

**Agenda
Village of Carmangay
Regular Council Meeting
Carmangay Seniors Centre
August 2, 2019
10:00 a.m.**

We, the undersigned, hereby agree that a Special Meeting of the Council of the Village of Carmangay will be held in the Carmangay Seniors Centre, on Friday, August 2, 2019, at 10:00 o'clock a.m., for the agenda listed below as per MGA section 194(4).

Mayor Stacey Hovde

Deputy Mayor Joanne Juce

Councillor Peggy Hovde

1. Call to Order
2. Steve Harty – ORRSC will participate in item 11 E.
3. Approval of Agenda for August 2, 2019 Special Council Meeting
4. No minutes to approve
5. Business Arising
6. Old Business
7. Public Works Report - none
8. Administrator Report - none
9. Correspondence - none
10. Financial Reports - none
11. New Business
 - A. Public Hearing for Bylaw 788 – Rezoning from Railway to Public
 - B. 2nd and 3rd Readings of Bylaw 788
 - C. Bylaw 789 – Rezoning from Commercial to Public
 - D. Bylaw 790 – Road Closure
 - E. Draft MDP Review
12. Reports
None
13. Executive Session
None
14. Adjournment.

New Business Item A – Public Hearing for Bylaw 788

On April 16, 2019, Village of Carmangay Council passed first reading of Bylaw No. 788, a bylaw to redesignate the above-noted Village of Carmangay owned lands from “Railway – Ry” to “Public – P” to enable the land to be used for public space and a tourist public attraction/display area (wind turbine blade display).

The land parcel is one of 7, with 4 separate owners that back onto the CP rail lands. These include the seed cleaning plant as well as the Carmangay Campground. The property line is the same distance from the track for all properties except the Carmangay Seed Cleaning plant that has room for a spur line.

The wind turbine blade move was the subject of a plebiscite in August of 2018 in the Village where the question was asked;

“Do you support the Wind Turbine Blade being moved to the Village owned property on Pacific Ave near the end of Elmore Street as per the recommendation of the Ad Hoc committee on the Blade?”

The results were:

39 YES

8 NO

In a subsequent survey of citizens in September of 2018 where there were 45 respondents, the blade was mentioned in the comments 3 times as follows;

“Leave the wind blade where its at. Why waste time and money on it.”

“Installation of the wind blade vertically as the largest sundial in Canada.”

“We have a blade. Lets promote the wind farm building around Carmangay.”

Administration has complied with sections 230, 606, and 692 of the Municipal Government Act and sent out notice of the Public Hearing to all residents as well as adjacent landowners and advertised for the last 2 weeks in the Vulcan Advocate.

Property owners in the Village can make an oral or written submissions. Administration have received 1 letter and 2 emails asking questions about the date for the public hearing and the correspondence from CP Rail but did not state a position for or against the application.

In addition, administration did receive 8 written submissions from residents as well as 1 written submission from CP Rail. We also received 1 written submission that administration could not attribute to a resident but have included.

There is a recognition from the written submissions that:

- The site when developed will provide fencing and reference the document provided in the CP Rail submission by the Federation of Canadian Municipalities as well as Railway Associations of Canada to mitigate Vibration. The document references process for public, commercial and residential structures such as the Carmangay Seed Cleaning Plant and Carmangay Campground that directly back onto the CP Rail lands. The noise has been existing for many decades and is an accepted fact of living near the rail line. The supports for the blade will be significantly further back from the rail line than the Carmangay Seed Cleaning plant and have less structural risk from vibration.
- The road that is adjacent to the land has been for a number of years been getting dust abatement treatments from Vulcan County and this is intended to continue.
- Council and administration have previously acknowledged that the move and securing of the blade will not increase the tax rate for residents.
- There is a need for the blade to be moved in a safe and secure manner to minimize damage. There was a collision by a vehicle into the blade at its current location, but it was still considered in good enough shape to be put back into service on a wind turbine if that had been the wish of the Village. Administration will ensure that a blade move will occur with a qualified company with experience.

Suggested Motion – Motion to open the Public Hearing for Bylaw 788, a bylaw to redesignate Village of Carmangay owned lands legally known as Lot 1, Block 4, Plan 0310242 (located on Pacific Avenue at west end of Elmore St.) from “Railway – Ry” to “Public – P”

From: Cyrus Njung [mailto:Cyrus_Njung@cpr.ca]
Sent: Friday, July 19, 2019 8:30 AM
To: Village of Carmangay <admin@villageofcarma.ca>
Subject: RE: Bylaw for public viewing

Hi Heather,

Canadian Pacific Railway is generally not in favor of any development adjacent to our right-of-way as the health, safety and welfare of future residents/users could be adversely affected by railway activities.

As this is a commercial development and should it receive an approval, then we recommend the following:-

- Proper setback from property line to ensure access behind proposed buildings
- Fencing to ensure no future encroachment
- More information as it relates to the proximity of developments near railway lines can be found at the following link - <http://www.proximityissues.ca>

We would appreciate being circulated with all future correspondence related to Residential or Commercial developments.



