



**PUBLIC HEARING MEETING AGENDA
CARSTAIRS MUNICIPAL OFFICE
MONDAY, SEPTEMBER 26, 2022, 6:45 P.M.**

Page

1. CALL TO ORDER

2. ATTENDEES

3. PURPOSE

2 - 22

- a) The purpose of this Public Hearing is to receive and consider; amending Land Use Bylaw No. 2007 by providing a Land Use Redesignation to rezone 10.11 hectares (24.98 acres) of land from R1 (Low Density Residential), R2 (Low Density Residential – 2 Dwelling) and R3 (Medium Density Residential) to R1 (Low Density Residential), R1N (Narrow Parcel Residential), MR (Municipal Reserve) and R3 (Medium Density Residential), located in Lot 4, Block 6, Plan 121 0982 within the SE 1/4 8-30-01-W5M. (addendum 3.a)



4. DELEGATIONS

5. GENERAL DISCUSSION

6. ADJOURNMENT

BYLAW No. 2031

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 10.11 hectares (24.98 acres) of land from R1 (Low Density Residential), R2 (Low Density Residential – 2 Dwelling) and R3 (Medium Density Residential) to R1 (Low Density Residential), R1N (Narrow Parcel Residential), MR (Municipal Reserve) and R3 (Medium Density Residential), located in Lot 4, Block 6, Plan 121 0982 within the SE 1/4 8-30-01-W5M, 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 Lot 4, Block 6, Plan 121 0982 within the SE 1/4 8-30-01-W5M, consisting of 10.11 hectares (24.98 acres) and shall be re-designated from R1 (Low Density Residential), R2 (Low Density Residential – 2 Dwelling) and R3 (Medium Density Residential) to R1 (Low Density Residential), R1N (Narrow Parcel Residential), MR (Municipal Reserve) and R3 (Medium Density Residential)
As shown on the attached map identified as “Schedule A”.

READ A FIRST TIME THIS 22nd DAY OF AUGUST, A.D, 2022

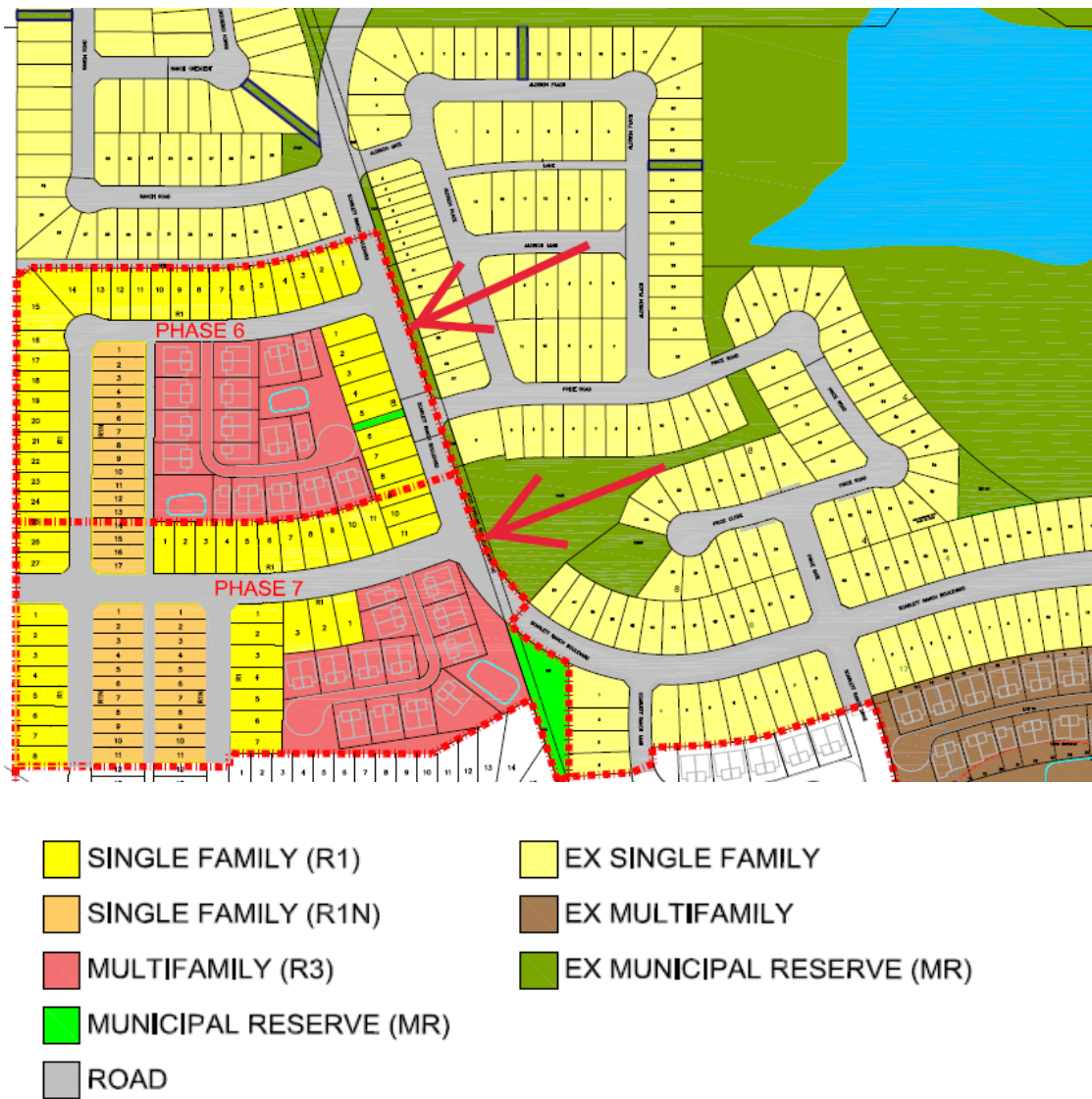
READ A SECOND TIME THIS XXth DAY OF XXXXXXXX, A.D., XXXX

