



**PUBLIC HEARING MEETING AGENDA
CARSTAIRS MUNICIPAL OFFICE
MONDAY, MARCH 13, 2023, 7:00 P.M.**

Page

1. CALL TO ORDER

2. ATTENDEES

3. PURPOSE

- 2 - 24
- a) The purpose of this Public Hearing is to receive and consider; amend Land Use Bylaw No. 2007 by providing a Land Use Re-designation to rezone 0.026 hectares (0.0716 acres) of land from R1 (Low Density Residential) and UR (Urban Reserve) to R1 (Low Density Residential) and PFR (Public Facility & Recreation), located in Lot 3MR, Block 15, Plan 921 1014 within the SW 1/4 17-30-01-W5M (addendum 3.a)



4. DELEGATIONS

5. GENERAL DISCUSSION

6. ADJOURNMENT



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

March 8, 2023

Our Reference: 27752

Client: Town of Carstairs

Attention: Rick Blair, Chief Administrative Officer

Reference: LUR-23-01 – Colby Land Use Redesignation Report

Legal Description: Lot 3MR Block 15 Plan 9211014, part of SW 17-30-01-W5M

Applicant(s): Town of Carstairs

Owner(s): Town of Carstairs

Current Land Use: Low Density Residential – Single Detached District (R1)
Urban Reserve District (UR)

Proposed Redesignation: Low Density Residential – Single Detached District (R1)
Public Facility & Recreation District (PFR)

Gross Area: 0.026 ha± (0.0716 ac±)

Planning Analysis: The Town of Carstairs has received an application which proposes to redesignate the existing land use of Lot 3MR Block 15 Plan 9211014, part of SW 17-30-01-W5M. The subject site is a triangle shaped parcel located in northwest Carstairs adjacent to an established residential neighbourhood (see **Appendix A – Figure 1**).

The subject site is designated Urban Reserve (UR) District and Low Density Residential – Single Detached District (R1). Adjacent lands to the north and west are designated Urban Reserve District (UR), while adjacent lands to the south and east are primarily designated Low Density Residential – Single Detached District (R1) with a portion of Modular Home Residential District (R1M) bordering the subject site's northeast area.

LUR-23-01 is being proposed following subdivision application SD-22-02, approved February 13, 2022, which addressed the fact that the constructed lane traversing the subject site did not align with the registered road right-of-way. By subdividing the subject site into Areas 1-3 (see **Appendix A – Figure 2**), Area 2 was created to allow for a new road right-of-way to be registered to encompass the constructed lane.

Application LUR-23-01 proposes redesignating the land uses to Low-Density Residential District – Single Detached District (R1) and Public Facility & Recreation District (PFR).

The proposed R1 area does not meet the minimum parcel area outlined in the LUB for this District. Once redesignated, a subdivision application is anticipated by the owner of the adjacent parcel to the east (1136 Grey Street) which will result in a consolidation of Area 3 and their parcel. This resulting parcel will meet the minimum parcel area for the R1 District.



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The remaining land, proposed to be redesignated to PFR, will facilitate green space with overland drainage.

**Reserve
Calculations:**

There are no municipal reserves required.

Circulation:

This application was circulated to adjacent landowners and relevant referral agencies. No responses were received from adjacent landowners. Referral comments were received from the following agencies:

Referral Agency Responses

- **Alberta Health Services** stated that they have no concerns with the proposed redesignation.
- **TELUS Communications** stated that they have no objections to the proposed redesignation.
- **Fortis Alberta** stated that they have no concerns with the proposed redesignation.
- **Atco Natural Gas** stated that they have no objections to the proposed redesignation.
- **Shaw Communications** stated that they have no objections to the proposed redesignation.
- **Atco Transmission** has no objections subject to the following conditions:
 - Municipal circulation file number must be referenced; proposed works must be compliant with ATCO Transmission requirements as set forth in the company's conditional approval letter.
 - Contact ATCO Transmission Land Department at 1-888-420-3464 or landadmin@atco.com for more information.
- **Alberta Transportation** offers the following comments and observations with respect to the proposed land use amendment:
 - 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
 - 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.
 - No roadside development permit application is required at the development stage.
 - Transportation and Economic Corridors has no objections to this proposed redesignation. The department anticipates minimal impact on the highway from this proposal. As well, there is no direct access to the highway and sufficient local road access.

