



**PUBLIC HEARING MEETING AGENDA  
CARSTAIRS MUNICIPAL OFFICE  
MONDAY, JANUARY 24, 2022, 7:00 P.M.**

Page

**1. CALL TO ORDER**

**2. ATTENDEES**

**3. PURPOSE**

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- a) The purpose of this Public Hearing is to receive and consider; Land Use Redesignation of Block A, Plan 9212174 within the NW 1/4 8-30-01-W5M, to R1, R2 and PFR



**4. DELEGATIONS**

**5. GENERAL DISCUSSION**

**6. ADJOURNMENT**

BYLAW No. 2022

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 Redesignation to rezone 3.88 hectares (9.59 acres) of land, from UR to R1 (4.46 acres), R2 (2.38 acres), PFR (1.04 acres) and Roadways and Easements (1.71 acres), located in Block A, Plan 9212174 within the NW 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 Block A, Plan 9212174, NW 1/4 8-30-01-W5M, consisting of 3.88 hectares (9.59 acres) and shall be redesignated from UR (Urban Reserve District) to R1 (Low Density Residential, One Dwelling District), R2 (Low Density Residential, Two Dwelling District) and PFR (Public Facility and Recreation District)

As shown on the attached maps identified as “Schedule A”.

READ A FIRST TIME THIS 8th DAY OF November, A.D, 2021

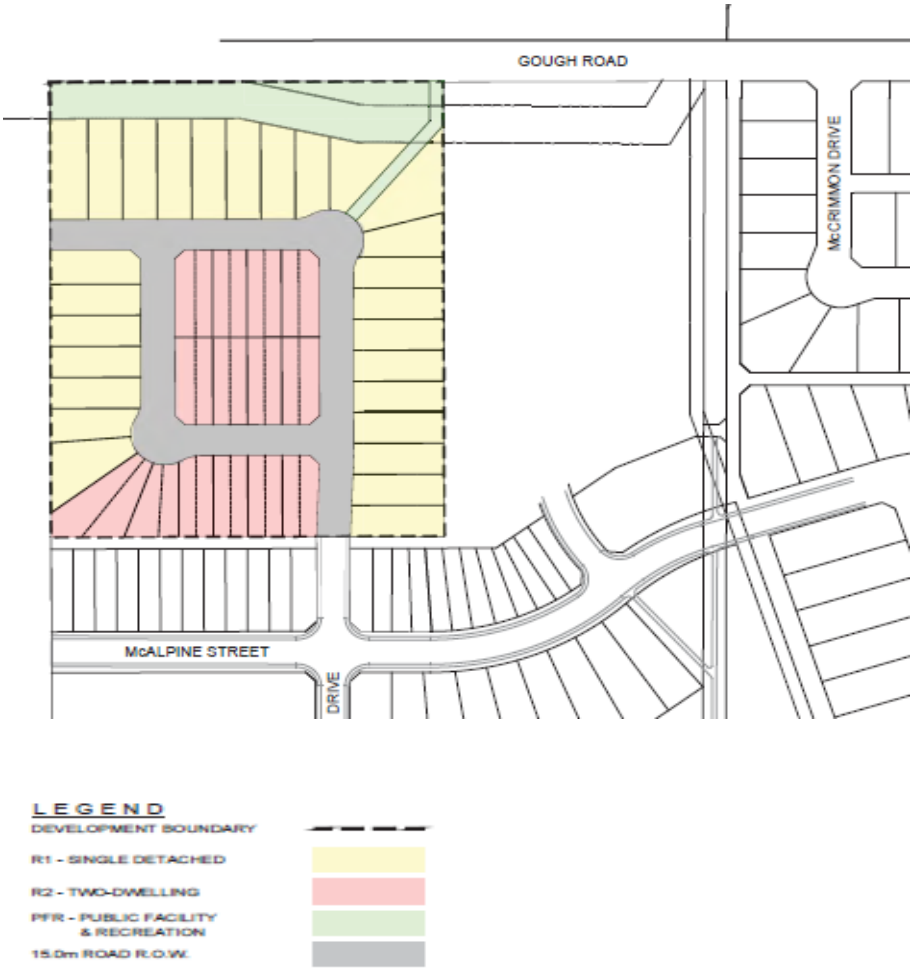
READ A SECOND TIME THIS 24th DAY OF January, A.D., 2022