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

September 21, 2022

Our Reference: 27752

Client: Town of Carstairs

Attention: Rick Blair, Chief Administrative Officer

Reference: LUR-22-02 – Scarlett Ranch Phase 6 & 7 Land Use Redesignation Report

Legal Description:	<p>Lot 3 Block 6 Plan 1210982 within SE ¼ 8-30-01-W5M</p> <p>Portion of Lot 4 Block 6 Plan 1210982 within SE ¼ 8-30-01-W5M</p> <p>Portion of Lot 5 Block 6 Plan 1210982 within SE ¼ 8-30-01-W5M</p>
Applicant(s):	Bill Turnbull
Owner(s):	Pollyco (Scarlett Ranch) Holdings Ltd.
Land Use Designation:	<p>Low Density Residential – Single Detached District (R1)</p> <p>Low Density Residential – Two Dwelling District (R2)</p> <p>Medium Density Residential – Attached Dwelling District (R3)</p> <p>Urban Reserve District (UR)</p>
Proposed Redesignation:	<p>Low Density Residential – Single Detached District (R1)</p> <p>Narrow Parcel Residential District (R1N)</p> <p>Medium Density Residential – Attached Dwelling District (R3)</p> <p>Public Facility & Recreation District (PFR)</p>
Gross Area:	10.11 ha± (24.98 ac±)

Planning Analysis: The Applicant is proposing to redesignate Lot 3 and Portions of Lot 4 and 5 of Block 6 Plan 1210982 (the subject site), consisting of approximately 10.11 ha (24.98 ac), from Low Density Residential – Single Detached District (R1), Low Density Residential – Two Dwelling District (**R2**), Medium Density Residential – Attached Dwelling District (R3) and Urban Reserve District (**UR**) to Low Density Residential – Single Detached District (R1), Narrow Parcel Residential District (R1N), Medium Density Residential – Attached Dwelling District (R3) and Public Facility & Recreation District (PFR) (see **Appendix A - Figure 1 – Location Plan**).

The purpose for redesignation of the subject site is to facilitate residential development in alignment with the Scarlett Ranch Conceptual Scheme, approved by Council August 2022, which amends to the development concept within the South Carstairs Area Structure Plan.

The subject site is in south Carstairs, directly adjacent to existing residential development (residences along Ranch Road and Aldrich Place, respectively). The site is



bounded by agricultural land to the west and undeveloped land to the south (see **Appendix B - Site Photos**). The subject site is not part of or directly adjacent to, the Intermunicipal Development Plan area with Mountain View County.

**Reserve
Calculations:**

To be confirmed at subdivision stage.

Circulation:

This application was circulated to adjacent landowners and referral agencies. Referral comments were received from the following agencies:

Referral Agencies Responses

- FortisAlberta responded that they have no objections, and that the applicant can contact FortisAlberta for electrical services at the development stage.
- Mountain View County has no objections.
- The Distribution Engineering Growth Department of ATCO Gas Distribution has no objections provided certain development stage conditions are met.
- TELUS Communications has no objections.
- Shaw Communications has no objections.
- Alberta Transportation has no objections, provided that future development aligns with the Area Structure Plan in relation to transportation.

Adjacent Landowner Responses

- One landowner response was received by the Town which will be included in the Public Hearing package for Council review.

Responses are provided in full in **Appendix C – Regulatory Agencies Responses**.

Recommendation: It is recommended that the Land Use Bylaw Redesignation be APPROVED.