Responses are provided in full in **Appendix C – Circulation Responses**.

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



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Appendix A

Figure 1 – Location Plan

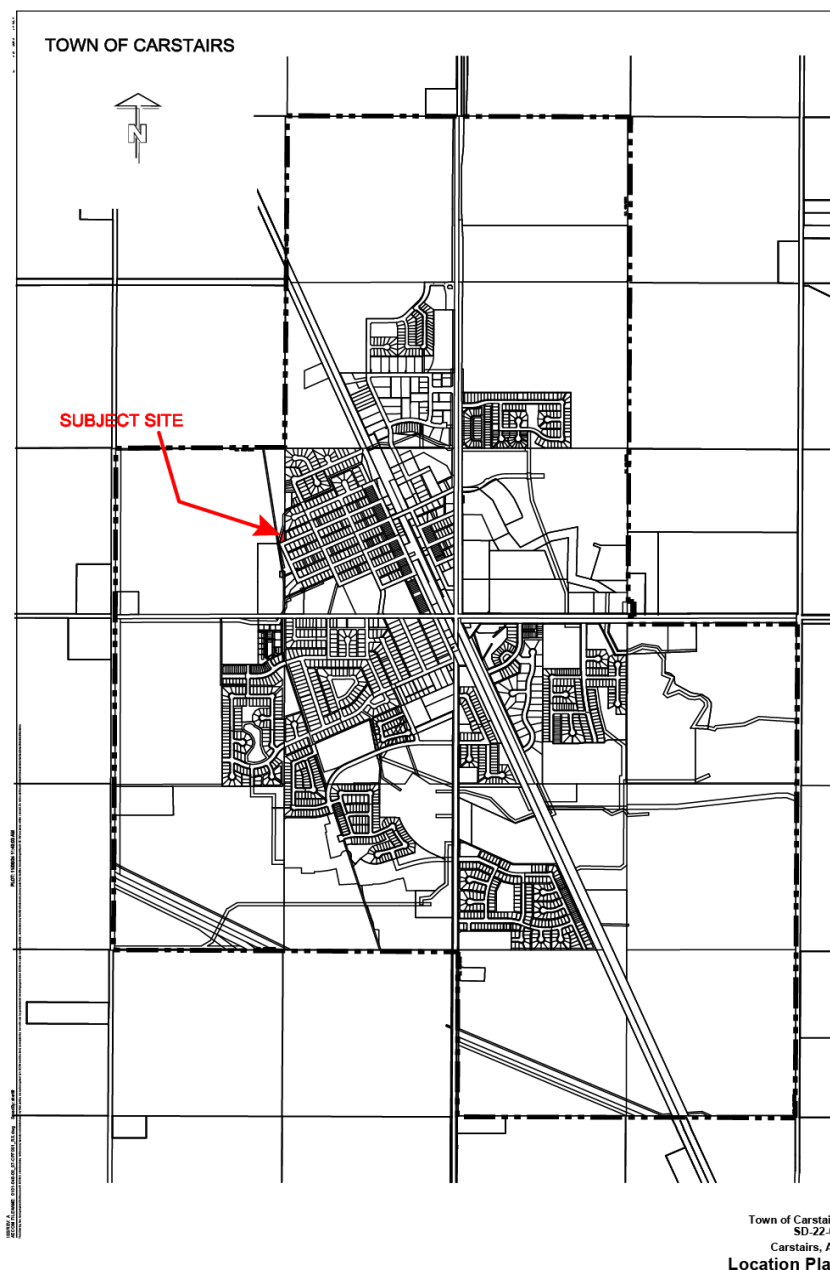
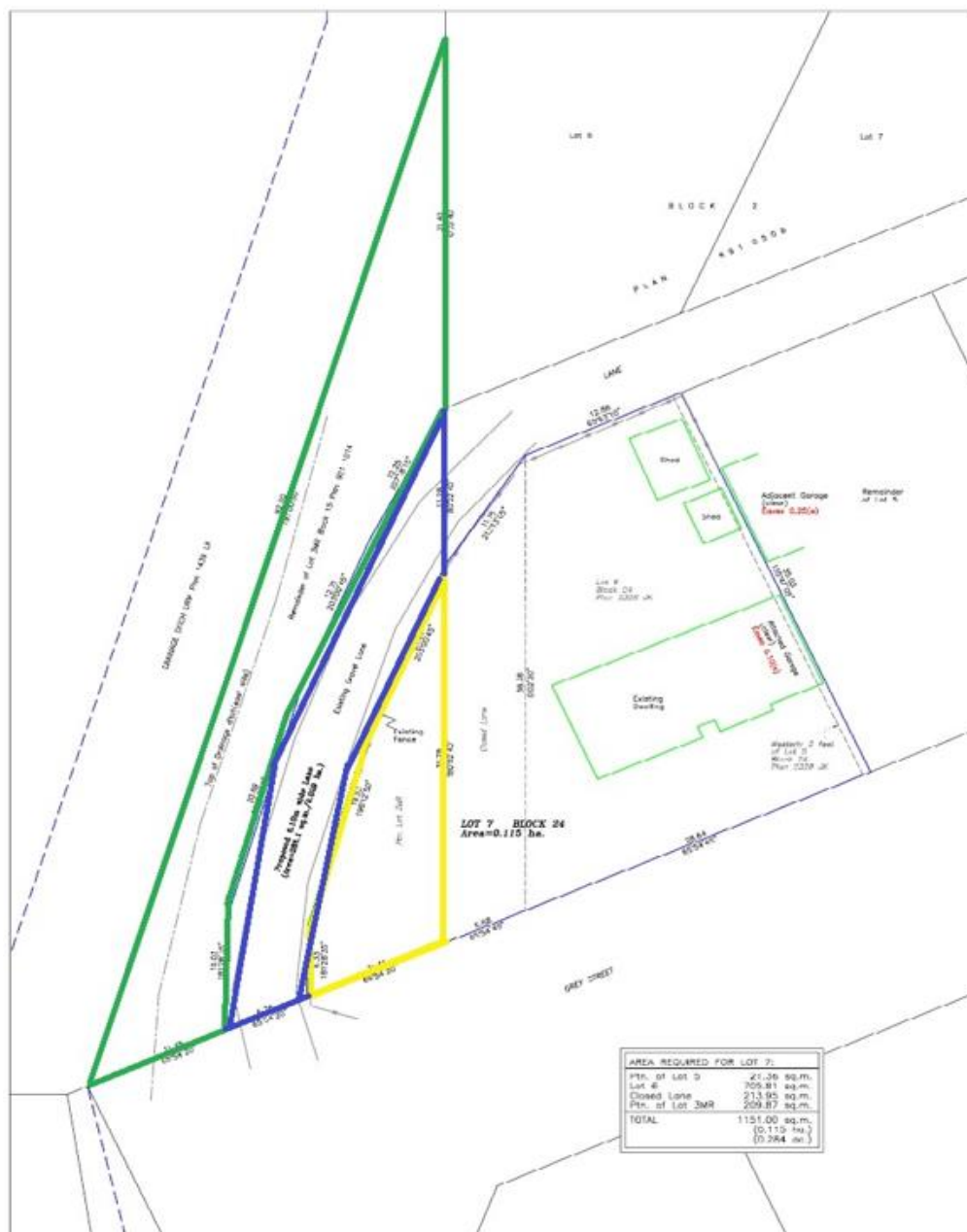