READ A THIRD AND FINAL TIME THIS XX DAY OF XXXXX A.D., 2021

Lance Colby, MAYOR

Carl McDonnell, CAO

Schedule A





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

January 19, 2022

Our Reference: 27752

Client: Town of Carstairs

Attention: Carl McDonnell, Chief Administrative Officer

**Reference: LUR-22-01 – Deer Ridge Land Use Redesignation Report**

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<b>Legal Description:</b>	Block A Plan 9212174 within NW ¼ 8-30-01-W5M
<b>Location:</b>	1511 Gough Road Carstairs
<b>Applicant(s):</b>	Antler Developments Inc.
<b>Owner(s):</b>	Cory Brekelmans / 2339043 Alberta Limited
<b>Land Use Designation:</b>	Urban Reserve District ( <b>UR</b> )
<b>Propose Redesignation:</b>	Low Density Residential – Single Detached District ( <b>R1</b> ) Low Density Residential – Two Dwelling District ( <b>R2</b> ) Public Facility & Recreation District ( <b>PFR</b> )
<b>Gross Area:</b>	3.88 ha± (9.59 ac±)

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**Planning Analysis:** The Applicant is proposing to redesignate Block A Plan 9212174, (the subject site) consisting of approximately 3.88 ha (9.59 ac), from Urban Reserve District (UR) to Low Density Residential – Single Detached District (R1), Low Density Residential – Two Dwelling District (R2), 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.

The Applicant has indicated that 27 residential lots will be situated within the proposed **R1** lands and 28 residential units (on 14 lots) will be situated within the proposed **R2** lands and approximately 1.04 ac of the subject site is proposed as **PFR** (see **Appendix A - Figure 2 – Land Use Plan**). A subdivision application submission is anticipated after Council's decision on the proposed land use redesignation, which will confirm these details.

#### Site Description

The subject site is in west Carstairs. The site is bound on the east and south by existing residential development (the Clover condominium complex and residences along McAlpine St. respectively). The site's west and north boundaries reflect the corporate boundary of the Town (see **Appendix B - Site Photos**). Per the Carstairs – Mountain View County Intermunicipal Development Plan (IDP), the plan area abuts the Fringe IDP Area.

Per section **6.0 Referrals and Circulation Process** of the IDP, Mountain View County was circulated on this application due to its proximity to the Fringe IDP Area. No comments / objections were provided from the County.



The proposed land use amendments are in alignment with the policies of the Municipal Development Plan which designates the subject site as residential.

The subject site is not included within any ASP but is directly adjacent to the northwest corner of the West Highlands Concept Plan prepared in 2004.

**Reserve  
Calculations:**

To be confirmed at subdivision stage

**Circulation:**

This application was circulated to adjacent landowners and referral agencies. Two landowner responses were received during the circulation period. Referral comments were received from five agencies:

**Regulatory Agencies Responses**

- ATCO Transmission high pressure pipelines has no objections.
- The Distribution Engineering Growth Department of ATCO Gas Distribution has no objections provided certain development stage conditions are met. These are provided in full in **Appendix C**.
- CIMA+, the Town's engineering consultant, provides the following comments:
  - A full TIA is not necessarily required for developments that generate less than 100 trips at peak hour unless the Town have specific operational concerns. However, CIMA+ recommends that the developer provides a letter stating the anticipated number of trips & distribution at peak hour as well as the likelihood of impact to key roadways.
  - A stormwater management plan was completed for the adjacent West Highlands development which also included the subject parcel to the north (i.e. Deer Ridge development) in the analysis. However, a subdivision specific stormwater management report should be submitted as part of the requirements for the subsequent subdivision development process.
  - Additional studies that were not provided in the Conceptual Scheme submission (e.g. HRA, Biophysical assessment, etc.) but were identified in the Town's Planning Procedure Policies under LUR may be required at the discretion of MPC or Council.
- FortisAlberta responded that they have no objections, and that the applicant can contact FortisAlberta for electrical services at the development stage.
- TELUS Communications stated that they had no objections.
- Alberta Transportation stated that potential increase in traffic on Gough Rd may impact the Gough Rd/Hwy 580 Intersection. Hwy 580 requires a left turn south from Gough Rd so with more traffic on Gough Rd there may be more delay experienced to Hwy 580 traffic making the left turn. Alberta Transportation is not aware of any operational issues currently but may require analysis in the future.

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

**Adjacent Landowner's Responses**

Two adjacent land landowners voiced objections to the application through the provision of e-mails describing their concerns. These e-mails are included in full in **Appendix D – Adjacent Landowner Responses**.