Appendix A

Figure 1 – Location Plan

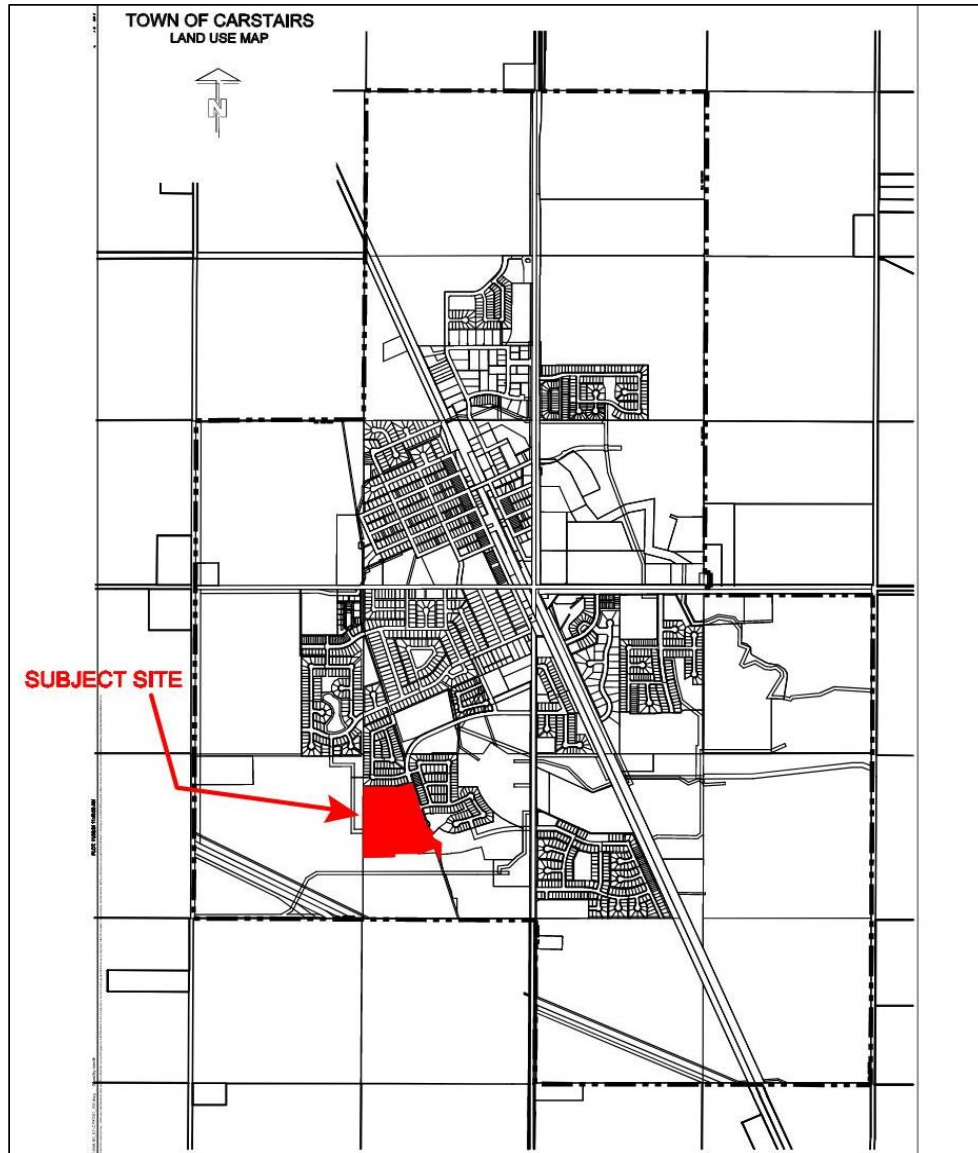


Figure 2 – Current Land Use