Cyrus Njung
Real Estate Technician
O: 403-319-6456
C: 403-397-5311
7550 Ogden Dale Road S.E.
Calgary, AB T2C 4X9

Members of Council,

It's rather sad that no compromise could be met for the fate of the donated blade. It's been a divisive issue in the community for far too long. Please don't reference the choices that were given to the community as they were obviously an extension of the council's opinion.

I just want to make a couple of points for future consideration.

The Village has few opportunities for corporate donations and to act negatively towards the windmill company is, in my view, bad for Carmangay.

I also have concerns about the cost of moving that blade and the potential for damage being done. Does the risk for a mishap moving the blade outweigh of upsetting a local volunteer group and the cost risk of cleanup? Where would a broken blade go?

I have no agenda here, I write this out of concern, especially the financial ones.

Todd McFarland

for the mayor Leave it where it is !!
we can't afford the move !!
most of us work on August 2 at 10.00 so we
can't vote !! BW. + JW

July 22, 2019

Village of Carmangay Council
Box 130
Carmangay, AB
TOLONO

Attention Council:

Re: Proposed Rezoning Bylaw 788 re: Lot 1, Block 4, Plan 0310242

Please note my objection to the rezoning of this property. Since Pacific is a well used truck route, any public use space adjacent to that street will be subject to dust , noise and traffic. Add to that the railway track noise and in the end this will prove to be unsafe, especially for children and an uncomfortable location for public use. This property is more appropriate for industrial shops or warehousing.

This rezoning will also eliminate land that could be used to generate taxes since there are now at least 9 properties that are tax exempt and the burden to residents is becoming more and more unbearable.

Regards,



Sheila Smidt

Box 212

Carmangay, AB

TOL ONO

Phone (403)862-0621

July 22/2019.

To Whom It May Concern:

Proposed Bylaw # T88

Lot 1, Block 4, Plan 0310242

I'm not in favour of this rezoning of this land for a public space and a tourist (public attraction) display area.

Not in favour

Doug Atkinson
318 Whitney St.
Carmangay Alta
TOLONG.



July 22/2019

To: Council of Village and Patrick
Lingen

Re: Proposed Bylaw # 788
Lot 1 Block 4, Plan 0310242.

I have an objection to the rezoning
of this property as a public space and
tourist attraction.

This land would be more useful
for a business that could need access
to the highway, in return would produce
revenue in form of taxes to the village.

Tanya Atkinson
315 Whitney St.
Carmangay Alta
TOLONO.

Tanya Atkinson

July 25/2019

To VIMAGE COUNCIL AND
PATRICK BERGEN.

RE PROPOSED Bylaw # 788
LOT 1, BLOCK 4, PLAN 0310242

I'M NOT IN FAVOUR OF THE PLAN
TO REZONE THIS PROPERTY.

I FIND NO LOGIC TO THIS AS WE
ALREADY HAVE EMPTY LOTS ALREADY
THAT COULD BE USED FOR PUBLIC OR
TOURIST ATTRACTION LOCATIONS:

ALSO THERE IS A LOT ALREADY REZONED
FOR THIS PURPOSE (TOURIST ATTRACTION)

DON ATKINSON
Box 213
CARMANGAY AITA
TOL ONO

315 WHITNEY ST.



July 27, 2019
Box 100
Carmangay, Alta

Village of Carmangay Council
Carmangay, Alberta

Re: PROPOSED BYLAW NO. 788
LOT 1, BLOCK 4, PLAN 0310042

I do not support the proposed bylaw which would change (re designate) this property from "Railway-Ry" to "Public-P".

A number of concerns arise which I would like to have answers to.

1. Does the CPR and MARATHON REALTY have any concerns with changing this to "Public" land? Have they provided a written approval of this proposed change.
 2. What setbacks and building restrictions do they have with respect to a public display or access?
 3. Why move a blade which currently sits on a lot facing the "back or rear" view of residences and place it across
- (1)

from the 'front' view of residences between Cambria and Carmen Streets?

I believe the simplest and least costly solution to the current blade site 'glare problems' is to plant trees along the alley to the east of the current blade location.

4. As CPR and the Village of Carmargay prepared to assume responsibility and liability for the public who may be injured by venturing on or over the CPR track while visiting the proposed new location?

Why wouldn't you try to enhance and encourage visitors to visit and view the blade and the Campground which are in close proximity to each other now?

(2)

5. What is the cost of moving and placing the blade from its current location?
6. What is the cost of building a security fence or berm between the public land and the CPR land?

There are other questions that you would likely deem unrelated to this 'Proposed Bylaw', however, the expenditures of Capital in 2018 and 2019 would not seem to match the proposed expenditures of 2019-2020 and I am concerned where the funds for this proposed tourist public attraction area are going to come from.