Figure 2 – Site Layout



Figure 3 – Proposed Redesignation



- Public Facility and Recreation District (PFR)
- Low Density Residential – Single Detached District (R1)
- Roadway/Lane



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Appendix B

Site Images



Subject Site: Looking northwest from Grey Street



Subject Site: Looking north from 13th Avenue



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Appendix C

Circulation Responses

Bridget Piller

From: Leeanne Hoshino <Leeanne.Hoshino@albertahealthservices.ca>
Sent: February 16, 2023 3:29 PM
To: Bridget Piller
Subject: LUR-23-01
Attachments: LUR-23-01_Sketch.docx; Land Use Redesignation Application_LUR-23-01.pdf

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

Good afternoon,

I would like to confirm that Alberta Health Services, Environmental Public Health has received the above-noted application. At this time, we have no concerns with the proposal, based on the information provided.

AHS-EPH recommends that any development which has the potential to adversely impact surrounding receptors (e.g., noise, odours, emissions, etc.) should not be located in close proximity to residential or sensitive land use areas such as daycares, schools, hospitals, adult care facilities or food establishments. Appropriate setback distances and/or buffers should be developed to ensure that existing and future residential or sensitive land use receptors are adequately protected.

Feel free to contact me if the application is changed in any way, or you have any questions or concerns.

Thank you,

Leeanne Hoshino, BSc, BEH(AD), CPHI(C)

Environmental Public Health

Airdrie, AB

tel: 587-943-2315 | **toll-free:** 1-833-476-4743 | **email:** leeanne.hoshino@albertahealthservices.ca



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From: Bridget Piller <BPiller@islengineering.com>
Sent: Tuesday, February 14, 2023 9:07 AM
To: CAL.chr land applications <chr.landapplications@albertahealthservices.ca>; plandev@mvcountry.com; projectmanagersouthernalberta@sjrb.ca; Real_EstateCanada@cpr.ca; landserv@fortisalberta.com; Hp.circulations@atco.com; circulationsgrowthandimprovement@atco.com; division.office@cesd73.ca; circulations@telus.com
Cc: Kirk Willisroft <kirkw@carstairs.ca>; Brian Conger <BConger@islengineering.com>
Subject: Land Use Redesignation Application LUR-23-01 - Referral for Comment

Caution - This email came from an external address and may contain unsafe content. Ensure you trust this sender before opening attachments or clicking any links in this message

Good morning,

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

Your comments and recommendations to this proposal will be accepted until noon on **March 7, 2023**.

Planning Background

The Town of Carstairs has received an application which proposes to redesignate the existing land use of Lot 3MR Block 15 Plan 9211014, part of SW 17-30-01-W5M Lands within the subject site are currently zoned as Low-Density Residential District – Single Detached District (R1) and Urban Reserve District (UR). Application LUR-23-01 proposes redesignating the land uses to Low-Density Residential District – Single Detached District (R1) and Public Facility & Recreation District (PFR). The proposed LUR will facilitate the consolidation of a portion of the lands with the adjacent R1 parcel. The remaining land, proposed to be redesignated to PFR, will facilitate green space with overland drainage.

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. Supporting studies discussed in the Conceptual Scheme can be sent for review upon request.

In your reply, please quote the project number “LUR-23-01”.

Thank you,

Bridget Pillar (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
BPillar@islengineering.com islengineering.com

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Bridget Piller

From: circulations <circulations@telus.com>
Sent: February 17, 2023 11:53 AM
To: Bridget Piller
Subject: RE: Land Use Redesignation Application LUR-23-01 - Referral for Comment

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning,

TELUS Communications Inc. has no objection to the above circulation.

