



**AGENDA**  
**REGULAR MEETING OF THE BARRHEAD TOWN COUNCIL**  
**TUESDAY, OCTOBER 8, 2024 AT 5:30 P.M.**  
**IN THE TOWN OF BARRHEAD COUNCIL CHAMBERS**

*Barrhead....a quality community....giving a quality lifestyle*

Present

Others Present

Regret

1. Call to Order
2. Consideration of Agenda (Additions - Deletions)
3. Confirmation of Minutes
  - (a) Regular Meeting Minutes – September 10, 2024
  - (b) Special Meeting Minutes – September 30, 2024
4. Public Hearings
  - (a) Public Hearing at 5:30 p.m. – Bylaw 07-2024, as amended, amending Beaverbrook Area Structure Plan Bylaw 08-2002
5. Delegations
  - (a) There are no Delegations
6. Old Business
  - (a) There is no Old Business
7. New Business
  - (a) Monthly Bank Statement for the month ended August 31, 2024
  - (b) 2024 Municipal Plebiscite

8. Reports

- (a) Council Reports
- (b) Council Action List to September 30, 2024
- (c) CAO Report for month ending August 31, 2024
- (d) CAO Report for month ending September 30, 2024

9. Minutes

- (a) Barrhead & District Family and Community Support Services – June 20, 2024
- (b) Barrhead & District Social Housing Association – July 25, 2024

10. Bylaw

- (a) Bylaw 05-2024, Land Use Amendment Bylaw
- (b) Bylaw 07-2024 as amended, amending Beaverbrook Area Structure Plan Bylaw 08-2002

11. Correspondence Items

- (a) Letter from the Barrhead Pumpkin Walk Committee – dated September 24, 2024
- (b) Letter from Ric McIver, Minister of Municipal Affairs- dated October 2, 2024

12. For the Good of Council

13. Tabled Items

14. Closed Session

- (a) Land – Pursuant to Section 24(1) of the FOIP Act
- (b) Legal – Pursuant to Section 24(1) of the FOIP Act

15. Adjourn

MINUTES OF THE REGULAR MEETING OF THE BARRHEAD  
TOWN COUNCIL HELD TUESDAY, SEPTEMBER 10, 2024,  
IN THE TOWN OF BARRHEAD COUNCIL CHAMBERS

**PRESENT** Mayor McKenzie, Crs: T. Assaf, D. Kluin, R. Klumph, A. Oswald and D. Smith  
Officials: Ed LeBlanc, CAO and Jennifer Mantay, Director of Corporate Services

**OTHERS** Barry Kerton, Barrhead Leader

**ABSENT** Cr. D. Sawatzky

**CALL TO ORDER** Mayor McKenzie called the meeting to order at 5:30 p.m.

**AGENDA** The agenda was reviewed.

271-24 Moved by Cr. Smith that the agenda be accepted as amended:

- Addition – 7(f) Telus
- Addition – 7(g) Renovations in the Curling Rink

CARRIED UNANIMOUSLY

**CONFIRMATION OF MINUTES**

The Minutes of the Town Council Regular Meeting of August 13, 2024, were reviewed.

272-24 Moved by Cr. Klumph that the Minutes of the Town Council Regular Meeting of August 13, 2024 be approved as presented.

CARRIED UNANIMOUSLY

The Minutes of the Town Council Special Meeting of September 3, 2024, were reviewed.

273-24 Moved by Cr. Klumph that the Minutes of the Town Council Special Meeting of September 3, 2024 be approved as presented.

CARRIED UNANIMOUSLY

**DELEGATION**

Mayor McKenzie and Council welcomed Sergeant Colin Hack and Corporal Filipe Vicente of the Barrhead RCMP Detachment at 5:31 p.m.

Sgt. Colin Hack and Cpl. Filipe Vicente discussed and reviewed with Council the community's quarterly Crime Statistic Report from April 1<sup>st</sup> to June 30<sup>th</sup>, 2020-2024.

**EXITED** Mayor McKenzie and Council thanked Sgt. Colin Hack and Cpl. Filipe Vicente for their presentation and they exited the Chambers at 5:49 p.m.

274-24 Moved by Cr. Klumph that Council accepts Sgt. Colin Hack's and Cpl. Filipe Vicente's presentation on the Barrhead RCMP Detachment Crime Statistics Report from April 1<sup>st</sup> to June 30<sup>th</sup>, 2020-2024, as information.

CARRIED UNANIMOUSLY

**RECOMMENDATION FROM THE  
INTERMUNICIPAL COLLABORATION  
FRAMEWORK COMMITTEE**

For Council to consider a recommendation made by the Intermunicipal Collaboration Framework Committee, was received.

275-24 Moved by Cr. Klumph that Council accepts the recommendation of the Intermunicipal Collaboration Framework Committee to establish an Intermunicipal Affairs Committee comprising of the whole Town of Barrhead and County of Barrhead Councils.

CARRIED UNANIMOUSLY

**FINANCIAL STATEMENT  
REPORT TO JUNE 30, 2024**

Jennifer Mantay, Director of Corporate Services presented the Financial Statement Report to June 30, 2024.

276-24 Moved by Cr. Klumph that Council approves the Financial Statement Report to June 30, 2024, as presented.

CARRIED UNANIMOUSLY

**BANK  
STATEMENT**

The Monthly Bank Statement for the month ended July 31, 2024, was received.

277-24 Moved by Cr. Oswald that Council approves the Monthly Bank Statement for the month ended July 31, 2024, as presented.

CARRIED UNANIMOUSLY

**PURCHASE OF NEW  
FIRE ENGINE**

For Town Council to review the recommendation from the Barrhead Regional Fire Services Committee to commit to purchasing a replacement unit for Engine 33, was received.

278-24 Moved by Cr. Smith that Council place a deposit of \$203,180.00 with Rocky Mountain Phoenix (\$101,590.00 from each the Town and the County), for the purchase of a 2025 Rosenbauer Commercial Crew Cab Rear Mount Pumper, with a total 2025 budget commitment of \$812,720.00 for the replacement of Engine 33.

CARRIED UNANIMOUSLY

**RECOMMENDATION FROM THE  
MUNICIPAL PLANNING COMMISSION**

For Town Council to consider the recommendation as provided by the Municipal Planning Commission, was received.

279-24 Moved by Cr. Assaf that Council accepts the recommendation from the Municipal Planning Commission, namely:

- a) Confirming that Town Council continues to move forward with the re-districting of Lots 24-29, Block 7, Plan 082 4627 in the Beaverbrook Subdivision from R1-Residential to R3-Residential Medium Density.

- b) As the Beaverbrook Area Structure Plan requires to be amended in respect to the pending re-districting of Lots 24-29, Block 7, Plan 082 4627 a statutory Public Hearing is required; the Town host an Information Session for the general public after 1<sup>st</sup> reading of the amending Bylaw is given but before the Public Hearing.
- c) Should the require two amending Bylaws received third reading, the Town implement architectural controls on the affected re-districting residential lots.

CARRIED UNANIMOUSLY

## **TELUS**

For Town Council to discuss Telus' on-going operational issues, was received.

- 280-24 Moved by Cr. Assaf that Council instructs Administration to submit a letter to Telus outlining the concerns regarding drop-calls and lack of service relating to emergency calls. Letter to be copied to the Minister of Municipal Affairs and MLA Glenn Van Dijken.

CARRIED UNANIMOUSLY

## **RENOVATIONS IN THE CURLING RINK**

For Town Council to discuss the pending renovations in the Curling Rink, was received.

- 281-24 Moved by Cr. Kluin that Council authorizes the construction of an interior ramp in the Curling Rink at a budget of \$4,000.00. Funds to be derived from the existing Curling Rink Capital Reserve.

CARRIED UNANIMOUSLY

## **COUNCIL REPORTS**

The following Reports to Council as of September 10, 2024, were reviewed:

- Agricultural Society
- Council Action List to September 3, 2024

- 282-24 Moved by Cr. Kluin that the Agricultural Society Report to Council as of September 10, 2024, be accepted as information and as presented.

CARRIED UNANIMOUSLY

- 283-24 Moved by Cr. Klumph that the Council Action List to September 3, 2024 be accepted as information.

CARRIED UNANIMOUSLY

## **BYLAW 07-2024, AMENDING BYLAW 08-2002, BEAVERBROOK AREA STRUCTURE PLAN BYLAW**

For Council to consider passing first reading to Bylaw 07-2024 – amending Bylaw 08-2002, Beaverbrook Area Structure Plan Bylaw.

- 284-24 Moved by Cr. Assaf that Council pass the first reading of Bylaw 07-2024, Beaverbrook Area Structure Plan Bylaw, as presented.

CARRIED UNANIMOUSLY

285-24 Moved by Cr. Assaf that Council host the required Statutory Public Hearing on October 8, 2024 at 5:30 p.m.

CARRIED UNANIMOUSLY

**CORRESPONDENCE  
ITEMS**

The following correspondence items were reviewed:

Letter dated April 9, 2024, from the Wildrose Rodeo Association, requesting sponsorship funding for the Wildrose Rodeo Association.

286-24 Moved by Cr. Klumph that Council accepts the letter dated April 9, 2024, from the Wildrose Rodeo Association, and that sponsorship funding of \$500.00 be granted to the Wildrose Rodeo Association.

CARRIED UNANIMOUSLY

Letter dated August 9, 2024, from Minister Ric McIver, Municipal Affairs, announcing that Municipal Affairs is providing \$500,000.00 in grant funding for the 2025 Fire Services Training program.

Email dated August 27, 2024, from the National Police Federation, advising about the new polling results on Policing in Alberta, along with the Overview of Key Findings.

Letter dated August 29, 2024, from APEX Utilities Inc. regarding total revenues derived from the Delivery Tariff for prior and next calendar year.

287-24 Moved by Cr. Assaf that Council accepts the following correspondence, as information:

- the letter dated August 9, 2024, from Minister Ric McIver, Municipal Affairs, announcing that Municipal Affairs is providing \$500,000.00 in grant funding for the 2025 Fire Services Training program.
- the email dated August 27, 2024, from the National Police Federation advising about the new polling results on Policing in Alberta.
- letter dated August 29, 2024, from APEX Utilities Inc. regarding total revenues derived from the Delivery Tariff for prior and next calendar year.

CARRIED UNANIMOUSLY

**FOR THE GOOD  
OF COUNCIL**

Cr. Assaf congratulated Heidi Peters from Neerlandia for winning a bronze medal as a member of the Canadian Women's sitting volleyball team at the 2024 Paralympics in Paris, France.

Cr. Klumph congratulated the Community Gardens Group for another successful growing season.

Cr. Klumph commended the Barrhead Chariot Car Club for their successful event showcasing approximately 45 vehicles and acknowledging the assistance from the Town of Barrhead's Recreation Department.

Cr. Oswald congratulated the Barrhead Agricultural Society for another successful Fair.

Cr. Kluin commended all the organizers and participants for the recent "Make a Connection" event.

**RECESSED**

288-24 Moved by Cr. Smith to recess the meeting at 7:07 p.m.

CARRIED UNANIMOUSLY

**EXITED** Jennifer Mantay, Director of Corporate Services exited the Chambers at 7:07 p.m.

**RECONVENED**

289-24 Moved by Cr. Smith to reconvene the meeting at 7:34 p.m.

CARRIED UNANIMOUSLY

**CLOSED SESSION – LEGAL  
FOIP ACT SECTION 24(1)**

290-24 Moved by Cr. Assaf that Council go in closed session at 7:34 p.m.

CARRIED UNANIMOUSLY

**OUT OF CLOSED SESSION**

291-24 Moved by Cr. Klumph that the Council come out of closed session at 8:42 p.m.

CARRIED UNANIMOUSLY

292-24 Moved by Cr. Smith that Council authorizes the necessary repairs to a leak in the Industrial Park Water Reservoir at a budget of \$100,000.00. Funds to be derived from the existing Water Capital Reserve.

CARRIED UNANIMOUSLY

**ADJOURN**

293-24 Moved by Cr. Klumph that the Council Meeting be adjourned at 8:44 p.m.

CARRIED UNANIMOUSLY

**TOWN OF BARRHEAD**

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Mayor, David McKenzie

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CAO, Edward LeBlanc

MINUTES OF THE SPECIAL MEETING OF THE BARRHEAD  
TOWN COUNCIL HELD MONDAY, SEPTEMBER 30, 2024, AT 12:57 p.m.  
IN THE TOWN OF BARRHEAD COUNCIL CHAMBERS

**PRESENT** Mayor McKenzie, Crs: T. Assaf, D. Kluin, R. Klumph, A. Oswald, D. Sawatzky  
and D. Smith

Officials: Ed LeBlanc, CAO

The required waiver notice for the Special Council Meeting was endorsed by all  
members of Council present.

**CALL TO  
ORDER**

Mayor McKenzie called the meeting to order at 12:57 p.m.

**DRAFT BY-LAW 08-2024**

For Council to review and consider Bylaw 08-2024 – Neutral Space Bylaw.

294-24 Moved by Cr. Klumph that Council pass first reading to Bylaw 08-2024 – Neutral  
Space Bylaw.

CARRIED UNANIMOUSLY

295-24 Moved by Cr. Smith that Council instruct Administration to proceed with the  
requirement for a plebiscite on proposed Bylaw 08-2024 – Neutral Space Bylaw.

CARRIED UNANIMOUSLY

**ADJOURN**

296-24 Moved by Cr. Sawatzky that the Council Meeting be adjourned at 12:58 p.m.

CARRIED UNANIMOUSLY

**TOWN OF BARRHEAD**

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Mayor, David McKenzie

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CAO, Edward LeBlanc



**Town of Barrhead**  
Mayor's Procedural Notes  
Public Hearing for Proposed Bylaw 07-2024, as amended

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Item No. 4(a)

**Hearing Date**                      October 8, 2024  
**Hearing Time:**                      5:30 p.m.  
**Proposed Bylaw:**                      **07-2024**

1. Mayor McKenzie declares the Public Hearing open relating to Bylaw 07-2024, as amended, amending the Town's Bylaw 08-2002 – Beaverbrook Area Structure Plan.
2. Mayor McKenzie advises that this is a formal Hearing and records are being kept of the proceedings.
3. Mayor McKenzie states the following purpose of the Hearing.

*"In accordance with the Provisions of Section **692** of the Municipal Government Act, as amended, the Council of the Town of Barrhead is holding this Hearing to provide an opportunity for public input and comment on proposed Bylaw 07-2024, as amended.*

4. The following is the Hearing procedures:
  - a) Mayor McKenzie request from Administration to provide an overview and summary of the proposed amending Bylaw.
  - b) Mayor McKenzie request Administration to confirm the Public Hearing was advertised in the local newspaper.
  - c) Mayor McKenzie request Administration to summarize any written submissions received into the record.
  - d) Council will then receive any additional written or verbal submissions from the floor.

Mayor McKenzie "I ask that those who wish to speak must first identify themselves and address their comments to the Chair. There will be an approximately 10-minute limit on the length of verbal submissions or presentations. Council may ask for any clarification on written or verbal submissions. Council wishes to remind everyone that this will be everyone's only opportunity to comment on this proposed Bylaw".

- Parties in favour of the bylaw.
    - Parties opposed the bylaw.
    - Any other person deemed to be affected and wished to be heard.
  - e) Mayor McKenzie ask if Council has any questions after each presentation.
  - f) Following the verbal presentations, Administration will respond to any questions from Council.
  - g) Mayor McKenzie may allow a concluding statement from those who have made a presentation.
5. Mayor McKenzie asks Council if they are satisfied with the amount of information they have received before closing the hearing and advises that if Council wishes to obtain more information, a motion to recess the hearing may be made at this time.
6. Mayor McKenzie "Given there are no other presentations, "I declare the Public Hearing closed"



## TOWN OF BARRHEAD

### PUBLIC HEARING – ADMINISTRATIVE SUMMARY Date of the Public Hearing: October 8, 2024 – 5:30 p.m.

#### 1) Purpose of the Public Hearing:

Proposed Bylaw 07-2024, as amended is to amend the Beaverbrook Area Structure Plan that would allow for higher residential density.

#### 2) Background Information:

Should Bylaw 07-2024, as amended receive third and final reading multi-residential units would be considered permitted use.

The following are only some examples of higher density housing:

#### Conceptual Design # 1



Conceptual Design # 2



Conceptual Design # 3



Conceptual Design # 4



## Conceptual Design # 5



### **3) Administrative Comments:**

The notice for the Public Hearing was placed in the local newspaper along with posting on the Town's social platforms and on the Town's website.

As previously directed by Council, Administration held an Information Session on October 2, 2024 to provide the general public with information relating to the proposed amendment.

Nineteen members of the public attended the Information Session and attached is a report outlining the feedback received along with Appendix A which provides planning merits of the proposed amendment, as provided by Municipal Planning Services Ltd.

### **4) Attachments:**

- a) Draft Bylaw 07-2024, as amended, amending the Beaverbrook Area Structure Plan Bylaw 08-2002.
- b) Beaverbrook Area Structure Plan Bylaw 08-2002.
- c) Public Information Meeting Feedback Report from the October 2, 2024 Information Session in respect to the pending amendment to the Beaverbrook Area Structure Plan.

Edward LeBlanc CAO – Town of Barrhead

(Original signed by the CAO)

**BYLAW 7-2024**

**BEING A BYLAW FOR THE PURPOSES OF AMENDING THE BEAVERBROOK AREA STRUCTURE PLAN (TOWN OF BARRHEAD BYLAW 8-2002, AS AMENDED) IN ORDER TO ALLOW FOR A RANGE OF RESIDENTIAL LOT SIZES AND DENSITIES WITHIN THE PLAN AREA.**

**WHEREAS** the Council of the Town of Barrhead has passed a bylaw pursuant to Part 17 of the *Municipal Government Act*, R.S.A. 2000, c. M-26, known as the Beaverbrook Area Structure Plan (Town of Barrhead Bylaw 8-2002, as amended) for the purposes of guiding the future use and development of land and buildings within NW 20-59-3-W5 (Beaverbrook Estates, Phase II) in the Town of Barrhead;

**AND WHEREAS** and pursuant to Part 17, Section 692(1)(f) of the *Municipal Government Act*, R.S.A. 2000, c. M-26, the Council of a municipality is authorized to amend a statutory plan;

**AND WHEREAS** Section 692 of the *Municipal Government Act*, R.S.A. 2000, c. M-26, requires the Council of a municipality to hold a public hearing and advertise such a Bylaw in accordance with Section 606 of the Act;

**NOW THEREFORE**, the Council of the Town of Barrhead in the Province of Alberta duly assembled and under the authority of the Municipal Government Act hereby enacts the following:

1. That the Beaverbrook Area Structure Plan (Town of Barrhead Bylaw 8-2002, as amended) be amended as identified in Schedule A.
2. Should any provision of this Bylaw be found invalid, the invalid provision shall be severed and the remaining Bylaw shall be maintained.
3. This Bylaw shall come into force upon receipt of its third and final reading.

Read a first time this 10<sup>th</sup> day of September, A.D., 2024.

TOWN OF BARRHEAD

\_\_\_\_\_  
Mayor, Dave McKenzie

\_\_\_\_\_  
CAO, Edward LeBlanc

Read a second time this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2024.

TOWN OF BARRHEAD

\_\_\_\_\_  
Mayor, Dave McKenzie

\_\_\_\_\_  
CAO, Edward Leblanc

Read a third time this \_\_\_\_ day of \_\_\_\_\_, A.D., 2024 and passed.

TOWN OF BARRHEAD

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Mayor, Dave McKenzie

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CAO, Edward Leblanc



## “SCHEDULE A”

### PROPOSED AMENDMENT TO THE BEAVERBROOK AREA STRUCTURE PLAN (TOWN OF BARRHEAD BYLAW 8-2002)

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That the Beaverbrook Area Structure Plan (Town of Barrhead Bylaw 8-2002, as amended) be amended as follows. Proposed deletions are shown in ~~strikethrough font~~, and proposed additions are shown in *blue italic font*.

#### Section 2.7 – Summary of Development Consideration

1. That the following be deleted and replaced as shown below:

~~“Some range of density will exist within the Plan Area. Along with the conventional single detached areas, some estate residential areas and one medium-high density site will be accommodated.”~~

*“A range of residential density will be developed within the Plan Area. This will include predominantly low, and medium residential developments with one medium-high residential density site.”*

#### Section 3.1 – Concept Plan

1. That the following be deleted and replaced as shown below:

~~“Development phasing will essentially be sequential from east to west. Approximately 113 conventional residential lots of various sizes, 13 acreage lots, and one (1) apartment site will be brought on stream in 4 phases.”~~

*“Development phasing will be encouraged to move from east to west throughout the plan area. Some variation will be allowed to accommodate market demand. Residential development will include a variety of lot sizes, including lots to accommodate low and medium-density development, some larger estate lots (0.5 ac. lots) which will be located adjacent to the water reservoir, and one medium/high-density site intended to accommodate an apartment development.”*

#### Section 3.3 – Residential Lands

1. That the following be deleted and replaced as shown below:

~~“Typically, the lands within the plan area shall all be developed at conventional single detached densities, consistent with recent prior phases of Beaverbrook. However, in addition to these conventional lots, the Development Concept calls for 13 larger-sized residential lots and one higher-density apartment site.”~~

*“Typically, lands within the plan area shall be developed for residential use with a variety of lot sizes. Residential development will consist of mixed residential densities. In addition, the Development Concept calls for 13 larger, residential lots and one higher-density apartment site.”*

2. Subsection 3.3.5 be deleted and replaced as shown below:

~~“The projected number of lots within this plan is 114. The estimated population level of the undeveloped plan area is expected to be 375 people when “built out”.”~~

*“The projected number of lots within this plan is approximately 110-125. The estimated population level of the undeveloped plan area is expected to be approximately 360-410 people when “built out”.”*

3. Subsection 3.3.6 be deleted and replaced as shown below:

~~“The typical lot size in Beaverbrook will be approximately 700 square metres (0.173 acres). Lot sizes will vary depending on whether the lot is located on a straight or curved road. Corner lots will be designed wider than interior lots to account for flanking yards.”~~

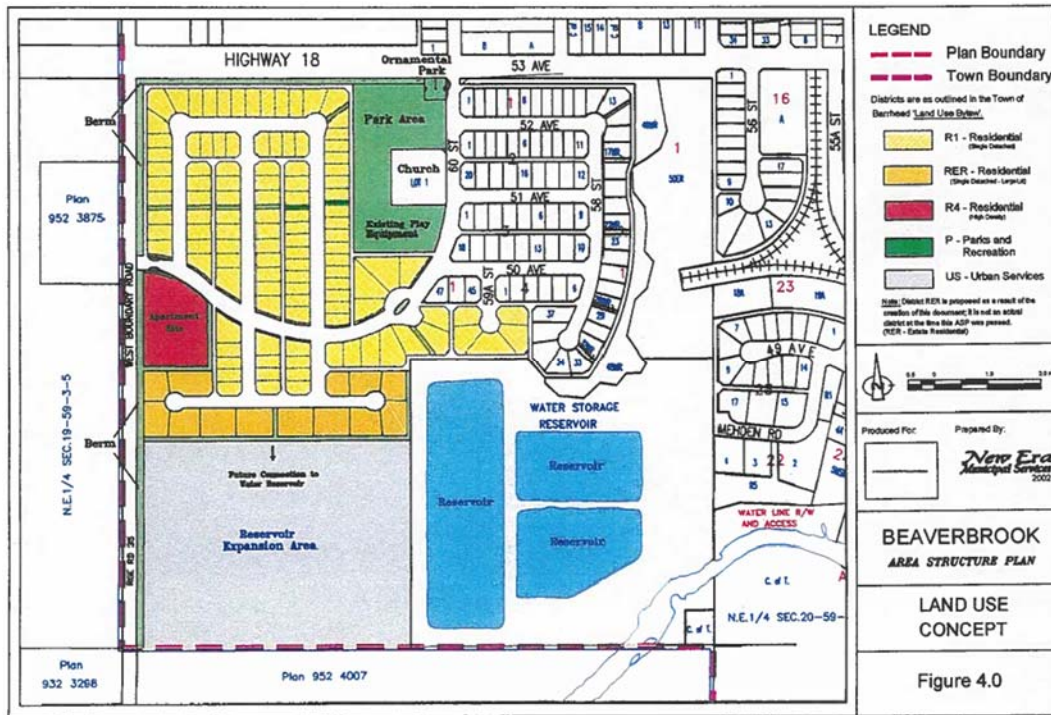
*“Lot sizes in Beaverbrook will comply with the minimum lot area requirements in the applicable Land Use Districts of the Town of Barrhead Land Use Bylaw. Lot sizes will vary depending on whether the lot is located on a straight or curved road. Corner lots will be designed wider than interior lots to account for flanking yards.”*



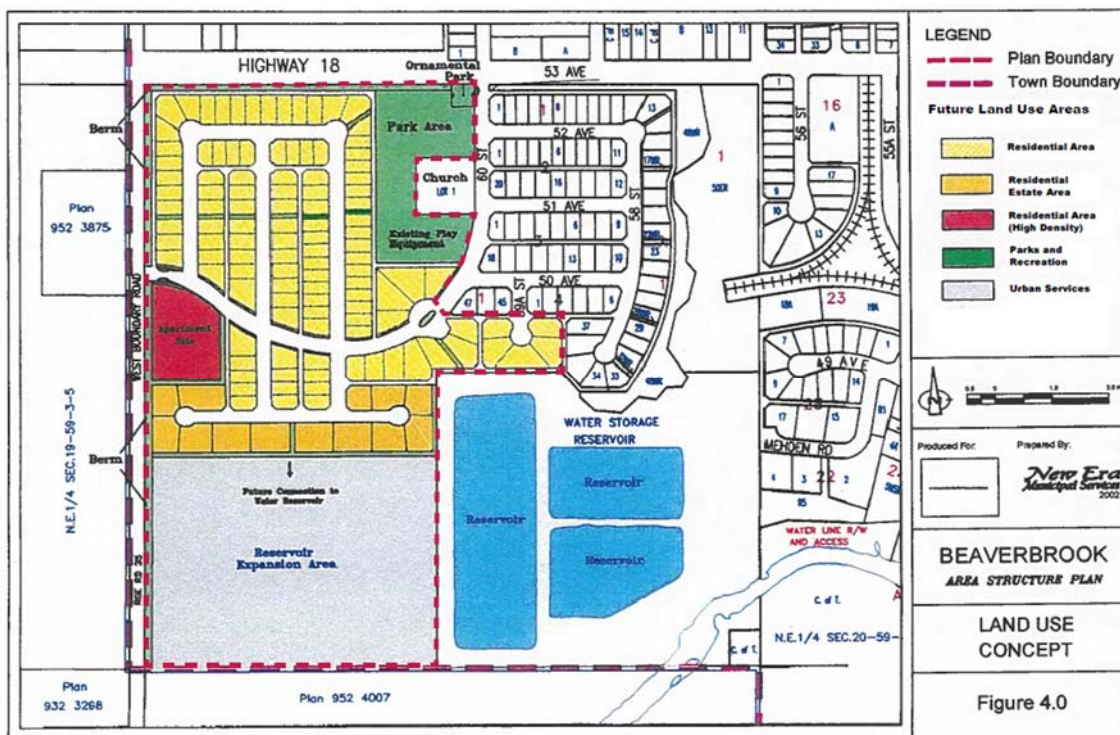
Figure 4.0 – Land Use Concept

1. Figure 4.0 be deleted and replaced as shown below:

**CURRENT FIGURE 4.0 – TO BE DELETED**



**PROPOSED FIGURE 4.0 – TO BE INSERTED**



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**THE TOWN OF BARRHEAD**  
**NW 20-59-3-W5M**  
**(BEAVERBROOK ESTATES, PHASE II)**

**AREA STRUCTURE PLAN**

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**January 2003**

Bylaw 8-2002

A BYLAW OF THE TOWN OF BARRHEAD IN THE PROVINCE OF ALBERTA TO BE KNOWN AS THE BEAVERBROOK AREA STRUCTURE PLAN


WHEREAS Section 633 of the Municipal Government Act, R.S.A. 2000 Chapter M-26.1 and amendments thereto allows the Council of a municipality to enact, by bylaw, an Area Structure Plan;

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act, R.S.A. 2000 Chapter M-26.1 and amendments thereto, the Council of the Town of Barrhead, in the Province of Alberta, duly assembled, enacts as follows:

1. That this Bylaw may be cited as the "Beaverbrook (NW 20-59-3-W5M) Area Structure Plan".
2. That the text and accompanying maps annexed hereto as Schedule "A" become the Beaverbrook (NW 20-59-3-W5M) Area Structure Plan.
3. This Bylaw shall come into force and have effect from and after the date of third reading thereof.

Read a first time this 26<sup>th</sup> day of August, 2002.


TOWN OF BARRHEAD

  
\_\_\_\_\_  
Mayor, Brian Schulz

  
\_\_\_\_\_  
Municipal Secretary, Cheryl Callihoo

Read a second time this 27<sup>th</sup> day of January, 2003.


TOWN OF BARRHEAD


  
\_\_\_\_\_  
Deputy Mayor, Don Smith

  
\_\_\_\_\_  
Municipal Secretary, Cheryl Callihoo

Read a third time this 27<sup>th</sup> day of January, 2003,  
and passed.

TOWN OF BARRHEAD

  
\_\_\_\_\_  
Deputy Mayor, Don Smith

  
\_\_\_\_\_  
Municipal Secretary, Cheryl Callihoo

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## 1.0 INTRODUCTION

### 1.1 Background

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The NW 20-59-3-W5M (Beaverbrook) Area Structure Plan is limited to approximately the western 79.2 acres of the quarter section of the same description. The detailed area is outlined further in [Figure 1.0: Context Plan](#).

The Plan area has been the subject of a previous Outline Plan. The Kirstein Subdivision Outline Plan was adopted in 1991 and dealt with a larger portion of the current Plan Area. The 1991 Plan is replaced with this Outline and Area Structure Plan, which builds on the direction provided in the earlier plans and contains design changes and policies that reflect new information and initiatives in Barrhead.

The larger Beaverbrook Estates area provides a unique opportunity for the comprehensive and coordinated development of a major expansion area for Barrhead. Lands west and south of the Plan area form part of the County of Barrhead/Town of Barrhead Urban Fringe area and as such this Plan recognizes the need to provide links to this long term growth area.

### 1.2 Plan Purpose & Objectives

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The Town of Barrhead Municipal Development Plan identifies the Beaverbrook Area Structure Plan lands as a future residential development. It also identifies significant reservoir expansion areas to the south end of the quarter section. The Plan recognizes the need for pathways along the reservoir lands as part of an interconnected system of walking and cycling pathways within the Beaverbrook area and throughout Barrhead.

The policies of the MDP dealing with these and other issues provide a basis for more specific policy direction contained in the Area Structure Plan. Section 633 of the Municipal Government Act, R.S.A., 2000, as amended, states that the purpose of an Area Structure Plan is to prepare "... a framework for subsequent subdivision and development of an area of land" in a municipality. The Beaverbrook Area Structure Plan accomplishes this goal by addressing the following objectives:

- Ensure that proposed development within the Plan area conforms to the policies, goals and objectives of Barrhead's Municipal Development Plan.
- Provide a framework for future development within the Plan area by describing future land use patterns, transportation networks, and public utility systems.
- Outline a phasing plan through the identification of development cells, in order to allow development to occur in stages.
- Describe the population density proposed for the Plan area.

### **1.3 Plan Implementation and Amendment**

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Once adopted, the area structure plan becomes a statutory planning instrument in conjunction with the Municipal Development Plan and Land Use Bylaw. All subdivision and development proposals will be required to conform with its land use designations, road system and other planning controls.

This Plan establishes a long-term development pattern for the Plan area, however, future conditions may require Council to undertake amendments. When considering any amendment, Council will review the effect of the Plan modification on this or any other adopted Statutory Plan in accordance with the Municipal Government Act.

## 2.0 SITE ANALYSIS

### 2.1 Topography

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The land in this quarter section slopes gradually to the south and east, eventually terminating at the bank of the Paddle River. A more defined ravine system also tends to capture a great deal of storm water drainage which drains north to south into the Paddle River through the eastern portion of the quarter section adjacent to the existing residential development. This ravine is currently being protected as an environmental reserve.

The surrounding development has been generally sloped in a manner consistent with the natural direction of drainage. Barrhead's water reservoir ponds in the southeast are the most notable man-made topographical feature.

### 2.2 Reserves

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In accordance with the Municipal Government Act, municipal and school reserves are to be 10% of the total land area less land taken as environmental reserve. The environmental and municipal reserve lands currently constitute approximately 12.6 acres of the larger NW 20-59-3-W5M. The breakdown of those reserves is 8.8 acres as environmental reserve and 3.8 acres as municipal/school reserve. The Beaverbrook Outline accepted by Council in the Fall of 2001 adds an additional 10.1 acres of municipal/school reserves.

A notable feature of this quarter section is the existing play equipment that is located on the south side of the United Church. These lands were not previously taken as Municipal Reserve but rather will be incorporated into the large 5.65 acre Park Area at the time of development, and thus are included in the additional reserve lands from the Outline Plan.