Yours truly
Camp McFarland
(7) Village Veterinary

July 30/19

TO THE VILLAGE OF CARMANSAY,

I AM OPPOSED TO THE PROPOSED BYLAW NO. 788 RE-DESIGNATING LOT 1, BLOCK 4, PLAN 0310242 FROM RAILWAY TO PUBLIC.

I BELIEVE FURTHER INVESTIGATION NEEDS TO BE DONE PRIOR TO SPENDING MONIES TO RE-ZONE THIS PROPERTY FOR A TOURIST ATTRACTION (WIND TURBINE BLADE DISPLAY) UNTIL THE VILLAGE HAS WRITTEN CONFIRMATION FROM CPR THAT A PERMANENT STRUCTURE OF THAT MAGNITUDE CAN BE PLACED THAT CLOSE TO THE CPR RAILLINES. IN SPEAKING TO CPR PERSONAL IT WAS STATED IF IT WAS APPROVED, BY CPR IT MUST BE 25' FROM THE BOTTOM GRAVEL PILE AND I BELIEVE THE VILLAGE HAS A 25' SET BACK, LEAVING ONLY 25' TO DEVELOP THE PROPOSED PURPOSE OF THE LAND USE BEING A PUBLIC WIND TURBINE BLADE DISPLAY.

WHEN THE TRAIN GOES THROUGH TOWN THERE IS A HUGE VIBRATION, SO IS THE CEMENT & MOUNTING GOING TO WITHSTAND THAT VIBRATION, AND NOT PLACE THE PUBLIC AND VILLAGE RESIDENTS AT RISK. SAFETY SHOULD STILL REMAIN A 1ST PRIORITY.

IT WAS STATED THE USE OF THE LAND WOULD BE FOR THE WIND TURBINE BLADE FOR A TOURIST ATTRACTION, IN WHICH I AGREE IT IS A HUGE ASSET TO OUR COMMUNITY. TOURISM IS ABOUT AN EXPERIENCE AND PART OF THE EXPERIENCE IS IN FACT HAVING A PHOTOGRAPH TAKEN OF IT OR WITH IT, SHOWING THE MAGNITUDE OF SIZE. IN THE SPACE ALLOWED THERE IS NOT ENOUGH ROOM. THE BLADE REQUIRES 90' IN FRONT OF IT TO

GET THE ENTIRE BLADE PHOTOGRAPHED.


AS WELL AS THIS LAND IS ON A GRAVEL ROAD AND A TRUCK ROUTE. THIS COULD BE DANGEROUS WITH GRAVEL FLYING UP TO THE PUBLIC STANDING VIEWING THE ATTRACTION, AND THE GRAVEL COULD ALSO DO DAMAGE TO THE ATTRACTION ITSELF. THE PARKING WOULD ALSO BE AN ISSUE FOR THE TOURISTS AND RESIDENTS OF OUR VILLAGE.

I BELIEVE FURTHER INVESTIGATION IS REQUIRED PRIOR TO RE-ZONING TO INSURE THE PROPOSED PURPOSE OF THE LAND CAN BE USED FOR THE PUBLIC USE INTENDED. SO IN FACT IS THE LAND BEING REZONED PREMATURALLY?

THANK YOU FOR YOUR CONSIDERATION WITH THIS RE-ZONING FROM RAILWAY TO PUBLIC USE.

I AM OPPOSED TO THIS BYLAW 78

SINCERELY


JAN FRASER.

Carmangay Village Council.

-1-

To Whom it May Concern,

I am writing this letter in opposition to Bylaw no. 788 whereby rezoning lands legally known as Lot 1, Block 4, Plan 0310242 from Railway to Public.

There are several reasons for my opposition but the biggest concern is for safety and liability. To change a parcel of land adjacent to a very active rail line for public use is preposterous. Has CPR given their written consent to have a tourist attraction so close to their rail line? What about the liability if people venture towards the tracks trying to get that "perfect picture"?

What about the vibration from the passing trains and the impact they

will have on the infrastructure and mounting of the wind turbine blade?

By changing the land from railway to public it takes away a huge potential for the business economy. Not many communities can boast rail line access but Camarangay can. With the development of the D3 elevators, the future has never looked brighter for potential buyers for that land.

At the current site the glare from the blade was the biggest complaint which would have been addressed by the planting of trees. With the new proposed development there is no way to address the potential glare.

Where are the funds coming from to

pay for all the development and rezoning?

Mayor has continually reassured and stated it will not come from taxpayers.

Where then do the funds come from? If from grants, are these grant dollars that could be better spent and utilized by taxpayers?

The north end of Pacific Avenue between Elmore Street and Camburn Street currently have several serviced residential lots for sale by the Village. Will this affect their ability to be sold?

I am strongly opposed to the rezoning of these lands and I would like Council to reconsider proceeding with 2nd & 3rd reading.

