIS WARRANTY IS IN LIEU OF ALL OTHER WARRANTIES, STATUTORY OR OTHERWISE, EXPRESS OR IMPLIED, INCLUDING FOR MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. THE TERMS OF THE VENDOR'S WARRANTY ARE AS FOLLOWS:

(a) In respect of goods sold without installation, the Vendor's sole liability shall be to repair or replace, at the Vendor's option, F.O.B. point of manufacture, any defective goods or parts thereof.

(b) In respect of goods sold with installation, the Vendor's sole liability shall be to repair or replace, at the Vendor's option, any defective goods or parts thereof or any defective workmanship. The Vendor shall be responsible for all of its costs in connection therewith other than the out-of-pocket expenses incurred by the Vendor's employees and agents travelling from the Vendor's nearest place of business to the jobsite and charges for labour performed after normal working hours at the request of the Purchaser, which latter expenses and charges shall be for the account of the Purchaser.

(c) The Vendor warrants goods not of the Vendor's manufacture only to the extent to which the Vendor is able to enforce a claim for liability against the manufacturer thereof.

(d) The Purchaser shall promptly give written notice to the Vendor after the discovery of an apparent defect.

(e) As a condition precedent to any liability by the Vendor hereunder, the Purchaser shall use, operate and maintain the goods and related systems in a careful, prudent, and reasonable manner, and in conformity with the Vendor's and / or the manufacturers' instructions.

(f) THE FOREGOING CONSTITUTES THE PURCHASER'S EXCLUSIVE REMEDY AND THE

VENDOR'S SOLE LIABILITY ARISING OUT OF THE DESIGN, MANUFACTURE, SALE, INSTALLATION, OR USE OF THE GOODS.

(g) This warranty shall be void if the Purchaser is in default under the terms of payment of this contract.

7. The Vendor shall not be liable for any losses, injuries, expenses or damages, whether direct, indirect, special, incidental, consequential or punitive, arising out of the goods, or the installation, operation, or failure of operation of the goods or related systems even if caused by the Vendor's negligence.

8. **CHANGE IN SCOPE OF WORK** - If the Purchaser requests a change in the scope of the work under this Quotation/Contract, the Vendor will submit a Contract Revision to the Purchaser which shall set forth the proposed changes in the work, and if the proposed changes result in an addition to or a deduction from the Contract Price, the Contract Revision shall set forth the amount of such addition or deduction. A Contract Revision shall not be binding or enforceable unless accepted in writing by the Purchaser and approved in writing by a duly authorized officer of the Vendor. Upon such acceptance and approval, the Contract Revision shall become part of the contract and, except when inconsistent therewith, shall be subject to all its provisions.

9. COMPLETION AND ACCEPTANCE OF WORK

(a) In respect of goods sold without installation, 'Completion' shall be deemed to occur when risk of loss of the goods passes to the Purchaser in accordance with section 4 of these Terms and Conditions.

(b) In respect of goods sold with installation, and unless otherwise defined in this Quotation/Contract, 'Completion' shall be deemed to occur when any one of the following events takes place:

- (i) The Purchaser signs an acceptance certificate;
- (ii) The Vendor has installed and, where applicable, successfully tested the installation;
- (iii) The Purchaser commences regular use of the goods or related systems;
- (iv) An independent expert, mutually acceptable to the Purchaser and the Vendor, certifies that the work has been completed.

(c) Nothing in subsections (a) or (b) shall relieve the Vendor from its obligation to honour the warranty provisions contained herein.

(d) The occurrence of any one of the events described in section 9(b)(i), (iii) and (iv) shall constitute acceptance of the work.

10. **BONDS** - Performance bonds and material and labour payment bonds will be provided by the Vendor upon request. Unless the Contract Price expressly includes the cost of such bonds, the Purchaser, in addition to the Contract Price, shall pay the cost of such bonds to the Vendor at the time of the receipt thereof by the Purchaser.

11. MISCELLANEOUS

(a) If the Vendor has specified that it shall install the goods in Canada, this Quotation and any resulting contract shall be governed and construed in accordance with the laws of the province or jurisdiction where installation takes place. Unless otherwise specified by the Vendor, this Quotation and any resulting contract shall be governed, enforced and construed in accordance with the laws of the Province of Ontario without regard to that province's rules governing conflict of laws.