### 2.3 Existing Development / Development Constraints

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Most of the area consists of vacant land. The topography within the Plan area is predominantly flat. The natural topography has been altered to build the reservoir.

To the east, the land has been subdivided as a residential development commonly known as "Beaverbrook Estates". Beaverbrook Estates currently includes 78 residential lots and one church, almost all of which are fully developed.

To the south, the land has been subdivided for Barrhead's water reservoir ponds.

## Town of Barrhead

Beaverbrook also features walkways designed from utility services. A number of other municipal facilities and rights-of-ways are also present on the quarter section, but none of these go through or impact this Plan Area. Rather, the existing development provides the boundaries to the Plan Area.

There are no natural development constraints in regards to the Plan Area. The existing water reservoir ponds constitute a minor constraint related to required setbacks. Existing Highway and arterial roadways are major considerations. Development in the vicinity of the Highway must be properly oriented, buffered and controlled to ensure capability. Upgrading of the roads and intersections to handle traffic outside the Plan area will require intermunicipal coordination.

### **2.4 Adjacent Development / Development Plans**

---

The land within the Plan Area is owned by the Town of Barrhead, though now bound by prior development to the east and south.

The County of Barrhead borders the quarter section to the south and west. To the south, SW 20-59-3-W5M, and to the west, SE 19-59-3-W5M, have undertaken some preliminary planning work, but no plan for either lands is officially recognized. Both parcels are encompassed within the Plan Area of the Town of Barrhead/County of Barrhead Intermunicipal Development Plan.

### **2.5 Utilities**

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Sewer and water mains already exist along 60<sup>th</sup> Street and to the east through 50<sup>th</sup> Avenue. Lines have been designed in a manner that allows for additional capacity.

Some of the area's drainage is directed toward the south and some by the natural drainage course toward the east.

### **2.6 Oil and Gas Activity**

---

The Plan Area is unencumbered by any oil and/or gas installations.



## **2.7 Summary of Development Considerations**

- Development will have to be contained within the central portion of the quarter section which is bound by Highway 18, existing lots and the water reservoir ponds.
- Open Space "linkages" with adjoining lands will be located along undeveloped utility corridors and a series of reserve dedications.
- Topography will partially dictate the landscaping of the "finished" properties.
- The need for collector access additionally to 53<sup>rd</sup> Avenue (Highway 18) for the larger Beaverbrook area will require that 60<sup>th</sup> Street be extended to the West Boundary Road prior to completion of this subdivision.
- There will be a need to effectively buffer the residential development in the vicinity of the Highway.
- Existing and proposed utility rights-of-way and infrastructure must be taken into account when designing subdivisions.
- Some range of density will exist within the Plan Area. Along with the conventional single detached areas, some estate residential areas and one medium-high density site will be accommodated.
- The flat topography of the site is such that it affects the design of sewage and surface drainage facilities.
- Stormwater containment will become a greater issue as the property is developed.

### 3.0 PLAN AND POLICIES

#### 3.1 Concept Plan

*The Concept Plan is sensitive to the existing development of the site as well as the natural flow of drainage. The Plan expands on the residential area towards the north and the Town Water Reservoir System in the south of the quarter section.*

The development concept shows generalized land uses as well as a conceptual roadway network, including possible alignments for local roadways within the plan area.

Vacant land within the Plan Area comprises approximately 79.2 acres and an approximate breakdown of land areas for various uses is depicted below:

2-1. Residential Development	29.2 ac.	37%
2. Roadways	13.3 ac.	17%
3. Reserve/Open Space	10.1 ac.	13%
4. Reservoir Expansion	26.6 ac.	33%

Development phasing will essentially be sequential from east to west. Approximately 113 conventional residential lots of various sizes, 13 acreage lots, and one (1) apartment site will be brought on stream in 4 phases. The phasing is a suggestion only, and does not necessarily have to occur in this sequence. Ultimately, phasing is dictated by the limitations associated with extending roads and services as well as the market demand for residential units.

#### 3.2 General Development

*This Section of the Plan sets forth general policies relating to conformity with existing statutory plans (Land Use Bylaw, Municipal Development Plan and the Intermunicipal Development Plan) and the general development concept plan set forth in this Area Structure Plan. This section also requires that any proposed development will take into consideration the development constraints associated with the subject lands.*

- 3.2.1 Applications for redesignation, subdivision and/or development permits which occur within the Plan area shall conform to the Town of Barrhead's Land Use Bylaw, Municipal Development Plan and the County of Barrhead/Town of Barrhead Intermunicipal Development Plan. Areas of the Plan which are not already pre-designated will require redesignation to the appropriate land use classification as stipulated in the Town of Barrhead Land Use Bylaw.
- 3.2.2 Proposed development shall take into consideration existing utility infrastructure. The developer shall be responsible for any costs involved with the relocation or extension of any existing utilities.

- 3.2.3 Developers will enter into a development agreement where required by the Town of Barrhead for subdivisions and development permits.
- 3.2.4 Subdivision applications and substantive amendments in the Plan area shall require referrals for comment to the County of Barrhead and Alberta Transportation.
- 3.2.5 Phasing of the subdivision of lands for residential use shall be based upon the location and cost of servicing; demand and proximity to existing roadways.

### **3.3 Residential Lands**

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*Typically, the lands within the plan area shall all be developed at conventional single detached densities, consistent with recent prior phases of Beaverbrook. However, in addition to these conventional lots, the Development Concept calls for 13 larger sized residential lots and one higher density apartment site.*

- 3.3.1 Proposals for subdivision, redesignation or development permits shall conform to Figure 3.0: Development Concept.
- ~~3.3.4~~ 3.3.2 Developers may construct a variety of housing styles and sizes, based on the architectural and lifestyle preferences of the owner or developer.
- 3.3.5. The projected number of lots within this Plan is 114. The estimated population level of the undeveloped plan area is expected to be 375 people when "built out".
- 3.3.6. The typical lot size in Beaverbrook will be approximately 700 square metres (0.173 acres). Lot sizes will vary dependent on whether the lot is located on a straight or curved road. Corner lots will be designed wider than interior lots to account for flanking yards.
- 3.3.7. Lot sizes directly adjacent to the reservoir expansion area are approximately 2000 square meters (0.5 acres) and are intended for larger single detached dwellings than in the R1 District.
- 3.3.8. The Town of Barrhead Land Use Bylaw should be amended to accommodate larger (0.5 acre) lots, through the creation of a new land use district.
- 3.3.9. The one apartment site is approximately 2.55 acres in size and is intended for the high density R4 District.

### 3.4 Open Space

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*The Open Space system for the Plan area should consider further "linkages" of environmental/municipal reserve with the overall open space system for the Town. Storm drainage courses will be preserved to provide a continuous system throughout the Town.*

- 3.4.1. A pathway system shall be provided within the Plan area to link neighbours, reserve lands, community facilities, and provide access to adjacent areas as shown in Figure 4.0: Open Space System. Specific alignments for local pathways will be required at the subdivision stage.
- 3.4.2. Except where crossing roadways, the pathway system shall be chiefly accommodated through the use of reserves and utility rights-of-way.
- 3.4.3. Adequate identification shall be provided where a pathway crosses an arterial at mid-block. All other crossing should be at intersections.
- 3.4.4. Pathways shall meet standards consistent with Town design criteria in effect at the time of development of each phase.
- 3.4.5. Consideration should be given to providing open space (walking trails, etc.) for lands within, and adjacent to, the Plan Area to ensure future connections to the larger open space system.
- 3.4.6. The water reservoir should be fenced and landscaped in a manner that protects the opportunity to develop a walkway around its perimeter.
- 3.4.7. A neighbourhood and community park shall be provided in the north central portion of the residential area adjacent to the existing Church and Play Equipment, as indicated in the Development Concept.
- 3.4.8. The Town of Barrhead should consider planting trees along MR buffer strips to act as a wind row, as noise attenuation, and for general aesthetic appeal.

### 3.5 Transportation

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*Transportation routes in the Plan area will reflect the residential character of the quarter section. Roads will be designed to parallel existing utility routes.*

- 3.5.1 The arterial roads and collector street alignments required to service Beaverbrook are as generally shown in Figure 5.0: Transportation System. Changes to the internal roadway configuration will not require an amendment to this Area Structure Plan. Changes to the connections to West Boundary Road and Highway 18 (53<sup>rd</sup> Ave) access and future locations will require an amendment to this Plan.

## Town of Barrhead

- 3.5.2 The Subdivision Authority shall refer all subdivision applications within the Plan Area to Alberta Transportation for review and comment, regardless of the nature of that application.
- 3.5.3 All roadway design and construction shall conform to the Town of Barrhead Development Standards as adopted by Council and amended from time-to-time.
- 3.5.4 Direct access shall not be permitted from lots adjacent to arterial and primary collector roads. Where access is required, the frequency of access points shall be limited.
- 3.5.5 Provision for connection of the proposed extension of 60<sup>th</sup> Street to the "West Boundary Road" (Range Road 35) shall be made when deemed necessary by the Town of Barrhead. The Town of Barrhead and/or the developer shall require approval from the County of Barrhead prior to the construction of any connection.
- 3.5.6 The transportation routes shall follow the pattern outlined in this Plan. Where utilities are not completed, the subdivision authority may request that the same are located either within roads or dedicated rights-of-way where necessary.
- 3.5.7 Improvements to roads outside the corporate boundaries of the Town of Barrhead, necessitated by development within the Plan area, shall be the responsibility of the Developer.
- 3.5.8 Noise attenuation measures along major roads may be provided in accordance with Town of Barrhead policy. A berm shall be located between Highway 18 and the residential areas of the Plan whenever possible.
- 3.5.9 At its intersection with 60<sup>th</sup> Street, an acceleration lane shall be provided onto Highway 18. The nature of the acceleration lane shall be determined by a professional engineer at such time as Alberta Transportation and the Town of Barrhead deem the lane to be necessary.
- 3.5.10 Provision shall be made for pathway crossing of arterial roads to Town standards in order to facilitate pedestrian movement.
- 3.5.11 The developer shall be free to consider traffic calming devices such as paving stones, designed medians and similar techniques in an effort to both beautify the region and keep traffic speeds reduced within the Plan area. Such devices shall be approved by the Town of Barrhead and may be modified in the interests of public safety, maintenance costs, or traffic flows.
- 3.5.12 Adequate parking should be provided on-site at all residential and other uses. Special attention should be paid to parking issues that may arise due to the existing Place of Worship. Adequate open space should be allotted to accommodate the possibility of parking expansion at this location, where deemed necessary.

### **3.6 Servicing**

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*The utility system for the area of the Plan is partially completed and is located primarily in the north and west. Utilities will be extended from existing utility areas. Engineered Drawings of Phase II of Beaverbrook Estates were prepared by DCL Siemens Engineering.*

**3.7-43.6.1** All utilities within the Plan area are to be designed and installed in accordance with accepted engineering practices, and shall be satisfactory to the Town. Whenever possible, all services should be installed below ground.

**3.7-23.6.2** The Town of Barrhead shall charge an off-site levy assessment in respect of land within the Plan area, which is to be developed or subdivided.

**3.7-33.6.3** Proposed sanitary sewage collection systems shall be connected to the existing municipal system and shall be designed to meet projected flows.

**3.6.4** Shallow utilities and streetlights are to be the responsibility of the developer. Gas service to the Plan area is provided by Alta Gas Utilities, power by Utilicorp and telephone by Telus. Cable service is provided by Shaw cable. These service providers should be contacted by the developer prior to, or during, the subdivision and development process to determine service requirements.

**3.6.5** The proposed concept to accommodate the flows generalized by future development in NW20-59-3-W5M is to provide direct drainage of stormwater flows into the unnamed creek in the eastern portion of the quarter section. In keeping with the dual drainage concept, minor flows can be conveyed to the creek via piped storm water systems and major flows will be directed overland as identified in the *Town of Barrhead Stormwater Management Study*, prepared by DCL Siemens, in June 1996.

**3.6.6** Utilities and drainage are further defined on Figure 6.0: Servicing.

### **3.7 Urban Fringe**

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*The Beaverbrook Area Structure Plan area forms the western edge of the Town of Barrhead. The adjacent quarter sections to the west and south lie within the jurisdictional control of the County of Barrhead. This area has been designated as Urban Fringe in the Intermunicipal Development Plan to protect the long-term growth area of Barrhead and act as a buffer between any incompatible rural uses and urban development.*

*The Urban Fringe encompasses lands that may eventually be part of the Town of Barrhead. As such, the Plan shows schematic road alignments and land uses to ensure that the Beaverbrook area and future westward expansion of Barrhead can be accommodated and that appropriate rights-of-way are obtained within Beaverbrook to provide adequate access through the area.*

*The Town of Barrhead recognizes the jurisdictional control of the County of Barrhead over the lands outside the Town as shown in Figure 1.0. The generalized roadway*

## Town of Barrhead

*pattern for these lands has been provided for conceptual purposes only. The future land uses, transportation systems, servicing networks and open space requirements will require detailed planning at such time as a formal plan is prepared for the area.*

*A Country Residential proposals abutting the west south of the site is located within the Urban Fringe area. The Urban Fringe policies provide for limited subdivision of parcels that meet specific criteria. Any subdivision of existing lots should consider the Urban Fringe policies and be compatible with the Beaverbrook Area Structure Plan.*

- 3.7.1 The Town of Barrhead will encourage a pattern of development in Beaverbrook Estates that considers existing adjacent land uses and provides for logical extension of the Town into the Urban Fringe.
- 3.7.2 The developer shall enter into a development agreement including among other things transportation infrastructure improvements outside the Town boundary.
- 3.7.3 The Town will monitor subdivision and development proposals in the Urban Fringe to ensure compatibility with the future growth of the Town.

### **3.8 Naming**

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*Names of streets, subdivisions and other features are the result of a co-operative effort between the developer, the community and the municipality. The following policies shall apply to the naming of features.*

- ~~3.7.13.8.1~~ 3.8.1 The larger name for the Plan Area shall be at the choice of the developer. Unless otherwise specified, the area shall continue to be known as "Beaverbrook Estates".
- 3.8.2 The numbers of roadways within the Plan area shall be consistent with the Town of Barrhead's numerical street and avenue convention.
- 3.8.3 House numbers shall be set and assigned by the Town of Barrhead.
- 3.8.4 The developer may consider the placement of neighbourhood identification signs within municipal rights-of-way where permitted by the Town of Barrhead.

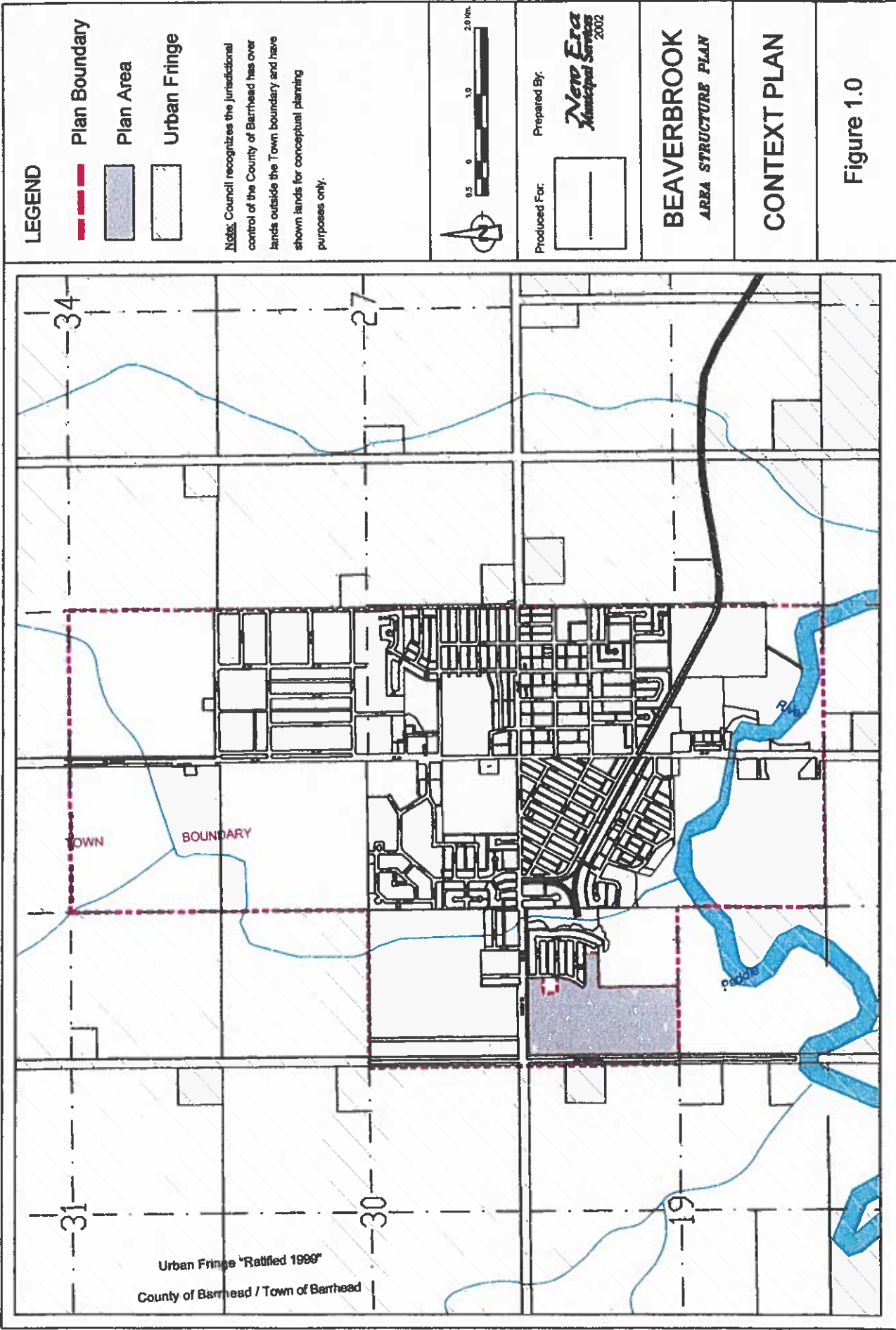









Figure 1.0



**LEGEND**

-  Plan Boundary
-  Town Boundary

Districts are as outlined in the Town of  
Barrhead 'Land Use Bylaw'.

-  R1 - Residential  
(Single Detached)
-  RER - Residential  
(Single Detached - Large Lot)
-  R4 - Residential  
(High Density)
-  P - Parks and  
Recreation
-  US - Urban Services

Note: District RER is proposed as a result of the  
creation of this document; it is not an actual  
district at the time this ASP was passed.  
(RER - Estate Residential)



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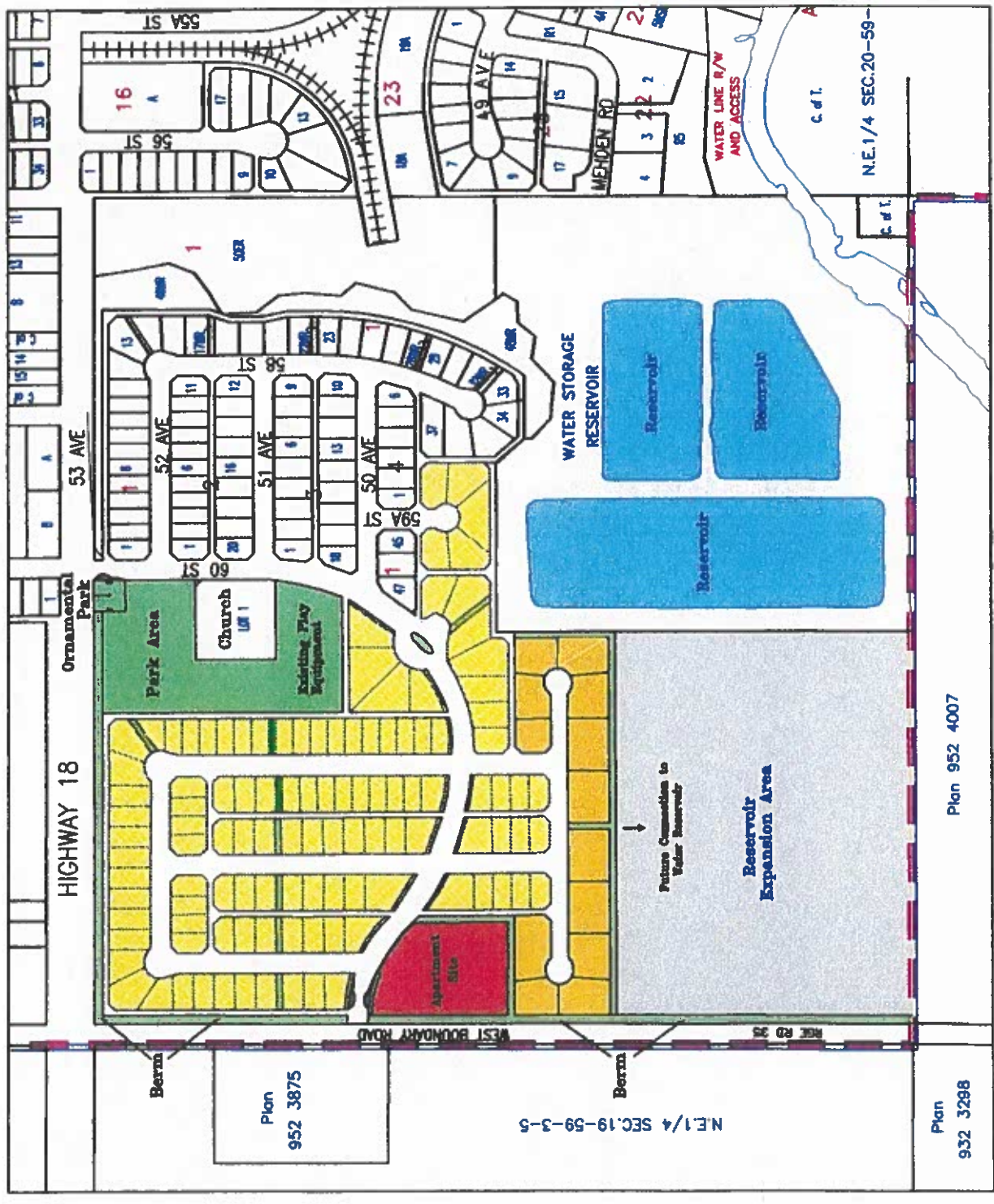


Prepared By:

**BEAVERBROOK  
AREA STRUCTURE PLAN**

**LAND USE  
CONCEPT**





**Figure 4.0**




Plan 952 4007

Plan 932 3298

**LEGEND**

-  Plan Boundary
-  Town Boundary
-  Open Space
-  Pathway

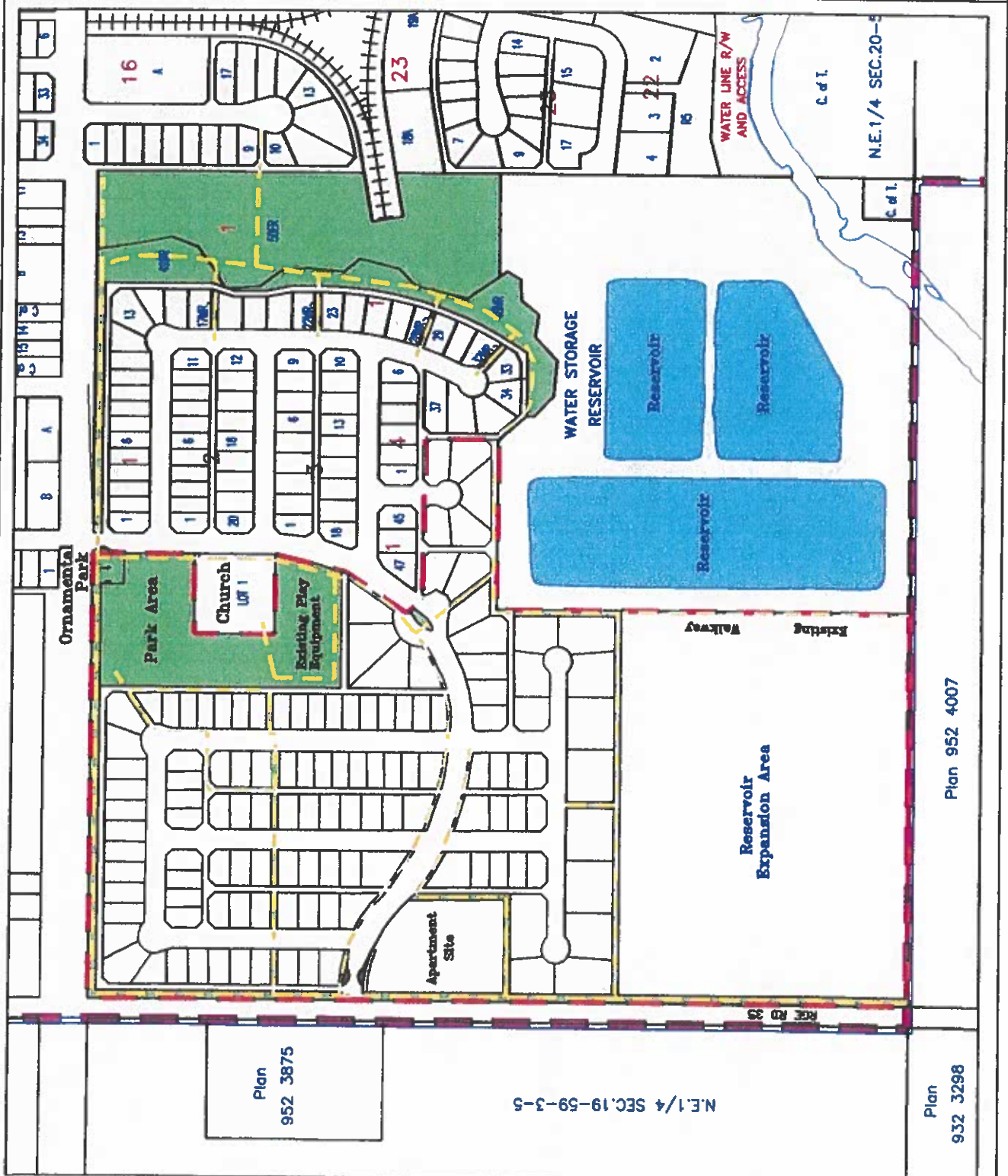
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Prepared By: *New Era Municipal Services 2002*

**BEAVERBROOK  
AREA STRUCTURE PLAN**

**OPEN SPACE  
SYSTEM**

**Figure 5.0**



Plan  
952 3875






N.E.1/4 SEC.19-59-3-5

Plan  
952 3298

Plan 952 4007



**LEGEND**

-  Plan Boundary
-  Town Boundary
-  Highway
-  Local Arterial
-  Local

Note: Council will use traffic safety devices, such as neckdowns and center island narrowings, along the local arterial to reduce traffic speeds and increase pedestrian safety.



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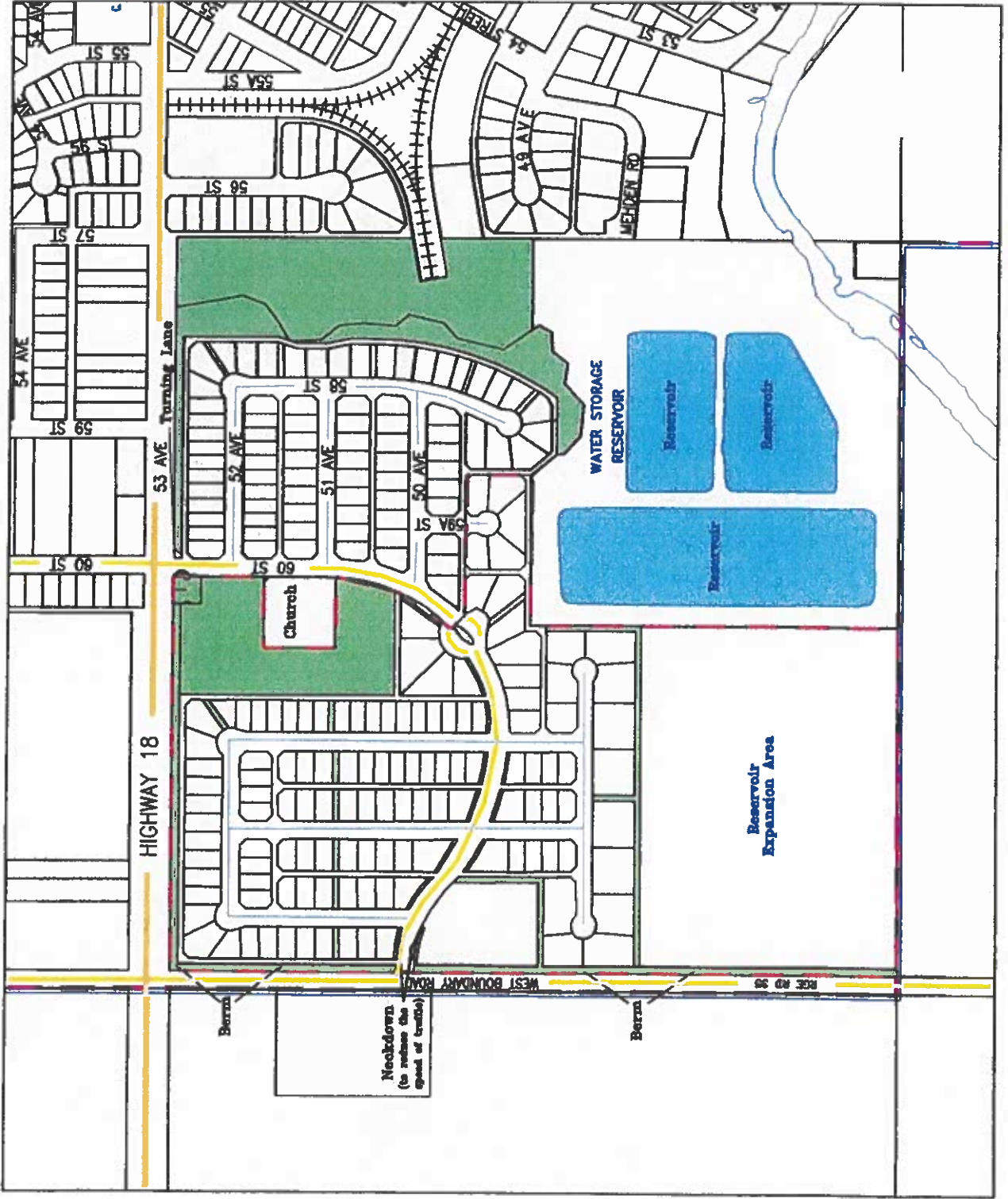
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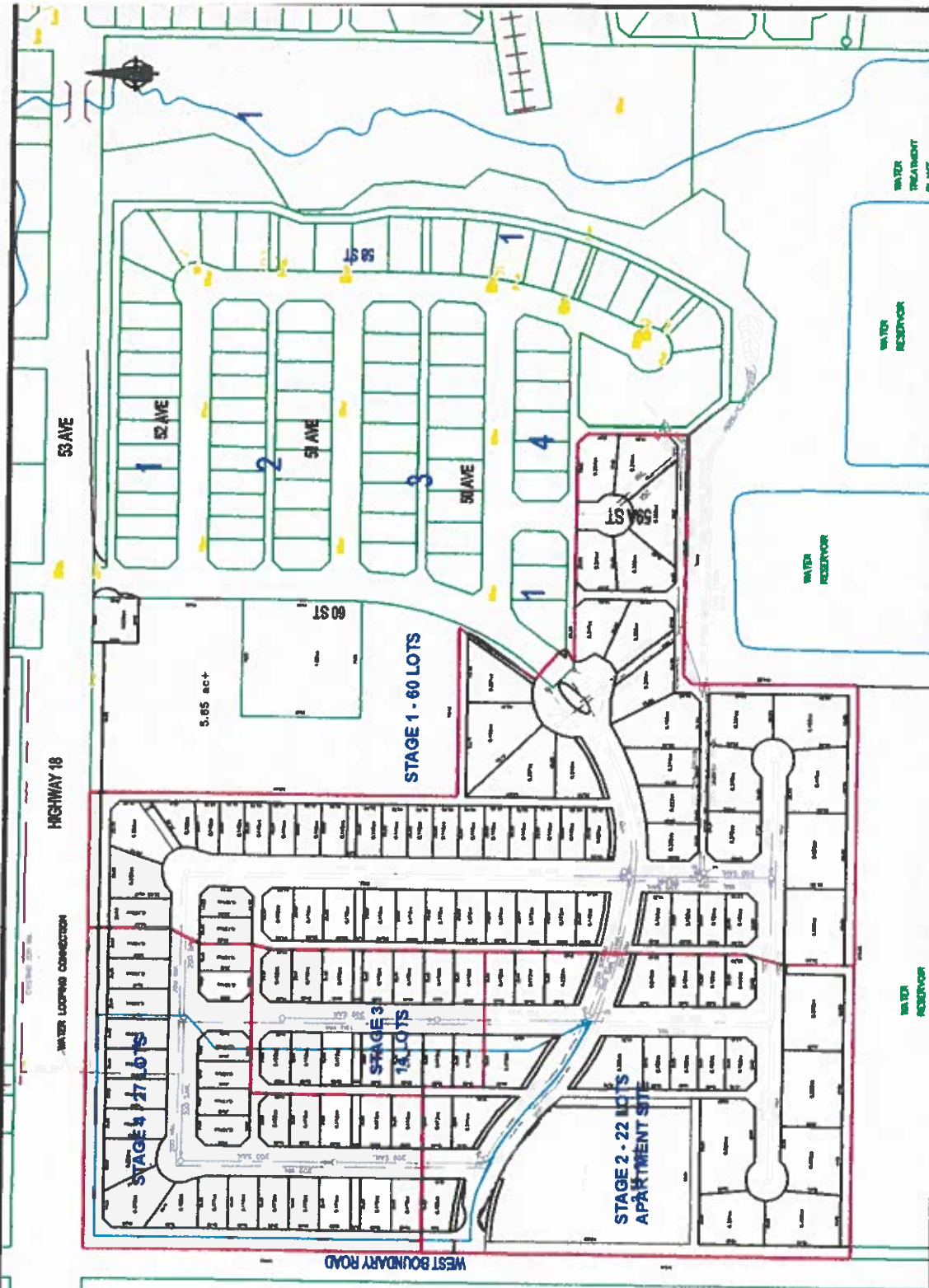


**BEAVERBROOK  
AREA STRUCTURE PLAN**

**TRANSPORTATION  
SYSTEM**

**Figure 6.0**





**STAGES**

STAGE 1 - 60 LOTS  
 STAGE 2 - 22 LOTS & APARTMENT SITE  
 STAGE 3 - 14 LOTS  
 STAGE 4 - 27 LOTS  
 TOTAL - 123 LOTS & APARTMENT SITE

TOWN OF BARREHEAD BEAVERBROOK SUBDIVISION PHASE II STAGING AND SERVICING PLAN		PROJECT NO. 37-0-1-79	SCALE 1:2500	SHEET OF P-07
<b>DCL SIEMENS</b> DCL SIEMENS ENGINEERING LTD. CIVIL & GEOTECHNICAL ENGINEERING DEVELOPMENT CONSULTANTS • PLANNERS		DRAWN BY DFF	CHECKED BY TAD	DATE APR. 2002
NOTES APPROVED BY: [Signature] ON BEHALF OF: [Signature] APRIL 21, 2002		DATE APR. 2002	DESCRIPTION PRELIMINARY	REVISIONS



**LEGEND**

- Plan Boundary
- Plan Area
- Urban Fringe

Note: Council recognizes the jurisdictional control of the County of Barrhead has over lands outside the Town boundary and have shown lands for conceptual planning purposes only.