Sincerely,

Dym Nichols
Box 83
Carmangay, AB T0L0N0

Suggested Motion – Motion close the Public Hearing for Bylaw 788, a bylaw to redesignate Village of Carmangay owned lands legally known as Lot 1, Block 4, Plan 0310242 (located on Pacific Avenue at west end of Elmore St.) from “Railway – Ry” to “Public – P”

**VILLAGE OF CARMANGAY
IN THE PROVINCE OF ALBERTA**

BYLAW NO. 788

BEING a bylaw of the Village of Carmangay in the Province of Alberta, to amend Bylaw No. 742 being the municipal Land Use Bylaw.

WHEREAS the Village Council has been requested to consider a Land Use Bylaw Amendment to redesignate lands within the municipality as shown on the map in Schedule 'A' attached hereto and legally described as:

LOT 1, BLOCK 4, PLAN 0310242 (west end of Elmore St. on Pacific Avenue) LOCATED IN THE VILLAGE OF CARMANGAY.

AND WHEREAS the purpose of the proposed Bylaw No. 788 is to redesignate the above-noted Village of Carmangay owned lands from "**Railway – Ry**" to "**Public – P**" to enable the land to be used for public space and a tourist public attraction/display area (wind turbine blade display).

AND WHEREAS the municipality must prepare a corresponding bylaw and provide for its consideration at a public hearing.

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, the Council of the Village of Carmangay in the Province of Alberta duly assembled does hereby enact the following:

1. Lands illustrated on the map in Schedule 'A' and legally described above shall be redesignated from "Railway - RY" to "Public – P".
2. The Land Use District Map of the Village of Carmangay Land Use Bylaw No. 742 shall be amended to reflect this redesignation.
3. Bylaw No. 742, being the municipal land use bylaw, is hereby amended.
4. This bylaw shall come into effect upon third and final reading hereof.

READ a **first** time this 16th day of April, 2019.

Mayor – Stacey Hovde

Municipal Administrator – Patrick Bergen

READ a **second** time this _____ day of _____, 2019.

Mayor – *Stacey Hovde*

Municipal Administrator – *Patrick Bergen*

READ a **third** time and finally PASSED this _____ day of _____, 2019.

Mayor – *Stacey Hovde*

Municipal Administrator – *Patrick Bergen*



LAND USE DISTRICT REDESIGNATION

SCHEDULE 'A'

BYLAW

NO: 788

From: "Railway – Ry"

TO: "Public – P"

LOT 1, BLOCK 4, PLAN 0310242 within

SW¼ 32-13-23-W4M

MUNICIPALITY: VILLAGE OF CARMANGAY

DATE: April 16, 2019

Item B - 2nd and 3rd Readings of Bylaw 788

Suggested Motion – Motion to approve 2nd reading of Bylaw 788, a bylaw to redesignate Village of Carmangay owned lands legally known as Lot 1, Block 4, Plan 0310242 (located on Pacific Avenue at west end of Elmore St.) from “Railway – Ry” to “Public – P”

Suggested Motion – Motion to approve 3rd reading of Bylaw 788, a bylaw to redesignate Village of Carmangay owned lands legally known as Lot 1, Block 4, Plan 0310242 (located on Pacific Avenue at west end of Elmore St.) from “Railway – Ry” to “Public – P”

OR

Motion to table 2nd reading of Bylaw 788, a bylaw to redesignate Village of Carmangay owned lands legally known as Lot 1, Block 4, Plan 0310242 (located on Pacific Avenue at west end of Elmore St.) from “Railway – Ry” to “Public – P” pending further information.

OR

Motion to deny 2nd reading of Bylaw 788, a bylaw to redesignate Village of Carmangay owned lands legally known as Lot 1, Block 4, Plan 0310242 (located on Pacific Avenue at west end of Elmore St.) from “Railway – Ry” to “Public – P” pending further information.

Item C - Bylaw 789 – Rezoning from Commercial to Public

There has been a development permit application for a redesignation of lands from commercial to public in support of the Carmangay Hall. Bylaw 789 only addresses the land parcel that is owned by the applicant owner, the Carmangay Community Centre Association. Within the application, there is a description of future use for the building and intended build out of the existing building. The proposed build out and parking cannot be achieved on the existing parcel.

Administration and ORRSC have already committed efforts to make the process as efficient as possible. To accomplish the plans described in the application the following steps will need to occur:

- Land Use Redesignation of existing lots – this is in progress as Bylaw 789 as part of this agenda package.
- Change of Use for building – this has not been done yet and would be a development permit application or possibly an amendment to the existing development permit application and be submitted to the Municipal Planning Commission. The change of use would define the existing building as a community hall versus the current store.
- Request for road closure – this process has started as item D on this agenda. The first steps have been accomplished as a letter requesting closure of the road and Bylaw 790. This step involves a public hearing and sign off from the Minister of Transportation and can often take 6 to 9 months.
- Sale of former road land to applicant – if the road closure bylaw is successful then the Village and Carmangay Community Centre Association can negotiate a sale from the Village to the Association.
- Consolidation of old road land with existing land – this will need to be done to allow for the building to occur on a contiguous piece of land.
- Address the parking – the parking required cannot be contained on the existing land based on the proposed use. The Village would either need to agree to allow the offsite parking to occur or negotiate selling the Village owned land to the north of the current land to the Association.
- Development permit application for any changes to building – Once the above steps are completed a development permit application would be required for any changes to the existing building envelope.



