



**PUBLIC HEARING MEETING AGENDA  
CARSTAIRS MUNICIPAL OFFICE  
MONDAY, SEPTEMBER 26, 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; to amend Land Use By-law No 2007 by providing a Land Use Re-designation to rezone 0.72 hectares (1.78 acres) of land from R3 (Medium Density Residential) to R1 (Low Density Residential), located in Lots 1 – 14, Block 10, Plan 211 1948 within the SW 1/4 16-30-01-W5M (addendum 3.a)



**4. DELEGATIONS**

**5. GENERAL DISCUSSION**

**6. ADJOURNMENT**

BYLAW No. 2030

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 0.72 hectares (1.78 acres) of land from R3 (Medium Density Residential) to R1 (Low Density Residential), located in Lots 1 – 14, Block 10, Plan 211 1948 within the SW 1/4 16-30-01-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 1 - 14 Block 10, Plan 211 1948 within the SW 1/4 16-30-01-W5M, consisting of 0.72 hectares (1.78 acres) and shall be re-designated from R3 (Medium Density Residential) to R1 (Low Density Residential).  
As shown on the attached map identified as “Schedule A”.

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

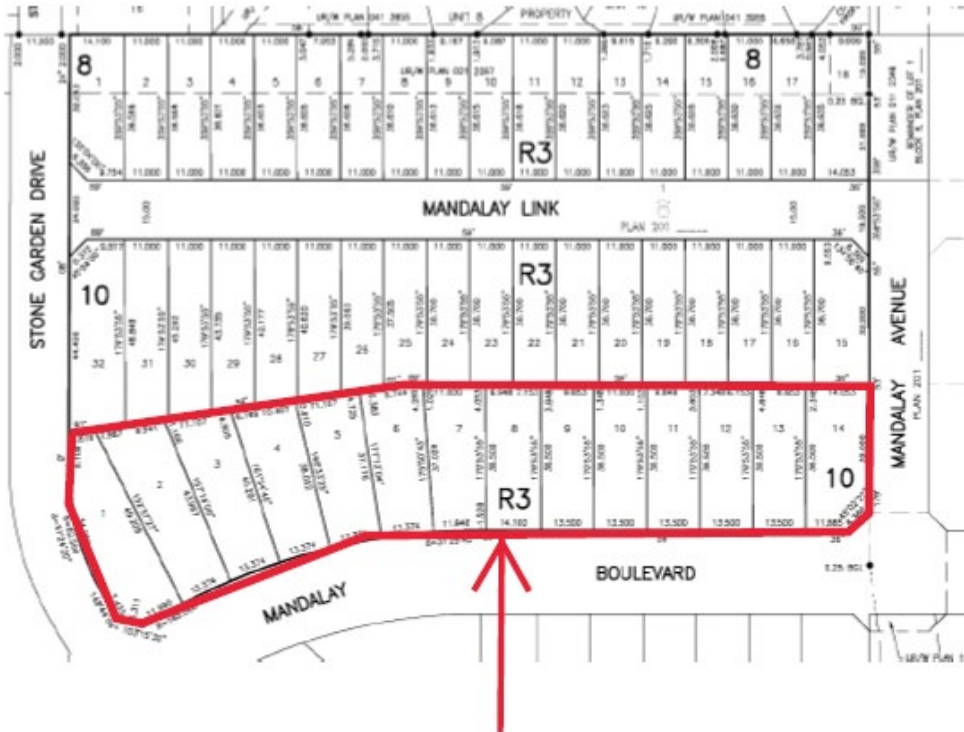
READ A SECOND TIME THIS XXth DAY OF XXXXXXXX, A.D., XXXX

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 22, 2022

Our Reference: 27752

Client: Town of Carstairs

Attention: Rick Blair, Chief Administrative Officer

**Reference: LUR-22-03 – Mandalay Land Use Redesignation Report**

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<b>Legal Description:</b>	Lot 1-14 Block 10 Plan 2111948 within SW ¼ 16-30-01-W5M
<b>Applicant(s):</b>	Kyle Easton
<b>Owner(s):</b>	Samir Omar
<b>Land Use Designation:</b>	Medium Density Residential – Attached Dwelling District ( <b>R3</b> )
<b>Proposed Redesignation:</b>	Low-Density Residential District – Single Detached District ( <b>R1</b> )
<b>Gross Area:</b>	0.72 ha± (1.78 ac±)

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**Planning  
Analysis:**

The Applicant is proposing to redesignate Lots 1-14 Block 10 Plan 2111948, (the subject site), consisting of approximately 0.72 ha (1.78 ac), from Medium Density Residential (R3) to Low Density Residential – Single Detached District (R1) (see **Appendix A - Figure 1 – Location Plan**).