Thank you,

Tanya Roberts
Real Estate Specialist | TELUS Rights of Way
Network Engineering & Operations (NEO) | TELUS | Rights of Way
2930 Centre Avenue NE, Calgary, AB T2A 4Y2
circulations@telus.com



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From: Bridget Piller <BPiller@islengineering.com>
Sent: February 14, 2023 09:07 AM
To: chr.landapplications@ahs.ca; plandev@mvcounty.com; projectmanagersouthernalberta@sjrb.ca; Real_EstateCanada@cpr.ca; landserv@fortisalberta.com; Hp.circulations@atco.com; circulationsgrowthandimprovement@atco.com; division.office@cesd73.ca; circulations <circulations@telus.com>
Cc: Kirk Williscroft <kirkw@carstairs.ca>; Brian Conger <BConger@islengineering.com>
Subject: Land Use Redesignation Application LUR-23-01 - Referral for Comment

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[Planning Background](#)

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In your reply, please quote the project number “LUR-23-01”.

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
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Bridget Piller

From: Tracy Davidson <tracy.davidson@fortisalberta.com> on behalf of Land Service <landserv@fortisalberta.com>
Sent: February 22, 2023 7:37 AM
To: Bridget Piller
Subject: FW: [CAUTION] Land Use Redesignation Application LUR-23-01 - Referral for Comment
Attachments: LUR-23-01_Sketch.docx; Land Use Redesignation Application_LUR-23-01.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning,
FortisAlberta Inc. has no concerns regarding this land use redesignation application.



Thank you,

Tracy Davidson | Land Coordinator

FortisAlberta Inc. | 100 Chippewa Road, Sherwood Park, AB, T8A 4H4 | Direct 780-464-8815



We are FortisAlberta. We deliver the electricity that empowers Albertans to succeed. We keep the power on, not just because it's our job, but because we care about the people we serve. We are reliable, honest and dedicated to our work because our employees, customers and communities matter to us.

From: Bridget Piller <BPiller@islengineering.com>
Sent: Tuesday, February 14, 2023 9:07 AM
To: chr.landapplications@ahs.ca; plandev@mvcountry.com; projectmanagersouthernalberta@sjrb.ca; Real_EstateCanada@cpr.ca; Land Service <landserv@fortisalberta.com>; Hp.circulations@atco.com; circulationsgrowthandimprovement@atco.com; division.office@cesd73.ca; circulations@telus.com
Cc: Kirk Willisroft <kirkw@carstairs.ca>; Brian Conger <BConger@islengineering.com>
Subject: [CAUTION] Land Use Redesignation Application LUR-23-01 - Referral for Comment

WARNING:

This email originated from outside of FortisAlberta. Pause and look for any **RED FLAGS** or signs of phishing. If this is a suspicious email, **before you delete it**, use the 'Phish Alert Report' button in Outlook or contact the Service Desk.

Good morning,

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In your reply, please quote the project number "LUR-23-01".

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 islengineering.com

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February 27, 2023

Application LUR-23-01

Support not Objections

The Engineering Design Department of ATCO Gas Distribution has reviewed the above named plan and has no objections to the proposed work. Please refer to the [Safety Handbook](#) on the ATCO website when working around natural gas pipelines.

If you have any questions or concerns regarding this reply, please contact our engineer Jordan Ham
jordan.ham@atco.com
Sincerely,

Christine Riddell

Administrative Coordinator
Distribution Engineering - Growth
Natural Gas

T. 403-245-7629

A. 5th Floor, 909-11th Ave. SW Calgary, AB T2R 1L8

E. Christine.Riddell@atco.com

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

In the spirit of reconciliation, we acknowledge the traditional territories and homelands on which many of our ATCO operations and facilities are located. We honour and respect the diverse history, languages, ceremonies, and culture of the Indigenous Peoples who call these areas home.

Bridget Piller

From: Tommy Yuen <Tommy.Yuen@sjrb.ca>
Sent: February 27, 2023 4:06 PM
To: Brandi Penney; Lauren Stewart; Bridget Piller
Subject: RE: Land Use Redesignation Application LUR-23-01 - Referral for Comment

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

Hi Bridget,

Shaw has no objection to the proposed redesignation application.

