



**REGULAR COUNCIL MEETING AGENDA
CARSTAIRS MUNICIPAL OFFICE
MONDAY, SEPTEMBER 11, 2023, 7:00 P.M.**

Page

1. CALL TO ORDER

2. ADDED ITEMS

3. ADOPTION OF AGENDA

- a) Adoption of agenda of September 11, 2023
Motion: To adopt the agenda of September 11, 2023

4. ADOPTION OF MINUTES

- a) Adoption of minutes of August 28, 2023 (addendum 4.a)
Motion: To adopt the minutes of August 28, 2023



5. BUSINESS ARISING FROM PREVIOUS MEETING

6. DELEGATIONS

- a) Stone Garden Subdivision Concerns - John Alden (addendum 6.a)



7. BYLAWS AND POLICIES

8. NEW BUSINESS

9. COMMITTEE REPORTS

- a) LEGISLATIVE & EMERGENCY SERVICES COMMITTEE
- b) STRATEGIC PLANNING & CORPORATE AFFAIRS COMMITTEE
- c) POLICY & GOVERNANCE COMMITTEE
- d) MOUNTAIN VIEW REGIONAL WASTE COMMISSION
- e) MOUNTAIN VIEW REGIONAL WATER COMMISSION
- f) MOUNTAIN VIEW SENIORS HOUSING
- g) MUNICIPAL AREA PARTNERSHIP

10. COUNCILOR REPORTS

3 - 7

8 - 9

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

11. CORRESPONDENCE

- a) Mandalay Supermarket 092-2023 Larry Sheldon (addendum 11.a)



12. CAO'S REPORT

13. COUNCILOR CONCERNS

14. PUBLIC QUESTION PERIOD

15. MEDIA QUESTION PERIOD

16. CLOSED MEETING

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

17. ADJOURNMENT

MINUTES OF THE REGULAR COUNCIL MEETING
MONDAY, AUGUST 28, 2023, 7:00 P.M.
CARSTAIRS MUNICIPAL OFFICE

ATTENDEES:	Mayor Colby, Councilors Allan, Ball, Fricke, Roberts, Ratz, & Wilcox Director of Legislative & Corporate Services Shannon Allison, Director of Planning & Development Kirk Williscroft, CAO Rick Blair & Executive Assistant Kayleigh Van Es
ABSENT:	Nil
CALL TO ORDER:	Mayor Colby called the meeting of Monday, August 28, 2023, to order at 7:00p.m.
ADDED ITEMS:	Nil
ADOPTION OF AGENDA:	
Motion 268/23	Motion by Councilor Allan to adopt the Regular Council agenda of August 28, 2023, as presented. CARRIED
ADOPTION OF PREVIOUS MINUTES:	
Motion 269/23	Motion by Councilor Wilcox to adopt the Public Hearing minutes of July 10, 2023, as presented. CARRIED
Motion 270/23	Motion by Councilor Fricke to adopt the Regular Council minutes of July 10, 2023, as presented. CARRIED
BUSINESS ARISING FROM PREVIOUS MEETING:	1. Municipal Sustainability Initiative-Minister McIver R. Blair informed Council that MSI funding had been approved. Also notifying Council that the Idaho street paving project, which came in under budget by \$120,000, would be applied to the lagoon project.
Motion 271/23	Motion by Councilor Ball to accept Municipal Sustainability Initiative letter from Minister McIver as information. CARRIED
DELEGATIONS:	Nil
BYLAWS & POLICIES:	1. Bylaw No. 2027-Amended R. Blair spoke to the changes made to Bylaw 2027 Colby Lane closure. Land Titles rejected the Bylaw due to wording; the changes do not change the content of bylaw.
Motion 272/23	Motion by Councilor Ratz to give first reading of Bylaw 2027-Colby Lane Closure as amended. CARRIED
Motion 273/23	Motion by Councilor Roberts to give second reading of Bylaw 2027- Colby Lane Closure as amended. CARRIED
Motion 274/23	Motion by Councilor Allan to move to third and final reading of Bylaw 2027-Colby Lane Closure as amended. UNANIMOUSLY CARRIED
Motion 275/23	Motion by Councilor Fricke to give third and final reading of Bylaw 2027-Colby Lane Closure as amended. CARRIED
NEW BUSINESS:	1. Havenfields Conceptual Scheme K. Williscroft spoke to the document provided to Council stating that the purpose of the Havenfields Conceptual Scheme is to provide direction for the development within the plan area. The majority of the neighbourhood has been developed, with two areas that remain undeveloped. Area A includes commercial lands, while Area B includes residential lands. The Havenfields is a primarily residential development with neighbourhood commercial proposed at the gateway to the community off of Hwy 581. Councilor Wilcox confirmed that the plan has not changed since the original concept when the first show home was built.

