



**PUBLIC HEARING MEETING AGENDA
CARSTAIRS MUNICIPAL OFFICE
MONDAY, MAY 8, 2023, 7:00 P.M.**

Page

1. CALL TO ORDER

2. ATTENDEES

3. PURPOSE

2 - 34

- a) The purpose of this Public Hearing is to receive and consider; amending Land Use By-law No 2007 by providing a Land Use Re-designation to rezone 3.09 hectares (7.63 acres) of land from R1S (Special Low Density Residential), to R1 (Low Density Residential), located in Lot 20, Block 3, Plan 021 2608 within the NE 1/4 9-30-01-W5M (addendum 3.a)



4. DELEGATIONS

5. GENERAL DISCUSSION

6. ADJOURNMENT

BYLAW No. 2039

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 3.09 hectares (7.63 acres) of land from R1S (Special Low Density Residential), to R1 (Low Density Residential), located in Lot 20, Block 3, Plan 021 2608 within the NE 1/4 9-30-01-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 20, Block 3, Plan 021 2608 within the NE 1/4 9-30-01-W5M, consisting of 3.09 hectares (7.63 acres) and shall be re-designated from R1S (Special Low Density Residential) to R1 (Low Density Residential), as shown on the attached map identified as “Schedule A”.

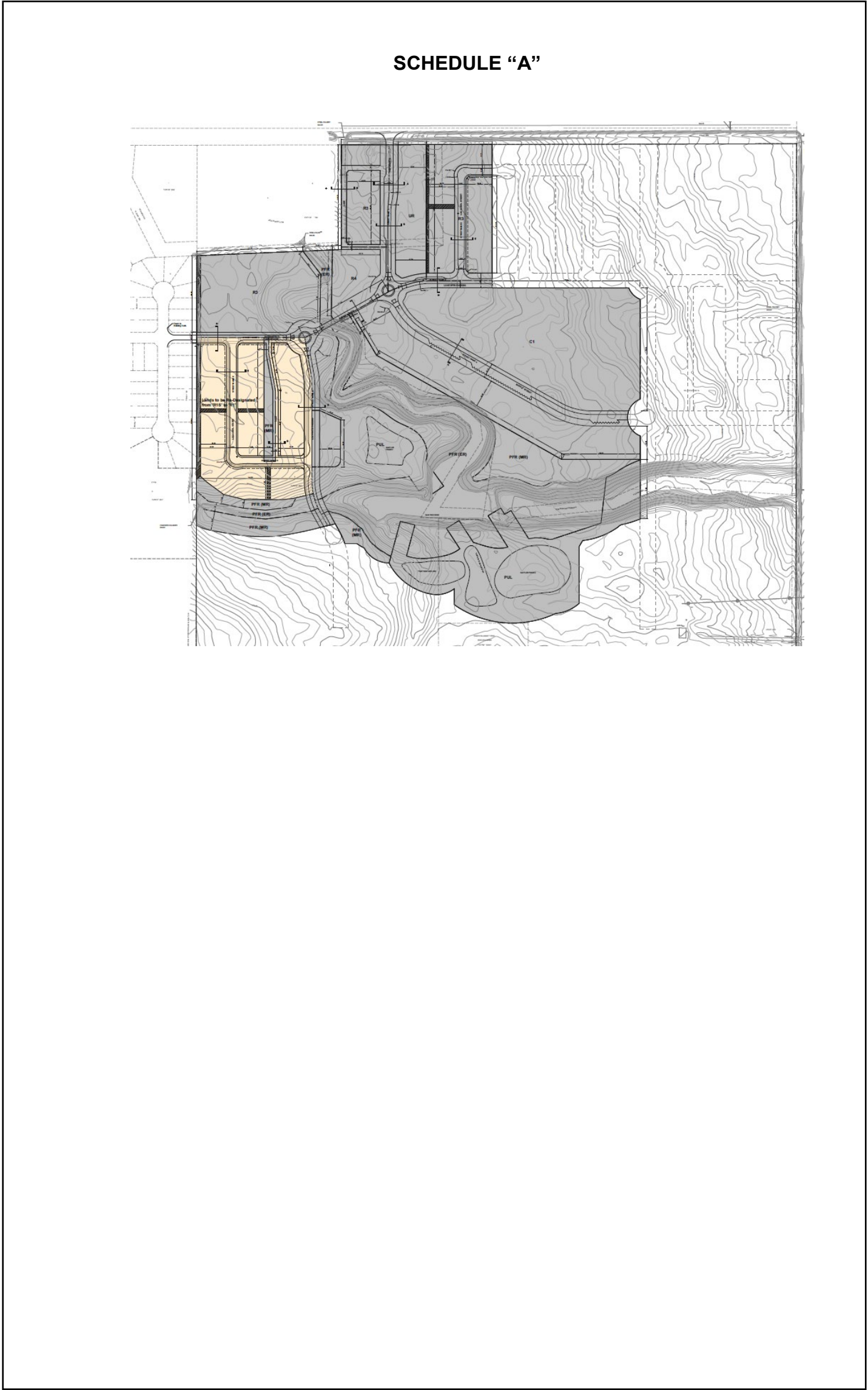
READ A FIRST TIME THIS 27TH DAY OF MARCH, A.D, 2023