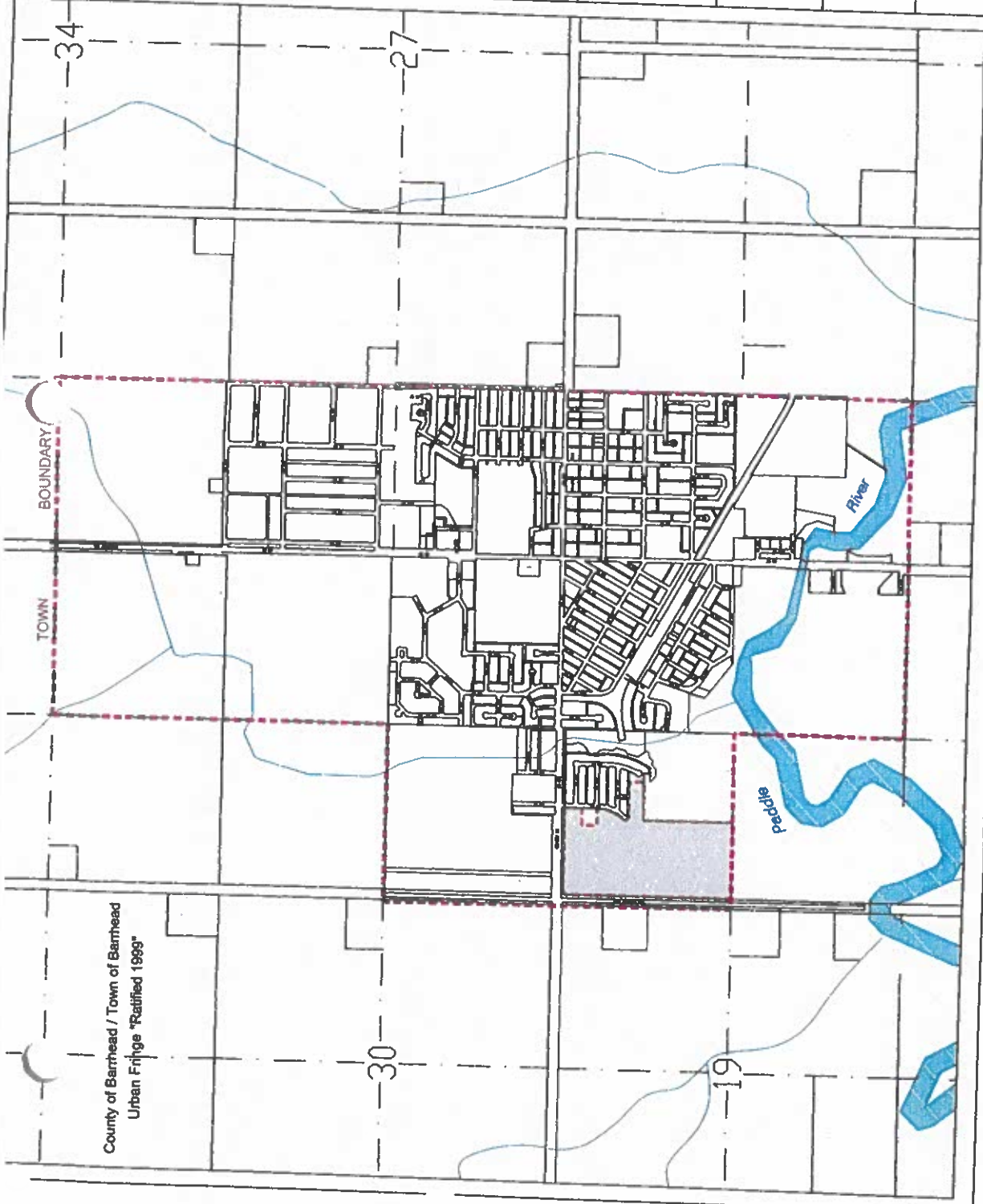
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**BEAVERBROOK  
AREA STRUCTURE PLAN**

**CONTEXT PLAN**

**Figure 1.0**



County of Barrhead / Town of Barrhead  
Urban Fringe "Ratified 1999"

**LEGEND**

- Plan Boundary
- Town Boundary
- ? Vegetation
- ? Contours



Produced For:

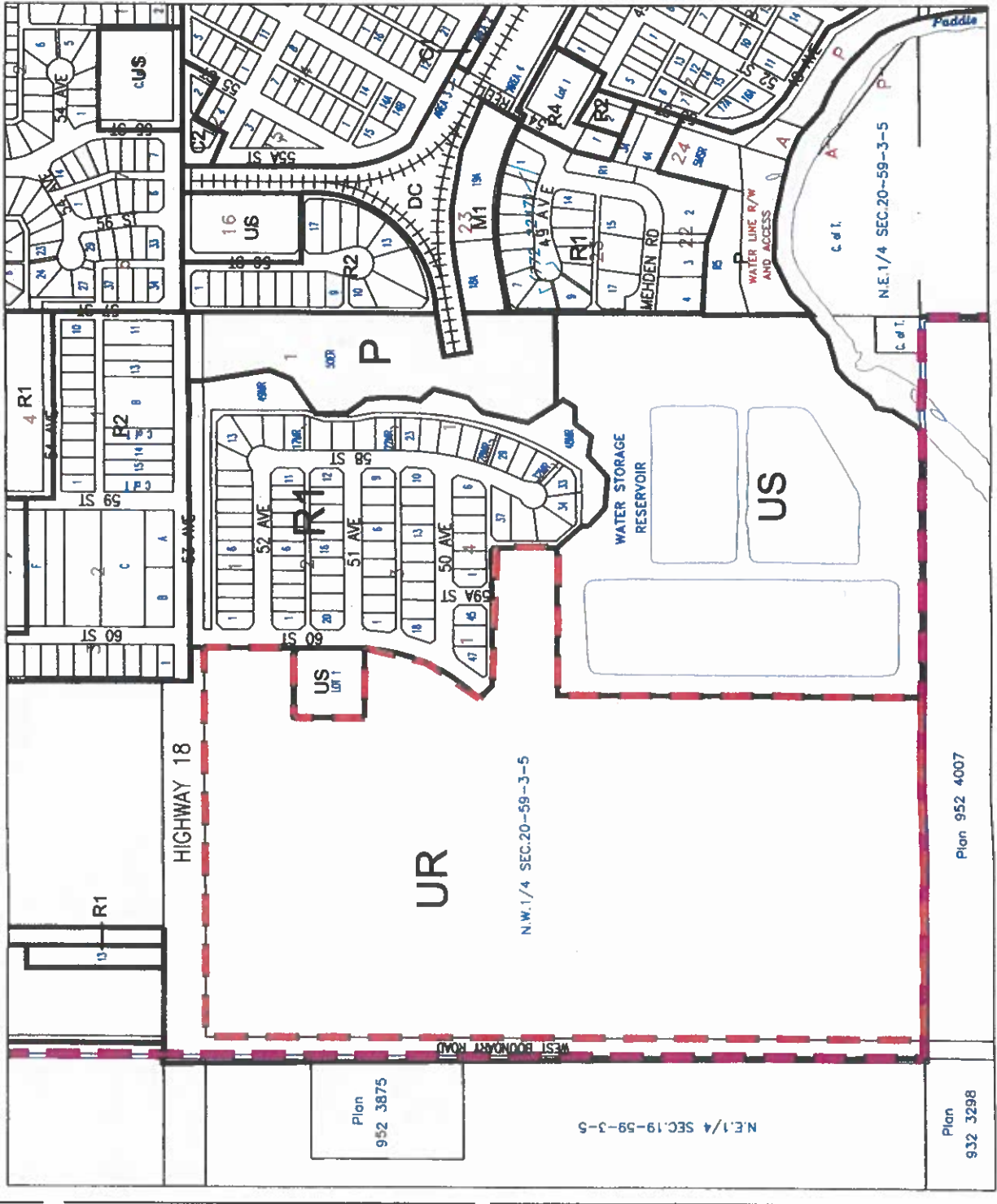


*New Era*  
Municipal Services  
2002

**BEAVERBROOK**  
AREA STRUCTURE PLAN

EXISTING LAND USE  
AND DEVELOPMENT  
CONSTRAINTS

**Figure 2.0**



Plan 952 4007

Plan 932 3298

**LEGEND**

-  Plan Boundary
-  Town Boundary
- Residential Development  
29.2 acres
- Roadways  
13.3 acres
- Reservoir Expansion  
26.6 acres
- Reserve / Open Space  
10.1 acres



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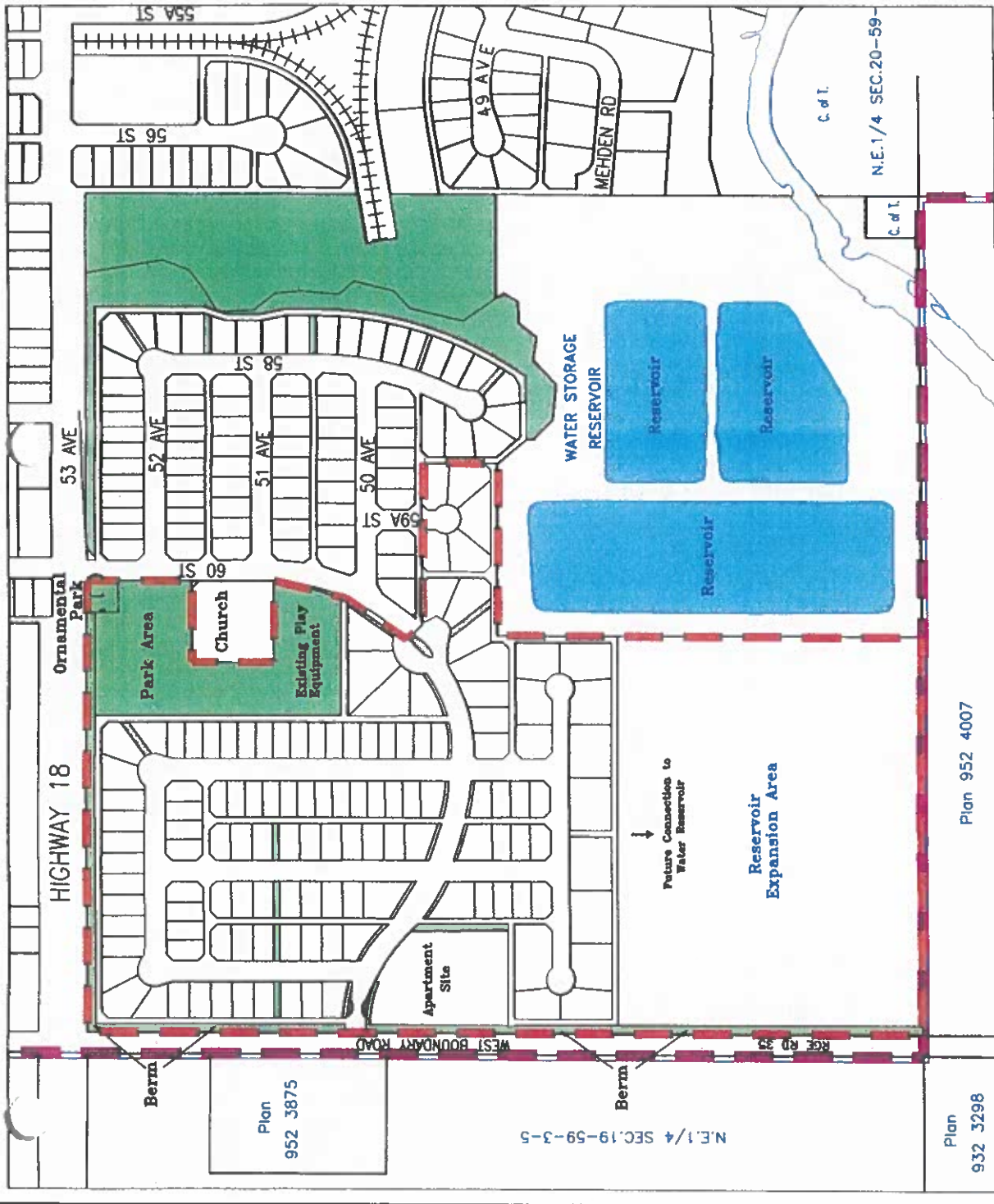
Prepared By:

*New Era*  
Municipal Services  
2003

**BEAVERBROOK  
AREA STRUCTURE PLAN**

**DEVELOPMENT  
CONCEPT**

**Figure 3.0**










**LEGEND**

-  Plan Boundary
-  Town Boundary

Districts are as outlined in the Town of Barrehead 'Land Use Bylaw'.

-  R1 - Residential (Single Detached)
-  RER - Residential (Single Detached - Large Lot)
-  R4 - Residential (High Density)
-  P - Parks and Recreation
-  US - Urban Services

Note: District RER is proposed as a result of the creation of this document. It is not an actual district at the time this ASP was passed. (RER - Estate Residential)



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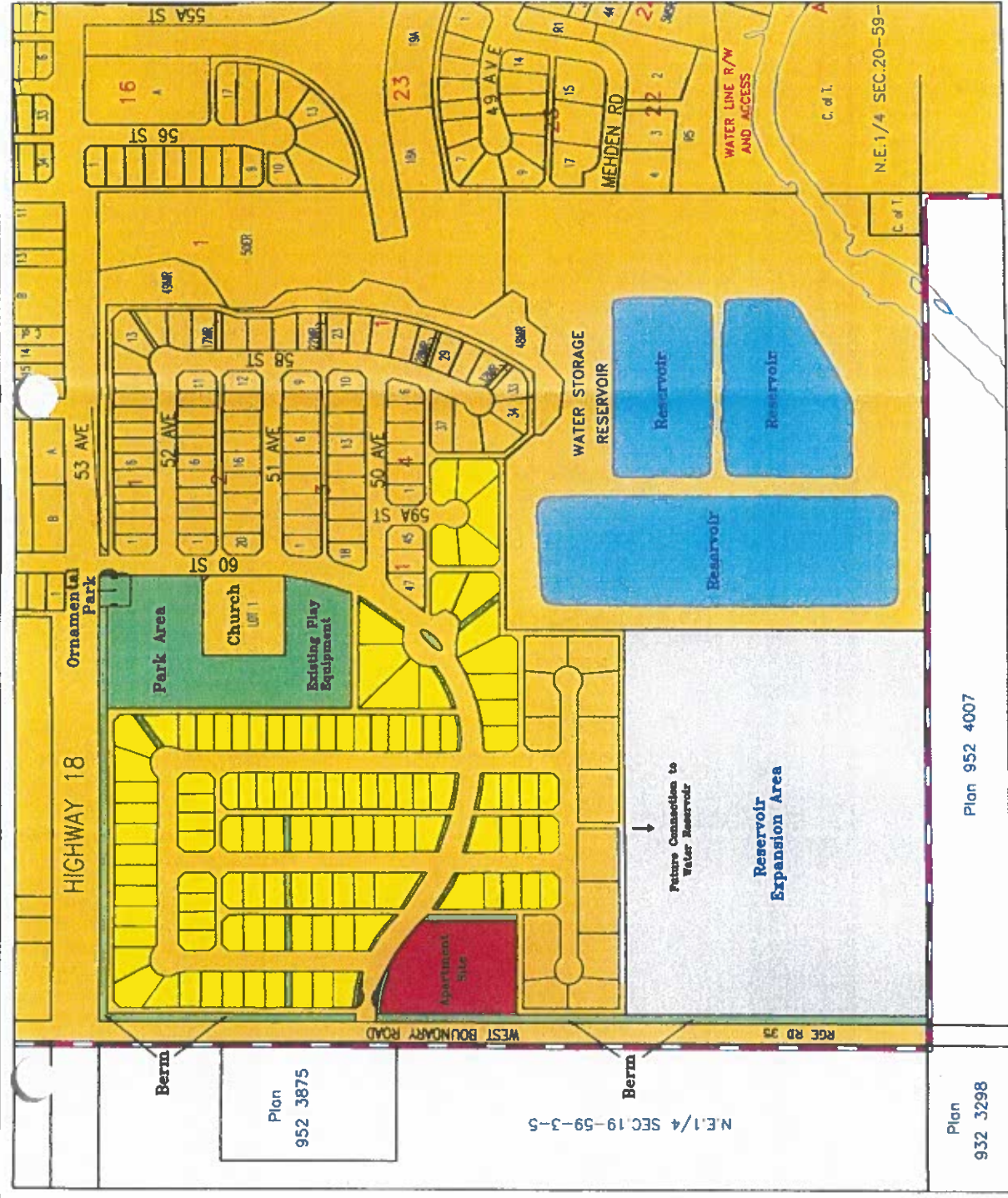
Prepared By:



**BEAVERBROOK  
AREA STRUCTURE PLAN**

**LAND USE  
CONCEPT**

**Figure 4.0**






Plan 952 4007

Plan 932 3298





**LEGEND**

-  Town Boundary
-  Open Space
-  Pathway



Produced For:



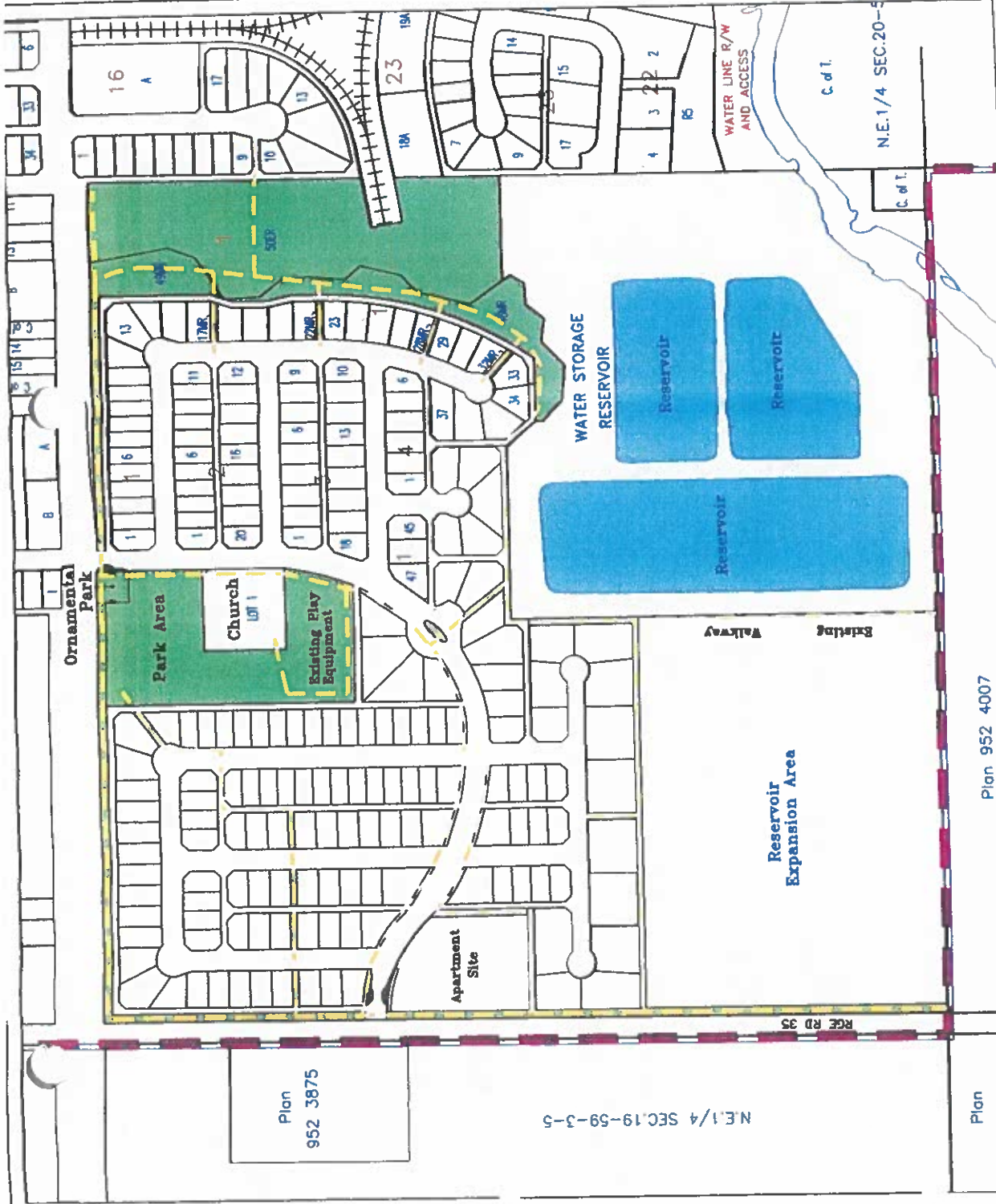
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*New Era*  
Municipal Services  
2003

**BEAVERBROOK  
AREA STRUCTURE PLAN**

**OPEN SPACE  
SYSTEM**

**Figure 5.0**



Plan  
952 3875

N.E.1/4 SEC.19-59-3-5

Plan  
932 3298

Plan 952 4007

**LEGEND**

Town Boundary

Highway

Local Arterial

Local

Note: Council will use traffic safety devices, such as neckdowns and center island narrowings, along the local arterial to reduce traffic speeds and increase pedestrian safety.



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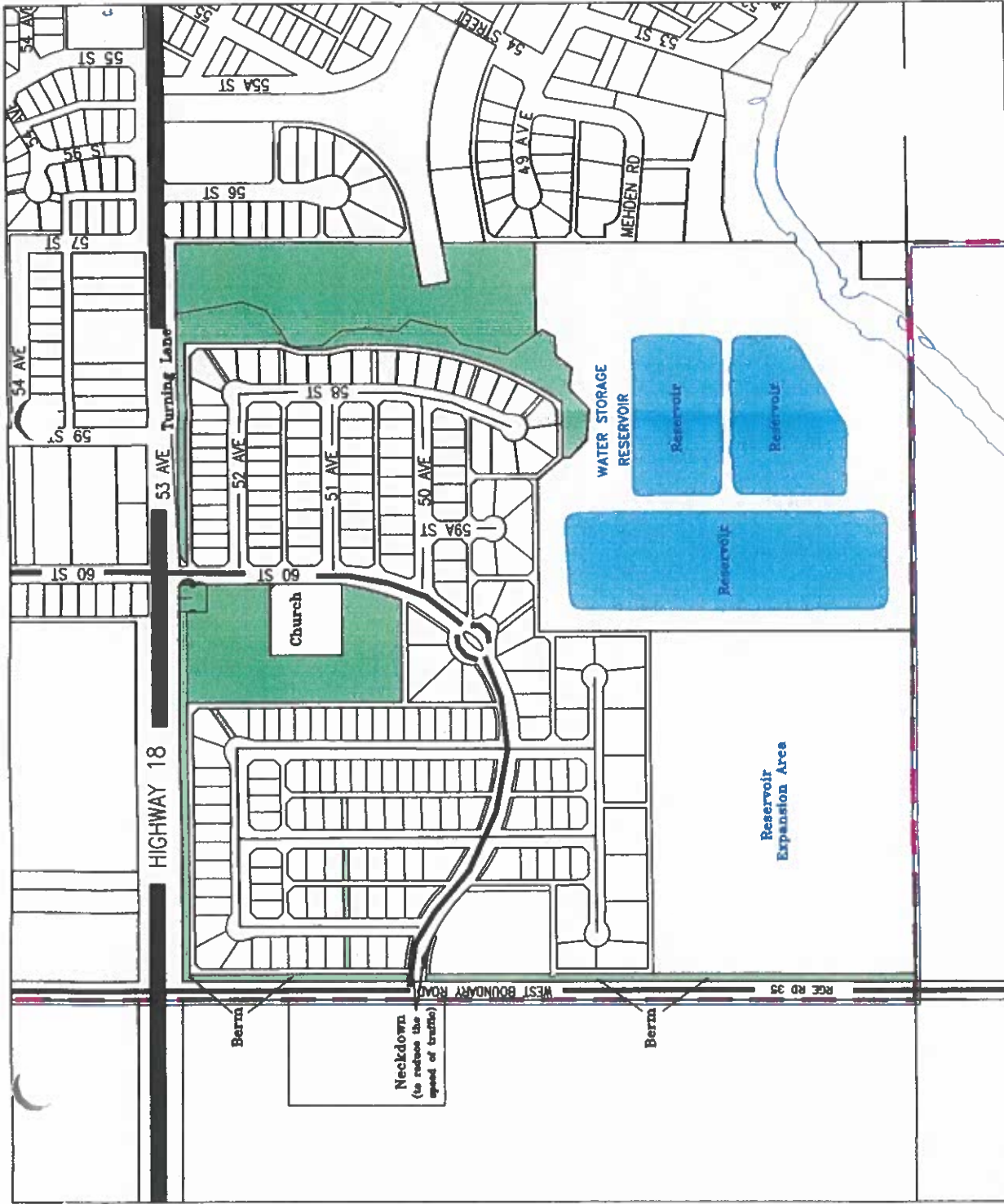
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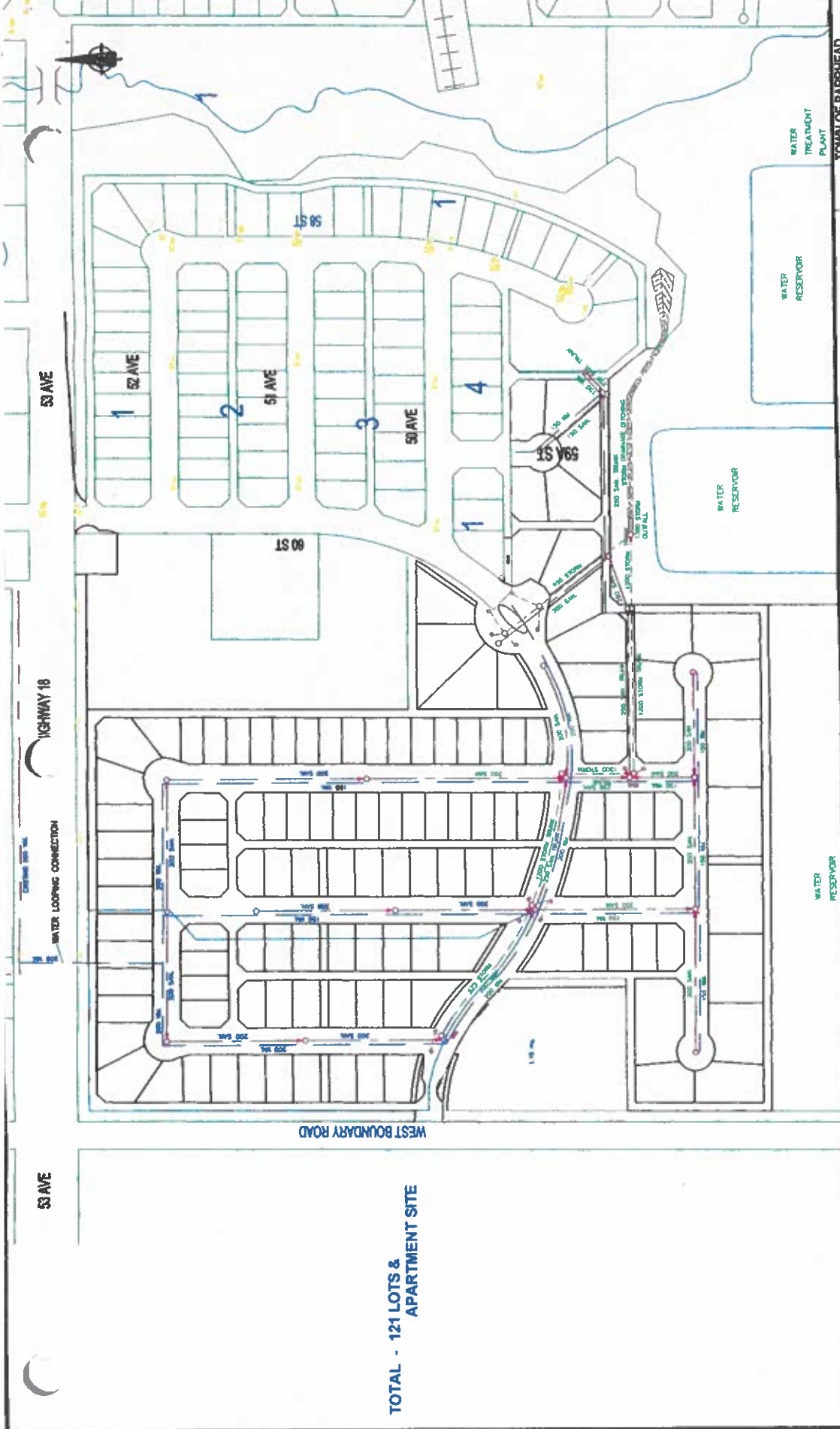
*New Era*  
Municipal Services  
2003

**BEAVERBROOK**  
AREA STRUCTURE PLAN

**TRANSPORTATION**  
SYSTEM

Figure 6.0





TOTAL - 121 LOTS & APARTMENT SITE

<p>NOTES</p> <p>MADE BY NEW ERA MUNICIPAL SERVICES AUGUST 21, 2002</p>		<p>SCALE 1:2500</p>		<p>PROJECT NO. 37-01-79</p>		<p>PROJECT NAME</p> <p>TOWN OF BARRHEAD</p>	
<p>DATE 01/2000-1-01</p>		<p>DESIGNED BY TAD</p>		<p>DRAWN BY DFF</p>		<p>BEAVERBROOK SUBDIVISION PHASE II</p>	
<p>DESCRIPTION PRELIMINARY</p>		<p>CHECKED BY</p>		<p>DATE APR., 2002</p>		<p>STAGING AND SERVICES PLAN</p>	
<p>REVISIONS</p>		<p>BY</p>		<p>DATE</p>		<p>SHEET OF</p>	
<p>DRAWN BY</p>		<p>CHECKED BY</p>		<p>DATE</p>		<p>NO. IN</p>	
<p>DATE</p>		<p>BY</p>		<p>DATE</p>		<p>P-0</p>	

**DCL SIEMENS**  
 DCL SIEMENS ENGINEERING LTD.  
 CIVIL & MUNICIPAL ENGINEERS  
 DEVELOPMENT CONSULTANTS - PLANNERS



# Town of Barrhead Public Information Meeting Feedback Report

3 October 2024

The following is a summary of verbal feedback received by MPS staff at the October 2, 2024, public information meeting for the proposed Beaverbrook Estates Area Structure Plan and Land Use Bylaw Amendments hosted by the Town of Barrhead at the Barrhead Regional Aquatic Centre from 4:00 PM to 8:00 PM.