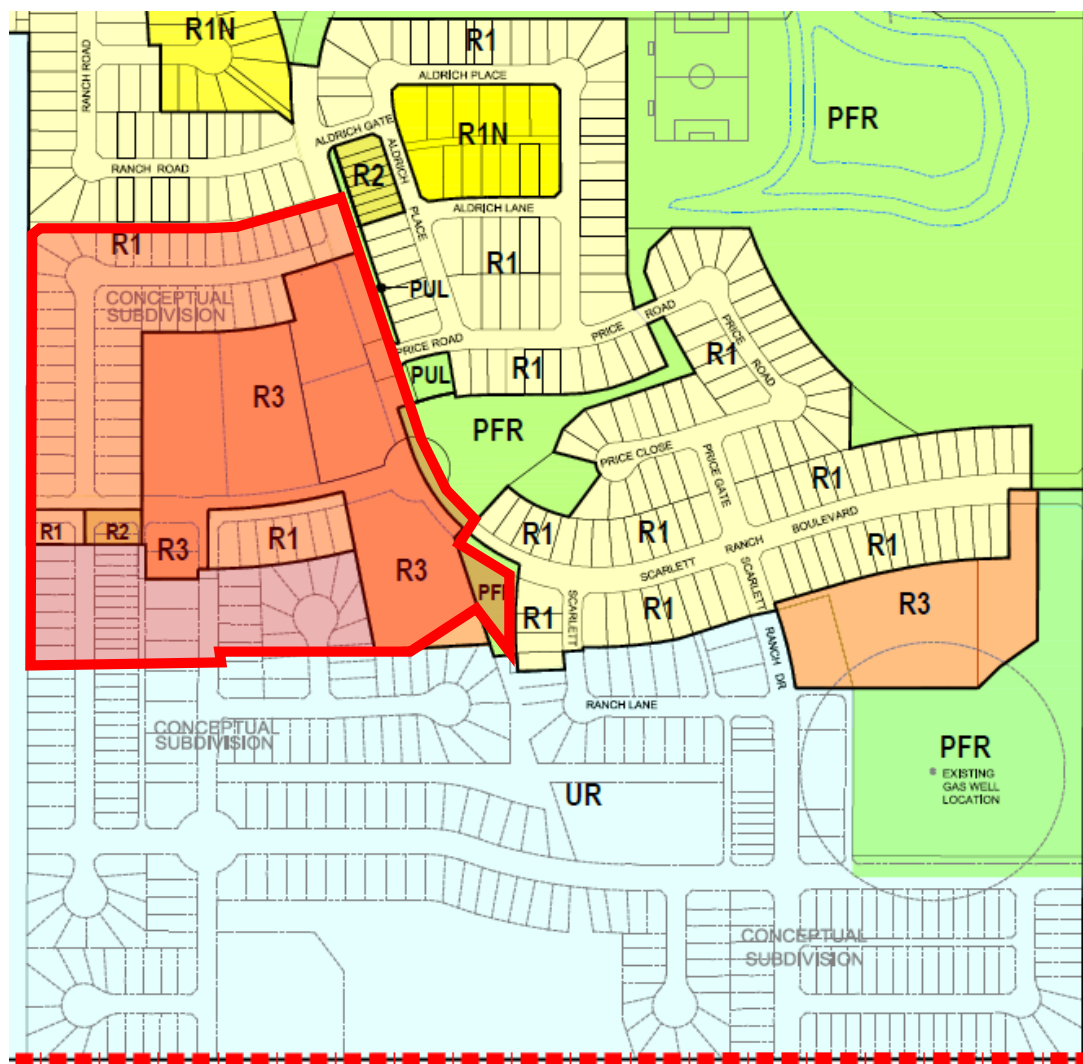
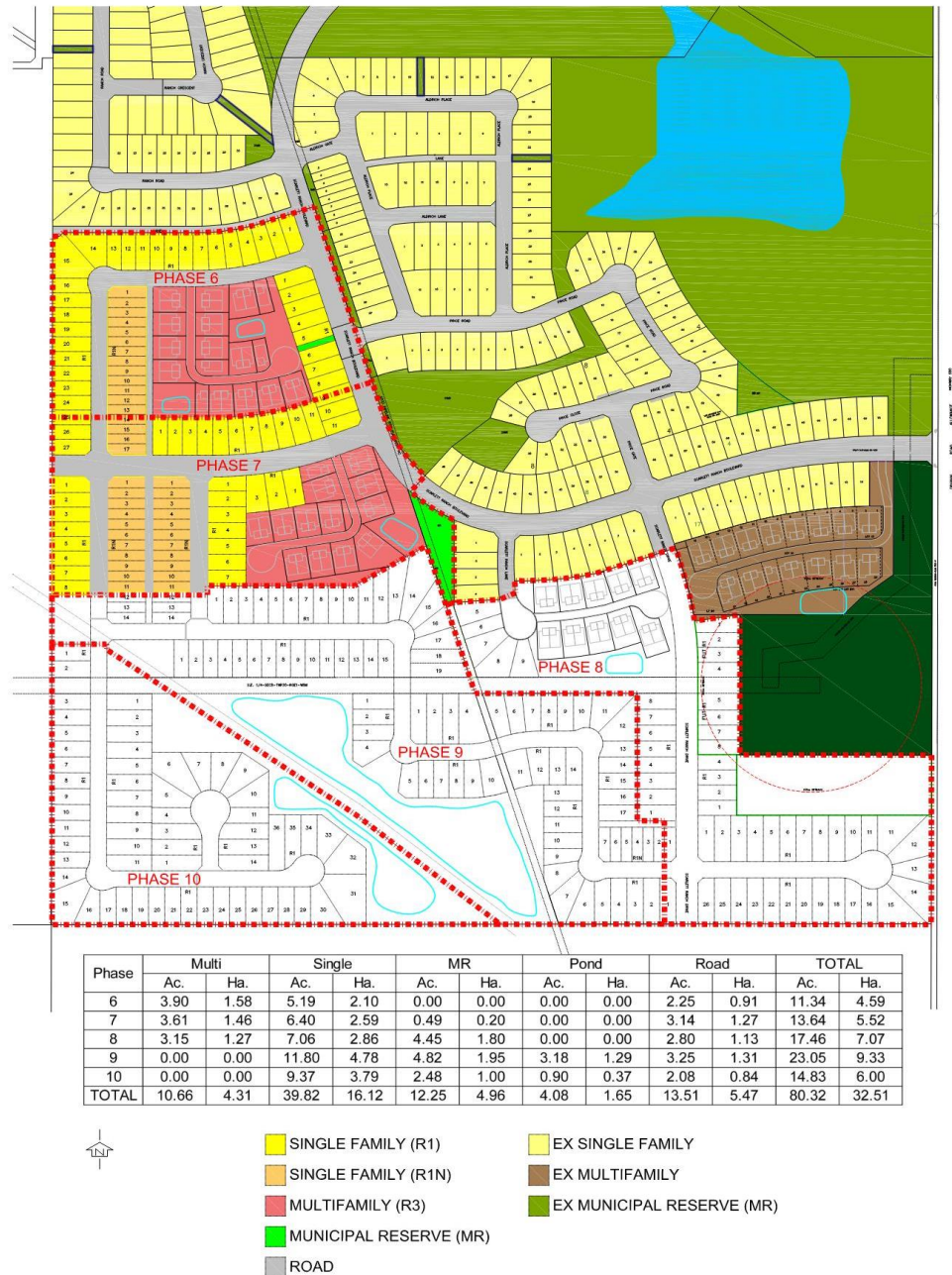


