

**MINUTES OF THE PUBLIC HEARING MEETING  
BYLAW NO. 2038 COLBY LAND USE REDESIGNATION  
MONDAY, MARCH 13, 2023, 7:00 P.M.  
CARSTAIRS MUNICIPAL OFFICE**

**ATTENDEES:** Deputy Mayor Allan, Councilors Ball, Fricke, Ratz, & Wilcox, CAO Rick Blair, Director of Legislative & Corporate Services Shannon Allison, Director of Planning & Development Kirk Willisicroft, and Executive Assistant Kayleigh Van Es

**ABSENT:** Mayor Colby, Councilor Roberts

**CALL TO ORDER:** Deputy Mayor Allan called the Public Hearing meeting of March 13, 2023, to order at 7:00 p.m.

**PURPOSE:** **1. Bylaw No. 2038 Colby Land Use Redesignation**  
The purpose of this Public Hearing is to receive and consider; amend Land Use Bylaw No. 2007 by providing a Land Use Redesignation 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

**DELEGATIONS:** **Director of Planning & Development - Kirk Willisicroft**  
- K. Willisicroft provided the Land Use Redesignation Report. Where the Applicant is proposing 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. 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, 2023, 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, 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. The remaining land, proposed to be redesignated to PFR, will facilitate green space with overland drainage. Application was circulating and no responses or objections were received. The recommendation is that the Land Use redesignation be approved.

**PUBLIC QUESTION PERIOD:** Nil

**ADJOURNMENT:** Motion by Councilor Ball to adjourn the Public Hearing meeting of March 13, 2023, at 7:02 p.m.

**CARRIED**

  
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Dean Allan, Deputy Mayor

  
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Rick Blair, CAO