

**Agenda Overview
Village of Carmangay
Regular Council Meeting
Carmangay Community Centre
March 17, 2026
7:00 p.m.**

1. **Call to Order**
2. **Approval of Agenda** for Tuesday, March 17, 2026 Council Meeting
3. Public Hearing
 - a) Public Hearing re: Bylaw #863 Rezone 207 Carman Street from R- Residential to MH – Manufactured Home
4. **Guests:** Gavin Nummi, MPE
5. **Question Period**
6. **Approval of Minutes**
 - a) Tuesday, February 17, 2026 – Regular Council Meeting
 - see pages 4 to 6
7. **Public Works Report**
 - a) See pages 7 to 12
8. **Administrator Report**
 - Completed grant worksheets, SEPO and deferred revenue for auditors
 - Received clarification on CCBF funding delay
 - Submitted T4s to CRA and sent to employees
 - On site year end audit visit for two and a half days
 - Found year end issues with Munisoft reports, fixed
 - Attended Municipal Planning Commission meeting
 - on site for break in to post office
 - arranged for new door installation
 - opened insurance claim for damages
 - meter reads completed
 - recorded additional meters not reading
 - sent out utility bills
 - attended Vulcan County Communications Meeting in Vulcan
 - received two development permit applications
 - completed conditional lot sale paperwork and sent to purchaser
 - meeting with MPE regarding Infrastructure Master Plan

9. Correspondence

10. Financial Reports

- Provided in separate package

11. Old Business

- a) Land Use Bylaw Amendment #863
 - see pages 12 to 14 for bylaw
 - Application to amend zoning from Residential to Manufactured Home
 - Following Public Hearing, Council to determine if second and third readings will proceed
- b) Roving Energy Manager Grant
 - Update on progress and next steps
- c) Infrastructure Master Plan Project – LGFF 2025 Project
 - Presentation by Gavin Nummi on progress and upcoming plans
- d) Lift Station
 - due to unexpected issues with lift station pump 1, services and repairs were done on site to both pumps
 - received a maintenance schedule from pump manufacturer, added to SOPs for lift station
 - Received one quote for connection of generator to lift station pumps, waiting on second quote for comparison

12. New Business

- a) School Grounds Mowing
 - Call from Palliser Regional School Division regarding opportunity for the Village to take over mowing of the school grounds this summer
- b) Vulcan County Fire Safety and Life Safety
 - Would like to come to Village events and share information to residents and visitors. Suggestions as to appropriate events.

13. Reports

- a) ORRSC:
 - Presentation from Miistakis Inst on Conservation for municipalities, how everyone should be aware when we plan on preserving our environment for humans and animals alike

- Ecological Connectivity – tunnel on highway 3 completed for animal crossing and so far 71 animals have used it (incl. cougars, foxes, wolves, deer and some smaller animals)
 - Since 2013 just under 1000 mule deer were killed by motor vehicles and in 2024 just under 250 were killed
 - ORRSC is busy doing GIS mapping for emergency management and have helped numerous towns and villages so far
 - Dugouts are regulated by government and Alberta is the only province that calls them dugouts, everyone else calls them ponds, so even municipalities have to follow regulations if we need a dugout
 - New fees are going to be implemented with a new member agreement that will hopefully benefit us more, likely in 2027
 - Next meeting June 4.
- b) Marquis Foundation:
- Had MNP do audit and presented it. It was very positive.
 - The cost of 5 units housing in a box is from \$1.1 to 1.4 million
 - Plan to set up separate accounts for housing in the counties
- c) Vulcan District Solid Waste:
- d) SouthGrow:
- Blackfoot language signs still have funding available
 - Working with another organization to start a TransCanada trail on abandoned CPR tracks and waterways so Albertans can hike, walk, run, bike or paddle across Alberta
 - Housing project to be started in Taber and they are going to ask for their shortfall from surrounding Villages and Towns
 - Next meeting April 13
- e) Twin Valley Regional Water Services Commission:
- f) Mayors and Reeves of Southern Alberta:
- g) Vulcan County Regional Emergency Partnership Committee
- h) FCSS:
- i) Vulcan County Communications Meeting
- j) Alberta Municipalities:

14. **Closed Session** – FOIP Section 16 – Third Party Business Interests

15. **Adjournment**

5. Approval of Minutes:

**Minutes
Village of Carmangay
Regular Council Meeting
Carmangay Village Office
February 17, 2026
7:00 p.m.**

16. Call to Order: **Mayor Doug Fraser calls the meeting to order at 7:00 p.m.**

Attendance: Mayor Doug Fraser, Deputy Mayor Kym Nichols, Councillor Sue Brown, CAO Kelly McLeod

17. Approval of Agenda for Tuesday, February 17, 2026 Regular Council Meeting

Councillor Sue Brown motions to approve the agenda.

CARRIED

18. Guests – Kelly Nelson, Marquis – unable to attend due to adverse weather

19. Question Period – none

20. Approval of Minutes

Deputy Mayor Kym Nichols motions to approve the minutes of Tuesday, January 20, 2026 Regular Council Meeting, with noted corrections.

CARRIED

21. Public Works Report

22. Administrator Report

Councillor Sue Brown motions to accept the Public Works Report and the Administrator Report for information.

CARRIED

23. Correspondence: Letter from Resident read into record re: Marquis Foundation senior's lodge project in Vulcan.

24. Financial Reports

Deputy Mayor Kym Nichols motions to accept the Financial Reports for information.

CARRIED

25. Old Business

a) Land Use Bylaw Amendment #863

Deputy Mayor Kym Nichols motions to pass first reading of Bylaw #863 – Land Use Bylaw Amendment.

CARRIED

Deputy Mayor Kym Nichols motions to hold public hearing for Bylaw #863 – Land Use Bylaw Amendment on Tuesday, March 17, 2026 at 7pm at the Carmangay Community Centre.

CARRIED

- b) Dog Park
 - Administration directed to inform residents in newsletter that any plans for future dog park should be organized by a community group and presented to Council for consideration.
- c) Roving Energy Manager Program
 - For information
- d) Infrastructure Master Plan Project
 - For information
- e) Lift Station
 - For information
- f) Generator for Extended Power Outages
 - For information

26. New Business

- a) Curling Rink Light
 - For information
- b) Carmangay Curling Club

Councillor Sue Brown motions donate \$300 to the Carmangay Curling Club; \$150 from the Village of Carmangay and \$150 from the Carmangay ATB Agency.

CARRIED

- c) Itron Antenna Quote
 - For information

27. Reports

- a) ORRSC:
 - Meeting upcoming March 5
- b) Marquis Foundation:
 - Report in agenda
- c) Vulcan District Solid Waste:
 - Verbal report given
- d) SouthGrow:
 - Verbal report given
- e) Twin Valley Regional Water Services Commission:

- Report in agenda
- f) Mayors and Reeves of Southern Alberta:
 - Report in agenda
- g) Vulcan County Regional Emergency Partnership Committee:
 - Report in agenda
- h) FCSS
 - Upcoming meeting February 19
- i) Vulcan County Communications Meeting:
 - Meeting upcoming March 5
- j) Carmangay Rec Board -- no meeting
- k) Carmangay Library Board – no meeting

28. Closed Session –

- a) FOIP Section 16 – Third Party Business Interests

Mayor Doug Fraser motions to enter closed session at 8:34 p.m. under FOIP Section 16 – Third Party Business Interests.

CARRIED

Mayor Doug Fraser motions to exit closed session at 8:48p.m.

CARRIED

Deputy Mayor Kym Nichols motions to accept the offer for 220 Elmore Street.

DEFEATED

29. Adjournment

Mayor Doug Fraser adjourns meeting at 8:50p.m.