Figure 3 – Proposed Land Use





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Appendix B

Site Images



View from northeast corner looking southwest



View from southeast corner looking northwest



Integrated Expertise. Locally Delivered. 

Appendix C

Regulatory Agencies Responses

Bridget Piller

From: Teri Dousselaere <Teri.Dousselaere@sjrb.ca>
Sent: September 1, 2022 7:34 AM
To: Bridget Piller
Cc: Brandi Penney
Subject: RE: Carstairs Land Use Redesignation Application LUR-22-02 - Referral for Comment

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

Hello Bridget,

Shaw has no concerns with this Land Use Redesignation.

Thank You,

Teri Dousselaere

Shaw Communications

C: 403-977-5176



Construction and Maintenance Division
 Central Region; Red Deer
 4920 - 51 Street Provincial Building (Red Deer)
 Red Deer
 AB
 T4N6K8
www.alberta.ca

File Number: RPATH0005079

2022-09-19 16:48:44

844 Centre Street, Box 370
 Carstairs AB
 kirkw@carstairs.ca

Subject: Municipal Referral – Land Use Bylaw Amendment (Future Development)

Description	General Location
<p>File Number: LUR-22-02</p> <p>Lands within the subject site, located at Block 6 Lot 4 Plan 1210982, are currently zoned as Low-Density Residential District – Single Detached District (R1) and Medium Density Residential – Attached Dwelling District (R3). Application LUR-22-02 proposes redesignating the land uses to Low-Density Residential District – Single Detached District (R1), Medium Density Residential – Attached Dwelling District (R3), and Narrow Parcel Residential District (R1N). These land use amendments will facilitate low and medium density residential uses within the subject area.</p>	

In reviewing the application, the land that is subject of the application for land use amendment and the resulting proposed development falls within the permit area of a provincial highway as outlined in the Highways Development and Protection Act / Regulation. The subsequent development will require a permit from Alberta Transportation.

The application can be submitted through the RPATH portal at [RPATH Portal](#) and may be subject to additional requirements.

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

1. Alberta Transportation offers no objections to this Land Use amendment provided that future development aligns with the Area Structure Plan in relation to transportation. If the traffic intensity is increasing due to the amendment, it must be reflected in the ASP which would be reviewed by this department.

If you have any questions or require additional information, please contact the undersigned.

Yours truly,

Charlene Johnson
Charlene.Johnson@gov.ab.ca

Bridget Piller

From: Diana Pounall <diana.pounall@fortisalberta.com> on behalf of Land Service <landserv@fortisalberta.com>
Sent: September 7, 2022 11:35 AM
To: Bridget Piller
Subject: Carstairs Land Use Redesignation Application LUR-22-02 - Referral for Comment
Attachments: Scarlett Ranch LUR-22-02.pdf

Good day,

FortisAlberta has no concerns, please contact 310-WIRE for any electrical services.

