

**MINUTES OF THE PUBLIC HEARING MEETING  
BYLAW NO. 2036 KITSTONE LAND USE REDESIGNATION  
MONDAY, JANUARY 23, 2023, 6:30 P.M.  
CARSTAIRS MUNICIPAL OFFICE**

**ATTENDEES:**

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

**ABSENT:**

Councilor Ratz

**CALL TO ORDER:**

Mayor Colby called the Public Hearing meeting of January 23, 2023, to order at 6:31 p.m.

**PURPOSE:**

**1. Bylaw No. 2036 Kitstone Land Use Redesignation**

The purpose of this Public Hearing is to receive and consider; to amend Land Use By-law No 2007 by providing a Land Use Redesignation to rezone 27.49 hectares (67.89 acres) of land from R1 (Low Density Residential), R1N (Narrow Parcel Residential District), R3 (Medium Density Residential), R4 (High Density Residential), PUL (Public Utility Lot), PFR (Public Facility and Recreation District) and C3 (Highway Commercial District) to R1S (Special Low Density Residential), R3 (Medium Density Residential), R4 (High Density Residential), C1 (Central Commercial District), PFR (Public Facility and Recreation District) and UR (Urban Reserve), located in Lot 2 & 3, Block 3, Plan 021 2608 & 031 1788 within the NE 1/4 9-30-01-W5M, (addendum 3.a)

**DELEGATIONS:**

**Director of Planning & Development - Kirk Willisicroft**

- K. Willisicroft provided the Land Use Redesignation Report. Where the Applicant is proposing to redesignate a portion of the lands within Lot 2 Block 3 Plan 0212608, Lot 3 Block 3 Plan 0311788, and NE-9-30-1-W5M, consisting of approximately 27.49 ha (67.89 ac), from Highway Commercial District (C3) Public Facility and Recreation District (PFR), Public Utility Lot (PUL), Low Density Residential – Single Detached District (R1), Narrow Parcel Residential District (R1N), and High Density Residential – Attached Dwelling District (R4) to Central Commercial District (C1), Public Facility and Recreation District (PFR), Special Low Density Residential District (R1S), Medium Density Residential – Attached Dwelling District (R3), High Density Residential – Attached Dwelling District (R4), and Urban Reserve (UR). The subject site is bounded in the north by Highway 581, in the east and south by undeveloped land, and in the west by a residential development. The purpose of this Land Use Amendment is to facilitate a variety of uses in alignment with the proposed Kitstone Commons Stage 1 Conceptual Scheme (CS). The CS outlines a future agrihood development, which includes low-, medium-, and high-density residential uses, public parks and trails, and a commercial market area. It is recommended that the Land Use Bylaw Redesignation be approved, contingent on Council's approval of the Kitstone Commons Stage 1 Conceptual Scheme.

**PUBLIC QUESTION PERIOD:**

**Susan & Doug Schmick** read out a letter of consisting of concerns regarding symmetry and the designation of R3 & R4 districts stating their disapproval of the listed development and urging Council to only approve a R1 or R1S in the allotted area.

**Mike Reber** echoed the concerns of neighboring residents Susan and Doug Schmick as well as the worry of construction traffic and inquired about discretionary uses. CAO R. Blair addressed the concerns stating that discretionary uses need to be approved through the planning and development process and are not decided on until that stage of the development is presented.

**Margie Steingart** expressed that her previous concerns were address but that brought up the concern of foot traffic and the connections to the new development to other walkways and paths. K. Willisicroft stated that the foot traffic process begins further into the developmental stages, however it will be addressed when the time comes.

**Doug butler** asked for clarification on high density dwellings as well as a timeline, phases and number of lots. He also inquired if the plan included the building of apartments. K Williscroft addressed the concerns by stating that this is phase one which includes 140 lots including commercial lots. He stated that the R3 permitted use of detached duplexes with a discretionary use of 4 or 6 plexes, the timeline is unknown as it is market driven.

**Kerry Meyers** asked for clarification of definition of the (PUL) Public Utility Lots, (PFR) Public Facility and Recreation District and (UR) Urban Reserves. K. Williscroft spoke to the drainage that the (PUL) Public Utility Lots and (UR) Urban reserve allow as well as utilities and access for service and maintenance, (PFR) Public Facility and Recreation District includes parks, playgrounds, etc. Kerry echoed his neighborhood concerns regarding apartments, foot traffic and vehicle traffic.

**Lisa Silva** mentioned as the newest resident to the neighborhood they chose the location based on their house backing onto farmland, they knew the potential for development was there but wished they knew sooner. The resident wants to ensure that increased traffic does not affect their corner lot negatively.

**No other questions or concerns were brought forward.**

**ADJOURNMENT:**

Motion by Councilor Ball to adjourn the Public Hearing meeting of January 23, 2023, at 7:08 p.m.

**CARRIED**

  
Lance Colby, Mayor

  
Rick Blair, CAO