READ A SECOND TIME THIS 8TH DAY OF MAY, A.D., 2023

READ A THIRD AND FINAL TIME THIS 8TH DAY OF MAY A.D., 2023

Lance Colby, Mayor

Rick Blair, CAO

[illegible]



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

May 2, 2023

Our Reference: 27752

Client: Town of Carstairs

Attention: Rick Blair, Chief Administrative Officer

Reference: LUR-23-02 – Kitstone Commons Stage 1 Revised LUR Report

Legal Description: Lot 20 Block 3 Plan 0212608

Applicant(s): Brian Horton

Owner(s): Eastgate Development Ltd.

Current Land Use: Special Low Density Residential District (R1S)

Proposed Redesignation: Low Density Residential – Single Detached District (R1)

Gross Area: 3.09 ha± (7.63 ac±)

Planning Analysis: The Applicant is proposing to redesignate a portion of the lands within Lot 20 Block 3 Plan 0212608, consisting of 3.09 ha (7.63 ac), from **Special Low Density Residential District (R1S)** to **Low Density Residential – Single Detached District (R1)**.

The subject site is located within the southwest portion of the Kitstone Commons Conceptual Scheme Phase One.

A land use redesignation application (LUR-22-04) was approved on January 23rd, 2023 which redesignated 67.89 acres of land, including the subject site, to the following land uses:

- Special Low Density Residential District (R1S)
- Medium Density Residential – Attached Dwelling District (R3)
- High Density Residential – Multi Dwelling District (R4)
- Public Facility and Recreation District (PRF)
- Central Commercial District (C1)
- Urban Reserve (UR)

There was a technical error in the land use amendment application previously submitted and approved by Council, therefore LUR-23-02 seeks to redesignate the lands recently designated Special Low Density Residential District (R1S) to Low Density Residential District – Single Detached District (R1).

The Low Density Residential District – Single Detached District (R1) is intended to accommodate single detached residential dwellings. The use of this district creates a continuous symmetry with the adjacent Havensfield lots to the west. In summary, the proposed redesignation rectifies a clerical error made on behalf of the applicant.

**Municipal Development Plan (MDP)**

The MDP designates the subject site as Agrihood, which is defined as a form of comprehensively designed community that integrates agricultural production with residential, commercial, open space, institutional, and industrial uses. As the subject site is part of a larger agrihood development, it is compliant with the MDP's designation.

Eastgate Area Structure Plan (ASP)

The subject site is located within the Eastgate Area Structure Plan (ASP), approved in 2009. The proposed land use varies from the ASP Concept, which designates the subject site as R4 (Seniors' Homes). Although the proposed land use the Land Use Redesignation differs from the ASP concept, it ultimately supports the vision of the MDP.

Kitstone Commons Conceptual Scheme (CS)

The subject site is located in the Kitstone Commons CS, which was approved on January 23, 2023 along with a corresponding land use redesignation (LUR-22-04). The CS and LUR-22-04 originally designated the subject site as R1S, as part of the 'Estates' block. The purpose of the Estates block is to provide large single detached residential lots. The proposed LUR supports the CS, as the R1S designation was a clerical error by the applicant and was meant to be designated as R1.

It is recommended that the land use concept for Kitstone Commons CS be updated to reflect the proposed redesignation from R1S to R1, if approved.

Land Use Bylaw (LUB)

The LUB does not specify minimum lot depths for the R1 District.

No widths have been provided for individual parcels in the subject site. This can be confirmed at the time of subdivision to ensure the proposed lot sizes are in alignment with the requirements of the LUB.

**Reserve
Calculations:**

To be determined at the time of subdivision.

Circulation:

This application was circulated to relevant referral agencies and adjacent landowners. The following comments were received:

Referral Agency Responses

- **Shaw Cable** stated that they have no objections.
- **Telus Communications** stated that they have no objections.
- **ATCO Gas Distribution** stated that they approve of the proposed LUR, provided their outlined conditions are met.
- **Alberta Health Services** stated that they have no objections.
- **Fortis Alberta** stated that they have no objections. 310-WIRE can be contacted for any electrical services.
- **Alberta Transportation** had the following comments on the proposed LUR:



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1. Pursuant to Section 618.3(1) of the Municipal Government Act (MGA), the department expects that the municipality will comply with any applicable items related to provincial highways in an ALSA plan if applicable
 2. Pursuant to 618.4(1) of the Municipal Government Act, the department expects that the Municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, in accordance with Policy 7 of the Provincial Land Use Policies.
 3. Alberta Transportation and Economic Corridors offers no objections to this proposed land use redesignation.
- **ATCO Transmission High Pressure Pipelines** stated that they have no objections.

Landowner Responses

- One landowner stated that they are concerned about the relocation of their property access due to the Kitstone Commons development.