(b) All rights and remedies of the Vendor under this contract and under applicable law shall be cumulative and may be exercised successively or concurrently, in any order, and on more than one occasion. The election by Vendor to exercise one remedy shall not preclude it from thereafter exercising one or more other remedies.

(c) The Purchaser agrees to pay, in addition to the other amounts payable to Vendor under the contract, all costs and expenses, including reasonable attorneys' fees, incurred by the Vendor in enforcing this contract, exercising its rights hereunder or collecting or attempting to collect all amounts due the Vendor hereunder following default by the Purchaser in the payment or performance of its obligations hereunder, including those incurred in connection with any bankruptcy, insolvency, liquidation, reorganization or similar proceeding involving the Purchaser.

(d) Any assignment or attempted assignment of this contract, in whole or in part, without the prior written consent of the Vendor shall be void. The Vendor may assign any of its rights, liabilities or obligations arising out of this contract without prior notice to the Purchaser and without the Purchaser's written consent except that the Vendor may not assign its warranty obligations without the Purchaser's written consent.

(e) If any provision of this contract is unenforceable, such unenforceability shall not affect the remaining terms, which shall be enforced, if the same can be done, without regard to the unenforceable provision.

(f) The headings to the paragraphs of this contract are provided for ease of reference only and shall not be construed to vary or limit the terms thereof.

THIS QUOTATION/CONTRACT CONTAINS THE COMPLETE AGREEMENT BETWEEN THE PURCHASER AND THE VENDOR, AND SUPERSEDES ALL PRIOR ORAL OR WRITTEN REPRESENTATIONS, PROMISES, AGREEMENTS OR UNDERSTANDINGS WITH RESPECT TO THE SUBJECT MATTER HEREOF. NO REPRESENTATION, PROMISE, AGREEMENT OR UNDERSTANDING ENTERED INTO OR MADE SUBSEQUENT TO THE DATE OF THE CONTRACT WHICH VARIES OR MODIFIES THE PROVISIONS OF THIS CONTRACT SHALL BE BINDING ON THE VENDOR UNLESS CONVEYED IN WRITING AND EXECUTED BY THE DULY AUTHORIZED OFFICER OF THE VENDOR EXECUTING THIS QUOTATION/CONTRACT.



**Town of Carstairs
Financial Statement as at
June 30, 2026**

	2026 BUDGET Budget	2026 BUDGET Actuals	\$ Variance	% Variance
Operating Revenues				
2300 - Municipal Taxes	9,486,013	9,477,980	(8,033)	-0.1%
2310 - Government Transfers for Operating	745,123	661,990	(83,133)	-11.2%
2320 - User Fees and Sales of Goods	6,227,321	3,257,804	(2,969,517)	-48%
2330 - Investment Income	150,000	150,776	776	1%
2345 - Franchise and Concession Contracts	657,704	307,496	(350,208)	-53%
2355 - Penalties and Cost of Taxes	93,000	53,296	(39,704)	-43%
2360 - Licenses and Permits	284,800	200,814	(83,986)	-29%
2375 - Gain on Disposal of Tangible Capital Assets	-	15,100	15,100	0%
2405 - Other Revenue	56,900	65,542	8,642	15%
Total Operating Revenues	17,700,860	14,190,796	(3,510,064)	-20%
Operating Expenses				
1 - Salaries, Wages and Benefits	5,278,322	2,311,294	(2,967,028)	-56%
10 - Requisitions	3,405,179	1,454,471	(1,950,707)	-57%
2 - Contracted and General Services	2,786,430	1,244,560	(1,541,870)	-55%
3 - Materials, Goods, Supplies and Utilities	3,136,857	1,393,202	(1,743,655)	-56%
4 - Provision for Allowances	2,000	(1)	(2,001)	-100%
5 - Transfers to Individuals and Organizations	495,107	235,940	(259,167)	-52%
6 - Bank Charges and Short-term Interest	47,630	26,951	(20,679)	-43%
7 - Interest on Capital Long-term Debt	153,738	43,691	(110,046)	-72%
9 - Loss on Disposal of Tangible Capital Assets	-	35,530	35,530	0%
Total Operating Expenses	15,305,263	6,745,639	(8,559,623)	-56%
Operating Net Income	2,395,598	7,445,157	5,049,559	
Capital Revenues				
Capital Revenue	2,185,400	831,105	(1,354,295)	-62%
Loan Proceeds	1,757,101	1,203,782	(553,319)	-31%
Transfers from Reserves	2,789,916	7,156	(2,782,760)	-100%
Total Capital Revenues	6,732,417	2,042,044	(4,690,374)	-70%
Capital Expenses				
Capital Expenses	6,619,439	2,632,291	(3,987,148)	-60%
Capital Debt Repayment	693,228	244,785	(448,443)	-65%
Offsite Levy Transfer to Reserves	368,298	111,731	(256,567)	-70%
Transfers to Reserves - Future Financial Plans	1,201,004	105,200	(1,095,804)	-91%
Total Capital Expense	8,881,969	3,094,007	(5,787,962)	-65%
Shortfall/(Surplus)	(246,046)	(6,393,193)		

