



**PUBLIC HEARING MEETING AGENDA  
CARSTAIRS MUNICIPAL OFFICE  
MONDAY, MARCH 11, 2024, 6:30 P.M.**

Page

**1. CALL TO ORDER**

**2. ATTENDEES**

**3. PURPOSE**

2 - 31

- a) The purpose of this Public Hearing is to receive and consider; to amend Land Use By-law No 2007 by providing a Land Use Re-designation to rezone 0.54 hectares (1.34 acres) of land from R1 (Low Density Residential – Single Detached District) to R2 (Low Density Residential – Two Dwelling District), located in Lots 13 – 22, Block 7, Plan 141 3119



**4. DELEGATIONS**

**5. GENERAL DISCUSSION**

**6. ADJOURNMENT**

BYLAW No. 2049

A BYLAW OF THE TOWN OF CARSTAIRS to amend Land Use Bylaw 2007.

WHEREAS, Council of the Town of Carstairs wishes to amend Land Use By-law No 2007 by providing a Land Use Re-designation to rezone 0.54 hectares (1.34 acres) of land from R1 (Low Density Residential – Single Detached District) to R2 (Low Density Residential – Two Dwelling District), located in Lots 13 – 22, Block 7, Plan 141 3119, located as listed below on Schedule A;

AND WHEREAS, the requirements of the *Municipal Government Act* Revised Statutes of Alberta 2000, Chapter M-26 regarding the advertising of this Bylaw have been complied with;

AND WHEREAS, copies of this Bylaw and related documents were made available for inspection by the public at the Town office as required by the *Municipal Government Act* Revised Statutes of Alberta 2000, Chapter M-26;

NOW THEREFORE, Council of the Town of Carstairs duly assembled and pursuant to the *Municipal Government Act* Revised Statutes of Alberta 2000, Chapter M-26 enacts as follows:

Schedule “A”

Map 1 of the Land Use District Map would be amended to include Lots 13 - 22 Block 7, Plan 141 3119, consisting of 0.54 hectares (1.34 acres) and shall be re-designated from R1 (Low Density Residential – Single Detached District) to R2 (Low Density Residential – Two Dwelling District).  
As shown on the attached map identified as “Schedule A”.

READ A FIRST TIME THIS 8<sup>TH</sup> DAY OF JANUARY, A.D, 2024

READ A SECOND TIME THIS XX<sup>th</sup> DAY OF XXXXX, A.D., XXXX

READ A THIRD AND FINAL TIME THIS XX DAY OF XXXXX A.D., XXXX

Lance Colby, Mayor

Rick Blair, CAO

SCHEDULE "A"





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4015 7 Street SE, Calgary AB T2G 2Y9, T: 403.254.0544 F: 403.254.9186

**March 6, 2024**

**Our Reference:** 27752

**Client:** Town of Carstairs

**Attention:** Rick Blair, Chief Administrative Officer

**Reference:** LUR-23-04 – Carstairs Links LUR Report

## 1.0 Subdivision Application Details

**Legal Description:** NE ¼ Sec. 17 Twn. 30 Range. 1, W5M  
Lot 13-22 Block 7 Plan 1413119

**Location:** Carstairs, AB

**Applicant(s):** Eins Development Consulting Ltd.

**Landowner(s):** 1327300 Alberta Ltd.

**Current Land Use:** Low Density Residential – Single Detached District (R1)

**Proposed Land Use:** Low Density Residential – Two Dwelling District (R2)

**Gross Area:** 0.54 ha (1.34 ac)

## 2.0 Planning Analysis

### Land Use Redesignation Proposal

Land Use Redesignation Application 23-04 proposes to redesignate NE ¼ Sec. 17 Twn. 30 Range. 1, W5M, Lots 13-22 Block 7 Plan 1413119 from Low Density Residential – Single Detached District (R1) to Low Density Residential – Two Dwelling District (R2). The purpose of this proposed land use redesignation is to accommodate semi-detached residential dwellings.

The subject parcels have been previously subdivided into 9 parcels in alignment with the R1 Land Use District.

This LUR application was submitted concurrently with a subdivision application which proposes to subdivide the subject parcels into 17 parcels.

### Subject Site Conditions

The subject site is 0.54 ha (1.34 ac) in size and is located in north Carstairs (see **Appendix A – Location Plan**). The subject parcels are adjacent in the north to undeveloped lands, in the east to residential dwellings along Beckner Crescent, in the south to industrial development, and in the west to undeveloped land that is part of the Carstairs Links Area Structure Plan (see **Appendix B – Site Photos**).

The subject parcels are located within the Carstairs Links Area Structure Plan.

The subject parcels are relatively flat.

### Surrounding Land Use

Lands surrounding the subject parcels are designated Low Density Residential District – Single Detached District (R1) and Modular Home Residential District (R1M).



### 3.0 Policy Alignment

#### Municipal Development Plan (MDP)

The Municipal Development Plan (MDP) concept designates the subject parcels as Residential. The proposed LUR is in alignment with the MDP concept.

MDP policy 6.3.3 states that the Town shall require the provision of a variety of housing types in each community through a range of lot sizes, dwelling types, appearances, and affordability. The development of semi-detached dwellings within the Carstairs Links neighbourhood is supported by this MDP policy.

#### Carstairs Links Area Structure Plan (2001)

The Carstairs Links ASP concept designates the subject parcels as Residential.

The ASP includes a set of objectives for the plan, including residential development that offers a visible affordable residential housing option.

Although not a stated policy within the ASP, residential areas within the ASP are intended to be developed as manufactured home units.

### 4.0 Circulation

This application was circulated to adjacent landowners and referral agencies. Responses are provided in full in **Appendix E – Referral Responses**.