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

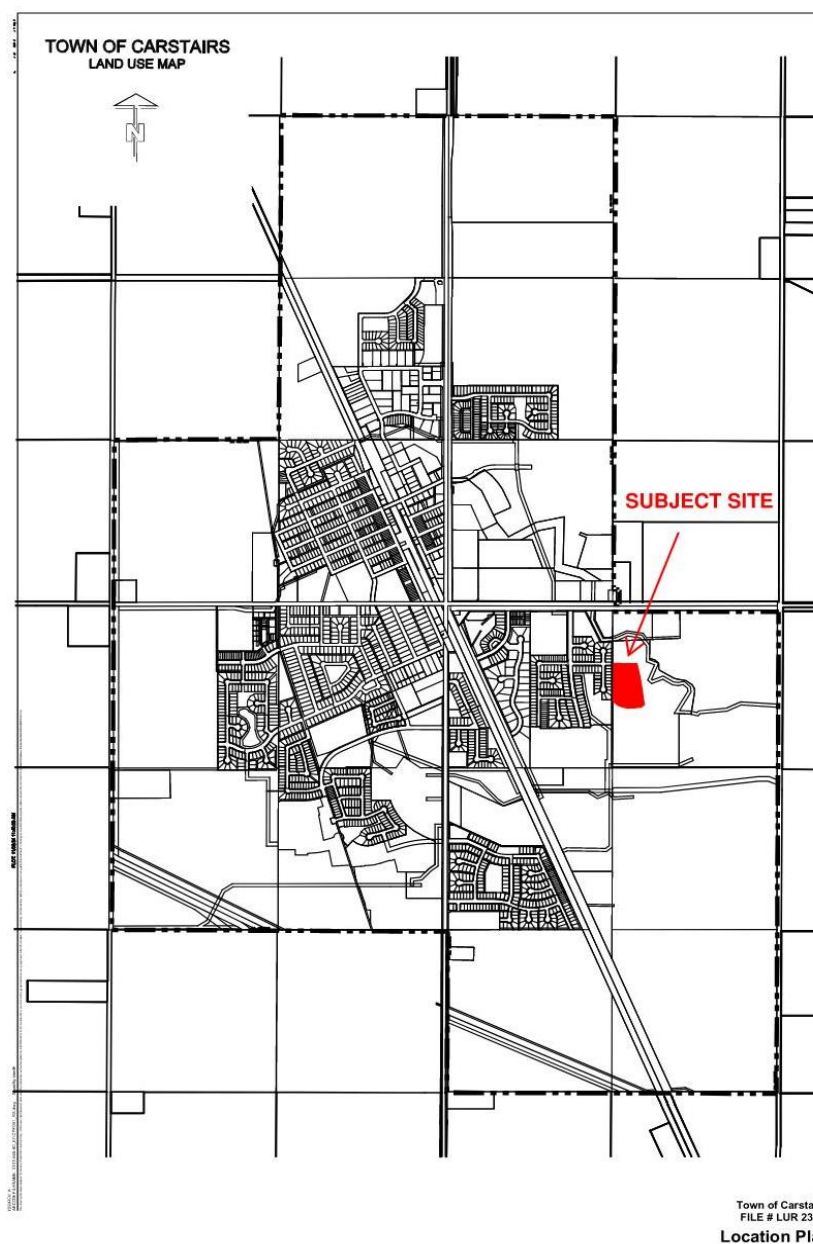
Recommendation: It is recommended that the Land Use Bylaw Redesignation be APPROVED.