Regular Council Meeting – August 28, 2023		Page 2 of 5
Motion 276/23	Motion by Councilor Ball to accept Havenfields Conceptual Scheme as information.	CARRIED
	2. Mountain View Regional Emergency Management Agency- Alberta Community Partnership Grant R. Blair spoke to the request for support by Mountain View County for the ACP grant to create an Emergency Social Services Plan before the September 30, 2023 deadline.	
Motion 277/23	Motion by Councilor Wilcox to apply for the Alberta Community Partnership Grant to create a Regional Emergency Social Services Plan as requested before September 30, 2023.	CARRIED
Motion 278/23	Motion by Councilor Ratz to name Mountain View County as the managing partner for the Alberta Community Partnership Grant application.	CARRIED
	3. Extended Producer Responsibility (EPR) R. Blair spoke to the information sheet, stating that by April 2025, producers will take over operations of curbside recycling collection and depots. With the contract renewal for E360 approaching, Administration will coordinate dates for participation in the program.	
Motion 279/23	Motion by Councilor Wilcox to accept Extended Producer Responsibility as information.	CARRIED
	4. Municipal Planning Commission Resignations-Sheldon Ball	
Motion 280/23	Motion by Councilor Allan to accept Sheldon Ball's resignation from the Municipal Planning Commission.	CARRIED
	5. Municipal Planning Commission Appointment-Jerry Roberts	
Motion 281/23	Motion by Councilor Fricke to appoint Jerry Roberts to the Municipal Planning Commission for a 1-year term.	CARRIED
COMMITTEE REPORTS:	1. Legislative & Emergency Services Committee - Next meeting September 19, 2023.	
	2. Strategic Planning & Corporate Affairs Committee - Next meeting September 25, 2023.	
	3. Policy & Governance Committee - Next meeting September 21, 2023.	
	4. Mountain View Regional Waste Commission - Councilor Wilcox gave a verbal report of the meeting on July 24, 2023. The topic of discussion included tornado response and the inability for landfills to operate all weekend, as well as safety for staff who are working at the landfill if a tornado warning is issued.	
	5. Mountain View Regional Water Commission - Next meeting September 13, 2023.	
	6. Mountain View Seniors' Housing - Next meeting September 21, 2023.	
	7. Municipal Area Partnership - Nothing to report at this time.	
	8. Municipal Planning Commission - Councilor Allan gave and verbal report of the meeting on August 22, 2023. Council reviewed the minutes.	
Motion 282/23	Motion by Councilor Ball to accept all Committee Reports as information.	CARRIED
COUNCILOR REPORTS:	Councilor Allan - July 15, 2023 participated in Beef & Barley Days festivities. - August 22, 2023 attended MPC meeting. - August 26, 2023 attended the Pawsitive Haven Show & Shine.	

Councilor Ball

- July 15, 2023 participated in Beef & Barley Days festivities.
- Events are well attended this year.

Councilor Fricke

- July 15, 2023 volunteered with Chamber of Commerce to cook pancake breakfast for Beef & Barley Days.
- July 15, 2023 participated in Beef & Barley Days Parade, Artists Guild, Legion Lunch, and evening dinner.
- July 22, 2023 attended the Rocky Mountain Motor Sports Fundraiser.
- July 22, 2023 attended Barnyard Biscuits 1 Year Business Anniversary.
- August 10, 2023 attended the Fitness Fundraiser for Canada Day Tornado Victims.
- August 11, 2023 attended Bee Thrifty's Grand Opening.
- August 12, 2023 attended the Rocky View Roller Derby Association August Crush Invitational at the Memorial Arena.
- August 12, 2023 attended the Walk the Block Event put on by the Carstairs Public Library.
- August 16, 2023 attended Westview Co-op Carstairs Brand Day at the Grocery Store and Gas Bar.
- August 16, 2023 phone meeting with Go Alberta Connect, a new organization that's aim is to be the hub for connecting local rural events, farmer's markets, and producers throughout the province.
- August 26, 2023 attended the Pawsitive Haven Show & Shine. Toured the co-founders of Go Alberta Connect through the Show and Shine and local businesses in town.