#### Referral Responses

- **FortisAlberta** does not require an easement. FortisAlberta is the Distribution Wire Service Provider for this area. The developer can arrange installation of electrical services for this subdivision through FortisAlberta. Please have the developer contact 310-WIRE (310-9473) to make application for electrical services.
- **Mountain View County** has no comments or concerns.
- **TELUS Communications Inc.** will require a utility right of way in order to provide service to this new development. Please have TELUS' requirement added as a condition of approval and have the applicant contact rightofwayAB@telus.com to indicate a TELUS Utility Right of Way Agreement.
- **ATCO Transmission high pressure pipelines** has no objections.
- **Alberta Transportation and Economic Corridors** has the following comments:
  1. Pursuant to Section 618.3(1) of the Municipal Government Act (MGA), the department expects that the municipality will comply with any applicable items related to provincial highways in an ALSA plan if applicable
  2. Pursuant to 618.4(1) of the Municipal Government Act, the department expects that the Municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, in accordance with Policy 7 of the Provincial Land Use Policies.
  3. Alberta Transportation and Economic Corridors has no objections to the proposed redesignation. However, redesignation proposals, subdivisions and developments will trigger intersection upgrades in the future. To identify which intersection improvements are necessary the department will require an updated (TIA) traffic Impact Assessment based on current traffic volumes.
  4. The requirements of Section 18 are met, therefore no variance is required. While no variance is required, the department expects the municipality will mitigate the impacts from this



proposal to the highway system, pursuant to Policy 7 of the Provincial Land Use Policies and Section 648(2)(c.2) of the Municipal Government Act.

5. The requirements of Section 19 of the Regulation are not met. TIA required Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors does not grant approval for the subdivision authority to vary the requirements of Section 19 of the Regulation, Transportation and Economic Corridors will accept service road dedication as described below:
  6. If there are any changes to the proposed subdivision that was submitted with this land use referral, a separate referral pursuant to Section 7(6)(d) of the Matters Related to Subdivision and Development Regulation is required and the comments in respect of Sections 18 and 19 of the Regulation contained in this decision are no longer valid.
- **ISL Engineering** has the following comments:
    1. Road widths are not indicated on the plan.
    2. The watermain will need to be looped within the engineering drawings being submitted.

#### **Landowner Responses**

- One adjacent landowner responded stating that they oppose the proposed subdivision and land use redesignation applications due to concerns with increased noise and traffic, reduced privacy, potential increase of crime, infrastructure limitations, and reduced property values.
- One adjacent landowner responded stating that they oppose the proposed subdivision and land use redesignation applications due to concerns with increased traffic flows, increased demand on parking, neighbourhood security, and increased demand on school enrollment.
- One adjacent landowner responded with clarification questions about the proposed subdivision and stated concerns around changes to the neighbourhood skyline, increased traffic, changes to taxes and property values, and flooding of crawlspaces for housing backing on to the proposed subdivision area.

## **5.0 Decision**

With respect to this Land Use Redesignation application, Council has the following options:

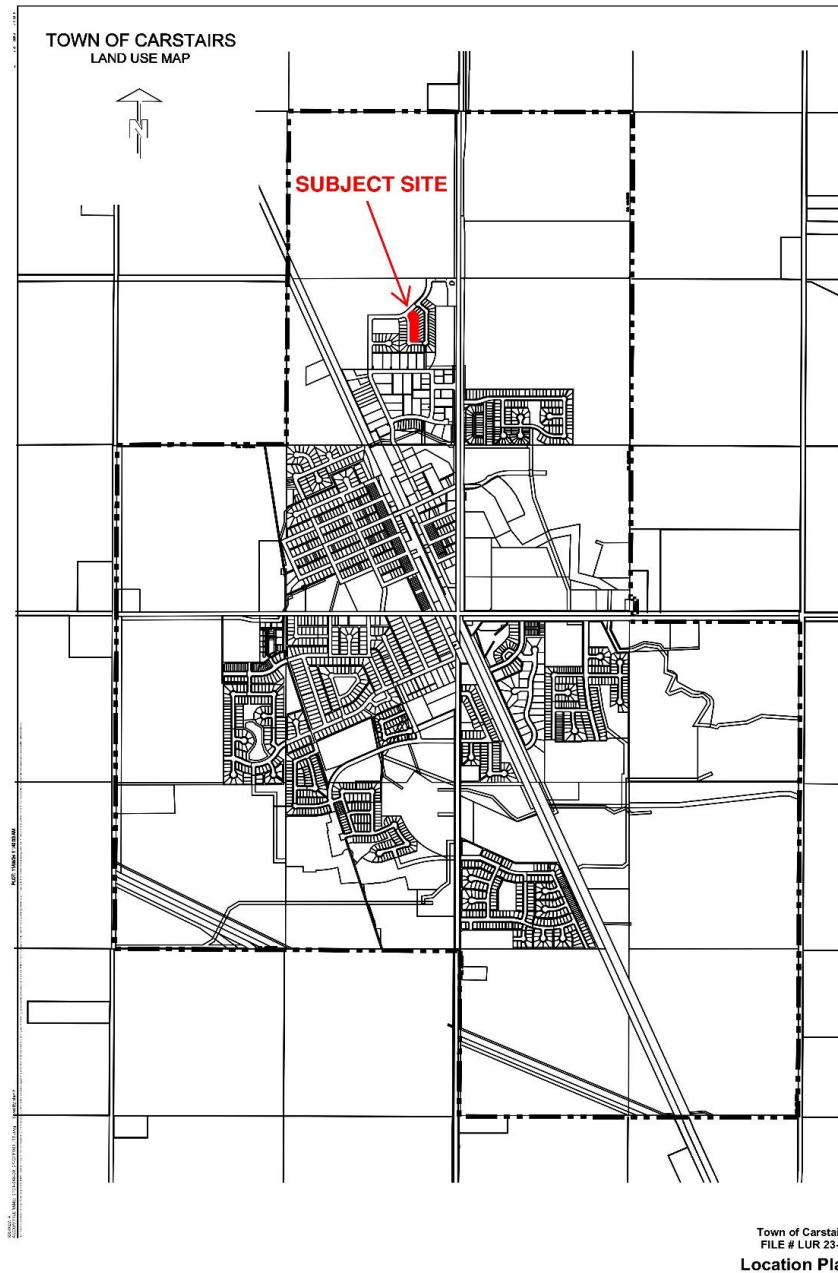
- A) Approve the Land Use Redesignation,
- B) Make amendments considered necessary at second reading and approve the Land Use Redesignation as amended,
- C) Table the Land Use Redesignation until certain requirements are met or refer it back to planning staff for further review, or
- D) Defeat the Land Use Redesignation.