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Appendix A

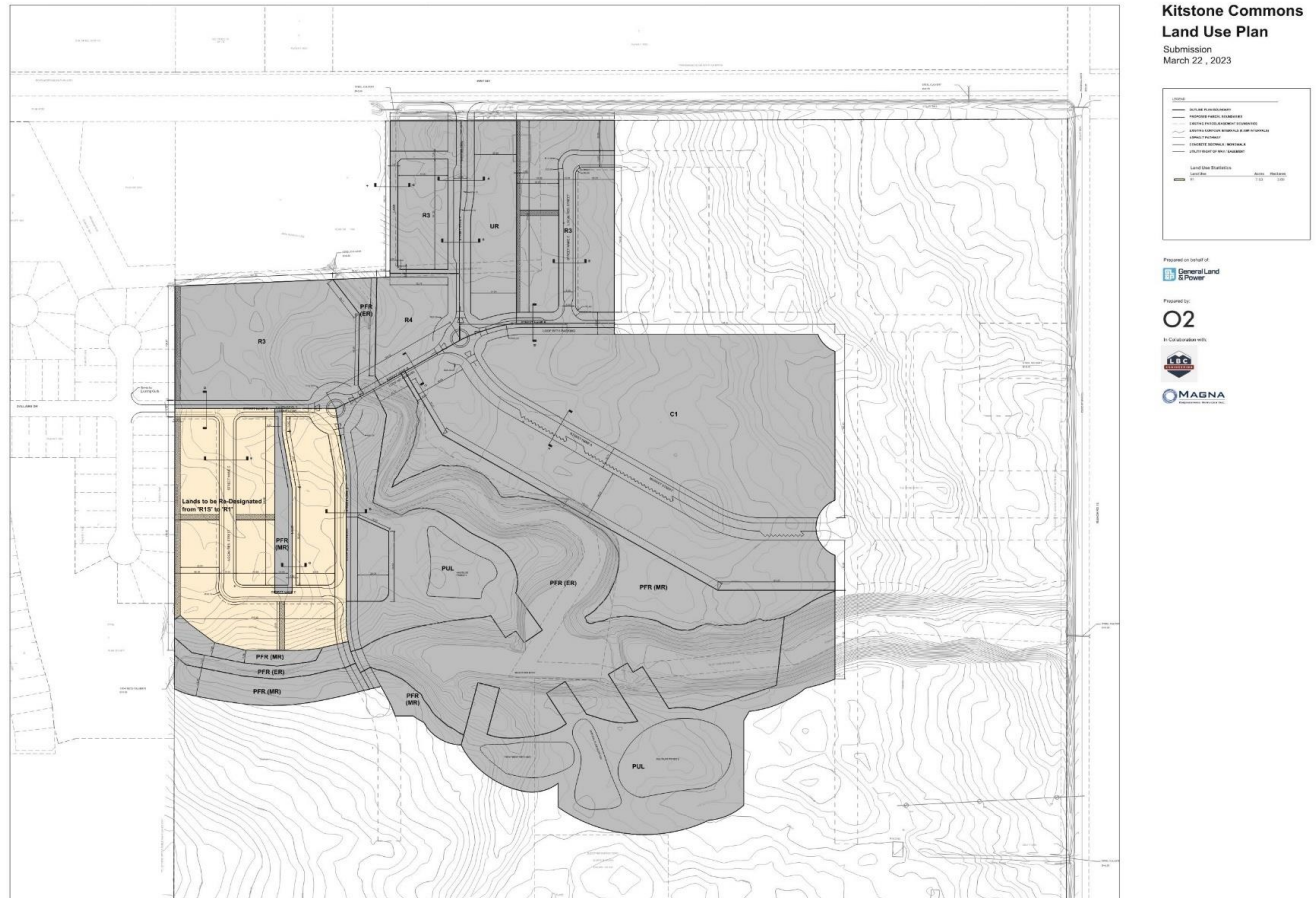
Figure 1 – Location Plan





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Figure 2 – Land Use Plan





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Appendix B

Site Images



Page 6



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Appendix C

Circulation Responses

Bridget Piller

From: Arlene Macapagal (Contractor) <Arlene.Macapagal@sjrb.ca>
Sent: April 3, 2023 11:21 AM
To: Bridget Piller
Cc: Brandi Penney; Lauren Stewart; Tommy Yuen
Subject: RE: Carstairs Land Use Redesignation Application LUR-23-02 - Referral for Comment

Follow Up Flag: Follow up
Flag Status: Completed

You don't often get email from arlene.macapagal@sjrb.ca. [Learn why this is important](#)

Hi Bridget,

Shaw Cable has no objections to this proposed Carstairs Land Use Redesignation Application.

Thanks,

Arlene Macapagal, FibrePlus Deployment

Shaw Communications Inc. 2400 32 Ave NE, Calgary, AB

C: 1-403-470-9968

E: arlene.macapagal@sjrb.ca

Shaw)



This message is confidential and may contain privileged information. We ask that you not use or disclose this message other than with our consent. If you are not an intended recipient, please immediately notify us and delete this message. Thank-you.

From: Project Manager - Southern Alberta <ProjectManagerSouthernAlberta@sjrb.ca>
Sent: Friday, March 31, 2023 11:15 AM
To: Brandi Penney <Brandi.Penney@sjrb.ca>; Lauren Stewart <Lauren.Stewart@sjrb.ca>; Tommy Yuen <Tommy.Yuen@sjrb.ca>; Arlene Macapagal (Contractor) <Arlene.Macapagal@sjrb.ca>
Subject: Fw: Carstairs Land Use Redesignation Application LUR-23-02 - Referral for Comment

Thank you,

Shaw Calgary Planning, FibrePlus Deployment, TOPS

Shaw Communications Inc.

2400 32 Ave NE, Calgary A.B.

E: ProjectManagerSouthernAlberta@sirb.ca

Shai



This message is confidential and may contain privileged information. We ask that you not use or disclose this message other than with our consent.

If you are not an intended recipient, please immediately notify us and delete this message. Thank-you.

From: Bridget Pillar <BPillar@islengineering.com>

Sent: March 31, 2023 11:09 AM

Cc: Kirk Williscroft <kirkw@carstairs.ca>; Brian Conger <BConger@islengineering.com>

Subject: Carstairs Land Use Redesignation Application LUR-23-02 - Referral for Comment

ATTENTION: This email originated outside of Shaw. Do not click links or open attachments unless you trust the sender and know the content is safe. Immediately report suspicious emails using the **Phish Alert Report button**.

Good Day,

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

Your comments and recommendations to this proposal will be accepted until **April 28, 2023**.

Planning Background

The Town of Carstairs has received an application for a land use redesignation on approximately 3.09 hectares (7.63 acres) of land within Lot 20 Block 3 Plan 0212608. Lot 20 Block 3 Plan 0212608 is located within the southwest portion of the Kitstone Commons Conceptual Scheme Phase One.