MPS acknowledges that this report does not include all verbal feedback received at the public information meeting, as some opinions, comments, and questions were shared with Town Administration only. The amalgamation of the feedback identified below is not exactly verbatim as it was transcribed following oral discussions.

Also included in this report as Appendix A is a briefing note by MPS providing planning merits for the proposed amendments.

TOPIC	SUMMARY OF FEEDBACK
Process and Timing	<ul style="list-style-type: none"> <li>• Concern that this process is happening too fast.</li> <li>• Concern that public feedback and questions are not being properly considered by Administration and Council.</li> <li>• Town plans and bylaws appear to be changing (or able to change) with little to no notice.</li> <li>• Concern that this process is spoiled because a prospective developer (that does not own these lots) discussed their personal development plans for these lots with residents of Beaverbrook Estates.</li> <li>• Question about how this information session was advertised by the Town.</li> <li>• Question about honour and fairness of the Town for proposing to amend the plan and Land Use Bylaw after some lots are already developed.</li> <li>• Concern that the Town is doing this because other Towns/Villages in the area are doing the same thing.</li> </ul>
Parking and Traffic Concerns	<ul style="list-style-type: none"> <li>• Concern about impacts of traffic flow from increased density.</li> <li>• Concern about availability of on street parking in the area from increased density.</li> <li>• Concern about where/how RVs will be parked on site if developed as duplexes or row housing.</li> <li>• Concern about impacts on underdeveloped portion of 50 Avenue.</li> </ul>
Neighbourhood Character Concerns	<ul style="list-style-type: none"> <li>• These affected lots should only be sold to a developer who would develop them as single detached dwellings.</li> <li>• Duplex dwellings are not consistent with single detached dwellings.</li> <li>• Do not want to be looking into the rear yards of duplex/row housing dwellings from the rear yards of single detached dwellings.</li> <li>• If these lots are developed as duplexes or row housing, it will impact the future sale of other lots in this area.</li> <li>• Concern that this will negatively impact property values in the area.</li> <li>• Concern that this will negatively impact the ability to sell homes in the area.</li> <li>• Development in this subdivision should be kept as estate-type housing.</li> <li>• These forms of residential development are more appropriate as infill in existing neighbourhoods, not on undeveloped lots in partially completed subdivisions.</li> </ul>
Affordable/Attainable Housing in Barrhead	<ul style="list-style-type: none"> <li>• Affordably priced single detached dwellings should be encouraged to be developed on these lots.</li> <li>• Concern that future developments on these lots will not be affordable, regardless of what is built.</li> <li>• These lots are already affordable.</li> <li>• There are already affordable housing options in the Town of Barrhead.</li> </ul>

<p>Design and Appearance</p>	<ul style="list-style-type: none"> <li>• Duplexes preferred over row housing, if anything other than single detached dwellings are to be developed in this area.</li> <li>• Will there be architectural controls in place for these dwellings?</li> <li>• Would not want any dwellings to be built taller than single detached dwellings are allowed.</li> <li>• Would want the minimum front yard and side yard setbacks to be the same as for a single detached dwelling</li> <li>• Concern that these lots will not be kept tidy, and the dwellings in good repair.</li> </ul>
<p>Potential Revisions/Solutions</p>	<ul style="list-style-type: none"> <li>• If an amendment is to be made, would prefer to see duplexes developed rather than row housing.</li> <li>• This proposed change would be better located in a future phase of this subdivision.</li> <li>• Duplex and/or row housing should be located on an undeveloped block in this phase of this subdivision; the presence of single detached dwellings in this block to the north and south make these proposed uses incompatible.</li> <li>• The Town should reduce the prices of these lots to encourage their sale and development as single detached dwellings.</li> <li>• Duplexes and row housing should be considered for other areas of the Town.</li> <li>• Would be supportive of duplex developments on these lots if reserved for seniors and were single storey in height.</li> <li>• If the Town waits another year or two, there will be demand for these lots as sites for single detached dwellings.</li> <li>• The Town should offer incentives for the purchase/development of these lots (e.g. tax free for a period of time).</li> <li>• Privately owned vacant/undeveloped lots are selling in the Town without issue – the Town should investigate why these particular lots are not selling.</li> <li>• Could support this proposed change if the proposed multi-unit development site to the southwest is developed as a park instead.</li> <li>• These types of dwellings would be better located in Phase 3 of the Beaverbrook Estates subdivision.</li> <li>• Proposed that the Town consider ‘spreading out’ the future development of these dwelling so that they are not contiguous on a single block (e.g. one duplex development on 6 different blocks, rather than 6 in a row).</li> <li>• If the front yard was setback the same as for single detached dwellings, they would integrate better with surrounding dwellings.</li> <li>• The Town should focus on the development/servicing of the multi-family residential site to the southwest first.</li> <li>• The Town should advertise that single detached dwellings can be constructed with modular methods on these lots.</li> </ul>
<p>Other Questions and Comments (Answers to questions provided to attendees by Town staff and/or MPS)</p>	<ul style="list-style-type: none"> <li>• What are the differences between the R1 and R3 Districts?</li> <li>• What is the maximum height of a dwelling in the R3 District?</li> <li>• What would the setbacks be from a duplex or row housing development to an adjacent single detached dwelling?</li> <li>• How many dwelling units could be built on each existing lot?</li> <li>• How long have these lots been vacant?</li> <li>• Will this result in the closure of the lane behind these lots?</li> <li>• Would prefer to see these lots be owner occupied, and not rented.</li> <li>• Concern that if future dwellings on these lots are rented, that they will be transient residents of the Town of Barrhead.</li> <li>• Concern that future dwellings on these lots will be occupied by temporary foreign workers only.</li> <li>• Where would a prospective developer be receiving a mortgage to build dwellings on these lots?</li> <li>• What kind of time limits may be (or could be) for development to occur on these lots following a future purchase?</li> <li>• What local building supplier will be used for building materials on these lots?</li> </ul>

- |  |   |
|--|---|
|  | <ul style="list-style-type: none"><li>• What is the residential vacancy rate in Town?</li></ul> |
|--|---|

### Proposed Amendments

The proposed amendments to the Beaverbrook Area Structure Plan and the Town of Barrhead Land Use Bylaw by the Town of Barrhead would enable the development of a wider range of dwellings on the affected lots. Currently, the only form of residential development that may be constructed on these lots are single detached dwellings. The proposed amendments would enable the development of duplex developments and row housing (as well as single detached dwellings).

These residential lots were subdivided, serviced, and placed for sale by the Town of Barrhead in 2008. Since this time, they have remained vacant and owned by the Town of Barrhead. The Town is considering these amendments in order to expand potential interest in the sale and development of these lots for residential development. Preliminary discussions with development proponents in the Town of Barrhead have indicated that there is a market demand for non-single detached dwellings in the Town.

### Amendments to Area Structure Plans and Land Use Bylaws

The Municipal Government Act enables municipalities to adopt statutory plans and requires that all municipalities adopt a Land Use Bylaw. An area structure plan is a statutory plan that provide policies to guide the future development of a specific area of a municipality. The Beaverbrook Area Structure Plan was adopted by the Town of Barrhead in 2003 and guides future land use and development decisions in this area of the Town.

From time to time, Area Structure Plans (and other statutory plans) and Land Use Bylaws may need to be amended to address environmental or site conditions, changes to provincial legislation, new development pressures/opportunities, or other matters. The Municipal Government Act enables municipalities to consider amendments to these plans and bylaws, and identifies the process by which community engagement, notification, and public hearings are to be undertaken by the municipality, as well as the process for which Council considers proposed amendments for adoption.

Of note, Section 1.3 of the Beaverbrook Area Structure Plan states: *“This Plan establishes a long-term development pattern for the Plan area, however, future conditions may require Council to undertake amendments. When considering any amendment, Council will review the effect of the Plan modification on this or any other adopted Statutory Plan in accordance with the Municipal Government Act.”*

Additionally, Section 5 of Part III of the Town of Barrhead Land Use Bylaw identifies that amendments to the Land Use Bylaw (initiated by private individuals, the Development Authority, or Council) may be considered by Council at any time.

### Proposal to Enable the Development of Duplex and Row Housing Dwellings in the Proposed Amendment Area

The proposed amendment area has been undeveloped since the creation and servicing of these lots in 2008 (approximately 16 years). The sale of serviced residential lots in this area has been slow and little interest in the purchase of these lots for the development of single detached dwellings has been expressed to the Town in recent years.

The proposed amendments to the Beaverbrook Area Structure Plan and Town of Barrhead Land Use Bylaw would widen the list of the types of residential development that could be constructed on these lots (to include, in addition to single detached dwellings, medium density housing options). The proposed amendment area includes several contiguous serviced lots which, if developed as duplex or row housing developments, would:

- Take advantage of existing underutilized municipal services and infrastructure in this area;
- Provide the Town with financial benefit from the future sale of these lots;
- Be guided in their development by architectural controls developed by the Town; and
- Expand the quantity (and range) of housing availability in the Town of Barrhead.

MPS notes that the site development regulations for single detached, duplex, and row housing developments in the R3 district are similar to the requirements for single detached dwellings in the R1 District. This includes:

REGULATION	R1 DISTRICT	R3 DISTRICT
Maximum Building Height	9.14 m (30.0 ft.)	9.14 m (30.0 ft.)
Minimum Front Yard Setback	6.1 m (20.0 ft.)	6.1 m (20.0 ft.)
Minimum Side Yard Setback	1.5 m (4.9 ft.)	1.5 m (4.9 ft.)
Maximum Parcel Coverage	40%	40%

## Closure

The proposed amendments to enable the potential development of other forms of residential development (e.g. duplex and row housing, in addition to single detached dwellings) on the subject lots represents a reasonable strategy on the part of the Town of Barrhead to encourage residential development on undeveloped serviced lots. The scope of the proposed amendment (applying to only small amount of the total number of undeveloped serviced lots) would not have a significant impact on adjacent residential properties. The proximity of the subject lots to the future multi-family development site represents a reasonable transition in residential densities. The proposed amendments are a sensible, low-impact strategy to encouraging the development of serviced lots in the Town.



# REQUEST FOR DECISION

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**To:** Town Council

**From:** Edward LeBlanc, CAO

**cc:** File

**Date:** October 8, 2024

**Re:** Monthly Bank Statement – for month ending August 31, 2024

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**1.0 PURPOSE:**

To approve the Monthly Bank Statement for the month ending August 31, 2024.

**2.0 BACKGROUND AND DISCUSSION:**

None

**3.0 ALTERNATIVES:**

3.1 That Council approves the Monthly Bank Statement for the month ending August 31, 2024, as presented.

3.2 That Council tables the Monthly Bank Statement for the month ending August 31, 2024 and instructs Administration to provide further information at the next regular Council Meeting.

**4.0 FINANCIAL IMPLICATIONS:**

None

**5.0 INTERDEPARTMENTAL IMPLICATIONS:**

None

**6.0 SENIOR GOVERNMENT IMPLICATIONS:**

None

**7.0 POLITICAL/PUBLIC IMPLICATIONS:**

Not Applicable

**8.0 ATTACHMENTS:**

8.1 Monthly Bank Statement for month ending August 31, 2024.

**9.0 RECOMMENDATION:**

That Council approves the Monthly Bank Statement for the month ending August 31, 2024, as presented.

(original signed by the CAO)  
Edward LeBlanc  
CAO

**TOWN OF BARRHEAD  
MONTHLY BANK STATEMENT  
FOR MONTH ENDED AUGUST 31, 2024**

<b>PER TOWN OF BARRHEAD:</b>	<b>SERVUS GENERAL ACCT</b>	<b>TERM DEPOSITS</b>
Net Balance - Previous Month	10,547,772.23	2,000,000.00
Receipts	1,600,374.15	
Interest	44,985.12	
Transfers from/to Term Deposits	0.00	
Cancelled Cheques		
<b>SUBTOTAL</b>	<b>12,193,131.50</b>	<b>2,000,000.00</b>
Disbursements	1,956,648.31	
Debentures/Interest	0.00	
School Requisition	0.00	
Transfers from/to General	0.00	0.00
NSF/Returned Cheques or Transfers	0.00	
Postdated Cheques	0.00	
<b>NET BALANCE AT END OF MONTH</b>	<b>10,236,483.19</b>	<b>2,000,000.00</b>
*****		
<b>PER BANK:</b>		
Balance at end of month	10,458,105.69	2,000,000.00
Outstanding Deposits	6,910.84	
<b>SUBTOTAL</b>	<b>10,465,016.53</b>	<b>2,000,000.00</b>
Outstanding Cheques	228,533.34	
<b>NET BALANCE AT END OF MONTH</b>	<b>10,236,483.19</b>	<b>2,000,000.00</b>

**TERM DEPOSIT SUMMARY  
FOR MONTH ENDED AUGUST 31, 2024**

<b><u>Financial Institution</u></b>		<b><u>Term Amount</u></b>	<b><u>Interest Rate</u></b>	<b><u>Term Started</u></b>	<b><u>Investment Details</u></b>
<b>Scotiabank</b>	\$	2,000,000.00	5.22	07-Jun-24	Maturity Date Dec. 9, 2024

# REQUEST FOR DECISION

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**To:** Town Council  
**From:** Edward LeBlanc, CAO  
**cc:** File  
**Date:** October 8, 2024  
**Re:** 2024 Municipal Plebiscite

---

## 1.0 **PURPOSE:**

For Council to address a few items in respect to the upcoming 2024 municipal plebiscite.

## 2.0 **BACKGROUND AND DISCUSSION:**

During the September 3, 2024 Council Meeting, Council passed the following two resolutions:

*Moved by Cr. Klumph that Council accepts the report from the Chief Administrative Officer declaring that the petition received ensuring public buildings, crosswalks and flags on public property remain neutral is sufficient and satisfies the requirements of the Municipal Government Act (MGA).*

(Resolution No. 268-24)

*Moved by Cr. Smith that in accordance with Section 233 of the Municipal Government Act (MGA), Council instructs Administration to prepare a bylaw to address the petition received to ensuring public buildings, crosswalks and flags on public property remain neutral.*

(Resolution No. 269-24)

During the September 30, 2024 Council Meeting, Council passed the following two resolutions:

*Moved by Cr. Klumph that Council pass first reading to Bylaw 08-2024 – Neutral Space Bylaw.*

(Resolution No. 294-24)

*Moved by Cr. Smith that Council instruct Administration to proceed with the requirement for a plebiscite on proposed Bylaw 08-2024 – Neutral Space Bylaw.*

(Resolution No. 295-24)

### **3.0 ALTERNATIVES:**

Council has a variety of options and timelines in terms for the 2024 municipal plebiscite; Administration has offered the following for Council's consideration:

- a) Council appoints Jennifer Mantay as the Returning Officer
- b) Council appoints Cheryl Callihoo as the Substitute Returning Officer
- c) Council establishes December 2, 2024 as the plebiscite voting date and the voting from 10:00 a.m. to 8:00 p.m.
- d) Establishes November 20<sup>th</sup> and 28<sup>th</sup>, 2024 as an Advance Vote and the voting from 4:00 p.m. to 8:00 p.m.
- e) Have Special Ballots available to the residents.
- f) Council designates the following locations for an institutional voting stations:
  - Shepherd's Care
  - Keir care
  - Hospital
  - Hillcrest
  - Jubilee Manor
  - Golden Crest
  - Klondike Place

### **4.0 FINANCIAL IMPLICATIONS:**

Based on the gathered information, the cost of holding a municipal plebiscite is approximately \$5,000.00 - \$7,000.00.

### **5.0 INTERDEPARTMENTAL IMPLICATIONS:**

Not Applicable

### **6.0 SENIOR GOVERNMENT IMPLICATIONS:**

The 2024 municipal plebiscite will be held in accordance with the Local Authorities Election Act.

### **7.0 POLITICAL/PUBLIC IMPLICATIONS:**

In accordance with Section 235 of the *Municipal Government Act*:

- If the majority of electors voting on the bylaw vote are in favour of the proposed bylaw, the bylaw must be passed by Council within 30 days after the date of the vote.
- If a majority of electors voting oppose the proposed bylaw, Council must not give the bylaw any further readings and all previous readings are rescinded.

On July 26, 2024 a petition was submitted to the Town in which the Chief Administrative Officer declared it as a sufficient petition as prescribed in the *Municipal Government Act*. Council has elected to place the bylaw in front of the residents for a decision.

Simply put – the residents in the Town of Barrhead are seeing democracy in action.

## **8.0 ATTACHMENTS:**

- 8.1 Draft Bylaw 08-2024 – Neutral Space Bylaw
- 8.2 Petition By Electors which formed part of the actual petition submitted to the Town office on July 26, 2024

## **9.0 RECOMMENDATION:**

- a) Council appoints Jennifer Mantay as Returning Officer for the purpose of conducting the 2024 municipal plebiscite.
- b) Council appoints Cheryl Callihoo as Substitute Returning Officer for the purpose of conducting the 2024 municipal plebiscite.
- c) Council establishes December 2, 2024 as the 2024 municipal plebiscite date to be held in the Dr. Charles Godberson Rotary Room from 10:00 a.m. to 8:00 p.m.
- d) Council establishes November 20<sup>th</sup> and November 28<sup>th</sup>, 2024 as an Advance Vote for the 2024 municipal plebiscite to be held in the Town of Barrhead Council Chambers from 4:00 p.m. to 8:00 p.m.
- e) Council approves that Special Ballots be made available to residents for the 2024 municipal plebiscite.

f) Council designates the following locations for an institutional voting station for the 2024 municipal plebiscite:

- Shepherd's Care
- Keir care
- Hospital
- Hillcrest
- Jubilee Manor
- Golden Crest
- Klondike Place

The time of the institutional vote will be determined by the Returning Officer and coordinated with the various Facility Managers.

(original signed by the CAO)

Edward LeBlanc  
CAO



BYLAW NO. 08-2024  
NEUTRUAL SPACE BYLAW

**BEING A BYLAW OF THE TOWN OF BARRHEAD IN THE PROVINCE OF ALBERTA FOR THE PURPOSE OF ENSURING PUBLIC BUILDINGS, CROSSWALKS AND FLAGS ON PUBLIC PROPERTY REMAIN NEUTRAL IN THE TOWN.**

**WHEREAS** pursuant to Section 7 of the *Municipal Government Act*, Chapter M-26, R.S.A. 2000, and amendments thereto, the Council may pass a bylaw respecting the safety, health and welfare of people and the protection of people and property; people, activities and things in, on or near a public place or place that is open to the public; and the enforcement of bylaws, and

**WHEREAS** pursuant to Section 232 of the *Municipal Government Act*, Chapter M-26, R.S.A. 2000, and amendments thereto, Electors may petition for a new bylaw, and

**WHEREAS** on July 26, 2024 the Town of Barrhead received a petition, hereby petitioning Council to:

- Ensuring public buildings, crosswalks and flag on public property remain neutral, adhering to the following:
  - Crosswalks will only be painted in the standard white striped pattern (“continental” or “ladder”) between two parallel lines.
  - Only the national flags, provincial flag of Alberta, or Town of Barrhead flags are raised on flagpoles on public property or facilities.
  - There will be no decorations on Town crosswalks or displaying of flags supporting political, social, or religious movements or commercial entities.
  - No grandfathering of any existing crosswalks or flags that contravene the new bylaw will be authorized, and

**WHEREAS** a copy of the petition by electors, as received on July 26, 2024 is attached and forms part of this bylaw; and

**WHEREAS** during the September 3, 2024 Council Meeting, the CAO for the Town of Barrhead declared the petition to be sufficient and satisfied the requirements of the Act; and

**WHEREAS** pursuant to Section 233 of the *Municipal Government Act*, Chapter M-26, R.S.A. 2000, and amendments thereto, within 30 days after the day on which the Chief Administrative Officer declares a petition submitted under Section 232 to be sufficient, council must give first reading of a bylaw dealing with the subject matter of the petition and any other matters council considers necessary; and

BYLAW NO. 08-2024  
NEUTRUAL SPACE BYLAW

**WHEREAS** pursuant to Section 233 of the *Municipal Government Act*, Chapter M-26, R.S.A. 2000, and amendments thereto if a bylaw is not required to be advertised under this or another enactment, Council must within 30 days after the bylaw receives 1<sup>st</sup> reading pass the bylaw or, fix a date that is within 90 days after the bylaw receives 1<sup>st</sup> reading for a vote of the electors on the bylaw; and

**WHEREAS** pursuant to Section 239 of the *Municipal Government Act*, Chapter M-26, R.S.A. 2000, and amendments thereto, if a vote of the electors is conducted on a bylaw or resolution, the council may refuse any further petition on the same or similar subject filed within one year after the date of the vote; and

**WHEREAS** pursuant to Section 240 of the *Municipal Government Act*, Chapter M-26, R.S.A. 2000, and amendments thereto, a bylaw or resolution that Council was required to pass as a result of a vote of the electors may be amended or repealed only if,

- a) a vote of the electors is held on the proposed amendment or repeal and the majority of the electors voting vote in favour of the proposed amendment or repeal
- b) three years have passed from the date that the bylaw or resolution was passed and the proposed amendment or repeal is advertised, or
- c) ten years have passed from the date that the bylaw or resolution was passed.

**NOW THEREFORE**, the Council of the Town of Barrhead, in the Province of Alberta, DULY ASSEMBLED, HEREBY ENACTS AS FOLLOWS:

**1. SHORT TITLE**

- 1.1 This Bylaw may be cited as the “Neutral Space Bylaw.”

**2. DEFINITIONS**

- 2.1 **2SLGBTQ+** means an acronym representing a broad spectrum of sexual orientations and gender identities, including Two-Spirit, Lesbian, Gay, Bisexual, Transgender, Queer or Questioning, and others.
- 2.2 **Act** means the *Municipal Government Act*, R.S.A. 2000, Chapter M-26 as amended.
- 2.3 **Chief Administrative Officer (CAO)** means the person appointed as chief administrative officer of the Town of Barrhead or designate.
- 2.4 **Commercial Entity** means any individual, organization or business engaged in

BYLAW NO. 08-2024  
NEUTRUAL SPACE BYLAW

activities primarily for the purpose of generating profit or providing goods and services in exchange for financial compensation. This includes but not limited to, corporations, partnerships, sole proprietorships, franchises and other business organizations that operate in a marketplace, whether publicly or privately.

- 2.5 **Continental** means the pattern drawn or illustrated on Crosswalks as set out in the following image:



- 2.6 **Council** means the municipal Council for the Town of Barrhead

- 2.7 **Crosswalk** means

- (a) that part of a Municipal Road at an intersection included within the lateral line of the sidewalks on opposite sides of the Municipal Road measured from the curbs or in the absence of curbs, from the edges of the Municipal Road; or
- (b) any part of a Municipal Road at an intersection or elsewhere distinctly indicated for pedestrian crossing by signs, by lines or by other markings on the road surface.

- 2.8 **Decorations** means any decorative or artistic items or illustrations, aside from the permitted Continental and Ladder patterns.

- 2.9 **Facilities** means any buildings, structures, or land owned, operated, or maintained by the Town of Barrhead for public use or municipal purposes. This includes, but is not limited to, recreational centers, parks, public works buildings, community halls, libraries, administrative offices, aquatics centers, sports fields, playgrounds, parking lots, and other infrastructure or spaces designated for public service, municipal operations, or community events.

- 2.10 **Ladder** means the pattern drawn or illustrated on Crosswalks as set out in the following image:

BYLAW NO. 08-2024  
NEUTRUAL SPACE BYLAW



- 2.11 **Municipal Road** means a road as defined in the Act which is under the direction, control and management of the Town.
- 2.12 **Neutral** means the state of not supporting or favouring either side in a conflict, dispute, or debate. It implies impartiality, objectivity, and an absence of bias or preference toward any specific group, viewpoint, ideology, or outcome.
- 2.13 **Political Movement** means an organized effort by a group of individuals or organizations to influence, advocate for, or achieve specific political goals or changes within a government or political system. This includes, but is not limited to, movements related to political parties, electoral campaigns, legislation advocacy, or governmental policy changes, whether at the municipal, province, national or international level.
- 2.14 **Public Building** means a structure with a roof and walls, standing more or less permanently in one place, designed for human occupancy, habitation, or use, such as for living, working, or storing materials, solely owned by the Town of Barrhead and located on Public Property.
- 2.15 **Public Property** means land located within the Town of Barrhead for which the Town of Barrhead is the sole registered owner, and that the Town owns and utilizes for the benefit and use of the public.
- 2.16 **Religious Movement** means an organized effort by a group of individuals or organizations to promote, practice or advance specific religious beliefs, practices or ideologies. This includes movements that aim to spread religious teachings, establish religious norms in public or private life, or advocate for policies or actions based on religious doctrines or principals.
- 2.17 **Social Movement** means a collective effort by a group of individuals or organizations to bring about or resist social change or promote specific values or norms. This includes movements aimed at addressing societal issues such as civil rights, environmental protection, gender equality, pro-life, racial equality, 2SLGBTQ+ right and other causes that seek to influence societal attitudes, behaviours or practices.
- 2.18 **Town** means the municipal corporation of the Town of Barrhead or the geographical area within the municipal boundaries of the Town of Barrhead, as the

BYLAW NO. 08-2024  
NEUTRUAL SPACE BYLAW

context may require.

**3 CROSSWALKS AND FLAGS**

- 3.1 Crosswalks will only be painted in the standard white striped pattern (meaning Continental, or Ladder patterns) between two parallel lines.
- 3.2 No Decorations will be permitted on Crosswalks.
- 3.3 Only national flags, the provincial flag of Alberta, or Town of Barrhead flags are to be raised on flagpoles on Public Property or facilities.
- 3.4 No flags displaying or supporting Political Movements, Social Movements, or Religious Movements, or Commercial Entities, shall be displayed on flags on Public Property or facilities.
- 3.5 At the time this Bylaw comes into effect, any Crosswalks or flags located in the Town that contravene sections 3.1, 3.2, 3.3, and 3.4 of this bylaw shall be removed, and no grandfathering shall be authorized.

**4 ENFORCEMENT**

- 4.1 In the event of a contravention of this bylaw, the Chief Administrative Officer (CAO) or their designate is authorized to remove any non-compliant items from Public Property or Public Buildings, with any costs incurred by the Town in removing the items constituting a debt owing to the Town.

**5 SEVERABILITY**

- 5.1 If any part of this bylaw is deemed invalid, the invalid portion shall be severed, and the remaining parts of the bylaw will continue to be in force.

**6 EFFECTIVE**

- 6.1 This Bylaw shall take come into force and effect upon third and final reading.

BYLAW NO. 08-2024  
NEUTRUAL SPACE BYLAW

Read a first time this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2024.

TOWN OF BARRHEAD

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Mayor, Dave McKenzie

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CAO, Edward LeBlanc

Read a second time this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2024.

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Mayor, Dave McKenzie

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CAO, Edward LeBlanc

Read a third time this \_\_\_\_\_ day of \_\_\_\_\_, 2024 and passed.

TOWN OF BARRHEAD

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Mayor, Dave McKenzie

---

CAO, Edward LeBlanc

RECEIVED

JUL 26 2024

## PETITION BY ELECTORS

To: The Council of the Town of Barrhead, in the Province of Alberta

The undersigned persons, being electors of the Town of Barrhead, in the Province of Alberta, hereby petition Council to:

**MAKE A BYLAW ENSURING PUBLIC BUILDINGS, CROSSWALKS AND FLAGS ON PUBLIC PROPERTY REMAIN NEUTRAL, ADHERING TO THE FOLLOWING:**

### CROSSWALKS

Crosswalks will only be painted in the standard white striped pattern ("continental" or "ladder") between two parallel lines.

### FLAGS

Only the national flags, provincial flag of Alberta, or Town of Barrhead flags are raised on flagpoles on public property or facilities.

There will be no decorations on Town crosswalks or displaying of flags supporting political, social, or religious movements or commercial entities.

No grandfathering of any existing crosswalks or flags that contravene the new bylaw will be authorized.

**COUNCIL REPORTS  
AS OF OCTOBER 8, 2024**

		Meeting (since last council)
Agricultural Society	Cr. Oswald (Alt. Cr. Kluin)	_____
Barrhead Accessibility Coalition	Cr. Kluin	_____
Barrhead Cares Coalition	Cr. Assaf	_____
Barrhead & Area Regional Crime Coalition (BARCC)	Mayor McKenzie	_____
Barrhead Attraction & Retention Committee	Mayor McKenzie	_____
Barrhead & District Social Housing Association	Cr. Smith	_____
Barrhead Fire Services Committee	Cr. Assaf and Cr. Smith	_____
Barrhead Regional Airport Committee	Mayor McKenzie and Cr. Assaf	_____
Barrhead Regional Landfill Committee	Cr. Sawatzky and Cr. Klumph	_____
Barrhead Regional Water Commission	Mayor McKenzie and Cr. Smith (Alt. Cr. Oswald)	_____
Capital Region Assessment Services Commission	Cr. Klumph	_____
Chamber of Commerce	Cr. Oswald	_____
Community Futures Yellowhead East	Cr. Assaf (Alt. Cr. Kluin)	_____
Economic Development Committee	Committee of the Whole	_____
Enhanced Policing School Resource Officer Committee	Cr. Sawatzky (Alt. Mayor McKenzie)	_____
Family & Community Support Services Society	Cr. Kluin and Cr. Oswald	_____
Intermunicipal Collaboration Framework Committee	Cr. Assaf, Cr. Smith and Mayor McKenzie	_____
Library Board	Cr. Klumph (Alt. Cr. Sawatzky)	_____X_____
Municipal Emergency Advisory Commission	Cr. Assaf, Cr. Kluin and Cr. Smith	_____
Municipal Planning Commission	Cr. Assaf, Cr. Oswald and Cr. Sawatzky (Alt. Cr. Smith)	_____
Subdivision & Development Appeal Board	Cr. Klumph	_____
Twinning Committee	Cr. Klumph	_____
Yellowhead Regional Library Board	Cr. Klumph (Alt. Cr. Sawatzky)	_____



Town of Barrhead

COUNCIL ACTION LIST ON RESOLUTIONS DIRECTING ADMINISTRATION - AS OF SEPTEMBER 30, 2024

Res. Number	Resolution	Comments	Status
	<b>September 30, 2024 Council Meeting</b>		
295-24	Moved by Cr. Smith that Council instruct Administration to proceed with the requirement for a plebiscite on proposed Bylaw 08-2024 – Neutral Space Bylaw.	The plebiscite in on the agenda for the October 8th Council Meeting to obtain further direction from Council.	In Progress
	<b>September 10, 2024 Council Meeting</b>		
292-24	Moved by Cr. Smith that Council authorizes the necessary repairs to a leak in the Industrial Park Reservoir at a budget of \$100,000.00. Funds to be derived from the existing Water Capital Reserve.		In Progress
286-24	Moved by Cr. Klumph that Council accepts the letter dated April 9, 2024, from the Wildrose Rodeo Association, and that sponsorship funding of \$500.00 be granted to the Wildrose Rodeo Association.	Cheque was issued	Completed
281-24	Moved by Cr. Kluin that Council authorizes the construction of an interior ramp in the Curling Rink at a budget of \$4,000.00. Funds to be derived from the existing Curling Rink Capital Reserve.	Engineered design of the ramp is required to obtain the required Building Permit. Adonisation is expecting engineered drawings by October 4th.	In Progress
280-24	Moved by Cr. Assaf that Council instructs Administration to submit a letter to Telus outlining the concerns regarding drop-calls and lack of service relating emergency calls. Letter to be copied to the Minister of Municipal Affairs and MLA Glenn Van Dijken.	Mayor McKenzie received a written response from Telus which was shared with the rest of Council.	Completed
278-24	Moved by Cr. Smith that Council place a deposit of \$203,180.00 to Rocky Mountain Phoenix (\$101,590.00 from each the Town and the County), for the purchase of a 2025 Rosenbauer Commercial Crew Cab Rear Mount Pumper, with a total 2025 budget commitment of \$812,720.00 for the replacement of Engine 33.	As the Unit of Authority , the Town issued the deposit .	Completed
	<b>September 3, 2024 Special Council Meeting</b>		
269-24	Moved by Cr. Smith that in accordance with Section 233 of the Municipal Government Act (MGA), Council instructs Administration to prepare a bylaw to address the petition received to ensuring public buildings, crosswalks and flags on public property remain neutral.	Council passed first reading to the bylaw during the September 30, 2024 Council Meeting.	Completed

Town of Barrhead

COUNCIL ACTION LIST ON RESOLUTIONS DIRECTING ADMINISTRATION - AS OF SEPTEMBER 30, 2024

<b>August 13, 2024 Council Meeting</b>			
266-24	Moved by Cr. Sawatzky the Council instructs Administration to defer Bylaw 05-2024 and the preparation of an applicable report to the Municipal Planning Committee for further consideration.	The Municipal Planning Commission held a meeting on September 4, 2024 and has forward recommendations to Town Council, which forms part of the September 10th Council Meeting package.	Completed
265-24	Moved by Cr. Oswald that Council extend the offer to Sell Agreement for Part of S.E. -29-59-03-W5 containing 11.059 acres (+/-) to April 15, 2025.	All parties were notified and the required amending agreement has been endorsed.	Completed
258-24	Moved by Cr. Smith that Council authorizes an operating grant to the Barrhead Agricultural Society equal to the rental rate of the Curling Rink for their Trade Show scheduled for September 19th – 22nd, 2024.		Completed
255-24	Moved by Cr. Klumph that Council instructs Administration to prepare answers to the questions posed during the Public Hearing regarding proposed Bylaw 05-2024.	Please refer to Resolution # 266-24	Completed
<b>June 11, 2024 Council Meeting</b>			
199-24	Moved by Cr. Oswald that Council instruct Administration to move forward with the development of a Community Recreation Advisory Committee.	The Intermunicipal Collaboration Framework Committee met on August 21st. The matter was included on the September 10, 2024 Town Council agenda for further consideration.	In Progress
<b>May 9, 2023 Council Meeting</b>			
144-23	Moved by Cr. Sawatzky that Council instructs Administration to prepare a report exploring the merits of obtaining an accreditation under the Alberta Safety Codes and presenting it to the Municipal Planning Commission for their consideration and recommendation to Town Council.	The presentation was made during the September 4, 2024 Municipal Planning Commission meeting. The Commission recommends that the Town move forward with being accredited under the Alberta Safety Codes with further consultation with the new CAO.	Completed
<b>December 14, 2021 Council Meeting</b>			
431-21	Moved by Cr. Klumph that Council instructs Administration to work with the Barrhead Regional Water Commission to come up with an agreement whereby the Commission pays the Town for future sewer operating expenses and capital expenditures.	During the Commission's November 27, 2023 meeting, the Board approved their 2024 Operating Budget which includes a contribution of approximately \$ 41,000.00 towards the Town's operational expenses for the main Lift Station and Lagoon. Moving forward, the existing Operating Agreement between the Town and the Commission allows for these new expenses to be incorporate in future Commission's operating budgets.	Completed



## C.A.O Report

**To:** Town Council

**Date:** September 10, 2024

**Re:** August, 2024 C.A.O. Report

### **Enforcement Services:**

- New files generated from August 1<sup>st</sup>, 2024 – August 31<sup>st</sup>, 2024
  - Total: 22 files
  - Animal Control matters/Miscellaneous: 7 files
  - Traffic Enforcement: 10 files (speeding, distracted driving, etc)
  - Bylaw Issues: 5 files
  
- Unresolved files carried over from previous reporting period:
  - Traffic Enforcement: 10 files
  - Bylaw Issues: 2 files

### **Transportation Services:**

- Completed line painting for the season.
- Cleaned catch basins after rainstorm.
- Pothole repair program around Town is on-going.
- Staff hauling compost to the landfill.
- Completed road tarring program for the year.
- Pavement contractor to commence to patch roadway as a result of utility dig repairs.
- Concrete contractor to commence on sidewalk/gutter and curb replacement as a result of utility dig repairs.