Thanks,

Tommy Yuen Sr Planner, FibrePlus Deployment, Rural Alberta

Shaw Communications Inc. 10450 178 St. NW Edmonton, AB

T: 780.490.3563

E: Tommy.Yuen@sjrb.ca

Shaw)



This message is confidential and may contain privileged information. We ask that you not use or disclose this message other than with our consent. If you are not an intended recipient, please immediately notify us and delete this message. Thank-you.

From: Project Manager - Southern Alberta <ProjectManagerSouthernAlberta@sjrb.ca>
Sent: Tuesday, February 14, 2023 10:37 AM
To: Brandi Penney <Brandi.Penney@sjrb.ca>; Lauren Stewart <Lauren.Stewart@sjrb.ca>; Tommy Yuen <Tommy.Yuen@sjrb.ca>
Subject: Fw: Land Use Redesignation Application LUR-23-01 - Referral for Comment

Thank you,

Shaw Calgary Planning, FibrePlus Deployment, TOPS

Shaw Communications Inc.

2400 32 Ave NE, Calgary A.B.

E: ProjectManagerSouthernAlberta@sjrb.ca

Shaw)



This message is confidential and may contain privileged information. We ask that you not use or disclose this message other than with our consent.

If you are not an intended recipient, please immediately notify us and delete this message. Thank-you.

From: Bridget Pillar <BPillar@islengineering.com>

Sent: February 14, 2023 9:07 AM

To: chr.landapplications@ahs.ca <chr.landapplications@ahs.ca>; plandev@mvcountry.com <plandev@mvcountry.com>; Project Manager - Southern Alberta <projectmanagersouthernalberta@sjrb.ca>; Real_EstateCanada@cpr.ca <Real_EstateCanada@cpr.ca>; landserv@fortisalberta.com <landserv@fortisalberta.com>; Hp.circulations@atco.com <Hp.circulations@atco.com>; circulationsgrowthandimprovement@atco.com <circulationsgrowthandimprovement@atco.com>; division.office@cesd73.ca <division.office@cesd73.ca>; circulations@telus.com <circulations@telus.com>

Cc: Kirk Williscroft <kirkw@carstairs.ca>; Brian Conger <BConger@islengineering.com>

Subject: Land Use Redesignation Application LUR-23-01 - Referral for Comment

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Good morning,

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

Your comments and recommendations to this proposal will be accepted until noon on **March 7, 2023**.

Planning Background

The Town of Carstairs has received an application which proposes to redesignate the existing land use of Lot 3MR Block 15 Plan 9211014, part of SW 17-30-01-W5M Lands within the subject site are currently zoned as Low-Density Residential District – Single Detached District (R1) and Urban Reserve District (UR). Application LUR-23-01 proposes redesignating the land uses to Low-Density Residential District – Single Detached District (R1) and Public Facility & Recreation District (PFR). The proposed LUR will facilitate the consolidation of a portion of the lands with the adjacent R1 parcel. The remaining land, proposed to be redesignated to PFR, will facilitate green space with overland drainage.

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. Supporting studies discussed in the Conceptual Scheme can be sent for review upon request.

In your reply, please quote the project number “LUR-23-01”.

Thank you,

Bridget Pillar (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
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March 6, 2023

Our File No.: 23-0555

Your File No.: LUR-23-01

**ISL Engineering and Land Services Ltd.
Planning and Development Department**

SENT: via email

Attention: Bridget Piller

RE: Proposed Redesignation – Lot 3MR Block 15 Plan 9211014 pt of SW 17-30-1-W5

The Engineering Department of ATCO Transmission, (a division of ATCO Gas and Pipelines Ltd.) has reviewed the above named plan and has no objections subject to the following conditions:

1. Ground disturbances and surface works within 30 meters require prior written approval from ATCO Transmission before commencing any work.
 - Municipal circulation file number must be referenced; proposed works must be compliant with ATCO Transmission requirements as set forth in the company's conditional approval letter.
 - Contact ATCO Transmission Land Department at 1-888-420-3464 or landadmin@atco.com for more information.
2. Any revisions or amendments to the proposed plans(s) must be re-circulated to ATCO Transmission for further review.