The purpose for redesignation of the subject site is to allow for the development of single family detached homes. The lots are all of a sufficient width to accommodate detached dwellings in alignment with the R1 District of the Land Use Bylaw.

The fourteen (14) lots, which have previously been subdivided, are located within Phase 1B of the Mandalay Estates Area Structure Plan (ASP) which was approved in 2019.

Per the ASP, the Residential R-1 housing (Low Density Residential District – Single Detached) consists of 381 units of a total 595 units or 64.03% of the plan area. The proposed increase of 14 Low Density-Single Detached units would equal 395 units or 66.38% which is still below the MDP requirement for a maximum of 70% dwellings (s.6.3.4).

Adjacent lands within the Mandalay Estates ASP are currently being developed (as shown in **Appendix B – Site Photos**) and Town has recently completed the construction of a new Fire Hall nearby.

**Reserve  
Calculations:**

Not required as the lots have already been subdivided.



**Circulation:** This application was circulated to relevant referral agencies. Referral comments were received from the following agencies:

**Referral Agencies Responses**

- Alberta Health Services, Environmental Public Health has no objections.
- FortisAlberta responded that they have no objections, and that the applicant can contact FortisAlberta for electrical services at the development stage.
- The Distribution Engineering Growth Department of ATCO Gas Distribution has no objections.
- TELUS Communications has no objections
- Mountain View County has no objections.
- Alberta Transportation has no objections, provided that future development aligns with the Area Structure Plan in relation to transportation.
- ATCO Transmission High Pressure Pipelines has no objections.

**Adjacent Landowner Responses**

- The only adjacent landowner is the Town which has no objections.

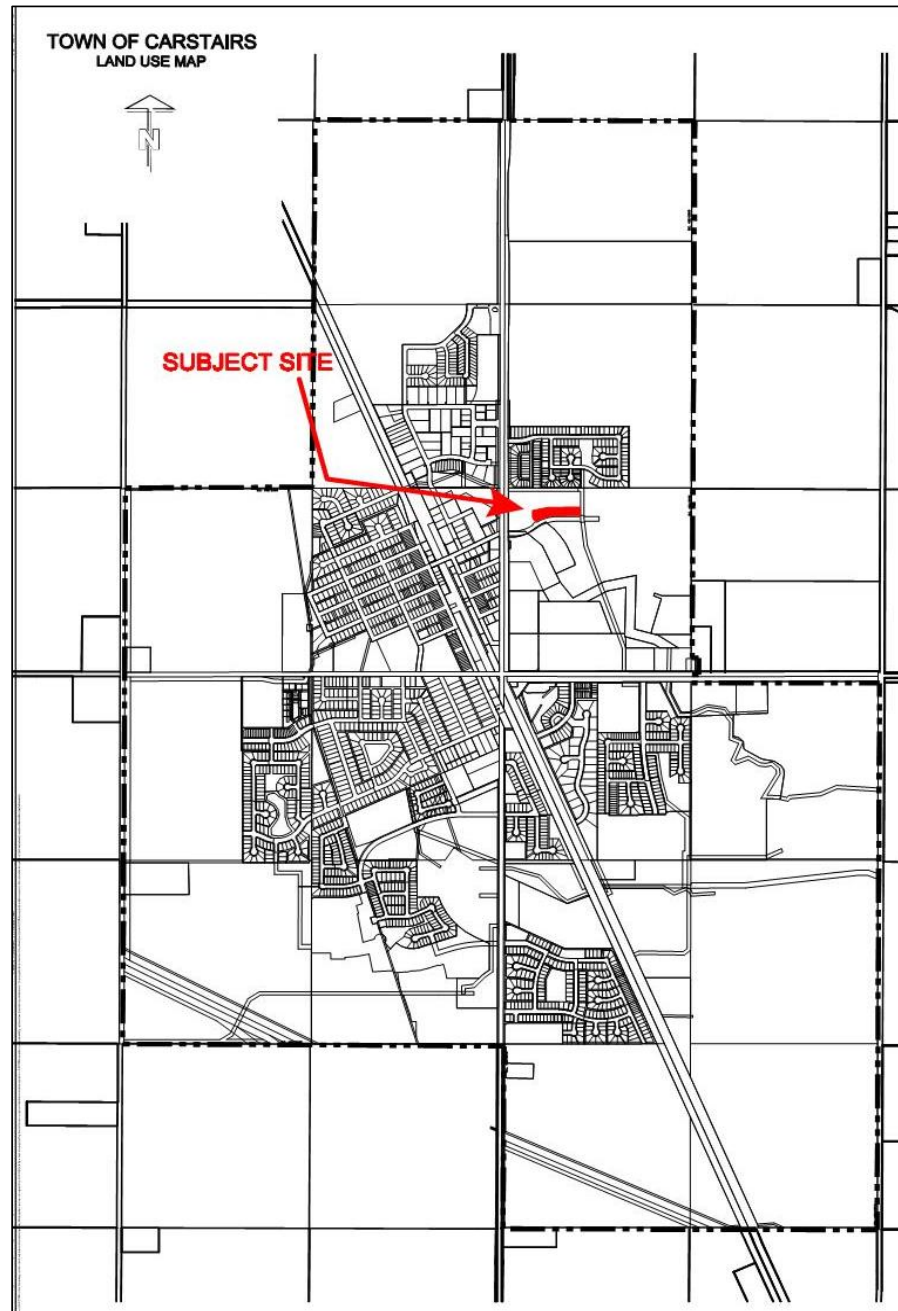
Responses are provided in full in **Appendix C – Circulation Responses.**