Village of Carmangay

BOX 130 CARMANGAY, ALBERTA T0L 0N0 PHONE: (403) 643-3595

APPLICATION FOR A LAND USE BYLAW AMENDMENT

Date of Application: July 11 2019

Bylaw No.	
Date Deemed Complete:	

A refusal is **not** appealable and a subsequent application for amendment involving the same lot and/or the same or similar use may not be made for at least 6 months after the date of refusal.

IMPORTANT NOTE: Although the Designated Officer is in a position to advise on the principle or details of any proposals, such advice must not be taken in any way as official consent.

APPLICANT INFORMATION

Name of Applicant: Teresa McFarland
 Mailing Address: Box 27 Phone: 403-330-2547
 Municipality: Carmangay Phone (alternate): _____
 Postal Code: T0L 0N0 Fax: _____

Is the applicant the owner of the property? Yes No
 IF "NO" please complete box below

Name of Owner: Carmangay Community Phone: _____
 Mailing Address: Center Assn.
same as above
 Municipality: Carmangay
 Postal Code: T0L 0N0
 Applicant's interest in the property:
 Agent
 Contractor
 Tenant
 Other _____

PROPERTY INFORMATION

Municipal Address: 516 Grand Ave
 Legal Description: Lot(s) 13, 14, 15 Block 4 Plan 570X
 OR Quarter _____ Section _____ Township _____ Range _____

AMENDMENT INFORMATION

What is the proposed amendment?

Text Amendment

Land Use Redesignation

IF TEXT AMENDMENT:

For text amendments to the *Land Use Bylaw*, **attach** a description including:

- The section to be amended;
- The change(s) to the text; and
- Reasons for the change(s).

IF LAND USE REDESIGNATION:

Current Land Use Designation:

Commercial

Proposed Land Use Designation
(if applicable):

Public

Map Attached

Section 20 of the *Land Use Bylaw* regulates the information required to accompany an application for redesignation. Please attach a descriptive narrative detailing:

- the proposed designation and future land use(s);
- if and how the proposed redesignation is consistent with applicable statutory plans;
- the compatibility of the proposal with surrounding uses and zoning;
- the development suitability or potential of the site, including identification of any constraints and/or hazard areas (e.g. easements, soil conditions, topography, drainage, etc.);
- availability of facilities and services (sewage disposal, domestic water, gas, electricity, fire and police protection, schools, etc.) to serve the subject property while maintaining adequate levels of service to existing development; and
- Any potential impacts on public roads.

In addition to the descriptive narrative, an Area Structure Plan or Conceptual Design Scheme may be required in conjunction with this application where:

- redesignating land from Urban Reserve to another district;
- multiple parcels of land are involved;
- more than four lots could be created;
- several pieces of fragmented land are adjacent to the proposal;
- internal public roads would be required;
- municipal services would need to be extended; or
- required by Council or the Subdivision and Development Authority.

The Designated Officer or the Subdivision and Development Authority may also require a:

- geotechnical report; and/or
- evaluation of surface drainage and any other information

if deemed necessary.


SITE PLAN

Plans and drawings, in sufficient detail to enable adequate consideration of the application, must be submitted in **duplicate** with this application, together with a plan sufficient to identify the land. It is desirable that the plans and drawings should be on a scale appropriate to the development. However, unless otherwise stipulated, it is not necessary for plans and drawings to be professionally prepared. Council may request additional information.