## Economic Development Services:

In respect to the Community's Alberta Advantage Immigration Program, the following is the statistics for the period ending August, 2024:

<b><u>Employers:</u></b>	August 31, 2024	Program To date (November 7, 2022 – August 31, 2024)
Employers that have expressed interest	2	46
Employers enrolled	0	32 (14 active employers with open vacancies)
<b><u>Candidates:</u></b>		
Candidates that have expressed interest	3	186
Candidates endorsed:	0	118
Current foreign workers	0	78
International applicants	0	40
<b><u>Positions:</u></b>		
Positions supported by AAIP	0	177 (45 positions currently vacant)
Positions filled through AAIP	6	118
Started working & living in the community	0	67
Pending arrival to Canada	0	51

The Barrhead Community has paused our participation in Alberta's Rural Renewal Immigration Stream. Individuals that have applied for an Endorsement Letter prior to August 30, 2024, it will remain in our queue for processing, and I will follow up with them directly. No new Endorsement Letter Requests will be accepted after August 30, 2024.

### Reasons for Pause:

- **Increased Processing Times**
  - Backlog of applications waiting for Government of Alberta approval (AAIP is currently processing applications received early February 2024).
  - AAIP is changing their application process and has paused accepting more nomination applications until September 30, 2024
  - After Sept 30, AAIP is moving to "expression of interest (EOI)" format:
    - Candidates submit an EOI and are placed in a selection pool. AAIP then ranks candidate EOIs on a number of categories and invites select candidates to apply.

- This new process may further delay the existing +7 month wait time for employers to get new workers, or in some cases completely eliminate the possibility of candidates being selected to apply.
- **Affordability & Long-Term Growth**
  - Many positions requested under Barrhead's Rural Renewal Stream tend to be for low-wage & entry-level positions.
    - If candidates cannot afford to live in Barrhead (a requirement of the program) under the wage they are paid, they are likely to only stay for a short time before moving on to other opportunities. This does not support our goal of attracting long-term residents.
  - Additionally, the Federal Government's recent announcement to limit low-wage temporary foreign worker streams will further reduce the ability for our local employers to get a TFW that can work in their low-wage position while processing their Rural Renewal application.
- **Going Forward:**
  - If companies have requested an endorsement letter prior to August 30, 2024, it will remain in our queue for processing.
  - However, under AAIP's new EOI format, it may be months before candidates are selected to apply for nomination, if at all.
  - At this time, the Barrhead Community will no longer be accepting endorsement letter requests.
  - We will continue to monitor the provincial Rural Renewal program and local workforce needs. If feasible, Barrhead may consider accepting more endorsement letter requests in the future.
  - If Barrhead's Rural Renewal Stream opens again, notifications to companies will be made.

## Fire Protection Services:

- Incidents from August 1<sup>st</sup> , 2024 – August 31<sup>st</sup> , 2024:
  - **Rubbish or grass fires:** 1 (.35 hours or .3% of the total man hours for the month of August)
  - **Vehicle accidents:** 2 (19.25 hours or 16.6% of the total man hours for the month of August)
  - **Ambulance assists:** 25 (96.15 hours or 82.7% of the total hours for the month of August)
  - **False alarms:** 3 (.50 hours or .4% of the total man hours for the month of August)

During the month of August there were a total of 31 calls which represented a total of 116.25 firefighter hours.

- Training:
  - Pumping operations, Wildland urban interface operations
  - Medical, IV set up, Medications, Advanced CRP new protocols, Lucas, assisted breathing
  - Hose coupling competition.
  
- Other:
  - One member to assist with Jasper, task force leader position.
  - Participated in the annual parade.
  - Medical stand by for Rodeo
  - Assisted Town Recreation with pumping out the pool.
  
- Membership total: 53. 45 responding, 4 new recruits, 3 off on maternity leave and 1 currently unavailable.

The following chart outlines the total ambulance assist calls responded by the Regional Fire Department, for the month of August 2024:

Response Levels	August, 2024	Town or County		Year to Date	Town or County
Level A – Not serious (ie: lift assist)	4	3 – Town 1 - County		15	13 - Town 2 - County
Level B – More serious (ie: medical alert alarm)	2	2 - Town 0 - County		12	8 – Town 4 - County
Level C – Serious (ie: stroke or abnormal breathing)	1	0-Town 1 - County		19	15 – Town 4– County
Level D – Possible life threatening (ie: chest pains, unconscious, overdose)	15	13 - Town 2 – County 0-Birch Cove		126	98 – Town 27 – County 1-Birch Cove
Level E – Life Threatening (ie: cardiac arrest, ineffective breathing)	3	1 – Town 2 - County		13	8 – Town 5 – County
Other	0	0 – Town 0 - County		5	5 – Town 0 - County
Total calls	25	19 – Town 6- County 0-Birch Cove		190	147 – Town 42 - County 1-Birch Cove
Total hours spent on ambulance calls	96.15 hours or 82.7 % of total hours			525.25 hours or 33.3% of total hours	
Fire Dept. arriving before EMS	11			111	
Fire Dept. arriving before EMS (%)	44.0 %			60.3%	

**Note 1:** All ambulance assist calls are initiated by the Ambulance’s Dispatch Centre.

## Recreation Services:

- Operational:
  - Hosted ProNorth Hockey camps August 5<sup>th</sup> – 23<sup>rd</sup>
  - Hosted summer camps year end Bar-B-Q
  - Drained all pool tanks for annual shut down repairs and maintenance.
  - Installed new compressor in Curling Rink
  - Installing new pumps in Aquatics Centre
  - Installed new HVAC system in Bowling Alley
  - Year-end maintenance in parks and green space getting ready for Fall.
  - Preparing for Wild Rose Rodeo finals scheduled for September 19<sup>th</sup> – 22<sup>nd</sup>
  - Planning pumpkin walk activities.
  - Asphalt sidewalk to be installed at new pit toilet for All Wheel's Park
  - Back to ice sports after rodeo
  - Preparing for the 1<sup>st</sup> Professional Development Day for teachers
  - Start of the next cycle of swim lessons
  
- Upcoming Special Events:
  - Professional Development Day for teachers - September 16<sup>th</sup>
  - Wild Rose Rodeo finals September 19<sup>th</sup> – 22<sup>nd</sup>
  - Thanksgiving - October 14<sup>th</sup>
  - Pumpkin Walk - October 25<sup>th</sup>

Edward LeBlanc – CAO

(Original signed by the CAO)





## C.A.O Report

**To:** Town Council

**Date:** October 8, 2024

**Re:** September 2024 C.A.O. Report

### **Development Services:**

The following is a brief comparison snapshot of the types of development permits issued in 2024 up to and including September 30, 2024 and in 2023 within the same time period:

#### Commercial Permits:

Up to September 30, 2024 17 permits with a value of 14,991,200.00

Up to September 30, 2023 8 permits with a value of 433,347.00

#### Residential Permits:

Up to September 30, 2024 16 permits with a value of 1,938,651.00

Up to September 30, 2023 15 permits with a value of 757,000.00

#### Total Permits

Up to September 30, 2024 33 permits with a value of 16,929,851.00

Up to September 30, 2023 15 permits with a value of 1,190,347.00

### **Communication Services:**

The following is the data regarding our social platforms comparing the 3rd quarter of 2024 to that of 2023:

#### ➤ Town website:

15,000 users (an increase of 19.0%)

- Top three pages:
  - Home Page
  - Aquatic Centre
  - Local news
- Top three locations of viewers:
  - Edmonton

- Calgary
- Barrhead

Notes:

The Town website has seen a significant increase in users over the same period last year. The most visited pages are the Home Page, Aquatics, and Local News, indicating residents' primary interests. When looking to revamp our website when renewal arrives, we need to prioritize top visited pages, ensuring their ease of access from the home page. This will assist in creating a more user-friendly website.

➤ “Better in Barrhead” web site:

15,000.00 users (an increase of 140.8%)

- Top three pages:
  - Things to do.
  - Events Calendar
  - Blue Heron Fair
  
- Top three locations of viewers:
  - Singapore
  - Edmonton
  - Calgary

Notes:

The Better in Barrhead website shows an increase in users, suggesting growing interest in tourism and local events. However, there is some concern that click farms in Singapore are driving our views with 6,865 hits to our page from that nation. This will have to be addressed with our advertising partners managing our Digital Marketing advertising (Programmatic). Direct traffic accounted for 7,893 visits, Google/Organic searches amounted to 6,022, and stingray advertising accounted for 1,849 hits. This does not align with the theory that programmatic advertising is being boosted by click farms in Singapore. More investigation will go into understanding why we are attracting a large volume of visits from Singapore.

➤ Facebook:

The Town now has two Facebook Pages. One each for the Town and Parks & Recreation. The data is tabulated for ease of comparison.

- Town of Barrhead site
  - Reach of 18,800 (a decrease of 8.4%)
  - Content interaction of 1,400 (an increase of 16.7%)
  - Top three locations of viewers
    - Barrhead

- Edmonton
- Westlock
- Top Posts
  - Water Restrictions Lifted
  - Blue Heron Parade Route
  - Notice of Public Hearing (Beaverbrook Subdivision)

Notes:

Commentary engagement on this page is often positive; however, hot topic items tend to become heated and the Communications department has decided to limit/restrict commenting on particular posts that we feel will garner a lot of negative discussion. Discussion is left open on shares to other pages, which keeps the heat off our owned pages. One example is the post advertising our upcoming LUB public hearing. There has been a lot of activity by way of reactions to the post, but due to restricted commenting, we do not have any on-page feedback of sentiment around this event – this is being measured on community group pages.

- Parks & Recreation site
  - Reach of 21,100 (an increase of 146.9%)
  - Content interaction of 592 (an increase of 22.3.0%)
  - Top three locations of viewers
    - Barrhead
    - Edmonton
    - Westlock
  - Top Posts
    - Increased pool aquafit instructors
    - Slip and Slide
    - Rotary Splash Park
    - Summer Parties

Notes:

The Barrhead Parks & Recreation page continues to show healthy engagement with notable interactions and reach. Local citizens are most interested in recreational offerings and feedback on this page is generally positive. The top posts indicate a strong interest in aquatic courses, community events and activities.

## **Enforcement Services:**

- New files generated from September 1<sup>st</sup>, 2024 – September 30<sup>th</sup>, 2024
  - Total: 20 files
  - Animal Control matters/Miscellaneous: 6 files
  - Traffic Enforcement: 11 files (speeding, distracted driving, etc)
  - Bylaw Issues: 3 files
  
- Unresolved files carried over from previous reporting period:
  - Traffic Enforcement: 10 files
  - Bylaw Issues: 3 files

In conjunction with the local RCMP detachment, the Town's CPO provided enforcement assistance during the recent Wild Rose Rodeo Finals. onducted evening

## **Transportation Services:**

- Removing Debris from Catch Basins
- Tree Trimming Alleys and Boulevards
- Pothole filling
- Patch Repair
- Hydrant flushing
- Utility Digs
- Sewer flushing
- Sidewalk repairs around town (priority issues) and utility repair
- Get pickled sand for winter.
- Haul Compost
- Fill in sidewalk patches (dirt and cold mix)
- Gravel alleys around Town
- Audit prep -gather and send documents for CORE audit.
- Cold mix to repair Beaver Brook patches.
- Mowing all areas in preparation for winter

**Economic Development Services:**

In respect to the Community’s Alberta Advantage Immigration Program, the following is the statistics for the period ending September 2024:

<b><u>Employers:</u></b>	September 30, 2024	Program To date (November 7, 2022 – September 30, 2024)
Employers that have expressed interest	2	48
Employers enrolled	0	32 (14 active employers with open vacancies)
<b><u>Candidates:</u></b>		
Candidates that have expressed interest	4	190
Candidates endorsed:	16	134
Current foreign workers	16	94
International applicants	0	40
<b><u>Positions:</u></b>		
Positions supported by AAIP	0	177 (45 positions currently vacant)
Positions filled through AAIP	16	134
Started working & living in the community	16	83
Pending arrival to Canada	0	51

While the Barrhead community stopped accepting new endorsement letter requests, there were 16 endorsement letters issued in September. This was partly due to a small queue that had formed at the end of August, as well as some employers that had offered a job prior to our cutoff of August 30, 2024 with the intent of pursuing the Rural Renewal Stream, but had not yet submitted the request paperwork.

## Fire Protection Services:

- Incidents from September 1<sup>st</sup> , 2024 – September 30<sup>th</sup> , 2024:
  - **Rubbish or grass fires:** 4 (39 hours or 16.7% of the total man hours for the month of September)
  - **Fires:** 1 (59 hours or 25.3% of the total man hours for the month of September)
  - **Vehicle accidents:** 2 (28 hours or 12.0% of the total man hours for the month of September)
  - **Ambulance assists:** 25 (93 hours or 40.0% of the total hours for the month of September)
  - **CO Alarms:** 1 (6 hours or 2.6% of the total hours for the month of September)
  - **False alarms:** 6 (8 hours or 3.4% of the total man hours for the month of September)

During the month of September there were a total of 39 calls which represented a total of 233.0 firefighter hours.

- Training:
  - 1051 Wildland firefighter starts.
  - Vehicle extrication
- Other:
  - 3 members attend Fireworks training.
  - Purchase of new Fire engine through Rocky Mountain Phoenix
  - 1 member attend disaster preparedness training/session
  - Members Cook hotdogs at Make the Connection event.
- Membership total: 50. 44 responding, 3 new recruits, 3 off on maternity leave

The following chart outlines the total ambulance assist calls responded by the Regional Fire Department, for the month of September 2024:

Response Levels	September, 2024	Town or County		Year to Date	Town or County
Level A – Not serious (ie: lift assist)	1	1 – Town 0 - County		16	14 - Town 2 - County
Level B – More serious (ie: medical alert alarm)	1	1 - Town 0 - County		13	9 – Town 4 - County
Level C – Serious (ie: stroke or abnormal breathing)	4	2-Town 2 - County		23	17 – Town 6– County
Level D – Possible life threatening (ie: chest pains, unconscious, overdose)	15	8 - Town 7 – County		141	106 – Town 34 – County 1-Birch Cove
Level E – Life Threatening (ie: cardiac arrest, ineffective breathing)	4	2 – Town 2 - County		17	10 – Town 7 – County
Other	0	0 – Town 0 - County		5	5 – Town 0 - County
Total calls	25	19 – Town 6- County 0-Birch Cove		215	166 – Town 48 - County 1-Birch Cove
Total hours spent on ambulance calls	93.0 hours or 40.0% of total hours			618.25 hours or 34.5% of total hours	
Fire Dept. arriving before EMS	13			124	
Fire Dept. arriving before EMS (%)	52.0 %			59.3%	

**Note 1:** All ambulance assist calls are initiated by the Ambulance’s Dispatch Centre.

## Recreation Services:

### ➤ Operational:

- Pool Shut Down cleaning and repairs completed.
- Installed new markers at the cemetery for new runners.
- Open for 3 weeks of ProNorth hockey camp.
- Set up and take down for Wild Rose Rodea.
- Install the HVAC unit on the bowling alley.
- Shut off the splash and dog parks and winterize for the season.
- Pull out all porta potties and store them for the season.
- Final work in parks and greenspace.
- Scheduled to close Rotary Campground on October 15 for the season.
- Dr. Burnes Swim to Survive lessons ongoing (for grade 4 students).
- Proposed to install barrier-free ramp system at the Curling Rink  
(Department is waiting for engineered stamped designs, as a required to obtain a building permit)
- Safety Audit preparation

### ➤ Upcoming Special Events:

- Pumpkin walk – October 25<sup>th</sup>.
- Haunted House – October 25<sup>th</sup>
- November 1 - PD Camps – November 1<sup>st</sup>
- November 12-15 PD Camps – November 12<sup>th</sup> to 15<sup>th</sup>
- Christmas Parade and Light Up – December 6<sup>th</sup>

Edward LeBlanc – CAO

(Original signed by the CAO)





APPROVED

APPROVED  
Sept 19/24

**Regular Board Meeting Minutes**  
Thursday, June 20<sup>th</sup>, 2024

<p><b>Present</b></p>	<p>Leslie Penny – Chair Jean Loitz – Vice Chair Albert Mast – Secretary/Treasurer Karen Pronishen – Executive Director Kay Roberts – Finance Terese Koch – Recording Secretary</p> <p>Paul Properzi, Anthony Oswald, Kavitha Kamalahasan, Tom Carroll, Dausen Kluin, Bill Lane</p>	
<p><b>Absent/ Regrets</b></p>	<p>Peter Kuelken, Sally Littke</p>	
	<p><b>1) Call to Order:</b> The regular meeting of the Barrhead &amp; District Family and Community Support Services Society was called to order by Leslie Penny at 9:30 am.</p>	
<p><b>24/06-01</b></p>	<p><b>2) Acceptance of Agenda – Additions/Deletions</b></p> <ul style="list-style-type: none"> <li>• Addition – New Business, item d) Confidentiality Agreement &amp; Conflict of Interest Agreement.</li> </ul> <p>Moved by Paul Properzi to accept the agenda. Seconded by Anthony Oswald.</p>	<p><b>Carried</b></p>
	<p><b>3) Board Delegation/Presentation</b></p> <ul style="list-style-type: none"> <li>• Vernice Aitkin – Community Support Worker <ul style="list-style-type: none"> <li>○ Scott Robbins, Savannah Belyk and Vernice have worked hard on a presentation called Bouncing Back which is about resiliency. They presented it at the NE Conference in the beginning of May.</li> <li>○ Wrote a grant for a homeless project. This is now a part of Rickie’s position.</li> <li>○ Domestic Violence – partner is Sagesse- Finding Our Voices which helps with self-esteem. Next is Growth Circle which is on violence. Aug 27<sup>th</sup>, a rep is coming from Sagesse to make a presentation. You can ask Vernice if you are interested in more information.</li> </ul> </li> </ul>	

	<ul style="list-style-type: none"> <li>○ In Fort Assiniboine every Wednesday. This has been good to help with the income tax program for people in that community among other things.</li> <li>○ Home Support – looking to hire another worker.</li> <li>○ Partnering with the Fort fire department in hosting a picnic for that community on July 17<sup>th</sup>.</li> </ul>	
24/06-02	<b>4) Items for Approval</b> a) Moved by Albert Mast to accept the minutes of the regular Board meeting for Barrhead and District FCSS Society from May 16 <sup>th</sup> , 2024. Seconded by Jean Loitz.	Carried
24/06-03	b) Financial Statements. Moved by Albert Mast to accept the financial statements for the 80/20 General Account, Community Account and Casino Account for the period ending, May 31st, 2024, as presented. Seconded by Paul Properzi.	Carried
	<b>5) New Business:</b> a) Connecting People & Community for Living Well b) Barrhead Goals and Strategies June 2024 c) Board Evaluation Policy/Document d) Confidentiality & Conflict of Interest Agreements	
24/06-04	<b>6) Old business</b> a) MAY 2024 - Monthly Status Report AAIP-RRS (ID 31474) b) Wellness Spending Account Eligible Expenses/Application Form. Moved by Paul Properzi to start administering the Wellness spending accounts. Seconded by Kavitha Kamalahasan.	Carried
24/06-05	<b>7) Items for Information</b> a) Director's Report Moved by Bill Lane to accept the Director's report as information. Seconded by Dausen Kluin.	Carried
	<b>8) Board Development</b> a) 40-Developmental-Assets b) Developmental Assets Framework c) DevRelationships_framework d) Help Young People be and become their best selves	
	<b>9) In Camera</b>	
	<b>10) Next Meeting</b> Thursday, September 19th, 2024	

24/06-06	<b>11) Adjournment</b> Moved by Bill Lane to adjourn the meeting at 10:45 am.	
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**Barrhead & District Family and Community Support Services Society  
Regular Board Meeting of June 20<sup>th</sup>, 2024**

Leslie Penny Chairperson

Louise Koch Recording Secretary



**BARRHEAD  
& DISTRICT**  
SOCIAL HOUSING ASSOCIATION  
**Regular Board Meeting Minutes**  
**July 25<sup>th</sup>, 2024**

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Members Present: Craig Wilson, Don Smith, Bill Lane, Roberta Hunt, Peter Kuelken

Absent:

Staff Present: Tyler Batdorf

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**1.0 The Meeting was called to order at 10:13 AM**

**2.0 Approval of Agenda**

*Peter Kuelken moved to approve the July 25<sup>th</sup>, 2024 Regular Board Meeting Agenda*

*Carried Unanimously*

**3.0 Adoption of Minutes**

*Don Smith moved to adopt the minutes of the Regular Board Meeting held on May 29<sup>th</sup>, 2024.*

*Carried Unanimously*

*Roberta Hunt moved to adopt the minutes of the Special Board Meeting held on June 28<sup>th</sup>, 2024.*

*Carried Unanimously*

**4.0 Reports**

**4.1 Financial Report- May-June 2024**

Income Statements for the organization were presented

*Peter Kuelken Moved to accept the Financial Reports as presented*

*Carried Unanimously*

**4.2 Cheque Log – May-June 2024**

*Don Smith moved to accept the cheque log as presented*

*Carried Unanimously*

**4.3 CAO Report**

Updates were presented on the following topics

- Operations
- Safe Spaces
- Dietary Review

*Peter Kuelken moved to accept the CAO's Report as presented*

*Carried Unanimously*

Minutes: July 25<sup>th</sup>, 2024

Chair: SW CAO: [Signature]



**Regular Board Meeting Minutes**  
**July 25<sup>th</sup>, 2024**

- 4.4** Facilities Manager's Report  
Updates were received on all properties.

*Bill Lane Moved to accept the Facilities Manager's Report as presented*  
*Carried Unanimously*

- 4.5** Resident Services Manager's Report

Vacancy Report:

Hillcrest Lodge	19 Vacancies
Klondike Place	1 Vacancy
Golden Crest Manor	4 Vacancies
Jubilee Manor	1 Vacancies
Pembina Court Manor	3 Vacancies
JDR Manor	0 Vacancy
Barrhead CH	0 Vacancy
Swan Hills CH	1 Vacancy

*Bill Lane Moved to accept the Resident Services Manager's Report as Presented.*

*Carried Unanimously*

**5.0 Old Business**

- 5.1** Discussion- Update on Affordable Housing

*Bill Lane moved to accept the update and discussion as information.*  
*Carried Unanimously*

**6.0 New Business**

- 6.1** None

**7.0 Correspondence**

- 7.1** None

**8.0 In Camera - Board and CAO**

*Not required*

**9.0 In Camera - Board only**

*Not Required*

**10.0 Date and Time of Next Regular Meeting**

September 12<sup>th</sup>, 2024 @ 10:00 AM

Minutes: July 25<sup>th</sup>, 2024

Chair: CW CAO: [Signature]




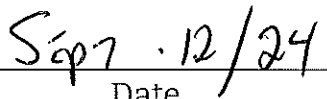
**BARRHEAD  
& DISTRICT**  
SOCIAL HOUSING ASSOCIATION  
**Regular Board Meeting Minutes**  
**July 25<sup>th</sup>, 2024**

**11.0 Adjournment**

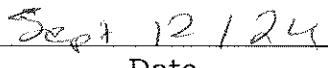
*Roberta Hunt Moved to adjourn the meeting at 11:27 AM*

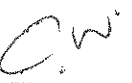

*Carried Unanimously*

  
\_\_\_\_\_  
Signature: Craig Wilson, Chairperson

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Signature: Tyler Batdorf, CAO

  
\_\_\_\_\_  
Date

Chair:  CAO: 

# REQUEST FOR DECISION

---

**To:** Town Council

**From:** Edward LeBlanc, CAO

**cc:** File

**Date:** October 8, 2024

**Re:** Bylaw 07-2024, as amended – amending Beaverbrook Area Structure Plan  
Bylaw 08-2002

---

## **1.0 Purpose:**

For Council to consider passing second and third readings to Bylaw 07-2024, as amended, amending the Beaverbrook Area Structure Plan.

## **2.0 Background and Discussion:**

The purpose of Bylaw 07-2024, as amended, is to amend the Beaverbrook Area Structure Plan Bylaw 08-2002 that would allow for higher residential density.

During the September 10, 2024 Council Meeting, Council passed first reading to Bylaw 07-2024.

The required statutory Public Hearing was held earlier during this Council Meeting. The applicable public notice was placed in the local newspaper along with applicable posts on the Town's social platforms.

The Town hosted an Information Session on October 2, 2024 to provide information to the general public.

## **3.0 Alternatives:**

3.1 Council pass second and third readings to Bylaw 07-2024, as amended, amending the Beaverbrook Area Structure Plan Bylaw 08-2002, as presented.

3.2 Council instructs Administration to revise draft Bylaw 07-2024, as amended, amending the Beaverbrook Area Structure Plan Bylaw 08-2002, as directed and pass second and third readings.

3.3 Council tables proposed Bylaw 07-2024, as amended, amending the Beaverbrook Area Structure Plan Bylaw 08-2002 and instructs Administration to provide further information and bring back the information at the next scheduled Council Meeting.

**4.0 Financial Implications:**

Not applicable

**5.0 Interdepartmental Implications:**

Not applicable.

**6.0 Senior Government Implications:**

Not applicable.

**7.0 Political/Public Implications:**

The required statutory Public Hearing was held on October 8, 2024 to which the public had the opportunity to either support or voice their opposition to the pending amendment to the Beaverbrook Area Structure Plan.

**8.0 Attachments:**

8.1 Original draft Bylaw 07-2024 amending the Beaverbrook Area Structure Plan Bylaw 08-2002.

8.2 Draft Bylaw 07-2024, as amended, amending the Beaverbrook Area Structure Plan Bylaw 08-2002.

8.3 Beaverbrook Area Structure Plan Bylaw 08-2002.

**9.0 Recommendations**

None, the discussion during the Public Hearing will provide Council with some feedback and potential direction.

(Original signed by the CAO)  
Edward LeBlanc  
CAO



**Bylaw 07-2024**

A BYLAW OF THE TOWN OF BARRHEAD IN THE PROVINCE OF ALBERTA TO BE KNOWN AS A REVISION TO THE EXISTING BEAVERBROOK AREA STRUCTURE PLAN

WHEREAS Section 633 of the Municipal Government Act, R.S.A. 2000 Chapter M-26 and amendments thereto allows the Council of a municipality to enact, by bylaw, an Area Structure Plan;

WHEREAS the original Bylaw to approve the Beaverbrook Area Structure Plan was formally endorsed by Bylaw 8-2002;

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act, R.S.A. 2000 Chapter M-26 and amendments thereto, the Council of the Town of Barrhead, in the Province of Alberta, duly assembled, enacts as follows:

1. That Bylaw 07-2024 is to amend Bylaw 08-2021 cited as the “Beaverbrook (NW 20-59-3-W5M) Area Structure Plan.
2. That Bylaw 08-2002 be amended to include that Lots 24-29, Block 7, Plan 082 4627 be redistricted from R1-Residential to R3-Residential Medium Density.
3. That this Bylaw once passed and signed shall form the revised Beaverbrook Area Structure Plan - Bylaw 08-2002.
4. That this Bylaw shall take effect on the day of the final passing thereof.

Read a first time this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2024

\_\_\_\_\_  
Mayor, Dave McKenzie

\_\_\_\_\_  
CAO, Edward LeBlanc

Read a second time this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2024

\_\_\_\_\_  
Mayor, Dave McKenzie

\_\_\_\_\_  
CAO, Edward LeBlanc

Read a third time this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2024 and passed

\_\_\_\_\_  
Mayor, Dave McKenzie

\_\_\_\_\_  
CAO, Edward LeBlanc

**BYLAW 7-2024**

**BEING A BYLAW FOR THE PURPOSES OF AMENDING THE BEAVERBROOK AREA STRUCTURE PLAN (TOWN OF BARRHEAD BYLAW 8-2002, AS AMENDED) IN ORDER TO ALLOW FOR A RANGE OF RESIDENTIAL LOT SIZES AND DENSITIES WITHIN THE PLAN AREA.**

**WHEREAS** the Council of the Town of Barrhead has passed a bylaw pursuant to Part 17 of the *Municipal Government Act*, R.S.A. 2000, c. M-26, known as the Beaverbrook Area Structure Plan (Town of Barrhead Bylaw 8-2002, as amended) for the purposes of guiding the future use and development of land and buildings within NW 20-59-3-W5 (Beaverbrook Estates, Phase II) in the Town of Barrhead;

**AND WHEREAS** and pursuant to Part 17, Section 692(1)(f) of the *Municipal Government Act*, R.S.A. 2000, c. M-26, the Council of a municipality is authorized to amend a statutory plan;

**AND WHEREAS** Section 692 of the *Municipal Government Act*, R.S.A. 2000, c. M-26, requires the Council of a municipality to hold a public hearing and advertise such a Bylaw in accordance with Section 606 of the Act;

**NOW THEREFORE**, the Council of the Town of Barrhead in the Province of Alberta duly assembled and under the authority of the Municipal Government Act hereby enacts the following:

1. That the Beaverbrook Area Structure Plan (Town of Barrhead Bylaw 8-2002, as amended) be amended as identified in Schedule A.
2. Should any provision of this Bylaw be found invalid, the invalid provision shall be severed and the remaining Bylaw shall be maintained.
3. This Bylaw shall come into force upon receipt of its third and final reading.

Read a first time this 10<sup>th</sup> day of September, A.D., 2024.

TOWN OF BARRHEAD

\_\_\_\_\_  
Mayor, Dave McKenzie

\_\_\_\_\_  
CAO, Edward LeBlanc

Read a second time this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2024.

TOWN OF BARRHEAD

\_\_\_\_\_  
Mayor, Dave McKenzie

\_\_\_\_\_  
CAO, Edward Leblanc

Read a third time this \_\_\_\_ day of \_\_\_\_\_, A.D., 2024 and passed.

TOWN OF BARRHEAD

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Mayor, Dave McKenzie

---

CAO, Edward Leblanc

## “SCHEDULE A”

### PROPOSED AMENDMENT TO THE BEAVERBROOK AREA STRUCTURE PLAN (TOWN OF BARRHEAD BYLAW 8-2002)

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That the Beaverbrook Area Structure Plan (Town of Barrhead Bylaw 8-2002, as amended) be amended as follows. Proposed deletions are shown in ~~strikethrough font~~, and proposed additions are shown in *blue italic font*.