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## Appendix A

Figure 1 – Location Plan

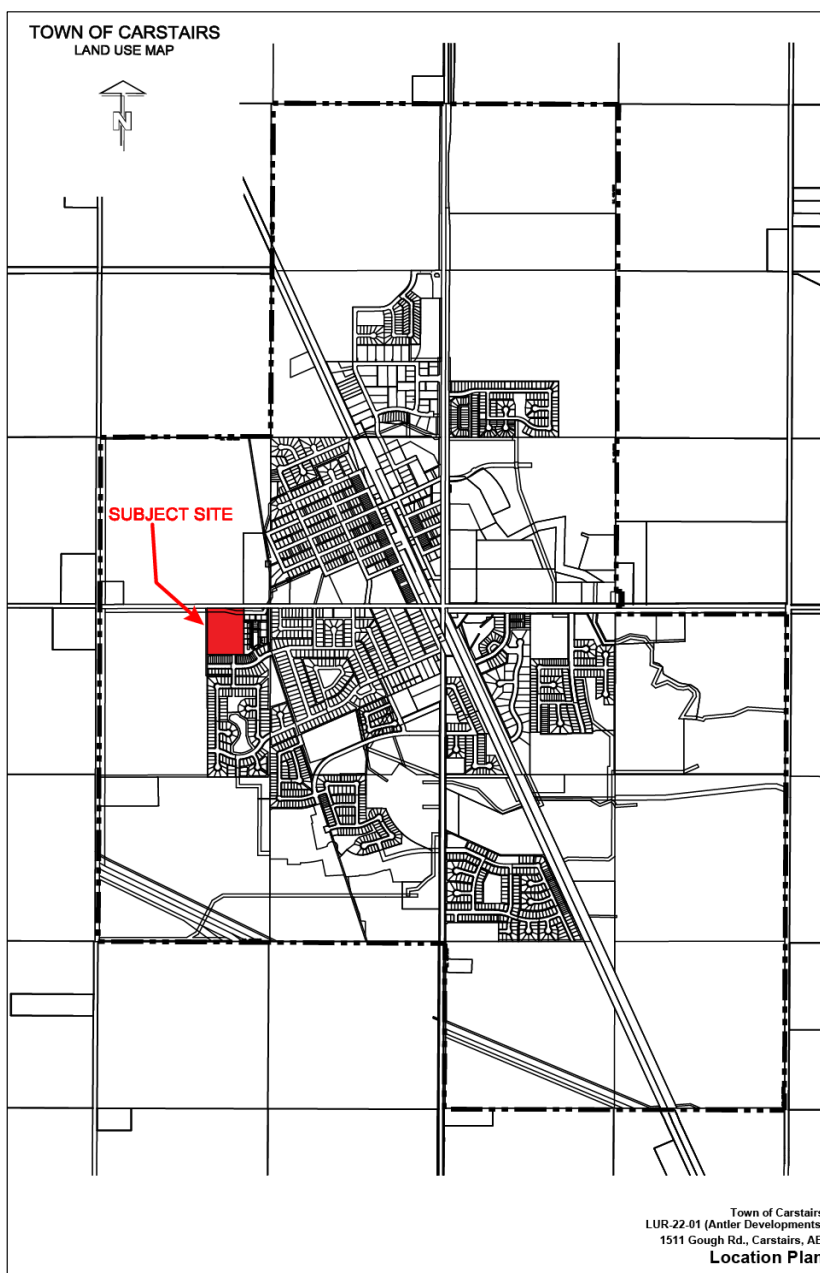


Figure 2 – Land Use Plan







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## Appendix B

### Site Images



View from southwest corner looking northeast



View from southeast corner looking northwest

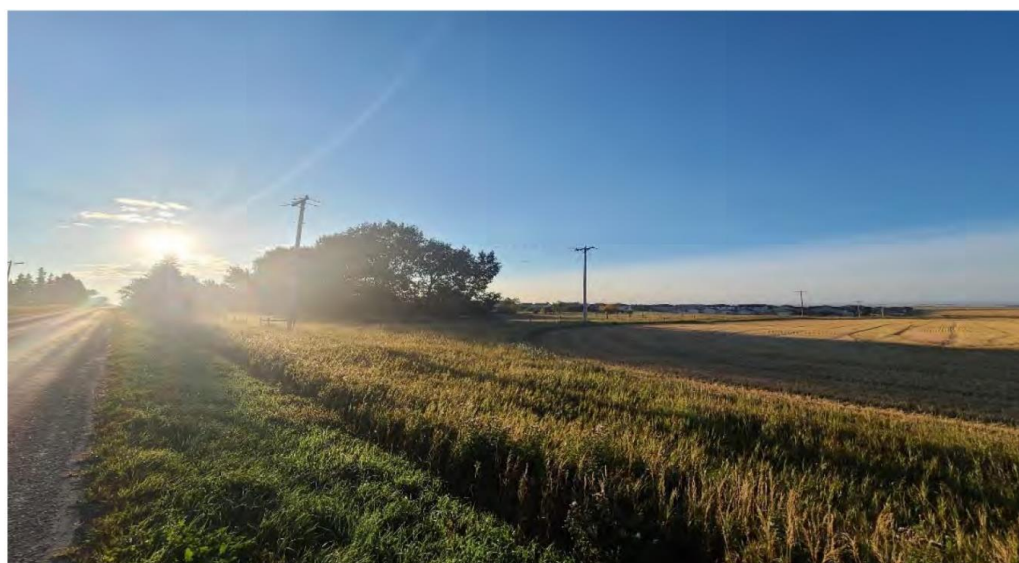




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View from northeast corner looking southwest



View from northwest corner looking southeast



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## Appendix C

### Regulatory Agencies Responses

**From:** Scarlett, Caitlin <Caitlin.Scarlett@atco.com>  
**Sent:** January 13, 2022 4:17 PM  
**To:** Mitch Braun  
**Subject:** ATCO Transmission file 22-0039 - Carstairs Land Use Redesignation Application LUR 22-01 - Referral for Comment  
**Attachments:** LUR 22-01\_Land Use Plan and Statistics.pdf; LUR 22-01 Land Use Redesignation Application.pdf

Good Afternoon,

ATCO Transmission high pressure pipelines has no objections. If you have any questions or concerns, please email [hp.circulations@atco.com](mailto:hp.circulations@atco.com).

Thank you,

**Caitlin Scarlett**  
Operations Scheduler, Edmonton South  
Natural Gas

P. 780 220 0492

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**From:** Mitch Braun <[MBraun@islengineering.com](mailto:MBraun@islengineering.com)>  
**Sent:** Thursday, January 6, 2022 10:52:27 PM (UTC+00:00) Monrovia, Reykjavik  
**Subject:** Carstairs Land Use Redesignation Application LUR 22-01 - Referral for Comment

**\*\*Caution – This email is from an external source. If you are concerned about this message, please forward it to [spam@atco.com](mailto:spam@atco.com) for analysis.\*\***

Good Day,

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

Your comments and recommendations to this proposal will be accepted until noon on **January 21, 2022**.