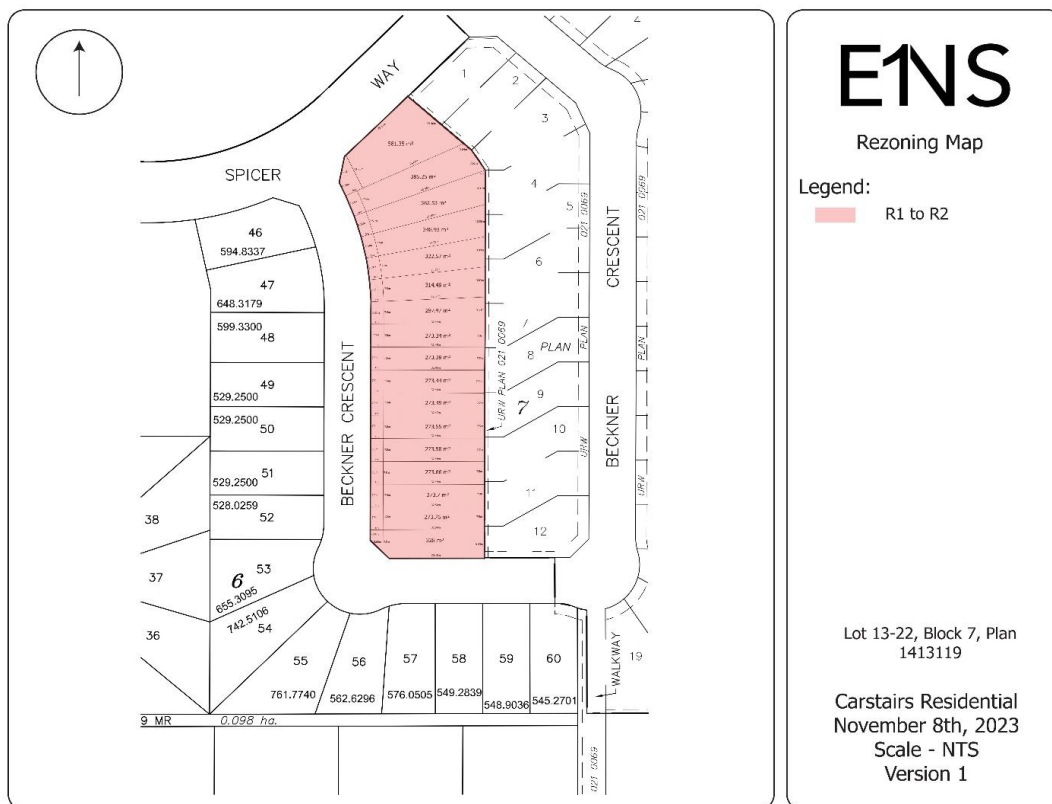
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## Appendix A