Councilor Ratz

- July 14, 2023 volunteered prepping food for Beef & Barley Days.
- July 15, 2023 participated in Beef & Barley Days festivities.
- July 15, 2023 volunteered at the Beef & Barley Days lunch.
- July 24, 2023 attended a Meeting with MVSH and Jason Nixon regarding affordable seniors housing.

Councilor Roberts

- July 15, 2023 participated in Beef & Barley Days festivities.
- July 29, 2023 attended the Tornado Benefit Concert at Carstairs Memorial Arena.
- August 19, 2023 attended the Horticultural Craft Show & Sale.

Councilor Wilcox

- July 12, 2023, along with FCSS organized teen scavenger hunt.
- July 15, 2023 participated in Beef & Barley Days festivities.
- July 24, 2023 attended Mountain View Regional Waste Commission meeting.
- August 12, 2023 attended Walk the block put on by the Carstairs Public Library.
- Attended the Moccasin House board meeting.
- August 22, 2023 attended MPC meeting
- August 23, 2023 along with FCSS organized teen scavenger hunt.
- August 26, 2023 attended the Pawsitive Haven Show & Shine. Toured the co-founders of Go Alberta Connect through the Show and Shine and local businesses in town.

Mayor Colby

- July 15, 2023 participated in Beef & Barley Days festivities.
- July 22, 2023 attended the Rocky View Motor Sports Tornado Relief Fundraiser.
- August 26, 2023 attended the Pawsitive Haven Show & Shine.

Motion 283/23

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

CARRIED

CORRESPONDENCE:

1. Blair Kelsberg-Speeding Concern

Council reviewed the letter from Blair Kelsberg stating his concern regarding speeding on the highway past his home. Following receipt of the letter, R. Blair requested that the Director of Emergency Services create a report for speeding in the area. R. Blair stated that based on the data recorded, Emergency Services along with RCMP are doing their due diligence.

Resident B. Kelsberg was in attendance and stated that he has not seen much of a Police presence. R. Blair mentioned that the officers

would set up in an inconspicuous area. Mayor Colby assured B. Kelsberg that this issue will be further looked into.

Motion 284/23

Motion by Councilor Wilcox to accept the letter of correspondence from Blair Kelsberg as information.

CARRIED

2. MADD-Sponsorship Request
Council reviewed the request.

Motion 285/23

Motion by Councilor Ratz to accept the MADD Sponsorship request as information.

CARRIED

CAO’S REPORT:

- A Memorandum of Understanding regarding reservoir development is being drafted with Kitstone developers.
- Upcoming AB Municipalities Conference with meetings scheduled with Minister Ellis and a request to meet with Minister Nixon.
- Working on final touches for new municipal software.
- Review of the payroll system and options available.
- Lagoon cleanout update: anaerobic cells completed, massive amounts of sludge freeing up over 50,000 cub/m.
- Idaho paving project to start tomorrow, concrete work on Idaho is finished.
- Municipal Planning Commission reviewed and approved a discretionary use for the Commercial site in Mandalay, allowing Loblaw’s to construct a new supermarket.
- Carstairs Links is preparing for the addition of 25 properties.
- Mandalay is preparing for 32 additional properties.
- Kitstone is in the process of stripping and grading.
- Phase 2 of Mandalay FAC is complete, the Jersey barriers on Stone Garden Dr. will be taken down within the next month.
- LGAA joint meeting with Mountain View County in October at new Fire Hall.

Motion 286/23

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

CARRIED

COUNCILOR CONCERNS:

1. Councilor Wilcox
S. Wilcox encouraged the resident to send a formal letter to the council, which she has not yet received, after speaking to her about her wish for the dog park to have extra illumination and later evening hours. A complaint about the golf course was also given to Councilor Wilcox, however, it was dropped a few days later after it rained.

Motion 287/23

Motion by Councilor Ratz to accept Councilor Concerns as information.

CARRIED

PUBLIC QUESTION PERIOD:

1. Darrel Garton resident of Havenfields
Expressed concern about the weeds in the area and claimed that because of the 14-day compliance limit, he had to wait all summer for something to be done. R. Blair said he would have Bylaw make frequent visits to the neighbourhood.