DECLARATION OF APPLICANT/AGENT

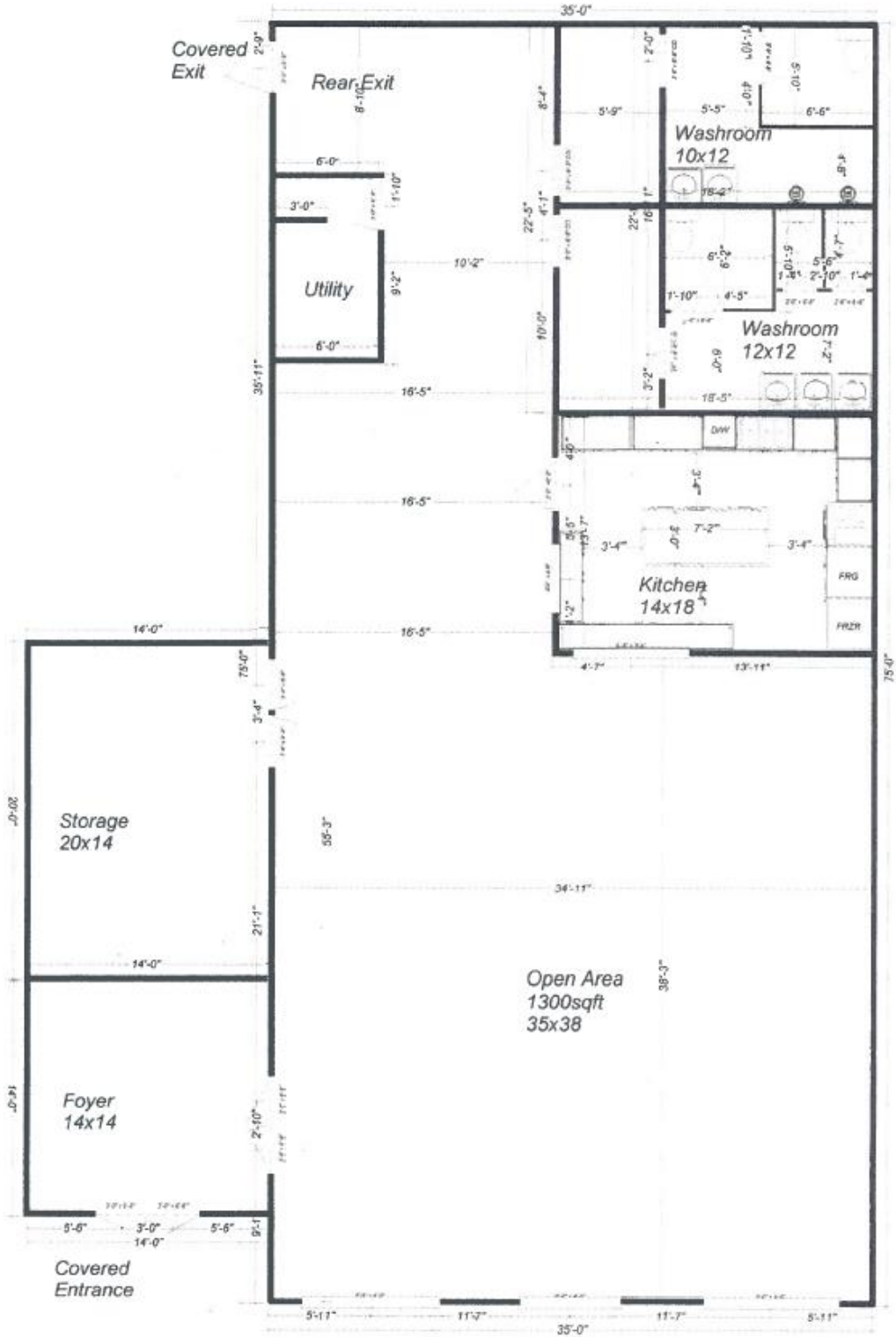
The information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts in relation to the application. I also consent to an authorized person designated by the municipality to enter upon the subject land and buildings for the purpose of an inspection during the processing of this application.

IMPORTANT: This information may also be shared with appropriate government/other agencies and may also be kept on file by those agencies. The application and related file contents will become available to the public and are subject to the provisions of the Freedom of Information and Protection of Privacy Act (FOIP).



APPLICANT

Registered Owner (if not the same as applicant)



Proposal for Redesignation of 516 Grand Avenue

The old "Store" has been purchased by the Carmangay Community centre Association. Our group is planning on converting this building into a multipurpose community center with space available to the community for functions both public and private.

