

**MINUTES OF THE PUBLIC HEARING MEETING
BYLAW NO. 2060 – LAND USE BYLAW – AMENDED
MONDAY, JULY 13, 2026, 6:30 P.M.
CARSTAIRS MUNICIPAL OFFICE**

ATTENDEES:	Mayor Allan; Councilors Ball, Fricke, Roberts, Selanders, Tolley and Wilcox; Director of Legislative & Corporate Services Shannon Allison; Deputy CAO and Director of Planning & Development Kirk Williscroft; Manager of Legislative Services Jessica Pryde; CAO Rick Blair & Executive Assistant Kayleigh Van Es
ABSENT:	Nil
CALL TO ORDER:	Mayor Allan called the Public Hearing of Monday, July 13, 2026, to order at 6:30 p.m.
PURPOSE:	1. Bylaw No. 2060 – Amended – Land Use Bylaw The purpose of this Public Hearing is to receive and consider Bylaw No. 2060 to regulate the use and development of land and buildings within the Town of Carstairs in accordance with the provisions of the Municipal Government Act (MGA) as amended.
DELEGATIONS:	Brian Conger-ISL Engineering B. Conger attended the meeting and presented the proposed amendments to the Land Use Bylaw, advising that the changes are intended to clarify existing provisions, improve administrative processes, and address operational matters identified through the annual review. The proposed amendments include expanding Development Staff authority to approve variances of up to 25 percent to include building height; clarifying the Municipal Planning Commission's authority within Direct Control Districts; aligning Development Permit provisions with permit content requirements; and clarifying the effective date of Development Permits. Additional amendments include creating "Family Day Home" as a separate land use from Home-Based Business (Class 1); prohibiting Internal Secondary Suites within Manufactured Homes; removing the terms "Attached Dwellings" and "Multiple Housing Developments" in favor of specific residential dwelling types; removing "Multiple Housing Developments" from the R3 and R4 Districts; replacing "Day Care" with "Family Day Home" as a Discretionary Use in the R1, R1N, R1M, R2, R3, R4, and RMH Districts; adding "Day Care" as a Discretionary Use within the C2 District; and changing "Power Generation" from a Permitted Use to a Discretionary Use in the I1 and I2 Districts. Further amendments include changing Four-Plex developments from Discretionary to Permitted Use in the R3 District; changing Detached Dwellings from Permitted to Discretionary Use in the R3 District; revising front-yard garage and driveway regulations in the R3 and R4 Districts; increasing the maximum building height in the R4 District from 12 metres to 16 metres; removing Automotive and Autobody Repairs from the Home-Based Business (Class 2) definition; and making minor grammatical and administrative revisions throughout the Bylaw. Councilor Wilcox inquired about the proposed amendment allowing Development Authority approval of height variances up to 25 percent. She expressed concern that the change could affect existing neighbourhoods and questioned whether applications involving height variances should instead be considered by the Municipal Planning Commission (MPC), particularly where neighboring properties may be impacted. B. Conger advised that the proposed maximum variance of 25 percent would generally not result in the addition of another story and remains within the range commonly permitted in other municipalities. He explained that such variances are intended to address minor site-specific circumstances rather than significantly increase building height. Councilor Wilcox clarified that her concern related to infill development, where taller homes could overlook neighboring properties or impact existing residents. B. Conger acknowledged those concerns, noting that infill development can result in changes to neighbourhood character over time and that existing tree canopy and landscaping often help mitigate those impacts. Councilor Wilcox further asked whether neighboring property owners would be notified when a height variance is requested. B. Conger

referred to the notification requirements outlined in the Land Use Bylaw, advising that applications involving a permitted use requiring a variance of up to 25 percent are advertised publicly but are not circulated directly to adjacent property owners. Applications requiring Municipal Planning Commission approval are circulated in accordance with the Bylaw requirements.

Councilor Fricke sought clarification on secondary suites. She asked whether a property owner could develop both a carriage house and a basement secondary suite, provided the total development remained within the maximum permitted site coverage. B. Conger advised that the allowance depends on the applicable land use district; however, the bylaw permits either a carriage house or a secondary suite, but not both.

Councilor Selanders raised concerns regarding the definitions of modular and manufactured homes within the R1M District. She noted that the definition referenced modular homes but did not specifically mention manufactured homes, despite manufactured homes being the intended use within the district. B. Conger advised that no changes had been made to the existing definition and indicated that the omission was an oversight related to the document formatting and text revisions. Councilor Selanders further questioned why Section 5.7 did not include manufactured homes where she believed they should be referenced. B. Conger acknowledged the concern and advised that the suggested amendments would be incorporated into the next revision of the Bylaw.

Councilor Ball also noted a spelling error on page 80 of the Bylaw, which B. Conger confirmed would be corrected.

**PUBLIC QUESTION
PERIOD:**

1. Stephen Gandzalas

S. Gandzalas, a resident of the Mandalay subdivision, asked whether the proposed Land Use Bylaw amendments would result in changes to development within Mandalay. K. Willisroft explained that the amendments relate to the Town's Land Use Bylaw as a whole and do not change the zoning district applicable to Mandalay. The existing district designation for the subdivision remains unchanged. S. Gandzalas also commented on the need for improved maintenance of green spaces within Mandalay, specifically noting concerns regarding weed growth and foxtails.

2. Rickard Ruchkall

R. Ruchkall advised that he attended the meeting to listen to the discussion and had been prepared to ask whether the proposed amendments included provisions related to artificial intelligence. As no such amendments were presented, he had no questions for Council.

ADJOURNMENT:

Motion by Councilor Wilcox to adjourn the Public Hearing meeting of July 13, 2026, at 6:54 p.m.

CARRIED



Dean Allan, Mayor

Rick Blair, CAO