2. Brad Holloway-president of Carstairs Minor Ball Association
Brought forward questions regarding the removal of the batting cages located in Memorial Park. Stating that there was zero consultation with the Association. Wonders if there are any plans to rebuild the batting cages.

Mayor Colby answered that Town Council made the informed decision after reports of underutilization and the unsafe operation of the batting cage. The Town will research alternatives to the batting cages and look into possibly purchasing a portable cage or machine. Mayor Colby also mentioned that no matter the utilization the facility was unsafe and a huge liability should anything have gone wrong.

B. Holloway stated the CMBA had plans to make the cage safe but had not completed any work to it. R. Blair responded to B. Holloway’s question about how the Town was able to track usage by saying that staff members made regular passes and had never seen the cage in use. Additionally, Community Services was unable to reserve the space, so no reservations were recorded. B. Holloway sought a more precise figure, but the facility was unsafe regardless of how much it was utilized because of the unsafe condition. R. Blair was tasked with keeping pickleball and basketball in the same spot while staying under

Regular Council Meeting – August 28, 2023

Page 5 of 5

the allocated budget. The decision was made after the council requested recommendations, and the safety of the cages played a role. B. Holloway voiced displeasure about the "word of mouth" rather than real usage statistics and the lack of contact with the CMBA or the Lions, who gave the facility to Minor Ball. The facility was given to the Town of Carstairs by the Lions for use by Minor Ball, according to Councilor Allan. B. Holloway said that an agreement existed but was unable to find a copy of it. Mayor Colby stated that for every facility that is on town property the town owns, the decision was made for the safety and betterment of the town's citizens. To discuss current issues, residents should visit the council rather than post on social media because what is written is frequently untrue. Council's only option is to decide based on the information provided. The choice was based on the data we had at the time from our valued staff. Mayor Colby suggested having a meeting to develop a plan that benefits everyone. The improvements have been made so let's continue to move in the right direction.

Motion 288/23

Motion by Councilor Allan to accept the Public question period as information

CARRIED

MEDIA QUESTION PERIOD:

Nil

CLOSED MEETING:

Section 107 of the MGA states that Councils and Council Committees must conduct their meetings in public unless the matter to be discussed is within one of the exceptions to disclosure in Division 2 of Part 1 of the Freedom of Information and Protection of Privacy (FOIP) (s. 16 to 20).

Motion 289/23

Motion by Councilor Wilcox that Council close the meeting to the public at 7:47 p.m. to discuss closed meeting session items.

CARRIED

Motion 290/23

Motion by Councilor Ratz to come out of the closed meeting session at 8:34 p.m.

CARRIED

Motion 291/23

Motion by Councilor Allan to direct administration to waive penalty for Tax Roll No. 397.000.

CARRIED

NEXT MEETING:

Monday, September 11, 2023 at 7:00 p.m.

ADJOURNMENT:

Motion 292/23

Motion by Councilor Ball to adjourn the meeting of August 28, 2023,
at 8:34 p.m.

CARRIED

Lance Colby, Mayor

Rick Blair, CAO

Mr. J. Alden MBA, CRSP
10 Stone Garden Crescent
Carstairs, AB T0M 0N0

06 September 6, 2023

Kayleigh Van Es
Executive Assistant
Town of Carstairs

Re: Town Council Meeting – 7:00PM September 11, 2023

Ms. Van Es,

You advised this morning when I attended your office to enquire about procedural issues related to the above Council meeting, to find/elect a speaker who should address all concerns pertaining to the Stone Garden Drive development, to present on behalf of all owners / those who have concerns, and who require a response.

Be advised that no one person has made it known that they are prepared to do as you suggest “act as the spoke’s person”. However, I have been asked by two-home-owners to bring their specific concerns to your attention. In doing so please note: I DO NOT SPEAK FOR, OR IN ANY WAY REPRESENT THE COMMUNITY - WRIT LARGE.

Owners Question(s)

1. When the Stone Garden area was approved, was side-walk construction the responsibility of the developer. If not, who’s responsibility was it for putting sidewalks in for pedestrian safety?
2. When this community (Stone Garden) was developed, was it in the approved development plan for Stone Garden Drive to be a through street, therefore having to take down the existing fence separating two different communities?

My Personal Presentation and Enquiry:

My participation here this evening is not to necessarily to complain, more importantly, for you to shed some light on a number of issues:

1. If indeed you will be opening Stone Garden Drive to two-way traffic, and recognizing that children from the Stone Heaven development, and seniors from within our development, and from outside our development, will be using Stone Garden Drive to access and egress from the Mandalay development, how do you intend to get pedestrian safely from one area to the other, given that there is no existing sidewalk?