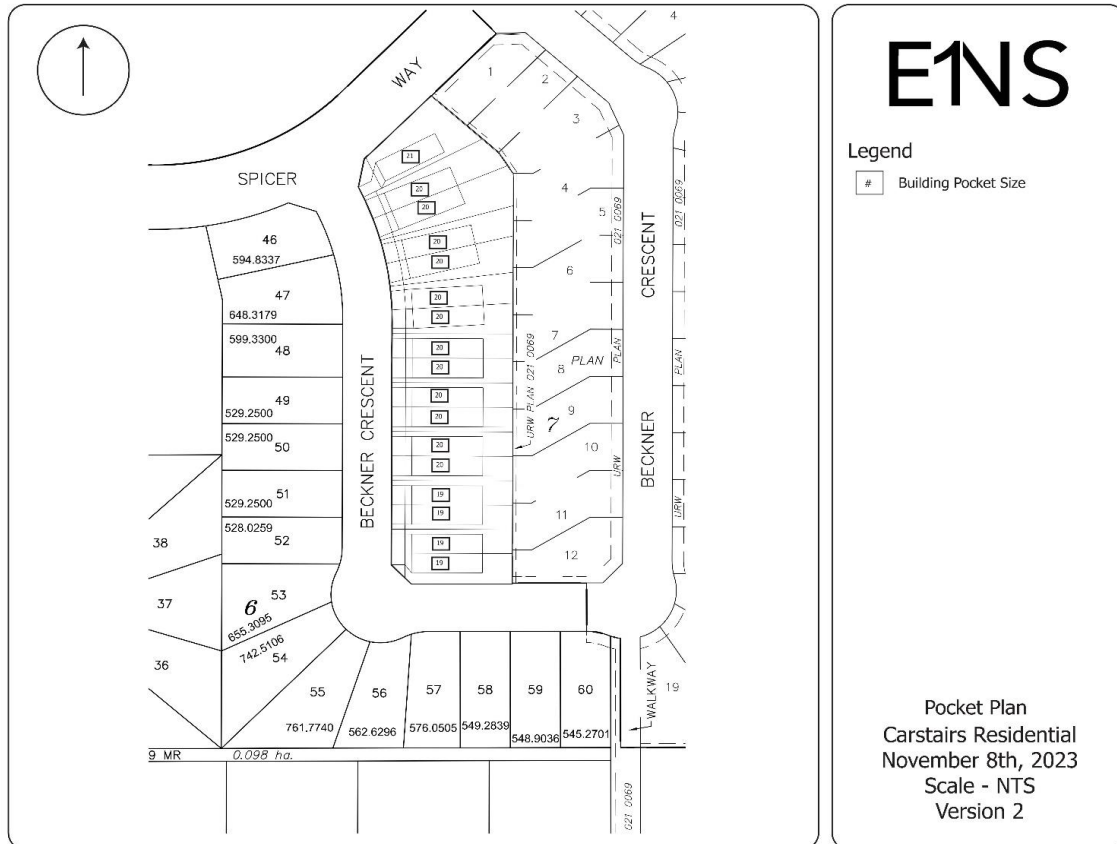
Figure 1 – Location Plan



**Figure 2 – Land Use Redesignation Plan**



**Figure 3 – Pocket Plan**





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## Appendix B

### Site Images



**E1NS**

Existing Site Photo - 1  
Taken from the northeastern side of parcel

November 15, 2023



**E1NS**

Existing Site Photo - 2  
Taken from the northwestern side of parcel

November 15, 2023



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E1NS

Existing Site Photo - 3  
Taken from the northwestern side of parcel

November 15, 2023



E1NS

Existing Site Photo - 4  
Taken from the eastern side of parcel

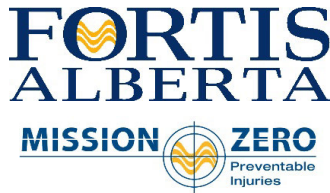
November 15, 2023



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# Appendix C

## Referral Responses



Diana Pounall  
Land Department

**FortisAlberta Inc.**  
320 - 17 Ave SW  
Calgary, AB  
T2S 2V1  
Phone# 587-775-6264  
Cell#  
[www.fortisalberta.com](http://www.fortisalberta.com)  
Email:  
[Diana.Pounall@fortisalberta.com](mailto:Diana.Pounall@fortisalberta.com)

January 15, 2024

Town of Carstairs  
844 Centre Street  
PO Box 370  
Carstairs, Alberta  
T0M 0N0

**Attention:** Rick Blair

**RE: FortisAlberta Condition for Subdivision Approval**

**FortisAlberta Reference No.:** 320138841

**MD File No.:** SD-23-03

**Location/Legal Description:** NE 17-30-01 W5

**Customer Name:** 1327300 Alberta Ltd.

Thank you for contacting FortisAlberta regarding the above application for subdivision. We have reviewed the plan and determined that no easement is required by FortisAlberta.

FortisAlberta is the Distribution Wire Service Provider for this area. The developer can arrange installation of electrical services for this subdivision through FortisAlberta. Please have the developer contact 310-WIRE (310-9473) to make application for electrical services.

Please contact FortisAlberta land services at [landserv@fortisalberta.com](mailto:landserv@fortisalberta.com) or by calling (403) 514-4783 for any questions.

Sincerely,



Diana Pounall

RE: 320138841

**Bridget Piller**

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**From:** PlanDev <plandev@mvcounty.com>  
**Sent:** January 17, 2024 11:55 AM  
**To:** Bridget Piller  
**Subject:** RE: Carstairs Subdivision Application SD-23-03 & Land Use Redesignation Application LUR-23-04 - Referral for Comment

Mountain View County has no comments or concerns to submit.  
Thank you

Kind regards,

**Lynn Craven** | Administrative Assistant  
403-335-3311 ext. 209 | [lcraven@mvcounty.com](mailto:lcraven@mvcounty.com)



Mountain View County

Office: 403-335-3311 | Fax: 403-335-9207  
Postal Bag 100  
1408 Twp Rd. 320 | Didsbury, AB | T0M 0W0  
[www.mountainviewcounty.com](http://www.mountainviewcounty.com)

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**From:** Bridget Piller <BPiller@islengineering.com>  
**Sent:** January 11, 2024 10:44 AM  
**Subject:** Carstairs Subdivision Application SD-23-03 & Land Use Redesignation Application LUR-23-04 - Referral for Comment

Good Day,

On behalf of the Town of Carstairs, please see the attached applications for a Land Use Redesignation and Subdivision for your review.

Your comments and recommendations to this proposal will be accepted until noon on **February 9<sup>th</sup>, 2024**.

Planning Information

The Town of Carstairs has received an application which proposes to subdivide and redesignate NE ¼ Sec. 17 Twn. 30 Range. 1, W5M, Lots 13-2 Block 7 Plan 1413119. The applications propose to subdivide the subject parcels into 17 parcels, and redesignate them from Low Density Residential District – Single Detached District (R1) to Low Density Residential – Two Dwelling District (R2).

The purpose of this Subdivision and Land Use Redesignation is to accommodate semi-detached residential dwellings.

If we have not received your comments within this period, we will process the application as if you have no objections to the proposed application. If you have any questions or would like to request more information, feel free to contact me by e-mail or phone.

In your reply, please quote the project numbers “SD-23-03” and “LUR-23-04”.

Thank you,

**Bridget Piller** (she/her) | *Community Planner*  
**ISL Engineering and Land Services Ltd.**  
4015 - 7 Street SE  
Calgary, AB T2G 2Y9  
T: 403.254.0544 F: 403.254.9186  
[BPiller@islengineering.com](mailto:BPiller@islengineering.com) [islengineering.com](http://islengineering.com)

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**Bridget Piller**

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**From:** circulations <circulations@telus.com>  
**Sent:** January 24, 2024 2:51 PM  
**To:** Bridget Piller  
**Subject:** RE: Carstairs Subdivision Application SD-23-03 & Land Use Redesignation Application LUR-23-04 - Referral for Comment

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Good Day,

Further to the above-noted circulation, TELUS Communications Inc. will require a utility right of way in order to provide service to this new development.