A land use redesignation application (LUR-22-04 – Kitstone Commons) was approved on January 23rd, 2023 which redesignated 67.89 acres of land including the subject site to the following land uses:

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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-23-02".

Thank you,

Bridget Piller (she/her) | *Community Planner*

ISL Engineering and Land Services Ltd.

4015 - 7 Street SE

Calgary, AB T2G 2Y9

T: 403.254.0544 **F:** 403.254.9186 **C:** 403-402-4828

BPiller@islengineering.com islengineering.com

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Bridget Piller

From: Graham Tribble <tribbleoilfield@gmail.com>
Sent: April 4, 2023 7:54 AM
To: Bridget Piller
Cc: Kimberley Tribble
Subject: Fwd: Kitstone Commons Carstairs

You don't often get email from tribbleoilfield@gmail.com. [Learn why this is important](#)

Good morning Bridget,

We received your mailed documents outlining the Kitstone Commons Land Use Redesignation with your request for comments and recommendations before April 28, 2023.

As stated earlier, we have concerns about access to our property off highway 581. This access will likely be relocated due to the Kitstone development. Our position on this issue is that since we currently have a legal access roadway to 581, we feel that it should be Kitstone's obligation to apply for and install a new one at their expense.

I have included relevant correspondence with Chris Berry below for your reference.

Regards,

Graham & Kimberley Tribble

---00----- Forwarded message -----

From: Graham Tribble <tribbleoilfield@gmail.com>
Date: Tue, Feb 28, 2023 at 11:46 AM
Subject: Re: Kitstone Commons Carstairs
To: Chris Berry <chris@glandp.com>

Hi Chris,

Here is some background regarding the access to # 581.

Alberta Transportation refused an application for a separate highway access for my property on November 6, 2002. The Alberta Municipal Government Board was concerned about access to the highway from 'piecemeal subdivisions'. MGB suggested the removal of all accesses from both Lot 3 and Lot 4 and the construction of a single joint access for both lots. The existing accesses were removed, and approved joint access for both lots was installed in June of 2003.

The access solution occurred before the 2008 annexation with the Town of Carstairs. Since that date, the town population has grown significantly, and traffic volume on 581 has changed accordingly. I'm hopeful that Alberta Transportation will recognize that fact and grant separate access for both your new development and our joint access to #581.

With current joint access to 581 in place, I should not have to apply and pay for the construction of new access to accommodate the proposed development. I feel it is Kitstone's obligation to provide my property with legal access to highway 581.

As stated earlier, access to 581 adds considerable value to my property. I suggest that you meet with Alberta Transportation and the Municipal Government Board to discuss and propose the new access points.

Regards,
Graham

On Thu, Feb 16, 2023 at 12:53 PM Chris Berry <chris@glandp.com> wrote:

Hi Graham,

My apologies, I should have been more specific regarding our intent to move the primary access into our development further east along 581. That would make the existing entrance into our joint properties redundant and therefore we intend to eventually close and reclaim that entrance. In speaking with Kirk, he believes that you could seek approval to have a new entrance off of 581 constructed specific to your lot, albeit further east alongside your property. Kirk mentioned that AT likes to have some separation between access points to reduce stop/go dynamics. I included that aerial photo to show that there's precedence on the north side of 581 for multiple access points so that option appears likely for you. Please feel free to call anytime to discuss.

Regards,

Chris
General Land & Power
403-975-8103

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From: Graham Tribble <tribbleoilfield@gmail.com>

Sent: Thursday, February 16, 2023 12:34:34 PM

To: Chris Berry <chris@glandp.com>

Subject: Re: Kitstone Commons Carstairs

Hi Chris,

I received your letter with attachments.
If read correctly;

- once development is completed, my access to 581 will be no longer available.
- a strip of approximately 25' along the east side of my property is also required for drainage.

Kindly allow some time for a reply with my concerns.

Regards,
Graham

On Thu, Feb 16, 2023 at 11:30 AM Chris Berry <chris@glandp.com> wrote:

Hi Graham,

Here's the map showing the proposed lane alongside our shared property boundary. I spoke to Kirk from the town regarding your future access off of #581. He said that's an Alberta Transportation (AT) decision however there's lot of precedence (see attached photo) including three residences on the north side of 581, opposite your property. We intend to put a new primary road into our development east of where the current access is (from where the old residence used to be). I spoke to our engineers as well and the grade of our development in that NW corner is going

to be raised to accommodate servicing and drainage. This is why the backslope would be required due to the grade difference between your property and ours. Until you get your access approved off of 581, you could access your property (if needed) through the proposed lane that will be constructed alongside the boundary as shown in the map. When necessary we will support your request to AT to receive permission for your own 581 access. Let's connect when you have a moment so that we can discuss further.

Regards,

Chris
General Land & Power
403-975-8103

From: Graham Tribble <tribbleoilfield@gmail.com>
Sent: Thursday, February 16, 2023 10:16 AM
To: Chris Berry <chris@glandp.com>
Cc: Mark Owerko <mark@glandp.com>
Subject: Re: Kitstone Commons Carstairs

Hi Chris,

Thanks for your note. Access to highway 581 is a significant feature for my parcel. Please send the map with your proposed alternative (when available) for use as reference in further discussion.