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 number "LUR 22-01".

**From:** CirculationsGrowthandImprovement <CirculationsGrowthandImprovement@atco.com>  
**Sent:** January 13, 2022 9:22 AM  
**To:** Mitch Braun  
**Subject:** Response to: Carstairs Land Use Redesignation Application LUR 22-01 - Referral for Comment

January 13, 2022

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 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.

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](mailto:Crossings@atcogas.com) to obtain a crossing/proximity agreement.

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](mailto:Crossings@atcogas.com) to obtain a crossing/proximity agreement.

There is an existing ATCO service in the area. If it should be necessary to lower, relocate, or make any alteration to our existing service due to this proposal, please contact ATCO Customer Assistance Centre at 310-5678 to discuss a service alteration. Note all alteration costs will be borne by the developer / owner. If the existing service line requires demolition or cutback please contact the Calgary Service Applications at 403-254-6200 or email [GasApplicationsCalgary@atco.com](mailto:GasApplicationsCalgary@atco.com) for an application

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

Due to this proposal, a gas main upgrade may be required to the existing distribution system. It is required that the owner/developer contact ATCO Engineer: Raymond Diep, [raymond.diep@atco.com](mailto:raymond.diep@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.

**Contact Alberta One Call where there's any excavation with gas lines in the area**

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 Alberta One-Call at 1-800-242-3447 or [albertaonecall.com](http://albertaonecall.com). Please contact Alberta One-Call Corporation prior to any surface construction.