#### Section 2.7 – Summary of Development Consideration

1. That the following be deleted and replaced as shown below:

~~“Some range of density will exist within the Plan Area. Along with the conventional single detached areas, some estate residential areas and one medium-high density site will be accommodated.”~~

*“A range of residential density will be developed within the Plan Area. This will include predominantly low, and medium residential developments with one medium-high residential density site.”*

#### Section 3.1 – Concept Plan

1. That the following be deleted and replaced as shown below:

~~“Development phasing will essentially be sequential from east to west. Approximately 113 conventional residential lots of various sizes, 13 acreage lots, and one (1) apartment site will be brought on stream in 4 phases.”~~

*“Development phasing will be encouraged to move from east to west throughout the plan area. Some variation will be allowed to accommodate market demand. Residential development will include a variety of lot sizes, including lots to accommodate low and medium-density development, some larger estate lots (0.5 ac. lots) which will be located adjacent to the water reservoir, and one medium/high-density site intended to accommodate an apartment development.”*

#### Section 3.3 – Residential Lands

1. That the following be deleted and replaced as shown below:

~~“Typically, the lands within the plan area shall all be developed at conventional single detached densities, consistent with recent prior phases of Beaverbrook. However, in addition to these conventional lots, the Development Concept calls for 13 larger sized residential lots and one higher-density apartment site.”~~

*“Typically, lands within the plan area shall be developed for residential use with a variety of lot sizes. Residential development will consist of mixed residential densities. In addition, the Development Concept calls for 13 larger, residential lots and one higher-density apartment site.”*

2. Subsection 3.3.5 be deleted and replaced as shown below:

~~“The projected number of lots within this plan is 114. The estimated population level of the undeveloped plan area is expected to be 375 people when “built out”.”~~

*“The projected number of lots within this plan is approximately 110-125. The estimated population level of the undeveloped plan area is expected to be approximately 360-410 people when “built out”.”*

3. Subsection 3.3.6 be deleted and replaced as shown below:

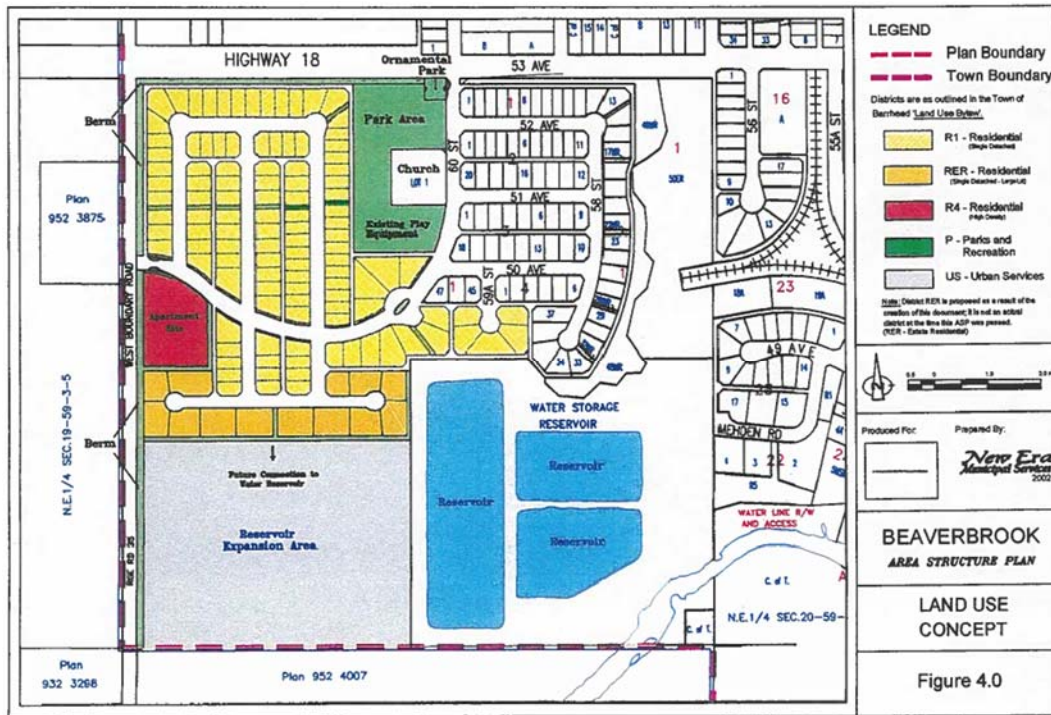
~~“The typical lot size in Beaverbrook will be approximately 700 square metres (0.173 acres). Lot sizes will vary depending on whether the lot is located on a straight or curved road. Corner lots will be designed wider than interior lots to account for flanking yards.”~~

*“Lot sizes in Beaverbrook will comply with the minimum lot area requirements in the applicable Land Use Districts of the Town of Barrhead Land Use Bylaw. Lot sizes will vary depending on whether the lot is located on a straight or curved road. Corner lots will be designed wider than interior lots to account for flanking yards.”*

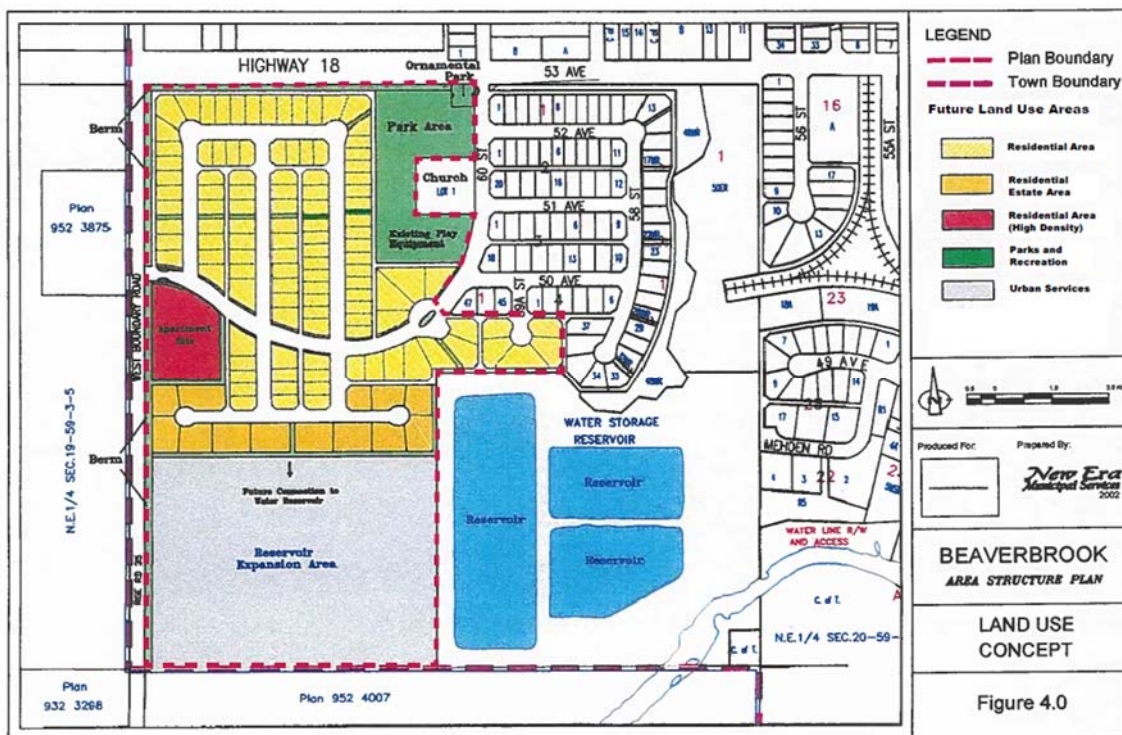
Figure 4.0 – Land Use Concept

1. Figure 4.0 be deleted and replaced as shown below:

**CURRENT FIGURE 4.0 – TO BE DELETED**



**PROPOSED FIGURE 4.0 – TO BE INSERTED**



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**THE TOWN OF BARRHEAD**  
**NW 20-59-3-W5M**  
**(BEAVERBROOK ESTATES, PHASE II)**

**AREA STRUCTURE PLAN**

---

**January 2003**

Bylaw 8-2002

A BYLAW OF THE TOWN OF BARRHEAD IN THE PROVINCE OF ALBERTA TO BE KNOWN AS THE BEAVERBROOK AREA STRUCTURE PLAN


WHEREAS Section 633 of the Municipal Government Act, R.S.A. 2000 Chapter M-26.1 and amendments thereto allows the Council of a municipality to enact, by bylaw, an Area Structure Plan;

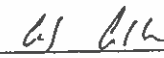
NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act, R.S.A. 2000 Chapter M-26.1 and amendments thereto, the Council of the Town of Barrhead, in the Province of Alberta, duly assembled, enacts as follows:

1. That this Bylaw may be cited as the "Beaverbrook (NW 20-59-3-W5M) Area Structure Plan".
2. That the text and accompanying maps annexed hereto as Schedule "A" become the Beaverbrook (NW 20-59-3-W5M) Area Structure Plan.
3. This Bylaw shall come into force and have effect from and after the date of third reading thereof.

Read a first time this 26<sup>th</sup> day of August, 2002.

TOWN OF BARRHEAD

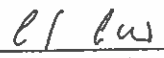
  
\_\_\_\_\_  
Mayor, Brian Schulz

  
\_\_\_\_\_  
Municipal Secretary, Cheryl Callihoo

Read a second time this 27<sup>th</sup> day of January, 2003.

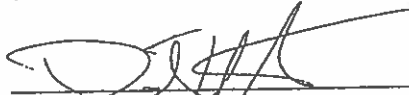
TOWN OF BARRHEAD


  
\_\_\_\_\_  
Deputy Mayor, Don Smith

  
\_\_\_\_\_  
Municipal Secretary, Cheryl Callihoo

Read a third time this 27<sup>th</sup> day of January, 2003,  
and passed.

TOWN OF BARRHEAD

  
\_\_\_\_\_  
Deputy Mayor, Don Smith

  
\_\_\_\_\_  
Municipal Secretary, Cheryl Callihoo



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## 1.0 INTRODUCTION

### 1.1 Background

---

The NW 20-59-3-W5M (Beaverbrook) Area Structure Plan is limited to approximately the western 79.2 acres of the quarter section of the same description. The detailed area is outlined further in [Figure 1.0: Context Plan](#).

The Plan area has been the subject of a previous Outline Plan. The Kirstein Subdivision Outline Plan was adopted in 1991 and dealt with a larger portion of the current Plan Area. The 1991 Plan is replaced with this Outline and Area Structure Plan, which builds on the direction provided in the earlier plans and contains design changes and policies that reflect new information and initiatives in Barrhead.

The larger Beaverbrook Estates area provides a unique opportunity for the comprehensive and coordinated development of a major expansion area for Barrhead. Lands west and south of the Plan area form part of the County of Barrhead/Town of Barrhead Urban Fringe area and as such this Plan recognizes the need to provide links to this long term growth area.

### 1.2 Plan Purpose & Objectives

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The Town of Barrhead Municipal Development Plan identifies the Beaverbrook Area Structure Plan lands as a future residential development. It also identifies significant reservoir expansion areas to the south end of the quarter section. The Plan recognizes the need for pathways along the reservoir lands as part of an interconnected system of walking and cycling pathways within the Beaverbrook area and throughout Barrhead.

The policies of the MDP dealing with these and other issues provide a basis for more specific policy direction contained in the Area Structure Plan. Section 633 of the Municipal Government Act, R.S.A., 2000, as amended, states that the purpose of an Area Structure Plan is to prepare "... a framework for subsequent subdivision and development of an area of land" in a municipality. The Beaverbrook Area Structure Plan accomplishes this goal by addressing the following objectives:

- Ensure that proposed development within the Plan area conforms to the policies, goals and objectives of Barrhead's Municipal Development Plan.
- Provide a framework for future development within the Plan area by describing future land use patterns, transportation networks, and public utility systems.
- Outline a phasing plan through the identification of development cells, in order to allow development to occur in stages.
- Describe the population density proposed for the Plan area.

### **1.3 Plan Implementation and Amendment**

---

Once adopted, the area structure plan becomes a statutory planning instrument in conjunction with the Municipal Development Plan and Land Use Bylaw. All subdivision and development proposals will be required to conform with its land use designations, road system and other planning controls.

This Plan establishes a long-term development pattern for the Plan area, however, future conditions may require Council to undertake amendments. When considering any amendment, Council will review the effect of the Plan modification on this or any other adopted Statutory Plan in accordance with the Municipal Government Act.

## 2.0 SITE ANALYSIS

### 2.1 Topography

---

The land in this quarter section slopes gradually to the south and east, eventually terminating at the bank of the Paddle River. A more defined ravine system also tends to capture a great deal of storm water drainage which drains north to south into the Paddle River through the eastern portion of the quarter section adjacent to the existing residential development. This ravine is currently being protected as an environmental reserve.

The surrounding development has been generally sloped in a manner consistent with the natural direction of drainage. Barrhead's water reservoir ponds in the southeast are the most notable man-made topographical feature.

### 2.2 Reserves

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In accordance with the Municipal Government Act, municipal and school reserves are to be 10% of the total land area less land taken as environmental reserve. The environmental and municipal reserve lands currently constitute approximately 12.6 acres of the larger NW 20-59-3-W5M. The breakdown of those reserves is 8.8 acres as environmental reserve and 3.8 acres as municipal/school reserve. The Beaverbrook Outline accepted by Council in the Fall of 2001 adds an additional 10.1 acres of municipal/school reserves.

A notable feature of this quarter section is the existing play equipment that is located on the south side of the United Church. These lands were not previously taken as Municipal Reserve but rather will be incorporated into the large 5.65 acre Park Area at the time of development, and thus are included in the additional reserve lands from the Outline Plan.

### 2.3 Existing Development / Development Constraints

---

Most of the area consists of vacant land. The topography within the Plan area is predominantly flat. The natural topography has been altered to build the reservoir.

To the east, the land has been subdivided as a residential development commonly known as "Beaverbrook Estates". Beaverbrook Estates currently includes 78 residential lots and one church, almost all of which are fully developed.

To the south, the land has been subdivided for Barrhead's water reservoir ponds.

## Town of Barrhead

Beaverbrook also features walkways designed from utility services. A number of other municipal facilities and rights-of-ways are also present on the quarter section, but none of these go through or impact this Plan Area. Rather, the existing development provides the boundaries to the Plan Area.

There are no natural development constraints in regards to the Plan Area. The existing water reservoir ponds constitute a minor constraint related to required setbacks. Existing Highway and arterial roadways are major considerations. Development in the vicinity of the Highway must be properly oriented, buffered and controlled to ensure capability. Upgrading of the roads and intersections to handle traffic outside the Plan area will require intermunicipal coordination.

### **2.4 Adjacent Development / Development Plans**

---

The land within the Plan Area is owned by the Town of Barrhead, though now bound by prior development to the east and south.

The County of Barrhead borders the quarter section to the south and west. To the south, SW 20-59-3-W5M, and to the west, SE 19-59-3-W5M, have undertaken some preliminary planning work, but no plan for either lands is officially recognized. Both parcels are encompassed within the Plan Area of the Town of Barrhead/County of Barrhead Intermunicipal Development Plan.

### **2.5 Utilities**

---

Sewer and water mains already exist along 60<sup>th</sup> Street and to the east through 50<sup>th</sup> Avenue. Lines have been designed in a manner that allows for additional capacity.

Some of the area's drainage is directed toward the south and some by the natural drainage course toward the east.

### **2.6 Oil and Gas Activity**

---

The Plan Area is unencumbered by any oil and/or gas installations.

## **2.7 Summary of Development Considerations**

- Development will have to be contained within the central portion of the quarter section which is bound by Highway 18, existing lots and the water reservoir ponds.
- Open Space "linkages" with adjoining lands will be located along undeveloped utility corridors and a series of reserve dedications.
- Topography will partially dictate the landscaping of the "finished" properties.
- The need for collector access additionally to 53<sup>rd</sup> Avenue (Highway 18) for the larger Beaverbrook area will require that 60<sup>th</sup> Street be extended to the West Boundary Road prior to completion of this subdivision.
- There will be a need to effectively buffer the residential development in the vicinity of the Highway.
- Existing and proposed utility rights-of-way and infrastructure must be taken into account when designing subdivisions.
- Some range of density will exist within the Plan Area. Along with the conventional single detached areas, some estate residential areas and one medium-high density site will be accommodated.
- The flat topography of the site is such that it affects the design of sewage and surface drainage facilities.
- Stormwater containment will become a greater issue as the property is developed.

### 3.0 PLAN AND POLICIES

#### 3.1 Concept Plan

*The Concept Plan is sensitive to the existing development of the site as well as the natural flow of drainage. The Plan expands on the residential area towards the north and the Town Water Reservoir System in the south of the quarter section.*

The development concept shows generalized land uses as well as a conceptual roadway network, including possible alignments for local roadways within the plan area.

Vacant land within the Plan Area comprises approximately 79.2 acres and an approximate breakdown of land areas for various uses is depicted below:

2-1. Residential Development	29.2 ac.	37%
2. Roadways	13.3 ac.	17%
3. Reserve/Open Space	10.1 ac.	13%
4. Reservoir Expansion	26.6 ac.	33%

Development phasing will essentially be sequential from east to west. Approximately 113 conventional residential lots of various sizes, 13 acreage lots, and one (1) apartment site will be brought on stream in 4 phases. The phasing is a suggestion only, and does not necessarily have to occur in this sequence. Ultimately, phasing is dictated by the limitations associated with extending roads and services as well as the market demand for residential units.

#### 3.2 General Development

*This Section of the Plan sets forth general policies relating to conformity with existing statutory plans (Land Use Bylaw, Municipal Development Plan and the Intermunicipal Development Plan) and the general development concept plan set forth in this Area Structure Plan. This section also requires that any proposed development will take into consideration the development constraints associated with the subject lands.*

- 3.2.1 Applications for redesignation, subdivision and/or development permits which occur within the Plan area shall conform to the Town of Barrhead's Land Use Bylaw, Municipal Development Plan and the County of Barrhead/Town of Barrhead Intermunicipal Development Plan. Areas of the Plan which are not already pre-designated will require redesignation to the appropriate land use classification as stipulated in the Town of Barrhead Land Use Bylaw.
- 3.2.2 Proposed development shall take into consideration existing utility infrastructure. The developer shall be responsible for any costs involved with the relocation or extension of any existing utilities.

- 3.2.3 Developers will enter into a development agreement where required by the Town of Barrhead for subdivisions and development permits.
- 3.2.4 Subdivision applications and substantive amendments in the Plan area shall require referrals for comment to the County of Barrhead and Alberta Transportation.
- 3.2.5 Phasing of the subdivision of lands for residential use shall be based upon the location and cost of servicing; demand and proximity to existing roadways.

### **3.3 Residential Lands**

---

*Typically, the lands within the plan area shall all be developed at conventional single detached densities, consistent with recent prior phases of Beaverbrook. However, in addition to these conventional lots, the Development Concept calls for 13 larger sized residential lots and one higher density apartment site.*

- 3.3.1 Proposals for subdivision, redesignation or development permits shall conform to Figure 3.0: Development Concept.
- ~~3.3.4~~ 3.3.2 Developers may construct a variety of housing styles and sizes, based on the architectural and lifestyle preferences of the owner or developer.
- 3.3.5. The projected number of lots within this Plan is 114. The estimated population level of the undeveloped plan area is expected to be 375 people when "built out".
- 3.3.6. The typical lot size in Beaverbrook will be approximately 700 square metres (0.173 acres). Lot sizes will vary dependent on whether the lot is located on a straight or curved road. Corner lots will be designed wider than interior lots to account for flanking yards.
- 3.3.7. Lot sizes directly adjacent to the reservoir expansion area are approximately 2000 square meters (0.5 acres) and are intended for larger single detached dwellings than in the R1 District.
- 3.3.8. The Town of Barrhead Land Use Bylaw should be amended to accommodate larger (0.5 acre) lots, through the creation of a new land use district.
- 3.3.9. The one apartment site is approximately 2.55 acres in size and is intended for the high density R4 District.



### 3.4 Open Space

---

*The Open Space system for the Plan area should consider further "linkages" of environmental/municipal reserve with the overall open space system for the Town. Storm drainage courses will be preserved to provide a continuous system throughout the Town.*

- 3.4.1. A pathway system shall be provided within the Plan area to link neighbours, reserve lands, community facilities, and provide access to adjacent areas as shown in Figure 4.0: Open Space System. Specific alignments for local pathways will be required at the subdivision stage.
- 3.4.2. Except where crossing roadways, the pathway system shall be chiefly accommodated through the use of reserves and utility rights-of-way.
- 3.4.3. Adequate identification shall be provided where a pathway crosses an arterial at mid-block. All other crossing should be at intersections.
- 3.4.4. Pathways shall meet standards consistent with Town design criteria in effect at the time of development of each phase.
- 3.4.5. Consideration should be given to providing open space (walking trails, etc.) for lands within, and adjacent to, the Plan Area to ensure future connections to the larger open space system.
- 3.4.6. The water reservoir should be fenced and landscaped in a manner that protects the opportunity to develop a walkway around its perimeter.
- 3.4.7. A neighbourhood and community park shall be provided in the north central portion of the residential area adjacent to the existing Church and Play Equipment, as indicated in the Development Concept.
- 3.4.8. The Town of Barrhead should consider planting trees along MR buffer strips to act as a wind row, as noise attenuation, and for general aesthetic appeal.

### 3.5 Transportation

---

*Transportation routes in the Plan area will reflect the residential character of the quarter section. Roads will be designed to parallel existing utility routes.*

- 3.5.1 The arterial roads and collector street alignments required to service Beaverbrook are as generally shown in Figure 5.0: Transportation System. Changes to the internal roadway configuration will not require an amendment to this Area Structure Plan. Changes to the connections to West Boundary Road and Highway 18 (53<sup>rd</sup> Ave) access and future locations will require an amendment to this Plan.

## Town of Barrhead

- 3.5.2 The Subdivision Authority shall refer all subdivision applications within the Plan Area to Alberta Transportation for review and comment, regardless of the nature of that application.
- 3.5.3 All roadway design and construction shall conform to the Town of Barrhead Development Standards as adopted by Council and amended from time-to-time.
- 3.5.4 Direct access shall not be permitted from lots adjacent to arterial and primary collector roads. Where access is required, the frequency of access points shall be limited.
- 3.5.5 Provision for connection of the proposed extension of 60<sup>th</sup> Street to the "West Boundary Road" (Range Road 35) shall be made when deemed necessary by the Town of Barrhead. The Town of Barrhead and/or the developer shall require approval from the County of Barrhead prior to the construction of any connection.
- 3.5.6 The transportation routes shall follow the pattern outlined in this Plan. Where utilities are not completed, the subdivision authority may request that the same are located either within roads or dedicated rights-of-way where necessary.
- 3.5.7 Improvements to roads outside the corporate boundaries of the Town of Barrhead, necessitated by development within the Plan area, shall be the responsibility of the Developer.
- 3.5.8 Noise attenuation measures along major roads may be provided in accordance with Town of Barrhead policy. A berm shall be located between Highway 18 and the residential areas of the Plan whenever possible.
- 3.5.9 At its intersection with 60<sup>th</sup> Street, an acceleration lane shall be provided onto Highway 18. The nature of the acceleration lane shall be determined by a professional engineer at such time as Alberta Transportation and the Town of Barrhead deem the lane to be necessary.
- 3.5.10 Provision shall be made for pathway crossing of arterial roads to Town standards in order to facilitate pedestrian movement.
- 3.5.11 The developer shall be free to consider traffic calming devices such as paving stones, designed medians and similar techniques in an effort to both beautify the region and keep traffic speeds reduced within the Plan area. Such devices shall be approved by the Town of Barrhead and may be modified in the interests of public safety, maintenance costs, or traffic flows.
- 3.5.12 Adequate parking should be provided on-site at all residential and other uses. Special attention should be paid to parking issues that may arise due to the existing Place of Worship. Adequate open space should be allotted to accommodate the possibility of parking expansion at this location, where deemed necessary.

### **3.6 Servicing**

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*The utility system for the area of the Plan is partially completed and is located primarily in the north and west. Utilities will be extended from existing utility areas. Engineered Drawings of Phase II of Beaverbrook Estates were prepared by DCL Siemens Engineering.*

**3.7-43.6.1** All utilities within the Plan area are to be designed and installed in accordance with accepted engineering practices, and shall be satisfactory to the Town. Whenever possible, all services should be installed below ground.

**3.7-23.6.2** The Town of Barrhead shall charge an off-site levy assessment in respect of land within the Plan area, which is to be developed or subdivided.

**3.7-33.6.3** Proposed sanitary sewage collection systems shall be connected to the existing municipal system and shall be designed to meet projected flows.

**3.6.4** Shallow utilities and streetlights are to be the responsibility of the developer. Gas service to the Plan area is provided by Alta Gas Utilities, power by Utilicorp and telephone by Telus. Cable service is provided by Shaw cable. These service providers should be contacted by the developer prior to, or during, the subdivision and development process to determine service requirements.

**3.6.5** The proposed concept to accommodate the flows generalized by future development in NW20-59-3-W5M is to provide direct drainage of stormwater flows into the unnamed creek in the eastern portion of the quarter section. In keeping with the dual drainage concept, minor flows can be conveyed to the creek via piped storm water systems and major flows will be directed overland as identified in the *Town of Barrhead Stormwater Management Study*, prepared by DCL Siemens, in June 1996.

**3.6.6** Utilities and drainage are further defined on Figure 6.0: Servicing.

### **3.7 Urban Fringe**

---

*The Beaverbrook Area Structure Plan area forms the western edge of the Town of Barrhead. The adjacent quarter sections to the west and south lie within the jurisdictional control of the County of Barrhead. This area has been designated as Urban Fringe in the Intermunicipal Development Plan to protect the long-term growth area of Barrhead and act as a buffer between any incompatible rural uses and urban development.*

*The Urban Fringe encompasses lands that may eventually be part of the Town of Barrhead. As such, the Plan shows schematic road alignments and land uses to ensure that the Beaverbrook area and future westward expansion of Barrhead can be accommodated and that appropriate rights-of-way are obtained within Beaverbrook to provide adequate access through the area.*

*The Town of Barrhead recognizes the jurisdictional control of the County of Barrhead over the lands outside the Town as shown in Figure 1.0. The generalized roadway*

## Town of Barrhead

*pattern for these lands has been provided for conceptual purposes only. The future land uses, transportation systems, servicing networks and open space requirements will require detailed planning at such time as a formal plan is prepared for the area.*

*A Country Residential proposals abutting the west south of the site is located within the Urban Fringe area. The Urban Fringe policies provide for limited subdivision of parcels that meet specific criteria. Any subdivision of existing lots should consider the Urban Fringe policies and be compatible with the Beaverbrook Area Structure Plan.*

- 3.7.1 The Town of Barrhead will encourage a pattern of development in Beaverbrook Estates that considers existing adjacent land uses and provides for logical extension of the Town into the Urban Fringe.
- 3.7.2 The developer shall enter into a development agreement including among other things transportation infrastructure improvements outside the Town boundary.
- 3.7.3 The Town will monitor subdivision and development proposals in the Urban Fringe to ensure compatibility with the future growth of the Town.

### **3.8 Naming**

---

*Names of streets, subdivisions and other features are the result of a co-operative effort between the developer, the community and the municipality. The following policies shall apply to the naming of features.*

- ~~3.7.13.8.1~~ 3.8.1 The larger name for the Plan Area shall be at the choice of the developer. Unless otherwise specified, the area shall continue to be known as "Beaverbrook Estates".
- 3.8.2 The numbers of roadways within the Plan area shall be consistent with the Town of Barrhead's numerical street and avenue convention.
- 3.8.3 House numbers shall be set and assigned by the Town of Barrhead.
- 3.8.4 The developer may consider the placement of neighbourhood identification signs within municipal rights-of-way where permitted by the Town of Barrhead.

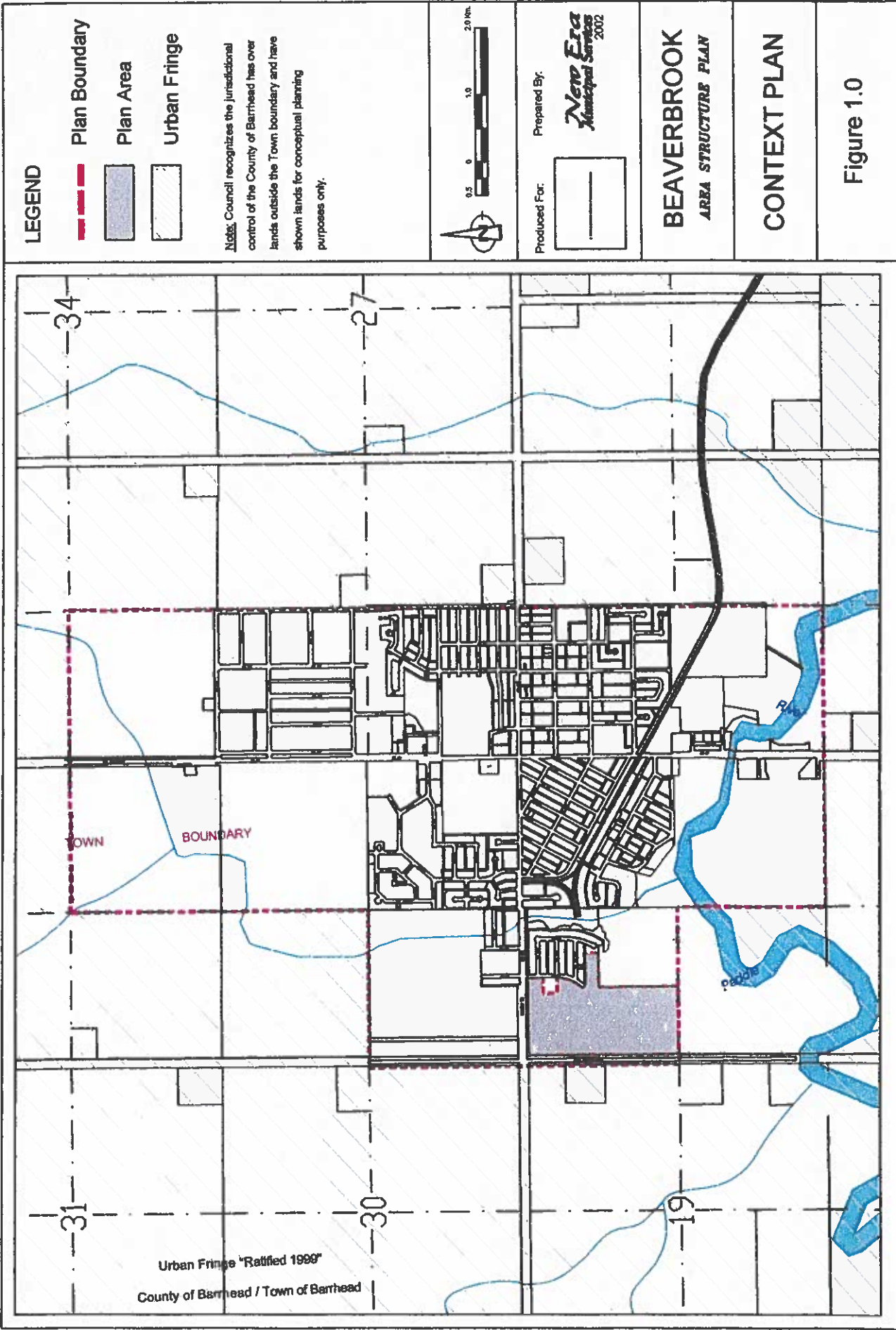


Figure 1.0



**LEGEND**

-  Plan Boundary
-  Town Boundary

Districts are as outlined in the Town of  
Barrhead 'Land Use Bylaw'.