Date

Mayor Doug Fraser

CAO Kelly McLeod

7. Public Works Report:

13-Feb Lift station and check in
13-Feb Water plant
13-Feb Office check in
13-Feb Replaced front brake pads on Colorado
13-Feb Did break in sequence on brake pads
13-Feb Cleared sewer on *** Truman
13-Feb Washed off sewer equipment
13-Feb Sowed a councilor the water plant
17-Feb Lift station and check in
17-Feb Water plant
17-Feb Office check in
17-Feb Bacti sample taken into Vulcan
17-Feb Changed rear brakes on Colorado
17-Feb MPE meeting at the office
17-Feb Shoveled snow off sidewalk at office
17-Feb Took in weeks worth of water plant lift station sheets
17-Feb Welded a new skid plate for the plow
17-Feb Wrote a letter of sewer issue findings at *** Truman
17-Feb Cleared some snow drifts and firehall
18-Feb Lift station and check in
18-Feb Water plant
18-Feb Road clearing of snow drifts
18-Feb Cleared alleys of drifting
18-Feb Office check in
18-Feb Picked up garbage at the kids playground and put out
Call out at 4 pm to *** Truman, inside broken waterline so I
shut the main valve off under the trailer. Furnace stopped
18-Feb working
19-Feb Lift station and check in
19-Feb Water plant

19-Feb Office check in
Located curb valve at *** Truman to shut off but its filled with
19-Feb frozen dirt
19-Feb Plugged in heat tape at *** Truman to prevent freezing
19-Feb Made another skid for plow
19-Feb Took pics and called companies for generator install
19-Feb Called Integrity Servise for quote on trash pumps
19-Feb Raised flag back up at the office
19-Feb Cleared snow drift pile on Pacific
20-Feb Lift station and check in
20-Feb Water plant
20-Feb Cleared sidewalks on village owned buildings
20-Feb Office check in
20-Feb Checked to see if exhaust heat was coming from *** Truman
20-Feb Cleaned up in shop
20-Feb Cleaned out colorado
20-Feb Blew out shop furnaces
20-Feb Got quotes from Integrity Services about pumps
20-Feb Contacted DTRS about getting a quote for pumps
23-Feb Lift station and check in
23-Feb Water plant
23-Feb Office check in
23-Feb Put 2 bags of LS7 in wet well
23-Feb Put one bag of AZ in wet well
23-Feb Picked up branches and cardboard
23-Feb Washed and swept shop floor
23-Feb Pool Pleasure delivered a jug of chlorine
23-Feb High level call out @ 9:40 pm ,switched to pump 2 for lead
24-Feb Lift station and check in
24-Feb Water plant
24-Feb Office check in
24-Feb Took in month weekly sheet lift station and water plant

24-Feb Took apart pump one trash pump and found broken propeller parts,causing it to not prime

24-Feb Called Integrity Service to see if they can come sooner ,coming tomorrow or thursday

24-Feb Washed colorado

25-Feb Lift station and check in

25-Feb Water plant

25-Feb Integrity Service called and coming out today

25-Feb Office check in

25-Feb Drained trash pump one at lift station

25-Feb Integrity came and changed the wear plate , Flap valves and some gaskets.Changed the oil and will make a list of suggested parts to change in the future

26-Feb Lift station and check in

26-Feb Water plant

26-Feb Office check in

26-Feb Pulled dead deer off railroad tracks ,loaded and took out onto back road

26-Feb Took apart and put in new turn signal switch in the colorado

26-Feb Took the load of scrap wood,pallets and branches to the transfer staion that I had loaded last week