**Town of Carstairs
Financial Statement as at
July 31, 2026**

	2026 BUDGET Budget	2026 BUDGET Actuals	\$ Variance	% Variance
Operating Revenues				
2300 - Municipal Taxes	9,486,013	9,477,980	(8,033)	-0.1%
2310 - Government Transfers for Operating	745,123	717,016	(28,107)	-3.8%
2320 - User Fees and Sales of Goods	6,227,321	4,040,317	(2,187,004)	-35%
2330 - Investment Income	150,000	176,408	26,408	18%
2345 - Franchise and Concession Contracts	657,704	354,974	(302,730)	-46%
2355 - Penalties and Cost of Taxes	93,000	113,839	20,839	22%
2360 - Licenses and Permits	284,800	210,524	(74,276)	-26%
2375 - Gain on Disposal of Tangible Capital Assets	-	15,100	15,100	0%
2405 - Other Revenue	56,900	217,098	160,198	282%
Total Operating Revenues	17,700,860	15,323,256	(2,377,605)	-13%
Operating Expenses				
1 - Salaries, Wages and Benefits	5,278,322	2,801,068	(2,477,254)	-47%
10 - Requisitions	3,405,179	1,552,701	(1,852,478)	-54%
2 - Contracted and General Services	2,786,430	1,452,358	(1,334,073)	-48%
3 - Materials, Goods, Supplies and Utilities	3,136,857	1,854,326	(1,282,531)	-41%
4 - Provision for Allowances	2,000	(1)	(2,001)	-100%
5 - Transfers to Individuals and Organizations	495,107	257,450	(237,657)	-48%
6 - Bank Charges and Short-term Interest	47,630	33,023	(14,607)	-31%
7 - Interest on Capital Long-term Debt	153,738	48,847	(104,890)	-68%
9 - Loss on Disposal of Tangible Capital Assets	-	35,530	35,530	0%
Total Operating Expenses	15,305,263	8,035,302	(7,269,960)	-47%
Operating Net Income	2,395,598	7,287,954	4,892,356	
Capital Revenues				
Capital Revenue	2,185,400	910,911	(1,274,489)	-58%
Loan Proceeds	1,757,101	1,203,782	(553,319)	-31%
Transfers from Reserves	2,789,916	7,156	(2,782,760)	-100%
Total Capital Revenues	6,732,417	2,121,849	(4,610,568)	-68%
Capital Expenses				
Capital Expenses	6,619,439	3,683,626	(2,935,813)	-44%
Capital Debt Repayment	693,228	453,207	(240,021)	-35%
Offsite Levy Transfer to Reserves	368,298	111,731	(256,567)	-70%
Transfers to Reserves - Future Financial Plans	1,201,004	105,200	(1,095,804)	-91%
Total Capital Expense	8,881,969	4,353,765	(4,528,204)	-51%
Shortfall/(Surplus)	(246,046)	(5,056,038)		