Regards,
Graham Tribble
403 852-1576

On Wed, Feb 15, 2023 at 3:35 PM Chris Berry <chris@glandp.com> wrote:

Hi Graham,

We received your name from Kirk Williscroft at the Town of Carstairs. I work for the development group that's managing the new development (Kitstone Commons) that's adjacent and east of your land parcel on highway 581 in Carstairs. We are looking at getting the first phase of our development underway later this year. I'm not sure if you've spoken to Kirk regarding this subject but we would like to discuss with you the future access to your property through our proposed road/lane network that's close to the property boundary we share with you. There would ultimately need to be an access easement agreement and our civil engineers have also informed us that we will need a back slope component for the road/lane. With your consent a portion of this back slope could potentially reside within your property. I think it would be helpful to get you a map showing the access point so I'll get our engineers to draft something so that we have a visual diagram to discuss. When you have a chance please reach out so that we can have a discussion on this and I'll send the map when it's ready.

Regards,

Chris Berry
General Land & Power
403-975-8103

Bridget Piller

From: circulations <circulations@telus.com>
Sent: April 4, 2023 10:12 AM
To: Bridget Piller
Subject: RE: Carstairs Land Use Redesignation Application LUR-23-02 - Referral for Comment

Good morning,

TELUS Communications Inc. has no objection to the above notification.

Thank you,
Samantha McKinnon
Real Estate Specialist
Network Engineering and Operations | TELUS | Rights of Way
2930 Centre Avenue NE, Calgary, AB T2A 4Y2

From: Bridget Piller <BPiller@islengineering.com>
Sent: Friday, March 31, 2023 11:09 AM
Cc: Kirk Williscroft <kirkw@carstairs.ca>; Brian Conger <BConger@islengineering.com>
Subject: Carstairs Land Use Redesignation Application LUR-23-02 - Referral for Comment

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continuous symmetry with the adjacent Havensfield lots to the west. In summary, the proposed redesignation rectifies a clerical error made on behalf of the applicant.

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-23-02".

Thank you,

Bridget Pillar (she/her) | *Community Planner*

ISL Engineering and Land Services Ltd.

4015 - 7 Street SE

Calgary, AB T2G 2Y9

T: 403.254.0544 **F:** 403.254.9186 **C:** 403-402-4828

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Date: April 4, 2023

Circulation Package: LUR 23-02 Land Use Redesignation

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 Town of 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 to obtain a crossing/proximity agreement.

If gas service is required, to avoid delays, the owner / developer should follow the steps listed on the ATCO website (<https://www.atco.com/en-ca/for-business/natural-gas/products-services/service-requests.html>) or contact ATCO Customer Assistance Centre at 310-5678, or their local ATCO Gas Distribution agency office at their earliest convenience to discuss the service contract, gas load requirements, timing details and any associated costs. To avoid delays a minimum notice of 6 months is recommended. Note, each lot / unit is to have a separate service line.

For further information and requirements for natural gas servicing, please refer to the "Guide to Natural Gas Servicing" found on the ATCO website.

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

This development may benefit from ATCO's Construction Energy Services. Contact naturalgassales@atco.com or visit our [Construction Energy Webpage](#) for more Information.

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 Utility Safety Partners at 1-800-242-3447 or utilitiesafety.ca. Please contact Utility Safety Partners prior to any surface construction.

- (1) Utility Safety Partners (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
Renz.Bico@atco.com

Sincerely,

ATCO

Maria Franssen

Administrative Coordinator

Distribution Engineering

Natural Gas

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

Cell: 587-572-7847

email: maria.franssen@atco.com

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

Bridget Piller

From: CirculationsGrowthandImprovement <CirculationsGrowthandImprovement@atco.com>
Sent: April 4, 2023 1:36 PM
To: Bridget Piller
Subject: Response: Carstairs Land Use Redesignation Application LUR-23-02 - Referral for Comment
Attachments: Circulation Response Letter - LUR 23-02 due April 28.pdf

Good afternoon, please see attached for our comments to the above requested circulation.

Thank You

Maria Franssen
Administrative Coordinator
Distribution Engineering – Improvements
Natural Gas
5th Floor, 909 – 11 Ave SW | Calgary, Ab. | T2R 1L8
Cell: 587-572-7847
email: maria.franssen@atco.com

[ATCO.com](https://www.atco.com) [Facebook](https://www.facebook.com/atco) [Twitter](https://twitter.com/atco) [LinkedIn](https://www.linkedin.com/company/atco)



In the spirit of reconciliation, we acknowledge the traditional territories and homelands on which many of our ATCO operations and facilities are located. We honour and respect the diverse history, languages, ceremonies, and culture of the Indigenous Peoples who call these areas home

From: Bridget Piller <BPiller@islengineering.com>
Sent: Friday, March 31, 2023 11:09 AM
Cc: Kirk Williscroft <kirkw@carstairs.ca>; Brian Conger <BConger@islengineering.com>
Subject: Carstairs Land Use Redesignation Application LUR-23-02 - Referral for Comment

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Planning Background

The Town of Carstairs has received an application for a land use redesignation on approximately 3.09 hectares (7.63 acres) of land within Lot 20 Block 3 Plan 0212608. Lot 20 Block 3 Plan 0212608 is located within the southwest portion of the Kitstone Commons Conceptual Scheme Phase One.