Please have TELUS' requirement added as a condition of approval and have the applicant contact [rightofwayAB@telus.com](mailto:rightofwayAB@telus.com) to initiate a TELUS Utility Right of Way Agreement.

Thanks,

**Jaylene Perkins** (*she/her*)  
**Real Estate Specialist | TELUS Land Solutions Team**  
**Customer Network Planning (CNP)**  
18811 107 Avenue NW, Edmonton, AB T5S 2L9  
**The future is friendly®**  
[circulations@telus.com](mailto:circulations@telus.com)

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**From:** Bridget Piller <BPiller@islengineering.com>  
**Sent:** Thursday, January 11, 2024 10:44 AM  
**Subject:** Carstairs Subdivision Application SD-23-03 & Land Use Redesignation Application LUR-23-04 - Referral for Comment

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Good Day,

On behalf of the Town of Carstairs, please see the attached applications for a Land Use Redesignation and Subdivision for your review.

Your comments and recommendations to this proposal will be accepted until noon on **February 9<sup>th</sup>, 2024**.

**Planning Information**

The Town of Carstairs has received an application which proposes to subdivide and redesignate NE ¼ Sec. 17 Twn. 30 Range. 1, W5M, Lots 13-2 Block 7 Plan 1413119. The applications propose to subdivide the subject parcels into 17 parcels, and redesignate them from Low Density Residential District – Single Detached District (R1) to Low Density Residential – Two Dwelling District (R2).

The purpose of this Subdivision and Land Use Redesignation is to accommodate semi-detached residential dwellings.

If we have not received your comments within this period, we will process the application as if you have no objections to the proposed application. If you have any questions or would like to request more information, feel free to contact me by e-mail or phone.

In your reply, please quote the project numbers “SD-23-03” and “LUR-23-04”.

Thank you,

**Bridget Piller** (she/her) | *Community Planner*  
**ISL Engineering and Land Services Ltd.**  
4015 - 7 Street SE  
Calgary, AB T2G 2Y9  
T: 403.254.0544 F: 403.254.9186  
[BPiller@islengineering.com](mailto:BPiller@islengineering.com) [islengineering.com](http://islengineering.com)

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## Transportation and Economic Corridors Notification of Referral Decision

### Subdivision in Proximity of a Provincial Highway

<b>Municipality File Number:</b>	SD-23-03	<b>Highway(s):</b>	580, 581, 2A
<b>Legal Land Location:</b>	QS-NE SEC-17 TWP-030 RGE-01 MER-5	<b>Municipality:</b>	Carstairs
<b>Decision By:</b>	Charlene Johnson	<b>Issuing Office:</b>	Central Region / Red Deer
<b>Issued Date:</b>	2024-02-05 11:42:48	<b>Appeal Authority:</b>	Land and Property Rights Tribunal
<b>RPATH Number:</b>	RPATH0040053		
<b>Description of Development:</b>	The Town of Carstairs has received an application which proposes to subdivide NE ¼ Sec. 17 Twn. 30 Range. 1, W5M, Lots 13-2 Block 7 Plan 1413119 into 17 lots. The subject lots have been previously subdivided into 9 lots to accommodate single-detached residential dwellings. The purpose of this subdivision from 9 lots to 17 lots to accommodate semi-detached residential dwellings. The subject site is currently designated as R1 under the Town of Carstairs Land Use Bylaw. A Land Use Redesignation application to redesignate the subject site from R1 to R2 is being processed concurrently with this subdivision application.		



This will acknowledge receipt of your circulation regarding the above noted proposal. The subsequent subdivision application would be subject to the requirements of Sections 18 and 19 of the Matters Related to Subdivision and Development Regulation (The Regulation), due to the proximity of Highway(s) 580, 581, 2A

**Transportation and Economic Corridors offers the following comments with respect to this application:**

The requirements of Section 18 are met, therefore no variance is required. While no variance is required, the department expects the municipality will mitigate the impacts from this proposal to the highway system, pursuant to Policy 7 of the Provincial Land Use Policies and Section 648(2)(c.2) of the Municipal Government Act.

The requirements of Section 19 of the Regulation are not met. TIA Required. Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors does not grant approval for the subdivision authority to vary the requirements of Section 19 of the Regulation, Transportation and Economic Corridors will accept service road dedication as described below:

**Transportation and Economic Corridors has the following additional comments and/or requirements with respect to this proposal:**

1. The department expects that the municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, pursuant to Policy 7 of the Provincial Land Use Policies and Section 618.4 of the Municipal Government Act
2. Alberta Transportation and Economic Corridors requires an updated (TIA) traffic Impact Assessment based on current traffic volumes to identify which intersection improvements are necessary.

Please contact Transportation and Economic Corridors through the [RPATH Portal](#) if you have any questions, or require additional information.



Issued by **Charlene Johnson, Dev and Planning Technologist**, on **2024-02-05 11:42:48** on behalf of the Minister of Transportation and Economic Corridors pursuant to *Ministerial Order 52/20 – Department of Transportation and Economic Corridors Delegation of Authority*

## Alberta Transportation and Economic Corridors Notice of Referral Decision

Land Use Bylaw amendment in proximity of a provincial highway

<b>Municipality File Number:</b>	LUR-23-04	<b>Highway(s):</b>	2A, 581, 580
<b>Legal Land Location:</b>	QS-NE SEC-17 TWP-030 RGE-01 MER-5	<b>Municipality:</b>	Carstairs
<b>Decision By:</b>	Charlene Johnson	<b>Issuing Office:</b>	Central Region / Red Deer
<b>Issued Date:</b>	2024-02-05 11:38:58	<b>AT Reference #:</b>	RPATH0040052
<b>Description of Development:</b>	As part of the Carstairs Links, this proposal is to redesignate Lots from Low Density Residential District – Single Detached District (R1) to Low Density Residential – Two Dwelling District (R2) to accommodate duplexes.		