-  R1 - Residential  
(Single Detached)
-  RER - Residential  
(Single Detached - Large Lot)
-  R4 - Residential  
(High Density)
-  P - Parks and  
Recreation
-  US - Urban Services

Note: District RER is proposed as a result of the  
creation of this document; it is not an actual  
district at the time this ASP was passed.  
(RER - Estate Residential)



Produced For:

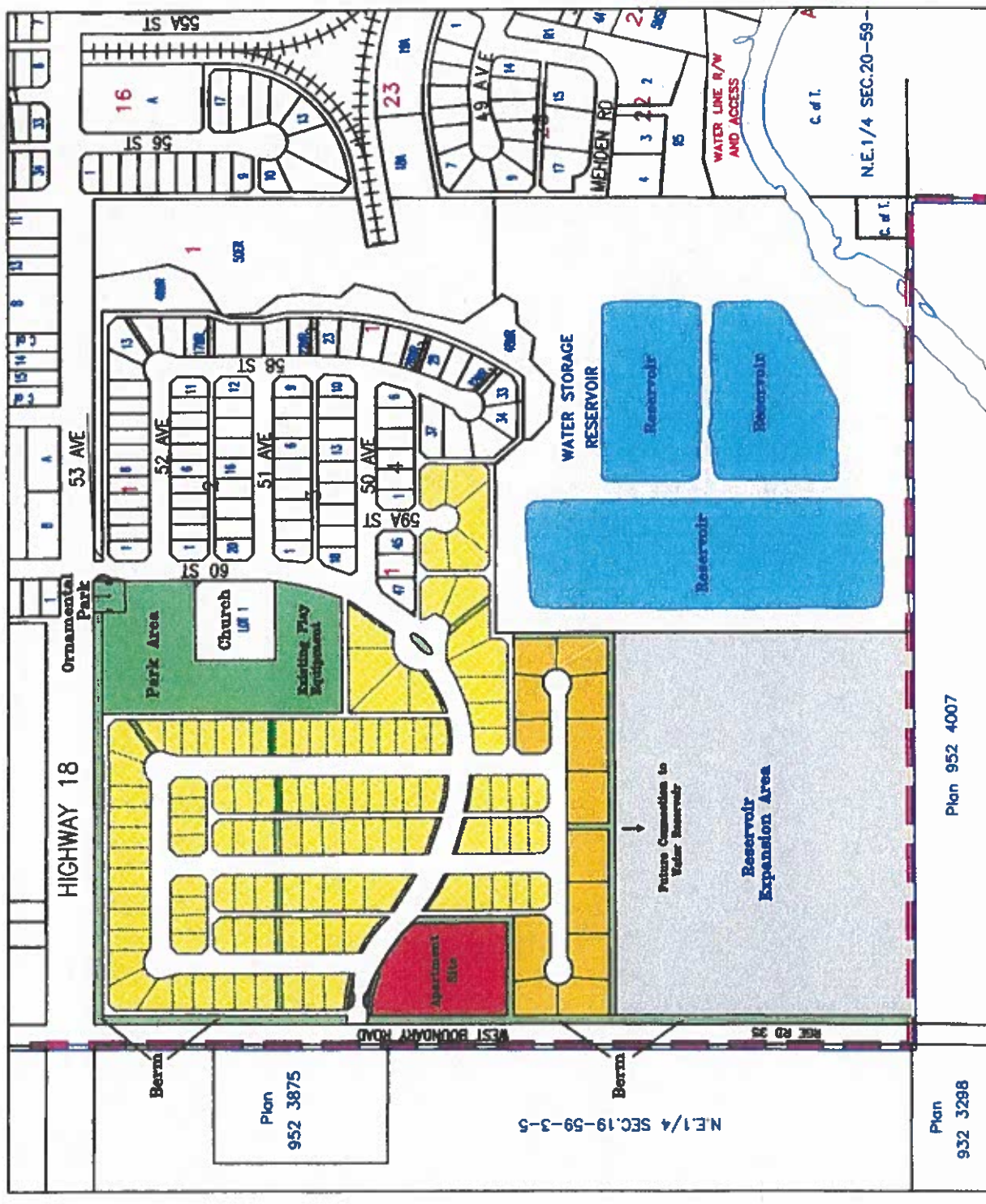


Prepared By:

**BEAVERBROOK  
AREA STRUCTURE PLAN**

**LAND USE  
CONCEPT**

**Figure 4.0**







Plan  
952 3875


N.E.1/4 SEC.19-59-3-5

Plan  
932 3298

Plan 952 4007

**LEGEND**

-  Plan Boundary
-  Town Boundary
-  Open Space
-  Pathway

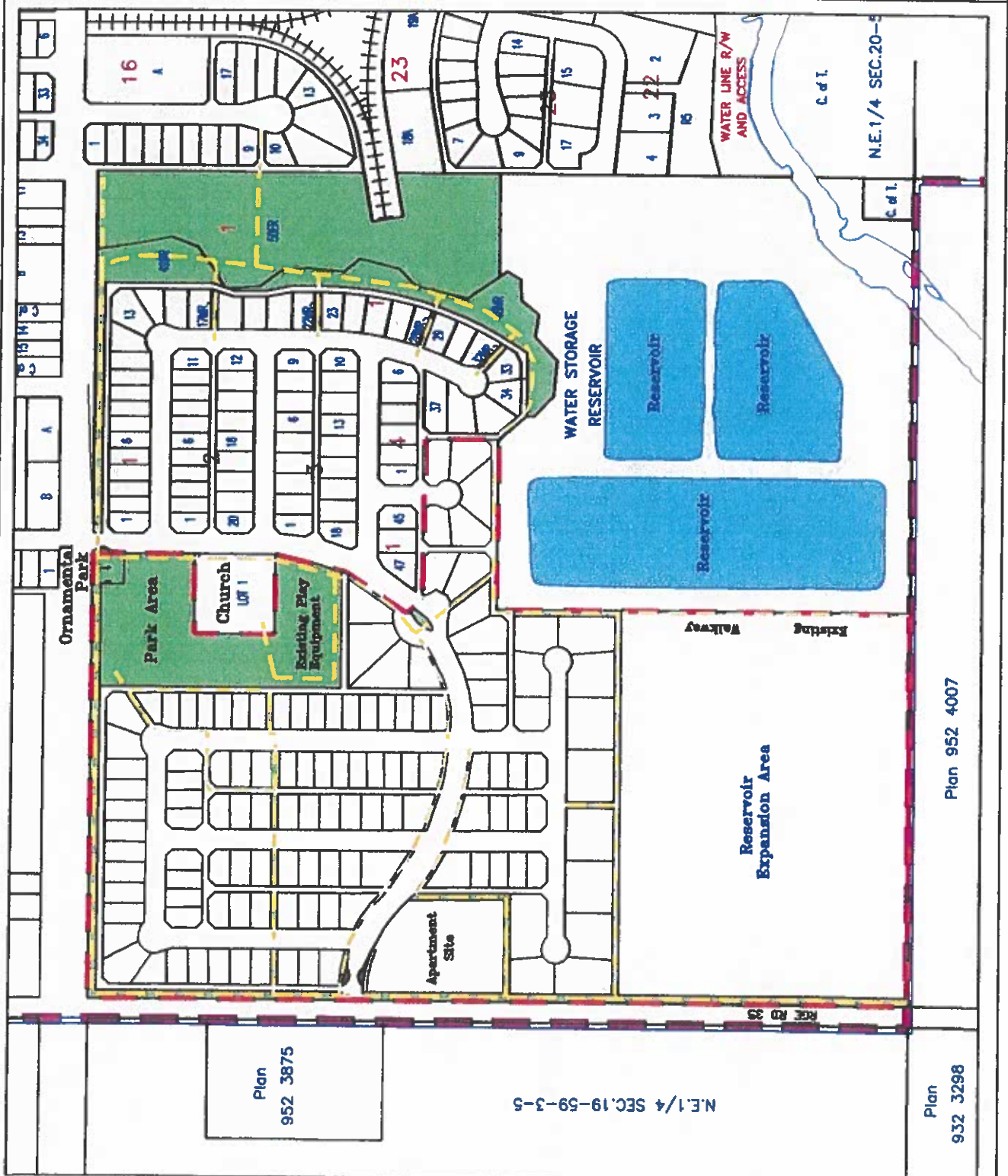
Produced For: 

Prepared By: *New Era Municipal Services* 2002

**BEAVERBROOK**  
AREA STRUCTURE PLAN






**OPEN SPACE**  
SYSTEM

**Figure 5.0**





**LEGEND**

-  Plan Boundary
-  Town Boundary
-  Highway
-  Local Arterial
-  Local

Note: Council will use traffic safety devices, such as neckdowns and center island narrowings, along the local arterial to reduce traffic speeds and increase pedestrian safety.



0.5 0 1.0 2.0 km

Produced For:

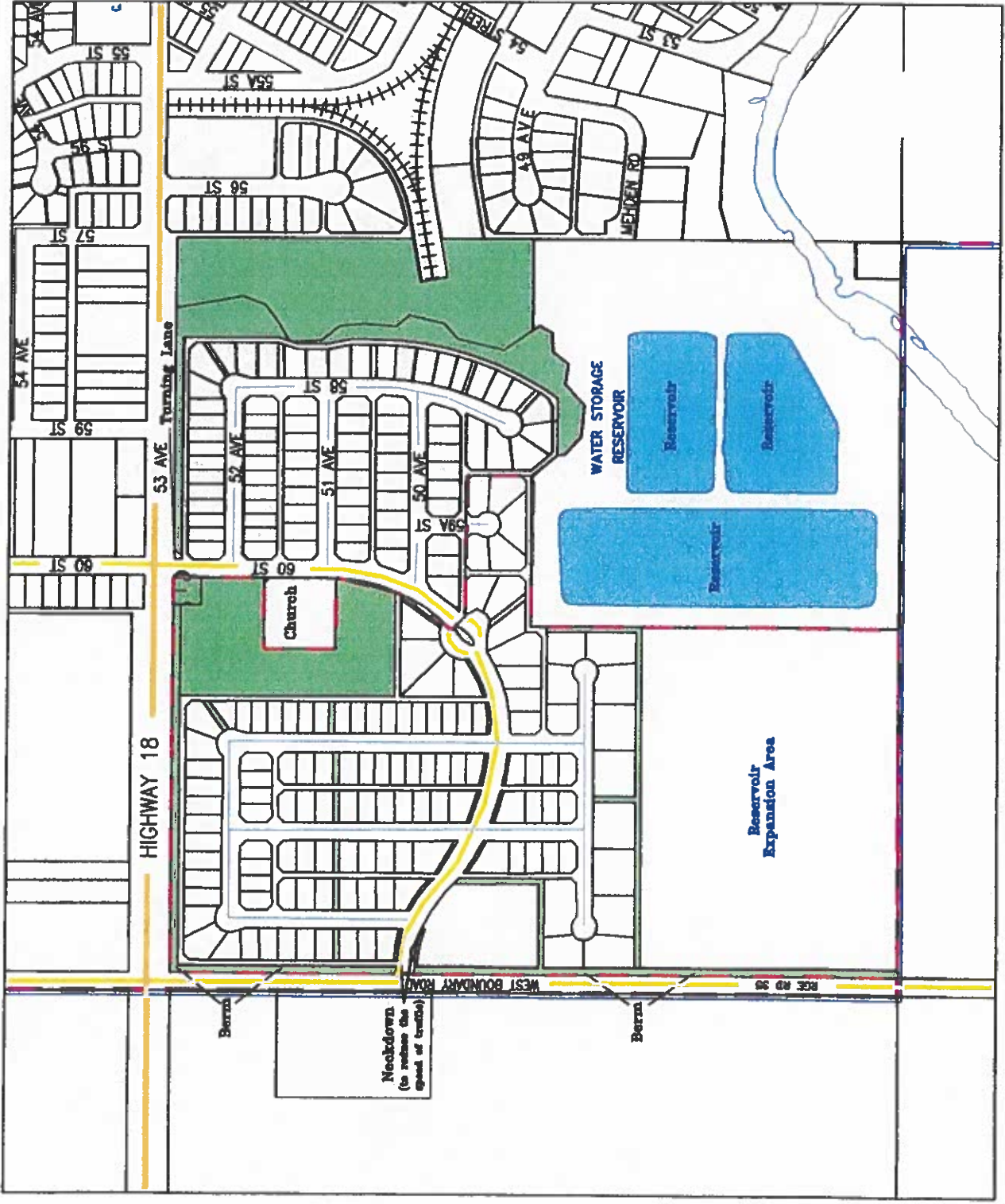
Prepared By:



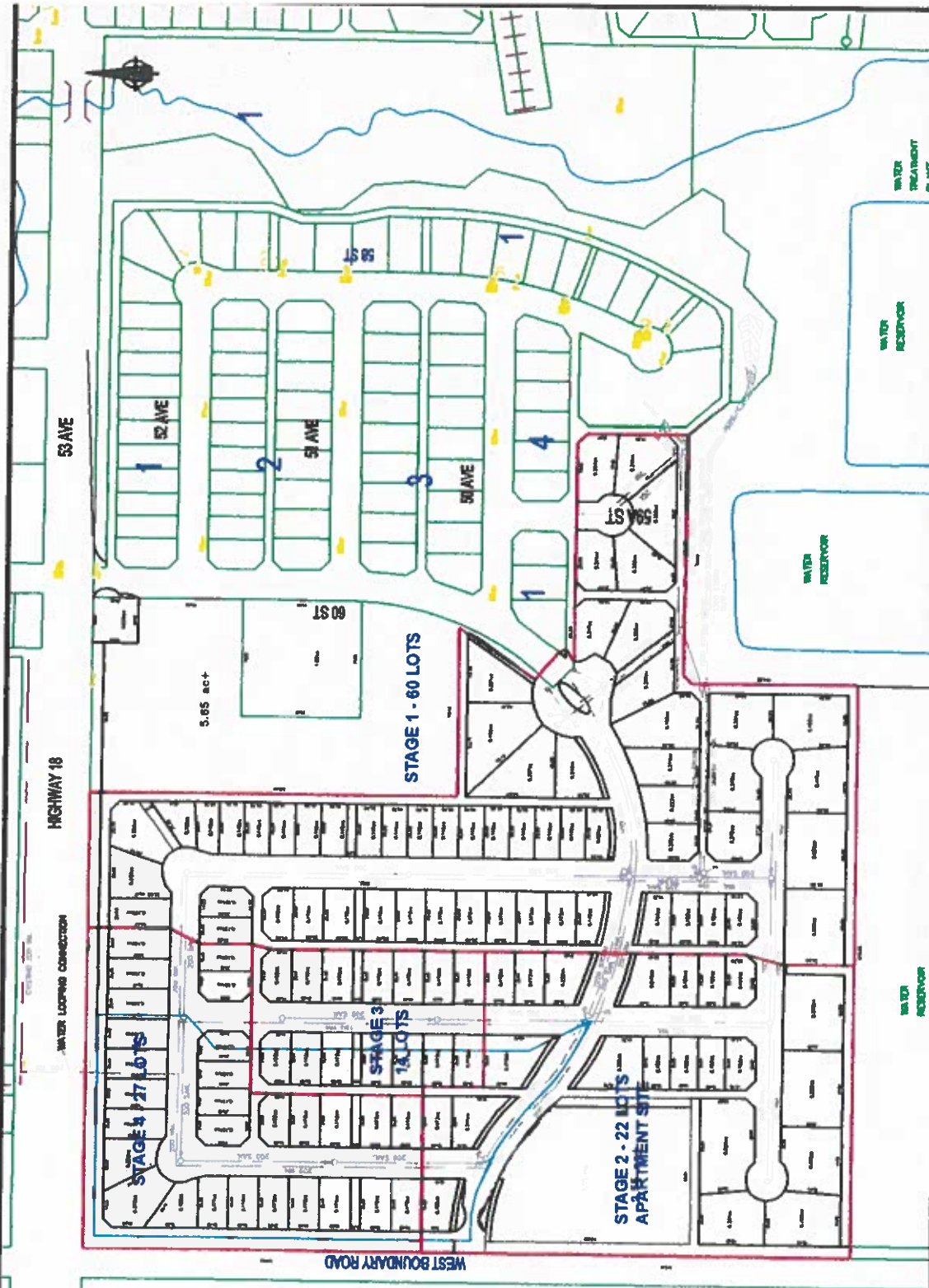
**BEAVERBROOK  
AREA STRUCTURE PLAN**

**TRANSPORTATION  
SYSTEM**

**Figure 6.0**







**STAGES**

STAGE 1 - 60 LOTS  
 STAGE 2 - 22 LOTS & APARTMENT SITE  
 STAGE 3 - 14 LOTS  
 STAGE 4 - 27 LOTS  
 TOTAL - 123 LOTS & APARTMENT SITE

<b>NOTES</b> APPROVED BY CITY OF SAUNDERSVILLE, GEORGIA, APRIL 21, 2002		<b>PROJECT No.</b> 37-0-1-79 <b>Drawn by</b> DFF <b>DATE</b> APR. 2002	
<b>SCALE</b> 1:2500 <b>DESIGNED BY</b> TAD <b>CHECKED BY</b> [blank]		<b>PROJECT No.</b> 37-0-1-79 <b>Drawn by</b> DFF <b>DATE</b> APR. 2002	
<b>DATE</b> 01/2000-LP1 <b>DESCRIPTION</b> PRELIMINARY <b>BY</b> [blank]		<b>PROJECT No.</b> 37-0-1-79 <b>Drawn by</b> DFF <b>DATE</b> APR. 2002	
<b>REVISIONS</b>		<b>PROJECT No.</b> 37-0-1-79 <b>Drawn by</b> DFF <b>DATE</b> APR. 2002	

**DCL SIEMENS**  
 DCL SIEMENS ENGINEERING LTD.  
 CIVIL & GEOTECHNICAL ENGINEERING  
 DEVELOPMENT CONSULTANTS • PLANNERS

**TOWN OF BARREHEAD**  
 BEAVERBROOK SUBDIVISION  
 PHASE II  
 STAGING AND SERVICING PLAN

**LEGEND**

- Plan Boundary
- Plan Area
- Urban Fringe

Note: Council recognizes the jurisdictional control of the County of Barrhead has over lands outside the Town boundary and have shown lands for conceptual planning purposes only.



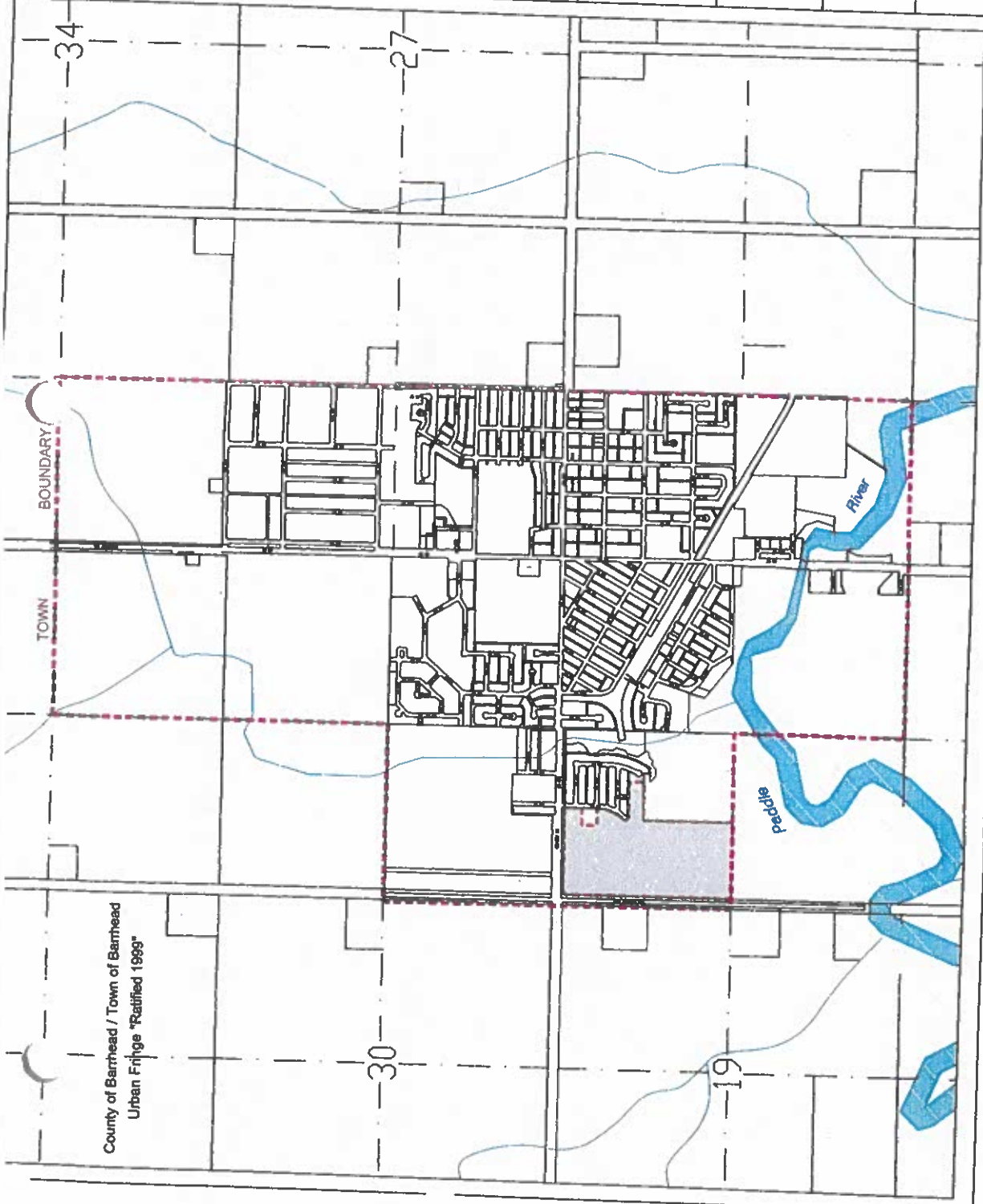
Produced For:



**BEAVERBROOK  
AREA STRUCTURE PLAN**



**CONTEXT PLAN**

**Figure 1.0**



County of Barrhead / Town of Barrhead  
Urban Fringe "Ratified 1999"

**LEGEND**

-  Plan Boundary
-  Town Boundary

? Vegetation

? Contours



Produced For:

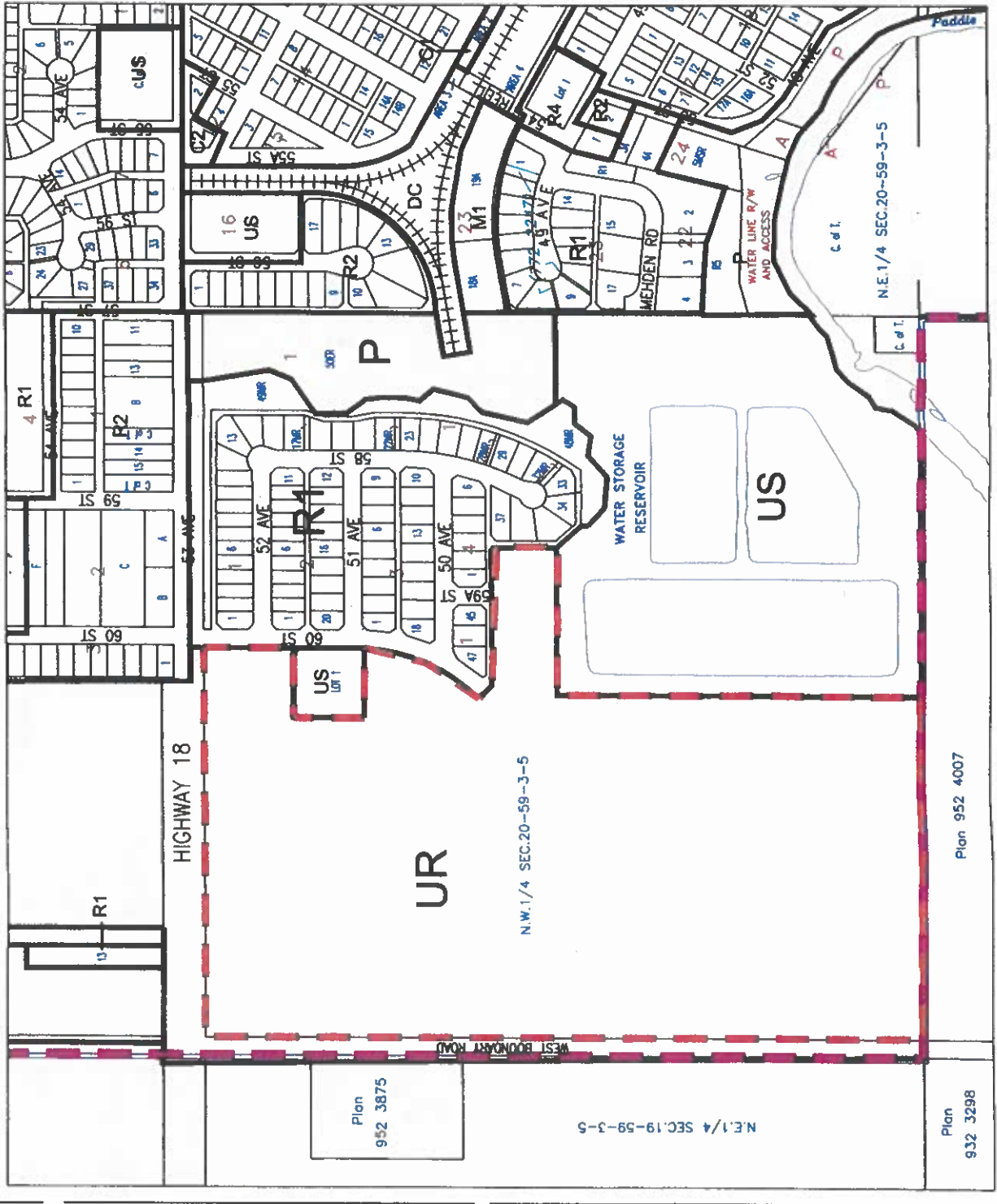
Prepared By:



**BEAVERBROOK**  
AREA STRUCTURE PLAN

EXISTING LAND USE  
AND DEVELOPMENT  
CONSTRAINTS

Figure 2.0



Plan  
952 3875

N.E. 1/4 SEC. 19-59-3-5

Plan  
932 3298

Plan 952 4007



**LEGEND**

-  Plan Boundary
-  Town Boundary
- Residential Development  
29.2 acres
- Roadways  
13.3 acres
- Reservoir Expansion  
26.6 acres
- Reserve / Open Space  
10.1 acres



Produced For:



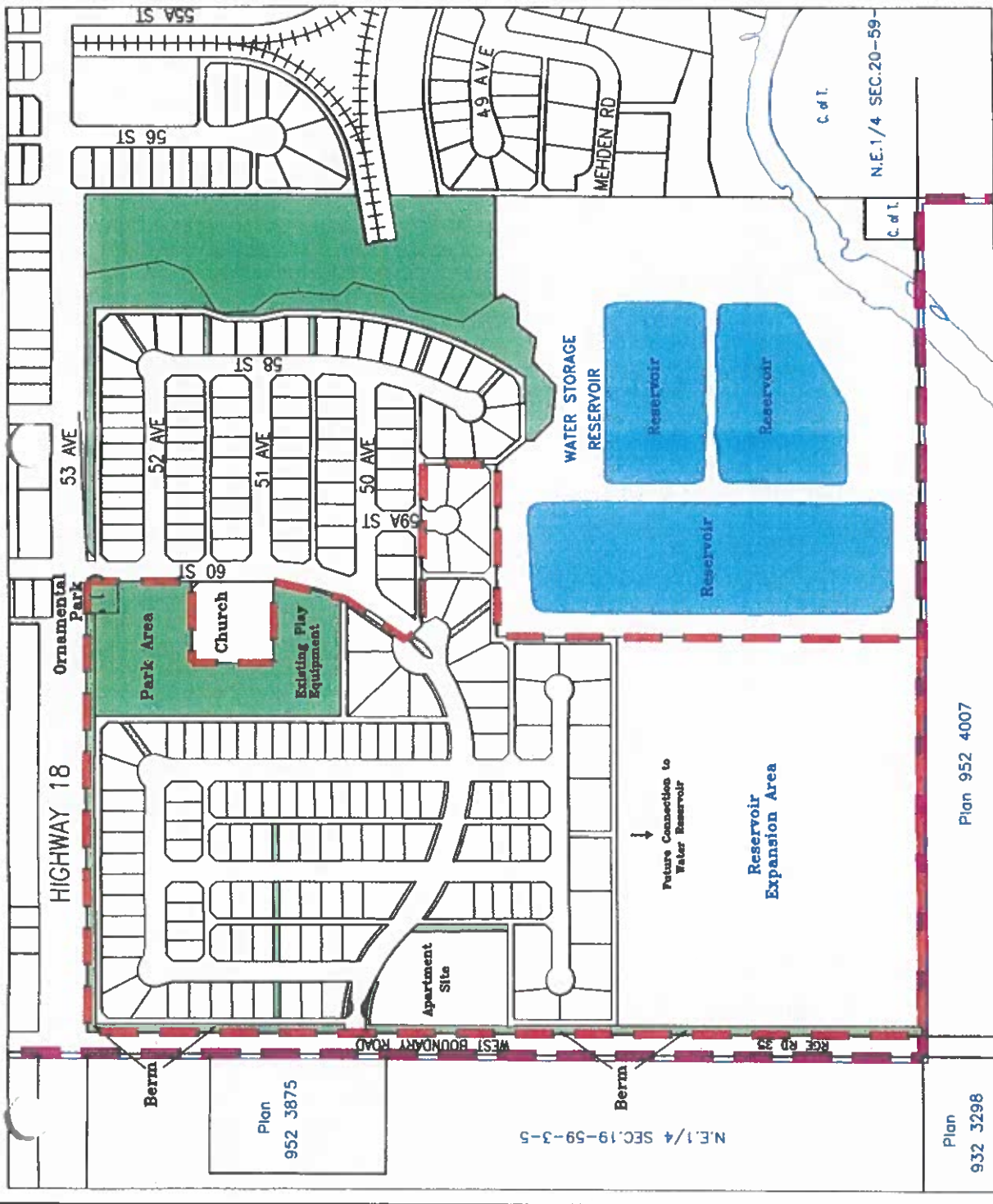
Prepared By:

*New Era*  
Municipal Services  
2003


**BEAVERBROOK  
AREA STRUCTURE PLAN**

**DEVELOPMENT  
CONCEPT**






**Figure 3.0**



**LEGEND**


-  Plan Boundary
-  Town Boundary

Districts are as outlined in the Town of Barrehead 'Land Use Bylaw'.