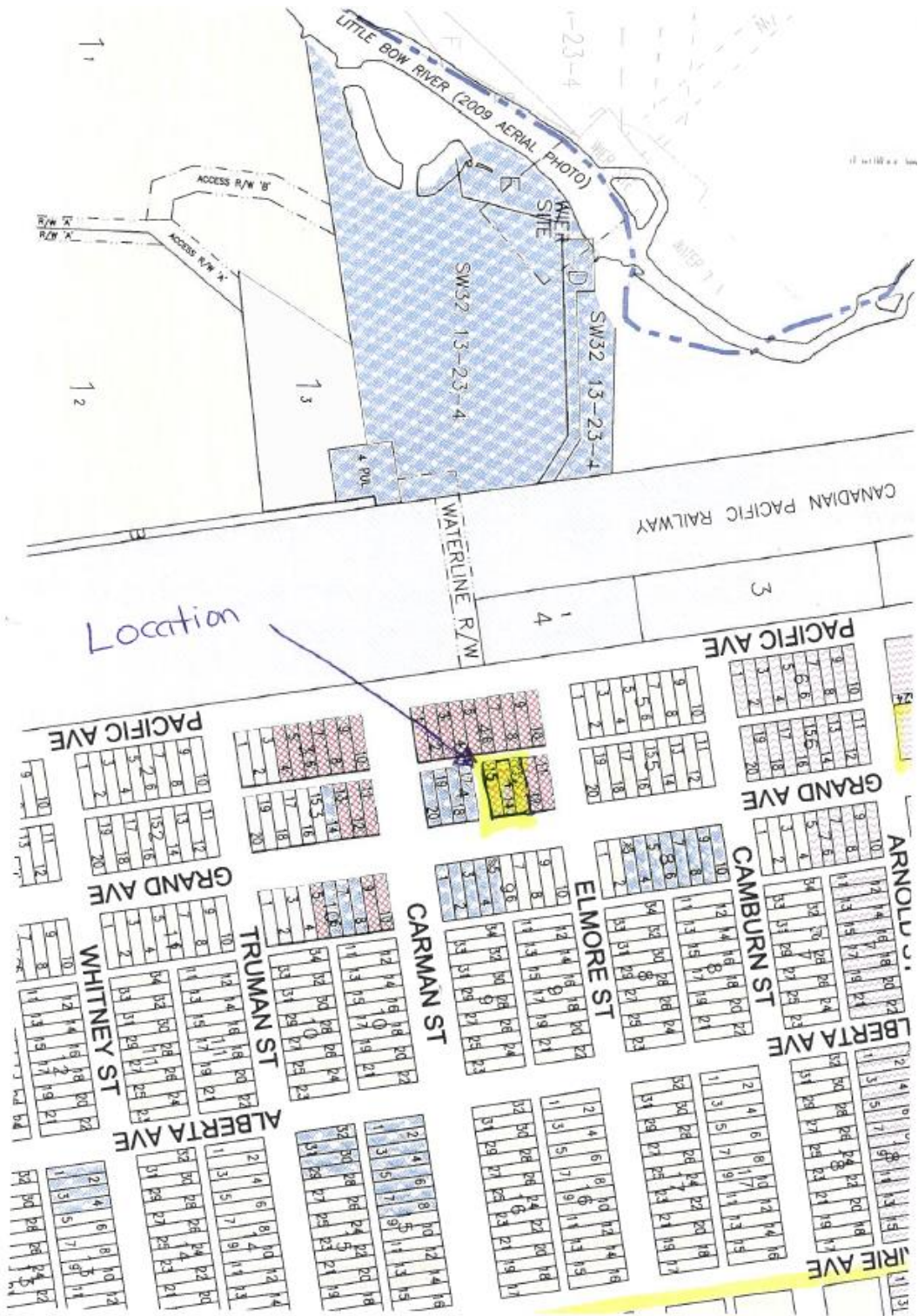
As the building is located within the downtown area, we feel that it is an appropriate location for a community center. During our discussions with community members, it was noted that the library often requires extra space for some of their programs. The close proximity of the library to our property will give them easy access to extra available space.

Our location is also the approximate location of the original hall that was torn down in the 1970s.

On the south side of the property, there is an unused road allowance, shown on the village map as an alley. We would like to have this road allowance designation changed so we may use fourteen feet to build an entrance and storage onto the building, to leave more open space for the hall. (see attached proposed plan) There is room for this on the north side, but we hope to sometime add on to the north side of the building to make it more of a multifunctional space.

Village council has secured gravel and equipment from the county to allow us to build up the west end of the property adding approximately 9 parking stalls. As our building is the only building on the block, we are thinking that the available street parking on this block can be used to accommodate the parking requirements for the community center.

We have attached the fee of \$500 but as we are a non profit organization working to enhance the community we are hopeful that the fee may be removed or reduced.








Draft Proposed Parking Layouts provided by ORRSC



**Carmangay Community Center
Parking Option 1 - Existing Lot**
Lots 13-15, Block 4, Plan 570X within
SW 1/4 SEC 32, TWP 13, RGE 23, W 4 M
Municipality: Village of Carmangay
Date: July 17, 2019




-  Current Property Boundary
-  45° Parking Stall
-  60° Parking Stall



AERIAL PHOTO DATE: April 19, 2017



**Carmangay Community Center
Parking Option 2**
 Lots 13-15, Block 4, Plan 570X within
 SW 1/4 SEC 32, TWP 13, RGE 23, W 4 M
 Municipality: Village of Carmangay
 Date: July 17, 2019

-  Current Property Boundary
-  45° Parking Stall
-  60° Parking Stall


 OLDMAN RIVER REGIONAL SERVICES COMMISSION
 0 10 20 30
 Miles
 July 18, 2019 8:45 AM C:\Users\cmangay\Documents\Carmangay Projects\Carmangay Community Center Parking Layout.dwg

AERIAL PHOTO DATE: April 19, 2017

**VILLAGE OF CARMANGAY
IN THE PROVINCE OF ALBERTA**

BYLAW NO. 789

BEING a bylaw of the Village of Carmangay in the Province of Alberta, to amend Bylaw No. 742 being the municipal Land Use Bylaw.