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

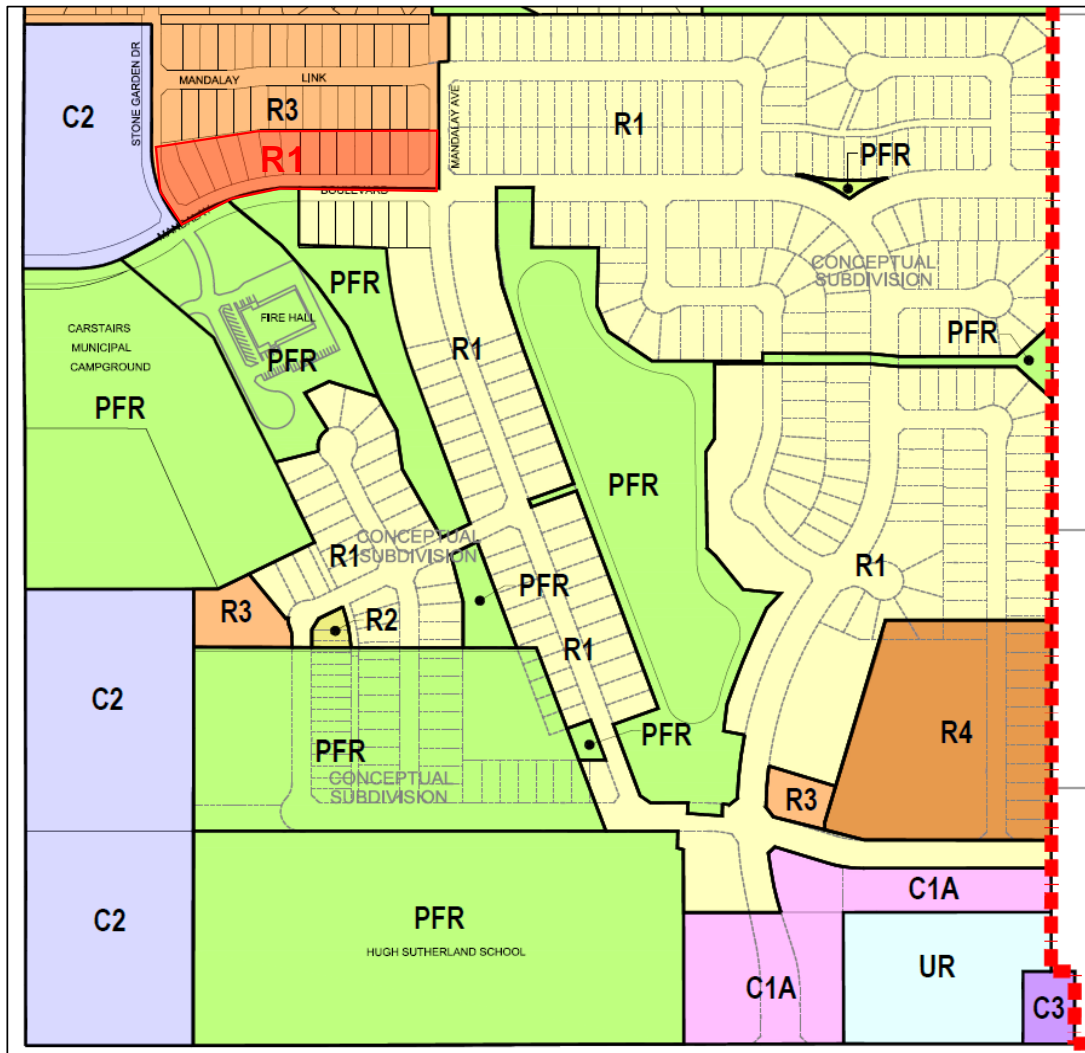


## Appendix A

Figure 1 – Location Plan



**Figure 2 – Land Use Plan**





## 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



Integrated Expertise. Locally Delivered.