Warm Regards,

Diana Pounall | Land Coordinator, Land Department

FortisAlberta | 15 Kingsview Rd. SE Airdrie, AB T4A 0A8 | p: 587-775-6264

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Bridget Piller

From: Lynn Craven <lcraven@mvcounty.com>
Sent: September 15, 2022 2:50 PM
To: Bridget Piller
Subject: Carstairs Land Use Redesignation Application LUR-22-02

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

Mountain View County has no comments.

[Have a great day!](#)

[Lynn Craven | Administrative Support](#)
[403-335-3311 ext. 209](#) | lcraven@mvcounty.com



[Mountain View County](#)

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



Date: August 29, 2022

Circulation Package: LUR 22-02 Dwelling District (R3 and Narrow Parcel Res Dist (R1N) Scarlet Ranch

Support with Conditions:

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:

Right-of-ways will be required for the gas mains within property, and should be 2.4 metres wide if provided for the sole use of ATCO, and 3.5 metres if shared with other shallow utilities. **CITY OF CALGARY ONLY:** [In some areas right of ways should be 2.4 metres if shared with other shallow utilities. In these areas if gas mains are required in the side yard, a right of way of 3.4m is required.] Please note, all costs associated with obtaining the right-of-way will be borne by the developer/owner.

The utility right-of-way requirements within the subdivision may change depending upon actual gas main layout, direction of development and boundary locations of the different construction phases. Final rights-of-way requirements must be satisfied at the time of gas main design.

All right-of-ways are to be registered as general utility rights-of-way granted to Town of Carstairs and are to be registered simultaneously with the legal plan of the subdivision.

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 Raymond.Diep@atco.com at your earliest convenience for more information. Ref: Project 1073323.

There are existing ATCO facilities in the area. If it should be necessary to lower, relocate or make any alterations to the existing facilities and/or appurtenances due to this project, please contact ATCO Gas Distribution at 403-245-7888 with a minimum of one (1) year notice to enable an adequate and timely response. Note all alteration costs will be borne by the developer / owner. "If working around existing gas main, please contact our Edmonton Land Group at email address Crossings@atcogas.com to obtain a crossing/proximity agreement.

There are high pressure gas transmission facilities in the work area. Please contact Isabel Solis-Jarek at 780-420-3896 for more information.

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.

ATCO requires that a suitable alignment be provided within the boulevards of all arterial and major roads for the ATCO Gas Distribution feeder mains.

This development may benefit from ATCO's Construction Energy Services. Contact 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 utilitysafety.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

Sincerely,

ATCO

Maria Franssen

Administrative Coordinator

Distribution Engineering

Natural Gas

5th Floor, 909 – 11 Ave SW | Calgary, Ab.| T2R 1L8

Cell: 587-572-7847

email: maria.franssen@atco.com

[ATCO.com](https://www.atco.com) [Facebook](#) [Twitter](#) [LinkedIn](#)

Bridget Piller

From: circulations <circulations@telus.com>
Sent: August 30, 2022 7:33 AM
To: Bridget Piller
Subject: TELUS REPLY: Carstairs Land Use Redesignation Application LUR-22-02 - Referral for Comment

Follow Up Flag: Follow up
Flag Status: Completed

TELUS Communications Inc. has no objection to the redesignation circulation. Confirming that a subdivision request will come in due course for the R1, R1N, MR & R3 FOR PROPOSED Scarlett Ranch Subdivision noted in the application.

Thanks,

Lisa Mendonsa
Real Estate Specialist | TELUS Rights of Way
Customer Network Implementation
18811 107 Avenue NW, Edmonton, AB T5S 2L9
circulations@telus.com



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Please do NOT e-mail me directly. To avoid delays in processing, send all e-mails to circulations@telus.com

Carstairs
LAND USE BYLAW NO. 2007
Redesignation of R1,R1N,R3,MR

Lur22-02

This correspondence is in response to the request from Mr. Piller for feedback in reference to the caption ally-noted of this land use redesignation.

I would like to start by stating that the correspondence and map forwarded to me is anything but clear. I am not sure why we would be given unclear documentation unless the intention is to limit our feedback or restrict is all together. Example: I am not sure if "Block 6" is "Phase 6". What is Block6 Lot4 4. Some correspondence on the map is so small we cannot read it.

I have noted that this by-law has been developed to assist with the following...

1.2 Purpose

The purpose of this Bylaw is to, amongst other things,

- (1) divide the municipality into districts;
- (2) prescribe and regulate the use for each district;
- (3) establish the office of the Development Officer;
- (4) establish a method of making decisions on applications for development permits including the issuance of development permits;
- (5) provide the manner in which notice of the issuance of a development permit is to be given
- (6) implement the statutory plans of the Town of Carstairs.

Upon examining the current documents against the Bylaw 2007 that I am sure was passed in an established democratic process by the then Mayor and elected council. I am sure that not many Citizens of Carstairs would have provided feedback at that time given the early stages of the development plan. As well, I noted that in the original bylaw on page 35... the map is not the same as what has been sent to me.