26-Feb Marked down hours I took when pumps were worked on in the maintenace file

27-Feb Lift station and check in

27-Feb Water plant

27-Feb Office check in

27-Feb Changed out boxes in file room at office

27-Feb Swept floor at the water plant

27-Feb Cleaned shop bathroom

27-Feb Ordered gasket kit for faucets

2-Mar Lift station and check in

2-Mar One bag of AZ and Two bags of LS7 in wet well

2-Mar Water plant

2-Mar Cleared town buildings sidewalks

2-Mar Bacti sample taken to Vulcan

2-Mar Blew out furnace in shop

2-Mar Emailed Armax to see when they could come out and look at the generator

2-Mar Talked to mayor about door lock

2-Mar Built a lock plate for the shop door

2-Mar Changed leaking gasket on shop water tap

2-Mar Changed flag at the office

2-Mar Took pics of electrical boxes at lift station for electrician

2-Mar Changed leaking gasket on office water tap

3-Mar Lift station and check in

3-Mar Water plant

3-Mar Office check in

3-Mar Took in weekly sheets for the month

3-Mar Sent in 2025 annual water report to the government

3-Mar Contacted EDGE for late report , everythings ok

3-Mar Talked with EPA

3-Mar Water meter readings

3-Mar Changed out antenna on water meter at *** Pacific

3-Mar Checked water meter to see if broken at *** Truman, meter needs replacing as it does not turn

4-Mar Office check in

4-Mar Water plant

4-Mar Lift station and check in

4-Mar Wired up the remaining 4 antennas for meters

4-Mar Checked what we had left for water meters and let CAO know

4-Mar Cleaned the office and bathroom at the shop

4-Mar Talked to Armax Electrical and took more pictures for the lift station

5-Mar Lift station and check in

5-Mar Water plant

5-Mar Office check in

5-Mar Added pump maintenace to the lift station SOP's
Tried fixing leak at the office but need proper O-rings or new faucet

5-Mar MPE meeting at the office

5-Mar Went to lagoon with MPE to look at discharge manhole

5-Mar Got tools and antenna ready for tomorrows change

6-Mar Lift station and check in

6-Mar Water plant

6-Mar Office check in

6-Mar Meter read at *** Whitney

6-Mar Napa from Butte stopped in to advertise service

6-Mar Antenna change out at *** Whitney for water meter

6-Mar Antenna change out at *** Grand for water meter
Back bladed and filled in sinking spots where services were put in

6-Mar

9-Mar Lift station and check in

9-Mar Put 2 bags of LS7 and one bag of AZ in wet well

9-Mar Switched lead pump to pump 1 in lift station

9-Mar Cleared town building sidewalks

9-Mar Cleaned up slush on west side of tracks

9-Mar Cleared Pacific Ave of drifts

9-Mar Looked over DWSP

10-Mar Lift station and check in

10-Mar Water plant

10-Mar Took pics of lift station pump hours and sent to MPE

10-Mar Office check in

10-Mar Updated DWSP sheets

10-Mar Replaced antenna on water meter at *** Pacific
4 pm Call out for curb valve locate for construction crew at *** Truman

10-Mar

11-Mar	Lift station and check in
11-Mar	Water plant
11-Mar	Office check in
11-Mar	Cleaned water plant
11-Mar	Fixed potholes on Pacific Ave

Financial Reports:

to be provided at a later date

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

BYLAW NO. 863

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 an application for 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:

**LOTS 33 and 34, BLOCK 9, PLAN 570X within SW 32-13-23-W4M
(207 Carman Street)
VILLAGE OF CARMANGAY.**

AND WHEREAS the purpose of the proposed Bylaw No. 863 is to redesignate the above-noted lands from **“Residential – R” to “Manufactured Home – MH”** to enable the land to be used for placement of a manufactured home on the parcel.

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 “Residential – R” to “Manufactured Home – MH”.
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 No. 863 shall come into effect upon third and final reading hereof.

READ a **first** time this _____th day of _____, 2026.

Mayor – Doug Fraser

Municipal Administrator – Kelly McLeod

READ a **second** time this _____th day of _____, 2026.