This will acknowledge receipt of your circulation regarding the above noted proposal. Alberta Transportation and Economic Corridors primary concern is protecting the safe and effective operation of provincial highway infrastructure, and planning for the future needs of the highway network in proximity to the proposed land use

amendment(s).

Alberta Transportation and Economic Corridors offers the following comments and observations with respect to the proposed land use amendment (s):

1. Pursuant to Section 618.3(1) of the Municipal Government Act (MGA), the department expects that the municipality will comply with any applicable items related to provincial highways in an ALSA plan if applicable
2. Pursuant to 618.4(1) of the Municipal Government Act, the department expects that the Municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, in accordance with Policy 7 of the Provincial Land Use Policies.
3. Alberta Transportation and Economic Corridors has no objections to the proposed redesignation. However, redesignation proposals, subdivisions and developments will trigger intersection upgrades in the future. To identify which intersection improvements are necessary the department will require an updated (TIA) traffic Impact Assessment based on current traffic volumes.

This will acknowledge receipt of your circulation regarding the above noted proposal. The subsequent subdivision application would be subject to the requirements of Sections 18 and 19 of the Matters Related to Subdivision and Development Regulation (The Regulation), due to the proximity of Highway(s) 2A, 581, 580

**Transportation and Economic Corridors offers the following comments with respect to this application:**

The requirements of Section 18 are met, therefore no variance is required. While no variance is required, the department expects the municipality will mitigate the impacts from this proposal to the highway system, pursuant to Policy 7 of the Provincial Land Use Policies and Section 648(2)(c.2) of the Municipal Government Act.

The requirements of Section 19 of the Regulation are not met. TIA required Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors does not grant approval for the subdivision authority to vary the requirements of Section 19 of the Regulation, Transportation and Economic Corridors will accept service road dedication as described below:

If there are any changes to the proposed subdivision that was submitted with this land use referral, a separate referral pursuant to Section 7(6)(d) of the Matters Related to Subdivision and Development Regulation is required and the comments in respect of Sections 18 and 19 of the Regulation contained in this decision are no longer valid.

Please contact Alberta Transportation and Economic Corridors through the [RPATH Portal](#) if you have any questions, or require additional information



Issued by **Charlene Johnson, Dev and Planning Technologist**, on **2024-02-05 11:38:58** on behalf of the Minister of Transportation and Economic Corridors pursuant to *Ministerial Order 52/20 – Department of Transportation Delegation of Authority*



**Date: February 9, 2024**

**Circulation Package: SD-23-03 & Land Use Redesignation Application LUR-23-04**

The Distribution Engineering Growth Department of ATCO Gas Distribution has reviewed the above named plan and approves the work provided the following conditions are met:

A gas main extension will be required to service the proposed development. Natural gas service may be obtained by making formal application with our office in Calgary at 403-245-7888

Before ATCO can process a work order for gas main installation in the area, we must be in receipt of the following:

1. Legal plan.
2. Utility right-of-way plan.
3. Complete set of approved engineering drawings, including profiles, coordinate plan, building grades (if applicable) and the location of all other utilities
4. Construction schedule.
5. A digital file of the computer base plan in the "DWG" or "DGN" format (Autocad 2010) in modelspace.

We require at least nine (9) months to complete the distribution system design, and to process a work order for our Construction Department to schedule. Prior to the installation of gas mains, the area must be within 150 mm (6") of final grade, all obstructions must be removed from the gas main alignment, and the installation of all other underground utilities must be completed.

The developer must ensure that driveways are not constructed prior to the installation of gas mains in the subdivision. If driveways are pre-installed, a sleeve must be provided at the proper depth and alignment for our use. Otherwise, the cost of coring under the driveway or cutting out and replacing the driveway will be invoiced to the developer at the prevailing rates. The locations of sleeves will be confirmed during the design of the gas mains.

For further information and requirements for natural gas servicing, please refer to the "Guide to Natural Gas Servicing" found on the ATCO website.

ATCO has planned work in the area. Contact "A. Valeza " at your earliest convenience for more information. Ref: Project 1077442

If gas service is required, to avoid delays, the owner / developer should follow the steps listed on the ATCO website (<https://www.atco.com/en-ca/for-business/natural-gas/products-services/service-requests.html>) or contact ATCO Customer Assistance Centre at 310-5678, or their local ATCO Gas Distribution agency office at their earliest convenience to discuss the service contract, gas load



requirements, timing details and any associated costs. To avoid delays a minimum notice of 6 months is recommended. Note, each lot / unit is to have a separate service line.

For further information and requirements for natural gas servicing, please refer to the "Guide to Natural Gas Servicing" found on the ATCO website. Applications for new services residential or commercial please go on our website of [GasApplicationsCalgary@atco.com](mailto:GasApplicationsCalgary@atco.com).

This development may benefit from ATCO's Construction Energy Services. Contact [naturalgassales@atco.com](mailto:naturalgassales@atco.com) or visit our [Construction Energy Webpage](#) for more Information.

It will always remain the responsibility of the proponent to verify exact location and depths of nearby facilities by arranging for an in-field location with Utility Safety Partners at 1-800-242-3447 or [utilityafety.ca](http://utilityafety.ca). Please contact Utility Safety Partners prior to any surface construction.

- (1) Utility Safety Partners (1-800-242-3447) for locates to verify alignment of the existing gas facilities.
- (2) Contact ATCO South Operations Dispatch at 403-245-7220 for an inspection of the exposed lines (including hydrovac holes) prior to backfill. Inspection services are available Monday to Friday, 8am – 4pm.
- (3) Hydrovac or hand expose facilities to verify horizontal and vertical alignment of all gas mains in conflict areas. This should be done as soon as possible to determine if the main will need to be relocated.
- (4) If existing gas mains require lowering or relocation due to the proponent's project, notification must be given to our ATCO Gas Distribution Engineering Department with a minimum of one (1) year notice. Forward plans and requirements to the ATCO Gas Distribution Engineering Department at 909 – 11th Ave. SW Calgary, AB, T2R 1L8.