If you have any questions or concerns, please contact the undersigned at hp.circulations@atco.com.

Sincerely,
ATCO Transmission, a division of ATCO Gas and Pipelines Ltd.

A handwritten signature in blue ink, appearing to read 'Isabel Solis-Jarek'.

Isabel Solis-Jarek
Sr. Administrative Coordinator, Operations Engineering

| |
|---------------|
| APPROVED: |
| AS TO FORM |
| ___ IS ___ |
| AS TO CONTENT |
| ___ IS ___ |
| AP |

Alberta Transportation Notice of Referral Decision

Land Use Bylaw amendment in proximity of a provincial highway

| | | | |
|------------------------------------|--|------------------------|---------------------------|
| Municipality File Number: | LUR-23-01 | Highway(s): | 580, 581, 2A |
| Legal Land Location: | QS-SW SEC-17 TWP-030 RGE-01 MER-5 | Municipality: | Carstairs |
| Decision By: | Charlene Johnson | Issuing Office: | Central Region / Red Deer |
| Issued Date: | 2023-03-07 14:58:32 | AT Reference #: | RPATH0008305 |
| Description of Development: | Land Use Redesignation - Lands within the subject site are currently zoned as Low-Density Residential District – Single Detached District (R1) and Urban Reserve District (UR). Application LUR-23-01 proposes redesignating the land uses to Low-Density Residential District – Single Detached District (R1) and Public Facility & Recreation District (PFR). The proposed LUR will facilitate the consolidation of a portion of the lands with the adjacent R1 parcel. The remaining land, proposed to be redesignated to PFR, will facilitate green space with overland drainage. File LUR-23-01 | | |



This will acknowledge receipt of your circulation regarding the above noted proposal. Alberta Transportation's

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 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. No roadside development permit application is required at the development stage.
4. Transportation and Economic Corridors has no objections to this proposed redesignation. The department anticipates minimal impact on the highway from this proposal. As well, there is no direct access to the highway and sufficient local road access.

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



Issued by **Charlene Johnson**, , on **2023-03-07 14:58:32** on behalf of the Minister of Transportation pursuant to *Ministerial Order 52/20 – Department of Transportation Delegation of Authority*

BYLAW No. 2038

BEING a Bylaw of the Town of Carstairs, in the Province of Alberta, to amend Land Use Bylaw 2007.

WHEREAS, Council of the Town of Carstairs wishes to amend Land Use Bylaw No 2007 by providing a Land Use Re-designation to rezone 0.026 hectares (0.0716 acres) of land from R1 (Low Density Residential) and UR (Urban Reserve) to R1 (Low Density Residential) and PFR (Public Facility & Recreation), located in Lot 3MR, Block 15, Plan 921 1014 within the **SW 1/4 17-30-01-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 3MR, Block 15, Plan 921 1014 within the SW 1/4 17-30-01-W5M, consisting of 0.026 hectares (0.0716 acres) and shall be re-designated from R1 (Low Density Residential) and UR (Urban Reserve) to R1 (Low Density Residential) and PFR (Public Facility & Recreation). As shown on the attached map identified as “Schedule A”.