- (1) Contact Alberta One Call (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 **Raymond Diep**

[Raymond.Diep@atco.com](mailto:Raymond.Diep@atco.com)

Sincerely,

**Christine Riddell**  
Administrative Coordinator  
ATCO Gas Distribution

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**From:** Mitch Braun <[MBraun@islengineering.com](mailto:MBraun@islengineering.com)>

**Sent:** Thursday, January 6, 2022 3:52 PM

**Subject:** Carstairs Land Use Redesignation Application LUR 22-01 - Referral for Comment

**\*\*Caution – This email is from an external source. If you are concerned about this message, please forward it to [spam@atco.com](mailto:spam@atco.com) for analysis.\*\***

**From:** Dindo Pangilinan <Dindo.Pangilinan@cima.ca>  
**Sent:** January 14, 2022 11:01 AM  
**To:** Mitch Braun  
**Cc:** Arlen Babcock  
**Subject:** Carstairs LUR Application LUR 22-01 - Referral for Comment

Hi Mitch,

With reference to the LUR 22-01 application and following our discussion this morning, CIMA provides the following comments:

1. A full TIA is not necessarily required for developments that generates less than 100 trips at peak hour unless the Town of Carstairs have specific operational concerns. However, CIMA+ recommends that the developer provides a letter stating the anticipated number of trips & distribution at peak hour as well as the likelihood of impact to key roadways.
2. A stormwater management plan was completed for the adjacent West Highlands development which also included the subject parcel to the north (i.e. Deer Ridge development) in the analysis. However, a subdivision specific stormwater management report should be submitted as part of the requirements for the subsequent subdivision development process.
3. Additional studies that were not provided in the Conceptual Scheme submission (e.g. HRA, Biophysical assessment, etc.) but were identified in the Town's Planning Procedure Policies under LUR may be required at the discretion of MDC or Council.

Thank you and regards,

---

**DINDO PANGILINAN**, P.Eng., PMP  
Project Engineer / Infrastructure

T 403-775-0100, Ext.7451 M 403-988-0328 F 403-775-0102  
Deerfoot Atria North 300, 6815 - 8 Street NE Calgary (Alberta) T2E 7H7  
CANADA



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Do you really need to print this email? Let's protect the environment!

CONFIDENTIALITY WARNING This e-mail is confidential. If you are not the intended recipient, please notify the sender immediately and delete it in its entirety.

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**Please be aware that due to the precautions taken by CIMA+ with regards to COVID-19, I am currently working remotely. If you need to contact me, I can be reached via cell phone at 403-988-0328.**

**From:** Erin Aldcroft <erin.aldcroft@fortisalberta.com> on behalf of Land Service  
<landserv@fortisalberta.com>  
**Sent:** January 7, 2022 10:48 AM  
**To:** Mitch Braun  
**Subject:** RE: [January 21] Carstairs Land Use Redesignation Application LUR 22-01 - Referral for Comment

Hello,

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

Warm Regards,

Erin Aldcroft

**Erin Aldcroft | Land Coordinator**

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FortisAlberta Inc. | 15 Kingsview Rd. SE Airdrie, AB T4A 0A8 | Tel: 587-775-6331

[Project Status Portal](#) | Check the status of your New Service Connection or Project.

[Get Connected](#) | Getting connected with us is a five-phase process. Learn more here.



**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.

For more information please visit [fortisalberta.com](https://www.fortisalberta.com)

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**From:** Mitch Braun <MBraun@islengineering.com>  
**Sent:** Thursday, January 6, 2022 3:52 PM  
**Subject:** [January 21] Carstairs Land Use Redesignation Application LUR 22-01 - Referral for Comment

**EXTERNAL EMAIL:** Use caution with links and attachments.

Good Day,

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

Your comments and recommendations to this proposal will be accepted until noon on **January 21, 2022.**

**From:** Lisa Mendonsa <Lisa.Mendonsa@telus.com>  
**Sent:** January 11, 2022 8:30 AM  
**To:** Mitch Braun  
**Subject:** Carstairs Land Use Redesignation Application LUR 22-01 - Referral for Comment 1511 Gough Road  
**Attachments:** Carstairs Land Use Redesignation Application LUR 22-01 - Referral for Comment; LUR 22-01 Land Use Redesignation Application.pdf; LUR 22-01\_Land Use Plan and Statistics.pdf

*Good morning,*

*TELUS Communications Inc. has no objection to the above circulation. Confirming that a subdivision request will come in due course for the 27 R1 lots/14 R2 lots (28 units) noted in the application.*