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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-23-02”.

Thank you,

Bridget Piller (she/her) | *Community Planner*
ISL Engineering and Land Services Ltd.
4015 - 7 Street SE
Calgary, AB T2G 2Y9
T: 403.254.0544 F: 403.254.9186 C: 403-402-4828
BPiller@islengineering.com islengineering.com

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Bridget Piller

From: Michelle Kobewka <Michelle.Kobewka@albertahealthservices.ca>
Sent: April 17, 2023 3:01 PM
To: Bridget Piller
Subject: LUR-23-02, Redesignation, Lot 20 Block 3 Plan 0212608, Carstairs

You don't often get email from michelle.kobewka@albertahealthservices.ca. [Learn why this is important](#)

Good afternoon,

I would like to confirm that Alberta Health Services, Environmental Public Health has received the above-noted application. At this time, we have no concerns with the proposal, based on the information provided. Feel free to contact me if the application is changed in any way, or you have any questions or concerns.

Sincerely,

Michelle Kobewka, BSc, BTech, CPHI(C)
Public Health Inspector/Executive Officer
Environmental Public Health
Phone: 403-917-0120
Toll Free: 1-833-476-4743

Safe Healthy Environments

Supporting safe and healthy communities through promotion, prevention, and protection.



ahs.ca/eph | ahs.ca/injuryprevention | ahs.ca/suicideprevention

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Bridget Piller

From: Diana Pounall <diana.pounall@fortisalberta.com> on behalf of Land Service <landserv@fortisalberta.com>
Sent: April 18, 2023 11:56 AM
To: Bridget Piller
Subject: Carstairs Land Use Redesignation Application LUR-23-02 - Referral for Comment
Attachments: Updated Land Use Application.pdf; Site Plan.pdf; Applicant Statement.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Good day,

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

Warm Regards,

Diana Pounall | Land Coordinator, Land Department

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



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From: Bridget Piller <BPiller@islengineering.com>
Sent: Friday, March 31, 2023 11:09 AM
Cc: Kirk Willisroft <kirkw@carstairs.ca>; Brian Conger <BConger@islengineering.com>
Subject: [CAUTION] Carstairs Land Use Redesignation Application LUR-23-02 - Referral for Comment

WARNING:

This email originated from outside of FortisAlberta. Pause and look for any **RED FLAGS** or signs of phishing. If this is a suspicious email, **before you delete it**, use the 'Phish Alert Report' button in Outlook or contact the Service Desk.

Good Day,

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

Your comments and recommendations to this proposal will be accepted until **April 28, 2023**.

[Planning Background](#)

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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-23-02”.

Thank you,

Bridget Pillar (she/her) | *Community Planner*
ISL Engineering and Land Services Ltd.
4015 - 7 Street SE
Calgary, AB T2G 2Y9
T: 403.254.0544 F: 403.254.9186 C: 403-402-4828
BPillar@islengineering.com islengineering.com

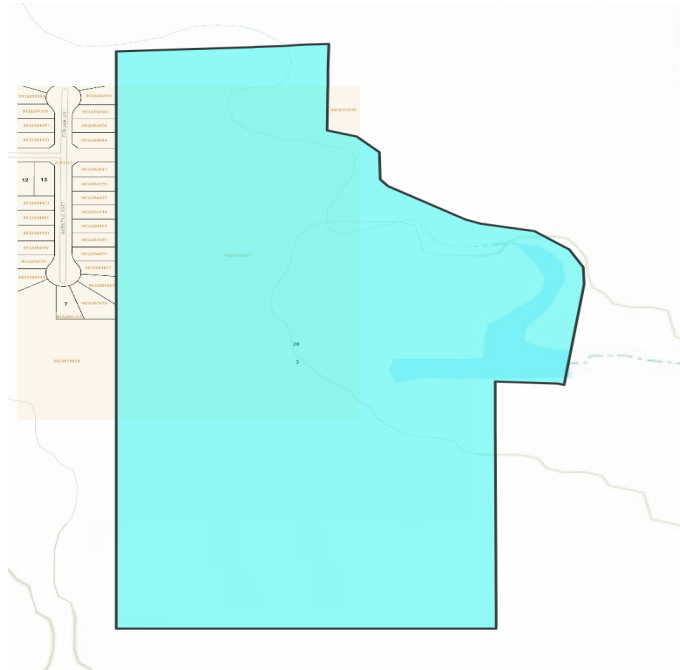
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Alberta Transportation and Economic Corridors Notice of Referral Decision