READ A FIRST TIME THIS 13th DAY OF FEBRUARY, A.D, 2023

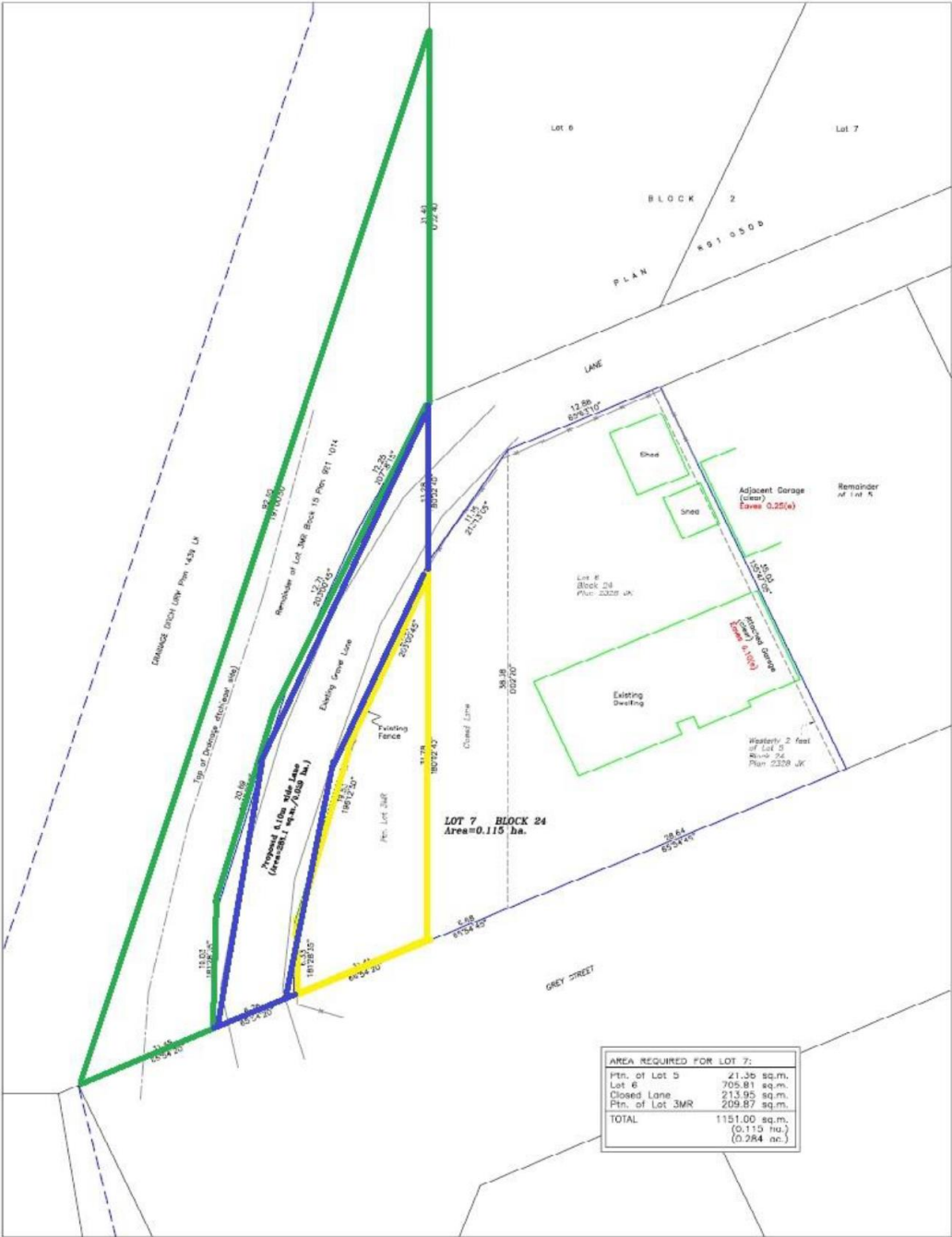
READ A SECOND TIME THIS 13TH DAY OF MARCH, A.D., 2023

READ A THIRD AND FINAL TIME THIS 13TH DAY OF MARCH, A.D., 2023

Dean Allan, Deputy Mayor

Rick Blair, CAO

SCHEDULE A



- Public Facility and Recreation District (PFR)
- Low Density Residential – Single Detached District (R1)
- Roadway/Lane