There is no explanation as to why the size designation has changed except for the benefit of the developer as he will have lower costs and higher profits from sales as smaller lots. The town of Carstairs will benefit from additional tax payers cramped into dwellings on smaller lots.

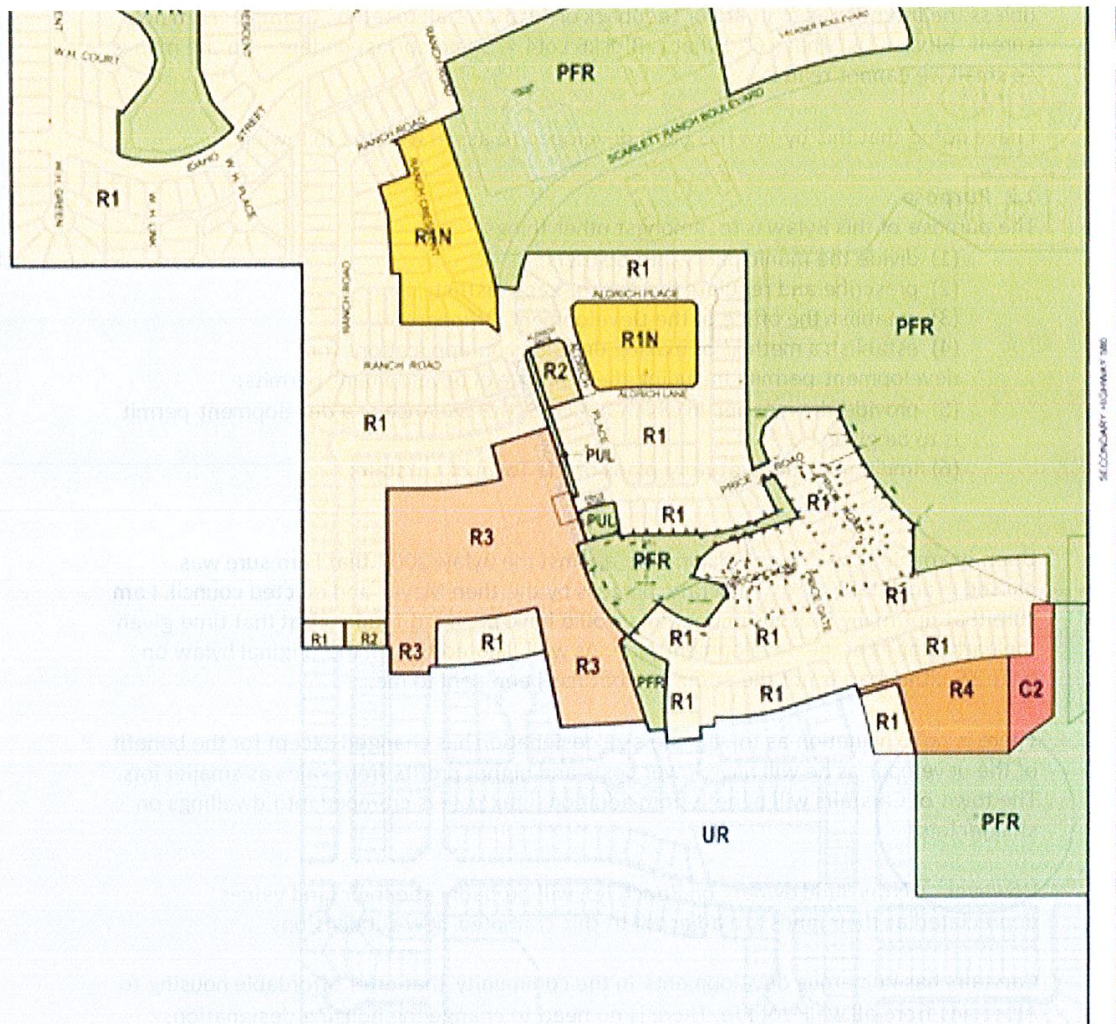
However, existing land owners on Ranch Rd. will probably see their land values depreciated as their lands are adjacent to this cramped new subdivisions.

Carstairs has numerous developments in the community that offer affordable housing to Albertans from all walks of life. There is no need to change the housing designations from R1 – single family on spacious lots.