*Kind regards,*

**Lisa Mendonsa**  
**Real Estate Specialist | TELUS Rights of Way**  
**Customer Network Implementation**  
18811 107 Avenue NW, Edmonton, AB T5S 2L9  
[rightofwayAB@telus.com](mailto:rightofwayAB@telus.com)



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Delivery Services, Transportation  
Central Region, Red Deer District

AT Reference No.: RSDP039821  
AT File Number: NW08-30-01-W5  
Municipality File Number: LUR 22-01

January 19, 2021

ISL Engineering and Land Services Ltd.  
on behalf of Antler Developments Incorporated & the Town of Carstairs

**Subject: Referral for the items identified below within Carstairs ("Municipality")**

Reference / File Number	Description	Location
RSDP039821-1	Land Use Redesignation	Highway 580 NW-8-30-1-5

This will acknowledge receipt of your circulation regarding the above-noted proposal. This location is in proximity to Highway 580. The department is currently protecting Highway 580 to a Minor Two-Lane standard at this location.

Due to the potential increase traffic on Gough Rd, which may impact the Gough Rd/Hwy 580 Intersection. Hwy 580 requires a left turn south from Gough Rd so with more traffic on Gough Rd there may be more delay experienced to Hwy 580 traffic making the left turn. Alberta Transportation is not aware of any operational issues currently, but we may require analysis in the future.

If you have any questions, please contact the undersigned Development and Planning Technologist.

Yours truly,

A handwritten signature in blue ink, appearing to be "CJ", written over a horizontal line.

Digitally signed by  
Charlene Johnson  
Date: 2022.01.19  
12:10:23 -07'00'

Charlene Johnson  
Development and Planning Technologist  
Charlene.Johnson@gov.ab.ca

cc: MCI



## Appendix D

### Adjacent Landowner's Responses

**From:** Chris <ukcowboy@mail.com>  
**Sent:** January 13, 2022 10:43 AM  
**To:** Mitch Braun  
**Subject:** Development Gough road Carstairs Plan 9212174

Good morning , I am writing with regards to another development in Carstairs. I find it hard to see how we need another 55 homes when we have so much development to the south and east of town. In the last 12 years this lovely rural small town has developed into a city over spill with no additional commerce .This already developed , quite neighbour hood , does not need the intrusion of construction noise and increased traffic.

My major concern is to the access of this development from McAlpine street. This road has many family dwellings where children play with children in the front yards and safety should be taken into consideration. . The junction into the new development is not designed to handle the increased number of vehicles ( probable two per house hold ) . I assume for development of the site an access road will be constructed from Gough road to facilitate construction traffic ? Vehicles are parked out side of properties adjacent to this junction and therefore not designed to handle Large vehicles servicing the construction facility. Once again increasing traffic volume with commercial vehicles is a safety concerns. It would seem a better option to have an access to the development from Gough road making this a singular community and reducing traffic on McAlpine street. Where the proposed road is could be another property , so not reducing the development.

The Community of Cloverdale has a much larger service road access to their community and accommodates the present residents parking and residents access needs.

Two back properties have access roads that feed this proposed development and will likely see increased traffic as new resident decide to use it .

Yours , A concerned resident.

Mr C.W. Perriment

**From:** Katie Chappelle <kchappelle87@gmail.com>  
**Sent:** January 15, 2022 12:14 PM  
**To:** Mitch Braun  
**Subject:** Feedback on LUR-22-01

Good Afternoon,

I am emailing to provide my feedback on proposed land use designation changes to **Block A Lot 1 Plan 9212174** as requested by the Town of Carstairs, application number LUR-22-01.

While the revenue for the town would be a positive by-product, I am hard pressed to have positive feelings on this redesignation. There are many children in the community which currently backs onto farmland with a single home and multiple out buildings. Having construction traffic and equipment for what I can assume to be many years going forward (nothing noted in the information provided) can be a danger to young children as well as families in general. On top of that, each of the houses on the block you are surveying have bedroom windows backing out onto this farmland. The view is a positive of why I bought my house, but also the peaceful area it is in. Creating a development in that area would involve a lot of construction noise for the foreseeable future, and greatly change the view, again one of the reasons I bought my house. There is also the concern of privacy - lots backing onto the current houses will be able to see directly into the back of other people's homes.

While all of these negatives may seem small, they add up to produce some opposition. Like I said, there are a few reasons why I bought my home that these plans would then take away.

Thank you for your time.

Katie Chappelle