Please refer to the "Working Around Natural Gas" Safety Handbook found on our website at: <https://www.atco.com/en-ca/for-business/natural-gas/safety-business/safety-resources.html>

If you have any questions or concerns regarding this reply, please contact our Engineer, [Magai.Magai@atco.com](mailto:Magai.Magai@atco.com)

Sincerely,

Maria Franssen  
 Administrative Coordinator  
 ATCO Gas and Pipelines  
 Distribution Engineering – Improvements  
 5<sup>th</sup> Floor, 909 – 11 Ave SW | Calgary, Ab. | T2R 1L8  
 email: [maria.franssen@atco.com](mailto:maria.franssen@atco.com)

**ATCO** Energy Systems  
[ATCO.com](http://ATCO.com) [LinkedIn](#) [Facebook](#) [Instagram](#) [X](#)

**Bridget Piller**

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**From:** Circulations, HP <HP.Circulations@atco.com>  
**Sent:** January 11, 2024 11:24 AM  
**To:** Bridget Piller  
**Subject:** 24-0141 RE: Carstairs Subdivision Application SD-23-03 & Land Use Redesignation Application LUR-23-04 - Referral for Comment

You don't often get email from hp.circulations@atco.com. [Learn why this is important](#)

ATCO Transmission high pressure pipelines has no objections.

Questions or concerns related to ATCO high pressure pipelines can be forwarded to [hp.circulations@atco.com](mailto:hp.circulations@atco.com).

Thank you,

**Vicki Porter**

Sr. Admin Coordinator, Engineering Ops  
Gas Distribution  
ATCO Pipelines and Liquids GBU

Email: [vicki.porter@atco.com](mailto:vicki.porter@atco.com)

---

**From:** Bridget Piller <BPiller@islengineering.com>  
**Sent:** Thursday, January 11, 2024 10:44 AM  
**Subject:** Carstairs Subdivision Application SD-23-03 & Land Use Redesignation Application LUR-23-04 - Referral for Comment

**\*\*Caution – This email is from an external source. If you are concerned about this message, please report using Phish Alert Button in your Outlook for analysis.\*\***

Good Day,

On behalf of the Town of Carstairs, please see the attached applications for a Land Use Redesignation and Subdivision for your review.

Your comments and recommendations to this proposal will be accepted until noon on **February 9<sup>th</sup>, 2024**.

Planning Information

The Town of Carstairs has received an application which proposes to subdivide and redesignate NE ¼ Sec. 17 Twn. 30 Range. 1, W5M, Lots 13-2 Block 7 Plan 1413119. The applications propose to subdivide the subject parcels into 17 parcels, and redesignate them from Low Density Residential District – Single Detached District (R1) to Low Density Residential – Two Dwelling District (R2).

The purpose of this Subdivision and Land Use Redesignation is to accommodate semi-detached residential dwellings.

If we have not received your comments within this period, we will process the application as if you have no objections to the proposed application. If you have any questions or would like to request more information, feel free to contact me by e-mail or phone.

In your reply, please quote the project numbers “SD-23-03” and “LUR-23-04”.

Thank you,

**Bridget Piller** (she/her) | *Community Planner*  
**ISL Engineering and Land Services Ltd.**  
4015 - 7 Street SE  
Calgary, AB T2G 2Y9  
T: 403.254.0544 F: 403.254.9186  
[BPiller@islengineering.com](mailto:BPiller@islengineering.com) [islengineering.com](http://islengineering.com)

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**From:** [Kevin Denischuk](#)  
**To:** [Bridget Piller](#); [Kimberley Kimball](#)  
**Cc:** [Brian Conger](#)  
**Subject:** RE: Carstairs Subdivision Application SD-23-03 & Land Use Redesignation Application LUR-23-04 - Referral for Comment  
**Date:** February 21, 2024 3:42:10 PM

---

Hi Bridget,

As discussed in our meeting this morning, below would be our comments:

- Road widths are not indicated on the plan
- The watermain will need to be looped within the engineering drawings being submitted

Thanks,  
Kevin

**Kevin Denischuk, P.Tech.(Eng.)** | *Lead, Construction Services, Municipal & Community Development*  
**ISL Engineering and Land Services Ltd.**  
**T:** 403.254.0544 **C:** 403.801.4586

---

**From:** Bridget Piller <BPiller@islengineering.com>  
**Sent:** Wednesday, February 21, 2024 10:13 AM  
**To:** Kevin Denischuk <KDenischuk@islengineering.com>; Kimberley Kimball <KKimball@islengineering.com>  
**Cc:** Brian Conger <BConger@islengineering.com>  
**Subject:** FW: Carstairs Subdivision Application SD-23-03 & Land Use Redesignation Application LUR-23-04 - Referral for Comment

Hi again,

Here are the Carstairs Links Subdivision and Land Use Redesignation applications for your review. I will need to complete the report for council by March 6<sup>th</sup>, so if I could get your comments before then that would be much appreciated.

Additional application info is saved here:

Subdivision –

[G:\Projects\27000\27700\27752\\_Carstairs\\_Planning\\_Services\03\\_Reports\32\\_Working\C\\_Projects\34\\_SD-23-03 Carstairs Links Residential Subdivision](G:\Projects\27000\27700\27752_Carstairs_Planning_Services\03_Reports\32_Working\C_Projects\34_SD-23-03 Carstairs Links Residential Subdivision)

Land Use Redesignation -

[G:\Projects\27000\27700\27752\\_Carstairs\\_Planning\\_Services\03\\_Reports\32\\_Working\C\\_Projects\33\\_LUR-23-04 Carstairs Links Residential LUR](G:\Projects\27000\27700\27752_Carstairs_Planning_Services\03_Reports\32_Working\C_Projects\33_LUR-23-04 Carstairs Links Residential LUR)

Let me know if you have any questions.