-  R1 - Residential (Single Detached)
-  RER - Residential (Single Detached - Large Lot)
-  R4 - Residential (High Density)
-  P - Parks and Recreation
-  US - Urban Services

Note: District RER is proposed as a result of the creation of this document. It is not an actual district at the time this ASP was passed. (RER - Estate Residential)



Produced For: 

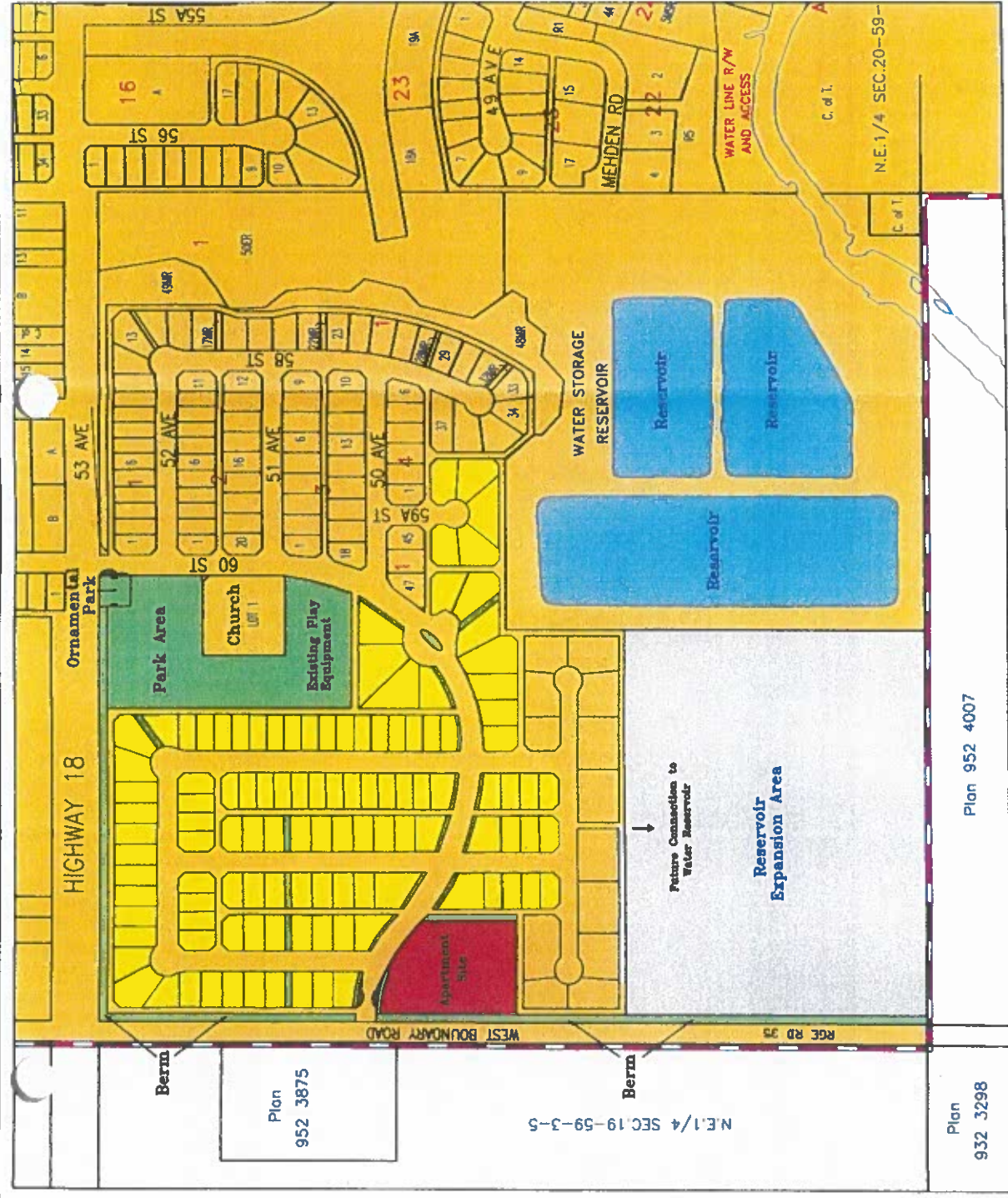
Prepared By:



**BEAVERBROOK  
AREA STRUCTURE PLAN**




**LAND USE  
CONCEPT**

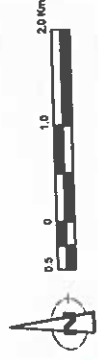
**Figure 4.0**






**LEGEND**

-  Town Boundary
-  Open Space
-  Pathway

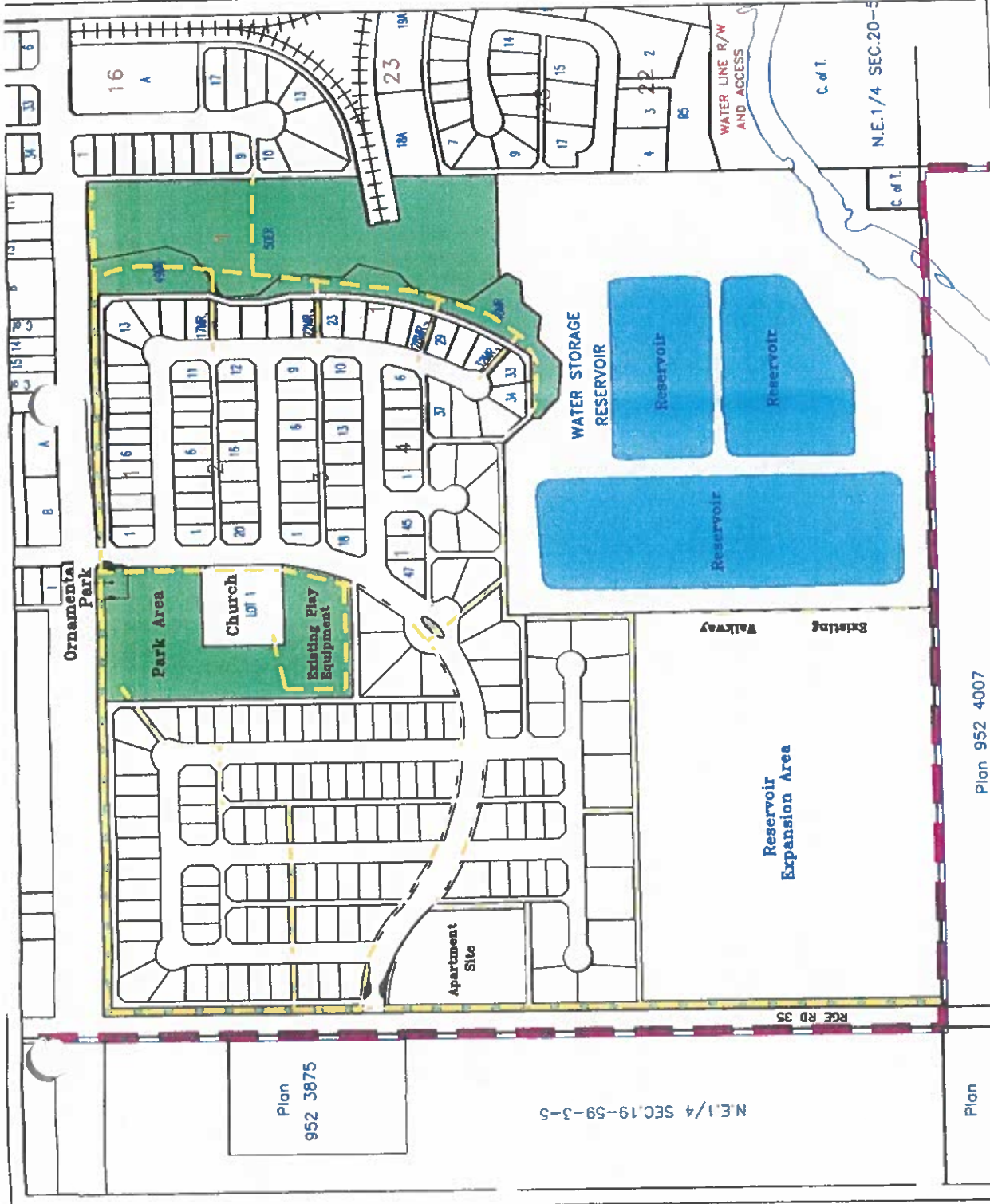


Produced For: 

**BEAVERBROOK  
AREA STRUCTURE PLAN**

**OPEN SPACE  
SYSTEM**

**Figure 5.0**



Plan  
952 3875

N.E.1/4 SEC.19-59-3-5

Plan  
932 3298

Plan 952 4007

**LEGEND**

Town Boundary

Highway

Local Arterial

Local

Note: Council will use traffic safety devices, such as neckdowns and center island narrowings, along the local arterial to reduce traffic speeds and increase pedestrian safety.



Produced For:



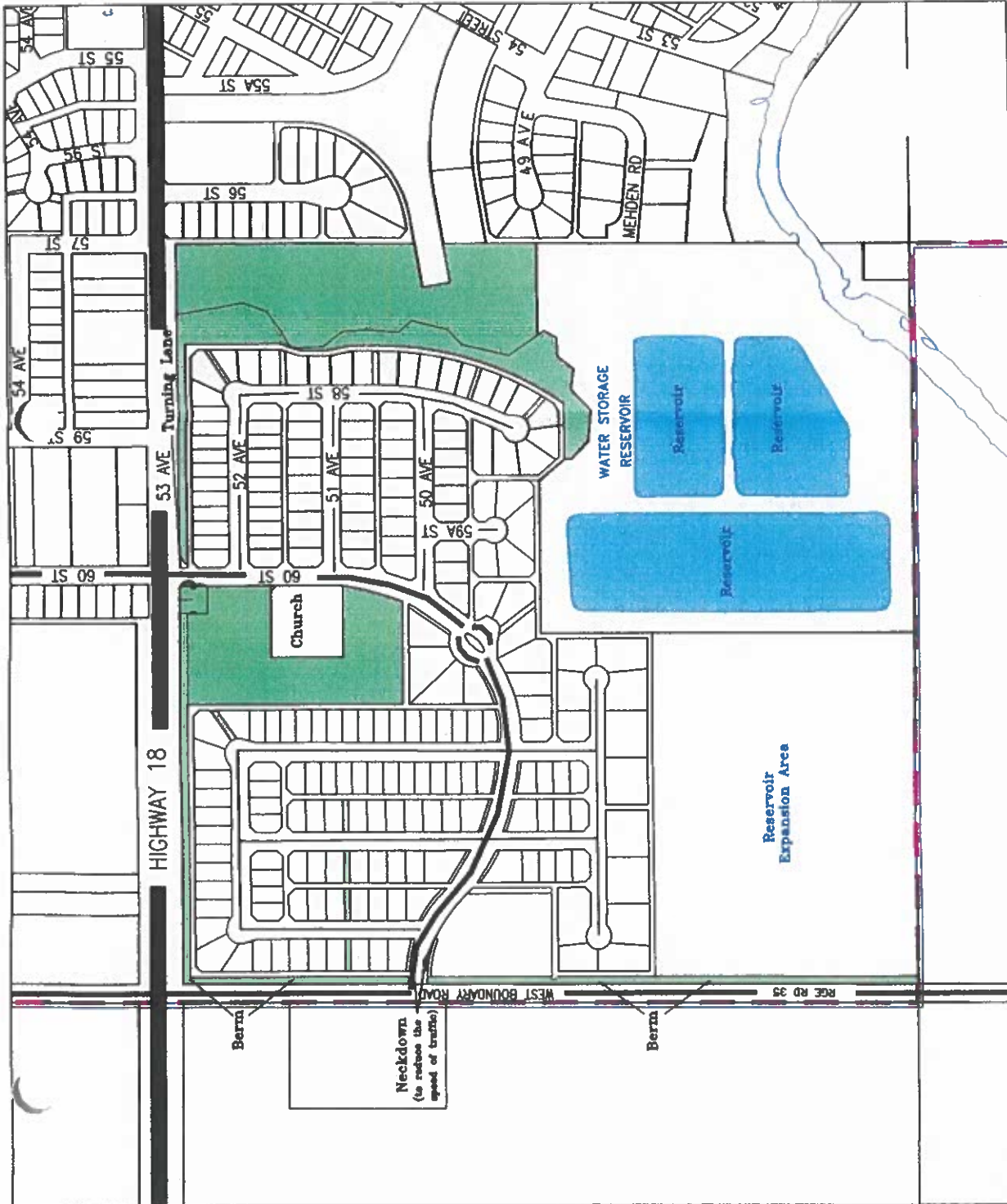
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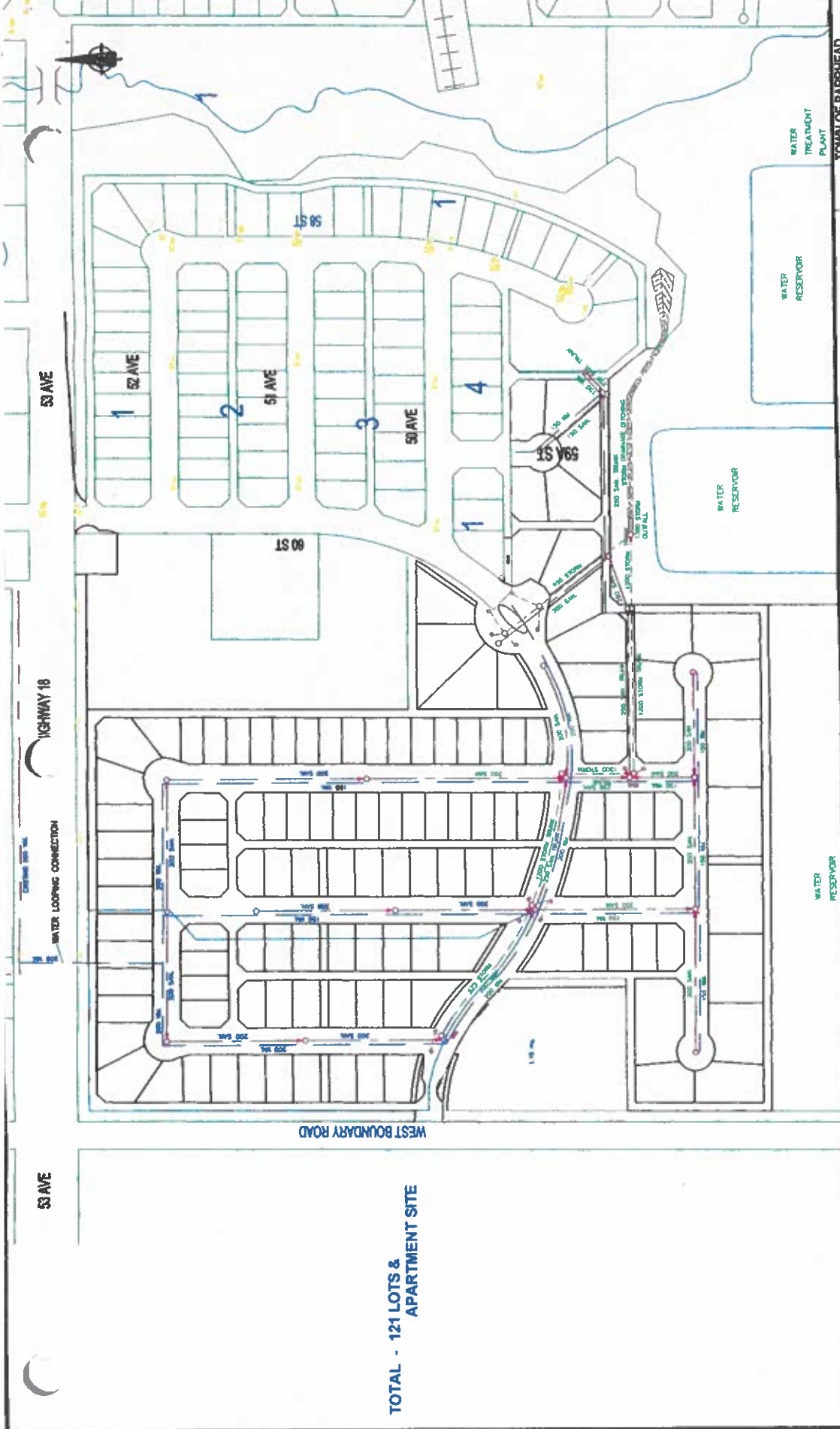
*New Era*  
Municipal Services  
2003

**BEAVERBROOK  
AREA STRUCTURE PLAN**

**TRANSPORTATION  
SYSTEM**

Figure 6.0





TOTAL - 121 LOTS & APARTMENT SITE

<p>NOTES</p> <p>MADE BY NEW ENA MUNICIPAL SERVICES AUGUST 21, 2002</p>		<p>SCALE 1:2500</p>		<p>PROJECT NO. 37-01-79</p>		<p>PROJECT NAME</p> <p>TOWN OF BARRHEAD</p>	
<p>DATE 01/2000-1-01</p>		<p>DESIGNED BY TAD</p>		<p>DRAWN BY DFF</p>		<p>BEAVERBROOK SUBDIVISION PHASE II</p>	
<p>DESCRIPTION PRELIMINARY</p>		<p>CHECKED BY</p>		<p>DATE APR., 2002</p>		<p>STAGING AND SERVICES PLAN</p>	
<p>REVISIONS</p>		<p>BY</p>		<p>DATE</p>		<p>SHEET OF</p>	
<p>DRAWN BY</p>		<p>CHECKED BY</p>		<p>DATE</p>		<p>NO. IN</p>	
<p>DATE</p>		<p>BY</p>		<p>DATE</p>		<p>P-0</p>	

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 DEVELOPMENT CONSULTANTS - PLANNERS



# REQUEST FOR DECISION

**To:** Town Council

**From:** Edward LeBlanc, CAO

**cc:** File

**Date:** October 8, 2024

**Re:** Bylaw 05-2024 – amending Land Use Bylaw 04-2015

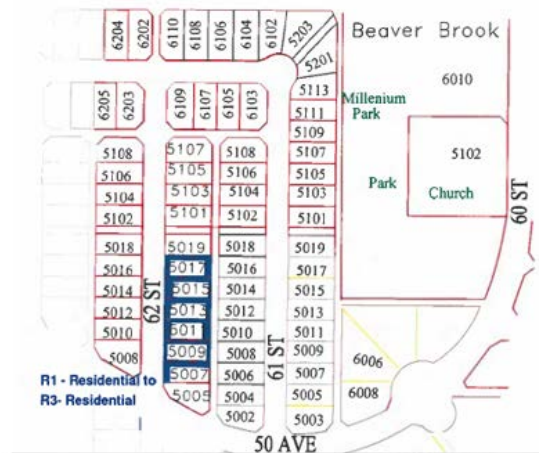
## 1.0 Purpose:

For Council to consider passing second and third readings to draft Bylaw 05-2024 – amending The Town’s Land Use Bylaw 04-2015.

## 2.0 Background and Discussion:

The purpose of Bylaw 05-2024 is to re-district six residential lots from R1 – Residential District to R3 – Residential Medium Density District.

The proposed six residential lots are showed below:



During the July 9, 2024 Council Meeting, Council passed first reading to Bylaw 05-2024.

The required statutory Public Hearing was held during the August 13, 2024 Council Meeting.

The amendment to the Land Use Bylaw must be consistent with the Beaverbrook Area Structure Plan, so in order to pass second and third reading to Bylaw 05-2024, the amending Area Structure Plan should be endorsed first.

### **3.0 Alternatives:**

- 3.1 Council pass second and third readings to draft Bylaw 05-2024 – amending the Town’s Land Use Bylaw 04-2015, as presented.
- 3.2 Council instructs Administration to revise draft Bylaw 05-2024 – amending The Town’s Land Use Bylaw 04-2015, as directed and pass second and third readings.
- 3.3 Council tables proposed Bylaw 05-2024 – amending The Town’s Land Use Bylaw 04-2015 and instructs Administration to provide further information and bring it back at the next scheduled Council Meeting.

### **4.0 Financial Implications:**

Not applicable

### **5.0 Interdepartmental Implications:**

Not applicable.

### **6.0 Senior Government Implications:**

Not applicable.

### **7.0 Political/Public Implications:**

The required statutory Public Hearing was held on August 13, 2024 to which the public had the opportunity to either support or voice their opposition to the pending amendment to the Town’s Land Use Bylaw.

### **8.0 Attachments:**

- 8.1 Draft Land Use Bylaw amendment 05-2024.
- 8.2 R1 Residential District, currently found in the Town’s Land Use Bylaw 04-2015
- 8.3 R3 – Residential District, currently found in the Town’s Land Use Bylaw 04-2015.

### **9.0 Recommendations**

None, the discussion during the October 8, 2024 Public Hearing for the proposed amendment to the Beaverbrook Area Structure Plan will provide Council with some feedback and potential direction.

(Original signed by the CAO)

Edward LeBlanc

CAO

**BYLAW 05-2024**  
**LAND USE AMENDMENT BYLAW**

A BYLAW OF THE TOWN OF BARRHEAD IN THE PROVINCE OF ALBERTA, TO AMEND BYLAW 04-2015, THE LAND USE BYLAW

WHEREAS, Council considers it desirable, expedient and in the best interest of the Town of Barrhead to amend Bylaw 04-2015, the Land Use By-Law.

NOW THEREFORE the Municipal Council of the Town of Barrhead in an open meeting hereby enacts as follows:

1. That Bylaw 04-2015 be amended to indicate that Lots 24-29, Block 7, Plan 082 4627 be redistricted from R1- Residential to R3- Residential Medium Density.
2. That this Bylaw once passed and signed shall form part of By-Law 04-2015, the Land-Use Bylaw.
3. That this Bylaw shall take effect on the day of the final passing thereof.

Read a first time this   9   day of   July  , 2024.

TOWN OF BARRHEAD

\_\_\_\_\_  
Mayor, Dave McKenzie

\_\_\_\_\_  
Edward LeBlanc, CAO

Read a second time this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

TOWN OF BARRHEAD

\_\_\_\_\_  
Mayor, Dave McKenzie

\_\_\_\_\_  
Edward LeBlanc, CAO

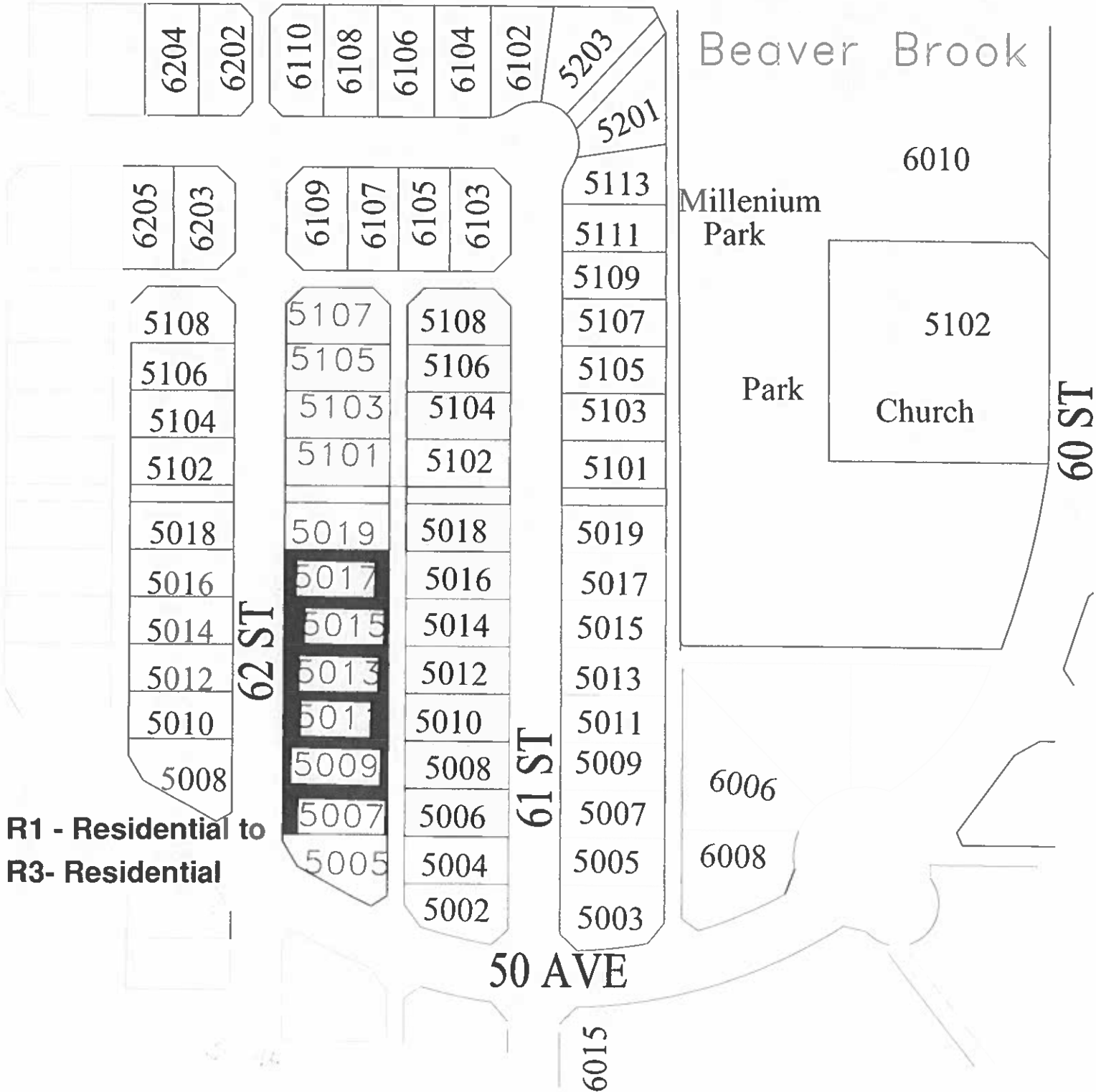
Read a third time this \_\_\_\_\_ day of \_\_\_\_\_, 2024 and passed.

TOWN OF BARRHEAD

\_\_\_\_\_  
Mayor, Dave McKenzie

\_\_\_\_\_  
Edward LeBlanc, CAO

# SCHEDULE "A"





## SECTION 1 R1 - RESIDENTIAL

### GENERAL PURPOSE



The general purpose of this District is to provide a neighbourhood that is intended to be exclusively for single detached homes. Secondary uses are limited to those that will not detract from the primary purpose of this District.

USES	CLASS *	USE SPECIFIC REGULATION **
ACCESSORY BUILDING	P	
ACCESSORY USE	P	
BED AND BREAKFAST	D	SECTION 5: BED AND BREAKFAST
CHILD CARE SERVICE	D	SECTION 8: CHILD CARE SERVICES
DWELLING (SINGLE DETACHED)	P	SECTION 23: RESIDENTIAL
HOME BASED BUSINESS	D	SECTION 13: HOME BASED BUSINESS
PLACE OF WORSHIP	D	SECTION 20: PLACES OF WORSHIP
PUBLIC USE	D	
PUBLIC UTILITY	P	
QUASI-PUBLIC USE	D	
SHOW HOME & SALES OFFICE	D	
SWIM POOLS OR HOT TUBS	P	SECTION 21: SWIM POOLS & HOT TUBS

\*"P" denotes a Permitted Use while "D" denotes a Discretionary Use

\*\*Special Regulations are provided in Part VIII of this Bylaw.

YARD REGULATIONS	MINIMUM REQUIREMENTS
Yard (Minimum)	
Front	6.0 metres (19.7 ft.)
Side	1.5 metres (4.9 ft.)
Rear	7.5 metres (24.6 ft.)
Flanking	3.0 metres (9.8 ft.)



<b>PARCEL REGULATIONS</b>		<b>MINIMUM REQUIREMENTS</b>	
Parcel Size (Minimum)		534 m <sup>2</sup> (5,748 ft <sup>2</sup> )	
Depth		35.58 m (120 ft)	
Width			
	Laned (Internal)	16.76 m (55 ft)	
	Laned (Corner)	18.29 m (60 ft)	
	Laneless (Internal)	16.76 m (55 ft)	
	Laneless (Corner)	18.29 m (60 ft)	
	Pie/Irregular Shape	Measured minimum front yard setback	
Building Height (Maximum)		9.14 m (30 ft)	
Minimum Floor Area <sup>***</sup>			
	single storey	120.77 m <sup>2</sup> (1,300 ft <sup>2</sup> )	
	1.5-storey	139.35 m <sup>2</sup> (1,500 ft <sup>2</sup> )	
	1.5 storey - lower floor	97.55 m <sup>2</sup> (1,050 ft <sup>2</sup> )	
	2.0-storey	139.35 m <sup>2</sup> (1,500 ft <sup>2</sup> )	
	2.0 storey - lower floor	92.9 m <sup>2</sup> (1,000 ft <sup>2</sup> )	
Parcel Coverage (Maximum)		40%	

\*\*\* Minimum floor areas does not include attached garages, decks or other outdoor amenity spaces.

<b>COMMON APPLICABLE REGULATIONS (PART VII)</b>	
SECTION 1: ACCESSORY BUILDINGS	SECTION 18: LANEWAY ACCESS
SECTION 2: AMENITY AREAS	SECTION 22: OUTSIDE STORAGE / DISPLAY
SECTION 4: BUILDING HEIGHT	SECTION 24: PRINCIPAL BUILDINGS OR USE
SECTION 10: DWELLING UNITS ON A PARCEL	SECTION 25: PROJECTIONS INTO YARDS
SECTION 14: FENCING AND SCREENING	SECTION 27: RELOCATION OF BUILDINGS
SECTION 17: LANDSCAPING	

### OTHER REQUIREMENTS

All land uses approved under this Land Use District must comply with all other applicable provisions of this Bylaw, including, but not limited to: Part VII: General Regulations, Part VIII: Use Specific Regulations, Part IX: Parking Requirements and Part X: Signage Requirements.



## SECTION 5 R3 - RESIDENTIAL

### GENERAL PURPOSE



The general purpose of this District is to provide for a variety of medium to high density housing options, and those uses which are compatible with the character of the residential neighbourhood.

Part IX: Parking Requirements and Part X: Signage Requirements.

USES	CLASS *	USE SPECIFIC REGULATION **
ACCESSORY BUILDING	P	
ACCESSORY USE	P	
BED AND BREAKFAST	D	SECTION 5: BED AND BREAKFAST
CHILD CARE FACILITY	D	SECTION 8: CHILD CARE SERVICES
DWELLING (DUPLEX)	P	SECTION 18: MULTI-UNIT RESIDENTIAL
DWELLING (FOUR-PLEX)	P	SECTION 18: MULTI-UNIT RESIDENTIAL
DWELLING (ROW HOUSING)	P	SECTION 18: MULTI-UNIT RESIDENTIAL
DWELLING (SINGLE DETACHED)	D	SECTION 23: RESIDENTIAL
DWELLING (TRI-PLEX)	P	SECTION 18: MULTI-UNIT RESIDENTIAL
GARAGE SUITE	D	SECTION 25: SECONDARY/GARAGE SUITES
GROUP HOME	D	SECTION 12: GROUP HOME FACILITIES
HOME BASED BUSINESS	D	SECTION 13: HOME BASED BUSINESS
PLACE OF WORSHIP	D	SECTION 20: PLACES OF WORSHIP
PUBLIC USE	D	
PUBLIC UTILITY	P	
QUASI-PUBLIC USE	D	
SECONDARY SUITES	D	SECTION 25: SECONDARY/GARAGE SUITES
SHOW HOME & SALES OFFICE	D	





**SWIM POOLS OR HOT TUBS P SECTION 21: SWIM POOLS & HOT TUBS**

\*"P" denotes a Permitted Use while "D" denotes a Discretionary Use  
 \*\*Special Regulations are provided in Part VIII of this Bylaw.

<b>YARD REGULATIONS</b>	<b>MINIMUM REQUIREMENTS</b>
<b>Yard (Minimum)</b>	
Front	6.1 metres (20.0 ft.)
Side	1.5 metres (4.9 ft.)
Rear	7.5 metres (24.6 ft.)
Flanking	3.0 metres (9.8 ft.)
<b>DISTRICT REGULATIONS</b>	<b>MINIMUM REQUIREMENTS</b>
Parcel Area	780.4 m <sup>2</sup> (8,400 ft <sup>2</sup> )
<b>Parcel Dimensions:</b>	
Depth	36.58 m (120 ft)
Width	
Internal Lot	21.3 m (70 ft)
Corner Lot	27.4 m (90 ft)
Building Height	9.14 m (30 ft)
Dwelling Density	59 units/hectare (24/acre)
Parcel Coverage	40%

\*\*\* Minimum floor areas does not include attached garages, decks or other outdoor amenity spaces.

<b>COMMON APPLICABLE REGULATIONS (PART VII)</b>	
SECTION 1: ACCESSORY BUILDINGS	SECTION 18: LANEWAY ACCESS
SECTION 2: AMENITY AREAS	SECTION 22: OUTSIDE STORAGE / DISPLAY
SECTION 4: BUILDING HEIGHT	SECTION 24: PRINCIPAL BUILDINGS OR USE
SECTION 10: DWELLING UNITS ON A PARCEL	SECTION 25: PROJECTIONS INTO YARDS
SECTION 14: FENCING AND SCREENING	SECTION 27: RELOCATION OF BUILDINGS
SECTION 17: LANDSCAPING	SECTION 18: MULTI-UNIT RESIDENTIAL



*Barrhead...A Quality Community...With A Quality Lifestyle*

---

## **REQUIREMENTS**

All land uses approved under this Land Use District must comply with all other applicable provisions of this Bylaw, including, but not limited to: Part VII: General Regulations, Part VIII: Use Specific Regulations, Part IX: Parking Requirements and Part X: Signage Requirements.

# REQUEST FOR DECISION

---

**To:** Town Council

**From:** Administration

**cc:** File

**Date:** October 8, 2024

**Re:** Correspondence Items

---

**Item (a)** Letter dated September 24, 2024 from Amanda Lambert, from the Barrhead Pumpkin Walk Committee, regarding a donation from Town Council.

**Administration's comments:**

As the financial request of \$1,500.00 is specifically noted in the 2024 Operating Budget, the funds have already been disbursed to the Committee on September 27, 2024.

**Recommendation:**

Letter dated September 24, 2024, from Amanda Lambert, from the Barrhead Pumpkin Walk Committee anticipating to receive the same donation as last year from Town Council, be received as information.

**Item (b)** Letter dated October 2, 2024 from Ric McIver, Minister of Municipal Affairs, regarding the concern about the federal carbon tax impact on municipalities.

**Recommendation:**

Letter dated October 2, 2024 from Ric McIver, Minister of Municipal Affairs, regarding the concern about the federal carbon tax impact on municipalities, be received as information.

(Original signed by the CAO)  
Edward LeBlanc  
CAO

Mayor & Council,

Re: Barrhead Community Pumpkin Walk

Sept 24th, 2024

In our request to use the sports lands, I would like to start by saying; Our plan for this year's Pumpkin Walk, as well as future Pumpkin walks, will revert to our original guidelines, with a few new changes every year.

In addition, as a community event, we ask that Parks & Rec again set out garbage cans, porta-potties and fire pits for the event.

Unfortunately, as is the case with most everything, our insurance costs increased last year from the \$1380 we paid from 2018 to 2022, to a staggering \$2100.00 last year. The Barrhead Pumpkin Walk Committee is hopeful that we can again receive the same \$1500 donation as last year, which will help cover a portion of the insurance for the event. This donation is appreciated tremendously; and truly makes it easier for us to proceed.

Thank you,

Amanda Lambert

Chair

The Barrhead Pumpkin Walk Committee



ALBERTA

MUNICIPAL AFFAIRS

*Office of the Minister  
MLA, Calgary-Hays*

AR116752

October 2, 2024

Dear Chief Elected Officials:

The Government of Alberta is increasingly concerned about the federal carbon tax's impact on municipalities. For the provincial government to better understand the pressures municipalities are facing and advocate to the federal government on your behalf, we are requesting that all Alberta municipalities share data relating to the impact of the carbon tax on your operations, both directly and indirectly.

I am inviting you to share your municipality's feedback through this online survey, <https://extranet.gov.ab.ca/opinio6/s?s=64826>, which will be open until 4:00pm on October 9, 2024.

If you have any questions regarding the survey, I encourage you to connect with us at [ma.engagement@gov.ab.ca](mailto:ma.engagement@gov.ab.ca).

I look forward to hearing your perspectives on this important issue.

Sincerely,

Ric McIver  
Minister of Municipal Affairs

cc: Chief Administrative Officers