## Appendix C

### Circulation Responses

#### Bridget Piller

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**From:** Lynn Craven <lcraven@mvcounty.com>  
**Sent:** September 15, 2022 2:51 PM  
**To:** Bridget Piller  
**Subject:** Carstairs Land Use Redesignation Application LUR-22-03

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](mailto: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 | TOM OWO  
[www.mountainviewcounty.com](http://www.mountainviewcounty.com)



**Date: August 29, 2022**

**Circulation Package: LUR-22-03 Dwelling District (R3) and Mandalay Lot 1-14 Blk 10 Plan 2111948**

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@atco.com](mailto:Jordan.Ham@atco.com).

**Sincerely,**

**ATCO**

**Maria Franssen**

Administrative Coordinator

Distribution Engineering

Natural Gas

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

Cell: 587-572-7847

email: [maria.franssen@atco.com](mailto:maria.franssen@atco.com)

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



**Construction and Maintenance Division**  
 Central Region; Red Deer  
 4920 - 51 Street Provincial Building ( Red Deer )  
 Red Deer  
 AB  
 T4N6K8  
[www.alberta.ca](http://www.alberta.ca)

File Number: RPATH0005081

2022-09-19 17:17:48

844 Centre Street, Box 370  
 Carstairs AB  
[kirkw@carstairs.ca](mailto:kirkw@carstairs.ca)

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

Description	General Location
<p>File Number: LUR-22-03</p> <p>The subject site, located at Lot 1-14 Block 10 Plan 2111948, is currently zoned as Medium Density Residential – Attached Dwelling District (R3). Application LUR-22-03 proposes redesignating the land use to Low-Density Residential District – Single Detached District (R1). This land use amendment will facilitate low density residential use 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**

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**From:** circulations <circulations@telus.com>  
**Sent:** August 30, 2022 8:06 AM  
**To:** Bridget Piller  
**Subject:** TELUS REPLY: Carstairs Land Use Redesignation Application LUR-22-03 - Referral for Comment

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

*Confirming that a subdivision request will come in due course for the R1 lots 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](mailto:circulations@telus.com)



[Facebook](#) [Instagram](#) [Twitter](#) [LinkedIn](#) [YouTube](#)

Please do NOT e-mail me directly. To avoid delays in processing, send all e-mails to [circulations@telus.com](mailto:circulations@telus.com)

**Bridget Piller**

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**From:** Circulations, HP <HP.Circulations@atco.com>  
**Sent:** September 19, 2022 4:18 PM  
**To:** Bridget Piller  
**Subject:** 22-3565 Response - Carstairs Land Use Redesignation Application LUR-22-03 - Referral for Comment  
**Attachments:** Mandalay LUR-22-03.pdf  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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,

**Isabel Solis-Jarek**

Sr. Administrative Coordinator | Operations Engineering  
Natural Gas Transmission

**P:** 780 420 3896

**A:** 7210 42 Street, Edmonton, AB T6B 3H1

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



**Bridget Piller**

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**From:** Leeanne Hoshino <Leeanne.Hoshino@albertahealthservices.ca>  
**Sent:** September 12, 2022 2:24 PM  
**To:** Bridget Piller  
**Subject:** LUR-22-03  
**Attachments:** Mandalay LUR-22-03.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 (AHS-EPH) has received the above-noted application. At this time we do not have any concerns with the information as provided.

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

Best regards,

**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](mailto:leeanne.hoshino@albertahealthservices.ca)



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**Bridget Piller**

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**From:** Diana Pounall <diana.pounall@fortisalberta.com> on behalf of Land Service <landserv@fortisalberta.com>  
**Sent:** September 7, 2022 11:37 AM  
**To:** Bridget Piller  
**Subject:** Carstairs Land Use Redesignation Application LUR-22-03 - Referral for Comment  
**Attachments:** Mandalay LUR-22-03.pdf

Good day,

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

Warm Regards,

**Diana Pounall** | Land Coordinator, Land Department

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



**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.