Thanks!

**Bridget Piller** (she/her) | *Community Planner*  
**ISL Engineering and Land Services Ltd.**  
**T:** 403.254.0544 **C:** 403-402-4828

---

**From:** Bridget Piller

**Sent:** Thursday, January 11, 2024 10:44 AM

**Subject:** Carstairs Subdivision Application SD-23-03 & Land Use Redesignation Application LUR-23-04  
- Referral for Comment

Good Day,

On behalf of the Town of Carstairs, please see the attached applications for a Land Use Redesignation and Subdivision for your review.

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Planning Information

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In your reply, please quote the project numbers “SD-23-03” and “LUR-23-04”.

Thank you,

**Bridget Piller** (she/her) | *Community Planner*  
**ISL Engineering and Land Services Ltd.**  
4015 - 7 Street SE  
Calgary, AB T2G 2Y9  
**T:** 403.254.0544 **F:** 403.254.9186  
[BPiller@islengineering.com](mailto:BPiller@islengineering.com) [islengineering.com](http://islengineering.com)

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**Bridget Piller**

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**From:** [REDACTED]  
**Sent:** January 21, 2024 1:57 PM  
**To:** Bridget Piller; [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** Town of Carstairs Subdivision Application 23-03

You don't often get email from tacw02@yahoo.ca. [Learn why this is important](#)

Good Afternoon Ms. Piller,

We are emailing you regarding the recent application by Eins Development Consulting Ltd to change the subdivision of NE 1/4 Sec. 17 Twn. 30 Range. 1, W5M, Lots 13-2 Block 7 Plan 1413119 from 9 to 17 lots. We are the home owners of [REDACTED] Beckner Crescent and the lots would be adjacent to the back of our property. We **OPPOSE** the application to change the current plan from 9 to 17 lots to accommodate semi detached housing. It is our strong belief that such a change will result in:

1. Increased noise and traffic on Beckner Crescent due to almost doubling the number of residents living in this new development.
2. Reduced privacy in our backyard as we will now have two dwellings immediately adjacent to our property as opposed to one.
3. Potential increase for crime if these units are used as rental housing or lower income housing.
4. The original plan when we purchased my property in 2017 did not lay out semi detached housing. We, in no way would have bought my current property had it identified the back field plan as semi detached housing as future development.
5. We have concerns that town infrastructure cannot keep pace with the growth that is already happening in Carstairs. The town has not laid out a good plan that I am aware of to continue increasing the number of residential units.
6. The change has the potential to significantly reduce the value of our property due to the above concerns. We will look to the Town of Carstairs for recourse if this change is approved and results in lower property values.

Note that the residents of Beckner Crescent are primarily older people who value the quietness and safety of the community. This change will result in significant change and potentially reduced enjoyment of properties for all current residents.

Please feel free to contact us at [REDACTED] if you wish to discuss our concerns and please inform us if there will be any in person public consultations as we will attend and voice our opposition to this change. We also look forward to you acknowledging receipt of this email.

Sincerely,

[REDACTED]

[REDACTED],

[REDACTED]

January 19,2024

Dear council members,

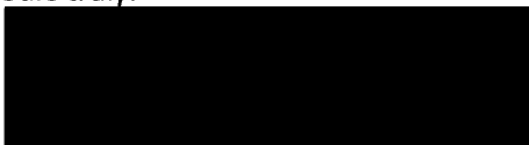
Please be advised that I am protesting the change from R1: single residences to R2 Duplexes.

My reasons are:

1. traffic issues. Beckner Crescent, currently is designed to accommodate the twenty -five house situated on it. One street should accommodate thirty homes. therefore, if you make each lot now service two dwellings, you will double the number of homes to 42 homes.
2. traffic issues. Currently, Beckner Crescent has one way entry/exit. This will not accommodate the increased traffic flow of an extra 17 homes.
3. traffic issues: parking. By increasing the number of homes to double, the parking of cars becomes problematic. How do you plan to park cars, at 2 per half duplex? Now we are looking at parking not 2x17 cars, but 4x the amount. It will be crowded. Will these homes have garages?
4. schools. Where will children from another seventeen homes attend school? What is projected enrollment?
5. security. How will the neighbors keep track of all the incoming traffic? We are a neighborhood watch community...how do we track incoming vehicles?

In closing, I vote no to redesignation. Keep Beckner Crescent as a single dwelling home.

Yours truly:

A large black rectangular box redacting the signature of the person writing the letter.

**Bridget Piller**

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**From:** [REDACTED]  
**Sent:** January 29, 2024 7:06 PM  
**To:** Bridget Piller  
**Subject:** Town of Carstairs Subdivision Application: SD-23-03

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

You don't often get email from diane.barauskas@live.ca. [Learn why this is important](#)

Dear Bridget,

I am at [REDACTED] Beckner CR in Carstairs. I do have a couple questions regarding this subdivision request.

- Do you know what kind of duplexes they are considering building? two story etc.
- Is there a chance that once this is accepted that they might consider changing the other lots on the plan to something similar?
- Is there a chance these will become rental units?
- Will drainage be addressed between the existing houses and the new ones being built? If yes, do you know how?
- On the subdivision application under "Additional Information" they talk about disposition of municipal reserves and checked the box "Money in place of land". I'm not sure what this means. I did not see any municipal reserves on either drawing. Can you please explain further?
- 

My concerns are about the change in the sky line in our neighbourhood, traffic, taxes going up/down; and the value of our property up/down. My other concern is about flooding of crawl spaces in existing houses backing onto this property.

Thank you for taking the time to look into this to answer my questions.

[REDACTED]