NOTE: usable width of Stone Garden Drive road surface = 32ft
usable width of Stone Garden Crescent road surface = 21ft

2. It is my understanding that there was an agreement with the previous council, that some form of traffic control would be installed to control access and or vehicle speed, at the transition of Stone Garden and the Mandalay development area. Is this still being considered, if so, what control measure have you decided upon?
(example: some form of gate or moveable barrier)
3. I am sure that council has considered the inherent danger of allowing children (of all ages), to say nothing of the mobility concerns experienced by many of the old and infirm, to be in such close proximity to vehicular movement along an already restrictive roadway. That being said, WILL YOU CONSIDER OTHER OPTIONS FOR A SIDEWALK LOCATION, THAT WILL AFORD A GREATER DEGREE OF SAFETY FOR ALL PEDESTRIANS AND DRIVERS OF VEHICLES?

John Alden

From: Larry Sheldon [REDACTED]

Date: September 4, 2023 at 2:08:34 PM MDT

To: Angie Fricke <angief@carstairs.ca>, Planning&Development <planningdevelopment@carstairs.ca>, Lance Colby <lancec@carstairs.ca>, Dean Allan <deana@carstairs.ca>, Sheldon Ball <sheldonb@carstairs.ca>, Marty Ratz <martyr@carstairs.ca>, Jerry Roberts <jerryr@carstairs.ca>, Shannon Wilcox <shannonw@carstairs.ca>

Subject: Mandalay supermarket 092-2023

I wish to register my concerns with development around the proposed supermarket. I am ok with the store itself, even though the original plan was for a strip mall. The store will be about 1.5x larger than the co op. In talking to workmen, I know that long term plans are for a gas bar (Another one? Really??) and fast food restaurants. The permit application is not for this, so will not address this at this time.

My concern is the plan to allow free flowing traffic on Stone Garden Drive. As concerned citizens, we made a presentation to council 3 years ago asking for the road to be kept closed. Our understanding was that Council heard our concerns and respected them. When the fence was opened up to allow foot and bike traffic, I was supportive. As mentioned in the presentation 3 years ago, Stone Garden Drive is narrow and there are no sidewalks. Parking is not allowed on Stone Garden Crescent (where I live) and so our guests have to park on the Drive and walk in. It is also where we park our RV from time to time. This is an active neighborhood and many people walk on the street, with or without dogs. Keep in mind that this is a seniors area, so many of us are not limber and move slowly with canes etc. Increased traffic flow to and from the grocery store, especially from Stonebridge area, but possibly others too coming off 2A puts all of us at risk. Will the increased traffic necessitate restricted parking? If so, where will guests park? Where will we park our RV when loading/unloading it? Also troubling is the plan to open it up during construction phase which will bring more trucks and workers onto our narrow road.

Coming out on Stone Garden Crescent onto the Drive, vision is obstructed by a wood fence. Even now, we have seen near misses because kids zip through on scooters and are not visible until in the intersection. The current risk is concerning, but with added traffic, it will be downright dangerous. We do not want to see anyone hurt but that is inevitable if traffic is allowed through. I talked to someone in the Development Office, and he mentioned that there was safety concern for traffic turning left out of Stonehaven onto 2A and then left again into Mandalay. Seriously? That is more of a concern than putting all of that traffic along with senior pedestrians and children playing on a narrow road? I think the opposite is more likely. People southbound on 2A will turn onto Stonehaven to shortcut through Stone Garden Drive to access the store.

At our meeting in 2020, it was suggested that allowing emergency vehicles through was important and therefore a gate of some kind would allow firetrucks etc through without putting the burden of traffic on the Drive. I would like to propose that this be considered again.

We moved to here 6 years ago from Calgary and chose Carstairs (and not Airdrie) because it really was 'An authentic small town.' How long will that be true with Mandalay, Scarlet Ranch, Kitstone and who knows what else in the works. As you make decisions that impact all of us, please consider what makes this town great, and work to preserve it, not just expand the tax base. A small step towards that would be to protect the seniors and children that use Stone Garden Drive for walking and biking.

I invite each of you to come and look for yourselves. I or anyone in our community would love to show you.

Larry Sheldon

[REDACTED]

[REDACTED]