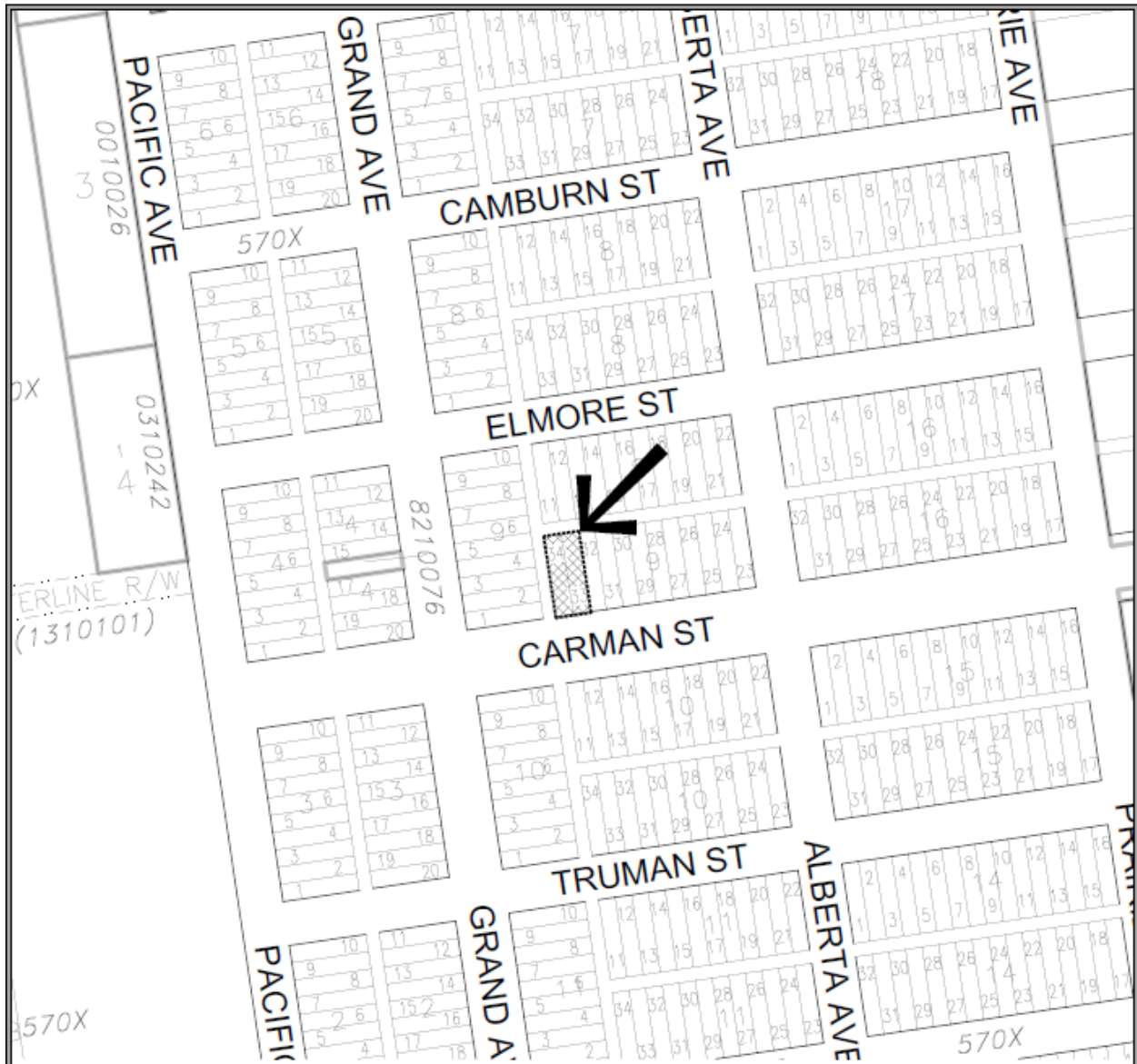
Mayor – Doug Fraser

Municipal Administrator – Kelly McLeod

READ a **third** time and finally PASSED this _____th day of _____, 2026.

Mayor – Doug Fraser

Municipal Administrator – Kelly McLeod



**LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'**



**FROM: RESIDENTIAL - R
TO: MANUFACTURED HOME - MH**

LOTS 33 AND 34, BLOCK 9, PLAN 570X
WITHIN SW 1/4 SEC 32, TWP 13, RGE 23, W 4 M
MUNICIPALITY: VILLAGE OF CARMANGAY
DATE: JANUARY 20, 2026

Bylaw #: 863
Date: _____



MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

January 25, 2024 - N:\GIS\GIS\Projects\GIS\Projects\GIS - Land Use Referral\GIS\GIS - Land Use Referral\GIS - Land Use Referral - 863.mxd