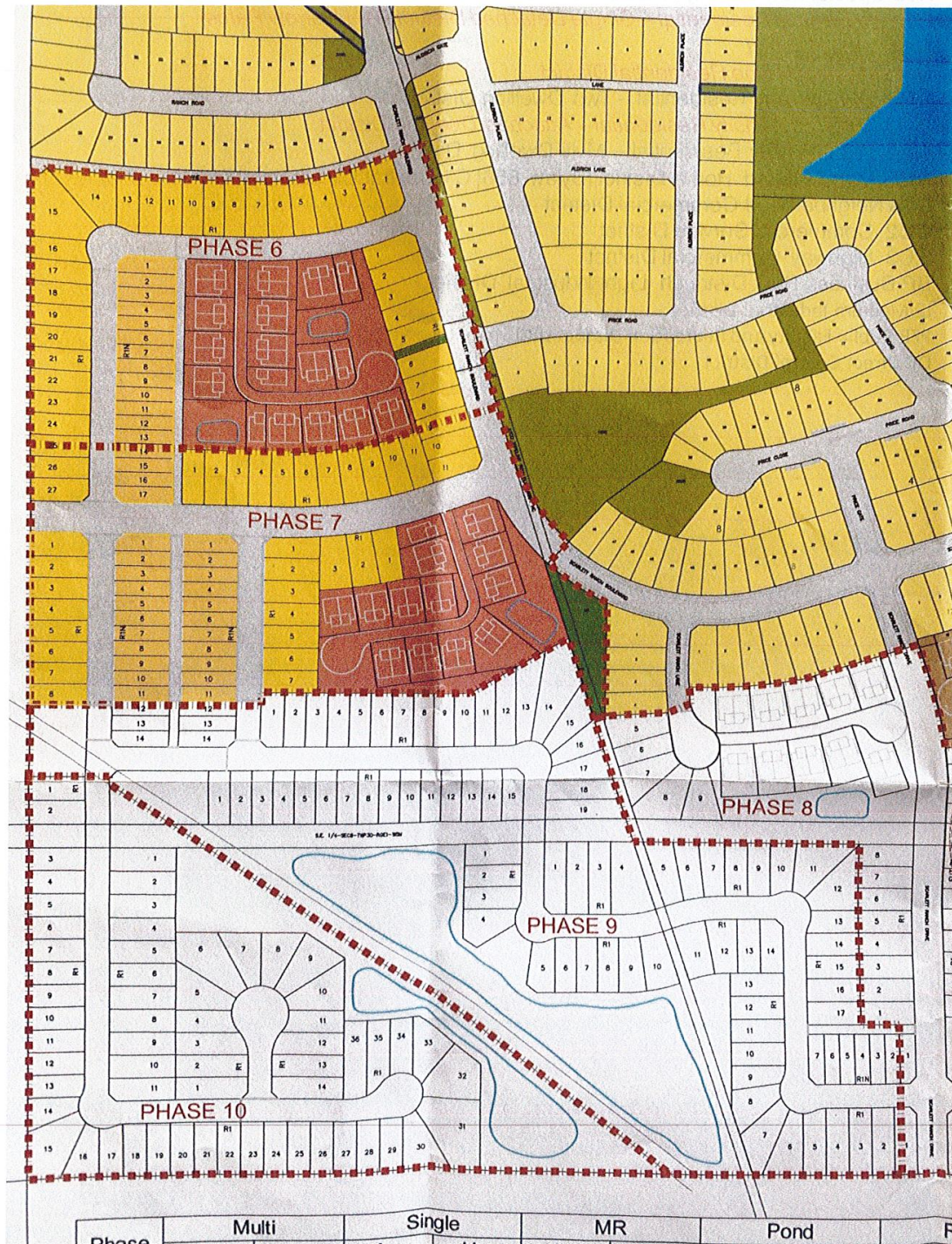
What happened to the natural pond and wetlands that has existed for a number of decades and has become home for various wildlife. The main body of water is used by many kids and parents as an outdoor skating rink in the winter. In fact, the town has had their equipment assist in clearing the snow off the ice.

I would appreciate the Mayor and Council having a specific meeting on this topic since the sub-division are being changed not for better without informed input from taxpayers. We need to have extensive dialogue on this matter so our community leaders can make informed decisions with taxpayers input.

- *Page 35 map from 2007 Bylaw (a partial copy)*



- A partial copy of the map sent to me on 25August 2022.



5.1.8 Establishment of Districts

(1) For the purpose of this Land Use Bylaw, the Town of Carstairs is divided into the following Districts:

R1S Special Low Density Residential District

R1 Low Density Residential – Single Detached District R1N Narrow Parcel Residential District

R1M Modular Home Residential District

2.R2 Low Density Residential – Two Dwelling District

3.R3 Medium Density Residential – Attached Dwelling District

4.R4 High Density Residential – Multi-Dwelling District

RMH Manufactured Home District [Bylaw 856] C1 Central Commercial District

C1A Neighborhood Commercial District

2.C2 Commercial Service District

3.C3 Highway Commercial District

BP Business Park District I1 Light Industrial District

I2 Medium Industrial District

PFR Public Facility and Recreation District UR Urban Reserve District

DC Direct Control District

Jim Keyak
1-587-892-5148