WHEREAS the Village Council has been requested to consider a Land Use Bylaw Amendment to redesignate lands within the municipality as shown on the map in Schedule 'A' attached hereto and legally described as:

LOT 13, AND LOTS 14 and 15, BLOCK 4, PLAN 570X (located at 516 Grand Avenue)

LOCATED IN THE VILLAGE OF CARMANGAY.

AND WHEREAS the purpose of the proposed Bylaw No. 789 is to redesignate (rezone) the above-noted lands located at 516 Grand Avenue, from "**Commercial – C**" to "**Public – P**" to enable the land and building to be used for public space and assembly by the Carmangay Community Center Association, as a "Community hall or facility" is a prescribed discretionary use within the Public – P land use district.

AND WHEREAS the municipality must prepare a corresponding bylaw and provide for its consideration at a public hearing.

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, the Council of the Village of Carmangay in the Province of Alberta duly assembled does hereby enact the following:

1. Lands illustrated on the map in Schedule 'A' and legally described above shall be redesignated from "Commercial – C" to "Public – P".
2. The Land Use District Map of the Village of Carmangay Land Use Bylaw No. 742 shall be amended to reflect this redesignation.
3. Bylaw No. 742, being the municipal land use bylaw, is hereby amended.

4. This bylaw shall come into effect upon third and final reading hereof.

READ a **first** time this 2nd day of August, 2019.

Mayor – Stacey Hovde

Municipal Administrator – Patrick Bergen

READ a **second** time this _____ day of _____, 2019.

Mayor – Stacey Hovde

Municipal Administrator – Patrick Bergen

READ a **third** time and finally PASSED this _____ day of _____, 2019.

Mayor – Stacey Hovde

Municipal Administrator – Patrick Bergen

Suggested Motion – Motion to approve 1st reading of Bylaw 789, a bylaw to redesignate Village of Carmangay owned lands legally known as Lot 1, Block 4, Plan 0310242 (located on Pacific Avenue at west end of Elmore St.) from “Railway – Ry” to “Public – P” and schedule a public hearing for the September 17, 2019 meeting of Council.

Item D - Bylaw 790 – Road Closure

Administration has received the below letter requesting the road closure. This is part of the second step described in the previous agenda item. Bylaw 790 is presented to Council for consideration of first reading.

**VILLAGE OF CARMANGAY
IN THE PROVINCE OF ALBERTA**

BYLAW NO. 790

BEING a bylaw of the Village of Carmangay in the Province of Alberta, to amend Bylaw No. 742 being the municipal Land Use Bylaw.

WHEREAS the Village Council is in receipt of a request to redesignate the following land described as:

**That portion of undeveloped lane that lies between Lots 14 and 15
inclusive, Block 4, Plan 570X and Lot 17, Block 4, Plan 570X**

Located in the Village of Carmangay

to **“Public – P”**, as shown on the map in Schedule ‘A’ attached hereto to accommodate the future use and building expansion of the Carmangay Community Center Association.

AND WHEREAS the described land is an undeveloped lane that is not used for public travel and it has not previously been assigned a land use designation.

AND WHEREAS the municipality must prepare a corresponding bylaw and provide for its consideration at a public hearing.

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, the Council of the Village of Carmangay in the Province of Alberta duly assembled does hereby enact the following:

1. That the land described as that portion of undeveloped lane that lies between Lots 14 and 15 inclusive, Block 4, Plan 570X and Lot 17, Block 4, Plan 570X as shown on the attached Schedule 'A' be designated to "Public – P".
2. The Land Use District Map of the Village of Carmangay Land Use Bylaw No. 742 shall be amended to reflect this redesignation.
3. Bylaw No. 742, being the municipal land use bylaw, is hereby amended.
4. This bylaw shall come into effect upon third and final reading hereof.

READ a **first** time this _____th day of August, 2019.

Mayor – Stacey Hovde

Municipal Administrator – Patrick Bergen

READ a **second** time this _____th day of _____, 2019.

Mayor – Stacey Hovde

Municipal Administrator – Patrick Bergen

READ a **third** time and finally PASSED this _____th day of _____, 2019.

Mayor – Stacey Hovde

Municipal Administrator – Patrick Bergen

Suggested Motion – Motion to approve 1st reading of Bylaw 790, a bylaw of the Village of Carmangay in the Province of Alberta, to amend Bylaw No. 742 being the municipal Land Use Bylaw. WHEREAS the Village Council is in receipt of a request to redesignate the following land described as:

That portion of undeveloped lane that lies between Lots 14 and 15 inclusive, Block 4, Plan 570X and Lot 17, Block 4, Plan 570X, Located in the Village of Carmangay to “Public – P”, and schedule a public hearing for the September 17, 2019 meeting of Council.

Item E – MDP Review

The draft MDP has been presented under separate cover for Council review to Steve Harty of ORRSC.