Land Use Bylaw amendment in proximity of a provincial highway

Municipality File Number:		Highway(s):	580, 2A, 581
Legal Land Location:	QS-NE SEC-09 TWP-030 RGE-01 MER-5	Municipality:	Carstairs
Decision By:	Charlene Johnson	Issuing Office:	Central Region / Red Deer
Issued Date:	2023-04-25 11:33:12	AT Reference #:	RPATH0034179
Description of Development:	<p>A land use redesignation application (LUR-22-04 – Kitstone Commons) was approved on January 23rd, 2023 which redesignated 67.89 acres of land including the subject site to the following land uses: • Special Low Density Residential District (R1S) • Medium Density Residential – Attached Dwelling District (R3) • High Density Residential – Multi Dwelling District (R4) • Public Facility and Recreation District (PRF) • Central Commercial District (C1) • Urban Reserve (UR) There was a technical error in the land use amendment application previously submitted and approved by Council, therefore LUR-23-02 seeks to redesignate the lands recently designated Special Low Density Residential District (R1S) to Low Density Residential District – Single Detached District (R1). The Low Density Residential District – Single Detached District (R1) is intended to accommodate single detached residential dwellings. The use of this district creates a continuous symmetry with the adjacent Havensfield lots to the west. In summary, the proposed redesignation rectifies a clerical error made on behalf of the applicant.</p>		



This will acknowledge receipt of your circulation regarding the above noted proposal. Alberta Transportation and Economic Corridors primary concern is protecting the safe and effective operation of provincial highway infrastructure, and planning for the future needs of the highway network in proximity to the proposed land use amendment(s).

Alberta Transportation and Economic Corridors offers the following comments and observations with respect to the proposed land use amendment (s):

1. Pursuant to Section 618.3(1) of the Municipal Government Act (MGA), the department expects that the municipality will comply with any applicable items related to provincial highways in an ALSA plan if applicable
2. Pursuant to 618.4(1) of the Municipal Government Act, the department expects that the Municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, in accordance with Policy 7 of the Provincial Land Use Policies.
3. Alberta Transportation and Economic Corridors offers no objections to this proposed land use redesignation.

Please contact Alberta Transportation and Economic Corridors through the [RPATH Portal](#) if you have any questions, or require additional information



Issued by **Charlene Johnson**, , on **2023-04-25 11:33:12** on behalf of the Minister of Transportation and Economic Corridors pursuant to *Ministerial Order 52/20 – Department of Transportation Delegation of Authority*

Bridget Piller

From: PlanDev <plandev@mvcounty.com>
Sent: April 26, 2023 3:59 PM
To: Bridget Piller
Subject: RE: Carstairs Land Use Redesignation Application LUR-23-02 - Referral for Comment

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon Bridget,

Please find the following comments from the Director of Planning & Development Services, Margaretha Bloem:

Thank you for circulating the Land Use Redesignation application to correct the technical error to change from Special Low Density Residential District (R1S) to Low Density Residential District – Single Detached District (R1) and confirming that the total number of 38 units will not change. The County's comments on the first circulation PLUR-22-04 remains that the TIA likely not addressing traffic increases on RR 13 and Twp Rd 300.

After a meeting on April 18th between Rick Blair and Kirk Willisroft, Jeff Holmes, Ryan Morrison and myself, here are some additional comments:

The County will proceed with traffic counts on Twp Rd 300 and RR 13 to establish and monitor traffic patterns. An agreement on how to address traffic control and impact shall be required prior to the next redesignation consideration by Carstairs Council that propose road access to RR 13 and may include the Town adding to the offsite levy bylaw or taking over control of these portions of both roads through the annexation process; or if traffic counts and maintenance increase significantly as a result of traffic associated with Kitstone.

Thank you,

Susan Smyth | Administrative Assistant
Planning & Development Services
403-335-3311 ext. 173 | ssmyth@mvcounty.com

Mountain View County Office: 403-335-3311 | Fax: 403-335-9207
1408 Twp Rd. 320 | Mountain View County, AB | T0M 0W0
www.mountainviewcounty.com

From: Bridget Piller <BPiller@islengineering.com>
Sent: March 31, 2023 11:09 AM
Cc: Kirk Willisroft <kirkw@carstairs.ca>; Brian Conger <BConger@islengineering.com>
Subject: Carstairs Land Use Redesignation Application LUR-23-02 - Referral for Comment

Good Day,

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

Your comments and recommendations to this proposal will be accepted until **April 28, 2023**.

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Thank you,

Bridget Pillar (she/her) | *Community Planner*
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Bridget Piller

From: Circulations, HP <HP.Circulations@atco.com>
Sent: April 28, 2023 6:10 PM
To: Bridget Piller
Subject: 23-1329 Response - Carstairs Land Use Redesignation Application LUR-23-02 - Referral for Comment
Attachments: Updated Land Use Application.pdf; Site Plan.pdf; Applicant Statement.pdf
Follow Up Flag: Follow up
Flag Status: Completed

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.

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](#)

From: Bridget Piller <BPiller@islengineering.com>
Sent: Friday, March 31, 2023 11:09 AM
Cc: Kirk Willisroft <kirkw@carstairs.ca>; Brian Conger <BConger@islengineering.com>
Subject: Carstairs Land Use Redesignation Application LUR-23-02 - Referral for Comment

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Bridget Piller (she/her) | *Community Planner*

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